

From: [Rebecca Masterman](#)
To: [*CI-StPaul_Contact-Council](#)
Cc: [*CI-StPaul_1to4HousingStudy](#); [*CI-StPaul_1to4HousingStudy](#)
Subject: Comments from District 4 Community Council for the October 4th meeting
Date: Tuesday, October 3, 2023 4:14:01 PM
Attachments: [DBCC_1to4HousingStudyComments.pdf](#)

Hello,

Comments for tomorrow's meeting are attached. Please let me know if you need anything else from me.

Best,

Becky Masterman



Concerns About the 1 to 4 Unit Housing Study

The Dayton's Bluff Community Council is supportive of expanding the number of units available for community members, but we have concerns about the transition of buildings from residential multi-family to a 5+ unit buildings and other potential neighborhood issues.

Our 5+ unit number concerns include the following:

- Five+ unit buildings require commercial loan financing (versus 2-4 being multi-family residential) with very different and more stringent lender underwriting guidelines. Insurance underwriting on multifamily versus commercial property is different and it is more difficult to qualify for commercial financing.
- A 5+ unit building will have fewer qualified buyers in the event of a sale due to difficulties in obtaining financing.
- Transitioning from a 4 unit to a 5 unit building with existing financing could impact current property financing due to the changed use of the property as it becomes a commercial residential building at 5 units. Mortgage clauses could trigger the full payment of loan.
- Interest rates for 5+ units are higher and loan terms are shorter.
- Interest on commercial loans might be adjusted regularly and therefore put an owner at increased financial risk.
- Property taxes increase on commercial properties along with other costs, like property insurance.

We want to ensure that this study considered overall neighborhood infrastructure and housing transition costs. Quality of life for current stakeholders might be impacted. We hope the following issues were addressed in the study:

- Can DSI handle the workload of additional housing units in our neighborhood?
- Is parking being adequately addressed and considered in the addition of units.
 - What happens during snow emergencies?
 - Snow emergency towing will likely impact tenants without access to off-street parking.
- Access to utilities is a concern. Is the building code rigorous enough to support utility access. Is the utility infrastructure adequate?
- Have you studied the costs of transition into additional units and where rents will end up when improvements are made? Are residents being displaced during these transitions?

Submitted on behalf of the Dayton's Bluff Community Council by
Rebecca Masterman
DBCC Board Member and Land Use Committee Chair
763-656-3156
beckym@daytonsbluff.org

From: carrfran@gmail.com
To: [*CI-StPaul Contact-Council](#)
Subject: Support for housing amendment to the Zoning Code
Date: Tuesday, October 3, 2023 3:50:25 PM

I'll keep this short: Ensuring that St Paul is vibrant, accessible, affordable, and sustainable *obligates* the city to remove regulatory barriers that exclude people from living in our fair city. Our current regs were written to be intentionally restrictive and benefited the few (white, middle-class+, English-speaking, and men <who until my childhood were the only ones who could sign a contract/secure housing>) at the expense of everyone else. We need to walk our talk around inclusion and equity by actively amending the Code to intentionally welcome more people into *all* our wonderful neighborhoods.

Please vote to approve the amendments that support a wider variety of homes throughout St Paul.

-- Anne Carroll, 1357 Highland Parkway, St. Paul, MN 55116, 651-245-3702

Anne R. Carroll (she/her), M.Plan.

[Carroll, Franck & Associates](#): Public engagement and strategic planning

+1-651-245-3702 mobile

International Association for Public Participation USA Training Committee member, www.iap2usa.org

Now is the accepted time, not tomorrow, not some more convenient season, it is today that our best work can be done and not some future day or future year. It is today that we fit ourselves for the greater usefulness of tomorrow. Today is the seed time, now are the hours of work, and tomorrow comes the harvest and the playtime. -- W.E.B. Du Bois

Where, after all, do universal human rights begin? In small places, close to home – so close and so small that they cannot be seen on any maps of the world. – Eleanor Roosevelt, first chairperson of the United Nations Commission on Human Rights

The best way to understand the huge, messy problems our politicians face is to walk up to the edge of them – and take the plunge. Not everyone will want to be active in politics, but that does not mean you cannot be a more active citizen. You will never be able to make things perfect, because things can never be perfect. But one of the most precious things that democracy brings is the freedom to think, talk, persuade, and act in a way that might make things better. The rest is up to you. – Dan Jellinek

From: [Luba Hickey](#)
To: [*CI-StPaul>Contact-Council](#)
Subject: 1-4 unit housing amendment ...vote NO
Date: Tuesday, October 3, 2023 3:01:16 PM

Dear representatives,

As someone whose parents bought a house behind another home in the '50's, I remember the problems they encountered with such accommodations. Taking human nature into consideration, it is not a good idea to have multiple "housing" on one city lot.

Right now, what's more important is that crime in the city is driving people to leave.

Vote **NO** to this old fashioned and proven poor choice in amending the city's building codes.

Luba

2015 Pinehurst Ave

From: [Jordan Brasher](#)
To: [*CI-StPaul>Contact-Council](#)
Subject: Vote "YES" for the proposed 1-4 Unit Housing Study amendments
Date: Tuesday, October 3, 2023 2:58:49 PM

Dear City Council,

As a Saint Paul resident, I'm writing to urge you to vote "YES" for the proposed 1-4 Unit Housing Study amendments to the Zoning Code. Here are a few reasons why the proposed changes would be a big step forward for Saint Paul:

1. Many Saint Paul neighborhoods lack the variety of housing types that our residents need, because current rules only allow single-family houses with large yards. Our neighborhoods need more choices that mirror our residents' diverse housing needs: townhouses, duplexes, small apartments, and tiny homes.
2. Our city doesn't have enough homes for the people who want to live here. This drives up housing prices and rents, hurting prospective homebuyers and renters alike. If we want Saint Paul to be an affordable place to own or rent a home, we should make it easier to build more homes.
3. Saint Paul is struggling to maintain our streets, and to fully fund our libraries, schools, parks, and rec centers. At the same time, residents are struggling to afford the annual increases to their property taxes. By making it legal to house more people in the same amount of space, these proposed zoning changes can help increase the number of people sharing the cost of paying for the public infrastructure and services our city needs.
4. The proposed changes would enable progress towards the goals of our city's Climate Action Resilience Plan. Transportation is the top source of greenhouse gas emissions in Saint Paul, and the best way for our city to reduce its collective carbon footprint is by making it easier for people to reduce their reliance on cars. We need more "walkable" neighborhoods, where residents enjoy access to grocery stores, pharmacies, gathering places, transit routes, and other important destinations and services within a short walk of their homes. Legalizing more homes in every neighborhood is the first step towards creating walkable places, since businesses and transit routes can't succeed without a critical mass of customers.

I strongly support both the stated goal of the proposed amendments– enabling a wider variety of neighborhood-scale homes throughout Saint Paul– and the carefully-crafted technical details proposed by the Planning Department that will make that goal feasible, including:

- A 33-foot height limit in Zoning Districts H1 and a 39-foot limit in H2
- A 10-foot minimum front yard setbacks with thoughtful conditions regarding abutting lots

Carefully-calculated increases to the allowable lot coverage, with reasonable limits

I recommend only one change to the proposal: where the Planning Department recommends applying the Zoning District H2 within a 1/8-mile radius around Neighborhood Nodes and high-frequency transit routes, increase the catchment area to 1/4-mile. Doing so would be a modest change in keeping with the goals of Saint Paul's 2040 Comprehensive Plan: to increase housing options within walking distance of neighborhood-oriented businesses and public transit. A quarter-mile is commonly considered the distance most people are willing to walk to a store or bus stop; it makes sense to legalize five homes per lot by right within that radius, instead of only four.

Thanks in advance for your attention to my comments!

Sincerely,

Jordan P. Brasher

1583 1/2 Selby Avenue, Apartment 4, Saint Paul, Minnesota 55104

From: [Jerry Blume](#)
To: [*CI-StPaul_Contact-Council](#)
Subject: Regarding changes in zoning.
Date: Tuesday, October 3, 2023 2:55:01 PM

Almost all the people in the world do not live in single dwelling houses, so for economic, environmental and sociological benefits; I am in total agreement that options need to be expanded.

Since I was 29 years old, and I am now 74 years old, I have lived in two single dwelling houses, but knowing what I know now; there are so many benefits to multi dwelling units, without being too dense. When you own a house, it owns you. If it was economically wise, I would move into a multi dwelling unit. I, and I think you all, can imagine how much more time you have for important things, other than keeping up a house and yard. This would allow for so much more social interaction and community building and decrease the polarization, since people would have time to get to know each other. Yes, America has a lot of land, but all of it is stolen, and we are one of the largest producers of pollution, and this would put a dent in that. I am very disappointed that the larger units built and being built today do not have solar panels and that needs to change. And with wise decisions there would be more rent stabilization.

Respectfully submitted,
Jerry Blume,
1730 Juliet Ave.,
Saint Paul, MN 55105
612-715-2112

Sent from my iPhone

From: [Mary Lilly](#)
To: [*CI-StPaul>Contact-Council](#)
Subject: Proposed Zoning Code Changes
Date: Tuesday, October 3, 2023 2:45:02 PM

The proposed changes will bring an onslaught of cars and increased traffic, which will reduce safety and walkability in neighborhoods. The bike lanes in streets will be more dangerous to ride in. Density should be encouraged the most along the light rail and rapid transit lines.

Duplexes and triplexes built on single family lots should be owner occupied, at least one unit in each. Look at the rental housing around the University of St. Thomas - mostly absentee landlords. It is not conducive to building community.

There are acres and acres of tax exempt properties in St. Paul. Work on including their land to help address the housing shortage that the city council wants to fix. If it's property tax revenue that's needed, these properties definitely need to pony up. Assuming they don't have the funds, allowing or even requiring duplexes or triplexes on them would be a way those institutions could contribute.

Rent control is not having the desired effect of increasing affordable housing. The impact on Highland Bridge is a prime example. Furthermore, citing Minneapolis as an example is not helpful. Their 2040 plan is not a settled matter and positive results don't yet exist.

Please put this proposal on hold for now. Let's wait to see how other cities are successfully implementing zoning changes. The right time will come; it isn't here yet. Let the suburbs be part of the solution first. That's where many of the office jobs are.

Mary Lilly
Mac Groveland neighborhood

From: [Brian C. Martinson](#)
To: [*CI-StPaul>Contact-Council](#); [#CI-StPaul_Ward4](#)
Subject: Please vote YES for the 1-4 Unit Housing Study amendments to zoning code
Date: Tuesday, October 3, 2023 2:43:55 PM

Dear Council Members,

I'm writing to ask that you vote YES for the proposed 1-4 Unit Housing Study amendments to the zoning code.

As a member of the Saint Paul Planning Commission, I have had the privilege of both observing and participating in the later phases of this work, and I believe city staff have been extremely thoughtful and careful in how they have gone about developing the proposed amendments.

At root, the proposed changes will excise from our municipal code a set of explicitly racist decisions about residential zoning that have harmed many of our residents for decades. That should be reason enough to vote for the changes proposed. Yet there is more.

Reviewing the most recent updates to population estimates from the Metropolitan Council, one can see that over the past decade, there is an extremely strong correlation between the building of new housing and where population growth occurred. Cities that built housing almost uniformly saw population growth, and in contrast, those that did not build housing generally stagnated. Moreover, one can see that the past decade of building has been nearly exclusively of either single-family dwellings on the one hand, or large multi-unit housing on the other. This pattern of building has reduced housing choices for many, exacerbating the already low supply of "missing middle" housing. And this at a time when living patterns are becoming increasingly diverse, requiring greater variability in the types of housing units people seek to live in.

From an environmental perspective, St. Paul can do our part to moderately increase the density of our housing, or we can contribute to further pressures toward suburban sprawl in our region. Failing to somewhat increase residential density is also failing to work toward reducing vehicle miles traveled and reducing greenhouse gas production and particulate matter pollution from dependence on single-occupancy motor vehicles. In contrast, increased residential density and viability of public transportation systems form a virtuous circle.

The proposed zoning amendments are consistent with Saint Paul's 2040 Comprehensive Plan, as well as being in-step with our city's Climate Action Resilience Plan.

Please support this important and thoughtful initiative by voting YES.

Thank you for considering my comments and for all you do for our city!

--

Brian C. Martinson, PhD
1943 Princeton Ave, Saint Paul
he/him/his

Associate Professor | Dept of Medicine, University of Minnesota

From: [Katheryn Schneider](#)
To: [*CI-StPaul>Contact-Council](#)
Subject: Vote Yes on Zoning Code changes
Date: Tuesday, October 3, 2023 1:49:34 PM

Hello - My name is Katheryn Schneider and I live in the North End. I am an ISALAH leader and live in ward 5.

I believe that it is time to update our current zoning codes to make it easier to build affordable housing in St Paul. Having an updated zoning code positions Saint Paul to attract more people to live here so we can have more residents collectively chip into the collective solutions and city programs we all need to thrive.

I also recommend a change to the proposal: where the Planning Department has recommended applying the Zoning District H2 within a 1/8-mile radius around Neighborhood Nodes and high-frequency transit routes, increase the catchment area to 1/4-mile.

I ask that the City Council vote yes on the the proposed 1-4 Unit Housing Study amendments to the zoning code.

Thank you.

--

Katheryn Schneider
1597 Arundel St, St Paul, MN 55117
651-485-3856
<https://www.mntoolibrary.org/>

From: [Erica Wacker](#)
To: [*CI-StPaul>Contact-Council](#)
Subject: Vote Yes to 1-4 Unit Housing Study
Date: Tuesday, October 3, 2023 1:45:55 PM

Dear Saint Paul City Councilmembers,

My name is Erica Wacker and I live at 349 Hamline Ave. S. in Ward 3. I am writing today in favor of the 1-4 unit housing study. A city like Saint Paul cannot grow without adding more housing. We are running out of space to do so, in part because so much of our land area is zoned for single family housing. While I live in a single family home, I know this is not the best housing option for everyone, and that having an overabundance of one style of housing leaves certain people out by design.

The reasons to approve this plan are clearly laid out in the public documents as presented. For me, the primary reason is equity and access. No family should be forced to settle for lower-performing schools, fewer neighborhood amenities or poorer air quality because they cannot afford to live in the "nice" neighborhoods that have historically kept them out due to high housing costs. Our neighborhoods, stores, schools, parks, libraries and community centers would be less segregated if every area of the city offered a variety of housing options, and a more diverse community is better for everyone.

I am also well aware of the negative climate impacts caused by single family lots which necessitate more driving, more energy to heat/cool, and more resources to be expended for a smaller number of people. I love having the ability to walk or bike to the park, the grocery store, restaurants, the salon and the dentist, something the suburbs do not offer. More people should have access to the quality of life that denser housing stock provides.

My only concern with this proposal is the allowance of short-term rentals. Some cities have started to ban AirBnB and similar short-term rental services due to their impact on available housing and disruption caused by tourists. These short-term rentals also negatively impact St. Paul's lodging properties and put them at an unfair disadvantage as they are not subject to the same regulations and associated fees. I would support much more restrictions on the short-term rental part of this proposal.

Thank you,

--

Erica Wacker
erica.wacker@gmail.com
ericawacker.com

From: [Robert Wargo](#)
To: [*CI-StPaul_Contact-Council](#)
Subject: Approval of Zoning Reform
Date: Tuesday, October 3, 2023 1:44:04 PM

Dear City Council,

I'm writing to urge you to vote "YES" for the proposed [1-4 Unit Housing Study](#) amendments to the zoning code. Here are a few reasons why the proposed changes would be a big step forward for St. Paul:

- Many St. Paul neighborhoods lack the variety of housing types that our residents need, because current rules only allow single-family houses with large yards. Our neighborhoods need more choices that mirror our residents' diverse housing needs: townhouses, duplexes, small apartments and tiny homes.*
- Our city doesn't have enough homes for the people who want to live here, and this drives up housing prices and rents, hurting prospective homebuyers and renters alike. If we want St. Paul to be an affordable place to own or rent a home, we should make it easier to build more homes.*
- St. Paul is struggling to maintain our streets and to fully fund our libraries, schools, parks and rec centers. At the same time, residential homeowners are struggling to afford the annual increases to their property taxes. By making it legal to house more people in the same amount of space, these proposed zoning changes can help increase the number of people sharing the cost of paying for the public infrastructure and services our city needs.*

The proposed changes would enable progress toward the goals of our city's [Climate Action & Resilience Plan](#). Transportation is the top source of greenhouse gas emissions in St. Paul, and the best way for our city to reduce its collective carbon footprint is by making it easier for people to reduce their reliance on cars. We need more "walkable" neighborhoods, where residents enjoy access to grocery stores, pharmacies, gathering places, transit routes, and other important destinations and services within a short walk of their homes. Legalizing more homes in every neighborhood is the first step toward creating walkable places, since businesses and transit routes can't succeed without a critical mass of customers.

I strongly support both the stated goal of the proposed amendments — enabling a wider variety of neighborhood-scale homes throughout St. Paul — and the carefully crafted technical details proposed by the Planning Department that will make that goal feasible, including:

- A 33-foot height limit in the proposed Zoning District H1 and a 39-foot limit in H2.*
- A 10-foot minimum to front-yard setbacks with thoughtful conditions regarding abutting lots.*
- Carefully calculated increases to the allowable lot coverage, with reasonable limits.*

I recommend only one change to the proposal: Where the Planning Department has recommended applying the Zoning District H2 within an 1/8-mile radius around neighborhood nodes and high-frequency transit routes, increase the catchment area to 1/4-mile. Doing so would be a modest change in keeping with the goals of St. Paul's [2040 Comprehensive Plan](#) — namely, to increase housing options within walking distance of neighborhood-oriented

businesses and public transit. A quarter-mile is commonly considered the distance most people are willing to walk to a store or bus stop; it makes sense to legalize five homes per lot, instead of only four, within that radius.

Robert Wargo

1768 Englewood Ave St Paul, MN

From: [Marvalyne Tripp](#)
To: [Greg Weiner](#)
Subject: FW: Public Letter of Support for Ordinance 23-43
Date: Tuesday, October 3, 2023 1:29:18 PM
Attachments: [Ordinance 23-43 St. Paul City Council 10223.pdf](#)

From: Catherine Plessner <cathyplessner@me.com>
Sent: Tuesday, October 3, 2023 1:27 PM
To: #CI-StPaul_Ward3 <Ward3@ci.stpaul.mn.us>
Subject: Public Letter of Support for Ordinance 23-43

Think Before You Click: This email originated **outside** our organization.

October 3, 2023

Dear Council Member Tolbert,

I ask you to vote in favor of Ordinance 23-43 to amend the Zoning Map and specific sections of the Legislative Code pertaining to zoning regulations to promote the production of 1-6 unit residential housing options as recommended in Phase 2 of the 1-4 Unit Housing Study and amending additional Legislative Code sections that regulate those aspects of property maintenance associated with 1-6 unit housing. I believe this ordinance will “support the creation and preservation of housing that is affordable to all income levels, address racial, social, and economic disparities, and create infrastructure to stabilize housing for all in Saint Paul.”

For twenty years I have witnessed the discrimination created in our community by the idealization of single family homes. In the article, “Brenner aims to better St. Thomas’ relations with neighbors.” (Villager September 6-9, 2023) Reporter Anne Murphy wrote, “the number of students living off-campus has decreased in recent years as neighborhood organizations worked to return student rentals to single family homes.” This statement, without attribution to a source, implies that “neighborhood organizations” condone the concept that “single family homes” are our community’s hierarchy to “return”. In December 2004 the St. Paul City Council ratified the Conditional Use Permit (CUP) for the University of St. Thomas(UST) that requires restrictive deed covenants on single family homes that discriminate against an “unprotected class”, students. Between 2004-2013 the majority of the neighbor representatives to the West Summit Neighborhood Advisory Committee (WSNAC) used their eight, to UST’s three, vote ratio to pay neighbors to put thirty-nine restrictive deed covenants that forbid citizens with the occupation “student” to live in single family homes. These covenants are in addition to the Student Overlay District rules that litigate how close students are allowed to live proximate to single family homes. I understand why Anne Murphy didn’t feel the need to attribute a source for something that has been evident in our community for two decades. Despite Mapping Prejudice’s evidence of how neighbors used Restrictive Deed Covenants in the past to shape our community at the expense of others, some neighbors still believe nothing needs to change.

In 2023 St. Paul citizens have an advantage over our ancestors because our Mayor and City Council Members had the foresight to adopt St. Paul’s 2040 Plan on November 18, 2020. They gave our city Core Values that demand Equity, Opportunity and a Welcoming and Safe environment for everyone. In 1993 Mayor Jim Scheibel, had the vision to create St. Paul’s District Councils to help neighbors discern their values. Union Park District Council “Values the input of all members of our community and strives to amplify the voices of all of its members regardless of race, gender, faith, rental status, or sexual orientation.” Macalester Groveland Community Council asks us to “Foster citizen participation in government and community decisions that make our neighborhood a great place to live, work, learn, play and worship.”

This community evidence of alignment with “the Saint Paul Zoning Code, found in chapters 60 through 69 of the Saint Paul Legislative Code, is established to promote and to protect the public health, safety, morals, aesthetics, economic viability and general welfare of the community”. A UST student named Josh gave us a reminder of what that means when he said at a meeting, “My grandpa used to have a saying, ‘We all do better when we all do better.’” I believe Grandpa Paul Wellstone is proud of Josh, and of St. Paul. Please support Ordinance 23-43.

Catherine Plessner
2038 Summit Avenue, St. Paul, MN 55105

From: [Rebecca Finley](#)
To: [*CI-StPaul>Contact-Council](#)
Subject: Comment on proposed zoning amendments included in the 1-4 Unit Housing Study
Date: Tuesday, October 3, 2023 1:05:37 PM

I disagree with this proposal as it stands now. If you made the following changes I'd be OK with it.

1 - Do not make setbacks smaller. Cities need trees, grass and open space in order to keep the heat down. It might not seem like much, but every bit helps. Setbacks should be larger!

2 - Require at least 50% parking coverage. St Paul can barely take care of its streets as it is. Where do these new residents go for a snow emergency when there is no parking? Have we already forgotten last winter and the barely passable roads??

3 - Adding housing shouldn't mean we give up on having interesting neighborhoods. Is it that big a deal for structures with more than say 3 units to have a review to see that the structure fits the neighborhood or at least doesn't degrade it? Even if the review just gives suggestions.

Thank you,
Rebecca Finley

From: [Hayden, Nichole](#)
To: [*CI-StPaul_Contact-Council](#)
Subject: Vote YES!
Date: Tuesday, October 3, 2023 12:23:58 PM
Attachments: [Outlook-qmqzy2dv.png](#)
[Outlook-5c24s241.png](#)

Dear City Council,

I'm writing to urge you to vote "YES" for the proposed 1-4 Unit Housing Study amendments to the Zoning Code. Here are a few reasons why the proposed changes would be a big step forward for Saint Paul:

1. Many Saint Paul neighborhoods lack the variety of housing types that our residents need, because current rules only allow single-family houses with large yards. Our neighborhoods need more choices that mirror our residents' diverse housing needs: townhouses, duplexes, small apartments, and tiny homes.
2. Our city doesn't have enough homes for the people who want to live here. This drives up housing prices and rents, hurting prospective homebuyers and renters alike. If we want Saint Paul to be an affordable place to own or rent a home, we should make it easier to build more homes.
3. Saint Paul is struggling to maintain our streets, and to fully fund our libraries, schools, parks, and rec centers. At the same time, residents are struggling to afford the annual increases to their property taxes. By making it legal to house more people in the same amount of space, these proposed zoning changes can help increase the number of people sharing the cost of paying for the public infrastructure and services our city needs.
4. The proposed changes would enable progress towards the goals of our city's Climate Action Resilience Plan. Transportation is the top source of greenhouse gas emissions in Saint Paul, and the best way for our city to reduce its collective carbon footprint is by making it easier for people to reduce their reliance on cars. We need more "walkable" neighborhoods, where residents enjoy access to grocery stores, pharmacies, gathering places, transit routes, and other important destinations and services within a short walk of their homes. Legalizing more homes in every neighborhood is the first step towards creating walkable places, since businesses and transit routes can't succeed without a critical mass of customers.

I strongly support both the stated goal of the proposed amendments– enabling a wider variety of neighborhood-scale homes throughout Saint Paul– and the carefully-crafted technical details proposed by the Planning Department that will make that goal feasible, including:

- A 33-foot height limit in Zoning Districts H1 and a 39-foot limit in H2
- A 10-foot minimum front yard setbacks with thoughtful conditions regarding abutting lots
- Carefully-calculated increases to the allowable lot coverage, with reasonable limits

I recommend only one change to the proposal: where the Planning Department recommends applying the Zoning District H2 within a 1/8-mile radius around Neighborhood Nodes and high-frequency transit routes, increase the catchment area to 1/4-mile. Doing so would be a modest change in keeping with the goals of Saint Paul's 2040 Comprehensive Plan: to increase housing options within walking distance of neighborhood-oriented businesses and public transit. A quarter-mile is commonly considered the distance most people are willing to walk to a store or bus stop; it makes sense to legalize five homes per lot by right within that radius, instead of only four.

Thanks for your attention to my comments!

Sincerely,

Nichole Hayden

(while I'm a resident of Andover, I'm a realtor who is a member of SPAAR and I sell homes in Saint Paul)

5152 163rd Ln NW,
Andover, MN 55304



Nichole Hayden

Pronouns: She/her

Direct Call/Text: 612-280-3769

[Website](#) [Facebook](#) [Email](#)



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From: [Joshua Ruhnke](#)
To: [*CI-StPaul>Contact-Council](#)
Subject: 1-4 Unit Housing Study
Date: Tuesday, October 3, 2023 12:23:23 PM

Dear City Council,

I'm writing to urge you to vote "YES" for the proposed 1-4 Unit Housing Study amendments to the Zoning Code. Here are a few reasons why the proposed changes would be a big step forward for Saint Paul:

- 1. Many Saint Paul neighborhoods lack the variety of housing types that our residents need, because current rules only allow single-family houses with large yards. Our neighborhoods need more choices that mirror our residents' diverse housing needs: townhouses, duplexes, small apartments, and tiny homes.*
- 2. Our city doesn't have enough homes for the people who want to live here. This drives up housing prices and rents, hurting prospective homebuyers and renters alike. If we want Saint Paul to be an affordable place to own or rent a home, we should make it easier to build more homes.*
- 3. Saint Paul is struggling to maintain our streets, and to fully fund our libraries, schools, parks, and rec centers. At the same time, residents are struggling to afford the annual increases to their property taxes. By making it legal to house more people in the same amount of space, these proposed zoning changes can help increase the number of people sharing the cost of paying for the public infrastructure and services our city needs.*
- 4. The proposed changes would enable progress towards the goals of our city's Climate Action Resilience Plan. Transportation is the top source of greenhouse gas emissions in Saint Paul, and the best way for our city to reduce its collective carbon footprint is by making it easier for people to reduce their reliance on cars. We need more "walkable" neighborhoods, where residents enjoy access to grocery stores, pharmacies, gathering places, transit routes, and other important destinations and services within a short walk of their homes. Legalizing more homes in every neighborhood is the first step towards creating walkable places, since businesses and transit routes can't succeed without a critical mass of customers.*

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- A 33-foot height limit in Zoning Districts H1 and a 39-foot limit in H2*
- A 10-foot minimum front yard setbacks with thoughtful conditions regarding abutting lots*
- Carefully-calculated increases to the allowable lot coverage, with reasonable limits*

I recommend only one change to the proposal: where the Planning Department recommends

applying the Zoning District H2 within a 1/8-mile radius around Neighborhood Nodes and high-frequency transit routes, increase the catchment area to 1/4-mile. Doing so would be a modest change in keeping with the goals of Saint Paul's 2040 Comprehensive Plan: to increase housing options within walking distance of neighborhood-oriented businesses and public transit. A quarter-mile is commonly considered the distance most people are willing to walk to a store or bus stop; it makes sense to legalize five homes per lot by right within that radius, instead of only four.

Thanks for your attention to my comments!

*Sincerely,
Joshua Ruhnke
1823 Berkeley Ave*

From: [Michaela Ahern](#)
To: [*CI-StPaul>Contact-Council](#)
Subject: 1 to 4 unit housing study
Date: Tuesday, October 3, 2023 12:19:44 PM

Hello,

I'm in favor of the Phase 2 Zoning Amendments proposed as part of the 1-4 Unit Housing Study. I believe this will increase housing density and hopefully improve affordability within St. Paul. My main concern is the possibility for the new units to become short term rentals, which I do not endorse. I know that short term rentals are governed by different sections of the city code, but I think they should be considered with these changes. If we increase the number of housing units in the city but half of them become short term rentals, I don't see that as a win for St. Paul.

Michaela Ahern
864 St. Paul Ave
St. Paul, MN 55116

From: [Kai Peterson](#)
To: [*CI-StPaul>Contact-Council](#)
Subject: Vote Yes for the Proposed 1-4 Unit Housing Study Amendments
Date: Tuesday, October 3, 2023 12:15:40 PM

Dear Saint Paul City Council,

Please vote yes for the proposed 1-4 Unit Housing Study amendments to the zoning code. These amendments would support housing affordability, environmental sustainability, and decrease property tax burdens over time.

Relaxing zoning restrictions to both allow more housing and increase the availability of housing types will reduce housing costs over time and improve affordability. By increasing the supply of housing, Saint Paul can make living in the city and its various neighborhoods more financially attainable for both prospective home buyers and renters. Continuing to restrict large swaths of the city to single-family housing would have the opposite effect by restricting the supply of housing and diversity of options.

There are myriad other benefits associated with these relaxed zoning restrictions. Among them are making neighborhoods more walkable, improving density in the urban core rather than encouraging sprawl across the Twin Cities metro, and reducing our environmental footprint by ensuring more people can live within easy walking or biking distance of more destinations or have shorter and more convenient trips on transit or driving.

By adopting these proposed changes to the zoning code and encouraging the development of more overall housing, Saint Paul can continue to grow its residential population and thus reduce the burden of property taxes by spreading the levy across a larger number of taxpayers.

I encourage the City Council to apply Zoning District H2 within a 1/4-mile radius around Neighborhood Nodes and high-frequency transit routes rather than 1/8-mile. This change would be consistent with Saint Paul's 2040 Comprehensive Plan by encouraging greater density in easy walking distance to commercial areas and transit.

Thank you,

Kai Peterson
112 Western Ave. N #3
Saint Paul, MN 55102

From: [nash.edgerton.hall](mailto:nash.edgerton@stpaulmn.gov)
To: [*CI-StPaul.Contact-Council](mailto:CI-StPaul.Contact-Council@stpaulmn.gov)
Subject: Resident supporting 1-4 Unit Housing Study amendment
Date: Tuesday, October 3, 2023 12:14:49 PM

Dear Saint Paul City Council,

I'm writing to urge you to vote "YES" for the proposed 1-4 Unit Housing Study amendments to the Zoning Code. These changes would benefit the city and residents for the long term:

1. Many Saint Paul neighborhoods lack the variety of housing types that our residents need, because current rules only allow single-family houses with large yards. Our neighborhoods need more choices that mirror our residents' diverse housing needs: townhouses, duplexes, small apartments, and tiny homes.
2. Our city doesn't have enough homes for the people who want to live here. This drives up housing prices and rents, hurting prospective homebuyers and renters alike. If we want Saint Paul to be an affordable place to own or rent a home, we should make it easier to build more homes.
3. Saint Paul is struggling to maintain our streets, and to fully fund our libraries, schools, parks, and rec centers. At the same time, residents are struggling to afford the annual increases to their property taxes. By making it legal to house more people in the same amount of space, these proposed zoning changes can help increase the number of people sharing the cost of paying for the public infrastructure and services our city needs.
4. The proposed changes would enable progress towards the goals of our city's Climate Action Resilience Plan. Transportation is the top source of greenhouse gas emissions in Saint Paul, and the best way for our city to reduce its collective carbon footprint is by making it easier for people to reduce their reliance on cars. We need more "walkable" neighborhoods, where residents enjoy access to grocery stores, pharmacies, gathering places, transit routes, and other important destinations and services within a short walk of their homes. Legalizing more homes in every neighborhood is the first step towards creating walkable places, since businesses and transit routes can't succeed without a critical mass of customers.

I strongly support both the stated goal of the proposed amendments— enabling a wider variety of neighborhood-scale homes throughout Saint Paul— and the carefully-crafted technical details proposed by the Planning Department that will make that goal feasible, including:

- A 33-foot height limit in Zoning Districts H1 and a 39-foot limit in H2
- A 10-foot minimum front yard setbacks with thoughtful conditions regarding abutting lots
- Carefully-calculated increases to the allowable lot coverage, with reasonable limits

I recommend only one change to the proposal: where the Planning Department recommends applying the Zoning District H2 within a 1/8-mile radius around Neighborhood Nodes and high-frequency transit routes, increase the catchment area to 1/4-mile. Doing so would be a modest change in keeping with the goals of Saint Paul's 2040 Comprehensive Plan: to increase housing options within walking distance of neighborhood-oriented businesses and public transit. A quarter-mile is commonly considered the distance most people are willing to walk to a store or bus stop; it makes sense to legalize five homes per lot by right within that radius, instead of only four.

Thanks for your attention to my comments!

Sincerely,

Nash Edgerton Hall
876 Dayton Ave, Saint Paul, MN 55104

Pronouns: He/him/they/them

From: [Pam Strom](#)
To: [#CI-StPaul_Council](#)
Subject: Please delay the vote on modifications of single family lots
Date: Tuesday, October 3, 2023 12:13:48 PM

Think Before You Click: This email originated outside our organization.

To whom it may concern,

It appears as if once again there is a failure by the board to adequately notify the community of substantial changes in matters of consequence. I by chance just saw notice that you are voting on modifications to multi family dwellings on single family lots. While I am not sure I am opposed I do believe this matter should be vetted far more than it has been. Including how it will affect the environment. Seems like green space and flora and fauna as well as trees mean nothing to this board. The modifications likely will affect the green house effect. This should be studied by a neutral party, perhaps one of our universities.

Also it seems odd that you would make this huge decision in the midst of an election year.

Please delay this vote and allow us to have more information. The o my info was a brief article by the Star Tribune last spring.

Thank you for your attention to this matter,

Pamela Strom
1229 Hague Avenue
STP, MN 55104
Sent from my iPhone

From: [Lauren Smith](#)
To: [*CI-StPaul>Contact-Council](#)
Subject: 1-4 Unit Housing Study amendments to the Zoning Code
Date: Tuesday, October 3, 2023 11:59:18 AM

Dear City Council,

I'm writing to urge you to vote "YES" for the proposed 1-4 Unit Housing Study amendments to the Zoning Code. Here are a few reasons why the proposed changes would be a big step forward for Saint Paul:

1. Many Saint Paul neighborhoods lack the variety of housing types that our residents need, because current rules only allow single-family houses with large yards. Our neighborhoods need more choices that mirror our residents' diverse housing needs: townhouses, duplexes, small apartments, and tiny homes.
2. Our city doesn't have enough homes for the people who want to live here, and this drives up housing prices and rents, hurting prospective homebuyers and renters alike. If we want Saint Paul to be an affordable place to own or rent a home, we should make it easier to build more homes.
3. Saint Paul is struggling to maintain our streets, and to fully fund our libraries, schools, parks, and rec centers. At the same time, residents are struggling to afford the annual increases to their property taxes. By making it legal to house more people in the same amount of space, these proposed zoning changes can help increase the number of people sharing the cost of paying for the public infrastructure and services our city needs.
4. The proposed changes would enable progress towards the goals of our city's Climate Action Resilience Plan. Transportation is the top source of greenhouse gas emissions in Saint Paul, and the best way for our city to reduce its collective carbon footprint is by making it easier for people to reduce their reliance on cars. We need more "walkable" neighborhoods, where residents enjoy access to grocery stores, pharmacies, gathering places, transit routes, and other important destinations and services within a short walk of their homes. Legalizing more homes in every neighborhood is the first step towards creating walkable places, since businesses and transit routes can't succeed without a critical mass of customers.

I strongly support both the stated goal of the proposed amendments— enabling a wider variety of neighborhood-scale homes throughout Saint Paul— and the carefully-crafted technical details proposed by the Planning Department that will make that goal feasible, including:

- A 33-foot height limit in the proposed Zoning District H1 and a 39-foot limit in H2
- A 10-foot minimum front yard setbacks with thoughtful conditions regarding abutting lots
- Carefully-calculated increases to the allowable lot coverage, with reasonable limits

I recommend only one change to the proposal: where the Planning Department has recommended applying the Zoning District H2 within a 1/8-mile radius around

Neighborhood Nodes and high-frequency transit routes, increase the catchment area to ¼-mile. Doing so would be a modest change in keeping with the goals of Saint Paul's 2040 Comprehensive Plan: to increase housing options within walking distance of neighborhood-oriented businesses and public transit. A quarter-mile is commonly considered as the distance most people are willing to walk to a store or bus stop; it makes sense to legalize five homes per lot by right within that radius, instead of only four.

Thanks for your attention to my comments!

Sincerely,
Lauren Smith
337 7th St. W., Saint Paul, MN 55102



Lauren Smith

She/her/hers

Undergraduate, Macalester College Class of '24

Political Science Major, Critical Theory & Legal Studies Concentrations

[\(218\) 428-3367](tel:(218)428-3367) | lsmith10@macalester.edu



From: [Vivian Ihekoronye](#)
To: [*CI-StPaul_Contact-Council](#)
Subject: ISAIAH Public Comment Support of Ordinance 23-43
Date: Tuesday, October 3, 2023 11:59:15 AM
Attachments: [ISAIAH Saint Paul Zoning Changes \(ORD 23-43\) Statement 10.3.23-2.pdf](#)

Dear Saint Paul City Council,

See the attached letter of support from ISAIAH for Ordinance 23-43.

All the best,
Vivian Ihekoronye
ISAIAH Lead Organizer, St. Paul and East Metro



Tuesday October 3 2023

Dear Saint Paul City Council,

Whether we are white, black or brown, homeowner or renter, all Saint Paulites deserve opportunities to call our city home. Yet, Saint Paul's exclusionary zoning codes have not only made it harder to increase housing supply, but also to advance housing equity goals in areas like anti-displacement and housing affordability. This has profound implications for a city that has almost half of their residents renting and a significant number of residents being black, indigenous, people of color and immigrants.

The proposed 1-4 Unit Housing Study amendments to the Zoning Code move us forward as a city. This is why ISAIAH is urging the city council to vote "YES".

Here's why the proposed changes would be a big step forward for Saint Paul:

- 1. Many Saint Paul neighborhoods lack the variety of housing types that our residents across race, class, and ward need because current rules only allow single-family houses with large yards. Our neighborhoods need more choices that mirror our residents' diverse housing needs: townhouses, duplexes, small apartments, and tiny homes.*
- 2. Having an updated zoning code positions Saint Paul to attract more people to live here so we can have more residents contributing to increase our city revenue by collectively chipping into the collective solutions and city programs we all need to thrive.*
- 3. The proposed changes will enable progress towards the goals of our city's Climate Action Resilience Plan. Transportation is the top source of greenhouse gas emissions in Saint Paul, and the best way for our city to reduce its collective carbon footprint is by making it easier for people to reduce their reliance on cars. We need more "walkable" neighborhoods, where residents enjoy access to grocery stores, pharmacies, gathering places, transit routes, and other important destinations and services within a short walk of their homes. Legalizing more homes in every neighborhood is the first step towards creating walkable places, since businesses and transit routes can't succeed without people calling nearby communities home. It also makes district energy more feasible and efficient.*

We strongly support both the stated goal of the proposed amendments— enabling a wider variety of neighborhood-scale homes throughout Saint Paul— and the carefully-crafted technical details proposed by the Planning Department that will make that goal feasible, including:

- A 33-foot height limit in the proposed Zoning District H1 and a 39-foot limit in H2*
- A 10-foot minimum front yard setbacks with thoughtful conditions regarding abutting lots*

- *Carefully-calculated increases to the allowable lot coverage, with reasonable limits*

We recommend a change to the proposal: where the Planning Department has recommended applying the Zoning District H2 within a 1/8-mile radius around Neighborhood Nodes and high-frequency transit routes, increase the catchment area to 1/4-mile. Doing so would be a modest change in keeping with the goals of Saint Paul's 2040 Comprehensive Plan: to increase housing options within walking distance of neighborhood-oriented businesses and public transit. A quarter-mile is commonly considered as the distance most people are willing to walk to a store or bus stop; it makes sense to legalize five homes per lot by right within that radius, instead of only four.

Ultimately, these proposed zoning code changes are a critical tool to address our housing challenges. Its application will require intentionality fostering equitable practices to increase housing supply in Saint Paul while attending to concerns of anti-displacement and housing affordability. We urge a vote "YES" by the Saint Paul city council.

###

ISAIAH is a statewide organization of over 200 congregations, 50 mosques, 500 childcare centers, and dozens of barber shops in Minnesota. Altogether, these institutions represent over half a million Minnesotans. Our mission is to enable people to work together to organize and advocate for racial, social and economic justice.

From: [Christian Noyce](#)
To: [*CI-StPaul>Contact-Council](#)
Subject: Yes on proposed 1-4 unit housing study amendments to zoning code
Date: Tuesday, October 3, 2023 11:38:57 AM

Dear City council,

I am writing to urge you to vote "YES" for the proposed 1-4 unity housing study amendments to the zoning code. The city employees have put a lot of time and effort into an extremely detailed and backed up plan via the amendments from the study and I agree with them. The one item I would change is to apply the Zoning District H2 to within a fourth mile instead of an 1/8th mile radius around Neighborhood Nodes and high-frequency transit routes. This will allow more access to sustainable transportation as a quarter mile is commonly considered the distance most people are willing to walk to a store or bus stop and makes sense to legalize more housing per lot within that radius.

Thank you,

Christian Noyce
Hague and Grotto cross streets.

From: [TJ Hammerstrom](#)
To: [*CI-StPaul>Contact-Council](#)
Subject: I'm writing to urge you to vote "YES" for the proposed 1-4 Unit Housing
Date: Tuesday, October 3, 2023 11:38:20 AM

Dear City Council,

I'm writing to urge you to vote "YES" for the proposed 1-4 Unit Housing Study amendments to the Zoning Code. Here are a few reasons why the proposed changes would be a big step forward for Saint Paul:

- 1. Many Saint Paul neighborhoods lack the variety of housing types that our residents need, because current rules only allow single-family houses with large yards. Our neighborhoods need more choices that mirror our residents' diverse housing needs: townhouses, duplexes, small apartments, and tiny homes.*
- 2. Our city doesn't have enough homes for the people who want to live here. This drives up housing prices and rents, hurting prospective homebuyers and renters alike. If we want Saint Paul to be an affordable place to own or rent a home, we should make it easier to build more homes.*
- 3. Saint Paul is struggling to maintain our streets, and to fully fund our libraries, schools, parks, and rec centers. At the same time, residents are struggling to afford the annual increases to their property taxes. By making it legal to house more people in the same amount of space, these proposed zoning changes can help increase the number of people sharing the cost of paying for the public infrastructure and services our city needs.*
- 4. The proposed changes would enable progress towards the goals of our city's Climate Action Resilience Plan. Transportation is the top source of greenhouse gas emissions in Saint Paul, and the best way for our city to reduce its collective carbon footprint is by making it easier for people to reduce their reliance on cars. We need more "walkable" neighborhoods, where residents enjoy access to grocery stores, pharmacies, gathering places, transit routes, and other important destinations and services within a short walk of their homes. Legalizing more homes in every neighborhood is the first step towards creating walkable places, since businesses and transit routes can't succeed without a critical mass of customers.*

I strongly support both the stated goal of the proposed amendments– enabling a wider variety of neighborhood-scale homes throughout Saint Paul– and the carefully-crafted technical details proposed by the Planning Department that will make that goal feasible, including:

- A 33-foot height limit in Zoning Districts H1 and a 39-foot limit in H2*
- A 10-foot minimum front yard setbacks with thoughtful conditions regarding abutting lots*
- Carefully-calculated increases to the allowable lot coverage, with reasonable limits*

I recommend only one change to the proposal: where the Planning Department recommends

applying the Zoning District H2 within a 1/8-mile radius around Neighborhood Nodes and high-frequency transit routes, increase the catchment area to 1/4-mile. Doing so would be a modest change in keeping with the goals of Saint Paul's 2040 Comprehensive Plan: to increase housing options within walking distance of neighborhood-oriented businesses and public transit. A quarter-mile is commonly considered the distance most people are willing to walk to a store or bus stop; it makes sense to legalize five homes per lot by right within that radius, instead of only four.

Thanks for your attention to my comments!

Sincerely,

*TJ Hammerstrom - Developer/Builder
657 5th St E #A
St Paul, 55106*



TJ Hammerstrom

Direct: [612-382-6333](tel:612-382-6333) thammerstrom@hopewell360.com
www.hopewell360.com

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From: [Megan Fesser](#)
To: [*CI-StPaul>Contact-Council](#); [Chris Tolbert](#)
Subject: Missing Middle Housing
Date: Tuesday, October 3, 2023 11:37:05 AM

Dear City Council and Councilmember Tolbert,

I'm writing to urge you to vote "YES" for the proposed 1-4 Unit Housing Study amendments to the Zoning Code. Here are a few reasons why the proposed changes would be a big step forward for Saint Paul:

Many Saint Paul neighborhoods lack the variety of housing types that our residents need, because current rules only allow single-family houses with large yards. Our neighborhoods need more choices that mirror our residents' diverse housing needs: townhouses, duplexes, small apartments, and tiny homes.

Our city doesn't have enough homes for the people who want to live here. This drives up housing prices and rents, hurting prospective homebuyers and renters alike. If we want Saint Paul to be an affordable place to own or rent a home, we should make it easier to build more homes.

Saint Paul is struggling to maintain our streets, and to fully fund our libraries, schools, parks, and rec centers. At the same time, residents are struggling to afford the annual increases to their property taxes. By making it legal to house more people in the same amount of space, these proposed zoning changes can help increase the number of people sharing the cost of paying for the public infrastructure and services our city needs.

The proposed changes would enable progress towards the goals of our city's Climate Action Resilience Plan. Transportation is the top source of greenhouse gas emissions in Saint Paul, and the best way for our city to reduce its collective carbon footprint is by making it easier for people to reduce their reliance on cars. We need more "walkable" neighborhoods, where residents enjoy access to grocery stores, pharmacies, gathering places, transit routes, and other important destinations and services within a short walk of their homes. Legalizing more homes in every neighborhood is the first step towards creating walkable places, since businesses and transit routes can't succeed without a critical mass of customers.

I strongly support both the stated goal of the proposed amendments— enabling a wider variety of neighborhood-scale homes throughout Saint Paul— and the carefully-crafted technical details proposed by the Planning Department that will make that goal feasible, including:

A 33-foot height limit in Zoning Districts H1 and a 39-foot limit in H2

A 10-foot minimum front yard setbacks with thoughtful conditions regarding abutting lots

Carefully-calculated increases to the allowable lot coverage, with reasonable limits

I recommend only one change to the proposal: where the Planning Department recommends applying the Zoning District H2 within a 1/8-mile radius around Neighborhood Nodes and high-frequency transit routes, increase the catchment area to 1/4-mile. Doing so would be a modest change in keeping with the goals of Saint Paul's 2040 Comprehensive Plan: to

increase housing options within walking distance of neighborhood-oriented businesses and public transit. A quarter-mile is commonly considered the distance most people are willing to walk to a store or bus stop; it makes sense to legalize five homes per lot by right within that radius, instead of only four.

Sincerely,

Megan Fesser

1417 Jefferson Ave

From: [Feilmeyer, Kimberly](#)
To: [*CI-StPaul>Contact-Council](#)
Subject: Please Support the 1-4 Unit Housing Amendments
Date: Tuesday, October 3, 2023 11:33:43 AM

Dear City Council,

I am a resident of Saint Paul and am writing to urge you to vote “YES” for the proposed 1-4 Unit Housing Study amendments to the Zoning Code. Here are a few reasons why the proposed changes would be a big step forward for Saint Paul:

1. Many Saint Paul neighborhoods lack the variety of housing types that our residents need, because current rules only allow single-family houses with large yards. Our neighborhoods need more choices that mirror our residents’ diverse housing needs: townhouses, duplexes, small apartments, and tiny homes. I see this need in my own neighborhood, Summit Hill.
2. Saint Paul is struggling to maintain our streets, and to fully fund our libraries, schools, parks, and rec centers. At the same time, residents are struggling to afford the annual increases to their property taxes. By making it legal to house more people in the same amount of space, these proposed zoning changes can help increase the number of people sharing the cost of paying for the public infrastructure and services our city needs.
3. The proposed changes would enable progress towards the goals of our city’s important Climate Action Resilience Plan. Transportation is the top source of greenhouse gas emissions in Saint Paul, and the best way for our city to reduce its collective carbon footprint is by making it easier for people to reduce their reliance on cars. We need more “walkable” neighborhoods, where residents enjoy access to grocery stores, pharmacies, gathering places, transit routes, and other important destinations and services within a short walk of their homes. Legalizing more homes in every neighborhood is the first step towards creating walkable places, since businesses and transit routes can’t succeed without a critical mass of customers.

I strongly support both the stated goal of the proposed amendments— enabling a wider variety of neighborhood-scale homes throughout Saint Paul— and ***the carefully-crafted technical details proposed by the Planning Department*** that will make that goal feasible, including:

- A 33-foot height limit in Zoning Districts H1 and a 39-foot limit in H2
- A 10-foot minimum front yard setbacks with thoughtful conditions regarding abutting lots

- Carefully-calculated increases to the allowable lot coverage, with reasonable limits

As a longtime homeowner in Saint Paul, I want to encourage smart, sustainable, and neighborhood friendly zoning changes that will enhance our communities AND keep individual housing ownership a sound, long-term investment.

Sincerely,
Kimberly Feilmeyer
935 Linwood Ave.
Saint Paul, MN
55105

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Kimberly Feilmeyer, M.L.I.S. (she/her)
Information Literacy & Collection
Development Librarian
Hamline University Library and Archives
Bush Memorial Library, 102A
Office: (651) 523-2977
[Schedule an appointment](#)
kfeilmeyer@hamline.edu

From: [Paul Fiesel](#)
To: [*CI-StPaul>Contact-Council](#)
Subject: 1-4 Unit Housing Study Public Comment
Date: Tuesday, October 3, 2023 11:32:58 AM

Dear City Council,

I am writing in support of the proposed 1-4 Unit Housing Study amendments to the Zoning Code and urging the council to vote "YES" in support. Here are a few reasons why the proposed changes would be a big step forward for Saint Paul:

1. Many Saint Paul neighborhoods lack the variety of housing types that our residents need, because current rules only allow single-family houses with large yards. Our neighborhoods need more choices that mirror our residents' diverse housing needs: townhouses, duplexes, and small apartments.
2. Our city doesn't have enough homes for the people who want to live here. This drives up housing prices and rents, hurting prospective homebuyers and renters alike. If we want Saint Paul to be an affordable place to own or rent a home, we should make it easier to build more homes
3. The proposed changes will help us achieve Saint Paul's Climate Action Resilience Plan. Transportation is the top source of greenhouse gas emissions in Saint Paul, and the best way for our city to reduce its collective carbon footprint is by making it easier for people to reduce their reliance on cars. Denser and more walkable neighborhoods make that possible.

I strongly support both the stated goal of the proposed amendments— enabling a wider variety of neighborhood-scale homes throughout Saint Paul— and the carefully-crafted technical details proposed by the Planning Department that will make that goal feasible, including:

- A 33-foot height limit in Zoning Districts H1 and a 39-foot limit in H2
- A 10-foot minimum front yard setbacks with thoughtful conditions regarding abutting lots
- Carefully-calculated increases to the allowable lot coverage, with reasonable limits

This proposal is a great compromise but I would still recommend one change to the proposal:

Zoning District H2 would be applied within a 1/8-mile radius around Neighborhood Nodes and high-frequency transit routes, but this should be increased to a 1/4-mile. This would be a modest change in keeping with the goals of Saint Paul's 2040 Comprehensive Plan: to increase housing options within walking distance of neighborhood-oriented businesses and public transit. A quarter-mile is commonly considered the distance most people are willing to walk to a store or bus stop; it makes sense to legalize five homes per lot by right within that radius, instead of only four.

Best regards,

Paul Fiesel

400 Daly St, Saint Paul, MN

From: [Kenneth Niemeyer](#)
To: [*CI-StPaul>Contact-Council](#); [#CI-StPaul.Ward4](#)
Subject: Re: October 4 City Council - 1-4 Unit Housing Study
Date: Tuesday, October 3, 2023 11:23:17 AM

I just read through the attached comments for the Oct 4th meeting and it doesn't look like my comment was attached. Could you confirm that my comments are included for this item?

Thanks,
Kenny

On Sat, Sep 9, 2023 at 12:46 PM Kenneth Niemeyer <nieme072@umn.edu> wrote:

Good afternoon,

I am emailing to share a comment of support for the proposed zoning amendment creating districts H1 and H2. Higher density and more allowance for by-right housing development is key to increasing housing supply in St. Paul for the coming years of population growth.

As an owner of a condo unit in a 6-unit building in St. Anthony Park, I hope for a future St. Paul where more people have the opportunity to rent and own housing that fits the built form of missing middle housing like our condo does.

Upzoning will have the additional benefit of increasing efficiency of future public transit improvements such as the Metro H line that I look forward to using later this decade.

Please continue to support greater housing diversity in our city!

Sincerely,
Kenny

--

Kenneth Niemeyer

he/him/his

MURP in Housing and Community Development

University of Minnesota, Humphrey School of Public Affairs

From: [Melissa](#)
To: [*CI-StPaul>Contact-Council](#)
Subject: Proposed 1-4 Unit Housing Study zoning: please support!
Date: Tuesday, October 3, 2023 11:21:23 AM

Dear City of Saint Paul City Council Members,

I'm writing to ask you to vote "YES" for the proposed 1-4 Unit Housing Study amendments to the Zoning Code. I support it for the many benefits that will result from this development, including:

- We currently don't have enough homes that many people in Saint Paul can afford. Not everyone wants a large yard and a large home....especially if they can't afford it. Allowing a chance to "right size" homes for people's needs, and financial limits just makes good sense. Corporate developers will likely not be the primary builders, but small/local/independent contractors serving people in Saint Paul will likely be building by and for those who live in Saint Paul! That's a win in SO many ways!
- Increased tax base: more homes = more people = more people paying taxes. There's not a single part of our city that "has enough tax money". Enough said.
- Population density = more needs for more businesses; grocery stores, restaurants, coffee shops, health-based clinics, etc. We have many existing commercial buildings sitting vacant, just waiting for a new businesses to bring new life to neighborhood

I know that there have been concerns about building heights and setback limits, but those have been addressed through the draft plan, including:

- A 33-foot height limit in the proposed Zoning District H1 and a 39-foot limit in H2
- A 10-foot minimum front yard setbacks with thoughtful conditions regarding abutting lots
- Carefully-calculated increases to the allowable lot coverage, with reasonable limits

Lastly, I've heard concerns about any sort of short-term rental woes that may result from these proposed changes. However, those issues can be or are real today, and should be addressed through a separate mechanism such as policy or through an ordinance change. Just like cities have done all across the country. It's a separate issue and not directly related (enough) to this topic to stop this topic from moving forward on its own merit.

Thank you for your thoughtful consideration of these changes and please vote to support more housing options with a wider range of affordability for more people in Saint Paul! We truly do better when we ALL do better!!

Kind regards,

Melissa Wenzel
349 Michigan Street
Saint Paul, MN 55119

I acknowledge that I live and work on traditional, ancestral, and contemporary lands of Indigenous Dakota people.

From: [Zach Allen](#)
To: [*CI-StPaul>Contact-Council](#)
Subject: In Support of 1-4 Unit Res Zoning Amendments
Date: Tuesday, October 3, 2023 11:18:36 AM

Dear City Council,

I am a resident of Ward 4, planning to move to Ward 1 where I own a small multi-unit dwelling. I am writing to urge you to vote “YES” for the proposed 1-4 Unit Housing Study amendments to the Zoning Code. Here are a few reasons why the proposed changes would be a positive step forward for Saint Paul and citizens like me:

- Many Saint Paul neighborhoods lack adequate housing supply AND variety due to the restrictive and exclusionary zoning that has been implemented over the past 75+ years. Our neighborhoods need more choices that mirror our residents’ diverse housing needs: townhouses, duplexes, small apartments, and tiny homes.
- Lack of housing drives up costs for buyers and for renters and traps families in less-than-ideal living arrangements. This can prevent people from moving to be closer to work or school, or moving out of unsafe situations.
- Our city has many citizens who are ready and able to invest in their community by building additional units on their property but are currently unable due to unnecessarily restrictive zoning.
- Saint Paul is struggling to maintain our streets and community services, while residents are struggling to afford property tax increases. The proposed zoning changes would allow an increased number of people sharing these costs.
- The proposed changes would enable progress towards the goals of our city’s Climate Action Resilience Plan. Transportation is the top source of greenhouse gas emissions in Saint Paul, and the best way for our city to reduce its collective carbon footprint is by making it easier for people to reduce their reliance on cars. We need more “walkable” neighborhoods, where residents enjoy access to grocery stores, pharmacies, gathering places, transit routes, and other important destinations and services within a short walk of their homes. Legalizing more homes in every neighborhood is the first step towards creating walkable places, since businesses and transit routes can’t succeed without a critical mass of customers.

I strongly support both the stated goal of the proposed amendments– enabling a wider variety of neighborhood-scale homes throughout Saint Paul– and the carefully-crafted technical details proposed by the Planning Department that will make that goal feasible, including:

- A 33-foot height limit in the proposed Zoning District H1 and a 39-foot limit in H2.
- A 10-foot minimum front yard setbacks with thoughtful conditions regarding abutting lots.
- Carefully-calculated increases to the allowable lot coverage, with reasonable limits.

I suggest only one change to the proposal: where the Planning Department has recommended applying the Zoning District H2 within a 1/8-mile radius around Neighborhood Nodes and high-frequency transit routes, increase the catchment area to 1/4-mile. Doing so would be a modest change in keeping with the goals of Saint Paul’s 2040 Comprehensive Plan: to

increase housing options within walking distance of neighborhood-oriented businesses and public transit. A quarter-mile is commonly considered as the distance most people are willing to walk to a store or bus stop; it makes sense to legalize five homes per lot by right within that radius, instead of only four.

Thank you for accepting public comments on this proposal. I appreciate the work done by all the staff involved in this proposal and am excited about the positive growth these changes could create for our communities.

Sincerely,
Zach Allen
1315 Minnehaha Ave W, St Paul MN 55104

From: [Lisa Nelson](#)
To: [#CI-StPaul_Ward4](#); [*CI-StPaul>Contact-Council](#)
Subject: Support for 1-4 unit housing
Date: Tuesday, October 3, 2023 11:00:04 AM

Dear Council Member Jalali and St. Paul City Council,

If you walk down the street where I live, you would probably think to yourself "This is definitely a residential street in St. Paul" and not much else. A lot of pretty-similar-looking houses built in the early 1900s, small apartment buildings on the more major streets. Nothing very exceptional.

What's not immediately visible is that in the course of just a couple of blocks, you can find just about every type of housing described in the 1-4 unit housing study, and even more, and it's all perfectly fine! There are duplexes, triplexes, 4-unit apartment buildings, large houses that have been broken up into 4 or 5 units, lots that were subdivided, houses that take up most of their lots, accessory dwelling units. I think the only things missing are row houses and cluster developments.

These housing types don't disrupt the "residential" character of the neighborhood at all, and they mean there is more space for more people to live in my neighborhood--which is great! I love my neighborhood and I'm happy that people can live here. These types of housing should be allowed and welcome in all neighborhoods in St. Paul, and I'm completely in support of zoning changes to make this possible.

Thanks!
Lisa Nelson
432 Herschel St
St Paul, MN

From: [Audrey Schenewerk](#)
To: [*CI-StPaul>Contact-Council](#)
Cc: [#CI-StPaul_Ward3](#)
Subject: OPPOSITION to St. Paul zoning amendments
Date: Tuesday, October 3, 2023 10:59:33 AM

I am writing to share my **opposition** to proposed zoning amendments allowing single family properties to be rezoned allowing 6 housing units per lot.

Concerns in no particular order: aesthetics of neighborhoods becoming less single family and more complexes; limited privacy with increased housing size allows more people to see directly into other homes/yards; increased need for parking; crowding of the older neighborhoods that cannot accommodate more people and vehicles; environmental impact by removing vital trees, plants etc. and increasing concrete; decrease in safety with more people/vehicles

Sincerely,

Audrey Schenewerk
141 Cambridge St.

From: [Char Mason](#)
To: [*CI-StPaul>Contact-Council](#)
Subject: Please do not pass the housing rezoning
Date: Tuesday, October 3, 2023 10:47:37 AM

Dear City Council members-

I am writing to ask you to not pass the proposed Phase 2 of the city rezoning. My concerns are for loss of green space, potential loss of trees, Increase in pollution, increase in rain run-off (too many hard surfaces) and parking congestion. Current single family homeowners should be assured that huge multi-family units cannot be built right next door- thereby decreasing their property value.

I also feel this proposal will allow large corporations and for-profit entities to buy up single family homes to squeeze in multifamily rental units. This actually goes against how most people build wealth- through home ownership.

Please re-think this drastic proposal and adjust it to ensure that the neighborhoods of St. Paul are largely preserved.

Thank you,
Char Mason
695 Mount Curve Blvd.
Saint Paul, MN 55116

From: [Kayla Thao](#)
To: [Greg Weiner](#)
Subject: FW: 1-4 Unit Housing Zoning Amendments
Date: Tuesday, October 3, 2023 10:34:46 AM

Not sure if Tom sent you this yet but please add. Thanks!

From: James Stolpestad <jastolpestadii@gmail.com>
Sent: Thursday, September 28, 2023 11:11 PM
To: Mitra Jalali <Mitra.Jalali@ci.stpaul.mn.us>; Rebecca Noecker <Rebecca.Noecker@ci.stpaul.mn.us>
Subject: 1-4 Unit Housing Zoning Amendments

Think Before You Click: This email originated **outside** our organization.

CM Jalali and Noecker,

I am writing to encourage you to approve the amendments to the zoning code previously approved by the Planning Commission and part of item #21 of next week's Council meeting, BUT with 1 important adjustment.

A significant point of discussion at the Planning Commission was around building height limits. The ultimate decision by the PC was heavily influenced by one PC member who presented an analysis of very technical issues and conventional construction methods. In essence, the argument was that 33' for RL and H1 districts and 39' for H2 (but only 36' for flat/shed roofs) was the appropriate height limit to prevent the insertion of a 4th floor in such areas.

I argue strongly that this analysis was flawed and will create problems especially in the adoption of off-site construction technologies including modular housing. The Minneapolis Public Housing Authority recently completed a 16-site 4-plex and 6-plex development project using modular construction and this technique of construction is likely to become more popular, and offers the potential for significant time and cost savings, as well as to dramatically reduce construction disruptions and noise in local neighborhoods. And to facilitate that type of construction, it is critical that additional height leeway be provided "as of right" in the base code.

Attached please find an authoritative study commissioned by HUD that reinforces the importance of removing zoning barriers and specifically height limits (see page 23).

<https://www.huduser.gov/portal//portal/sites/default/files/pdf/Offsite-Construction-for-Housing-Research-Roadmap.pdf>

The other flaws in the PC's evaluation were around light and air, consumer preferences and market norms. When designing three level housing projects it is often desirable to allow retail and other commercial uses on the ground floor, which the market demands include higher ceiling heights. And for housing residents in such properties, taller ceilings, especially on the ground level and top level,

are highly desirable. If you evaluate many of the beautiful older buildings that remain across the city today, you will see many examples where there are tall and spacious rooms with tall ceilings and large windows to bring in light and air. These would be impossible under the stingy height limits suggested in the draft amendments.

The other reason for providing a bit of extra leeway is to reduce the time and risk that housing creators face, and thus reduce the cost, of new housing projects. Far too many reasonable and attractive projects require lengthy and risky reviews and discretionary zoning amendments for approval, and this has significant negative impacts on the amount of new housing produced, and the cost of that housing. Wherever possible, I believe it is essential for zoning regulations to provide the ability to bring projects forward “as of right” and without the lengthy and silly arguments that bog down the Zoning Committee, the Planning Commission and your Council so frequently.

As you both well know, St. Paul is facing a housing crisis and there are significant barriers to new housing. These amendments are hugely significant, and highly beneficial, to address this crisis. I urge you and your colleagues to approve them. But it would be a shame to have barriers that serve little purpose, that limit the creativity and beauty of new housing, increase the cost, and increase burdens on city staff and decision-making bodies.

I would recommend an amendment for RL, H1 and H2 height limits be increased to 40'. This would allow:

- building code required step up from grade,
0.5' (absolute minimum, often higher
 - ground level with some retail
14'
 - 2nd level housing
9'
 - 3rd level housing
11' (or both floors at 10')
 - floor depth and roof parapet,
5'
 - occasional sloped roofs / to mid-point
0.5' (and shorter 1st floor)
- = 40'

If one wanted greater variety of housing architecture and roof lines, you could just as easily argue for 42' or 45'. The PC proposed heights are absolutely impractical and completely unnecessary based on the clearly stated policy goals of your Council and the approved Comprehensive Plan.

Thank you for considering. Happy to discuss. I am happy for this to be added to the official record.

Jamie

James A. Stolpestad II
225 2nd Street SE, Minneapolis, MN 55414

Jastolpestadii@gmail.com

From: [Sidney Stuart](#)
To: [*CI-StPaul>Contact-Council](#)
Subject: 1-4 Unit Housing Study amendments to the Zoning Code
Date: Tuesday, October 3, 2023 9:53:38 AM

Dear Members of the Saint Paul City Council,

I am writing to express my enthusiastic support for the proposed amendments to the Zoning Code as outlined in the 1-4 Unit Housing Study. I wholeheartedly urge you to cast your votes in favor of these amendments. There are several compelling reasons why these proposed changes are important for the betterment of Saint Paul, below, I briefly highlight a few:

- **Diverse Housing Options:** Many neighborhoods lack varied housing types. We need options like townhouses, duplexes, and small apartments to match residents' needs.
- **Housing Shortages:** There's a housing shortage, pushing up the costs for renters and homeowners. We must make it easier to build more homes and increase variety and affordability.
- **Supporting Infrastructure:** We need funds for essential services. More housing can distribute the cost burden among many residents while maintaining infrastructure.
- **Climate Resilience:** Reduce car emissions with walkable neighborhoods. More housing choices in every area can help achieve this and change the ways we do public transportation in the long run.

I believe these zoning amendments will have a positive impact on our city and its future growth and are a simple but effective way to increase affordability in our city and improve our housing options.

Sincerely,

Sidney Stuart,
East Side Housing Justice

677 Ivy Ave E, Saint Paul MN, 55106

--

Sidney Stuart
Housing Justice Program Co-Director | East Side Freedom Library
612-986-0617

From: [Marvalyne Tripp](#)
To: [Greg Weiner](#)
Subject: FW: Yes for 1-4 Unit Housing Amendments
Date: Tuesday, October 3, 2023 9:29:04 AM

From: Peter Mitchell <ptmitchell049@gmail.com>
Sent: Monday, October 2, 2023 4:13 PM
To: Chris Tolbert <chris.tolbert@ci.stpaul.mn.us>
Cc: Adam Yust <Adam.Yust@ci.stpaul.mn.us>
Subject: Yes for 1-4 Unit Housing Amendments

Think Before You Click: This email originated **outside** our organization.

Dear Chris Tolbert:

Thank you for your many years of great public service!

I'm writing to urge you to vote "YES" for the proposed [1-4 Unit Housing Study](#) amendments to the zoning code. Here are a few reasons why the proposed changes would be a big step for us in Saint Paul:

- Many Saint Paul neighborhoods lack the variety of housing types that our residents need, because current rules only allow single-family houses with large yards. Our neighborhoods need more choices that match our residents' diverse housing needs: townhouses, duplexes, small apartments, and tiny homes.
- Our city doesn't have enough homes for the people who want to live here, and this drives up housing prices and rents, hurting prospective homebuyers and renters alike. If we want Saint Paul to be an affordable place to own or rent a home, we should make it easier to build more homes.
- Saint Paul is struggling to maintain our streets and to fully fund our libraries, schools, parks, and recreation centers. At the same time, residential homeowners are struggling to afford the annual increases to their property taxes. By making it legal to house more people in the same amount of space, these proposed zoning changes can help increase the number of people sharing the cost of paying for the public infrastructure and services we need.

The proposed changes would enable progress toward the goals of the Saint Paul [Climate Action & Resilience Plan](#). Transportation is the top source of greenhouse gas emissions in Saint Paul, and the best way for us to reduce our collective carbon footprint is by making it easier for people to reduce their reliance on cars. We need more "walkable" neighborhoods, like Highland Crossing (thanks you!) where residents enjoy access to grocery stores, pharmacies, gathering places, transit routes, and other important destinations and services within a short walk of their homes. Legalizing more homes in

every neighborhood is the first step toward creating walkable places, since businesses and transit routes can't succeed without a critical mass of customers.

I strongly support both the stated goal of the proposed amendments — enabling a wider variety of neighborhood-scale homes throughout Saint Paul — and the carefully crafted technical details proposed by the Planning Department that will make that goal feasible, including:

- A 33-foot height limit in the proposed Zoning District H1 and a 39-foot limit in H2.
- A 10-foot minimum to front-yard setbacks with thoughtful conditions regarding abutting lots.
- Carefully calculated increases to the allowable lot coverage, with reasonable limits.

I recommend only one change to the proposal: Where the Planning Department has recommended applying the Zoning District H2 within an 1/8-mile radius around neighborhood nodes and high-frequency transit routes, increase the catchment area to 1/4-mile. Doing so would be a modest change in keeping with the goals of Saint Paul's [2040 Comprehensive Plan](#) — namely, to increase housing options within walking distance of neighborhood-oriented businesses and public transit. A quarter mile is commonly considered the distance most people are willing to walk to a store or bus stop; it makes sense to legalize five homes per lot, instead of only four, within that radius.

Thanks for your attention to my comments!

Sincerely,

Peter Mitchell
1448 Berkeley Avenue
Saint Paul

From: [Joe Harrington](#)
To: [*CI-StPaul>Contact-Council](#)
Subject: 1-4 Unit Housing Study Public Comment
Date: Tuesday, October 3, 2023 9:24:15 AM

Dear City Council or Councilmember Tolbert,

I'm writing to urge you to vote "YES" for the proposed [1-4 Unit Housing Study](#) amendments to the zoning code. Here are a few reasons why the proposed changes would be a big step forward for St. Paul:

- Many St. Paul neighborhoods lack the variety of housing types that our residents need, because current rules only allow single-family houses with large yards. Our neighborhoods need more choices that mirror our residents' diverse housing needs: townhouses, duplexes, small apartments and tiny homes.
- Our city doesn't have enough homes for the people who want to live here, and this drives up housing prices and rents, hurting prospective homebuyers and renters alike. If we want St. Paul to be an affordable place to own or rent a home, we should make it easier to build more homes.
- St. Paul is struggling to maintain our streets and to fully fund our libraries, schools, parks and rec centers. At the same time, residential homeowners are struggling to afford the annual increases to their property taxes. By making it legal to house more people in the same amount of space, these proposed zoning changes can help increase the number of people sharing the cost of paying for the public infrastructure and services our city needs.

The proposed changes would enable progress toward the goals of our city's [Climate Action & Resilience Plan](#). Transportation is the top source of greenhouse gas emissions in St. Paul, and the best way for our city to reduce its collective carbon footprint is by making it easier for people to reduce their reliance on cars. We need more "walkable" neighborhoods, where residents enjoy access to grocery stores, pharmacies, gathering

places, transit routes, and other important destinations and services within a short walk of their homes. Legalizing more homes in every neighborhood is the first step toward creating walkable places, since businesses and transit routes can't succeed without a critical mass of customers.

I strongly support both the stated goal of the proposed amendments — enabling a wider variety of neighborhood-scale homes throughout St. Paul — and the carefully crafted technical details proposed by the Planning Department that will make that goal feasible, including:

- A 33-foot height limit in the proposed Zoning District H1 and a 39-foot limit in H2.
- A 10-foot minimum to front-yard setbacks with thoughtful conditions regarding abutting lots.
- Carefully calculated increases to the allowable lot coverage, with reasonable limits.

I recommend only one change to the proposal: Where the Planning Department has recommended applying the Zoning District H2 within an 1/8-mile radius around neighborhood nodes and high-frequency transit routes, increase the catchment area to 1/4-mile. Doing so would be a modest change in keeping with the goals of St. Paul's [2040 Comprehensive Plan](#) — namely, to increase housing options within walking distance of neighborhood-oriented businesses and public transit. A quarter-mile is commonly considered the distance most people are willing to walk to a store or bus stop; it makes sense to legalize five homes per lot, instead of only four, within that radius.

Thanks for your attention to my comments!

Joe Harrington

1411 Wellesley Ave, St. Paul Mn 55105

From: [Zakary Yudhishthu](#)
To: [*CI-StPaul>Contact-Council](#)
Subject: Public Comment on 1-4 Unit Housing Study
Date: Tuesday, October 3, 2023 9:06:00 AM

Dear City Council,

My name is Zak Yudhishthu, and I'm a student and renter in Ward 3 (1411 Wellesley Avenue).

I'm writing to urge you to vote "YES" for the proposed 1-4 Unit Housing Study amendments to the zoning code. Here are a few reasons why the proposed changes would be a big step forward for St. Paul:

- Many St. Paul neighborhoods lack the variety of housing types that our residents need, because current rules only allow single-family houses with large yards. Our neighborhoods need more choices that mirror our residents' diverse housing needs: townhouses, duplexes, small apartments and tiny homes.
- Our city doesn't have enough homes for the people who want to live here, and this drives up housing prices and rents, hurting prospective homebuyers and renters alike. If we want St. Paul to be an affordable place to own or rent a home, we should make it easier to build more homes.
- St. Paul is struggling to maintain our streets and to fully fund our libraries, schools, parks and rec centers. At the same time, residential homeowners are struggling to afford the annual increases to their property taxes. By making it legal to house more people in the same amount of space, these proposed zoning changes can help increase the number of people sharing the cost of paying for the public infrastructure and services our city needs.
- The proposed changes would enable progress toward the goals of our city's Climate Action & Resilience Plan. Transportation is the top source of greenhouse gas emissions in St. Paul, and the best way for our city to reduce its collective carbon footprint is by making it easier for people to reduce their reliance on cars. We need more "walkable" neighborhoods, where residents enjoy access to grocery stores, pharmacies, gathering places, transit routes, and other important destinations and services within a short walk of their homes. Legalizing more homes in every neighborhood is the first step toward creating walkable places, since businesses and transit routes can't succeed without a critical mass of customers.

I strongly support both the stated goal of the proposed amendments — enabling a wider variety of neighborhood-scale homes throughout St. Paul — and the carefully crafted technical details proposed by the Planning Department that will make that goal feasible, including:

- A 33-foot height limit in the proposed Zoning District H1 and a 39-foot limit in H2.
- A 10-foot minimum to front-yard setbacks with thoughtful conditions regarding abutting lots.
- Carefully calculated increases to the allowable lot coverage, with reasonable limits.

I recommend only one change to the proposal: Where the Planning Department has recommended applying the Zoning District H2 within an 1/8-mile radius around neighborhood nodes and high-frequency transit routes, increase the catchment area to 1/4-mile. Doing so would be a modest change in keeping with the goals of St. Paul's 2040 Comprehensive Plan — namely, to increase housing options within walking distance of neighborhood-oriented businesses and public transit. A quarter-mile is commonly considered the distance most people are willing to walk to a store or bus stop; it makes sense to legalize five homes per lot, instead of only four, within that radius.

Thanks for your attention to my comments!

Zak Yudhishthu
1411 Wellesley Ave.

From: itsme@stevib.net
To: *CI-StPaul_Contact-Council
Subject: STOP the current Proposed Zoning Amendments - Meeting October 4, 2023 at 3:30pm City Council Chambers
Date: Tuesday, October 3, 2023 9:05:21 AM

To Mitra Jalali and All Council members,

DO NOT change ALL single family properties to be rezoned to allow 6 units per lot.

The current rezoning amendment is too far reaching and in so many ways short sighted:

- This is TOO far reaching and takes away all the power away from every single-family homeowner in St. Paul. It removes our right to object to new construction or existing re construction.
- The council has given no time to allow citizens to respond to this especially given the far reaching nature. I received this notice within a week of the meeting(I can't make the meeting due to medical needs)
- You're not honoring the original intent of the zoning. Having areas zoned for residential creates safe neighborhoods.
- Crime does increase when you change zoning away from Single family. See <https://phlr.org/news/2013/12/study-shows-zoning-residential-land-use-leads-decrease-crime-rates-la#:~:text=The%20study%20also%20found%20that,trends%20before%20the%20zoning%20change>.
- Single family homes create wealth for individuals(The ability to buy and invest in an affordable home is a centerpiece of the American dream) You are effectively taking away single-family housing stock from St. Paul.
- You're breaking a contract made with every citizen who's already purchased a home. Many bought their homes expecting it to remain single family. By changing zoning you're affecting the long term valuation of the home, both in financial and livability terms.
- No Parking contingency??? Simple logic sees the problem here. More cars, more pollution, more congestion NOT enough room. Allianz field already shows how not planning for parking affects existing residents. Currently, nearly every game ticketholder will park over a 1.5 square mile of residential areas because parking was not planned properly.

The St. Paul city council seems to be trying to railroad unchecked growth without consent from its citizens with this amendment.

I will respond at the polls and strongly urge my neighbors, colleagues and anyone I know residing in St. Paul to do the same if this is pushed through in this haphazard way.

Stephen Borden
1735 Dayton Avenue Apt 1
St. Paul MN 55104

May we bring balance and joy to life
By sustainably living with all life
And create healthy solutions for our world

URGENT NOTICE

1-4 Unit Housing Study – Proposed Zoning Amendments

Single family properties are proposed to be Rezoned to allow 6 housing units per lot. This includes **all single-family properties** in the city of Saint Paul.

Are you aware of the implication of these changes?

- No off-street parking will be required.
- Up to 4 units will be allowed to be rented as Short-term Rental units (eg: Air Bnb).
- Dimensional Standards are being reduced at side yards to 5 feet and front yards to 10 feet. An open porch may reduce the front yard by an additional 5 feet.
- Allowable building heights are increased by up to 5 feet.
- Maximum lot coverage is increased between 5 & 10%—reducing required open space.

If this Rezoning occurs, no notice to neighbors or site plan review of proposed construction is required. If you disagree with these changes—your comments and opinions are needed now.

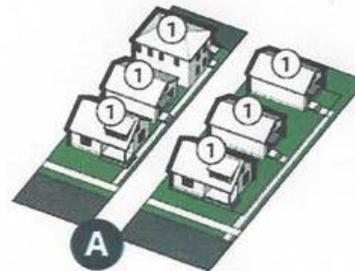
The City Council is holding a public hearing on these changes:
Wed. October 4, 2023, 3:30pm
City Council Chambers,
City Hall, Room 300
15 West Kellogg Blvd., Saint Paul

Written comments may be sent by email to: Contact-Council@ci.stpaul.mn.us, Or via mail addressed to:
Office of the City Council
310 City Hall
15 Kellogg Blvd. West
Saint Paul, MN 55102

Telephone calls can be made to your city council member's office.
Council Lookup: www.stpaul.gov/department/city-council

Leave a voicemail opinion: 651-266-6805

To assure that your opinion is included in the public record, an email, letter, or personal appearance is required no later than **October 4, 2023.**



A. Three Principal Structures

40' Lot
(Alley)

50' Lot
(No Alley)

Up to 6 units and 30–35 ft. tall
(3 units per lot shown)

The Study and proposed amendments staffed by:



SAINT PAUL
PLANNING & ECONOMIC
DEVELOPMENT

From: [Wendy Neurer](#)
To: [#CI-StPaul_Council](#)
Subject: Fw: Rezoning Single Dwellings into 4 plexes
Date: Tuesday, October 3, 2023 9:04:43 AM

Think Before You Click: This email originated **outside** our organization.

----- Forwarded Message -----

From: WENDY NEURER <wendyn02@aol.com>
To: "contact-council@ci.stpaul.mn.us" <contact-council@ci.stpaul.mn.us>
Sent: Tuesday, October 3, 2023 at 09:02:29 AM CDT
Subject: Rezoning Single Dwellings into 4 plexes

City Council Representatives
Fr Wendy Neurer 711 Woodlawn Ave 55116
Re Opposed to change of zoning for single dwelling houses to 4 plexes

This is to voice opposition to the rezoning in residential neighborhoods from single dwellings to 4 plexes.

There already exists an extreme shortage of parking on city streets that affects snow plowing, trash pick up and public safety . You add to this existing problem and it will become a severe issue. Preserving neighborhoods for this city should be a priority with the integrity of each neighborhood kept stable. Also, I might point out with a water shortage, why would you be adding to the problem with more units where single residence exists. Let's be pragmatic... There are plenty of existing vacancy in unoccupied buildings throughout the entire city. Why are you not encouraging developers or individuals to buy these building and convert them into housing. They have already amazing structure and plenty of space and parking built in. This would be the answer to the housing shortage problem. Start there and do a creative promotional campaign to purchase these vacant buildings. Don't destroy the beauty of neighborhoods by overcrowding use structures that already exist. They are plentiful.

From: [WENDY NEURER](#)
To: [*CI-StPaul>Contact-Council](#)
Subject: Rezoning Single Dwellings into 4 plexes
Date: Tuesday, October 3, 2023 9:02:32 AM

City Council Representatives
Fr Wendy Neurer 711 Woodlawn Ave 55116
Re Opposed to change of zoning for single dwelling houses to 4 plexes

This is to voice opposition to the rezoning in residential neighborhoods from single dwellings to 4 plexes.

There already exists an extreme shortage of parking on city streets that affects snow plowing, trash pick up and public safety . You add to this existing problem and it will become a severe issue. Preserving neighborhoods for this city should be a priority with the integrity of each neighborhood kept stable. Also, I might point out with a water shortage, why would you be adding to the problem with more units where single residence exists. Let's be pragmatic... There are plenty of existing vacancy in unoccupied buildings throughout the entire city. Why are you not encouraging developers or individuals to buy these building and convert them into housing. They have already amazing structure and plenty of space and parking built in. This would be the answer to the housing shortage problem. Start there and do a creative promotional campaign to purchase these vacant buildings. Don't destroy the beauty of neighborhoods by overcrowding use structures that already exist. They are plentiful.

From: [Jane Rauenhorst](#)
To: [*CI-StPaul>Contact-Council](#)
Subject: I STRONGLY AM AGAINST THE HOUSING ZONING PLAN
Date: Tuesday, October 3, 2023 8:34:09 AM

To Mitra Jalali and All Council members,

I STRONGLY, STRONGLY AM AGAINST THE ZONING CHANGES YOU ARE PROPOSING.

6 UNITS IS TOO MUCH! TWO OR THREE ARE WORKABLE, MORE THAN THAT IS UNWORKABLE.

DO NOT change ALL single family properties to be rezoned to allow 6 units per lot.

The current rezoning amendment is too far reaching and in so many ways short sighted:

- This is TOO far reaching and takes away all the power away from every single-family homeowner in St. Paul. It removes our right to object to new construction or existing re construction.
- The council has given no time to allow citizens to respond to this especially given the far reaching nature. I received this notice within a week of the meeting.
- You're not honoring the original intent of the zoning. Having areas zoned for residential creates safe neighborhoods.
- Crime does increase when you change zoning away from Single family. See <https://phlr.org/news/2013/12/study-shows-zoning-residential-land-use-leads-decrease-crime-rates-la#:~:text=The%20study%20also%20found%20that,trends%20before%20the%20zoning%20change>.
- Single family homes create wealth for individuals(The ability to buy and invest in an affordable home is a centerpiece of the American dream) You are effectively taking away single-family housing stock from St. Paul.
- You're breaking a contract made with every citizen who's already purchased a home. Many bought their homes expecting it to remain single family. By changing zoning you're affecting the long term valuation of the home, both in financial and livability terms.
- No Parking contingency??? Simple logic sees the problem here. More cars, more pollution, more congestion NOT enough room. Allianz field already shows how not planning for parking affects existing residents. Currently, nearly every game ticketholder will park over a 1.5 square mile of residential areas because parking was not planned properly.

The St. Paul city council seems to be trying to railroad unchecked growth without consent from its citizens with this amendment.

I will respond at the polls and strongly urge my neighbors, colleagues and anyone I know residing in St. Paul to do the same if this is pushed through in this haphazard way.

From: [JANE RAUENHORST](#)
To: [CouncilHearing_English \(CI-StPaul\)](#)
Subject: Voice Mail (1 minute)
Date: Tuesday, October 3, 2023 8:28:50 AM
Attachments: [audio.mp3](#)

Hello, my name is Jane Rowan Horst RAUENHORSTI live at 1688 Dayton Ave. Saint Paul. I am calling to strongly, strongly object to the zoning changes that the City Council is considering. One or two or three units would work. Sticks would make it on livable and would cause multiple problems and decrease values to individuals who have put their life savings into a home. I strongly, strongly object the amendment to change the housing zoning in Saint Paul. Thank you.

You received a voice mail from [JANE RAUENHORST](#).

Thank you for using Transcription! If you don't see a transcript above, it's because the audio quality was not clear enough to transcribe.

[Set Up Voice Mail](#)

From: [Alexa Golemo](#)
To: [*CI-StPaul>Contact-Council](#)
Cc: [#CI-StPaul_Ward3](#); [#CI-StPaul_Ward4](#); [Emma Brown](#)
Subject: MGCC Resolution Re Ord 23-43/Phase 2 of the 1-4 Unit Housing Study
Date: Monday, October 2, 2023 9:11:01 PM
Attachments: [MGCC recommendation re Phase 2 of the 1-4 Housing Study City Council September 2023.pdf](#)

Good Evening,

Please see the attached letter, containing the following recommendation from the MGCC Housing and Land Use Committee regarding Phase 2 of the 1-4 Unit Housing Study:

***** The Housing and Land Use Committee of the Macalester-Groveland Community Council recommends approval of the 1-4 Unit Housing Study: Phase 2 Zoning Amendments as approved by the Planning Commission on August 18, 2023. *****

Please let me know if you have any questions.

Thanks,

Alexa

--
Alexa Golemo
Executive Director
Macalester-Groveland Community Council
320 S Griggs St | St. Paul, MN 55105
[651 695-4000](tel:6516954000) | macgrove.org
Sign-up to receive meeting agendas and Zoom info at <https://macgrove.org/participate/>.





320 South Griggs Street
St. Paul, MN 55105
www.macgrove.org

651-695-4000
mgcc@macgrove.org

October 2nd, 2023

Saint Paul City Council
City of Saint Paul
VIA EMAIL

To Whom It May Concern:

On Wednesday, September 27th, 2023 the Housing and Land Use Committee (“HLU”) of the Macalester Groveland Community Council (“MGCC”) held a special public eMeeting via Zoom, at which it considered the recommendation from the St. Paul Planning Commission on Phase 2 of the 1-4 Unit Housing Study.

After considering neighborhood feedback, consulting the Macalester Groveland Long Range plan, and assessing the recommendations from city staff and the Planning Commission, the Housing and Land Use Committee passed the following resolution by a final vote of 6-3:

***** The Housing and Land Use Committee of the Macalester-Groveland Community Council recommends approval of the 1-4 Unit Housing Study: Phase 2 Zoning Amendments as approved by the Planning Commission on August 18, 2023. *****

HLU previously passed a resolution in March 2023 supporting Phase 2 of the 1-4 Housing Study (by a final vote of 9-8) with the following additions: 1. Encourage only homesteaders be eligible, and 2. Encourage new additions fit in with the character of the neighborhood. These additions are meant to incentivize homeowners to provide more neighborhood-scale housing in Saint Paul over commercial developers and maintain the visual character of neighborhoods in Saint Paul.

The discussion amongst committee and community members included the following:

- Committee members who voted against the resolution expressed concerns with (1) the length and density of phase 2 of the study and the accessibility of the information and impacts by St. Paul residents, and (2) the extremity of 4–6-unit multi-family residential units on narrow lots throughout St. Paul.
- Committee members who voted in favor of the resolution expressed excitement for (1) the potential for the proposed changes to provide housing density in a gentler way, and (2) the opportunity to begin correcting decades of discrimination within the zoning code.

If you have questions or concerns, please do not hesitate to contact me.

Alexa Golemo
Executive Director
Macalester-Groveland Community Council

cc (via email): Ward 3, City of Saint Paul
Ward 4, City of Saint Paul
Emma Brown, City Planner, City of Saint Paul

From: [Tor Olsson](#)
To: [*CI-StPaul>Contact-Council](#)
Subject: Public Comment on 1-4 Unit Housing Study Amendments
Date: Monday, October 2, 2023 9:06:59 PM

Dear City Council,

My name is Tor Olsson and I'm a Junior at Macalester College. I write to you on behalf of myself, my fellow students living off-campus, and recent graduates who have chosen to remain in St Paul. We are predominantly renters in and around the Macalester Groveland Neighborhood and advocates for equitable housing in St Paul. Unfortunately, we are often unable to afford housing in the city that we love so much. After graduation many of us are forced to make a decision between stable housing and good healthcare, a decision between stable housing and supporting our families back home. We can fix this.

I want to thank you for the invitation to comment on the proposed zoning amendments. I enthusiastically support both the stated goal of the proposed amendments and the technical details proposed by the Planning Department that will make the goal feasible. The adoption of these amendments would simultaneously begin to alleviate our housing crisis by increasing the housing supply and provide a larger tax base to fund our infrastructure and education needs. It would be a step in the right direction towards making St Paul a more affordable, livable, and just city for all of us.

Thank you so much.

Sincerely,
Tor Olsson
1510 Hague Ave St Paul, MN 55104

From: [Amy Shaw](#)
To: [*CI-StPaul>Contact-Council](#)
Subject: Proposed zoning changes
Date: Monday, October 2, 2023 9:04:46 PM

Dear Ms. Jalali and all City Council members:

I am opposed to rezoning all single-family properties in St. Paul to allow six units per lot. The proposed zoning changes are too far-reaching, and also short-sighted:

- We bought our house here because we wanted a safe neighborhood, and zoning for residential use helps promote this safety. We expected the zoning to remain single family.
- For several years, the house next door to us was operated as an Airbnb. The excessive noise, large unattended fires in the firepit, barking dogs brought by the guests, and the use of the backyard as an event venue were all hugely impactful on families living on our street. Allowing as many as four short-term rental units on a single property in a neighborhood is madness.
- It's a mistake not to require off-street parking. Our street is already an overflow parking lot for Allianz Field. Not planning intentionally for parking will lead to congested streets and adversely affect the safety of pedestrians. As streets get more and more parked up, cars begin to park closer and closer to intersections and driveways, impacting sightlines for both drivers and walkers.
- The amendment removes the right of neighboring homeowners to object to new construction or existing re-construction.
- The council has not allowed adequate time for citizens to respond to this, given that it represents radical change.

The proposed changes promote unchecked growth without the consent of its citizens. I will respond at the polls and strongly urge my neighbors, colleagues, and anyone I know residing in St. Paul to do the same if these changes are pushed through in this haphazard way.

Amy Shaw
1736 Dayton Avenue
St. Paul, MN 55104

From: [Geoff Hankerson](#)
To: [*CI-StPaul>Contact-Council](#)
Subject: Vote Yes on 1-4 Unit Housing Study amendments to the zoning code.
Date: Monday, October 2, 2023 8:21:59 PM

Dear City Council,

I'm writing to urge you to vote "YES" for the proposed 1-4 Unit Housing Study amendments to the zoning code.

I think there are several benefits including allowing the city to have a variety of housing options instead of just single family housing on large lots. This could go a long way to helping out housing shortages as well.

It could also contribute to making our city more walkable and livable.

Sincerely,

Geoff Hankerson
Ward 4 resident

From: [Georgina Hankerson](#)
To: [*CI-StPaul_Contact-Council](#)
Subject: 1-4 unit housing
Date: Monday, October 2, 2023 8:19:44 PM

Vote Yes on 1-4 unit Housing study amendments to the zoning code.

Georgina Hankerson, Saint Paul resident.

Sent from my iPhone

From: [Cathy Ringer](#)
To: [#CI-StPaul_Council](#)
Subject: Proposed zoning amendments
Date: Monday, October 2, 2023 7:38:03 PM

Think Before You Click: This email originated outside our organization.

I am not in favor of the proposed zoning amendments. This change in zoning, resulting in increased density in neighborhoods, will only exacerbate the current problems in most areas. The city services are strained and cannot meet the needs of the citizens. Roads and alleys are in poor shape. Crime in my area has already increased as the result of inadequate police services and inadequate consequences for chronic repeat offenders. I already pay really high taxes for unavailable services and for many projects that do not benefit my neighborhood in any way. Increasing the density in any area should not be considered before getting public services and policing to an adequate level and current residents needs are being met. I am a long time property owner, who has, throughout 30 plus years, worked 2-3 jobs consistently to stay in my home. I own a very small home with a very small yard next to a home that will soon be empty and more than likely leveled. I do not want a large 4 unit building built on the lot next to me. I will have no say in the height or character of the building and I would no longer have sunlight in my space or be able to enjoy relative privacy in my yard. (I know in the city privacy is limited) I bought in a single unit zoning area to be able to have these opportunities. Changing the character of the neighborhoods will lower property values on the small homes crowded in between much larger buildings.. Parking is already limited as the result of living across from a school that has inadequate parking. Adding homes without parking will only increase the problems. For example, 4 units with 2 adults each could result in the need for eight more parking spots. There are many areas throughout the city that could be rehabilitated and be made pleasant and affordable to those that need housing. There is no need for the entire city to be rezoned. The only people that will benefit from rezoning are the contractors and developers. If there is a need for more property tax dollars available to the city one might look to the Mayors budget to reduce expenses. His expanded administration is expensive and some of his projects should not be paid for by property taxes. There are other state resources that should be supporting these programs.

Cathy Ringer 651-442 -3288

Sent from my iPad

From: [Danya Troxel](#)
To: [*CI-StPaul>Contact-Council](#)
Subject: Zoning Amendments
Date: Monday, October 2, 2023 7:12:16 PM

I am absolutely opposed to the changes being pushed on those of us who live in the Mac Groveland-Highland Park neighborhood. The proposed zoning amendment will further destroy the neighborhood that I worked 2 jobs for years to live in. Yes, I wanted to be in this neighborhood, with my postage stamp back yard, and 100 year old home. It's only 1000 square feet 1 1/2 story, yet the proposal would allow a huge building to built next door to me. This would take away any privacy my small back yard has. And no parking would mean those of us who have small garages on the alley side(many 1 car) would now have no place to park. As it is parking is short and during winter plows barely can get by or have any place to put snow. We pay enormous taxes, and truly many of us, including myself will end of leaving the homes we worked so hard for. I hope you will reconsider the drastic changes that you are proposing to zoning. I am truly heartbroken that the city council does not listen to its constituents, those of us who elected them to represent us in our neighborhoods...not the entire city.

Danya Troxel
1703 Randolph Ave
St Paul, Mn. 55105
651-442-9588

Sent from my iPad