

Dear Tony and Members of the Council:

Please consider my opposition to change to T3 zoning at Snelling and St. Clair. LeCesse Company is desiring to make money at the expense of St. Paul tax payers quality of life. This project is out of scale for our neighborhood. This building is too massive, too tall, and out of scale with the surrounding buildings, has limited green space, will create additional traffic concerns such as parking, being able to safely turn left at St. Clair, (no turn light), and barely meets the definition of "Mixed-use". The building as proposed will have no set back from the street which will pose problems for snow storage and will decrease pedestrian safety and walking enjoyment on a street that is promoting and desires more foot traffic with the rapid bus line. If people don't feel safe or enjoy their surroundings they tend to avoid the space. It's human nature. [Most importantly this zoning change is incompatible with St. Paul's Comprehensive Plan to preserve and promote existing neighborhoods.](#)

I have a Masters in Environmental Science with an emphasis in land use planning. St. Paul city planners spent many hours working with citizens to develop the comprehensive plan. We don't turn our backs to the plan when a developer comes to town with their ideas. This is our city and I live here and support the comprehensive plan zoning that currently exists. St. Paul residents of 55105 shouldn't have to sacrifice our quality of life for a developer who doesn't live here or care about this neighborhood let alone pay the taxes.

Sincerely,  
Stephanie Stegeman  
4xx Macalester Street  
Saint Paul, MN 55105

**From:**

**Sent:** Tuesday, May 16, 2017 10:21 PM

**To:** #CI-StPaul\_Ward7

**Subject:** Proposed Zoning Changes at Snelling and St. Claire Ave.

Dear Councilmember Prince,

I am a resident of Macalester Groveland and have lived here for 32 years. I understand that the LeCesse Development Company from Florida is seeking a change to T3 zoning at the intersection of St. Clair and Snelling. I **STRONGLY OPPOSE this change to T3 zoning**. I mostly object to the height and high-density issues that a potential 5 story building will bring. There is no setback proposed and minimal allowance for green space. The height of this building will change the flavor of the surrounding residential homes and set the precedent for more buildings of this nature along south Snelling Avenue and its cross streets of Highland Parkway, Randolph, St. Claire, Grand, Selby, etc.

This plan does not seem in keeping with St. Paul's Comprehensive Plan to preserve and promote existing neighborhoods. If anything, it has the potential to do just the opposite!

Thank you for taking my thoughts into your discussion and vote. I hope I can count on you as a representative on the Council to hear and respond to my concerns.

Sincerely,  
Cathy Brennan

**From:** Gerald Brennan  
**Sent:** Tuesday, May 16, 2017 11:51 PM  
**To:** #CI-StPaul\_Ward7  
**Subject:** Opposition to T3 Zoning at Snelling and St. Clair Avenues

May 16, 2017

Dear Councilmember Prince

RE: Opposition to T-3 Zoning on Snelling and St. Claire Avenues

I am contacting you to express my opposition to the T3 Zoning being proposed at Snelling and St.

Clair Avenues in Saint Paul. My opposition is based on these points:

**1. The proposed building is too large for that neighborhood; does not promote and**

**preserve the character of a fine neighbor.**

**2. The number of units proposed (128) increases the density of that neighborhood and**

**adds to the growing traffic issues on both Snelling and St. Clair Avenues.**

**3. The proposed retail space (1818 sq.ft.) cannot realistically qualify this as a mixed-use**

**development; the building is replacing several retail establishments which again speaks**

**to its not meeting the “promote and preserve the character of our neighborhoods.**

**4. If T3 zoning is permitted here, it will surely be permitted in other areas of our community**

**which will only increase density which will further exacerbate traffic, safety and neighbor-**

**hood character issues.**

I appreciate your service to our city, your willingness to take input from taxpayers and I look forward

to your acknowledgement of this message.

Sincerely,

Gerald D. Brennan

22xx Fairmount Ave.

Saint Paul, MN 55105

**From:** Sean Ryan

**Sent:** Tuesday, April 11, 2017 8:45 PM

**To:** #CI-StPaul\_Ward7; Harr, Stephanie (CI-StPaul)

**Subject:** Fwd: LeCesse Development Corp. at St Clair and Snelling Aves

Dear Councilwoman Prince,

My family and I are 5 year MacGroveland homeowners and this letter is against the proposed development by the LeCesse Development Corp. at St Clair and Snelling Aves. Let me start by saying that I am not against the redevelopment of that section of Snelling Avenue, but the proposed building is wrong for that location. It is too big compared to the surrounding

single family homes and commercial buildings, it reduces the number of retail business from 5 to 1, and it detrimentally takes away from the character of the neighborhood.

The proposed building will be 5 ½ stories, 61'6" tall, and nearly a block long. The surrounding area has 2 and 3 stories commercial/retail buildings and 2 story single family homes. The proposed building is way too big. This will not blend in or add to the character of the neighborhood. Supporters will point out that nearby Maclester College has buildings of this size, but Maclester College is cohesive campus of complementary architecture styles and sizes. There are no complementary style or sized buildings of the proposed building at the corner of St Clair and Snelling Aves. The proposed building is the equivalent of an elephant. It would be appropriate in a tent full of other elephants (i.e. University Ave, West Seventh St, and Highland Village), but the proposed location is a house full of people. It would not be appropriate there. You wouldn't allow an elephant in your house and you shouldn't allow the LeCesse Development Corp. proposed building at the corner of St Clair and Snelling Aves. Build this somewhere else in St Paul where it will fit in or scale it down significantly. The developer claims that they need to make it that tall and big to recoup the cost of construction. I don't believe that. There are plenty of other 2 and 3 story apartment and mixed use buildings in the MacGroveland neighborhood that blend in and add to the character of the neighborhood. Do all those buildings operate at a loss? If they could scale the building down to max 3 stories, I would support it, but not 5 ½ stories.

My next point of contention is the reduction of retail businesses from 5 to 1. Currently that strip of Snelling Ave is home to 5 businesses: a dry cleaner, a florist, a bakery, a salon, and a lamp store. The plans of the proposed building show a single retail space at the corner of St Clair and Snelling Aves. This is an 80% reduction in retail businesses on that block. One of the great things about the MacGroveland Neighborhood is the mix of business and residential. I often walk in the neighborhood with my family and support the local businesses. The proposed building will reduce what makes MacGroveland great. Many will say that the current businesses are old and failing and should be redevelopment. I do not disagree with that. I am not against redevelopment for that location. I am against the details of the proposed project. The developer claims that they may be able to add more retail in the future if there is need for fewer parking spaces, but there is no guarantee that that will come to pass. If they reduce the number of apartments, they would need fewer parking spaces and would have room for more retail spaces. Currently there are contiguous businesses from Stanford Ave to St Clair Ave along the east side of Snelling Ave. Pedestrians are able to go from business to business. In the proposed building, there is a single retail space at the corner of St Clair and Snelling Aves which will leave a huge gap between Mac's Fish and Chips and the new retail space. Pedestrians, myself included, will be less likely to walk along that section of Snelling and will frequent all the businesses in the area less often. Having more retail businesses along Snelling Ave will drive more foot traffic and help all the businesses in that area. Replace the current businesses with spaces for at least the same number or more new businesses.

Finally the proposed project will be detrimental to the character of the neighborhood. St Paul is a city of neighborhoods and micro-neighborhoods. MacGroveland is known for quaint single family homes, small apartments, and small commercial/retail buildings. The buildings of the MacGroveland neighborhood are an essential piece of what makes this neighborhood one of the best and most desirable in St Paul. This proposed building will be a giant brick and metal wall that stretches along Snelling Ave for nearly a block. There are no other buildings, outside of the Maclester College campus, of this height and scale in the MacGroveland neighborhood. No matter how much brick and other architectural features the developers add, the proposed building is still going to be a giant wall devoid of retail businesses stretching for most of a block. This will reduce the desirability of the immediate area and the neighborhood as a whole causing property values to go down and reduce taxes for the city. Supporters of the project claim that high density is necessary to increase the tax base. I'm not against high density. Instead of one single giant apartment building as proposed, build a few reasonable sized 2 and 3 story apartment buildings spread around the neighborhood. Or move this project to a different part of the city where it will fit in with the neighborhood (i.e. University Ave, West Seventh St, Highland Village, etc...).

In conclusion, the proposed building by the LeCesse Development Corp. at St Clair and Snelling Aves should be denied permission to be built based on being too big, reduction of retail businesses, and being detrimental to the character of the neighborhood. If the LeCesse Development Corp. can reduce the height and scale of the building and keep the same number of existing retail spaces, I would be in favor of it, but with the current design, I am not. Please vote no on this project.

Sean and Brandi Ryan

16xx Palace Ave, St Paul 55105

**From:** Janice Martland

**Sent:** Thursday, May 11, 2017 7:59 PM

**To:** \*CI-StPaul\_Contact-Council

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

**Subject:** proposed zoning change at Snelling and St.Clair

Dear Councilmembers,

I am a citizen of Highland Park and am writing to let you know that **I oppose the zoning change to T3 zoning** that is being requested by the La Cesse Company for the building proposal at Snelling and St. Clair Avenue. I feel that the proposed building is out of scale and character for

the neighbor (at about 5 1/2 stories). It allows for minimal green space and only accommodates a limited amount of retail space.

I would much prefer to see a more modest building (or even the option of two buildings) with fewer stories, that would include added green space to keep more with the character of the neighborhood.

I would ask that you consider this request in your plans.

Sincerely,  
Jan Martland  
12xx Bayard Avenue  
St. Paul, Minnesota 55116

**From:** anne mcquillan  
**Sent:** Thursday, May 11, 2017 10:56 PM  
**To:** \*CI-StPaul\_Contact-Council  
**Cc:** #CI-StPaul\_Ward3; #CI-StPaul\_Ward4; #CI-StPaul\_Ward2; #CI-StPaul\_Ward1; #CI-StPaul\_Ward5; #CI-StPaul\_Ward6; #CI-StPaul\_Ward7  
**Subject:** Proposed zoning change at Snelling and St.Clair

Dear Council Members,

I am currently a citizen of Highland Park and have been a citizen of Macalester Groveland and Highland Park for the past 50 plus years.

I am writing to you to let you know that I oppose the zoning change to T3 zoning that La Cesse Company is requesting for their building proposal at Snelling and St. Clair. Their proposal is too large for the site and too tall at 55 feet. It does not allow for adequate green space, does not appear to have a set back from the sidewalk and does not really replace the lost retail space. The area already has parking and congestion issues and the plan does not provide enough parking for the amount of units or the retail space. I have also not seen any specific numbers on the expected capacity of the rental units. It is my understanding that each bedroom can legally house 2 people, so the maximum number of people and vehicles depends on the size of each unit and that needs to be taken into consideration when planning. You cannot assume that a 2 or 3 bedroom unit will only have 2 or 3 residents. It could have 4 or 6. In the interest of transparency, you need to take the maximum capacity of a building into account when projecting the impact on traffic, safety and parking needs. This proposed building dwarfs the surrounding homes and buildings and is totally at odds with St. Paul's Comprehensive Plan to preserve and promote existing neighborhoods. Certainly a more modest building of 2 or 3 stories with some retail would be much more compatible with the neighborhood. People want to live in St. Paul because of its neighborhoods, T3 zoning at this site and others that are being proposed is threatening to destroy the uniqueness of St. Paul's greatest asset-its neighborhoods.

If you are planning on voting for the zoning change to T3, please reconsider. I think this city and its citizens deserve better, more thoughtful planning.

Please let me know that this letter was received. (there are a couple different web addresses)

Sincerely,  
Anne McQuillan  
13xx Pinehurst Avenue  
St. Paul, Mn 55116

**From:** Maggie LaNasa [<mailto:maggie.lanasa@gmail.com>]

**Sent:** Friday, May 12, 2017 8:27 AM

**To:** \*CI-StPaul\_Contact-Council

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

**Subject:** Millennial against zoning change at Snelling and St.Clair

**Hello- I am a concerned resident of highland park. I recently bought s house here in highland after trying to find a home here for 4 years. My husband and I are both working professionals who work in downtown Minneapolis and could have easily stayed in Minneapolis or moved to any number of small suburb communities, but we wanted to move into the charming neighborhood of highland park without all the congestion and noise. Sis t paul offers a true community and neighborhood that us millennials crave. We are very concerned about the city planning committee and its desire to actually listen to the residents. As millennials, it is very important to us that we aren't just told "we hear you" but action is taken to reflect our concerns and complete transparency is provided. So I have included my request below.**

If you are planning on voting for the zoning change to T3, please reconsider. I think this city and its citizens deserve better, more thoughtful planning.

I oppose the zoning change to T3 zoning that La Cesse Company is requesting for their building proposal at Snelling and St. Clair. Their proposal is too large for the site and too tall at 55 feet. It does not allow for adequate green space, does not appear to have a set back from the sidewalk and does not really replace the lost retail space. The area already has parking and congestion issues and the plan does not provide enough parking for the amount of units or the retail space. I have also not seen any specific numbers on the expected capacity of the rental units. It is my understanding that each bedroom can legally house 2 people, so the maximum number of people and vehicles depends on the size of each unit and that needs to be taken into consideration when planning. You cannot assume that a 2 or 3 bedroom unit will only have 2 or 3 residents. It could have 4 or 6. In the interest of transparency, you need to take the maximum capacity of a building into account when projecting the impact on traffic, safety and parking needs. This proposed building dwarfs the surrounding homes and buildings and is totally at odds with St. Paul's Comprehensive Plan to preserve and promote existing neighborhoods. Certainly a more modest building of 2 or 3 stories with some retail would be much more compatible with the neighborhood. People want to live in St. Paul because of its neighborhoods, T3 zoning at this site and others that are being proposed is threatening to destroy the uniqueness of St. Paul's greatest asset-its neighborhoods.

I hope you take my vote to oppose this into consideration and vote to oppose the zoning change.

Please let me know that this letter was received.(there are a couple different web addresses)

Sincerely,  
Maggie LaNasa  
17xx Bohland Ave, Saint Paul, MN 55116.

**From:** Stephanie Stegeman  
**Sent:** Tuesday, May 16, 2017 2:08 PM  
**To:** Johnson, Tony (CI-StPaul); \*CI-StPaul\_Contact-Council  
**Cc:** Alex Stegeman  
**Subject:** Oppose the change to T3 zoning at Snelling and St. Clair

Dear Tony and Members of the Council:

Please consider my opposition to change to T3 zoning at Snelling and St. Clair. LeCesse Company is desiring to make money at the expense of St. Paul tax payers quality of life. This project is out of scale for our neighborhood. This building is too massive, too tall, and out of scale with the surrounding buildings, has limited green space, will create additional traffic concerns such as parking, being able to safely turn left at St. Clair, (no turn light), and barely meets the definition of "Mixed-use". The building as proposed will have no set back from the street which will pose problems for snow storage and will decrease pedestrian safety and walking enjoyment on a street that is promoting and desires more foot traffic with the rapid bus line. If people don't feel safe or enjoy their surroundings they tend to avoid the space. It's human nature. [Most importantly this zoning change is incompatible with St. Paul's Comprehensive Plan to preserve and promote existing neighborhoods.](#)

I have a Masters in Environmental Science with an emphasis in land use planning. St. Paul city planners spent many hours working with citizens to develop the comprehensive plan. We don't turn our backs to the plan when a developer comes to town with their ideas. This is our city and I live here and support the comprehensive plan zoning that currently exists. St. Paul residents of 55105 shouldn't have to sacrifice our quality of life for a developer who doesn't live here or care about this neighborhood let alone pay the taxes.

Sincerely,  
Stephanie Stegeman  
4xx Macalester Street  
Saint Paul, MN 55105



**Sent:** Tuesday, May 16, 2017 12:03 PM  
**To:** Bill Shea  
**Subject:** Zoning at Snelling/St. Clair

I trust that the City Council will deny the proposed T3 zoning at Snelling and St. Clair. A multi story building is another diminishment of the character of the neighborhood. While I realize new housing is often needed the fact that south Snelling (south of Randolph) is beginning to look like a wall of concrete. Future generations should be able to enjoy and live in a style that reflects the neighborhood now.

Please confirm.

Bill Shea  
Promotional Alliance  
Chatsworth St. N.  
Shoreview, MN. 55126

**From:** Alexis Bylander  
**Sent:** Wednesday, May 17, 2017 11:29 AM  
**To:** Kantner, Libby (CI-StPaul); #CI-StPaul\_Ward3  
**Subject:** Final note of opposition to current LeCesse Plans for Snelling/St. Clair

Dear Councilmember Tolbert,

As you go into this afternoon's council meeting, I wanted to take one more opportunity to share my concerns about the LeCesse plans for the corner of Snelling and St. Clair. Below is an email I sent to the Planning Commission Zoning Committee, which summarizes my main reasons for opposing the current plans.

I would also like to draw your attention to the attached letter that was recently published in the Villager as it hits home some of my concerns- "Snelling Ave project is simply too massive".

I live on the street right behind where this building would go up. I welcome development on this corner. We need it. But the Le Cesse proposal is not the right fit. We shouldn't feel that there are only two choices- the status quo or this poor proposal. I would rather we wait until we can install the right mix of retail and housing units that properly fits the neighborhood. In the long run, that will be a better solution for our Ward and our block.

Sincerely,  
Alexis Bylander  
2xx Brimhall Street

Dear St. Paul Planning Commission Zoning Committee,

I live at 2xx Brimhall St, right behind where the proposed LeCesse apartment building would go up. I am writing to you because **I strongly oppose rezoning the property on the corner of Snelling and St. Clair from B2 to T3.**

I have been attending community meetings about this proposed development for the last year. Based on the plans that were presented at one of the most recent community housing and land use meetings, I have three main concerns.

**1. The height of the building is too tall.** As you likely know, the corner of Snelling and St. Clair is in need of development and I support that. We can make better use of that corner than what is currently there. But I do not support building a 5 1/2 story structure. That is too tall for the neighborhood and will dramatically change the look and feel of the block.

**2. Parking on the first and second levels does not make the block walkable or appealing.** We have learned that the water table is particularly high on that property making underground parking impossible. However, having two floors of above ground parking is not an acceptable solution. To increase the walkability and appeal of our neighborhood, we need quality retail on the first floor with two to three levels of apartments above. Walking past a block-long building that is essentially a parking garage at the street level will not improve that corner above what is currently there.

**3. The "architectural elements" are not appropriate for the neighborhood.** The last drawings of the proposed structure included lit towers at the corners of the building. The presenter from LeCesse said they would serve as "beacons at night, drawing your eye to the building". As someone who would live behind these "lit beacons" I do not support them as part of the building design. Additionally, they add extra unnecessary height to the building and serve no function.

I love living in Macalester-Groveland and in the City of St. Paul. I welcome the idea of more renters and more retail on the corner of Snelling and St. Clair. But I do not support the height or look of this project. We can do better than what LeCesse is proposing. As someone who lives across the street from this property, I hope you will take my opinion into consideration.

Thank you,