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To: <Patricia.Lindgren@ci.stpaul.mn.us>, <dave.thune@ci.stpaul.mn.us>, <lucy...>
Date: 9/6/2011 6:42 PM
Subject: District 9 Zoning Studies

To whom it may concern,

I support the zoning changes proposed for District 9. As a resident, I am appreciative of the work done by Councilman Thune and city staff, especially Lucy Thompson and Jessica Rosenfeld. City staff wrote thoughtful studies that took into account the neighborhood's history, and they were accessible during the discussion after the studies' release.

On the District 9 Residential Zoning Study, I support the proposed changes. Single-family home ownership is how our neighborhood grew, and it is a model worth protection and encouragement. The zoning changes would help us maintain the housing stock in our neighborhood, and would discourage chopping up homes into rental units that detract from the value of the house and the surrounding neighborhood.

On the District 9 Commercial Zoning Study, I support the proposed changes in the study. I live a block away from the Smith/7th intersection, and while I want development in this corridor, I am concerned that the current zoning would allow for construction that detracts from the neighborhood. The current zoning of many lots in the study – B3 – allows a recycling collection center, a wholesaler, or another hospital. I want development that I and my neighbors can use – and not only if we need cancer treatment. The expansion of large scale medical facilities should stop at Grand Ave.

With the proposed change to TN2, I believe a careful balance is struck. Businesses and landowners can still profit from sale of the land and from development, but the development will be of a scale that reflects the neighborhood. This scale is best reflected in the stated intent of the TN2 zoning designation, according to the city code:

“The T2 traditional neighborhood district is designed for use in existing or potential pedestrian and transit nodes. Its intent is to foster and support compact, pedestrian-oriented commercial and residential development that, in turn, can support and increase transit usage. It encourages, but does not require, a variety of uses and housing types, with careful attention to the amount and placement of parking and transitions to adjacent residential neighborhoods.”

As someone who lives here, that's better than fenced-in parking lots, or a warehouse.

Thank you for your consideration,

Will Wilson
254 Goodrich Ave