

John Osen

1545 Goodrich Avenue



If we are rezoning the East side of Snelling at Grand, we should also be rezoning the West side of Snelling and Grand.

We want higher density along Snelling.

At the Snelling and St. Clair:

The question has to be asked, compared to what?

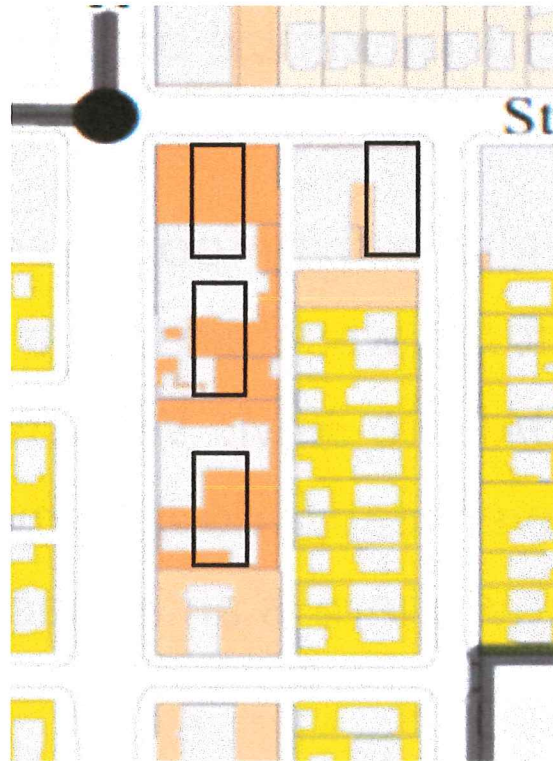
The only residence possibility is above Brinkmans:



So we actually have zero (0) folks living in this section, but to be generous, let us say there is one (1). Anything above 1 residence is increasing density.



The above building is on St. Clair and Brimhall. It has two businesses and 24 apartments. Its footprint is indicated by the black squares. Three T2 buildings would provide six businesses and 72 residences, and enough space for parking



Increasing household density by about 72 fold is definitely increasing density.

It has been repeatedly stated that opposition to T3 zoning is 'not welcoming' inferring xenophobia. This is just not true. Building on the order of 72 new Mac-Groveland scoped residences is definitely welcoming.

It is just not welcoming to an out-of-town developer looking to pack as many people into a small space to maximize profit that requires T3 zoning.

T3 zoning will give a sixty foot or so height limit. The shadow study was done for a narrow time frame, like 10AM to 3PM. Well, when the sun is directly overhead, I doubt *any* study will show there is an impact.

From: Williams, Josh (CI-StPaul)
Sent: Thursday, May 25, 2017 5:18 PM
To: Butler, Sonja (CI-StPaul)
Cc: Drummond, Donna (CI-StPaul); Johnson, Tony (CI-StPaul)
Subject: Fw: Snelling av rezoning

From: Tisha <tlburke5@hotmail.com>
Sent: Thursday, May 25, 2017 4:17 PM
To: Williams, Josh (CI-StPaul)
Subject: Snelling av rezoning

First off
Here's my address
453 Griggs St S
St. Paul
Mn 55105

As I stated before and I will reiterate my extreme dislike for what is being discussed for the Snelling and st Clair development. This area is a quaint community. We don't want to be like mpls, we do not want Mile high living spaces, we DONOT WANT THE CRIME THAT COMES WITH THIS!! ☐!! ☐!! ☐ the development should not be allowed to be any taller than what is in the immediate surroundings. 5plus stories is not acceptable.

Thank you
Tisha Burke

From: Williams, Josh (CI-StPaul)
Sent: Thursday, May 25, 2017 5:18 PM
To: Butler, Sonja (CI-StPaul)
Cc: Drummond, Donna (CI-StPaul); Johnson, Tony (CI-StPaul)
Subject: Fw: the LeCesse apartment building proposal at the corner of "Highway Snelling" and St. Clair

From: mike.ryan@mryan.net <mike.ryan@mryan.net>
Sent: Thursday, May 25, 2017 4:19 PM
To: Williams, Josh (CI-StPaul)
Subject: the LeCesse apartment building proposal at the corner of "Highway Snelling" and St. Clair

Josh,

I live at 292 Saratoga.

First, I would like to voice my opposition to the dorm-like building proposed by LeCesse at the corner of Snelling and Saint Clair. LeCesse is a suburban planner. The proposal might work in Woodbury. Most habitants of the city choose not to live in the suburbs. Proposing this building in the City does not even pass the laugh test.

The traffic and parking in my neighborhood is currently atrocious. An influx of this amount of living space, would only make it worse. We at Macalester Groveland have had to live with truck traffic on Snelling and DOWN our residential streets for years due to the parkway allowed on 35E.

The second part of this email is protesting the need for it after the previous meeting notes. Some one sent the following out and it seems very UNDEMOCRATIC to be throwing the old letters or emails away?!

*"Be aware! Your former comments and letters to city officials regarding the T3 rezoning, AND/OR the LeCesse apartment building proposal at the corner of "Highway Snelling" and St. Clair from April are no longer being considered and must be resubmitted by Friday, 5/26!
Each time the City Planning Commission meets they review "current" letters/emails from community members, so if you sent in comments a month ago they hold no weight now! The next Planning Commission meeting has not been scheduled but they won't accept or review your comments if not submitted by May 26th!"*

Thank you.

Sincerely

Mike Ryan

Sent from Mail for Windows 10

From: Johnson, Tony (CI-StPaul)
Sent: Thursday, May 25, 2017 2:51 PM
To: Williams, Josh (CI-StPaul); Butler, Sonja (CI-StPaul)
Subject: FW: Opposition to the Zoning Study for South Snelling

From: Murphy, Laura [<mailto:Laura.Murphy@WillisTowersWatson.com>]
Sent: Thursday, May 25, 2017 2:47 PM
To: Johnson, Tony (CI-StPaul); #CI-StPaul_Ward4; #CI-StPaul_Ward3; #CI-StPaul_Ward2; #CI-StPaul_Ward1; #CI-StPaul_Ward5; #CI-StPaul_Ward6; #CI-StPaul_Ward7; aquanetta@gmail.com; ggelgelu@aeds-mn.org; kmakarios@ncsrcc.org; oliv0082@gmail.com; adejoy@esndc.org; mamcmahon03@gmail.com; perrmany@csp.edu; christopher.james.ochs@gmail.com; dan.edgerton@stantec.com; blindeke@gmail.com
Subject: Opposition to the Zoning Study for South Snelling

Dear members of the Planning Commission and members of the City Council,

I am writing to formally state my opposition to the zoning study and suggested transformation of the South Snelling area. I am a lifelong resident of St. Paul. My husband and I worked desperately hard to save our money and buy our own home in St. Paul. While we could have purchased a bigger, newer home in the surrounding suburbs, our commitment to this community motivated us to wait until we could afford a home of our own in St. Paul. I ask that you honor a similar commitment to the established neighborhoods of St. Paul and be mindful of how the rezoning of certain areas may detrimentally impact the single most important asset of many existing residents, their homes. Countless studies, history, and simple logic demonstrate how the factors listed below deteriorate the quality and financial value of neighboring single family homes. While the suggested repurposing may temporarily increase tax revenue for the city of St. Paul, please consider the impending crash that will occur when the value of our homes plummet below the debt we hold to finance the purchase. Please do not increase tax revenue at the expense of the financial solvency of the citizens it is intended to service.

Thank you for your consideration of my perspective, service to our city, and commitment to our established neighborhoods.

Listed below are my concerns with the Zoning Study for South Snelling:

- The TN zoning is too broad or loosely defined and allows structures that are NOT compatible with the neighborhood.

- It allows structures that are too large and out of scale with neighborhood homes and businesses

- Huge structures infringe on the sunlight and privacy of adjacent neighbors

- Lack of green space

- No maximum footprint in some cases

- Floor Area Ratios are too high which allows for very massive structures

- Increased density

- Increased traffic congestion

- Increased crime associated with high-density (See article in St. Paul morning paper about downtown St. Paul and along green line)

- Details of the zoning study have not been sufficiently explained to the public

- The proposal contradicts the goals of the Saint Paul Comprehensive Plan:

- "Housing Goal 2: Promote and Protect Established Neighborhoods*

Substantial growth is not expected in all neighborhoods. Established neighborhoods are residential areas of predominantly single family housing and adjacent neighborhood-serving commercial uses. These are areas of stability where the existing character will be essentially maintained.”

Kind regards,
Laura

Laura Murphy, ARe
Vice President

Willis Re | 7760 France Avenue South, Suite 450 | Minneapolis, MN 55435
Direct: 952.841.6682
Mobile: 952.232.9371
laura.murphy@willistowerswatson.com
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We are now able to offer our clients an encrypted email capability for secure communication purposes. If you wish to take advantage of this service or learn more about it, please let me know or contact your Client Advocate for full details. ~W67897

From: Connie Hall Bruun <connie@bhbadvisors.com>
Sent: Thursday, May 25, 2017 12:59 PM
To: Williams, Josh (CI-StPaul); Johnson, Tony (CI-StPaul)
Subject: Snelling Avenue South Zoning Study

Dear Members of the Planning Commission:

I am writing to express my concerns with the proposed building at Snelling and St Clair. I believe the redevelopment of that area would be of great benefit, however the current proposed height and density would create issues that I would like taken into consideration with as much impact as the need to redevelop that corner.

- Density and traffic – We are a family with 2 small children, and have made a run on Snelling Avenue part of our family’s day. Typically, I have been out with a double wide stroller and 2 dogs. I have had near misses from cars hitting us as we tried to get to Summit, so we have chosen to go south on Snelling. The corner of Snelling and St Clair is quite tricky and we have been hit by distracted drivers. I take great care in crossing any intersection – I do not wear headphones, I wear bright clothing, I try and make eye contact with the driver before I step off the curb and am teaching my girls the same. I strive to share the space with drivers and am deeply concerned that as difficult as it is right now, with the increased density, it will only make the matter worse.
- The height - We moved into the neighborhood right before Macalester built the new athletic facilities. Our sunlight has been greatly diminished by the height of the facility and I would have considered moving elsewhere once I saw the impact. The homeowners on the surrounding blocks will be very negatively impacted by the height.

Both the density and height issues would be lessened by a 3 story building.

- Current design - The design I saw does not fit in with the neighborhood or the nearby buildings. The current surroundings are of a very different character than the proposed building.

Please consider a redesign of the building.

- Traffic and parking – This is our major concern, no matter how high the building is. With the change in the bus line on Snelling, the on street parking has been reduced. The number of recent pedestrian and bike accidents and fatalities is also a concern.

Please consider how to manage parking and the increase in traffic with safety as paramount.

We chose to live in St Paul – and pay the very high property taxes in our area of the city – for the amenities of walking or using public transportation, character of the neighborhoods and yet keeping a small town feel. We have made a significant investment in our home through a recent addition, as we wanted to maintain the character of what brought us to St Paul, and to be mindful of the essence of our neighborhood and St Paul. Again, I do support the redevelopment of that corner, but truly ask that you strive to keep it in line with the major high points of St Paul and respectful to the neighbors that have chosen to make their lives and raise their families here.

Sincerely,
Connie Hall Bruun

1540 Goodrich Avenue
St Paul, MN 55105
612-240-0898

Connie Hall Bruun, CPA
BHB Advisors, LLC
St. Paul, MN
(651) 332-5101
connie@bhb advisors.com

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Butler, Sonja (CI-StPaul)

From: Williams, Josh (CI-StPaul)
Sent: Thursday, May 25, 2017 5:19 PM
To: Butler, Sonja (CI-StPaul)
Cc: Drummond, Donna (CI-StPaul); Johnson, Tony (CI-StPaul)
Subject: Fw: Opposition to re-zoning

From: Connie Hall Bruun <connie@bhb advisors.com>
Sent: Thursday, May 25, 2017 1:28 PM
To: Williams, Josh (CI-StPaul); Johnson, Tony (CI-StPaul); #CI-StPaul_Ward4
Subject: Opposition to re-zoning

Josh –

I would like to be on record as in opposition to re-zoning the end of my residential block (Goodrich and Snelling) from R4 to T2.

We have resided on this street since 2007 and now have 2 young children.

We have experienced the increase in traffic due to the median project on Snelling, along with the existing seasonal traffic from Macalester events, Grand Ole Days, Twin Cities Marathon and the various and frequent race events in St Paul which results in rerouting traffic, etc.

Between this and the proposal for the St Clair/Snelling Avenue corner, I am very concerned about both the increase in traffic, continued decrease to our sunlight due to the higher structures and bottom line, the safety of our children. We have been a witness to several near misses of pedestrians being hit by traffic trying to cross Snelling – and that is with our current density. We teach our children responsible street behavior – and practice it ourselves. We wear bright clothing, try to make eye contact with drivers before we cross streets and don't assume we have the right of way – simply to keep alive. Even with those steps taken by us, I was hit while trying to cross at a stoplight. I was wearing bright clothing, am 6 ft tall, was pushing 2 children in a chariot and walking 3 dogs. The driver saw me step off the curb, looked down at his phone and instinctively hit the accelerator, thus hitting me.

We are invested in this community – we moved from the suburbs to be part of St Paul, have put extensive renovations into our home to maintain the character and essence of St Paul. Our fear is that the re-zoning of both these areas will significantly negatively impact us through increased traffic, loss of neighborhood character and quality of life.

Please heartfully take into consideration our requests to not rezone this location.

Respectfully submitted,

Connie Hall Bruun

1540 Goodrich Avenue

St Paul, MN 55105

Butler, Sonja (CI-StPaul)

From: Drummond, Donna (CI-StPaul)
Sent: Thursday, May 25, 2017 4:44 PM
To: Johnson, Tony (CI-StPaul); Williams, Josh (CI-StPaul)
Cc: Butler, Sonja (CI-StPaul)
Subject: FW: Opposition to south Snelling development

From: Mary Lynch [<mailto:mlynchdesign@gmail.com>]
Sent: Thursday, May 25, 2017 2:10 PM
To: Drummond, Donna (CI-StPaul)
Subject: Opposition to south Snelling development

I am strongly opposed to the increased density on south Snelling. The developments do not stay with the established neighborhood. I do not want the increased traffic and crime that will come with the increased density. I do not want to lose any more green space.

--

Mary McGuire Lynch
Interior Designer
ASID Allied IIDA Associate
MLynchDesign@gmail.com
651-285-0454

From: Williams, Josh (CI-StPaul)
Sent: Thursday, May 25, 2017 5:18 PM
To: Butler, Sonja (CI-StPaul)
Cc: Drummond, Donna (CI-StPaul); Johnson, Tony (CI-StPaul)
Subject: Fw: Property address: 246-286 Snelling Ave S LeCesse Development

Importance: High

From: Michele Smith-Cox <smithcoxfamily@q.com>
Sent: Thursday, May 25, 2017 2:51 PM
To: Williams, Josh (CI-StPaul)
Cc: mamcmahon03; blindeke@gmail.com; kmakarios@ncsrrc.org; adejoy@esndc.org; dan.edgerton@stantec.com; ggelgelu@aeds-mn.org; ecr@trios-llc.com
Subject: Re: Property address: 246-286 Snelling Ave S LeCesse Development

Re: Property address: 246-286 Snelling Ave S
LeCesse Development

Dear Mr. Williams and Zoning Committee members,

This email concerns the proposed, and what I fear are already approved plans, for the LeCesse Development on Snelling and St. Clair Avenues. My issues remain the same as previously mentioned, but it appears LeCesse Development has not heard the concerns of the neighbors. I sincerely hope you and the other members of the planning committee will hear our concerns and vote against this project in its current, monstrous state.

I have been a resident of Saint Paul for 21 years and have lived on Stanford Avenue right off of Snelling for 20 years. I love my neighborhood and my neighbors, but I do not care for the plan the city of Saint Paul and the Macalester-Groveland Council are heading.

Traffic congestion along Snelling Avenue has been a nightmare for years. Residents along Snelling from Interstate 94 to Randolph are currently dealing with constant traffic delays, increased pedestrian and traffic accidents, as well as increased noise levels. Residents have also dealt with construction from Macalester College and MNDOT almost every year since I have moved into the area. And now the city wants to allow a MASSIVE apartment complex to be constructed in a narrow corridor, with no set-back that will dwarf the area houses, create addition traffic and parking problems, and increase noise in the area.

I strongly encourage you to vote against this development. As far as I, and the majority of the area residents are concerned, the scope and look of this project does not meet any of the factors for rezoning listed below.

Factors for Consideration - Rezoning:

1. Compatibility with land use and zoning classification of property within the general area.
2. Suitability of the property and surroundings for the uses permitted under the existing zoning classification.
3. The trend of development in the area of the property in question, with special attention to avoiding "spot zoning".
4. Consistency with the Comprehensive Plan and District Plan.

Factors for Consideration – Conditional Use Permit:

1. The extent, location and intensity of the use will be in substantial compliance with the Saint Paul Comprehensive Plan and any applicable local plans which were approved by the city council.
2. The use will provide adequate ingress and egress to minimize traffic congestion in the public streets.
3. The use will not be detrimental to the existing character of the development in the immediate neighborhood or endanger the public health, safety and general welfare.
4. The use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
5. The use shall, in all other respects, conform to the applicable regulations of the district in which it is located.

The height of this building is much too high. This point was argued at the Mac-Groveland meeting held back in August. I live on the west side of Snelling and this development will essentially become a giant wall along the east side of Snelling. The scoop and size of this development is far greater than the Whole Foods apartments on Snelling and Selby and without any set-back.

The project does not meet adequate ingress and egress to minimize traffic, especially with the recent restaurants that have opened on the north east corner of Snelling and Stanford. Brimhall Ave is already being used as a cut through to Snelling due to backups at the St. Clair intersection.

This development will impede the development of the area because it will be used as overflow housing for Macalester College, which was confirmed at a recent meeting on the Macalester College campus, I find this fact interesting since I brought up this point at the initial meeting with the LeCesse developer who assured everyone they had stringent rental standards and the apartments were not for Macalester students. Not to mention, the negative effect it will have on the value of houses surrounding the property. The numerous patios proposed in the design will look out over blocks of backyards of residents leaving them little privacy.

Unfortunately, I fear the voice of the residents of Saint Paul will be ignored and the city will proceed with their urban development to increase their property tax base along the Snelling corridor at the expense of our beloved neighborhoods, essentially turning Snelling Avenue into a super highway. The plan the city has along Snelling, coupled with the soccer stadium at I-94 and Snelling, is a recipe for disaster. I strongly encourage everyone involved to rethink this plan. Please consider the voices of the neighborhood residents and not the tax revenue pockets of the City of Saint Paul.

Thank you,

Michele Smith-Cox
1591 Stanford Ave.
(651) 402-2615

26 May 2017

Mr. Josh Williams, Sr. City Planner
Dept. of Planning and Economic Development
City Hall Annex
25 West 4th Street, Suite 1300
Saint Paul, MN 55102

Subject: Most Livable City in America vs. High Density Development on Snelling Avenue South

Dear Mr. Williams,

I am writing to express my opposition to the potential rezoning of Snelling Avenue South toward higher density development. Macalester-Groveland is a *one to two-story* residential neighborhood. Perhaps



One and a half story single family dwellings on Snelling south of St. Clair Ave.

looking at a map showing a five-lane thoroughfare stimulates rezoning proposals. However, LOOK at the actual properties of one-story single family dwellings that line this avenue! These will be dwarfed and put in shadow by five-story apartment buildings across the street from them.

LeCesse Development Corporation's proposal for the southeast corner of Snelling and St. Clair Avenues shows residents and city administrators alike what Snelling Avenue

will look like if T3 Zoning is approved. Snelling Avenue will be lined with Big Box apartment buildings, creating a canyon appearance, in the same way that Stadium Village near the University is becoming walled in with six-story apartment buildings. Residents of Macalester Groveland have spoken out against the 71-foot tall LeCesse structure nearly *one block long*. We do not want Snelling Avenue to look like this! It is important to note that residents do not oppose higher density or commercial



Perspective of LeCesse development at Snelling/St. Clair Avenues



Eastbound view of Washington Ave in Stadium Village

development along Snelling Avenue South. **However, increased density leading to higher property tax revenues can still be achieved with T2 zoning.** Opening up all of South Snelling Avenue to T3 zoning along its length will destroy the fabric of Macalester Groveland community and divide it in two. **This is why T3 zoning is a bad idea for**



Saint Paul Minnesota
The most livable city in America

Intensifying traffic on Snelling is not what residents want either. We are not suburbia and don't want long lines of cars at each traffic light. Highland Park residents, with even more residents living on the redeveloped Ford site, would have much slower drives to get to I-94. Snelling's five lanes should be about getting residents of Highland Park to and from the interstate efficiently, not an invitation to build 5+ story buildings up along it.

We can have higher density development without confusing high with height. If T3 zoning is put in place, the character of our neighborhood will change dramatically. **This is not an objection to development or apartment buildings, but to excessive length and height of new construction.**

As a 24-year resident of Macalester Groveland community, **I strongly oppose the zoning change for Snelling Avenue South to T3 zoning** and any variances that would allow development of new apartment and commercial buildings along the Avenue that greatly exceed the height and length of surrounding buildings.

Sincerely,



Anne Yuska
1249 Osceola Avenue
St. Paul, MN 55105

Cc: Mayor Chris Coleman
Jonathan Sage-Martinson, Director, Dept. of Planning and Economic Development
St. Paul Planning Commission members
St. Paul City Council members
Liz Boyer, Executive Director, Macalester Groveland Community Council

From: Williams, Josh (CI-StPaul)
Sent: Friday, May 26, 2017 10:54 AM
To: Butler, Sonja (CI-StPaul)
Cc: Drummond, Donna (CI-StPaul)
Subject: FW: South Snelling Corridor Study

From: Karen Osen [mailto:k.a.osen@centurylink.net]
Sent: Friday, May 26, 2017 10:34 AM
To: Williams, Josh (CI-StPaul); Johnson, Tony (CI-StPaul); #CI-StPaul_Ward3
Subject: South Snelling Corridor Study

Dear Josh, Tony, and Chris,

Thank you for reviewing and taking into account comments from neighborhood folks like myself. I am perplexed by the intentions of the city of St. Paul where increased density is concerned. It seems perfectly reasonable to accomplish this without getting too drastic, like with rezoning intersection corners to T2 , NOT T3.

There are some good examples of recent development around the city that would be just fine along Snelling Highway 51, and they would not jeopardize public safety like a six story plus type of apartment building would. The Oxford and Grand building which houses a CVS Pharmacy and other retail shops on the street level is one example. Adding a few buildings like that along the Snelling corridor, both north and south, would seem perfectly reasonable and even enhance the neighborhood by adding retail, setbacks, plantings and visual interest while walking or driving past. On the contrary, adding very tall buildings at main intersections will increase traffic and create even more traffic jams than we contend with now, plus make walking on sidewalks much higher risk due to hundreds of vehicles streaming in and out of big new parking ramps if rezoned to T3.

I for one, moved to the Mac-Groveland neighborhood for its' walkable amenities, like a florist shop, corner drugstore, frame shop, bakery, restaurants, etc., and it's calmer atmosphere than what I found in Minneapolis, which is far less family friendly. My children were allowed to walk four blocks to the ice cream fountain at then, Sundberg's Drugstore, from a fairly young age. I can't imagine letting them do so in the near future if the changes being discussed come to fruition. It would be far less safe, even crossing neighborhood streets such as Saratoga, with huge buildings of any kind, so close by.

My final thought to add is that T3 zoning in the Mac-Grove neighborhoods is not in keeping with the Mac-Groveland Community Council's own Community Plan Recommendations for Urban Design, which call for "housing and commercial properties compatible with the character of the neighborhood" and "encourage mixed use development of two to three stories".

Regards,
Karen Osen
1545 Goodrich Ave

Members of the Saint Paul Planning Commission and Members of the Saint Paul City Council,

We are writing to state our opposition to the proposed Zoning Study for Snelling Avenue South, and we wish to formally state our opposition to any and all changes in zoning for Snelling Avenue at this time. Reasons for our opposition are as follows:

- **This zoning study contradicts the stated goals of the Saint Paul Comprehensive Plan: Housing Strategy 2 is to Preserve and Promote Established Neighborhoods.** Furthermore, the Comprehensive Plan states: *"Substantial growth is not expected in all neighborhoods. Established neighborhoods are residential areas of predominantly single-family housing AND adjacent neighborhood-serving commercial uses. These are areas of stability where the existing character will be essentially maintained."* These are established, thriving neighborhoods, and many, if not most of the neighborhood-serving commercial uses are on Snelling Avenue. ***These are established neighborhoods which should be preserved and promoted as stated in the goals of the Comprehensive Plan.***
- **As proposed, the zoning study appears to favor developers over existing property owners, and the proposal lacks logic in its allocation of different zoning levels.** In the Planning Commission Meeting Minutes (4-21-17), Josh Williams stated: *"The draft of the Snelling Avenue South Zoning Study recommends T3 for all of the properties proposed for development by LeCesse."* This statement suggests that the zoning study is granting preferential treatment to the LeCesse Company. In fact, it proposes T3 for the LeCesse proposal at Saint Clair, but it assigned T2 zoning for the remainder of the same continuous block. ***It is also concerning that the LeCesse Company has been keenly aware of the proposed zoning changes for over a year, while citizens of Saint Paul have had their first public hearing just one week ago.***
- **The proposed zoning does not protect the rights and properties of existing residents.** The purpose of zoning law is to segregate uses thought to be incompatible and to prevent new development from harming existing residents or businesses. The structures proposed under TN zoning are not compatible with the established neighborhood because they infringe upon the rights to sunlight and privacy of existing property owners. Additionally, the crime associated with high-density development is detrimental to current residents of these neighborhoods.
- **This zoning change has the potential to disrupt neighborhoods and decline property values.** For most people, their home is their greatest investment, and people depend on that investment for their financial security and retirement. ***It is important to know that life-long residents of Saint Paul are considering selling their homes and moving to the suburbs, and some have already done so. For many others, the value of their home may decline below mortgage value, creating pervasive financial issues.***
- **High-density is associated with higher rates of crime.** This is clearly a problem in downtown Saint Paul where development and light rail have brought increased crime: 40% increase since January 1, 2017, 89% increase in robberies, 55% increase in thefts, 22% increase in aggravated assaults. City data and maps reveal the highest rates of crime along the Central Corridor and downtown areas. Building more high-density along Snelling Avenue will further increase and spread these problems, which have yet to be resolved.
- **TN zoning is loosely defined** and thereby allows property owners and developers to take advantage of the zoning code to build structures that maximize their profits and ignore the impact to surrounding properties.
- **TN zoning allows building heights and sizes that are completely out of proportion to neighboring structures.** As in the case of the LeCesse proposal, this has resulted in a proposal which is nearly an entire block long and up to 5 1/2 stories tall. This is completely out of scale with the homes and businesses in the neighborhood.

- **TN zoning allows greater FAR's, no maximum footprint, and no minimal lot size.** This creates the potential for structures that are incompatible in terms of mass, and it completely overrides building and setback requirements that residents and businesses have abided by in these neighborhoods.
- **Rationale for TN zoning is not logical.** 1. *Higher design standards*—this is subjective and debatable. 2. *Allows for mix of uses*—Snelling Avenue already has single family homes, apartments, a huge variety of neighborhood-serving commercial uses, churches, schools, and senior living. How does TN zoning offer a mix of uses above and beyond this? In fact, in the case of the LeCesse proposal, the T3 proposal would actually result in a decrease in the amount of mixed-use. 3. *Conducive to walking, biking, and transit*—Design standards that permit gigantic structures with no setback are not conducive, welcoming, or safe for pedestrians and bicyclists. Furthermore, the increase in traffic and congestion would be detrimental to pedestrian safety. 4. *Introduces residential to commercial areas*—As stated above, Snelling Avenue already has a mix of residential, institutional, and commercial uses.
- **TN zoning, its dimensional standards, and its terminology are not well understood.** Citizens of this community have the right to be completely informed about all changes in the community, especially those that have measurable impact on their lives. The presentations and website information are not adequate in explaining the zoning changes to the general public. *Many residents are not even aware that there is a zoning study for Snelling Avenue.*
- **Confusion pertaining to the terms of TN zoning exist at several levels of government and community.** The term “mixed-use” has presented confusion because it is not clearly defined by the proposed zoning code. This confusion was raised by members of the Macalester-Groveland Community Council Housing and Land Use Committee on April 26th, and it was expressed by members of the St. Paul Zoning Board at the April 13th hearing. When the mixed-use question was raised, a member of the Zoning Board commented that the LeCesse Company should not be penalized when the city has not specifically defined the requirements for “mixed-use” in the zoning code. *Again, there appears to be preferential treatment for the LeCesse Company. Also, this confusion should be resolved and a clear interpretation of the defined term should be made BEFORE zoning changes are considered.*
- **The push for high-density development is too much, too fast.** It would be prudent to slow down this trend in order to study sustainability and potential impacts on traffic congestion, crime, employment trends, and public health.
- **High-density development trends may be short sighted in terms of demographic and employment trends.** The demographic trends of millennials are not clearly understood, and there is evidence that as they establish careers and start families, they are leaving urban areas in search of affordable homes and strong schools in the suburbs. Additionally, the trend toward automation in all areas of employment is predicted to replace millions of jobs in America. Currently, we do not have jobs to support a population increase, and that situation will get worse if the nation moves toward increased automation. *Efforts should focus on creating employment!*
- **The City of Saint Paul has a broader responsibility to its citizens.** In reading the Saint Paul Comprehensive Plan, it is apparent that high-density development is the City's solution to financial solvency. This is not only irresponsible, it is negligent. The City has been unsuccessful in achieving other goals of the Comprehensive Plan that would build the tax base and provide sustainable employment and job growth. Furthermore, it is not apparent that the City has instituted other measures to responsibly manage budgetary expenses. *We need better solutions!*

For the reasons outlined above, we state our opposition to the rezoning of Snelling Avenue. Furthermore, we respectfully request that the City of Saint Paul work toward broader, more effective solutions to the problems we face.

Respectfully submitted,

Kathryn and Dennis McGuire – 2203 Fairmount Avenue, St. Paul, MN 55105



Margaret C. Flanagan
Project Management / Development Consulting

May 26, 2017

Mr. Chris Tolbert
City Councilmember Ward 3
15 Kellogg Blvd. West, 310 City Hall
Saint Paul, MN 55102

VIA EMAIL

RE: Snelling Avenue South Zoning Study

Dear Mr. Tolbert:

First let me express my thanks for making a motion to table the decision on T3 zoning for the 246-286 South Snelling land parcel at the May 17 City Council meeting. As you suggested, it is a decision that should be informed by the Snelling Avenue South Zoning Study and public input – and not accelerated solely to accommodate the needs of Florida-based LeCesse Development.

Today I am writing to you to express my opposition to T3 zoning status for the SE corner of the Snelling | Saint Clair intersection and the land parcels immediately south (to Stanford Avenue).

LeCesse Development, together with this land parcel's five owners, want this project to be six stories high at the minimum – *three times the height of adjacent corner properties*, i.e., the Saint Clair Broiler and Saint Paul Corner Drug. Their plan is predicated on a T3 zone designation and they have expressed at neighborhood meetings it is not financially feasible for them to construct a project less than 61-70 feet tall. This is wholly out of scale and character with the rest of the residential neighborhood, upon which these parcels abut.

A T3 zoning designation at the SE corner of the Snelling | Saint Clair intersection and block immediately south would have far reaching, negative consequences for this neighborhood. Imposing too tall, massive buildings does not align with Mac Groveland Community Council's own Community Plan Recommendations for Urban Design, particularly those that call for "housing and commercial properties that are compatible with the character of the neighborhood" and "encourage mixed use development of two to three stories." Rezoning to T3 will drastically reduce neighbors' light and privacy; increase traffic congestion, exhaust, and noise. Pedestrian safety in a T3 zone are public health concerns no one has yet addressed. Property values will be adversely affected.

Mr. Chris Tolbert
May 26, 2017
Page Two

A T2 zoning option for the SW and NE corners of the Saint Clair/Snelling intersection is recommended in the Snelling Avenue South Zoning Study (page 8). Why not T2 for the SE corner and the 246-286 South Snelling land parcel? Is it because a developer has already been identified? This is a very valuable land parcel. I'm sure there could be other developers who would gladly compete for the opportunity to construct something that was truly "mixed use" at this intersection – architecturally interesting, pedestrian-friendly, and within a height and scale that complements the neighborhood and properties nearby.

T2 would far better serve this neighborhood than T3, as building heights cannot exceed 35 feet.

Macalester Groveland is one of the most desirable and attractive neighborhoods in Minnesota's capital city. It has grown because of thoughtful, ongoing development over the last 95 years. Those who live here and care about their neighborhood understand and welcome redevelopment of a blighted corner. The neighbors recognize that high density housing along the Snelling Transportation Corridor, an increased tax base and visually attractive development (that enhances and complements the scale and character of properties nearby) will contribute to the neighborhood's ongoing well-being and vibrancy.

T3 zoning will adversely affect this neighborhood for generations to come. Already, talented young people on this block are moving – rather than live (literally) in the shadow of the high buildings T3 zoning and the LeCesse development would allow.

I hope the Saint Paul Planning Commission recognizes that the majority of Macalester-Groveland neighbors welcome attractive, responsible zoning and development for this important property. Surely the City of Saint Paul can attract a quality developer that can work with Macalester Groveland homeowners and businesses to respond creatively and responsibly to the unique opportunities this prized parcel of land affords.

Sincerely,

Margaret Flanagan

M.C. Flanagan
275 S Warwick
Saint Paul, MN 55105

cc: Mayor Chris Coleman
Tony Johnson, City Planner
Josh Williams, Senior Planner
St. Paul Planning Commission members
St. Paul City Council members

Butler, Sonja (CI-StPaul)

From: Williams, Josh (CI-StPaul)
Sent: Friday, May 26, 2017 2:52 PM
To: Butler, Sonja (CI-StPaul)
Cc: Drummond, Donna (CI-StPaul); Johnson, Tony (CI-StPaul)
Subject: Fw: Snelling Avenue South Zoning Study

From: Todd Pisek <tpisek@pobox.com>
Sent: Friday, May 26, 2017 1:10:09 PM
To: Williams, Josh (CI-StPaul)
Cc: tpisek@pobox.com; Judy Mitchell
Subject: Snelling Avenue South Zoning Study

Dear Mr. Williams,

My Name Is Todd Pisek. My wife and I reside at 380 Saratoga Street South. We have lived at this address for more than 40 years. My family has lived in this part of Saint Paul for over 100 years. We like it because of its lack of uniformity. The mix of small buisnesses and unique housing, including apartments, creates what some people might call "quaint."

Almost daily we walk North along Snelling, usually to purchase daily goods like coffee, bread, cheese, and meat on Grand Avenue. We also walk and shop to the South and East of our house. We strongly believe in patronizing local small businesses, including those at the intersection of Snelling and St. Claire.

The proposed rezoning of Snelling is, in aggregate, a good thing. However, the proposed rezoning of the Southeast corner of Snelling and St. Claire (Lots 4 and 5, block 4, Sylvan Park) to T3 is, in my opinion, wholly incompatible with the surrounding neighborhood. It is also inconsistent with regard to the other corners adjacent to the A line bus stops in the study. For example, at Grand and Snelling, the entire South East block is a mix of T3 at the corner and T2 for the remainder of the block. The T3 zoning at St. Claire and Snelling was decided in an environment that prevented the zoning committee from considering the entire corridor. In the context of the entire corridor, it doesn't make sense. I fact, prior to that decision, the block was part T3 at part T2, much like Grand and Snelling.

Regards,

Todd Pisek

Butler, Sonja (CI-StPaul)

From: Williams, Josh (CI-StPaul)
Sent: Friday, May 26, 2017 2:53 PM
To: Butler, Sonja (CI-StPaul)
Cc: Drummond, Donna (CI-StPaul); Johnson, Tony (CI-StPaul)
Subject: Fw: Snelling Avenue South Zoning Study

From: Williams, Josh (CI-StPaul)
Sent: Friday, May 26, 2017 2:52:48 PM
To: Wendy Merrell; Wendy Merrell (home)
Subject: Re: Snelling Avenue South Zoning Study

Thanks for your thoughtful comments, Wendy. I will pass them on to the Planning Commission.

From: Wendy Merrell <wemerrell@gmail.com>
Sent: Friday, May 26, 2017 1:10:35 PM
To: Williams, Josh (CI-StPaul); Wendy Merrell (home)
Subject: Snelling Avenue South Zoning Study

Josh,

I am writing to you today to state my concerns about the option to rezone the Immanuel Church property to a T3. This is the corner of Snelling and Goodrich/Lincoln.

This is a residential block and should not be included in the rezoning. I understand the rezoning of the main corners of Snelling and Grand, Snelling and St. Clair and Snelling and Randolph. These are busy intersections where businesses are currently located.

I notice that the corner of Snelling and Jefferson is not included in the rezoning. Why is that not being rezoned where there are already businesses and a stop light? Yet the Goodrich/Lincoln and Snelling spot is under consideration? The rezoning would allow the church to sell their space and an apartment complex could be built which would destroy the feel of our neighborhood. If a multi-unit building was built there, our streets would be more crowded than they currently are with the parking of students and visitors to Macalester College.

We bought homes in the Mac Groveland area because it is a community with a community feel. There has always been apartment buildings in the area but not near our homes. I think it is ironic when the Mac Groveland Land and Building committee is worried about tear downs changing the feel of the area when they are willing to approve rezoning on a residential block. Talk about changing the feel of our neighborhood!

I hope you take this block out from your rezoning proposal.

Thank You

Wendy Merrell
1572 Goodrich Avenue
Saint Paul, MN 55105

From: Alison Pfankuch <alison.pfankuch@gmail.com>
Sent: Friday, May 26, 2017 3:43 PM
To: Johnson, Tony (CI-StPaul); Williams, Josh (CI-StPaul); #CI-StPaul_Ward3; Sage-Martinson, Jonathan (CI-StPaul); Kantner, Libby (CI-StPaul); Drummond, Donna (CI-StPaul); Butler, Sonja (CI-StPaul)
Subject: Snelling Avenue South Zoning Study.

Please share my comments with the full Planning Commission.

To The St. Paul Planning Commission,

While I fully support redevelopment along Snelling Ave, it must be done with the existing neighborhood and pedestrians in mind. T3 zoning building heights do not fit the neighborhood and are not needed in this area. T2 zoning is a much better fit for the neighborhood. T2 zoning will still allow redevelopment along Snelling Ave and any one who says they have to go higher to make it profitable really isn't looking at all the possibilities. Make St. Paul and Snelling Ave a place people want to live, not a place for profits for developers at any cost.

Sincerely,
Alison Pfankuch
1640 Niles Ave.
St. Paul, MN 55116

From: Drummond, Donna (CI-StPaul)
Sent: Friday, May 26, 2017 4:32 PM
To: Williams, Josh (CI-StPaul); Johnson, Tony (CI-StPaul)
Cc: Butler, Sonja (CI-StPaul)
Subject: FW: Snelliing Avenue South Zoning Study
Attachments: KATE HEBEL.pdf; Corner of Oxford & Grand Avenue, St. Paul, MN.png.pdf

I replied to let her know it has been received.

From: Kate Hebel [<mailto:kate@newedition-inc.com>]
Sent: Friday, May 26, 2017 4:29 PM
To: Jerve, Anton (CI-StPaul); Drummond, Donna (CI-StPaul)
Subject: Snelliing Avenue South Zoning Study

I just heard that written testimony was still possible until 4:30 PM today, May 26 re: this matter but I did not know who to address the letter. I saw it in the Action Minutes for the St. Paul Planning Commission meeting held May 19, 2017.

If I am not directing my comments to the correct department please advise. Thank you.

Kate Hebel

*1301 Fairmount Avenue
St. Paul, MN 55105
651.690.3441*

KATE HEBEL
1301 FAIRMOUNT AVENUE
ST. PAUL, MINNESOTA 55105
651-690-3441

TO: ST. PAUL PLANNING COMMISSION

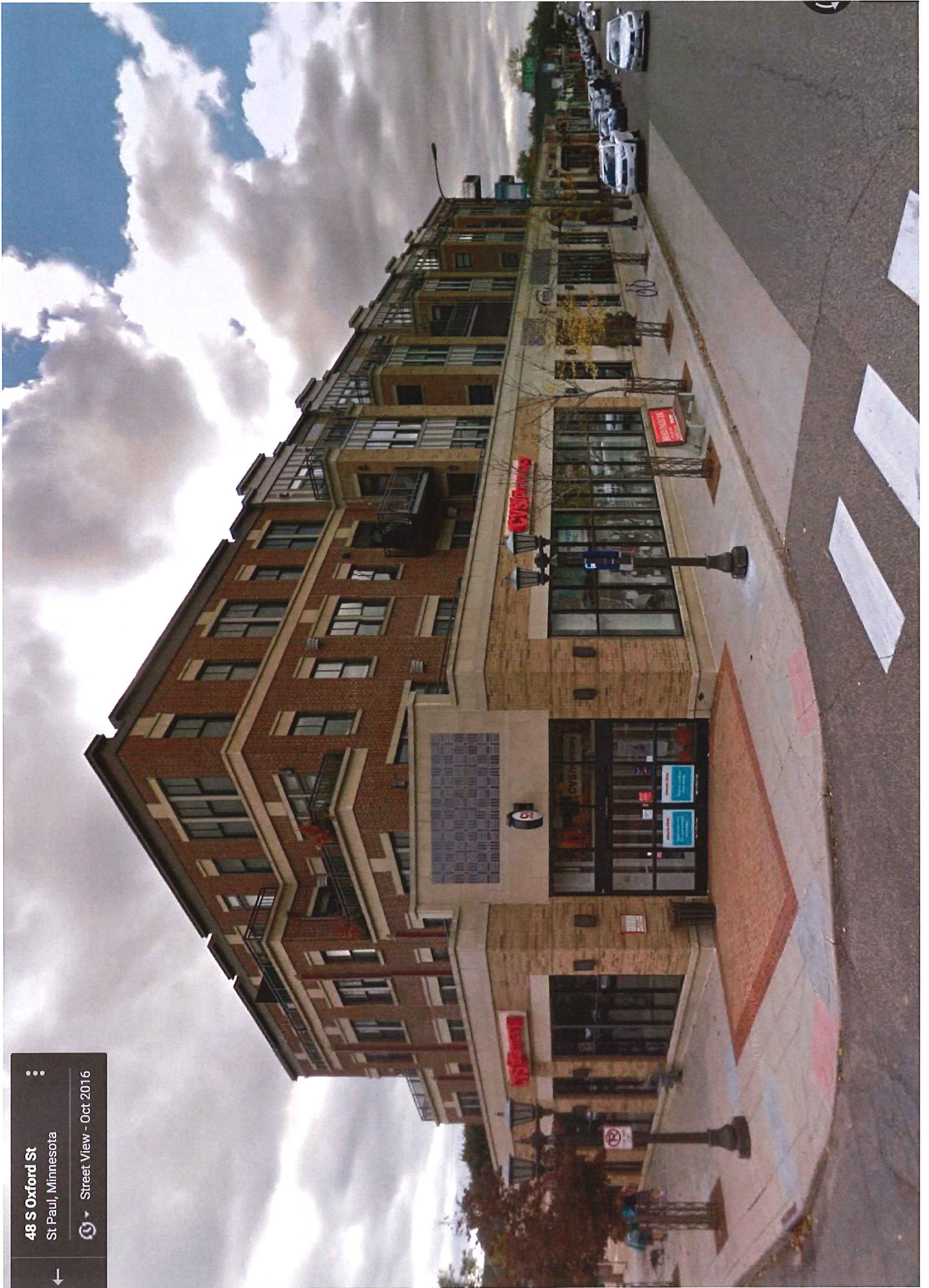
DATE: May 26, 2017

RE: Snelling Avenue South Zoning Study

I am not in favor of the proposed changes from B2 to T3, without making changes to the proposed wording of T3. I believe T3 should define multi-use, meaning a percentage of the property dedicated to commercial and/or retail, rather than just residential housing.

As I understand the definition of T-3 it permits mixed use, either commercial, residential or mixed, BUT, it does not define the mix. It's totally left up to the developers interpretation. All of Snelling could become rental and/or residential without any additional restaurants, shops, offices to support the homeowners who have contributed to the neighborhoods surrounding this area.

B2 presently has a definition of commercial. It too is "mixed use" but clearly defines that 50% or more is commercial use AND you can still have residential units above it. Please refer to the enclosed photo of Grand & Oxford development called Oxford Hill. Snelling is a major traveled route: bus, cars and pedestrians. If additional high density housing is being proposed then I believe we should have commercial: retail shops, restaurants, offices, etc. similar to Grand Avenue.



←

48 S Oxford St
St. Paul, Minnesota
Street View - Oct. 2016

Butler, Sonja (CI-StPaul)

From: Williams, Josh (CI-StPaul)
Sent: Friday, May 26, 2017 5:37 PM
To: Butler, Sonja (CI-StPaul)
Cc: Drummond, Donna (CI-StPaul); Johnson, Tony (CI-StPaul)
Subject: Fw: Snelling Avenue South Zoning Study

From: Marianne Ludwig <marianneludwig1420@gmail.com>
Sent: Friday, May 26, 2017 4:28:50 PM
To: Williams, Josh (CI-StPaul)
Subject: Snelling Avenue South Zoning Study

Marianne Ludwig
1420 Saint Clair Avenue
Saint Paul 55105

Re: LeCesse Proposed Building at corner of Saint Clair and Snelling

Dear Mr. Williams:

First let me say I am not anti development; however, I am not in favor of THIS development. My objections are as follows:

This building is too tall. 6 stories dwarfs every other building in the corridor. I fear that within 10 years the increased land value of adjoining properties will entice other property owners to build more tall buildings so that pretty soon walking down Snelling will be like walking down a dark wind tunnel.

The lack of good design is depressing. This is a major corner in our neighborhood that is not currently being kept up by the current property owner. I have complained in the past of dead trees and unmown treelawns. The current building facades are not inviting and it doesn't look like the current owner is doing anything more than waiting to "cash in" by selling out. I also fault the City for not making the property owner clean up his property and improve the parking lot. The brick building across the street is well maintained, so I know it can be done. The new building has very little design at street level. It will not be much of an improvement. The majority of the street level is taken up with parking with only 1,800 square feet of retail space. There is no room for plantings or any greenery - just concrete. If I were looking for an apartment, this design would not attract me. It does not fit in with other buildings in the neighborhood. It is unnecessarily boxy and bulky and lacks any charm.

So many apartments - not enough parking. Please explain where visitors to these apartment dwellers will park. We have already lost parking spaces to the new A Line bus stops. There are businesses that depend on the current corner parking lot, which may or may not be accommodated by the new construction - so if residents have guests, where will they go? On the side streets, of course, or in front of businesses across the street that need their own parking. A four story building would not need so many parking spaces.

As I said at the beginning of this letter I am not against development. What I am against is a theory that ANY development is better than NO development. I beg you to reconsider this poorly designed, poorly thought-out plan offered by a developer that does not grasp the concept of urban neighborhood living and design. A good

project will come along if we just wait for the right project. Please remember that what you approve WE have to live with for the next 50 years or more. I do not want our corner to become the cautionary tale that future neighborhood groups cite as their concern about development in their neighborhoods. ("We don't want something ugly like that horrible building on the corner of Saint Clair and Snelling.")

Let's get this right. Either make the current developer really listen and propose a building we all can be proud of or say "no thanks" and wait for a new proposal from someone who respects this neighborhood.

Thank you.

Marianne Ludwig

From: Williams, Josh (CI-StPaul)
Sent: Thursday, May 25, 2017 5:21 PM
To: Butler, Sonja (CI-StPaul)
Cc: Drummond, Donna (CI-StPaul); Johnson, Tony (CI-StPaul)
Subject: Fw: Snelling Avenue South Zoning Study

From: Heather B. Kroona, Ph.D. <HKroona@merchantgould.com>
Sent: Thursday, May 25, 2017 9:46 AM
To: Williams, Josh (CI-StPaul)
Subject: Snelling Avenue South Zoning Study

Hi Josh,

1. T3 zoning is inappropriate for the site at Snelling and St. Clair. T3 allowable height profile is not consistent with surrounding residential and commercial neighborhood. T3 zoning in should be limited depending on height of water table.
2. LeCesse should either purchase the whole block and plan a lower profile development with more parking and retail, or go underground two to three stories for more parking. LeCesse should have done their homework with respect to the water table. Absent these remedies, replace LeCesse with a reputable developer with deeper pockets and better architects.
3. False fronts to allow parking ramp above ground on lower stories removes retail space and is not consistent with the surrounding neighborhood and commercial zone. Essentially no parking will be available to the neighborhood and businesses. Any extra spaces will likely be taken by residents.

Thank you for your consideration.

Sincerely,

Heather Kroona

1560 Lincoln Ave.

St. Paul, MN 55105

Heather B. Kroona, Ph.D.

Patent Agent
Merchant & Gould P.C.
3200 IDS Center
80 South 8th Street
Minneapolis, MN 55402-2215
USA

Telephone (612) 371-5230
Mobile (303) 710-0974
Fax (612) 332-9081
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*Practicing in California as Merchant & Gould LLP

From: Williams, Josh (CI-StPaul)
Sent: Thursday, May 25, 2017 5:21 PM
To: Butler, Sonja (CI-StPaul)
Cc: Drummond, Donna (CI-StPaul); Johnson, Tony (CI-StPaul)
Subject: Fw: St. Clair Snelling Lots

From: Johnson, Tony (CI-StPaul)
Sent: Wednesday, May 24, 2017 11:45 AM
To: Williams, Josh (CI-StPaul)
Subject: FW: St. Clair Snelling Lots

From: Animal Medical Clinic [<mailto:frontdesk@animalmedical.org>]
Sent: Wednesday, May 24, 2017 11:33 AM
To: Johnson, Tony (CI-StPaul)
Subject: St. Clair Snelling Lots

We are not happy with the plans for the St. Clair Snelling Lots. They are huge and don't fit in with the neighborhood. We like to see the sun. This is our feedback.

Thank You!

Animal Medical Clinic

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From: Williams, Josh (CI-StPaul)
Sent: Thursday, May 25, 2017 10:48 PM
To: Butler, Sonja (CI-StPaul)
Cc: Drummond, Donna (CI-StPaul); Johnson, Tony (CI-StPaul)
Subject: Fw: SNELLING AVENUE SOUTH ZONING STUDY

From: Laure Schwartz <laure.a.schwartz@gmail.com>
Sent: Thursday, May 25, 2017 8:45:14 PM
To: Williams, Josh (CI-StPaul)
Subject: SNELLING AVENUE SOUTH ZONING STUDY

Dear Mr. Williams,

We are **not** in favor of any zoning and/or construction variance for the proposed development by LeCesse at Snelling Ave. and St. Claire. We are certainly in favor of new construction but the building needs to fit with the essence of the neighborhood and not be high density housing. Snelling is already far too heavily traveled by cars and trucks alike.

Laure and Shawn Schwartz
338 Snelling Ave. S.

From: Williams, Josh (CI-StPaul)
Sent: Thursday, May 25, 2017 10:48 PM
To: Butler, Sonja (CI-StPaul)
Cc: Drummond, Donna (CI-StPaul); Johnson, Tony (CI-StPaul)
Subject: Fw: Snelling avenue south zoning study

From: Molly Forsberg <mollyforsberg@yahoo.com>
Sent: Thursday, May 25, 2017 9:15:44 PM
To: Williams, Josh (CI-StPaul)
Subject: Snelling avenue south zoning study

Dear Josh,

My husband Gregg Forsberg and I wanted to take the time to go on record and say that we are opposed to re-zoning the end of my residential block (Lincoln and Snelling). We are also opposed to rezoning on Goodrich and Snelling.

We are troubled that **part of these re-zoning efforts are used as a sort of enticement to incentivize development that would create a greater tax base** on this highly residential block. ***It is targeting a current 501C site now occupied by Immanuel Lutheran Church.*** In view of this fact, this smaller congregation ***could be arguably destabilized*** by any tempting offer a developer may bring in. ***The other houses of worship in the area may also be vulnerable to similar targeting by the city in order to garner more taxes going forward.***

We ask you to reconsider this particular site (Lincoln and Goodrich)in view of the fact that the alley on the east side is my alley. I am home during the day and often outside. Due to the traffic confusion already on these two streets due to the changes to Snelling I can't imagine having even more cars speeding down our alley and going the wrong way down our one way street. We should not have to be subject to spillover from the inevitable traffic increase a T2 rating would incur nor the changes to our residential block.

The people on this block of Lincoln have already had to contend with disruptive traffic increases related to Field House related events as well as Grand Old Days, the Twin Cities Marathon and so on. We should not have to endure an invitation to increased traffic on our R4 rated street.

We also have an illegal triplex on our street that alone puts two more cars parked on our street. Seeing that this has been going on even with neighbor's protesting when the application came about, I can't say I have much faith that rezoning rules would be appropriately followed.

As stated earlier we are opposed to rezoning of Lincoln and Goodrich from Saratoga to Snelling and are disappointed to see this proposed change when we have worked so hard to restore two home on these streets as single family homes. The thought of more cars on the street and the alley would put my children's safety at risk

Thank you for your time,

Molly Forsberg

Gregg and Molly Forsberg
1540 Lincoln Ave
Saint Paul, MN 55105

From: Williams, Josh (CI-StPaul)
Sent: Thursday, May 25, 2017 10:49 PM
To: Butler, Sonja (CI-StPaul)
Cc: Drummond, Donna (CI-StPaul); Johnson, Tony (CI-StPaul)
Subject: Fw: Snelling Avenue south zoning stuudy

From: Mary Huber <mhooper1976@yahoo.com>
Sent: Thursday, May 25, 2017 9:30:47 PM
To: Williams, Josh (CI-StPaul)
Subject: Snelling Avenue south zoning stuudy

Josh:

We have lived in this neighborhood for over 40 years and we are concerned that a building at the corner of St. Clair and Snelling, of the proposed size, will cause a significant increase in traffic and it does not fit the neighborhood. It is way too large for the neighborhood and other existing buildings. Traffic has become worse from Selby to I-94 with the additional building at the corner of Selby and Snelling. With the planned median south of Randolph, traffic will be a bigger issue at every intersection, especially major intersections. Already there is congestion at St. Clair and Snelling, Grand and Snelling, and Selby and Snelling. We witness cars being backed up at the traffic lights 2-3 blocks all along Snelling between St. Clair and I-94 in the late afternoons.

We're also concerned about the increase in traffic in our residential neighborhood as people try to avoid the congestion on Snelling and there are many children in the neighborhood who will be at greater risk for the benefit of commerce. The increase in traffic raises the question of pedestrian safety. I'd like to know how you plan to prevent future pedestrian deaths before you impose this edifice on the neighborhood. Only 5 blocks to the north of St. Clair on Snelling, more than one pedestrian has been killed by a motor vehicle while crossing the road in a marked crosswalk.

A further question regards available parking for patrons going to local businesses. And I am concerned about the negative impact the neighborhood and businesses will incur for the lengthy period of construction time. We saw the negative impact of the building process of Whole Foods and the attached residences with no concern for how it affects anyone besides the builders.

We are opposed to this building as an addition to this neighborhood.

Sincerely,

Mary Huber

From: Williams, Josh (CI-StPaul)
Sent: Friday, May 26, 2017 5:38 PM
To: Butler, Sonja (CI-StPaul)
Cc: Drummond, Donna (CI-StPaul); Johnson, Tony (CI-StPaul)
Subject: Fw: T3 rezoning and LeCesse Apt Building (Snelling Ave. South Zoning Study)

From: aimee sutherland <anmisutherland@yahoo.com>
Sent: Friday, May 26, 2017 4:58:32 PM
To: Williams, Josh (CI-StPaul)
Subject: T3 rezoning and LeCesse Apt Building (Snelling Ave. South Zoning Study)

Hello,

I live at 425 Warwick St. not far from the Snelling and St. Clair intersection and I have worked at that intersection. I want to put my 2 cents in as to why I think that the 5 story structure plan is no fitting with the neighborhood. First the redo of Snelling Ave. caused a lot of frustration with the change of traffic and parking I can only imagine the increase scale of frustration for neighbors and the businesses there. I am not against higher density development but I think that the scale and limited amount of retail is incongruent with the neighborhood. I would like to see a different approach with thoughts to historic preservation, safety, and for thought to the future. Do not act too quickly to the first proposal.

Thank you for consideration, Aimee Sutherland

From: Williams, Josh (CI-StPaul)
Sent: Thursday, May 25, 2017 8:28 PM
To: Butler, Sonja (CI-StPaul)
Cc: Drummond, Donna (CI-StPaul); Johnson, Tony (CI-StPaul)
Subject: Fw: Comments on Snelling Zoning Proposals

_____t

From: Philip Jacobs <sbocajpilh@yahoo.com>
Sent: Thursday, May 25, 2017 7:17:45 PM
To: Williams, Josh (CI-StPaul)
Cc: #CI-StPaul_Ward3
Subject: Comments on Snelling Zoning Proposals

Mr. Williams,

I have lived approximately 200 feet from Snelling Avenue for over 29 years. We purchased this property based on the current makeup of single-family homes with individual yards, and un-crowded streets. Not in the hopes that one day the density would increase to a point where people or their friends cannot park in front of their houses. Not as a real estate investment.

We could have chosen to live in a city like Boston, or New York, or even denser portions of Minneapolis, but we chose Saint Paul and this neighborhood. I have visited those areas, and that density comes with problems that we should not be in a hurry to chase.

As part of more recent development: the Snelling Avenue median, the bus rapid transit (BRT), new construction on Snelling at Grand Avenue and further south, etc., we have experienced more competition for parking and more traffic along the residential streets. We have increased truck traffic, including semi-trailers, along our streets and alleys, raising concern for pedestrian safety.

If denser housing and business properties are approved without adequate parking, these traffic pressures would increase. We hear that parking requirements for apartments have been decreased, sending these cars onto adjacent, neighborhood streets for storage, even if the occupants use mass transit or bicycles for regular commuting.

These traffic pressures are in addition to special events at Macalester College, Immanuel Lutheran Church, Grand Old Days, Twin Cities Marathon, etc., let alone once the MLS soccer stadium is constructed just a mile north, and the Ford plant property is redeveloped. Any 'surge capacity' is lost.

Of particular concern is the potential height of proposed development. When the Macalester College athletic building was replaced several years ago, the height increased considerably, and although that is a bit farther west, the sun goes down at our house much earlier, especially in winter months. This loss of sunlight, without a solar easement, would be especially noticeable to residents if multi-story buildings were constructed on the east side of Snelling, in addition to having to face the alley sides of large building.

Just driving down the alleys which face streets like Grand Avenue, with many multi-family rental units, compared to alleys surrounded by single-family homes on both sides, shows a remarkable difference in hostility versus hospitality. There is a clear lack of ownership behind the commercial and rental properties, but they are still part of our residential neighborhood.

Even if increased density is needed, a three-story height limit is reasonable for this area, and consistent with existing architecture. Three story residential buildings are common along streets like Grand Avenue, Dayton, Lexington, Portland, and many others, maintaining lawns, courtyards, and green space, which make these streets inviting. They do not have to be shoved up against sidewalks, creating intimidating and hostile streets. Similar sized buildings, with similar set backs and green spaces could be woven into the neighborhoods with less disruption than taller building covering larger portions of the lots. The same height could work along Snelling Avenue, with the first floor retail, and the remaining floors residential.

There are many parts of Saint Paul to expand development and increase density, including north on Snelling Avenue, and many parts of Selby nearby. Development should be spread out in a more even, uniform manner over a larger portion of the city to help grow those areas as well, rather than creating hot spots with unnecessary congestion.

The Macalester-Groveland and Highland Park areas are popular because of the way that they are, with medium density neighborhoods and single family homes. It makes no sense to remove what makes it attractive by squeezing in high-density developments, or tall buildings, when there is so much room in adjacent areas of the city which need development.

Zoning should be done protect neighborhoods and to benefit residents, not real estate developers and speculators, especially those who live elsewhere.

Philip Jacobs
1557 Goodrich Avenue
Saint Paul, Minnesota 55105

From: Johnson, Tony (CI-StPaul)
Sent: Tuesday, May 30, 2017 4:37 PM
To: Williams, Josh (CI-StPaul)
Cc: Butler, Sonja (CI-StPaul)
Subject: FW: Large Building Snelling/Saint Clair

FYI.

I'm not sure if we should put this in the zoning study comments or not...

From: Walter Doehne [<mailto:doehnewe@gmail.com>]
Sent: Tuesday, May 30, 2017 4:35 PM
To: Johnson, Tony (CI-StPaul)
Subject: Large Building Snelling/Saint Clair

To build this will be a huge mistake. HUGE. I realize sending comments to you is a way to shield Councilman Tolbert, but we know who he is and his part in this debacle.
Like many of the grand plans of the present council, this is ill-conceived and must not happen.