

**From:** [\\*CI-StPaul\\_PED-ZoningCommitteeSecretary](#)  
**To:** [Dadlez, Kady \(CI-StPaul\)](#)  
**Subject:** FW: greetings, proposed apartment on Selby in St Paul  
**Date:** Wednesday, November 17, 2021 4:08:38 PM

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Here is another one from the same person. Will this get included for the City Council public hearing? Should I let them know? Or will you?

Sam

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**From:** john <johnli9@comcast.net>  
**Sent:** Tuesday, November 16, 2021 11:18 AM  
**To:** \*CI-StPaul\_PED-ZoningCommitteeSecretary <PED-ZoningCommitteeSecretary@ci.stpaul.mn.us>  
**Subject:** greetings, proposed apartment on Selby in St Paul

Dear Committee Members,

I wrote a letter last week but didn't include the proper zoning information. I'm writing about the request to change the zoning at 1708 as well as 1712 and 1716 Selby. The file number is ZF#21-210-795 – 1708 rezoning.

I just heard that the owner of 1712, 1716 and 1708 wants to put up a 5 story apartment building there. There isn't room for this. It is a very different landscape from the new apartment building on Marshall. On Marshall, the houses behind it are high on a hill, so it doesn't block or shade the houses behind. Also, the depth of the properties from Selby to Hague is very small. There is no alley there. I have lived on Hague for years and have wondered if in earlier days it was an alley. Our lots are much less deep than the other streets and even the street itself on Hague is less wide than other streets. In addition, we have a lot of rentals apartments around here and sadly we have parking and visibility issues. On Hague, we don't have an alley so everyone parks on the street. The good news is that we get to know each other more because we are all parking on the street. We don't have a garage and lots of other folks don't either, or if they do, they don't use them to park their cars.

Try to take a right or left hand turn from Laurel onto Fairview. You can't see because of all the cars parked on Fairview. I should probably ask another department to extend the no parking sign on Fairview. The same is true on Selby. If there is a SUV or a truck parked on the corner near 1708, you can't see. This applies to people walking as well as cars. I have been nearly hit several times crossing the street (with the light) at the corner of Selby and Fairview. People are taking a left turn from Selby onto Fairview. They are looking for cars and forgetting to look for people.

I am for creating more affordable housing. I have provided affordable housing for the past 26 years by living in one side of a duplex and renting out the other side. I keep the rent affordable but the city/county no longer gives me much of a deduction for owner occupied. Do you have access to the state info on rentals? Every year for MN taxes, landlords must submit what income they get from rentals. Do you study this to see who is charging more each year and who isn't? I bet you would find that owner occupied duplex owners charge less and take care of their properties more. Why not encourage more of this? Why just assume the worst that all landlords charge more and more?

Why not reward good behavior where people work to connect in the neighborhood instead of giving money/tax breaks to people who build large complexes for the sole purpose of making more money?

If we need to create more housing so rents are affordable, let's do this. Still, let's take a broader look at what makes a community feel like a good place to live. I think more trees should be given high priority in St Paul. Wouldn't it be good to help people buy homes as well? There are many nice houses for sale and prices are coming down. I would like to see our public dollars help people purchase homes too. I would like to see the city/county help people by paying the down payments on a house that people would pay back when they sell their home. There are lots of ways to encourage affordable housing.

Building another huge apartment building quickly on a tiny lot that wrecks the view of all the places around it isn't the way to do it. Also, the apartments that are being built along Marshall have toxic smells coming from the building materials. Is this what we want? Will we instead encourage residents to leave because of toxic smells, no light, and over crowding? Density is good, but it should be planned well and not hastily done.

Thanks for your work, your time, and your consideration about this proposed 5 story apartment building. Please take a walk around this area before you decide whether to allow a huge apartment building here. Also, take note! the 4 story apartment building on the side is for sale now too. That should be kept in mind as well.

Best Regards,  
Linda  
Linda Schlesinger  
1746 Hague Ave  
St Paul, MN 55104

Linda