

**From:** [Meghan Howard](#)  
**To:** [\\*CI-StPaul\\_Contact-Council](#)  
**Subject:** Please pass the Planning Commission Resolution #24-10  
**Date:** Monday, July 8, 2024 9:47:22 PM

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Hello and thank you for taking the time to read my email.

I am sorry I can't make the meeting tomorrow morning so I wanted to make sure I sent this ahead of time as it is very important to me:

I support allowing for more housing on Grand Avenue.

I am a resident of St. Paul and I'd love to "bring Grand Ave back to what it was before" - with so many more places to visit, eat at and enjoy (especially compared to today).

Plus - I'd love to see Grand Ave. add even more - especially more housing for all.

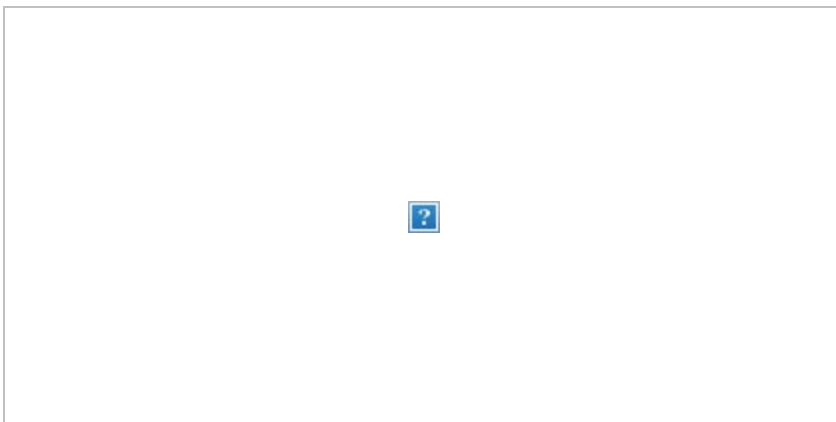
The proposed changes of the East Grand Avenue Overlay District will create a more walkable, vibrant area that attracts more business as well.

**I urge you to pass the Planning Commission Resolution #24-10.**

Thank you so much!

Have a wonderful rest of the day and week ahead ~

Meghan Howard



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**Volunteer Roles ::**

Twin Cities [YIMBY](#) (Yes In My Back Yard) Co-lead;

[Juniper House](#) Juniper House Board Member;

[SPAAR](#) St. Paul Housing Affordability Task Force

**From:** [Mathews Hollinshead](#)  
**To:** [\\*CI-StPaul\\_Contact-Council](#)  
**Subject:** Grand Ave overlay  
**Date:** Monday, July 8, 2024 1:56:05 PM

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I support modifying the Grand Avenue overlay to enable greater density. Having grown up in the 600 block of Goodrich near Grand Avenue, I've been disappointed at it's recent decline after the renaissance started in the late 1970s. Freezing development has failed its businesses. Time for more residents, more customers and more access.

Mathews Hollinshead  
2114 Pinehurst Ave.  
St. Paul MN 55116  
651-492-0645

Sent from my iPhone

**From:** [William Jones](#)  
**To:** [\\*CI-StPaul>Contact-Council](#)  
**Subject:** East Grand Avenue Overlay District.  
**Date:** Monday, July 8, 2024 1:28:17 PM

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Dear President Jalali & Members of the City Council,

I'm writing as a resident of Mac-Groveland to encourage your support for Sustain St Paul's recommendations for amending Chapter 67 of the Legislative Code pertaining to the East Grand Avenue Overlay District.

My spouse and I were recently walking by the beautiful new building on Grant at St Albans and noting how it was nearly blocked by the current overlay. We need to ensure that more of that type of development, and more affordable options, can be built on streets like Grand. Please support these sensible changes.

Thank you for your work,

Will Jones, 292 Warwick St

**From:** [Daniel Waddell](#)  
**To:** [\\*CI-StPaul>Contact-Council](#)  
**Subject:** East Grand Ave Zoning Overlay  
**Date:** Monday, July 8, 2024 11:54:07 AM

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Hello City Council of Saint Paul,

My name is Dan Waddell and I'm a resident of Mac-Groveland. It's imperative to me that zoning laws and building guidelines are modified to encourage as much housing as possible. This is especially imperative in vibrant corridors such as East Grand Ave.

Zoning laws should be changed in the following ways to support East Grand Ave:

- Change setbacks to only apply to front yards or larger corner-side yards
- Reduce the proposed step back of 10' down to 5'.
- Increase the current 30' height threshold triggering a 10' stepback to a 40' threshold.

These technical adjustments will substantially increase the viability of new housing along Grand Avenue, which is an important part of maintaining a vibrant corridor. I also believe that these changes would remain consistent with a pleasant pedestrian experience and quality built form along Grand Avenue.

Best,

Dan Waddell

Sent from [Outlook](#)

**From:** [Lincoln Wells](#)  
**To:** [\\*CI-StPaul>Contact-Council](#)  
**Subject:** East Grand Ave.  
**Date:** Monday, July 8, 2024 11:22:58 AM

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Hello all,

My name is Lincoln Wells, and I'm a Saint Paul resident residing near the intersection of University Ave and Dale St.

I'm writing in to advocate for the end of the East Grand Ave. overlay and to advocate that the city makes the process of building more housing easy and affordable by reducing the burden caused by zoning laws.

Housing is likely the number one cost for households across Saint Paul. With the general increase in rents across the city and the increased costs to purchase a home, Saint Paul is becoming unaffordable for many households. The only way to decrease rents and the costs to purchase a home is to build more housing and to make housing units abundant across the city.

The East Grand Ave. overlay prevents housing from being built in one of the most desirable neighborhoods in the entire city. Nothing demonstrates this better than the failed Lunds multi-use development that included 5 stories of housing that fell through in 2019 due to the overlay. These types of developments bring in the needed residents to keep Grand Ave. a viable business corridor.

Please repeal the EGAOD so that more housing can be built in our great city.

If it is not viable to repeal the EGAOD, you can at least make the following changes to allow for more housing to be built:

- Make the 40' height threshold for step backs consistent on all sides
- Cap Step Backs at 10'

Thanks,

- Lincoln Wells

**From:** [Sara Georgeson](#)  
**To:** [\\*CI-StPaul>Contact-Council](#)  
**Subject:** support for more housing on grand avenue  
**Date:** Monday, July 8, 2024 8:41:36 AM

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Hello St Paul leadership,

It has come to my attention that there has been a historical inequity in how housing development is allowed and not allowed in different neighborhoods in my city. I believe this is leading to a decline in the Grand Avenue district. It is selfish and shortsighted to continue blocking a more dense population in that specific area. As a resident and taxpayer in St Paul my voice should be considered in making this decision.

I support allowing for more housing on Grand Avenue. The proposed changes of the East Grand Avenue Overlay District will create a more walkable, vibrant area that attracts more business as well. I urge you to pass the Planning Commission Resolution #24-10.

It is also in line with the overall vision for the city and we all need to be willing to transition to making St Paul more walkable, bikeable, and less economically segregated. This will improve our sense of community and reduce our contributions to climate change.

Please act now and be courageous to challenge the status quo of different zoning practices for this section of Grand Ave compared to other areas.

Respectfully,

Sara Georgeson  
resident at 504 Brimhall Street, St Paul

**From:** [Kari Vong](#)  
**To:** [\\*CI-StPaul>Contact-Council](#)  
**Subject:** Planning Commission Resolution #24-10  
**Date:** Monday, July 8, 2024 7:02:47 AM

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*As a resident of Saint Paul, I support allowing for more housing on Grand Avenue. The proposed changes of the East Grand Avenue Overlay District will create a more walkable, vibrant area that attracts more business as well. I urge you to pass the Planning Commission Resolution #24-10.*

Thank you,  
Kari Vong (she/her)  
(651)341-7227

**From:** [Mark Gilbert](#)  
**To:** [\\*CI-StPaul Contact-Council](#)  
**Subject:** East Grand Avenue Overlay District  
**Date:** Sunday, July 7, 2024 3:09:49 PM

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Greetings:

I write today to encourage you to entirely eliminate the East Grand Avenue Overlay District. Grand Avenue has long had an attractive collection of shops, restaurants, and places to live. But, it has been struggling more recently. What keeps shops and restaurants in business is people, and what Grand Avenue needs to stay vibrant is more people.

We should up-zone Grand to allow more people. That means allowing more construction, and especially allowing taller buildings. I've never understood the dislike of tall buildings. Building higher can mean more space on the ground for people, gardens, playgrounds, what have you. I really think the distaste of tall buildings is a distaste for more people moving in - but that's exactly what Grand Avenue needs!

I'm also an advocate for Second Street Housing. Grand is a little strange in this regard, since the street on one side is Summit, but there might be ways to allow more housing near Grand Avenue, as well as on Grand Avenue. For example, Lincoln Avenue, where I live, could be up-zoned for higher density. For an explanation of Second Street Housing, see, for example, <https://alfredtwu.medium.com/second-street-housing-living-next-to-but-not-on-top-of-main-street-e39306b82d72>.

Sincerely,  
Mark Gilbert  
1855 Lincoln Avenue  
Saint Paul, MN 55105



[Erik Madaus](#)

[\\*CI-StPaul>Contact-Council](#)

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I support the upzoning of the East Grand Avenue Overlay District to a mixed use development area. Mixed use developments allow people to get from where they live to where they can shop or work without a car, an important metric in designing cities for the people that live in them, not the people from the suburbs who drive into them for jobs in gigantic pickup trucks. That area of grand also desperately needs more and affordable housing, and several projects to do that have been shot down by the existing Overlay District.

Sincerely, Erik Madaus