

Zoning Committee
Planning & Economic Development
1400 City Hall Annex
25 West Fourth Street
Saint Paul, MN 55102

Friday, April 6, 2018

Zoning Committee,

We are owners of the property immediately adjacent to the property being proposed for a T2 to T3 change, 2330 Long Avenue. It is a small triangle of green space directly behind our house (& side property) where children wait on the corner for the school bus. It borders on our unimproved dead-end alley, which is not even wide enough to make a decent turn into our garage. Imagine our surprise when we received an email telling us that we were part of a proposed 3 stage development to add a massive complex to this tiny parcel of land. Well, at first Mr. Stolpestad said his 3rd stage was only 10 units but now he says that with T3 zoning the lot can fit 50 units. Four plus stories is way out of scale to fit with the rest of the housing on all sides which are mostly 1 and 2 stories.

Being longtime residents of South St Anthony Park, we have agreed to many developmental changes in our neighborhood. When we sat on the district council & proposals came up for Seal Senior High-rise & Hampton Square, we felt it was in the best interest of the community to buffer ourselves from the warehouse's spread by developing new homes on the outer edges of our community. These have not been perfect neighbors, but we acquiesced. We also suffered the inconvenience of the realigning of Raymond Avenue & Bradford Street, that reduced on street parking by half.

We have modified our lives to accommodate what the city sees as progress, but the development slated for the residential property on Long Avenue & Bradford Street (directly behind our house) is entirely contrary to the character of the surrounding neighborhood. The massive development that the developer is proposing (up to 50 apartment units) is totally unacceptable. A 35 foot high building (that is currently allowed under T2 zoning) would already rob the sunlight from neighbors to the West in the morning to the North at mid-day and to the East in the evening. Lifting the height restriction to 45 feet, and more with set-back on top (as allowable in T3 zoning) would erode even further the livability & attractiveness of the neighborhood.

The developer had not bothered to research the neighborhood before putting his plans in place. And frankly, we don't believe he cares about neighbors' concerns, access or inconvenience. We were first informed of this proposed 3 phase project, in an email from Mr. Stolpestad. Our options included selling our land (a double lot) to the developer, painting our relatively new carriage-house style garage in geometric patterns & colors to more conform to the 'look' of his project plus changing our alley access to a 'lane.' Putting yourselves in our shoes, would you welcome this person as your neighbor? In our eyes this project is more about creating a 'toehold' into our residential community for further multi-story development by displacing the existing community than about creating livable spaces.

The developer hasn't shown anyone any concrete plans for this project. On first contact with us, he was estimating a building of 10 then later 20 units. Now he claims that only by going to 4+ stories could he afford to add affordable housing to the development. That stretches credulity, as does his claim that 50 units would not require on-site parking. Long Avenue & Bradford Street are already parked up with cars. These streets and Raymond serve as parking for a dozen or so small businesses, their clientele and many residents from Hampden Square and 872 Raymond Avenue, all vying for the small number of available on-street parking spaces along Long Avenue, Bradford Street and Raymond Avenue.

Another problem is that our alley access is off of Bradford, past the back end of the parking lots of 842 & 856 Raymond multi-business buildings. It has been a common access for as long as the properties have coexisted. Unless the city is willing to pave an access from Long, any development on this land would leave us with an expensive new garage, that is inaccessible. The 872 Raymond small apartment building past our property also has its only access from Bradford.

Having consulted the neighbors, none are in favor of this development. It is too big, on too little land, will tower over existing structures, & add to our parking problems. This kind of a proposal would be more suited for property south of Territorial Road, where there is not a major impact on single-owner residential properties.

We are not a conglomeration of small parcels of land to be developed. We are a community that has endured many alterations, for the sake of the city. This one is not acceptable!

In summary, the proposed 50 unit T3 housing development is too dense, too large, & would strain the already scarce parking available on this block. The businesses, Hampden Square, & residents all vie for the existing parking spaces, as is. With the addition of Mr. Stolpestad's co-working concept for the Lakes & Plains Building, this problem will become even worse. Mr. Stolpestad is promoting his housing unit as 'bike condos.' We assume he is taking this approach so as not to have to provide on-site parking for his tenants. As we have stated before, we have no room for more cars on our streets. If these truly were 'bike condos' how would he enforce parking restrictions? Evict tenants found to possess cars? This concept has not been carefully thought through. Until Mr. Stolpestad comes up with a genuine plan for what he is proposing to build, we don't believe the city should allow any zoning changes on this property.

Raymond C. & Linda N. Bryan
862 Raymond Avenue
Saint Paul, MN 55114

From: [Jerve, Anton \(CI-StPaul\)](#)
To: [Englund, Cherie \(CI-StPaul\)](#)
Subject: FW: Re-Zoning - 2330 Long Avenue
Date: Monday, April 09, 2018 4:33:44 PM

Cherie,

Please provide to Zoning Committee.

Thanks,
Anton

From: Jason Peterson [mailto:jpeterson@nwhomepartners.org]
Sent: Monday, April 09, 2018 3:51 PM
To: Jerve, Anton (CI-StPaul)
Cc: James Stolpestad
Subject: Re-Zoning - 2330 Long Avenue

Good Afternoon Anton,

I am writing today to regarding the re-zoning of 2330 Long Avenue from T2 to T3. This change would allow for an economical increase in density in the neighborhood, which will facilitate additional affordable housing units.

As you are likely aware, the need for additional affordable housing units within St. Paul is significant. With vacancy rates hovering around 4%, we have one of the tightest rental housing markets for a major metropolitan area in the country (the vacancy rate across the entire US is hovering around 7%). Rents are also continuing to rise with over 50% of all renters considered cost burdened (paying more than 30% of their gross income towards housing costs).

The homeownership market is equally as tight for folks looking to purchase a home in St. Paul. As of February 2018, there were a total of 296 homes for sale in the entire City of St. Paul, which is 0.9 months of inventory (as of February 2018, the average across the US was 5.9 months of inventory). Houses are staying on the market an average of 57 days in St. Paul, which is a 35% decrease from one year ago. In that time, prices have also risen by 20% in St. Paul. These stats highlight the need for more affordable units in St. Paul.

If 2330 Long Avenue were rezoned from T2 to T3 and 20% of the total units were affordable, this would benefit the City of St. Paul and its constituents by providing additional affordable housing options, which are becoming increasingly scarce within the city.

Best Regards,

Jason Peterson | Executive Director
NeighborWorks Home Partners

533 Dale Street North, Saint Paul, MN 55103
651.348.5072 (direct) 651.292.8710 (main) 651.292.0473 (fax)

www.nwhomepartners.org



creating | building
homeowners | community

From: [Jerve, Anton \(CI-StPaul\)](#)
To: [Englund, Cherie \(CI-StPaul\)](#)
Subject: FW: University-Raymond residential rezoning
Date: Monday, April 09, 2018 4:36:58 PM
Attachments: [image001.png](#)

Please provide to the Zoning Committee for 2330 Long Ave rezoning.

Thanks,
Anton

From: Jim Stolpestad [mailto:JStolpestad@ExeterMN.com]
Sent: Monday, April 09, 2018 10:37 AM
To: Jerve, Anton (CI-StPaul)
Cc: Henningson, Samantha (CI-StPaul)
Subject: University-Raymond residential rezoning

Mr. Jerve,

Our company (and I personally) strongly support Mayor Carter's signature objective of increasing the overall housing stock in Saint Paul over the next four years, which encourages greater housing density in commercial nodes throughout the city. Given our company's successful residential and commercial development in the University-Raymond area in recent years, we would definitely like to see more housing projects in this part of Ward 4. I would single out two proposals in particular being proposed by other parties – the Baker Court site and housing proposed for 842 Raymond/2330 Long Avenue – that would continue the strong development momentum we have seen in the University-Raymond area. I urge the Planning Commission and City Council to support the rezoning applied for in both instances to allow for increased housing density that is needed in our community. Thank you.

JAMES A. STOLPESTAD

Exeter Group LLC
332 Minnesota Street
Suite W2300
Saint Paul, MN 55101
[651-294-2441](tel:651-294-2441)
JStolpestad@ExeterMN.com
www.ExeterMN.com



Distinctive Urban Real Estate

From: [Jerve, Anton \(CI-StPaul\)](#)
To: [Englund, Cherie \(CI-StPaul\)](#)
Subject: FW: 2330 Long Avenue rezoning
Date: Monday, April 09, 2018 4:39:59 PM

Cherie,

Please provide to the ZC. Thanks!

From: Pat Thompson [mailto:pat@marksimonson.com]
Sent: Monday, April 09, 2018 8:15 AM
To: Jerve, Anton (CI-StPaul)
Subject: 2330 Long Avenue rezoning

Hello,

I write to support the rezoning of 2330 Long Avenue from T2 to T3. The requested change fits with plans for the area to create housing near the Green Line, and the change specifically will allow enough economy of scale in the project to bring some affordable housing to the area, which is greatly needed.

As a person who wants St. Paul to be a leader in addressing climate change, I urge the Zoning Committee to make it possible for more people to walk or take transit to meet their daily needs and get to their jobs. To do that, we need to have more housing near commercial nodes and transit. This is a perfect example.

Please help us make progress on the goals we set ourselves. Don't let them be stopped each time a change is proposed.

--

Pat Thompson
1496 Raymond Avenue, St. Paul

From: [Jerve, Anton \(CI-StPaul\)](#)
To: [Englund, Cherie \(CI-StPaul\)](#)
Subject: FW: Support for the 2330 Long Avenue Re-Zoning
Date: Wednesday, April 11, 2018 2:00:32 PM

Hi Cherie,

Can you provide this to the ZC please?

Thanks,
Anton

From: Catherine Day [mailto:cr4day@gmail.com]
Sent: Wednesday, April 11, 2018 2:49 AM
To: Jerve, Anton (CI-StPaul)
Subject: Support for the 2330 Long Avenue Re-Zoning

Hello Anton,
I write as an active community member and small business owner in D12.

I support the rezoning of this parcel as it is fully consistent with past approved long-term Small Area Plans and the current Draft 10-Year Plan.

Our D12 community efforts are aiming in the direction of increased density with an eye on affordable housing, live/work spaces and multi-modal transit, with less emphasis on cars and parking.

This site will take a step in that direction if rezoned.

Thank you.
Catherine Reid Day
Founder
Storyslices™
651-354-5901
Catherine@storyslices.com
<https://storyslices.com/>
2242 University Avenue Studio 204 St. Paul MN 55114
Working at the Intersection of Story and Purpose
Claim Your Story

Bettina Hoye
1900 Roblyn Avenue
Saint Paul, MN 55104
651 644 0461

Council Member Samantha Henningson
City of Saint Paul
310 City Hall
15 Kellogg Blvd. West
Saint Paul, MN 55102

Re: guild842 Development

Dear Council Member Henningson:

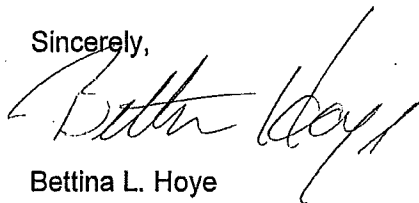
I am a long-term resident of Ward 4 and a customer of SalonGeorge since it opened at 856 Raymond Avenue over 10 years ago. I am writing because I am concerned about the impact of the proposed guild842 development on the immediate area.

I understand that the developer is seeking to change the zoning from T-2 to T-3. I took a quick look at the differences between the zoning classes and found that T-3 zoning will allow significant additional height, out of keeping with the adjacent properties, but more importantly, it will allow the developer to meet some of the parking requirements with on-street parking.

On-street parking in the immediate area has already been significantly limited by the recent reconstruction of Raymond Avenue which eliminated parking completely on one side of the street. If the existing off-street parking is eliminated by the new development, it will further limit parking available to employees and customers of SalonGeorge and the other small businesses on the block. Changing to T-3 zoning and allowing a portion of the parking requirements to be met with on-street parking is going too far.

I am sympathetic to the goal of not building parking unnecessarily. But not everyone is young and able to walk long distances or take a bike. Readily accessible parking is a factor for many of my generation as we choose where to do business. We all want the area to thrive. A scarcity of parking will not help that.

Sincerely,



Bettina L. Hoye

From: [Jerve, Anton \(CI-StPaul\)](#)
To: [Englund, Cherie \(CI-StPaul\)](#)
Subject: FW: 2330 Long Ave Rezoning and 842 Raymond Zoning / Proposed Building Heights
Date: Wednesday, April 11, 2018 2:01:34 PM
Attachments: [842 Raymond Rezoning.pdf](#)
[842 SUN STUDY.pdf](#)

Hi Cherie,

Can you provide this to the ZC please?

Thanks,
Anton

From: geo@weehouse.com [mailto:geo@weehouse.com]
Sent: Wednesday, April 11, 2018 9:36 AM
To: #CI-StPaul_Ward4; Henningson, Samantha (CI-StPaul); Jerve, Anton (CI-StPaul)
Cc: Betsy Gabler; William Skon; Patty George; Linda Hodge; Suzanne Skon; Alec Soth; Rashan Moore; Ethan Jones; Austin Young; Bryan Carpenter; Eric Winter; Sam Brissett; Marcy Conrad Nutt; fariba@weehouse.com; catherine day
Subject: 2330 Long Ave Rezoning and 842 Raymond Zoning / Proposed Building Heights

Dear Council Member Henningson and Mr. Jerve -

Thank you for including us in the discussion around these developments right next door to us.

The attached letter is intended as a positive, constructive one that both supports our neighbor's development efforts, but also raises concerns for controlled density not only for his land, but for what we hope to see for the rest of Raymond Avenue as well.

The immediate issue is the rezoning request at 2330 Long Thursday.

A secondary, and not unrelated issue is that for the heights of proposed building at 842 Raymond. Attached is a scaled massing study that illustrates the effects of the proposed building pretty well.

Could it be more sympathetic given more work on their part to refine their design? I think so.

Thank you, and please feel free to contact me for further discussion.

Geoffrey Warner, AIA • Principal Architect • weeHouse Founder
Alchemy LLC • 856 Raymond Ave Studio G. St. Paul, MN 55114 • 651-647-
6650. www.weehouse.com

842 Raymond

We are very supportive that Mr. Stolpestad is saving the carpenter's union structure and proposing a program that will be a great addition to the CEZ.

The zoning on the 842 is T2, with limits of 35', or 45' with a conditional use permit. The plans that we've seen top out with a stepped wall at roughly 50' high from where it abuts our shared property line to the east when you add in the extra 4' grade drop from where the zero datum is given. The current design does step back to conform with guidelines allowing extra height, but if one of the purposes of "conditional use" is to verify that the design doesn't negatively impact light and air issues on surrounding properties, what we've seen does not meet that requirement.

In the attached shadow study, you can see that a 4-story addition shadows our own studio completely from November 1 to March 1. 3 of our studios have their only glass facing the courtyard, and we rely on passive solar heating to temper our studio during the coldest weather of the year. 4 stories worth of shadow would greatly reduce the impact of what is one of the nicer spaces in our entire neighborhood - one that has often been visited on tours, and hosted innumerable neighborhood meetings.

We have been talking with Mr. Stolpestad to reduce the height of the north wall to a more appropriate (but still plenty tall) 3 stories. We would strongly advocate for a hard line limit on building height, which might affect not only the area to the east which is most of concern to us, but the rest of the project as well. If he is able to reconfigure the project resulting in a lower height to the east only, we could embrace that as well.

2330 Long Ave

The request to increase the zoning on that lot to T3 opens up the potential of the project to top out even higher than at 842. The surrounding residential dwellings are either two or three stories, and even the newer condominiums are below 35'. There may be taller design solutions that can be successful on that lot, but we strongly feel that they be required to demonstrate that rather than be given carte blanche with the less restrictive zoning.

Although more density is part of the long range plan along Raymond, it will necessarily contain many houses, and is a different character than that along University. For context, the largest building along Raymond that is not a skyscraper is the 100 year old Baker Court, with an eave line of about 30'. If it can be successful, then a 35' limit for buildings along Raymond should be too. Bringing in T3 zoning into that context sets a potentially damaging precedent.

Parking

Our Condominium Association currently rents parking for the retail businesses on the 2330 site. Those retail businesses are extremely concerned about the viability of their businesses with the reduction in parking that these two new development bring. Building higher will not come with more parking, only more people, which makes another argument about overbuilding.

These are promising projects and we ask you to please work with us to ensure that they stay within the lower limits of the current zoning envelope and fit more appropriately with the rest of the neighborhood.

Respectfully,
Alec Soth
Bill Skon
Geoffrey Warner
Rashin Moore
Lloyd Hodge

Alec Soth
Bill Skon
Geoffrey Warner
Rashin Moore
Lloyd Hodge



Anton Jerve, Planner
Samantha Henningson, Ward 4 Councilperson
City of St. Paul
Sunday, April 8, 2018

Re: 842 Raymond Development Conditional Height Zoning
2330 Long Avenue Rezoning Application

Dear Mr. Jerve and Ms. Henningson -

Overall, we support denser new development in our neighborhood, and Jamie Stolpestad's proposed projects at 842 Raymond and next door at 2330 Long Ave will be vital additions if well-conceived.

That said, we have serious concerns about the building heights being proposed for those projects, and want to push for more reasonable limits within the current zoning envelope.

Background

In 2001, we were part of the team that purchased 856 Raymond on the edge of a mostly residential area and the commercial nexus of University and Raymond, and converted it from a little-used warehouse. We saved the building and divided it into seven owner-occupied commercial condominiums which have allowed us to build a sustainable presence and bring creative voices and vitality to the neighborhood. In the time since, our businesses have employed about 75 people.

More than 10 years ago, I was one of the founding members of the Creative Enterprise Zone, which has helped encourage many smart, creative developments to come to the neighborhood as a result of the Green Line improvements and improving economy.

In 2010, we rezoned 856 Raymond with our neighbor at 842 from nonconforming residential to T2. *We specifically sought T2 because it most closely matched the scale that we and the city felt was appropriate for our neighborhood.*

It is cliché that developers claiming financial obstacles are always wanting to push the zoning limits of their projects, and often do so at the expense of the surrounding urban fabric. And while it is true that good design can overcome such obstacles, it also is true that you cannot legislate good design. But, we can use zoning guidelines meant to stabilize our community without overturning them hastily.

Alchemy Architects

842 Raymond

We are very supportive that Mr. Stolpestad is saving the carpenter's union structure and proposing a program that will be a great addition to the CEZ.

The zoning on the 842 is T2, with limits of 35', or 45' with a conditional use permit. The plans that we've seen top out with a stepped wall at roughly 50' high from where it abuts our shared property line to the east when you add in the extra 4' grade drop from where the zero datum is given. The current design does step back to conform with guidelines allowing extra height, but *if one of the purposes of "conditional use" is to verify that the design doesn't negatively impact light and air issues on surrounding properties, what we've seen does not meet that requirement.*

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2330 Long Ave

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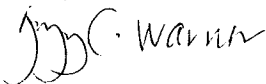
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Parking

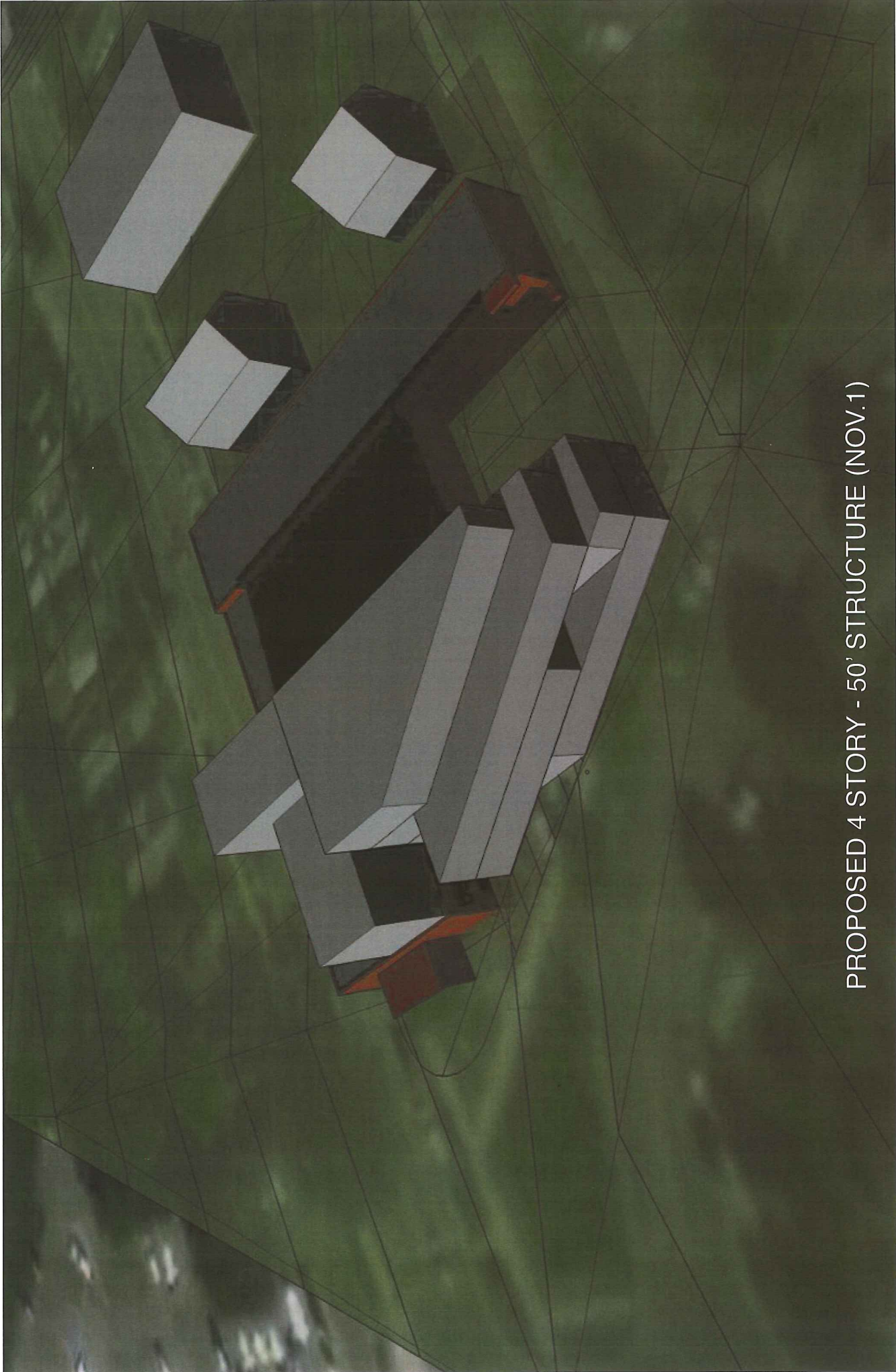
Our Condominium Association currently rents parking for the retail businesses on the 2330 site. Those retail businesses are extremely concerned about the viability of their businesses with the reduction in parking that these two new development bring. Building higher will not come with more parking, only more people, which makes another argument about overbuilding.

These are promising projects and we ask you to please work with us to ensure that they stay within the lower limits of the current zoning envelope and fit more appropriately with the rest of the neighborhood.

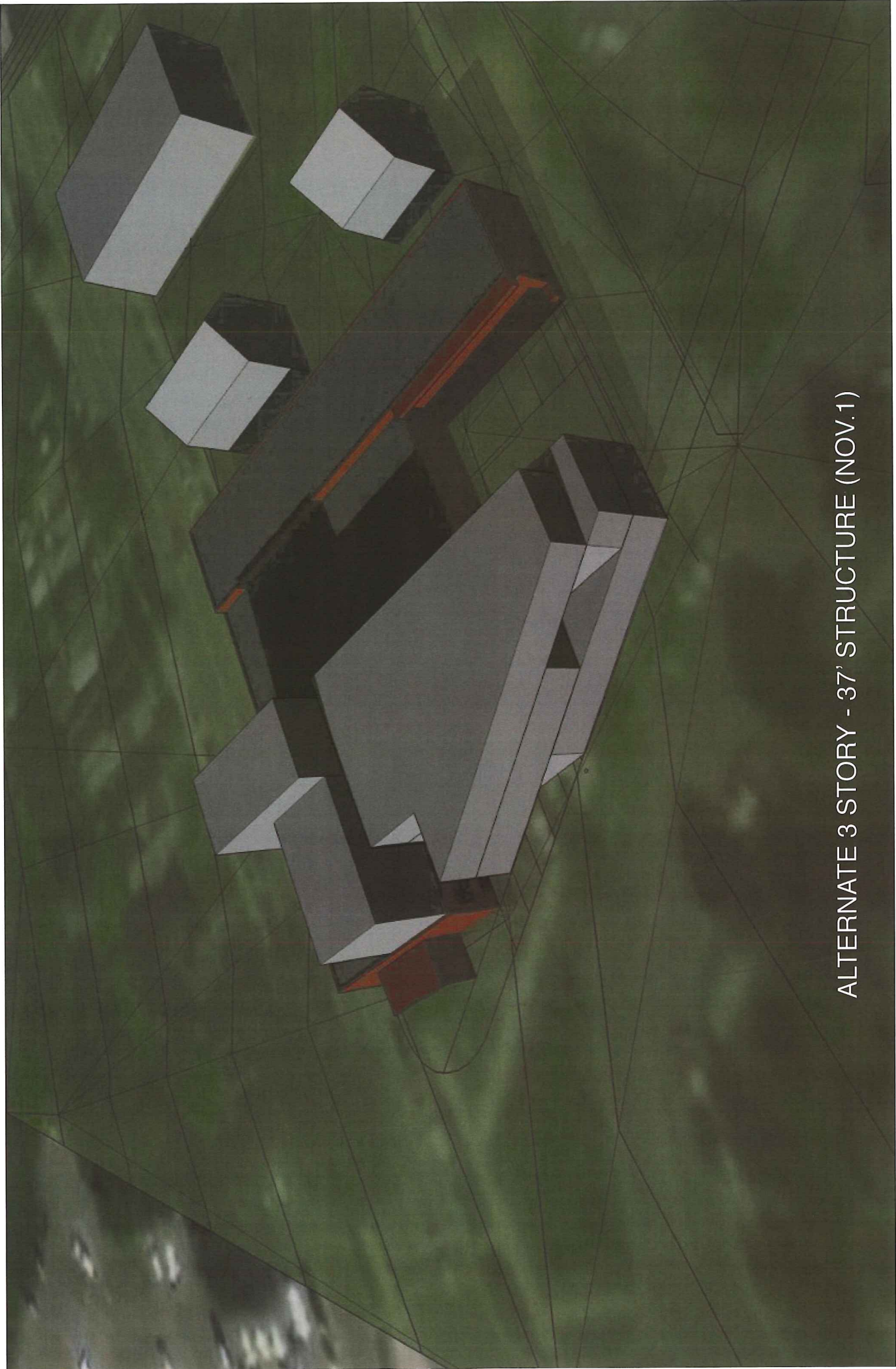
Respectfully,



Geoffrey Warner, Alchemy Architects

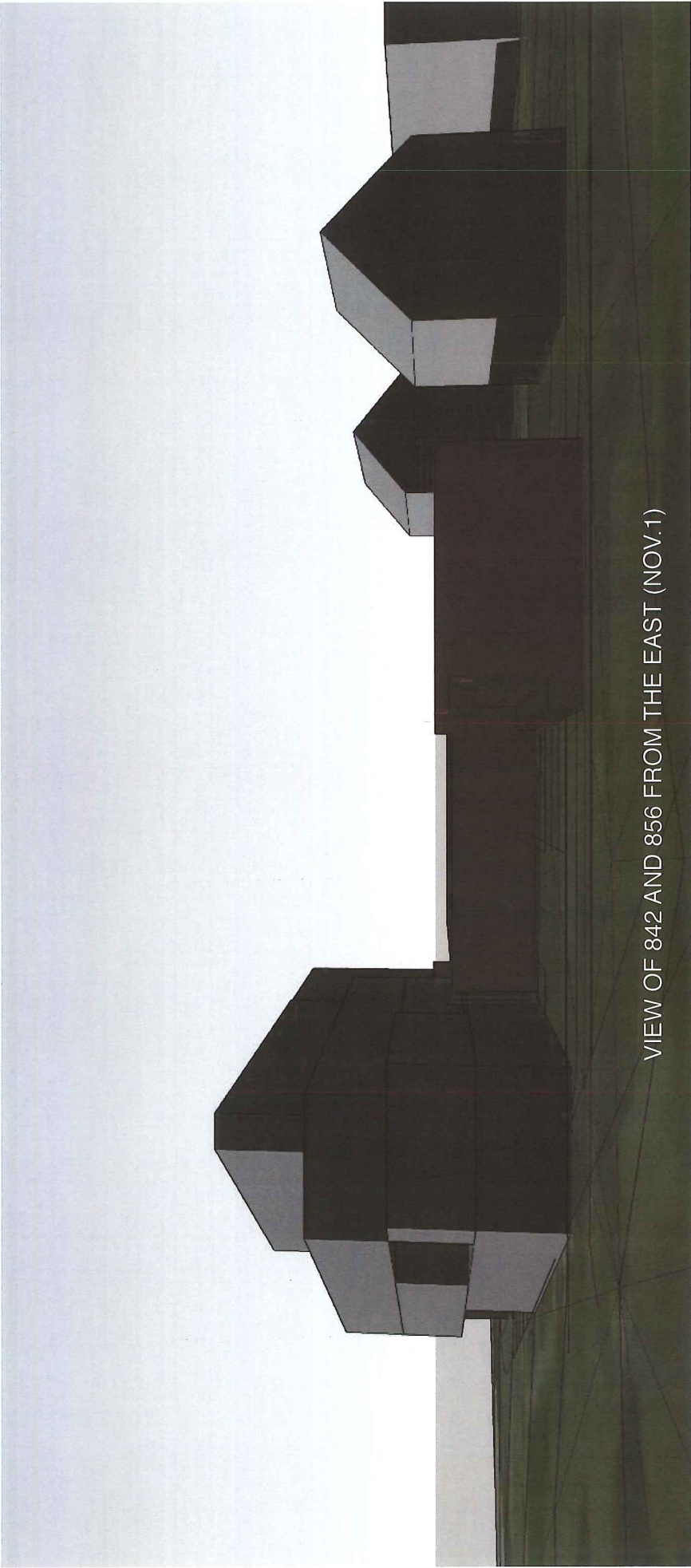


PROPOSED 4 STORY - 50' STRUCTURE (NOV.1)

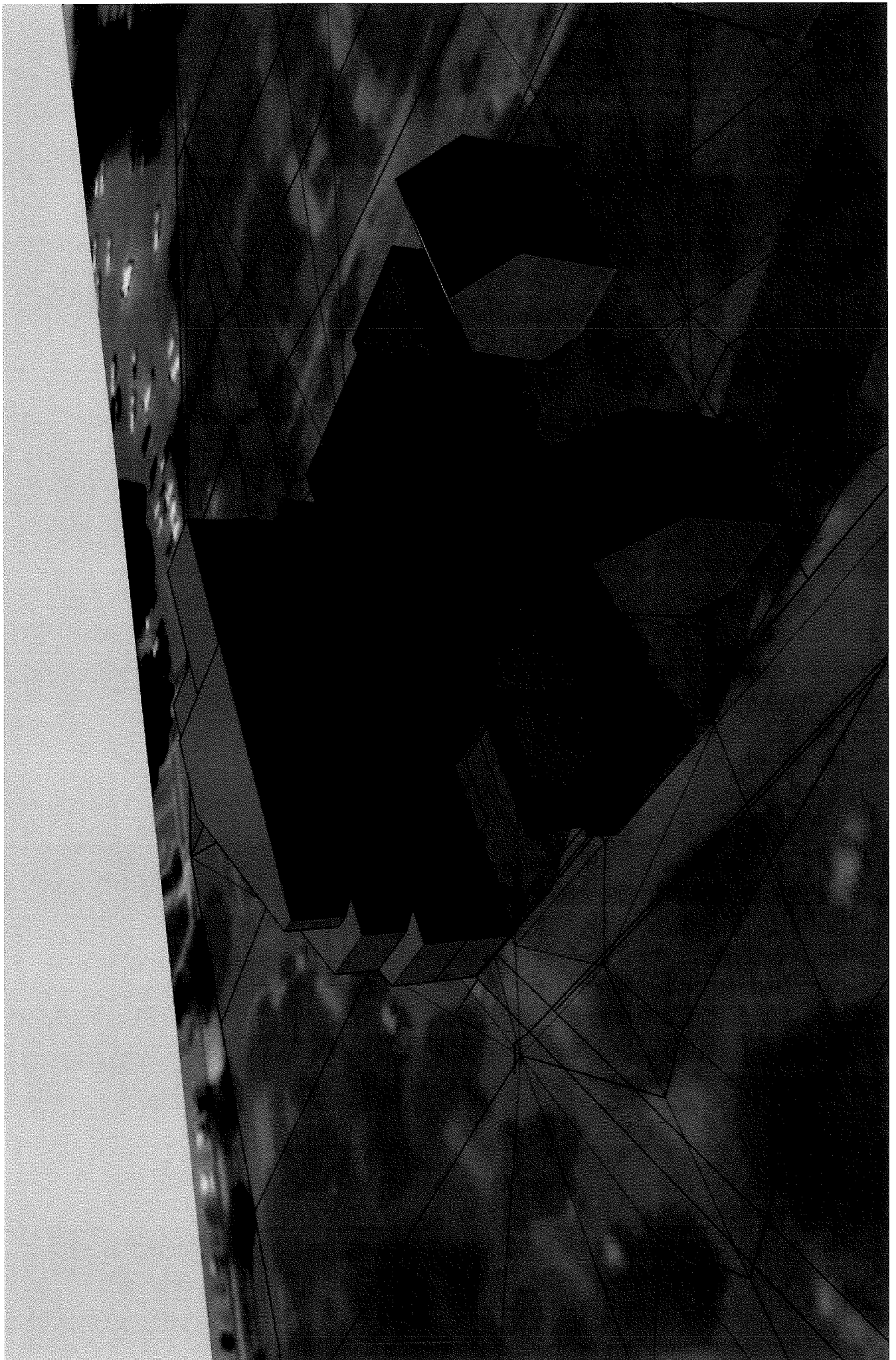


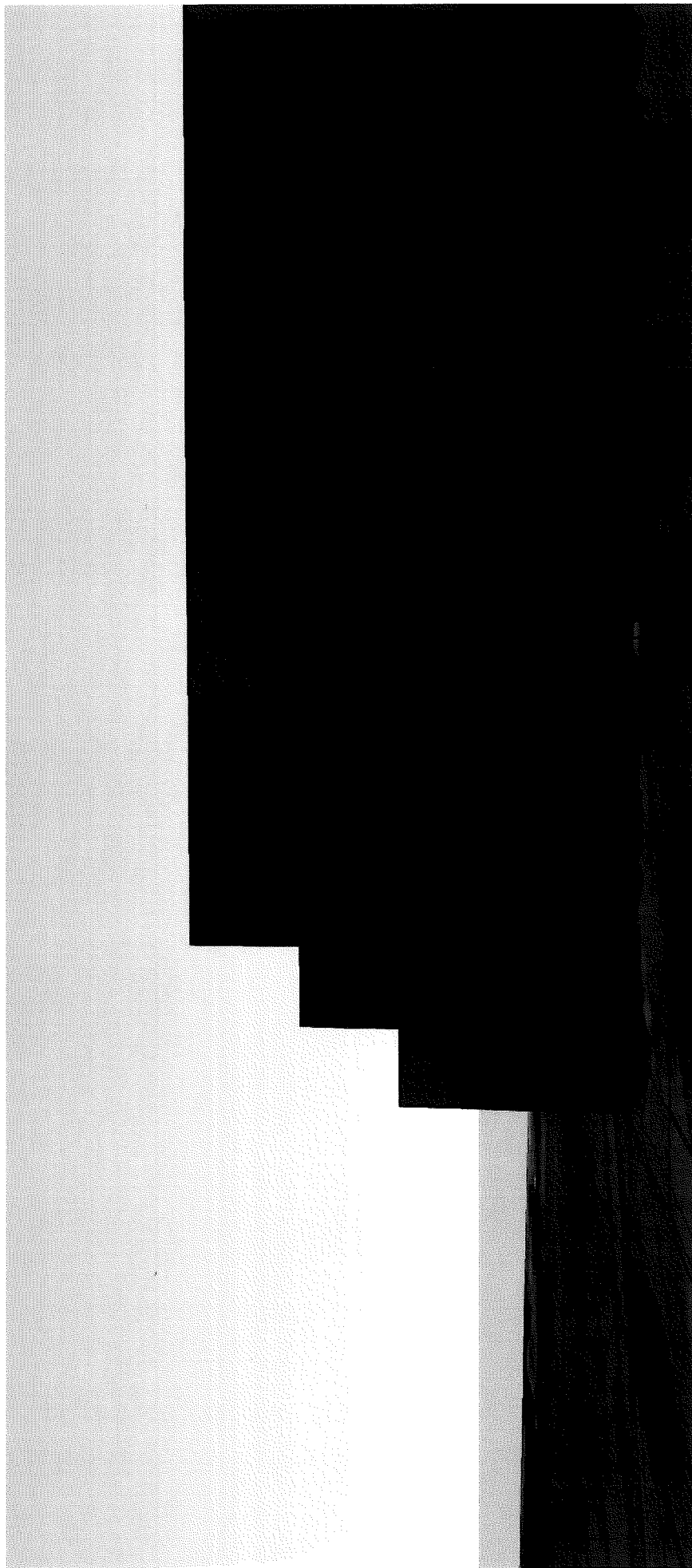
ALTERNATE 3 STORY - 37' STRUCTURE (NOV.1)

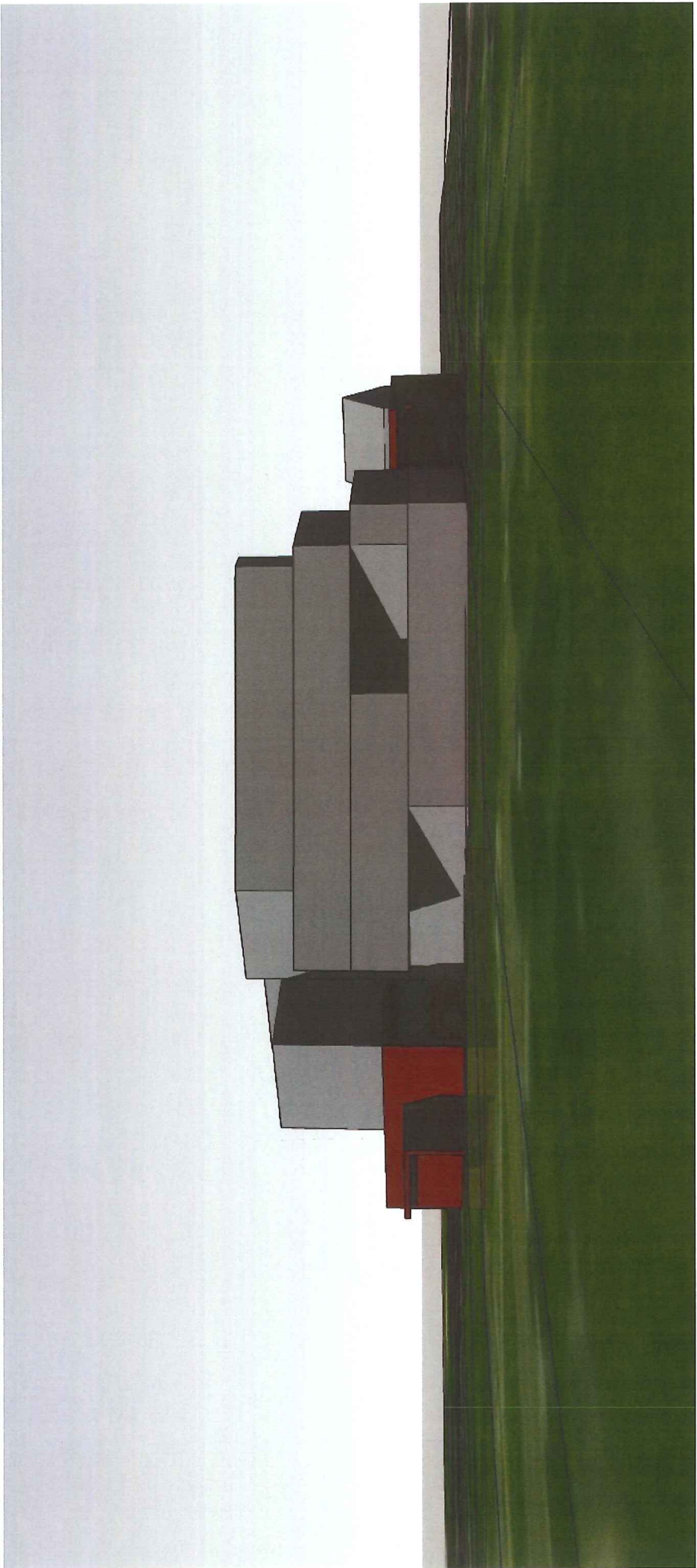




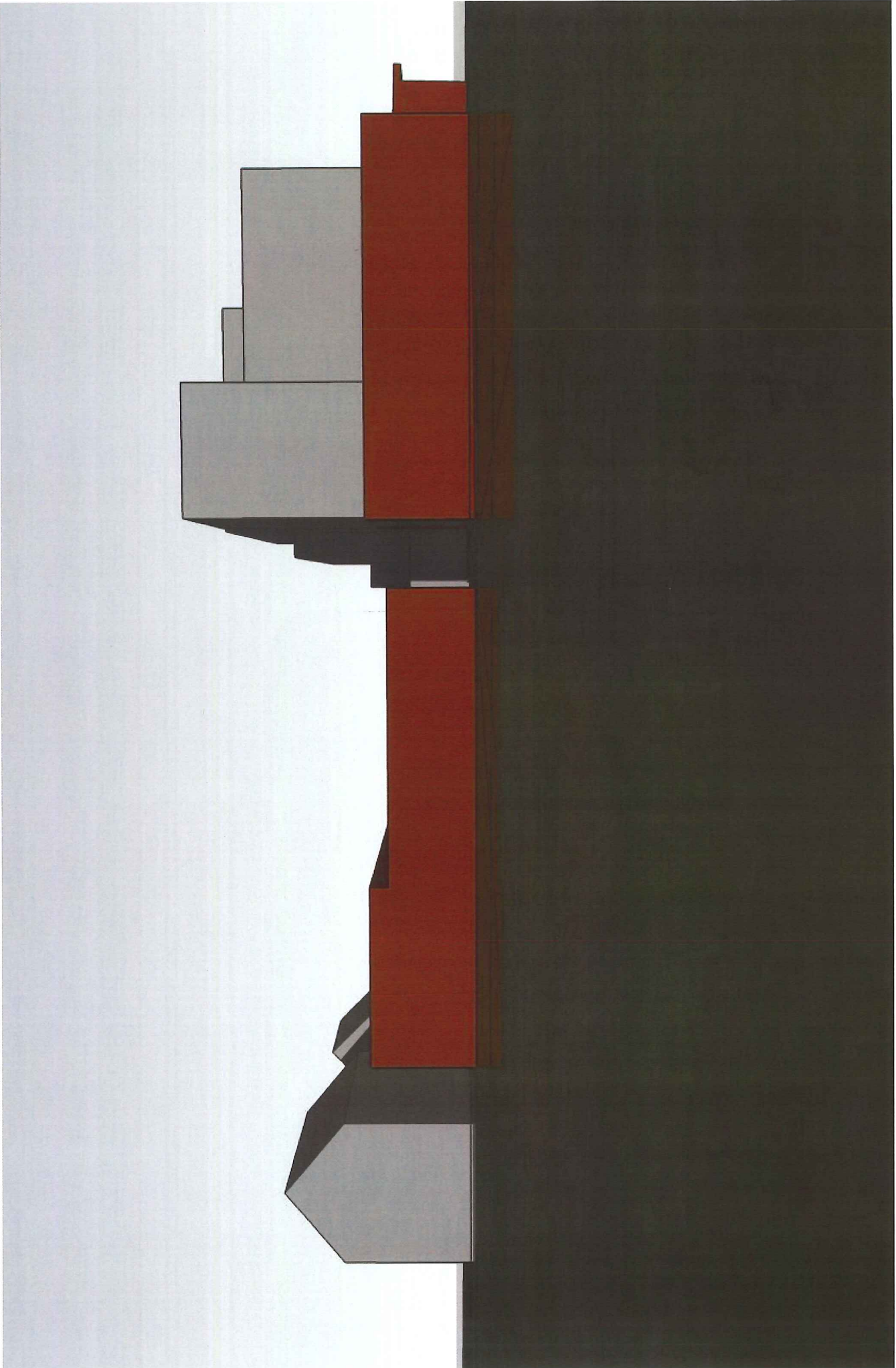
VIEW OF 842 AND 856 FROM THE EAST (NOV.1)











From: [Jerve, Anton \(CI-StPaul\)](#)
To: [Englund, Cherie \(CI-StPaul\)](#)
Subject: FW: 2330 Long Ave Rezoning and 842 Raymond Zoning / Proposed Building Heights
Date: Thursday, April 12, 2018 12:29:47 PM
Attachments: [856 Raymond Area Plan2.pdf](#)

Here is another exhibit for the ZC for a previous letter sent by Mr. Warner.

From: geo@weehouse.com [mailto:geo@weehouse.com]
Sent: Thursday, April 12, 2018 12:26 PM
To: Jerve, Anton (CI-StPaul)
Cc: Betsy Gabler; William Skon; Patty George; Linda Hodge; Suzanne Skon; Alec Soth; Rashan Moore; Ethan Jones
Subject: Re: 2330 Long Ave Rezoning and 842 Raymond Zoning / Proposed Building Heights

Dear Council Member Henningson and Mr. Jerve -

I will not clog up your speakers agenda today, but if you could share this diagram on the talking points of the letter that gives a more relevant graphic overview than the City's Zoning Map does, we'd appreciate it.

We'd like to support development that respects / saves / renovates the smaller commercial buildings that we already have.

We'd like to see that that the 2330 lot works within that context and supports the green respite from University Ave that we currently enjoy.

Geoffrey Warner, AIA • Principal Architect • weeHouse Founder
Alchemy LLC • 856 Raymond Ave Studio G. St. Paul, MN 55114 • 651-647-6650. www.weehouse.com

On Apr 11, 2018, at 1:58 PM, Jerve, Anton (CI-StPaul) <anton.jerve@ci.stpaul.mn.us> wrote:

Geoffrey,

Thank you for your comments. I will provide them to the Zoning Committee for the public hearing on Thursday.

Regards,
Anton

Anton Jerve
Senior City Planner
Planning & Economic Development
<[image001.png](#)> 25 W. 4th St., 13th Floor; Saint Paul, MN 55102
651-266-6567 Anton.Jerve@ci.stpaul.mn.us
<[image002.png](#)> <[image003.png](#)> <[image004.png](#)> <[image005.png](#)>

Making Saint Paul the Most Livable City in America

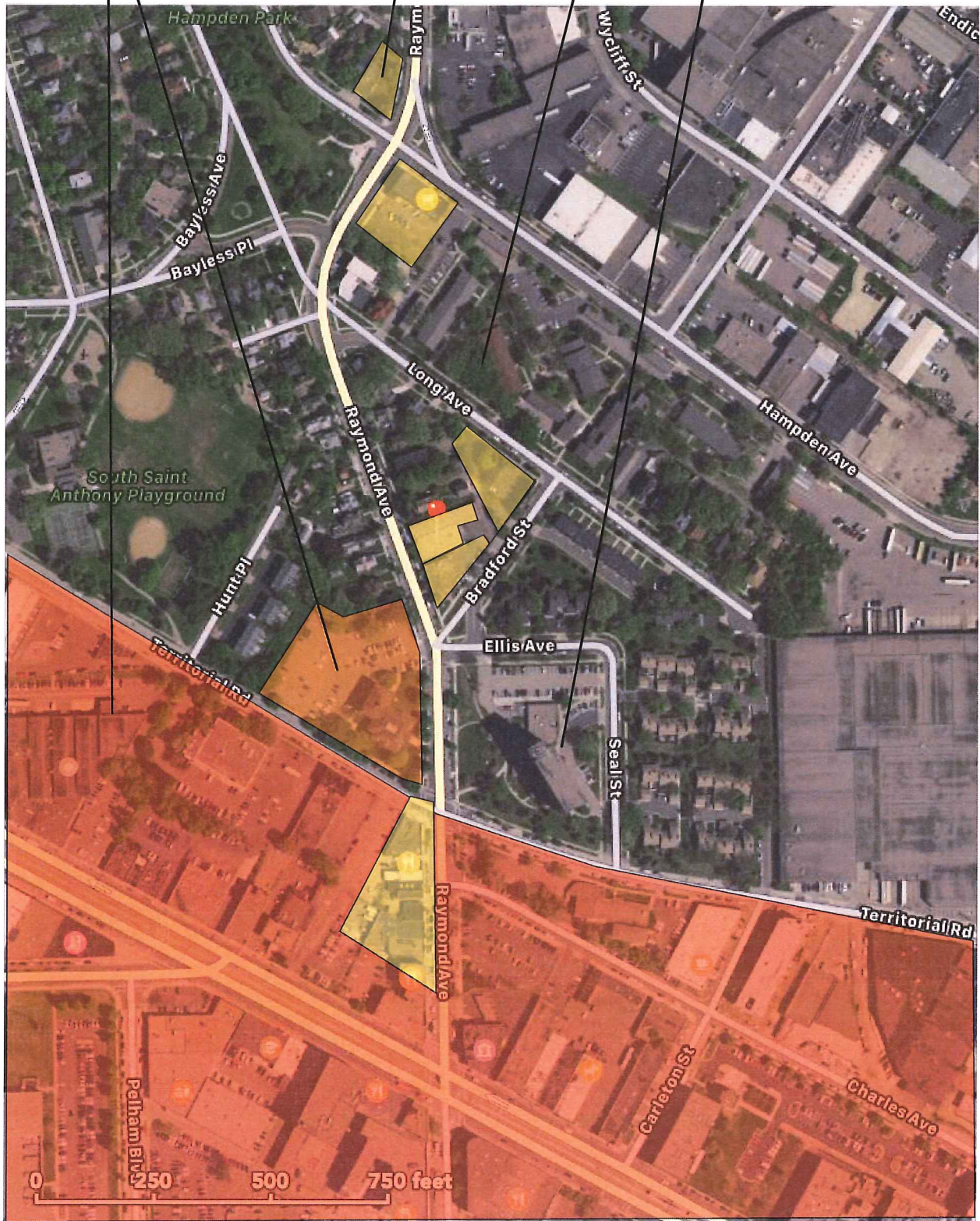
HIGHER DENSITY

MEDIUM DENSITY
ALONG RAYMOND

LOW DENSITY
(NOTE HOW IT IS NATURALLY GREEN)

THE 1960S ANOMALY

near St. Anthony Park — Saint Paul



RAYMOND AVENUE SCALE STUDY.

ADVOCATING FOR SAVING AND REINFORCING OUR EXISTING BUILDINGS
FOR A MODESTLY SCALED NEIGHBORHOOD ALONG RAYMOND

From: [Jerve, Anton \(CI-StPaul\)](#)
To: [Englund, Cherie \(CI-StPaul\)](#)
Subject: FW: Support for the rezoning of 2330 Long Avenue from T2 to T3
Date: Wednesday, April 11, 2018 2:01:49 PM

Hi Cherie,

Can you provide this to the ZC please?

Thanks,
Anton

From: Devin Creurer [mailto:dcreurer@arcadiamanagement.com]
Sent: Wednesday, April 11, 2018 11:00 AM
To: Jerve, Anton (CI-StPaul)
Cc: Henningson, Samantha (CI-StPaul); jas2@egcapitalus.com; Brad Johnson
Subject: Support for the rezoning of 2330 Long Avenue from T2 to T3

Dear Anton Jerve,

On behalf of Arcadia Management, I am writing to express our support for this project, which, given the good reputation of the developers, should prove to be an asset for the neighborhood and surrounding area. Whatever concerns might be raised, we are confident that the benefits of adding attractive new housing units to this highly desirable part of St. Paul will far outweigh any drawbacks.

Arcadia is the management group for several multifamily communities in the neighborhood, including: The Lyric (765 Hampden Avenue), Carleton Place Lofts (2285 & 2341 University Avenue W.), and RAY (2323 Charles Avenue).

Respectfully,

Devin Creurer, CPM® | VP Property Management & Development
2285 University Avenue West, St. Paul, MN 55114
Office: 651-288-7270 | Mobile: 952-215-8455
dcreurer@arcadiamanagement.com



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error, please notify me immediately and delete this message.

Thank you

From: [Jerve, Anton \(CI-StPaul\)](#)
To: [Englund, Cherie \(CI-StPaul\)](#)
Subject: FW: 2330 Long Ave. Rezoning
Date: Wednesday, April 11, 2018 2:04:31 PM

Hi Cherie,

Can you provide this to the ZC please?

Thanks,
Anton

From: Sandy Jacobs [mailto:sandy@updatecompany.com]
Sent: Wednesday, April 11, 2018 1:46 PM
To: Henningson, Samantha (CI-StPaul); Jerve, Anton (CI-StPaul)
Subject: 2330 Long Ave. Rezoning

Councilmember Henningson and Mr. Jerve,

I am writing this email in support of the rezoning effort for 2330 Long. T3 zoning is appropriate for this site and for the neighborhood.

I have reviewed information about the project and I believe it would be a good addition to this part of the neighborhood, where we transition from single family homes to multi-family and commercial uses.

Putting together sites for this type of development requires the developer to be creative and the City needs to support these developers to create new housing infill in our neighborhoods, which we sorely need.

I have no doubt this will be a quality project that will have a positive impact. Please approve the request for rezoning.

Sandy Jacobs
Update Company LLC
2380 Wycliff St. # 200
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Find Update Company LLC on Facebook for more news and information on our buildings.

From: [Jerve, Anton \(CI-StPaul\)](#)
To: [Englund, Cherie \(CI-StPaul\)](#)
Subject: FW: 2330 Long Ave Rezoning and 842 Raymond Zoning / Proposed Building Heights
Date: Thursday, April 12, 2018 10:59:40 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

2 of 3 for the ZC.

From: William Skon [mailto:drskon@skonchiro.com]
Sent: Thursday, April 12, 2018 7:53 AM
To: Jerve, Anton (CI-StPaul)
Subject: RE: 2330 Long Ave Rezoning and 842 Raymond Zoning / Proposed Building Heights

Dear Mr Jerve,

Thank you for the opportunity as a business owner at 856 Raymond and a long time resident of St Anthony Park to express my concern regarding the rezoning of the above projects.

I am very worried about the impact of my business and its need for accessible parking. I think this is expressed well in other emails and letters to you from my condo associates so I will not repeat them.

What I am wondering is if the city ever finds it appropriate to conduct a parking analysis in a situation such as this. Is this a consideration? It would certainly help those of us that require accessible customer parking determine if our businesses will be viable in the future.

Personally it is very frustrating to have purchased a business condo that I thought was ideal to end my career and then pass on to a new owner only to find that only to find that a proposed housing project could eliminate most of the required parking.

Thank you again for the opportunity to have some input on this proposal.

We are disappointed that none of us at 856 Raymond are able to attend the meeting today.

Respectfully,

William Skon DC

From: Jerve, Anton (CI-StPaul) [mailto:anton.jerve@ci.stpaul.mn.us]
Sent: Wednesday, April 11, 2018 1:58 PM

To: geo@weehouse.com; #CI-StPaul_Ward4 <Ward4@ci.stpaul.mn.us>; Henningson, Samantha (CI-StPaul) <samantha.henningson@ci.stpaul.mn.us>

Cc: Betsy Gabler <betsy@weehouse.com>; William Skon <skonchiro@gmail.com>; Patty George <pgeorgehair@aol.com>; Linda Hodge <lindarh@bjlsoftware.com>; Suzanne Skon <suzanneskon@gmail.com>; Alec Soth <alec@alecsoth.com>; Rshan Moore <service@nanosystems1.com>; Ethan Jones <ethan@alecsoth.com>; Austin Young <austin@weehouse.com>; Bryan Carpenter <bryan@alchemyarch.com>; Eric Winter <eric@weehouse.com>; Sam Brissett <briss039@umn.edu>; Marcy Conrad Nutt <marcy@weehouse.com>; fariba@weehouse.com; catherine day <cr4day@gmail.com>

Subject: RE: 2330 Long Ave Rezoning and 842 Raymond Zoning / Proposed Building Heights

Geoffrey,

Thank you for your comments. I will provide them to the Zoning Committee for the public hearing on Thursday.

Regards,
Anton



Anton Jerve
Senior City Planner
Planning & Economic Development
25 W. 4th St., 13th Floor; Saint Paul, MN 55102
651-266-6567 Anton.Jerve@ci.stpaul.mn.us



Making Saint Paul the Most Livable City in America

From: geo@weehouse.com [<mailto:geo@weehouse.com>]

Sent: Wednesday, April 11, 2018 9:36 AM

To: #CI-StPaul_Ward4; Henningson, Samantha (CI-StPaul); Jerve, Anton (CI-StPaul)

Cc: Betsy Gabler; William Skon; Patty George; Linda Hodge; Suzanne Skon; Alec Soth; Rshan Moore; Ethan Jones; Austin Young; Bryan Carpenter; Eric Winter; Sam Brissett; Marcy Conrad Nutt; fariba@weehouse.com; catherine day

Subject: 2330 Long Ave Rezoning and 842 Raymond Zoning / Proposed Building Heights

Dear Council Member Henningson and Mr. Jerve -

Thank you for including us in the discussion around these developments right next door to us.

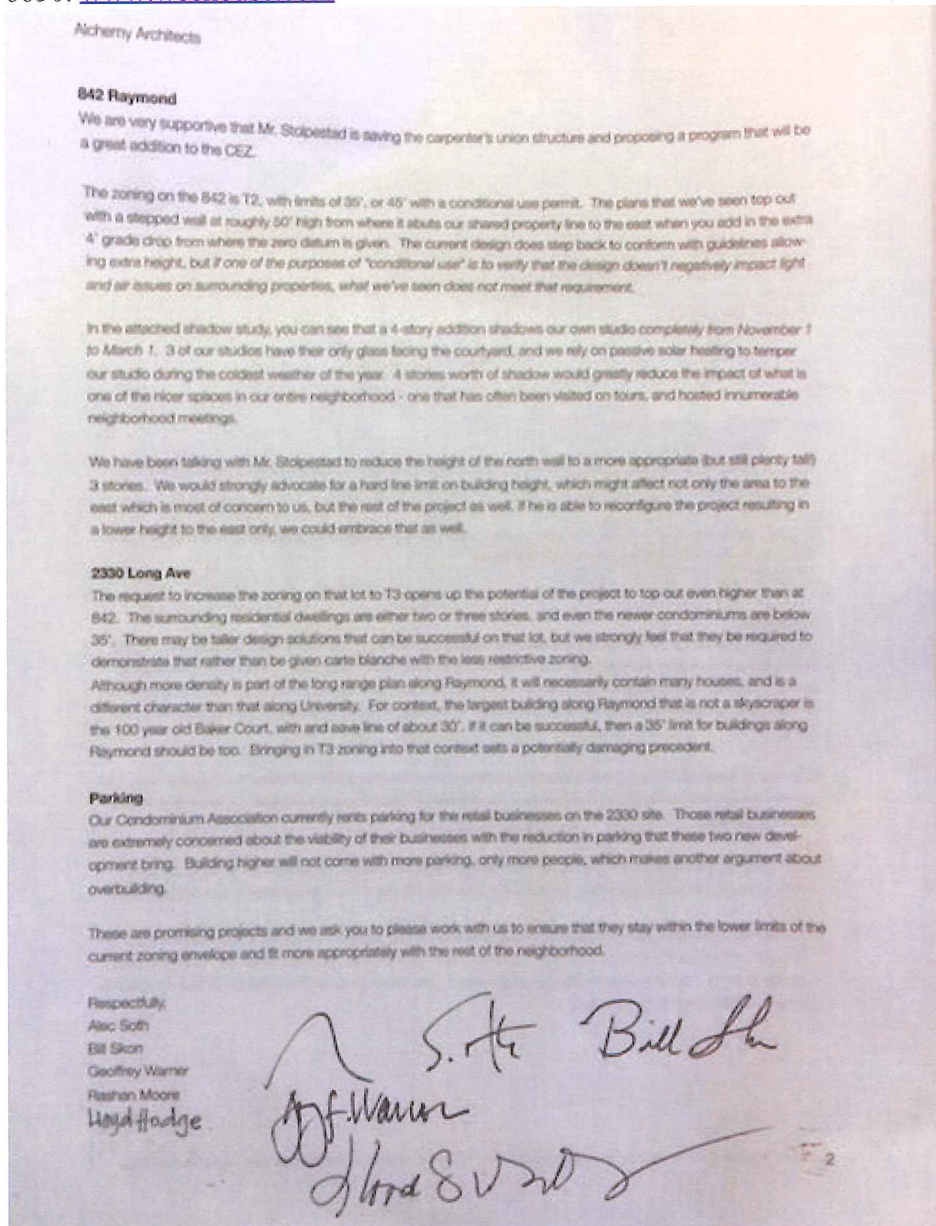
The attached letter is intended as a positive, constructive one that both supports our neighbor's development efforts, but also raises concerns for controlled density not only for his land, but for what we hope to see for the rest of Raymond Avenue as well.

The immediate issue is the rezoning request at 2330 Long Thursday.
A secondary, and not unrelated issue is that for the heights of proposed building at 842

Raymond. Attached is a scaled massing study that illustrates the effects of the proposed building pretty well.
Could it be more sympathetic given more work on their part to refine their design? I think so.

Thank you, and please feel free to contact me for further discussion.

Geoffrey Warner, AIA • Principal Architect • weeHouse Founder
Alchemy LLC • 856 Raymond Ave Studio G. St. Paul, MN 55114 • 651-647-6650. www.weehouse.com



Anton Jerve, Planner
Samantha Henningson, Ward 4 Councilperson
City of St. Paul
April 10, 2018

Dear Mr. Jerve and Ms. Henningson,

I am writing today to ask for you to consider the current zoning and height limits to a redevelopment at **842 Raymond Ave. and 2330 Long Ave.** by the new owner Mr. Jamie Stoplestad. The project name will be **Guild842**.

I, as well as my building co-owners at 856 Raymond Ave Condo Association, have serious concerns about the building heights being proposed for both of those projects. We would like to ask you to consider more reasonable heights and design like that of the current neighborhood look and zoning in our area. I am in opposition of the current plan on creating more density and scale of the proposed condo buildings due to a lack of parking for our businesses and design/look of our neighborhood. We are surrounded with 2-3 story houses and condo/apartment buildings in an older neighborhood.

Background

I have been in the hair industry for 31 years in St. Paul. When I bought my business condo in 2005, Salon George, at 856 Raymond Ave, I bought in a neighborhood with plenty of parking. I am 1 of 5 owners that redeveloped 856 warehouse to business condos in an older building that we kept within the era of the neighborhood. Raymond Avenue was redone, full infrastructure, a few years ago and we lost one side of parking to 2 bike lanes and we also lost parking spaces on our side street, Bradford St. We lost several spaces due to re-configuring that corner to accommodate the new infrastructure and slow down traffic on Raymond. I bought into a neighborhood to have a long term business to go into my retirement. My family also owns George's Shoe Repair and Shoe store that has been a viable business since 1905 in St. Paul, Arden Hills, and Stillwater. I come from a long line of entrepreneurs and do not take ownership lightly or take for granted a great neighborhood as St. Anthony Park. I did not buy into a Downtown or Uptown area where parking is limited. I am very concerned what our future looks like for our client's ability to frequent our salon with the current Guild842 Project proposed. The current project will limit parking significantly with the high density housing and limit sun exposure, too. I currently have 12 independent stylists and techs that run their own business within my business structure and all of our clients will be facing a challenge with parking, which could cause detriment to their businesses, as well. We want to stay long term in this community and feel this redevelopment may detour our long term goals. That being said, I am for future development and light rail, but at what cost to small businesses and older neighborhoods? There is a scale to measure how future forward we develop in certain areas.

842 Raymond Ave/2330 Long Ave

Mr. Stolpestad came to us at 856, we are his closest neighbor to the north, and shared about the first build phase at 842 (2018) would be 9 luxury units, standing 4 stories high. This will be the tallest structure on the block after being built. Approx. 50' high and, in comparison, standing across the street is the 100y.o. Baker Court Building at 30' high at the eaves. Much higher than any of the closest residential buildings which are under 35'. He stated he would keep 5 parking stalls under the building at grade. Currently, there are 12 spaces. He will likely put handicap spaces up front on Raymond, which will also take a space or 2 away from front parking to our now only one side of parking since the Raymond Ave reconstruction a few years ago. Not only is parking a major concern, but so are air and sun availability. Geoffrey Warner from Alchemy Architects, my co-building owner, gives a sun study and building comparison in another letter to you, as well.

In the second phase (2019), directly behind our building and on the current lower parking lot at 2330 Long Ave, from our prior meeting Mr. Stolpestad said he was building approx. 20 units with about 20 parking spaces below the building at grade. **HOWEVER, at the last Land Use council meeting on April 5th, he said it could be 35-50 micro units with approx. 22-33 parking spaces and 5 stories high.** He keeps stating different numbers and is not direct on how many units it will be, how many parking spaces there will be, how much they will cost, what the design will look like, or if there will be significant green space loss, as well. The current 2330 Long Ave lot is surrounded by huge evergreens and grass with 12 parking spaces. We currently rent out 7 spaces. Also, at the current 842 building, there are rose gardens and very large boulevard crab apple trees that are gorgeous bloomers and give great natural beauty to our landscape. I am not sure if any of those will be saved or given green space in that first or second build. Mr. Stolpestad never seems to have a definite plan, has limited pictures, and has stated he doesn't know certain build facts every time a council member asks. To me, it seems he is not prepared or taking into account the neighborhood design or the parking situation. The potential of upper of **59 new condos** being built with under 1/2 a parking space per unit scares me with our current on street and off street parking availability. On a daily basis, most street parking is taken up by neighbors on the west side of Raymond and our clients and employees to our buildings at 856 and 842 Raymond. Now I feel we have a large worry with what it will look like for future parking. If the buildings are being marketed to use the light rail and that means those condo owners will likely have their cars parked all day, every day. Some may not have cars, but likely most will, given the state we live in and the amount of light rail thru out the city. Our clientele are middle/upper class professional men and women and families coming into the neighborhood from St. Paul, surrounding suburbs, and Mpls. I feel we have supported this neighborhood and would like to continue to do so in the future.

FYI: We, at 856 Raymond, did not receive a postcard informing us of the rezoning. This makes me wonder if my neighbors received one and if they are informed of what is likely to come and affect their properties. I was told by a mutual friend of the SAP meeting. The SAPCC Land Use Committee has recommended to the SAP Community Council to deny the rezoning of T2 to T3, in hopes to have Mr. Stolpestad's design modified to fit the scale and design of the S. St. Anthony neighborhood.

Those of us that are concerned are directly near the development, including a neighborhood council member that lives next to my salon. I believe Mr. Stolpestad wants to build modern industrial buildings like "The Ray" condos near Dogwood Coffee Bar, those are going up closer to the Raymond light rail station on Carleton and Territorial and Hampden and Territorial, near the "Carleton Lofts" and not far from "The Lyric" apt. buildings on University Ave. They are considered in the industrial area, BUT where we are is more residential. I believe Mr. Stolpestad is trying to put up modern oversized buildings, like I mentioned before, by us and not considering the style or scale of our direct neighborhood. I am not against future thinking or change, but how much do we need to change when it will become over dense and more than 50-75% parking will be unavailable since I bought in this neighborhood??

We ask you to please work with us and our neighbors to ensure we will not be over developed and that it fits the style of our neighborhood.

Thank you so much-

Patty George

Patty George, Salon George, Owner & Salon George Independent Contractors

Adrienne Pavek, Melissa Degendorfer, Kristin O'rourke, Jenny George, Bryan Rahn, Nikki LeNoir Johnson, Dan Bergstrom, Dexa Franks, Brook Carl, Kathleen Benick, Jennilyn Koonce
Melanie Nugent-Riess

Bryan Rahn
Kristin O'Rourke
Adrienne Pavek
Jenny George

Kathleen Benick
BD
Jennilyn Koonce
Melanie Nugent-Riess

Dan Bergstrom
M. Pavek

Handwritten note on right margin

From: [Jerve, Anton \(CI-StPaul\)](#)
To: [Englund, Cherie \(CI-StPaul\)](#)
Subject: FW: Rezoning of 2330 Long Avenue
Date: Thursday, April 12, 2018 10:48:58 AM
Attachments: [image001.png](#)

Cherie,

I received three more letters for the Long case overnight. Please provide to the ZC (1 of 3).

Thank you,
Anton

From: Joe Bergman [mailto:JBergman@ExeterMN.com]
Sent: Wednesday, April 11, 2018 5:36 PM
To: Jerve, Anton (CI-StPaul)
Subject: Rezoning of 2330 Long Avenue

Anton,

I wanted to write in and note my support for the rezoning application for 2330 Long Avenue from T2 to T3. Rezoning to T3 would allow the applicant to achieve greater density, something I think should be encouraged at this proximity to the Raymond Avenue LRT station. Additionally, as you mentioned in the staff report, the proposed rezoning is consistent with recent development in the area, the surrounding uses and the City's comprehensive plan.

Sincerely,

JOSEPH W. BERGMAN
Development Manager
Exeter Group LLC
332 Minnesota Street
Suite W2300
Saint Paul, MN 55101
651-294-2446
JBergman@ExeterMN.com
www.ExeterMN.com



Subject: 3:30 Zoning hearing today

Date: April 12, 2018 at 2:50:02 PM CDT

To: antone.jerve@ci.stpaul.mn.us

Greetings Anton,

I was just made aware of a Public Hearing today at 3:30 pm regarding a proposed change in Zoning from T2 to T3 in the South St. Anthony neighborhood.

I'm not certain if I was sent a notice however I would have thought so since my commercial property is a block and a half away at 2388 University Ave., on the corner of University and Raymond Ave.

My understanding is that one of the existing developers in the neighborhood is requesting a change in the zoning in order to accommodate the sudden influx of high density housing. Exposing the neighborhood to even more demands without the proper planning has already imposed more restraints on the small businesses that support the residents, both new and old.

Since I don't have the facts in front of me and am not in town to attend the meeting, I would like to voice my concern about sudden changes in well established zoning policies and laws. The development is progressing fast and furious, without the typical long terms studies and short term concerns that I have witnessed over the 25 years that I have owned the commercial property nearby.

I would hope that the city will proceed with consideration when realizing the impact that sudden changes will have on current businesses that support the residents and nearby neighborhoods. It's apparent that the parking concerns for these neighborhood businesses and residents have been overlooked as the development has proceeded at lightning speed. The fantasy that fewer will need parking and that fewer will own autos that live and visit the neighborhood is just that, fantasy.

I'm suggesting that there is a very real need for the City to consider the the impact of these decisions when we are in a critical stage of rapid development.

Wm Miller
2388 University Ave.
St. Paul, MN. 55114