

**From:** [Jeremy Foss](#)  
**To:** [\\*CI-StPaul>Contact-Council](#)  
**Subject:** Fwd: File# 21-309-362, 83 Douglas Rezoning  
**Date:** Sunday, January 9, 2022 8:58:41 PM

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Greetings City Council members,

My name is Jeremy Foss and I live at 292 Sturgis Street, which is around the corner from the subject property. I am in favor of this zoning change. This property being adjacent to existing multi-family properties and it's proximity to businesses and West 7th as a major multi-modal street, make it a good fit for multiple units and access to public transportation. As a lower density multi-family property, it insulates the adjacent single-family from the business of 7th and commercial/retail uses across the street.

This property has been vacant for 30 years and is only generating tax dollars as land. With an actual building, this property will help with creating additional tax revenue in comparison to its current use. At the same time, the zoning will allow for the potential of a different housing type within the neighborhood which is necessary to support the various needs of people at different seasons of life. I know this may help others from outside the neighborhood, but why not do our part to be welcoming in this way knowing land is finite and people need a place to live. Plus, this opens the possibility of veterans who are already in the neighborhood or who want to become part of the neighborhood and call it home.

This is one lot that has had a decent chance as a new single-family home. Rezoning this to RT2 does not remove that ability but allows for options even if this project does not move forward. This is the first step in the project process as well. For Charles and Laurel to even have the confidence to move a project forward and mitigate risk, this rezoning approval is needed. The building design still needs to meet City standards to obtain a permit and knowing Charles and Laurel, the effort will be present to have the structure blend in with the neighborhood. Long-term, if this building ceases to be a MACV building, there is the opportunity for multiple uses to prosper in this space, and the form allows for options.

In my opinion, the sign of a healthy neighborhood includes various housing types that with proper guidance, dispersion and location promotes options and abilities for people to stay in the neighborhood for their entire lives.

I again support this zoning change.

Best,  
Jeremy Foss