

**From:** [Sustain Saint Paul](#)  
**To:** [\\*CI-StPaul\\_Contact-Council](#)  
**Subject:** Letter of Support for 1-4 Unit Zoning Proposed Amendments  
**Date:** Friday, September 29, 2023 9:36:05 AM  
**Attachments:** [1-4 Zoning Letter of Suppor to City Council on Letterhead \(1\).pdf](#)

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Please see attached letter of support from the board of Sustain Saint Paul.  
Thank you,  
Karen Allen (board member)



Abundant housing, low-carbon transportation, and sustainable land use

# Sustain Saint Paul

PO Box 16164, Saint Paul, MN 55116

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## Our Mission

Sustain Saint Paul champions abundant housing, low-carbon transportation, and sustainable land use in the City of Saint Paul through education, advocacy and political action, to ensure a more just and equitable city for all current and future residents.

September 28th, 2023

Attention: Saint Paul City Council

Dear City Councilmembers

Thank you for the opportunity to provide comment on the 1-4 Unit Infill Housing Study. We are writing to urge you to vote "YES" for the proposed amendments to the Zoning Code. Here are a few reasons why the proposed changes would be a positive 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 reduce barriers to building more homes, like simplifying the zoning code as proposed.
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.

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 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. We applaud the methodical and well-reasoned proposal crafted by the planning staff and are excited by the future that these proposed improvements to our zoning rules bring to a reality across the city

Sincerely,

*Sustain Saint Paul Board of Directors*



**From:** [John Purdy](#)  
**To:** [\\*CI-StPaul\\_1to4HousingStudy](#); [\\*CI-StPaul\\_Contact-Council](#)  
**Subject:** ORD 23-43 New Lot Types proposed (Reverse Flag Lot)  
**Date:** Friday, September 29, 2023 7:06:45 AM

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Rebecca Noecker-Councilmember Ward 2  
Emma Brown, Senior City Planner  
Josh Williams, Principal City Planner  
Tony Johnson, Senior City Planner  
Luis Pereira, Planning Director  
Saint Paul City Council  
15 Kellogg Blvd  
St. Paul, MN 5507

Public Comments dated September 29, 2023

Please post for the record.

Ladies and Gentlemen,

Kindly amend the ordinance to also include the Reverse Frontage Interior Lot, which is a lot type not contained in either the present, or proposed Zoning ordinances.  
10 West Delos Street (PIN No. 082822220001) was platted as a reverse frontage lot in 1855, making the best use of the land adjacent to the bluff at the foot of West Delos Street.

The present Zoning Code Sec. 60.213.L. contains a definition only for a reversed frontage corner lot.

Because this definition restricts reversed frontage lots to corner lots, interior lots with a reversed frontage are not treated to reasonable setback requirements.

Kindly amend your proposed ordinance to include a definition for the reversed frontage interior lot. A suggestion would be to provide a definition along these lines:  
REVERSE FRONTAGE LOT. A lot on which the frontage is at right angles or approximately right angles to the general pattern in the area. A reverse frontage lot may also be a corner lot, an interior lot or a through lot.

Additionally, kindly amend your proposed ordinance to include reasonable setback requirements for such lots within the City so that such lots may in the future be re-developed. Under current and proposed zoning codes they cannot be re-developed.

Please accept this request for amendment and advise.

Sincerely,

John and Mary Purdy  
10 W Delos St  
St Paul, MN 55107

**From:** [alison\\_rasch](#)  
**To:** [\\*CI-StPaul\\_Contact-Council](#)  
**Subject:** I support the 1-4 Unit Housing Study and more housing choice  
**Date:** Thursday, September 28, 2023 2:07:30 PM

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Dear Saint Paul City Council,

Count us as supporters of St. Paul's 1-4 Unit Housing Study.

Sincerely yours,

alison and richard rasch  
496 Laurel Avenue  
Saint Paul, MN 55102  
612-208-5991