

January 30, 2012

Lucy Thompson, Principal City Planner
Department of Planning & Economic Development
1300 City Hall Annex
25 W. Fourth Street
Saint Paul, MN 55102

RE: District 9 Gateway Zoning Study

Dear Lucy,

Thank you for attending the January meeting of the Little Bohemia Neighborhood Association and allowing neighborhood residents and business owners the opportunity to provide input into the remaining portion of the District 9 Gateway Zoning Study. We have also reviewed your staff report, and while we agree with your assessment of the neighborhood we disagree with your recommendation for TN3 zoning of this area.

Although at our neighborhood meeting we agreed that TN2 or TN3 zoning would be acceptable, we have considered the options and our goals for the Little Bohemia Neighborhood Association and now feel that TN1 zoning is more appropriate. Our reasons for coming to this conclusion include:

- The other commercial properties on the block (along Smith avenue) are zoned TN1. This seems appropriate for commercial properties that are in such close proximity to the single family homes on the same block.
- An important objective of the neighborhood, as stated in your staff report is to “better integrate (provide a better transition between) commercial uses on the major thoroughfares with the adjacent residential neighborhood fabric”. The uses allowed in TN3 such as auto service station or a commercial parking facility would be too intrusive given the close proximity of single family homes to this property. TN1 would allow for the types of commercial uses that we would like to see in our neighborhood.

Please consider this request to use TN1 zoning for this project. We look forward to working with you on the design portion of the commercial zoning project.

Sincerely,

Marit and Tom Brock
74 Garfield Street
Saint Paul, MN 55102