

From: [Sumeya Said](#)
To: [Greg Weiner](#)
Subject: FW: Zoning Case #24-078-931
Date: Thursday, November 14, 2024 11:46:56 AM

From: Matheus Bauer <mthsbauer243@gmail.com>
Sent: Tuesday, November 12, 2024 7:36 PM
To: #CI-StPaul_Ward7 <Ward7@ci.stpaul.mn.us>
Subject: Zoning Case #24-078-931

Some people who received this message don't often get email from mthsbauer243@gmail.com. [Learn why this is important](#)

Think Before You Click: This email originated **outside** our organization.

Hello Cheniqua,

I am reaching out to voice my opposition to the White Bear Ave development that Beacon wants to build. I think approving this project would be a disaster for our community. The East Side does not need another Kimball Court. I do not need to go into detail of the issues of Kimball Court, as I am sure you are aware of them. Ask yourself, Would you want to live next to this development that Beacon is trying to build? If the answer is no, then why would anyone else in our community want to? For the East Side to improve, we need more middle class families to move here. I have lived here for 6 years in Dayton's Bluff. With the current state of the area, I would not choose to raise a family here. Projects like the one Beacon intends to build only further exacerbates the many issues that the East Side is facing as far as homelessness, drug use, and crime. I think approving this project would be a huge step backwards for the East Side.

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Matheus

From: [Carolina Cordova](#)
To: [#CI-StPaul Council](#); [CouncilHearing \(CI-StPaul\)](#)
Subject: ZONING CASE #24-078-931 470 Whitebear ave
Date: Thursday, November 14, 2024 8:36:44 AM

You don't often get email from carito915x@gmail.com. [Learn why this is important](#)

Please do NOT build anything here. There is already so much crime in this area NOT including what's about to happen considering the bus line will now be VERY accessible to thief's, drug dealers ect. Nokomis montessori school is at the corner and I am HIGHLY against this idea especially with the kids so close. We see speeders EVERYDAY, drug deals happening as we are walking by when dropping my daughter off for school. I cannot imagine how bad it WILL get if this idea follows through. Please save the youth and consider building elsewhere. We already have to think about school shootings.

Please don't add more to worry about!

From: [Sam Nelson](#)
To: [*CI-StPaul](#); [Contact-Council](#); [CouncilHearing \(CI-StPaul\)](#)
Subject: Re: Opposition to St. Paul Zoning Case #24-078-931 (470 White Bear Ave)
Date: Thursday, November 14, 2024 8:36:42 AM

You don't often get email from sam.nelson08@gmail.com. [Learn why this is important](#)

Dear Members of the St. Paul City Council,

I am writing to express strong opposition to Zoning Case #24-078-931, which proposes a new housing complex at 470 White Bear Avenue. My concerns reflect not only the potential adverse effects on our community but, critically, the **safety risks** this development would pose to the children and students in the area, **my daughter included**. The proposed complex would be in very close proximity to two schools, and its impacts would ripple out into our neighborhood in ways that raise serious and urgent concerns.

1. Student and Community Safety Risks Near Schools

The planned location of this complex is dangerously close to two schools, where young children and students would be most affected by the potential changes in their environment. Every parent and community member prioritizes the safety of children, especially in spaces dedicated to their education and growth. High-density housing developments can bring higher foot and vehicular traffic, both of which increase the risk of accidents in school zones. Additionally, the safety of our children will be at risk, as this would be directly across the street from two schools, not to mention a high school a few blocks away. The safety and focus of our students should be non-negotiable and safeguarded from zoning decisions that could jeopardize the sanctity of their learning environment.

2. Concerns with Beacon Interfaith Housing's Track Record

Beacon Interfaith Housing has been involved with several similar developments, such as Kimball Court, which has experienced ongoing issues with criminal activity and a high volume of police calls. Reports indicate that these sites are frequently associated with criminal incidents, ranging from theft to disturbances and even more severe offenses. The increased police presence and response times required by these complexes impose a strain on our local law enforcement, diverting resources that could otherwise support the broader community. Moreover, such issues at Kimball Court should prompt caution in approving a new development under similar management, especially without a clear and enforceable action plan for mitigating crime and addressing community concerns preemptively.

3. Insufficient Support Structures for Residents in High-Need Complexes

While Beacon's goal of providing affordable housing is appreciated, previous developments like Kimball Court suggest that the support services for residents with complex needs have not been adequately addressed. Many residents may require on-site support for mental health, addiction recovery, and community integration. Without sufficient infrastructure to provide these critical services, residents and the surrounding neighborhood could face heightened risks of destabilization. St. Paul needs a comprehensive, transparent plan for handling the needs of all community members affected by these developments, especially before considering new sites near schools, let alone directly across from them.

4. Negative Impacts on Community Trust and Cohesion

Beacon's developments are intended to benefit communities, yet without proactive community

engagement and clear accountability, they often foster apprehension. Concerns from residents in areas surrounding similar complexes about noise, litter, and property crime are common, and these issues erode trust in the project's benefits. The city council must consider the long-term social impact this development could have on the neighborhood, particularly its potential to alienate community members who already feel uneasy about how similar projects have been managed.

5. Lack of a Detailed Safety and Oversight Plan for the New Complex

Given Beacon's past record, it is essential that any future developments come with a detailed, enforceable plan for safety, security, and oversight, especially in school-adjacent areas. Such a plan should be shared transparently with the community and enforced rigorously, with mechanisms for rapid response to community concerns. This would include clear roles and accountability for on-site management, robust screening processes, and collaboration with local law enforcement and social service providers.

In light of the above points, I urge you to consider the risks this project would introduce to our neighborhood, especially to children and students in nearby schools. I respectfully request that the council either reject this proposal outright or demand substantial, transparent, and enforceable modifications to Beacon's plan that will prioritize community safety and uphold the integrity of our educational spaces. We owe it to our residents and our students, our very children, to act with caution and ensure their safety, security, and peace of mind are prioritized.

Thank you for your careful consideration.

Sincerely,

Sam Nelson
1645 Fremont Ave
sam.nelson08@gmail.com