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Sent: Mon, Jun 11, 2018 4:48 pm  
Subject: Rezoning of 2330 Long Ave / ORD 18-18  
Hello St. Paul City Councilmembers,

I would like to thank you for listening to our testimonies last week for the rezoning of ORD 18-18. I would like to follow up with a few ideas for thoughts before you vote on June 13th.

I did speak in opposition/against of the rezoning and forgot to mention, even though it is in the records, about the petition against the rezoning on 2330 Long Ave. We, the neighbors of South Saint Anthony Park and those that visit and frequent our area, have signed a petition opposing the rezoning of 2330 long. As of current, there are over 450 signatures in opposition. As I stated when I spoke, I was the one neighbor that talked to the area residents and businesses to find out for myself if they knew about this project and the other 2 properties, as well, that are slated for redevelopment and rezoning. 842 Raymond development and The Baker East building rezoning. We, at 856 Raymond Condo Association, DID NOT receive rezoning postcards for the Baker East rezone , 842 Raymond or the 2330 Long Ave project. I asked for the hearing to be held over so more could come to testify or write in their opinions. I realize the responses you have received are in direct response to my getting the word out, NOT because we received rezoning postcards. I ask, "How many projects get push along without really knowing if the neighborhood is actually informed?" An apology about the rezoning postcard glitch is not accepted. If it wasn't for neighbors speaking out, we would have been pushed under the rug.

It seems this project is asking to SPOT rezone for the sole purpose of this developer, adding affordable housing, and to create more density. Let me clarify, from my understanding, our District Council 12 recommends 30% affordable housing in a project for future developments and to keep builds at scale of the neighborhood. They want multi family housing, as well. This project is asking to SPOT REZONE for the purpose of building higher and more dense AND only adding **20% affordable** housing, that the city of St.Paul requested. We, as a neighborhood of businesses and residents, JUST rezoned to T2 in the last few years to keep a future forward approach of moving forward for St. Paul, but in scale of the current neighborhood. T2 is a mixed use area and should remain that zoning. It is within scale of the current area.

**\*\*Currently, the Baker East building is at 35' or 3 stories high. The Baker East building is on a full 3 sided corner lot and a huge piece of property at the edge or beginning of the residential area.**

**\*\*The Seal hi-rise is 14 stories, built in 1976, but an anomaly, in the area. And again on a huge 4 sided lot at the beginning of the residential area. Seal hi-rise is an ALL affordable housing building.**

South St. Anthony Park is a mostly residential and a small business area in the 1 and 2 story building height zone. In the T2 zone they can build up to 35', which will be higher than all around it already. If it is allowed to go to T3 and 45' with an option to have a conditional use permit, as well, it could be 4-6 stories high NEXT TO 1 and 2 story houses. \*This will eliminate our chance to have solar capability with the height variance, cause an over abundance in traffic, parking issues, less green space/trees, storm water issues, increased noise, congestion, impervious surface, and nighttime lighting. We, at 856 Raymond, will be shadowed 4-5 months in the winter with the 842 project and 2330 Long Project. See

the sun/shadow study attachment. 842 Raymond will overshadow 856 Raymond building and will likely hide the businesses at 856, let alone cause parking shortages for the residents living in this area.

\*With the current T2 zoning it will already be difficult with the a fore mentioned issues, adding more density will gravely increase these issues. We are currently surrounded by housing units dedicated to all affordable housing, The Hampden Square Apartments and Town homes, that are directly across the street of 2330 Long, and The Seal Hi-rise.

For these reasons this will negatively impact our neighborhood to rezone to T3.

The developer has stated, in the 4 meetings I have been at, with him, that these units will be around 600 square feet @ approx. \$1800/month. At 20% being affordable, that's 10 units, the price would be approx. \$1200. **At 600 sq.ft. units, this IS NOT multi-family size or affordable.** This is marketed for 1-2 people units. He has stated he will only be putting in a 1/2 a parking space per unit off street. IF he markets to those for LRT use, even if they use that for that purpose, or walk, or bike, MOST have cars, as well. Those cars will be parked all day, everyday, when they may use LRT for work. We are not a full transit city like NY or D.C. We do not have a station on every corner or two to get all around the city without the use of a car.

This project should be denied rezoning, because current T2 zoning is acceptable to the area residents and businesses, and T3 will negatively impact our already over-packed streets and the encroachment of LRT housing. Would you like to live next to a 6 story building? Taking away your sun or green space or parking? In the industrial area directly behind Raymond on Hampden or Carleton or Territorial, there are plenty of Buildings for redevelopments. Why put it between 1 and 2 story houses and businesses in a residential area??

I've tried to work with my district council, we are still trying to make some parking plans, but they do not seem to get the businesses voices heard. I've been asking for 10+ years for help in this area of parking issues. I never received any survey about what our neighborhood plan should look like for the District 12 city plan. Did they ask the current businesses to weigh in? Not from whom I've talked to. Raymond Ave Businesses are under-represented. Please help us small businesses, help the current residents, DO NOT take away any more parking from our area. **Demand that if any projects get redeveloped in our area, that the developer must put in, at least, 1 off street parking stall per unit and have a site plan for the project first!** This is unbelievable that people think we do not need cars! We have families, we are elderly, we are disabled, we have snow 5 months a year, Not everyone walks or bikes. People pay good money to get their hair and spa services done at my salon and don't want to walk 2-3 blocks in bad weather or at night to their car. Not everyone uses transit 100% of the time, that doesn't also own a car. Be realistic. Our neighbors need you to listen to our concerns. We don't have big money, we have voices. Read all the letters and comments from my neighbors and customers. We are being pushed out by big developers and our super cool neighborhoods and quaint little hidden gems are being destroyed by Big buildings and cement. Keep St. Paul inclusive of residents and small businesses. LRT is pushing out all the small family run, immigrant run, and women run businesses. Look at University Ave after LRT. How many small businesses went under because they couldn't sustain their business without parking or during construction? Again, we are not New York, or D.C., or Chicago, or San Francisco, or other fully transit cities.

AT WHAT COST DO WE LOSE THE QUAINTESS OF ST. PAUL? AT WHAT COST DO WE LOSE SMALL BUSINESSES? AT WHAT COST DO WE PUSH RESIDENTS TO GO ELSEWHERE SEARCHING FOR THAT NEIGHBORHOOD FEELING AGAIN?

PLEASE STOP THE REZONING OF 2330 LONG FROM T2 TO T3. MAYBE CONSIDER THE SMALL PERSON FOR ONCE.

Thank you for listening to us.

Patty George

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