

**From:** Mary Scott [<mailto:scootermas@comcast.net>]  
**Sent:** Friday, September 1, 2017 2:02 PM  
**To:** #CI-StPaul\_Ward5 <[Ward5@ci.stpaul.mn.us](mailto:Ward5@ci.stpaul.mn.us)>  
**Subject:** T3 Zoning on Snelling

Hello

I have lived in the Macalester Groveland neighborhood for many years. This is a wonderful area for families and is known for quiet streets, single family homes, small apartments building and quaint duplexes.

It's very alarming that T3 zoning is now being proposed along South Snelling and ¼ mile on either side of Snelling. The inevitable tearing down of homes and increased traffic will have a very negative impact on the families that live here. T3 Zoning is not compatible with the existing homes, buildings and most importantly the people living here. It will destroy the long time, enduring character of this great neighborhood.

Please vote NO to the Snelling Avenue South Zoning Study that recommends T3 zoning.

Thank you,

**Mary Scott**  
458 Warwick Street  
St Paul, MN 55105

**From:** Dawn Frederick [<mailto:d2dusk@gmail.com>]  
**Sent:** Tuesday, September 05, 2017 10:17 AM  
**Subject:** Vote NO to T3 zoning and the Snelling Ave. S Zoning Study

To whom it may concern:

I've been a resident in our neighborhood for over 17 yrs. I've called this place home since moving here from Tennessee for a job.

One of the main reasons I chose St. Paul and specifically this area, was the character and aesthetic. The cute single family homes, intermingled with all the gorgeous brownstone buildings. This is a gorgeous area and something we are all proud of.

Yet, I've see what's happening to Grand Avenue and it's discouraging. Gorgeous old homes are getting bulldozed for ridiculously tall buildings, that lack personality, character and take away from the beauty of our community. Now the same developers want to do this to Snelling Avenue and it's going to yet again the main reason many of us live here.

These buildings not only take away the character, they cause traffic issues, parking issues, and remove any sense of community one feels with their neighbors, with the local businesses. My fear is that we'll find this area turn into a St. Paul version of Uptown, where the artists are squeezed out, where the area becomes ridiculously overpriced, and the beauty we have gotten used to eventually disappearing.

Please vote NO to the T3 zoning, as well as NO to the Snelling Avenue South Zoning Study. Our neighborhood will appreciate it, and I will too.

Best,

Dawn Frederick  
1522 Portland Avenue #211  
St. Paul, MN 55104

From: Howard, John [<mailto:john.m.howard@medtronic.com>]

Sent: Tuesday, September 05, 2017 10:10 AM

To: #CI-StPaul\_Ward1; #CI-StPaul\_Ward2; #CI-StPaul\_Ward3; #CI-StPaul\_Ward4; #CI-StPaul\_Ward5; #CI-StPaul\_Ward6; #CI-StPaul\_Ward7

Cc: [4responsibledevelopment@gmail.com](mailto:4responsibledevelopment@gmail.com)

Subject: Snelling Avenue Zoning Study

Dear Members of the Saint Paul City Council:

We are writing to express my opposition to the Snelling Avenue Zoning Study. We oppose T3 zoning on South Snelling Avenue, and we oppose the Zoning Study as written.

Thank you,

John & Colleen Howard

1641 Laurel Avenue

This message has been marked as Medtronic Controlled

From: Ryan Ricard [<mailto: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

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

From: Marta Barnett [<mailto:marta.barnett@gmail.com>]

Sent: Tuesday, September 05, 2017 11:24 AM

To: #CI-StPaul\_Ward1; #CI-StPaul\_Ward2; #CI-StPaul\_Ward3; #CI-StPaul\_Ward4; #CI-StPaul\_Ward5; #CI-StPaul\_Ward6; #CI-StPaul\_Ward7

Subject: Snelling Ave South Zoning

Hello,

I'm writing to urge you to vote against rezoning South Snelling Ave to "T3."

I'm very concerned about the increased car traffic and the subsequent noise and safety issues.

I take the bus to work and it's already precarious to cross Snelling (at St Clair) on foot (despite the very nice green light delay) during rush hour. Adding multi-story development will only make it worse. Case in point is Snelling/Selby intersection.

I love our neighborhood and I love walking here with my dogs. I can't see how our neighborhood can support multi-story development on Snelling.

Thank you,

Marta Barnett

1586 Wellesley Ave

St. Paul MN 55105

**From:** "Anne Yuska" <[ahyuska@centurylink.net](mailto:ahyuska@centurylink.net)>

**To:** "ward3" <[ward3@ci.stpaul.mn.us](mailto:ward3@ci.stpaul.mn.us)>

**Sent:** Monday, September 4, 2017 11:04:20 PM

**Subject:** Snelling Ave Zoning Study: NO T3!

Chris,

The message from your constituents is LOUD and CLEAR: NO T3.

We are not against development; T2 allows for increased density without changing the character of the community.

We have now heard statements from you that you support the zoning study pushing T3 on our neighborhoods. If you want to "represent" us longer than your current term, now is a good time to show it. Otherwise, we'll take a different course of action at the ballot box.

Sincerely,

Anne Yuska

**From:** mary schaak [<mailto:mjschaak@yahoo.com>]

**Sent:** Saturday, September 02, 2017 2:37 PM

**To:** #CI-StPaul\_Ward3

**Subject:** Snelling Rezoning

Please leave Snelling alone. We do not need any more out of character buildings in this area. I did attend one of the first meetings and at that time did not think that all the heights that would be allowed does not fit the neighborhood. For sure NO T3. Too high and would change the look of where we live. Look at Finn and Snelling and Selby. Really change the look of neighborhood. Who is going to live in the

tall buildings? probably a lot of students who have no investment in the community. Keep single family homes on Snelling so as a tall building does not go in. Look at the Waters very beautiful but very costly.

I am trying to understand why people who pay taxes, support the City, and care are not being listened to. This is my City I say leave it alone. We pay the high taxes for a reason. Please say NO

I have looked at the maps and still do NOT agree with the new zoning. I am looking toward the future of Snelling.

I do want my statements recorded

Mary Jo Schaak

1737 Eleanor Ave

St Paul MN 55116

From: Kathleen Deming [<mailto:kanddeming@yahoo.com>]

Sent: Tuesday, September 05, 2017 2:39 PM

To: #CI-StPaul\_Ward3

Cc: Karen Osen; Michelle Berg

Subject: Re: endless input on projects neighborhood doesn't want.

Dear Councilman Tolbert ~

Some of us are elderly and handicapped...and this endless trekking to city council meetings is quite a hardship. You don't seem to be listening to the input and concerns from your own district, anyway.

We've always thought that the south Snelling project, backed by Macalester College is a foregone conclusion, as is everything they put their clout behind.

Mac has been my corporate neighbor for 48 years, they don't pay property taxes (Gosh! I wish I could opt out...) and I'm sick of their disregard for what neighborhood residents want, or don't.

Sincerely,

Kathleen Deming

From: Kristi Haselman [<mailto:kristihselman@gmail.com>]

Sent: Tuesday, September 05, 2017 1:30 PM

To: #CI-StPaul\_Ward1; #CI-StPaul\_Ward2; #CI-StPaul\_Ward3; #CI-StPaul\_Ward4; #CI-StPaul\_Ward5; #CI-StPaul\_Ward6; #CI-StPaul\_Ward7

Subject: Snelling Avenue Zone Study

Dear Members of the Saint Paul City Council,

I am writing to express my opposition to the Snelling Avenue Zoning Study. I oppose T3 zoning on South Snelling Avenue, and I oppose the Zoning Study as written.

The Planning Commission Neighborhood Committee failed to amend the zoning study to reflect public concerns related to safety, traffic and building heights. The original Zoning Study calls for only moderate density increases south of the Soo Line Rail Spur, so T3 zoning should not be recommended for South Snelling Avenue. Snelling Avenue South is almost entirely T2 community business and residential. The Zoning Study recommends only T1 and T2 in this case.

T3 should NOT be recommended for this area! I have lived on Brimhall Avenue South for 28 years. I grew up on Osceola Avenue. I do not want to see my beloved neighborhood be turned upside down with T3 Zoning.

Respectfully,

Kristi Haselman

397 Brimhall St

St. Paul, MN

55015

From: Julia Earl [<mailto:healthykidsmn@gmail.com>]

Sent: Tuesday, September 05, 2017 1:25 PM

To: #CI-StPaul\_Ward1; #CI-StPaul\_Ward2; #CI-StPaul\_Ward4; #CI-StPaul\_Ward3; #CI-StPaul\_Ward5; #CI-StPaul\_Ward6; #CI-StPaul\_Ward7

Cc: [4responsibledevelopment@gmail.com](mailto:4responsibledevelopment@gmail.com); [elizabeth@elizabethdickinson.org](mailto:elizabeth@elizabethdickinson.org); [info@patharrisformayor.com](mailto:info@patharrisformayor.com); [info@melvincarter.org](mailto:info@melvincarter.org); [rep.dave.pinto@house.mn](mailto:rep.dave.pinto@house.mn)

Subject: Constituent Objection to Snelling Ave T3 Zoning

Julia Earl and Bill Moseley

372 Macalester St.

St. Paul, MN 55105

September 5, 2017

Dear Members of the Saint Paul City Council,

*We are writing to express our opposition to the Snelling Avenue Zoning Study. We oppose T3 zoning on South Snelling Avenue, and we oppose the Zoning Study as written.*

While our family recognizes the need for increased housing in St. Paul, we also believe it can be done in a way that is in keeping with the neighborhood character – that is, shorter buildings, appropriate setbacks and green space which is in keeping with current rental housing on Snelling Avenue (two-three stories high, green space in front, et al).

We agree with the objections identified in the Neighbors for Responsible Development Position Statement. Particularly, we agree with the following concerns:

The Planning Commission Neighborhood Committee failed to amend the zoning study to reflect public concerns related to safety, traffic, building heights, etc.

- The original Zoning Study calls for only moderate density increases south of the Soo Line Rail Spur, so T3 zoning should not be recommended for South Snelling Avenue.
- Snelling Avenue South is almost entirely B2 community business and residential. The Zoning Study recommends only T1 and T2 in this case. T3 should NOT be recommended for this area.
- The increase in high density development adds stress to dated infrastructure.
- The rezoning proposal increases the need for added resources of police, fire, schools, and public health resources, which do not appear to be taken into consideration.

We have raised two children in the Mac-Groveland neighborhood from infancy to adolescence. We are already *alarmed* at drivers who routinely run red stop lights on Snelling Avenue and even buzz through the stop sign at our intersection of Jefferson and Macalester (presumably to avoid the traffic on Snelling with disregard for the law and safety of pedestrians in the area – often children and elderly out for walks or going to and from nearby Mattocks Park). We are extremely concerned that high density housing (that is, exceeding three stories) will only add to our existing and warranted traffic and safety concerns. Please find a solution for moderate (i.e. T1 and T2) zoning, in keeping with the Zoning Study, for South Snelling Avenue!

Thank You,

*Julia Earl and William Moseley*

*Concerned Constituents*

From: Sandy Hitchin [<mailto:sandyhitchin@gmail.com>]

Sent: Tuesday, September 05, 2017 11:38 AM

To: #CI-StPaul\_Ward3

Subject: Please vote NO on T3 Zoning & Snelling Ave S Zoning Study

Hello. As a resident and property owner in Ward 3, I am asking that you vote NO to T3 zoning on Snelling Avenue South and vote NO to the Snelling Avenue South Zoning Study.

T3 zoning would violate the character of this neighborhood and would negatively affect quality of life here with increased traffic, pedestrian danger, parking inconveniences, unpleasant noise levels and more. I chose this neighborhood for its green space and relative quiet, which is crucial to human well-being. Please keep my neighborhood a healthy and tranquil place to live.

Thank you,

Sandra Hitchin

1740 Wellesley Avenue

Saint Paul, MN 55105

From: Gary Martland [<mailto:martland789@yahoo.com>]

Sent: Tuesday, September 05, 2017 10:01 AM

To: #CI-StPaul\_Ward3

Cc: [livesaintpaul@gmail.com](mailto:livesaintpaul@gmail.com); [mcguire.kathy56@gmail.com](mailto:mcguire.kathy56@gmail.com)

Subject: Delay Ford Plant Zoning vote!

Councilman Tolbert,

I am writing, again, to ask that you delay the zoning vote for the Ford Plant development.

We have spoken to many times with you regarding this vote. At Gloria Dei the other night you seemed to stack the speakers to present a favorable opinion yet that small group (40 folks) of speakers, several of whom do not live in St Paul by their own omissions, seemed to dominate the stage.

Meanwhile the 200 plus folks who were against the proposed HIGH density seemed to be limited.

John McCain had an article in this AM's Pioneer Press said "our shared values define us more than our differences. And acknowledging those shared values can see us through our challenges today if we have the wisdom to trust them again."

I won't repeat my objections, again, my previous communication have outlined my opposition to the current plan.

I simply ask that we review how to make the development work for a population closer to 3.5-4K folks!

Let's make this work together and listen to our community.

Sincerely,

Gary Martland

1862 Montreal Ave

St Paul MN 55116

**From:** Kate Hebel [<mailto:kate@newedition-inc.com>]

**Sent:** Tuesday, September 05, 2017 3:17 PM

**To:** #CI-StPaul\_Ward3; #CI-StPaul\_Ward1; #CI-StPaul\_Ward2; #CI-StPaul\_Ward4; #CI-StPaul\_Ward5; #CI-StPaul\_Ward7; #CI-StPaul\_Ward6

**Cc:** Johnson, Tony (CI-StPaul)

**Subject:** Snelling Avenue Zoning Study - public hearing tomorrow 9/6/17

Unfortunately I won't be able to make the public hearing tomorrow, but I would like to email my position regarding these proposed changes to my neighborhood. I've been watching and reading the study as it's gone through the review.

Attached is an outline of my position, along with a couple of photos illustrating my statements. I hope you'll take the time to read and consider my points. Thank you.

*Kate Hebel*

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

Dear Member of the Saint Paul City Council,

I am writing to express my opposition to the Snelling Avenue Zoning Study. I oppose T3 zoning on South Snelling Avenue, and I oppose the Zoning Study as written.

The Planning Commission Neighborhood Committee failed to amend the zoning study to reflect public concerns related to safety, traffic, building heights, etc.

The original Zoning Study calls for only moderate density increases south of the Soo Line Rail Spur, so T3 zoning should not be recommended for South Snelling Avenue.

Snelling Avenue South is almost entirely B2 community business and residential. The Zoning Study recommends only T1 and T2 in this case. T3 should NOT be recommended for this area.

The increase in high density development adds stress to dated infrastructure.

The rezoning proposal increases the need for added resources of police, fire, schools, and public health resources, which do not appear to be taken into consideration.

Thank you for your service to our community.

Cathy Brennan

2200 Fairmount Ave.

St. Paul, MN 55105

To whom it may concern:

I've been a resident in our neighborhood for over 17 yrs. I've called this place home since moving here from Tennessee for a job.

One of the main reasons I chose St. Paul and specifically this area, was the character and aesthetic. The cute single family homes, intermingled with all the gorgeous brownstone buildings. This is a gorgeous area and something we are all proud of.

Yet, I've see what's happening to Grand Avenue and it's discouraging. Gorgeous old homes are getting bulldozed for ridiculously tall buildings, that lack personality, character and take away from the beauty of our community. Now the same developers want to do this to Snelling Avenue and it's going to yet again the main reason many of us live here.

These buildings not only take away the character, they cause traffic issues, parking issues, and remove any sense of community one feels with their neighbors, with the local businesses. My fear is that we'll find this area turn into a St. Paul version of Uptown, where the artists are squeezed out, where the area becomes ridiculously overpriced, and the beauty we have gotten used to eventually disappearing.

Please vote NO to the T3 zoning, as well as NO to the Snelling Avenue South Zoning Study. Our neighborhood will appreciate it, and I will too.

Dawn Frederick  
1522 Portland Avenue #211  
St. Paul, MN 55104

Hello,

My name is Tanya Shipkowitz and I live at 1688 Juliet Ave. in St. Paul. I have lived in this neighborhood for 20 years and am very concerned by the development plans on Snelling Ave. I implore you to vote NO to T3 zoning and NO to the Snelling Ave. South Zoning Study. That level of development will kill the neighborhood!

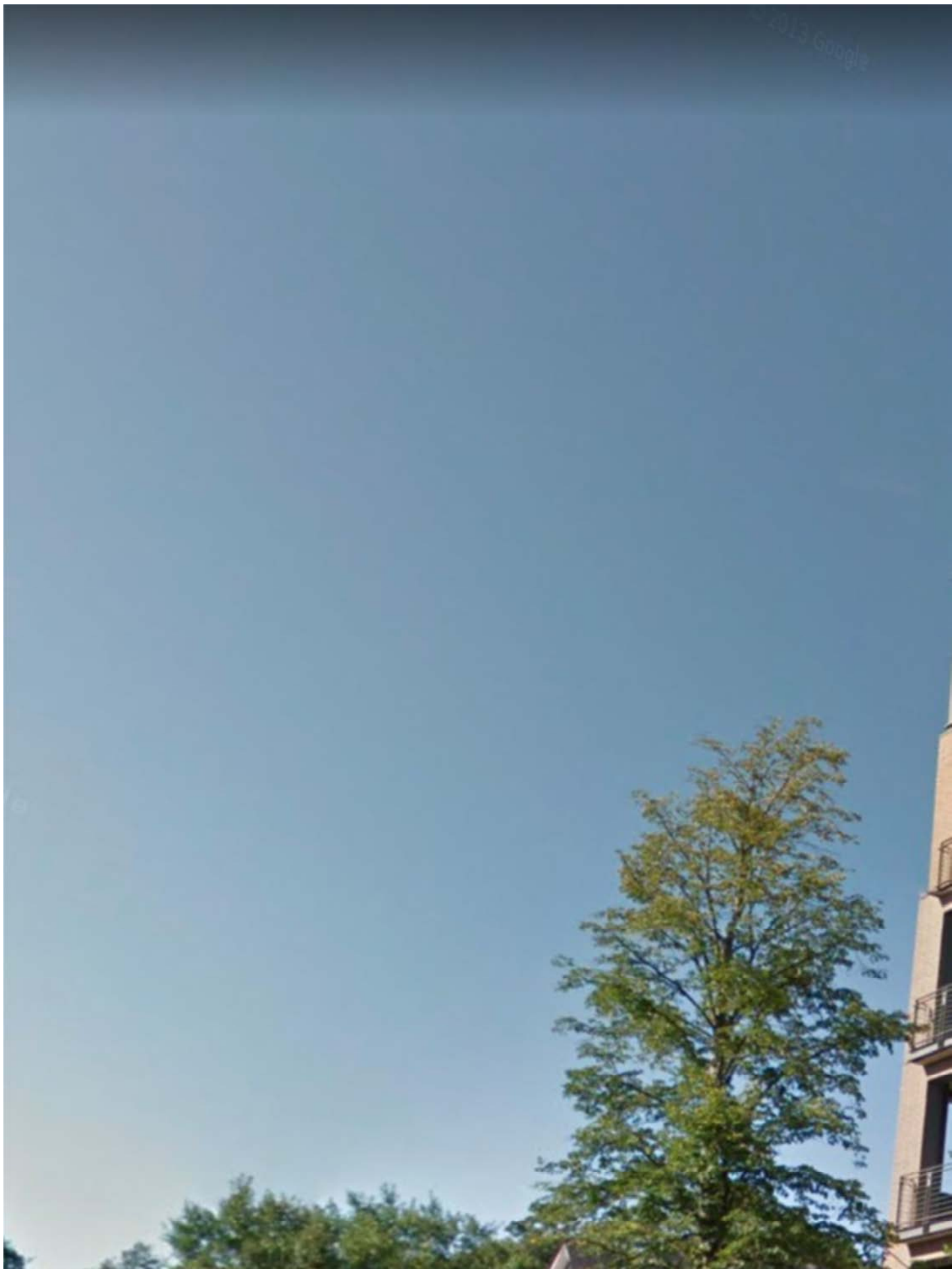
Please vote NO to both at the City Council Hearing on September 6th.

Sincerely,

Tanya Shipkowitz



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Lucky Boy Productions



Cal Surf



CPM Companies







**KATE HEBEL**  
**1301 Fairmount Avenue**  
**St. Paul, MN 55105**  
**651-690-3441**

To: All members of the St. Paul City Council  
Re: Snelling Avenue South Zoning Study  
City Council Public Hearing September 6, 2017  
Date: September 5, 2017

Unfortunately I will not be able to be in attendance at the public hearing, but I would like to go on record:  
I do NOT support T3 development along Snelling Avenue.

Please respect the homeowners along this corridor and vote NO to T3 zoning. Contrary to the city's recommendation I do feel that such development is detrimental to the existing character of the neighborhood and does endanger the public health, safety and general welfare of the local residents. These developments will impact the neighborhood for decades.

I have been a resident of Macalester Groveland since 1985 and used to patronize the commercial businesses along Snelling & Selby: O'Gara's, The Neighborhood Grill, Patina, but not after the recent development of that northeast corner. The traffic congestion going north and south on Snelling, and east on Selby is "an accident waiting to happen". Cars illegally turn on red or run the red lights. It's a nightmare if you're a pedestrian trying to cross the street. When Whole Foods was on Grand Avenue I was a weekly shopper. Now I can't safely turn east on Selby to go back to Hamline, so I don't bother. I do NOT want this type of chaos for the southern end of Snelling Avenue. You can do all the studies you want, but it IS the people that create communities, and it is the existing residents of Macalester Groveland and Highland that have created the ambience, the value and character of their neighborhoods. These homeowners take pride in their communities; they maintain and improve their properties, support their schools and neighborhood businesses, and create businesses where they live. Now the city wants to create a Las Vegas strip up and down one of the main arteries of the area. This type of development does not create "neighborhoods". Developers are not invested in the surrounding neighborhoods; they are interested in making the most money for the footprint, which encourages requests for variances and conditional use permits. T3 allows a height of 55 feet; however, that limit can, and will be pushed to 90 feet by every developer if given the chance. Even the Uptown area of Minneapolis does not have 9 story buildings, as congested as it is. See photos attached.

T3 supposedly provides for mixed use, yet there is NO definition or stated requirements for "mixed use". Therefore developers will use this to their advantage, creating more rentals rather than commercial businesses to support the neighborhood.

**Value**

High density housing will affect all the homeowners in adjacent neighborhoods. When homeowners bought their properties they expected to be able to enjoy the sights and sounds of their existing neighborhood, complete with sunshine, sunsets, trees, and clouds. They didn't expect to look out their front or back window to see a 90 foot solid wall! This type of development will depreciate their home values.

**Taxes**

And please do not try to infer that high density housing will decrease my taxes. During the 32 years I've owned my home the population in Ramsey County has increased by 100,000. There has been plenty of new multi-family and high density housing, including Grand Avenue and Snelling. Never have my taxes decreased; in fact they have multiplied three fold.

**Traffic**

I know the master plan is to encourage mass transit use by the tenants of the high density developments; however, these tenants will still have cars and garages. Traffic at the major intersections is already problematic; adding vehicles trying to enter and exit buildings that are sitting so close to intersections will become a safety hazard, for vehicles, pedestrians and bicyclists.

One of the key reasons for the City takeover of trash hauling was to decrease the traffic on the alleys. With T3 high density housing the need for additional trucks on the alleys will definitely increase: maintenance, vendors, deliveries, as well as trash pick up. When tenants can't get out on the public streets they will use the alley as a short-cut. And this is not something that will be included in any traffic study!

**Kate Hebel**