

Opposition to 83 Douglas Rezoning: Petition Signatures

<https://www.change.org/p/saint-paul-city-council-opposition-to-83-douglas-rezoning>

Ord 22-2121 Ordinance Granting the application of Laurel Gamm and Charles Stephens to rezone property at 83 Douglas St Rezone from R4 one-family residential to RT2 townhouse residential and amending Chapter 60 of the Legislative Code pertaining to the Zoning map.

Name	City	State	Postal	C Signed On	Comments
Jennifer Gehlhar	Saint Paul	MN	55102	2021-12-24	Last update on signature count sent to Council 1/3/21. (I promoted for additional views, \$0/\$25 promo offer from Change.com. This was promoted on the Little Bohemia Neighborhood and other facebook groups but was mostly signed by neighbors reached by in person meeting, email, Little Bohemia Neighborhood meetings, and phone calls)
Abe Gleeson	Saint Paul	MN	55105	2021-12-24	
Brandon Flesher	Saint Paul	MN	55105	2021-12-24	Public testimony provided prior to zoning committee meeting, on file: https://www.stpaul.gov/sites/default/files/2021-12/21-309-362%2083%20Douglas%20rezoning%20-%20public%20comment%2012-9-21%202.pdf
Joy Schommer	Minneapolis	MN	55419	2021-12-24	
Lam Nguyen	Saint Paul	MN	55105	2021-12-24	
Sara Diedrich	Saint Paul	MN	55102	2021-12-24	
MARTHA CIANCHETTE	Saint Paul	MN	55102	2021-12-24	
Preston Seymour	Iron River	MN	49935	2021-12-24	
Kristhie Fuentes	Belleville	MN	33317	2021-12-24	
Kendall Abney	Platteville	MN	53818	2021-12-24	
Alexis Rios	Fort Lauderdale	MN	33024	2021-12-24	
Lisel Olson	St Paul	MN	55102	2021-12-24	
Robert Olson	Saint Paul	MN	55105	2021-12-24	

Joseph O'Brien	Saint Paul	MN	55113	2021-12-24	We live immediately adjacent to this lot and agree with all reasons mentioned for opposing this. This is not the location for such a development. (Promoted for additional views \$20)
Jessica Minczeski	Saint Paul	MN	55102	2021-12-24	public testimony on file: https://www.stpaul.gov/sites/default/files/2021-12/21-309-362%2083%20Douglas%20rezo%20ning%20-%20public%20comment%2012-9-21%202.pdf
Kealani Burgos	Saint Paul	MN	55116	2021-12-24	
Kathleen Hale	Saint Paul	MN	55102	2021-12-24	
Martha Moore	Saint Paul	MN	55102	2021-12-24	
					The transient tenants with no supervision directly around vulnerable populations of children including my own is absolutely terrifying. Particularly since this program does work with those with significant criminal records. Like Jenny, I support the idea of housing for stable longer term living solutions ideally focused on housing for veteran families. That would be an excellent use of the space.
Amber Campbell	Minneapolis	MN	55418	2021-12-24	
Catherine WassonPoletes	Saint Paul	MN	55102	2021-12-24	
Ashley Nesbitt	Oviedo	MN	32765	2021-12-24	
Bob Randel	Davis	MN	95616	2021-12-24	
Greg DeCowsky	Rock Hall	MN	21661	2021-12-24	
Agata Roszkowski	Chicago	MN	60634	2021-12-24	
Daniel Sazer	Houston	MN	77056	2021-12-24	
Adam L	Spokane	MN	98841	2021-12-24	
Diana Balbin	Monroe	MN	06468	2021-12-24	
Eloisa Segura	Saint Paul	MN	55116	2021-12-24	
Mary Zanmiller	Saint Paul	MN	55105	2021-12-24	

Jim Berry	Saint Paul	MN	55105	2021-12-24	
					public testiony on file: https://www.stpaul.gov/sites/default/files/2021-12/21-309-362%2083%20Douglas%20rezo%20ning%20-%20public%20comment%2012-9-21%202.pdf
jeffrey austin	Saint Paul	MN	55116	2021-12-24	
Pamela Scott	St. Paul	MN	55102	2021-12-24	
Brian Baldwin	Saint Paul	MN	55102	2021-12-24	
Larry Proctor	Delta	CO	81416	2021-12-24	
Katie Guillen	Dallas	""	75228	2021-12-24	
Mckenzie Moss	Columbia	""	65203	2021-12-24	
					Did this go out to the neighborhood businesses? Degidios, Bad Weather, Claddagh etc? I'm sure they have a vested interest in this too. (From Jenny: Businesses are opposed but we were short on time and with holidays to get signatures)
Jean zerby	Saint Paul	MN	55102	2021-12-24	
Lindsey Crepps	Saint Paul	MN	55116	2021-12-24	
Benjamin Tarkenton	""	MN	""	2021-12-24	
Victor Lopez	Yuma	MN	85365	2021-12-24	
Brice Weed	St. Paul	MN	55112	2021-12-24	
Ettiene Ndasi	Dallas	MN	73003	2021-12-24	
Andrew Thomas	Roseville	MN	55113	2021-12-24	
Ali Berry	Allen Park	MN	48101	2021-12-24	
Kaydi Kerr	Bellevue	MN	98007	2021-12-24	
					I'm very concerned about the increased crime in our neighborhood
Barb Shore	Saint Paul	MN	55105		
Maria Rosario	Saint Paul	MN	55116	2021-12-24	
Lachlin Reynolds	St. Paul	MN	55102	2021-12-24	
Cassey Johnson	Saint Paul	MN	55105	2021-12-24	
James Bennett	Minneapolis	MN	55449	2021-12-24	
Molly Mach	Saint Paul	MN	55105	2021-12-24	
Justin Sievert	Saint Paul	MN	55110	2021-12-24	
Aaron Berry	Saint Paul	MN	55102	2021-12-24	
Keenan Rust	Saint Paul	MN	55102	2021-12-25	
Jenny Deyoung	St. Paul	MN	55102	2021-12-25	

Susan Beatty	Saint Paul	MN	55116	2021-12-25	
Cassandra Udovich	Saint Paul	MN	55102	2021-12-25	
Burnett Deborah	Saint Paul	MN	55116	2021-12-25	
Phelps Jamie	Saint Paul	MN	55105	2021-12-25	
Michael McGrade	Saint Paul	MN	55102	2021-12-25	
Miriam Gerberg	Saint Paul	MN	55102	2021-12-25	
Brandon Watson	St Paul	MN	55102	2021-12-25	
Rebecca Horton	Saint Paul	MN	55102	2021-12-26	
Jason Yaman	Saint Paul	MN	55116	2021-12-26	
Allyn Mishek	Saint Paul	MN	55113	2021-12-26	
Molly Clark	Saint Paul	MN	55102	2021-12-28	
Dan Taylor	Saint Paul	MN	55116	2021-12-28	Promoted for additional views, \$8 Dec 27
			55102		Public testimony provided prior to zoning committee meeting, on file: https://www.stpaul.gov/sites/default/files/2021-12/21-309-362%2083%20Douglas%20rezo%20ning%20-%20public%20comment%2012-9-21%202.pdf
Brittney Schuller	Saint Paul	MN		2021-12-28	
			55102		Public testimony provided prior to zoning committee meeting, on file: https://www.stpaul.gov/sites/default/files/2021-12/21-309-362%2083%20Douglas%20rezo%20ning%20-%20public%20comment%2012-9-21%202.pdf Spoke at Zoning Committee and Federation meetings. Has been in close communication with Michael Wade at Federation and has organized meetings with neighbors, as well as an on-site meeting with neighbors and investors Charles Stephens and his wife, Laurel.
Sharon Lynch	Saint Paul	MN		2021-12-28	
					Promoted for additional views, \$8 Dec 28
sandra Zaffke	Saint Paul	MN	55102	12/29/21	

Iexy Jensen	Chicago	IL	60607	12/29/21	
Jake Smith	Mobile	AL	36609	12/29/21	
Nicole Anderson	Saint Paul	MN	55102	12/29/21	Promoted for additional views, \$8 Dec 28
Divya Nagendran	Aurora		60505	12/29/21	
Victor Garcia	Hialeah		33012	12/29/21	
WILLIAM SCHUSSLER	Saint Paul	MN	55105	12/30/21	
Stephanie Moss	Saint Paul	MN	55102	12/30/21	
Dustin Jensen	Saint Paul	MN	55110	12/30/21	
E Thune	St. Paul	MN	55102	12/30/21	
Susan Thune	Saint Paul	MN	55105	12/30/21	Promoted for additional views, \$10 Dec 29

Dave Thune	Saint Paul	MN	55105	12/30/21	Promoted for additional views, \$25 Dec 29
Rebecca Augustin	Somerton		85350	12/30/21	
Amy Samples	Cadiz		42211	12/30/21	
Jessicabirden@gmail.com	Lawrenceville		30044	12/30/21	
Tanya Pederson	Saint Paul	MN	55102	12/30/21	
Christopher Carlisle	Saint Paul	MN	55102	12/30/21	
Steve Shimer	Saint Paul	MN	55105	12/30/21	
Elizabeth Heidmann	Saint Paul	MN	55102	12/30/21	
Heather Foss	Minneapolis	MN	55412	12/30/21	
Eric Foss	Minneapolis	MN	55408	12/30/21	

Julie Poupore	Saint Paul	MN	55116	12/30/21
Melanie Ehlers	Saint Paul	MN	55102	12/30/21
Naomi Martinez	Anahuac		77514	12/30/21
Josh Standiford	Lake Zurich		60047	12/31/21
Melinda Bodian	Dana Point		92629	12/31/21
John Doe	Sacramento		95838	12/31/21
Antonio Guerrero	Lexington		40504	12/31/21
Ian Dickson		CA		12/31/21
Robert O'Keefe	Saint Paul	MN	55106	1/1/22
Aaron Gibson	Panama City Beach		32407	1/1/22

Kathy Montanez

Mount Laurel

8054

1/2/22

caroline you

Glen rock

7452

1/2/22

Naomi Austin

Saint Paul

MN

55102

1/3/22

Anonymous

NA

NA

NA

12/24/21

Public testimony on file, spoke at zoning committee meeting:
<https://www.stpaul.gov/sites/default/files/2021-12/21-309-362%2083%20Douglas%20rezoning%20-%20public%20comment%2012-9-21%202.pdf>

Promoted \$20 for additional views.

An investor has requested rezoning a single-family plot to a multi-family plot for the purpose of housing homeless individuals on transient 6-month cycles (4–5 individuals would live for no more than approx. 6 months at a time at 83 Douglas Street. The plan is to build 4–5 trailer homes at the site (investor calls these "tiny homes" but there has been no building plans submitted to assess claims of type or quality of structures.)

As concerned neighbors and businesses within blocks of this site, we oppose this rezoning and land use plan for several reasons, particularly public safety and health:

1. No onsite supervision will be provided.
2. Proximity to Women's Rehab Home (1/2 block away)
3. Proximity to active Foster Care Home (diagonally directly across street, with up to 7 children or more at a time on site)
4. Proximity to Childcare Center & Playground (1/2 block away, Salvation Army)
5. Proximity to K–5 and middle school bus stop (1/2 block, more than 8 children morning and night)
6. Proximity to Juvenile Delinquent school (Journeys, 1 block)
7. Sewer Infrastructure (Douglas and Sturgis Streets currently have density issues with aging passive sewer system that many neighbors can attest to sewer back-ups. 1–2 year clean-outs of property sewers are needed for 1–2 adult single-family homes to manage waste. Higher density sites would require much more active ongoing management for public health.)
8. Density of adults expected to live on site (currently 9888 Sq. Ft. of land, no structures).
9. Parking density concerns, an ongoing issue in this neighborhood that is currently being reviewed by City. There are No Plans for off-street parking in this proposal.
10. Heightened uncertainty and safety concerns of nearby residents, who are predominantly families and businesses, in a neighborhood that already has a high level of transient homeless and addiction folks wandering through neighborhood, vandalizing property as well as physical assaulting, verbally abusing and damaging people, property, and parks (as can be validated by numerous police and neighborhood reports).
11. The 2008 housing crisis created countless foreclosures that threaten the area's viability. The LBNA organization work tirelessly with the Fort Road Federation and the City of Saint Paul, through the

Invest Saint Paul program, to change area's housing stock back into owner-occupied homes. A new zoning designation for 83 Douglas would be a step backwards in all the strides this area has made in the last ten years.

12. 83 Douglas is located along a stretch where there are no other RT2 designations. The lots along the west side of Douglas Street are predominantly R4 with the exception of one - assigned RT1. By supporting 83 Douglas to be rezoned as a RT2, you are allowing for significant increase residential use types (up to four-family dwelling), which does not respect the character of the existing housing structure.

13. A permanent change to the zoning of 83 will have a lasting effect on the neighborhoods character which is already under pressure of gentrification.

Conclusion: Neighbors and businesses are managing a lot of unstable circumstances already. We simply don't think this neighborhood can withstand additional health and safety stress that would be brought on by the plan proposed for 83 Douglas. We would rather the plot remain single family and the investor build a single-family home that would help bring stability to the area.

We are disheartened by the lack of information and misinformation presented in the investor's plans (including portraying the area around the property as "vacant, multi-housing, and parking lots) and general untruthfulness in his communications. Further, the Fort Road Federation and Zoning Committee did not look into these false portrayals of the neighborhood and we feel their approvals of the plan is a great injustice to our political system (See 21-309-362, 83 Douglas Rezoning, 83 Douglas St, Between Harrison Ave and Sturgis Street, R4, District Council 9, Ward 2 and Federation notes publicly available). Here are the facts as we see them:

1. And investor Charles Stephens (at 151 Goodrich Street, 10+ blocks from 83 Douglas, on other side of W7) purchased property with goals of creating passive income stream while also fulfilling philanthropic goals.

2. Charles connected with a non-profit MACV.

3. MACV pays to build homes or ADUs on the property owned by other people for the purpose of housing homeless vets for 10 years, at which time the property and structures built and paid for by MACV reverts fully to the property owner (i.e., MACV will build a house(s) for the landowner for "free" in exchange to use it for 10 years).

4. MACV additionally pays land owners mostly "rent" for use of the house(s) they built on land.

5. MACV is open to building single-family homes on properties to

house homeless vet families for longer periods (up to a year or more).

THIS OPTION MAY BE SUITABLE FOR 83 DOUGLAS—no rezoning would be required—but neighbors have not considered it because the investor, Charles, has not explored this further with MACV nor is it in his proposed site use. (We might assume this is because upon the 10-year lease ending, further profit and ongoing passive income could be