

Williams, Josh (CI-StPaul)

From: Ronald Rosemark <ronrosemark@icloud.com>
Sent: Tuesday, September 05, 2017 11:28 PM
To: Williams, Josh (CI-StPaul)
Subject: 258 Snelling

I am hoping you'll be at tonight's meeting to extend the t3 zoning to 258 Snelling, there is an empty parking lot behind my building.

I would like to introduce you to Jim lavalle (owner of the Finn apartments on Cleveland).he and I are attempting to develop this corner. We are interested in the abatement process of the property and if we can apply for some grant money.

The more zoning we can collect the more setbacks we can give the city and community.look forward to seeing you Wednesday .

Thanks ron rosemark
Ronrosemark@aol.com

Sent from my iPhone

Williams, Josh (CI-StPaul)

From: Paul Sabourin <paul.sabourin@gmail.com>
Sent: Tuesday, September 05, 2017 4:29 PM
To: #CI-StPaul_Ward3
Cc: Johnson, Tony (CI-StPaul)
Subject: South Snelling Ave. Zoning Study

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Councilmember Tolbert-

I am a resident of Ward 3, writing to encourage you to vote to approve the recommendations of the South Snelling Ave. Zoning Study.

I think Gena Berglund's recent piece on the Streets.mn website (<https://streets.mn/2017/09/01/five-reasons-to-support-the-snelling-avenue-south-zoning-study/>) did an excellent job outlining the benefits to the tax base, to the environment, and to the vitality of street life that would result from allowing additional mixed-use development along Snelling Avenue. I won't repeat her arguments, but simply add that this part of St. Paul is one of the few places in the Twin Cities where walking, cycling, and transit are viable alternatives to driving for many purposes, and market conditions seem to show that there's more housing demand than supply in places offering these options. The city of St. Paul should be trying to take full advantage of this comparative advantage.

What I would like to do is provide a bit of context in terms of population numbers, which I think show that the South Snelling study area has the capacity to house quite a few more people before we'd reach the point of any significant negative impacts.

Basically, reviewing the study materials made me curious about how the population of this area has changed over the past couple of generations. It's possible that the zoning study included some retrospective information like this, but if it did I couldn't locate it. So, I looked up the population in 1950 and in 2010 of the six census tracts that extend roughly a half-mile either side of Snelling Ave. between University Ave. on the North and Highland Parkway on the south (see the attached map).

I've seen some comments about problems that could ensue from higher density, but I've not seen anyone claiming that this area was overcrowded in the 1950s and 1960s when the population turns out to have been much larger than it is now. There's a table attached with the numbers for each tract, but in a nutshell, the total population of these tracts decreased by nearly 5700 people, or 22%, between 1950 and 2010. The number of

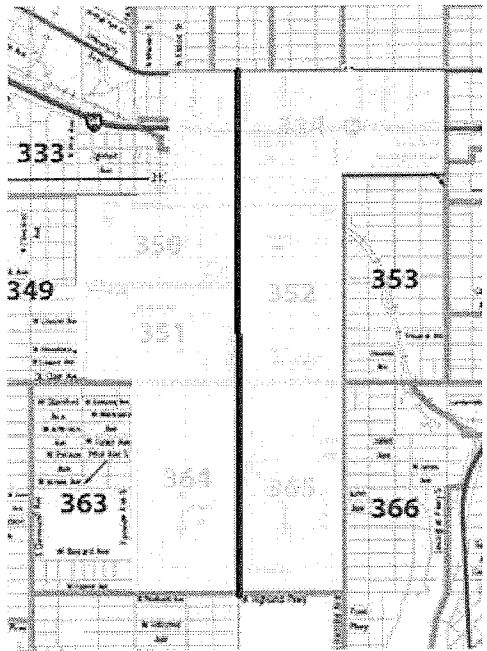
households in this same area actually *increased* by about 500 over the same period, so the population decline can be attributed pretty much entirely to the decrease in average household size over this time.

In summary, there's plenty of room in the South Snelling area for more people, as the area wasn't crowded when I was a child and it was home to thousands more people than live here today. The proposed rezoning would make it possible for more people to move to this area and take advantage of all that it offers. The resurgence of population growth would benefit existing residents as well, by virtue of things like building the tax base and increasing patronage of local businesses. I ask that you support the changes recommended by the zoning study.

Best regards,

-Paul Sabourin

Tract	Population			Households			
	1950 (2010)	1950	2010	Change	1950	2010	Change
34 (334)		3616	3078	-538	1079	1291	212
50 (365)		3931	2597	-1334	1144	1084	-60
51 (365)		3893	3440	-453	1091	1006	-85
52 (365)		4722	3307	-1415	1495	1488	-7
64 (365)		5055	3952	-1103	1554	1663	109
65 (365)		4650	3804	-846	1404	1739	335
<i>Area total</i>		<i>25867</i>	<i>20178</i>	<i>-5689</i>	<i>7767</i>	<i>8271</i>	<i>504</i>





Johnson, Tony (CI-StPaul)

From: andrew koch <drewko77@gmail.com>
Sent: Wednesday, September 06, 2017 10:15 AM
To: Johnson, Tony (CI-StPaul)
Subject: Snelling Avenue South Zoning

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Tony,

I am a resident of Highland Park near the Snelling Ave South Zone. I will not be able to attend the public hearing tonight, but would like to let you know that I fully support the plan to rezone south Snelling to allow for more housing and mixed-use commercial and retail spaces.

Thank you!

Andy Koch



Johnson, Tony (CI-StPaul)

From: Matt Privratsky <mattprivratsky@gmail.com>
Sent: Tuesday, September 05, 2017 8:14 PM
To: Johnson, Tony (CI-StPaul)
Subject: In favor of Snelling zoning proposal

Follow Up Flag: Follow up
Flag Status: Flagged

The Snelling Avenue zoning study is a great example of the opportunities Saint Paul has to strengthen our tax base and rejuvenate our neighborhoods. Simpler and improved zoning along major corridors like Snelling Avenue can encourage new investments and development where they make the most sense while protecting the neighborhood character of more purely residential areas.

As we continue to add more and more new residents and families to our community, they need places to live, work, and play. Saint Paul's major thoroughfares serve as our main opportunities to add the housing and jobs necessary to welcome new residents to our community. By improving the zoning on Snelling Avenue, and other roads like it, we can turn our major thoroughfares into true economic and cultural engines for our community.

I strongly support the Snelling zoning improvements and urge the city council to move them onto the mayor for final approval.

Matt Privratsky



Johnson, Tony (CI-StPaul)

From: Michelle Fasen <michelle.h.freeman@gmail.com>
Sent: Tuesday, September 05, 2017 3:54 PM
To: Johnson, Tony (CI-StPaul)
Subject: Fwd: Support for South Snelling Upzoning

Follow Up Flag: Follow up
Flag Status: Flagged

Dear City Planner Tony Johnson:

My name is Michelle Fasen, a proud resident and homeowner of the Mac-Groveland neighborhood. I am unable to attend the city hearing tomorrow, September 6th and am instead writing to express my support for the changing of zoning on Snelling Avenue from residential to traditional neighborhood.

Snelling Avenue is a major hub for transit, foot traffic, high-density residential buildings, and retail and restaurants. I live only five blocks away from the intersection of Snelling and Randolph and already know the benefits of the A-line and renewed development in this area. The intersection of Selby and Snelling is a city favorite of mine and a great example of what higher density redevelopment can look like: aesthetically pleasing, accommodating to multi-modal transit, and high-density residential capacity. I would love to see the rest of Snelling Avenue redeveloped like the Selby/Snelling intersection. Changing the zoning from residential to traditional neighborhood allows that development to happen.

My husband and I are former renters of the Lowertown neighborhood, and when looking for our first home to buy together walkability and access to frequent, reliable transit was high on our list. We love our new neighborhood and want to continue to see it grow. We believe strongly that re-zoning Snelling Avenue will allow this positive growth to happen.

Please support the changing of zoning for Snelling Avenue from residential to traditional neighborhood.

Sincerely,

Michelle Fasen
Resident of Mac-Groveland
Supporter of SustainWard 3
michelle.h.freeman@gmail.com

Williams, Josh (CI-StPaul)

From: Heidi Schallberg <heidils@gmail.com>
Sent: Thursday, August 17, 2017 10:54 AM
To: Johnson, Tony (CI-StPaul)
Subject: Re: Support the Snelling Avenue Zoning Study

Follow Up Flag: Follow up
Flag Status: Flagged

Hi, just noticed in the packet for City Council's first reading on this that my May 26th email of support to the Planning Commission was not included. Please ensure all comments are included. Thanks.

On Fri, May 26, 2017 at 1:12 PM, Heidi Schallberg <heidils@gmail.com> wrote:
St. Paul Planning Commissioners:

As a Highland resident, I am writing to you in support of the Snelling Avenue South Zoning Study and ask that you approve and implement the study's recommendations for zoning changes. These changes will support the development of needed multifamily housing and the development of more pedestrian-friendly neighborhoods along the A Line, which has been a great public transit investment in the area.

I also encourage the city to not lose sight of other strategies identified in this study: reducing minimum parking requirements along high-capacity transit lines such as bus rapid transit (i.e. the A Line) and light rail, and the use of accessory units.

While I don't believe it is addressed in this study, the example of the new drive-through at the Starbucks at Snelling and Marshall highlights why drive-throughs should not be allowed in zoning along transit and bicycling corridors. Drive-throughs prioritize drivers over everyone else trying to safely walk, bike, and ride transit in the area and create dangerous conflicts for those outside of vehicles. The Planning Commission needs to ban drive-throughs in transit corridors and along bikeways to truly become the "most livable" city that St. Paul aspires to become.

Thank you for your time.

Sincerely,
Heidi Schallberg
706 Miss Rv Blvd S #204
55116



Johnson, Tony (CI-StPaul)

From: Allen Gleckner <agleckner@gmail.com>
Sent: Tuesday, September 05, 2017 11:30 AM
To: Johnson, Tony (CI-StPaul)
Subject: Support for the Snelling ave South Zoning study

Follow Up Flag: Follow up
Flag Status: Flagged

Hello - My wife and two children live at 2023 Palace Ave. Writing in support of the City's Snelling Ave South Zoning Study. We fully support more housing and mixed-use commercial and retail type zoning in our neighborhoods and citywide. We support a more dense, walkable, bikeable and transit-oriented St. Paul and feel this plan is a step in the right direction.

Thanks!
Allen & Andrea Gleckner



Johnson, Tony (CI-StPaul)

From: Tyler Teggatz <tylerteggatz@gmail.com>
Sent: Monday, September 04, 2017 9:43 PM
To: Johnson, Tony (CI-StPaul)
Subject: I support the Snelling Avenue South Zoning Study

Follow Up Flag: Follow up
Flag Status: Flagged

Good Evening,

I am writing in support of the Snelling Avenue South Zoning Study. The city should be encouraging more multi-family housing and mixed use development, especially on a major transportation route like Snelling.

Thank you,

Tyler Teggatz

2031 Itasca Ave



Johnson, Tony (CI-StPaul)

From: Nathaniel M Hood <nmhood@gmail.com>
Sent: Friday, September 01, 2017 3:29 PM
To: Johnson, Tony (CI-StPaul)
Subject: Support for South Snelling Zoning Study

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Tony,

The South Snelling Zoning Study's recommendations are sound and would benefit the City of St. Paul.

The plan is a step in the right direction for accomplishing the city's long terms goals of sustainability. There are few things more important to the social, economic, and environmental health than creating more housing options and more businesses in existing walkable and transit-centered neighborhoods. These recommendations will add housing options for downsizing Baby Boomers and young professionals who want to live in the neighborhood, but who cannot afford to purchase a home.

I believe it is essential that we support an up-zoning effort that adds housing and shops within walking distances to our neighborhood centers and along transit lines. There are few places in the neighborhood better suited for zoning change than on this particular corridor which resides on the A-Line and adjacent Macalester College.

Additionally, along Snelling Avenue, I encourage the city to strongly look into design guidelines that promote active street frontages and reduce parking minimums.

Have a good weekend,
Nate

Nathaniel Hood
1879 Montreal Ave
St. Paul, MN 55116
nmhood@gmail.com
(612) 237 - 7614



Johnson, Tony (CI-StPaul)

From: Robert Wales <rawales@gmail.com>
Sent: Wednesday, August 30, 2017 10:53 AM
To: Johnson, Tony (CI-StPaul)
Subject: Public Comment re Snelling Avenue Zoning Study

Follow Up Flag: Follow up
Flag Status: Flagged

Mr Johnson,

I am writing in support of the zoning study which proposes transforming Snelling Avenue into a corridor which would open to use as a medium and high density residential as well as commercial area. The demand for housing in the Twin Cities Saint Paul will reach a critical mass over the next 2 decades. If Saint Paul wants to continue to prosper and grow as a city, we need to build places where people can live and where businesses can grow.

In addition, by upzoning to Traditional zoning districts, the City of Saint Paul has an opportunity to continue to build on the success of the A Line as well as make this area safer for pedestrians and bicyclists.

Thank you for your time.

Sincerely,
Robert Wales
1727 Race St
Saint Paul, MN 55116



Johnson, Tony (CI-StPaul)

From: Eric Holmberg <ejhberg@gmail.com>
Sent: Monday, August 28, 2017 2:12 PM
To: Johnson, Tony (CI-StPaul)
Subject: Written Comment on Snelling Avenue South Zoning Study

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mr. Johnson,

I am unable to attend the September 6th public hearing on the Snelling Avenue South Zoning Study but would like to submit my comment in support of the proposed zoning changes to you. I live at 318 Snelling Avenue South.

I am a strong proponent of the increased density proposed for this area of the city, where I currently live. I am 20 years old and about to graduate from college. When people ask if I like living in St. Paul, I point out that I live on an amazing transit corridor, and I can easily get to and from work via the A Line and the Green Line. Thanks to the all-day hours, I can even use the A Line and then light rail for social outings late into the evening and on weekends. I love the transit accessibility of this neighborhood because it helps my budget and it helps the environment. However, I follow up this high praise for transit by saying that I would absolutely move to Minneapolis when given the choice. Mac-Groveland has the opportunity to embrace being an urban neighborhood and to keep more of its young people, but we need density and mixed-use buildings in conjunction with our prime transit access. I am not compelled to live in an area that is strictly single-family homes with bland, unexciting commercial intersections.

For these reasons, I urge the Council to adopt the proposed zoning changes in full and to continue to encourage density, transit access, and equity to encourage young people to remain in St. Paul and for it to be a city for all, not simply established property owners.

Sincerely,
Eric Holmberg

SustainWARD 3

9/5/2017

• • •

Tony Johnson
Office of the City Council
310 City Hall
15 Kellogg Boulevard West
Saint Paul, MN 55102

Greetings Mr. Johnson and Councilmembers,

Sustain Ward 3 is a group of neighbors in Ward 3 who seek to build a welcoming community that emphasizes environmental, fiscal and community sustainability. We support rezoning South Snelling Avenue along these lines and urge the city council to adopt the zoning as proposed by city staff.

From an environmental perspective, rezoning Snelling will allow gradual improvement on the existing car-dominated landscape. Snelling is very well served with transit and allowing greater density will enhance the utility of that network and perhaps spur the development of further enhanced transit on connecting lines. Accommodating St. Paul's and the larger area's rapid growth within our city will also help prevent unnecessary and resource-intensive sprawl beyond the suburbs.

From a fiscal perspective, rezoning Snelling will increase St. Paul's tax base and make more efficient use of the infrastructure we've already paid for. The incremental tax revenue gained by new residents and more businesses will contribute to a sound financial future for St. Paul.

From a community perspective, increasing density along mixed-use corridors replicates the model of historically successful cities. It provides multiple transportation options and convenient access to concentrations of goods and services while maintaining the quieter nature of interior residential blocks. It also provides much-needed housing options at a time when housing costs are extremely high and multifamily housing is scarcely available. To keep Ward 3 a strong community we need to accommodate the upwardly mobile younger people who want to move here, as well provide new housing options for seniors who may not want to remain in their single family homes.

Similar mixed-use zoning changes were recently made in Highland Village and in the Shepard Davern area. The results in Highland Village have been very encouraging, including the addition of 6 locally-owned businesses and 54 new units of housing within walking distance of

Sustain Ward 3

• • •

all that Highland Village has to offer. While any proposal to increase density is certain to bring highly localized opposition, it is abundantly clear that denser mixed-use corridors are essential for the future of St. Paul and its future residents. On behalf of Sustain Ward 3 and our supporters, thank you for your consideration.

Sincerely,

Kevin Gallatin

Sustain Ward 3

www.sustainward3.com



Johnson, Tony (CI-StPaul)

From: Benjamin Ashley-Wurtmann <ben.wurtmann@gmail.com>
Sent: Tuesday, September 05, 2017 8:44 PM
To: Johnson, Tony (CI-StPaul); #CI-StPaul_Ward4
Subject: Public Comment on South Snelling Rezone

Follow Up Flag: Follow up
Flag Status: Flagged

As a neighbor to this area, I write in strong support to the proposed up-zoning of south Snelling to allow more density near the A line.

St. Paul needs increased density to be successful. If we are to stabilize property taxes, we need a broader and stronger base, including commercial property interspersed in neighborhoods. We need to anchor more economic activity here, where people live. We need a growing, vibrant city that can support the businesses and amenities that make St. Paul a great place to live and work.

St. Paul needs more density near transit. Regardless of if a particular project is designated as affordable, increasing the overall availability of housing stock will help alleviate pressure on the rental markets. Supporting residents in using transit by putting more units there helps farebox recovery and the sustainability of more frequency service, a key factor in making St. Paul transit friendly. Getting more people and more jobs located on existing transit lines is a solid strategy for making St. Paul work for lower income residents.

St. Paul needs density that is not diluted by high parking minimums. Allowing for density, but only when a development can afford significant underground parking or the like is not real growth. Insisting that the public forgo development, and attendant tax revenues, unless a project sacrifices space for parking is a strange and unhelpful subsidy.

I enjoy having a grocery store close enough to walk to...not that much farther than the walk from the back of the Target parking lot to the main door. I like having a choice of restaurants to go to, close enough for my family to visit without getting in the car. Increased density on the Snelling corridor has already increased the quality of my life, and I believe, the value of my home.

Please continue to develop and enact policies that support density on the A line, and across St. Paul.

Thank you,

Ben Ashley-Wurtmann
1661 Iglehart Ave
St. Paul MN 55104



Johnson, Tony (CI-StPaul)

From: Joan Pasiuk <joanpasiuk@msn.com>
Sent: Tuesday, September 05, 2017 7:12 PM
To: Tolbert, Chris (CI-StPaul)
Cc: Johnson, Tony (CI-StPaul)
Subject: please approve snelling zoning study

Follow Up Flag: Follow up
Flag Status: Flagged

Councilmember Tolbert,
South Snelling Ave as redefined by the zoning study is the kind of commercial and walkable corridor St Paul must embrace. Traditional Neighborhood zoning will encourage multifamily housing and mixed-use development over the next 40 to 60 years. Please do not miss the opportunity to put St Paul on a track that improves transit use, local business activity, and more equitable housing. I hope we can count on your vote to approve the study and Traditional Neighborhood zoning on Snelling.
Joan Pasiuk



Johnson, Tony (CI-StPaul)

From: Eric Celeste <efc@clst.org>
Sent: Tuesday, September 05, 2017 12:13 PM
To: Stark, Russ (CI-StPaul); Johnson, Tony (CI-StPaul)
Subject: Support for Snelling Avenue South re-zoning

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Russ and Tony,

Please share my support for the re-zoning of Snelling Avenue South with City Council and other interested parties. I am proud of St. Paul for moving ahead and actually planning for its future. We can't let our fear of density get in the way of our welcoming a more sustainable and efficient future. We need businesses mixed with residential space at every scale in our city.

My grandmother had three grocery stores within an easy walk of her house in Vienna. She had large apartments at the foot of her small street of small houses. It was an incredibly mixed, dense, and functional neighborhood.

St. Paul has never felt this way to me. Even where I live, near Grand Ave., the grocery stores are too few and far away. The density of population that would nourish them is missing.

The Snelling Avenue re-zoning is a small step toward a healthier future for our city. Please support the future of St. Paul, support thoughtful mixed-use, support considered increases in density.

Thank you,
...Eric

Eric Celeste
1993 Lincoln Avenue
Saint Paul, MN 55105



Johnson, Tony (CI-StPaul)

From: Rick Varco <rvarco@hotmail.com>
Sent: Tuesday, September 05, 2017 11:28 AM
To: Johnson, Tony (CI-StPaul)
Cc: Chris Tolbert; McMahon, Melanie (CI-StPaul)
Subject: Snelling Ave Rezone

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mr. Johnson:

I strongly support upzoning Snelling Ave and my only concern is the the current plan does not go far enough. Low vacancies, soaring rents, and record home prices all demonstrate that the demand for housing outstrips the supply. Allowing more homes to be built will lower these costs and improve the lives of all residents. In addition, it is simply insane to make major investments in mass transit, like the A Line BRT, while making it illegal for more people to live within walking distance of a station. Its like paying to build a bridge and then preventing people from crossing over it. By allowing more people to live near a major transit option we reduce traffic for all of us.

Finally, while many will speak out in this process, please recognize that it is fundamentally rigged against the interests of those who would benefit from upzoning. Current residents are well aware of potential changes and whatever harms to themselves they may imagine. But those who would live in the new units have little to no idea about their interest in this matter and little incentive to speak out. To be fair, any complaint from a current resident should be discounted against the interest of a future resident.

Rick Varco
2265 Youngman Ave. #208
St. Paul, MN 55116



Johnson, Tony (CI-StPaul)

From: Ryan Ricard <wally@firewally.net>
Sent: Tuesday, September 05, 2017 10:00 AM
To: Johnson, Tony (CI-StPaul)
Cc: #CI-StPaul_Ward3
Subject: I Support the Snelling Ave Zoning Study

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Tony,

We've spoken before about the Snelling Ave zoning study, but I'm traveling tomorrow and won't be able to make the public hearing at the City Council so I'm writing you again so that my comments are included in the record for the council.

I live at 407 Snelling Ave S, in a single-family home that I purchased in early 2010. My wife and I chose to live in this area because it is a safe and vibrant neighborhood with good access to public transit and a nice mix of neighborhood amenities. The city's proposed zoning changes will help this neighborhood grow in a way that keeps everything we like about it and leaves room for new neighbors, new business, and more walkability improvements. The zoning changes are entirely appropriate compared to current use - our block already has retail shops (including the Wells Piano building that had been used as mixed retail/residential before the current tenant), houses, and will soon host a small restaurant that we're very excited about. More mixed use and thoughtful density increases help to foster a walkable, accessible, connected, and safe city, and we're excited to see the city make meaningful investments to help that happen.

These changes would be good for those reasons alone, but let's not forget that our city faces an immediate crisis in housing and a coming crisis in man-made climate change, and that planning additional housing is an important step toward addressing both. St. Paul is a desirable place to live, and by building more housing we can help continue to make it affordable to live here and possible to live in a way that is less dependent on car travel for daily needs. The longer we wait to address these issues, the worse both of them will become, which is why I urge the City Council to move forward with the zoning changes on Snelling.

Thanks
Ryan Ricard

Johnson, Tony (CI-StPaul)



From: Elizabeth Wefel <eawefel@gmail.com>
Sent: Sunday, September 03, 2017 7:14 PM
To: #CI-StPaul_Ward3; Johnson, Tony (CI-StPaul)
Subject: Support for Snelling Zoning Study

Follow Up Flag: Follow up
Flag Status: Flagged

Greetings.

I'm writing to share my support for the Snelling Zoning Study. I live within one of the affected zones (Snelling/Randolph).

St. Paul has a strong need for more housing and increased tax capacity, but it needs to be done in an environmentally sensitive manner. The best way to do this is to upzone to bring more density to the area. The changes proposed accomplish this.

I've heard concerns voiced that this somehow changes the character of the neighborhood. I don't believe that's a sufficient reason to stop this proposal. Moreover, it doesn't reflect reality. There's three - five story buildings up and down Snelling in various spots. The fact that a specific corner or block doesn't have one now, doesn't mean it shouldn't have one in the future.

Please move this forward.

Elizabeth Wefel
Macalester Groveland



Johnson, Tony (CI-StPaul)

From: Jake Rueter <jake.rueter@gmail.com>
Sent: Friday, August 18, 2017 9:03 AM
To: Johnson, Tony (CI-StPaul)
Cc: #CI-StPaul_Ward4
Subject: South Snelling Zoning Study

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Tony,

My name is Jake Rueter and I live near Snelling Ave in Hamline Midway. I am writing to support zoning that allows for more housing, less parking, and additional mixed use in the South Snelling area. It is critical that our city add housing with a growing population, and focusing development along an existing, successful transit line will encourage people to drive less and take transit, walk and bike more.

Thank you,

Jake Rueter
13XX Blair Ave
Saint Paul, MAN 55104



Johnson, Tony (CI-StPaul)

From: Jeff Zaayer <JZaayer@southviewdesign.com>
Sent: Wednesday, August 30, 2017 6:54 AM
To: Johnson, Tony (CI-StPaul)
Cc: #CI-StPaul_Ward3; #CI-StPaul_Ward1; #CI-StPaul_Ward2; #CI-StPaul_Ward4; #CI-StPaul_Ward5; #CI-StPaul_Ward6; #CI-StPaul_Ward7
Subject: South Snelling Zoning study

Follow Up Flag: Follow up
Flag Status: Flagged

Greetings Tony and Council,

I am a neighbor in favor of spreading our tax base over more square footage by allowing development to expand up instead of out. I am also in favor of helping work to relieve pressure on the currently strained housing market. I welcome the opportunity for T2 and T3 zoning that will increase business opportunities in the corridor and also help new developments fit in more consistently with the original mixed use buildings from the first half of the 1900s. Some of our most cherished parts of St. Paul couldn't be built today due to the lack of flexible zoning that allows for mixed use. I am glad to see this plan moving forward and look forward to its support and passage.

Thank you for your time.

Jeff Zaayer
1750 Saunders Ave
St. Paul, MN 55116