

**This document is in reference an item on the City Council’s meeting agenda set for December 8, 2021:**

**File# and Name: 21-310-795, 1708 Selby Rezoning**

**Purpose: Rezone from B2 community business to RM2 medium-density multiple-family residential.**

My name is Paul Toman. I own and live at the property at 1706 Hague Avenue, which faces the block involved in this zoning change. My neighbors and I have several issues with the proposed zoning change which has been requested to build a 5-story apartment building. Besides this submission, I encourage you to also read in depth submissions by my neighbors as well. Each should address a specific topic.

**Purpose: I stand in opposition to this proposed zoning change and to the city’s approval of any site plans for the proposed development on this and adjoining properties. I ask for your careful consideration of this and other concerns be adjacent property owners.**

**Issue to be discussed- Re Tenant Parking**

- Planned development as described by Mr. Schwartzman at Zoning Committee meeting.
- Current parking conditions within one block (~350ft).
- Impact of planned development on immediate area as it relates to parking

**Planned Development:**

1. As stated in the Zoning subcommittee on-line meeting, the developers own two adjacent properties and wish the motion in front of you to pass to include the third parcel at 1708.
2. With the three parcels together, the plan (*no planning document or site plan has been presented as of yet by the developer*) the expressed intent is a 5-story apartment building having 38-39 units for rent, with 17 parking spaces available for tenants.
3. The apartments would be market rate with 4 units (10%) set aside for low-income individuals per agreement with the city.
4. The zoning subcommittee passed this recommendation only for the parcel at 1708 Selby as it pertains to the developer’s plans for that plot, not as a condition of the planned development using the three together.
5. The developer stated at the subcommittee meeting that if he did not gain approval of this change in zoning, he would build on the existing two plots “anything I want”, and with the cities removal of required off-street parking, he is not obligated to furnish any.
6. Other issues of note with this are: To be covered by other submissions by our group.
  - Lack of community notification of this change by the zoning committee and the Union Park District Council.
  - Lack of developer’s site plan.
  - The height as it relates to the surrounding area which falls outside of the Snelling-Selby development hub.
  - Impact on property values of surrounding households.
  - The removal of an existing small business.

- Ecological impacts of sunlight, rain/snow water run-off, and use of eco-friendly building materials.

#### **Current Parking Conditions within one block of 1708 Selby**

- There are several factors already in play with parking in our neighborhood. *\*These can be visualized in the map below.*
  1. Selby Avenue is a Snow Emergency. All vehicles on this street must find suitable parking on side streets during this time. Currently these cars have taken up any space available within a two block radius.
  2. Both Herschel and Aldine (the side street at the end of the block in question) are very narrow - 2 car width wide. These have parking only on one side, with no parking adjacent to resident's driveways. These two streets become impassable in the winter due to snow accumulation and ice build-up. The street becomes too narrow to navigate.
  3. There is no alley between Selby and Dayton across from this planned development for the residents to utilize.
  4. There is no alley between Selby and Hague Avenue, and also between Hague and Laurel. Some residents must use front entry driveways, and in some cases noted on the map, their residences have no off-street parking available to them and must park on the streets. There are three such properties within 200 feet of the plot to be developed.
  5. There are four 4-5 unit two-story apartment building with NO off street parking available to them.
  6. There are five 4 unit two-story apartment buildings with very limited off-street parking.
  7. There are many duplexes within this area also with insufficient available parking.
  8. Area businesses within a block of this include two restaurants, and many business establishments that rely on on-street parking.
- The surrounding streets are therefore already at maximum utilization with many residents needing to park a block or more away.
- Neighbors with disabilities have required special signed parking spaces due to their parking situation.
- With any new multi-unit development, including this planned development, area residents will request permit parking only on the surrounding streets.

*See Color Map on next page.*



### Impact of planned development on immediate area as it relates to parking

- As you can see, with parking already at a premium, the addition of 21 units to this area will have a profound impact on the livability of the surrounding homes.
- Property values will be negatively affected with desirability of parking for residents and visitors to our homes and businesses.
- Permit parking with an additional annual cost to current residents will be required to attempt to stabilize the already challenged parking situation.

### In Conclusion:

1. I, and the surrounding neighbors, stand opposed to the zoning change as it relates to the developers stated intent to develop the property for multiunit housing.

2. No details have been furnished or issues address with the developer by the City zoning Board, the Union Park Community Council, or the affected residents within close proximity to this and the other plots.
3. Although studies have indicated that residents no longer necessarily have their own vehicles, these studies do not take into account regional and locale into consideration.
  - This proposed multiunit development is some distance from mass-transit. Walking in winter below zero temperatures is not feasible.
  - This is not an “urban” environment with stores, entertainment and restaurants within walking distance. It is residential in nature.
  - Most residents currently living in apartments in this area have one, if not more vehicles per unit.
4. The developers tone and attitude has been to this point dismissive at best and demeaning in nature.

**I therefore ask for one or more of the following actions on our behalf:**

- A) Deny the proposed zoning change on merit.
- B) Delay consideration until further review and information is presented and neighbors consulted with accommodations made to satisfy our concerns.
- C) With this being the only 5-story development in this area of 2-story houses and apartments, place restrictions on the height of the building and requirements for adequate off-street parking.

**We invite you to drive around this area and see for yourself how out of place, and ill-advised this development would be. Please see for yourself before making a decision so irreversible, and with so many negative impacts.**

Regards,

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