

From: Marie Speltz

Sent: Tuesday, June 13, 2017 3:52 PM

To: #CI-StPaul_Ward4; #CI-StPaul_Ward3; #CI-StPaul_Ward2; #CI-StPaul_Ward1; #CI-StPaul_Ward5; #CI-StPaul_Ward6; #CI-StPaul_Ward7

Subject: Rezoning of Snelling Ave. South

Dear City of St. Paul Council-members; Russ Stark, Dai Thao, Chris Tolbert, Jane L. Prince, Amy Brendmoen, Dan Bostrom and Rebecca Noecker, I'm writing in opposition to the T3 rezoning, requested by the Le Cesse Company, at St. Clair and Snelling. The proposed building is way too massive compared to other buildings in the neighborhood. The building plan has minimal retail space compared to the 6 current neighborhood businesses on Snelling Ave. The traffic at St. Clair and Snelling in the morning and afternoon is very congested and will only worsen with an apartment complex of the proposed size. I've attended 2 community meetings and the May 17 council meeting. While listening to the discussion, the Snelling Avenue Corridor is talked about as if it is its own separate city parcel. Snelling Avenue is a part of MY neighborhood. I walk there, I cross the street and I shop at my neighborhood merchants. Please promote and protect this established neighborhood! Enhance my neighborhood by allowing buildings to the scale of the current buildings and allow for mixed use, housing, shops and green space. VOTE NO TO T3 ZONING.

Thank you,
Marie Speltz
14xx Goodrich Avenue

Sent: Wednesday, June 14, 2017 4:41 PM

To: #CI-StPaul_Ward3

Cc: Kelley, Pattie (CI-StPaul); Williams, Josh (CI-StPaul)

Subject: City Council Agenda 6/21: Turck Trust Application for T3 Zoning at 246-286 Snelling Avenue S

All,

I understand that at the joint meeting of the Comprehensive Planning Committee and Neighborhood Planning Committee meeting last night, a recommendation (?) was made to amend the Snelling Avenue South Zoning Study to change zoning at 246-286 Snelling Ave. S.

Instead of a T3 designation for all five land parcels, the two most northern parcels were recommended to be zoned T3 and the other 3 parcels were recommended for T2 zoning.

Does this change and/or inform the City's Agenda item 6/21 to vote on Turck Trust's application for the entire 5 parcels to be T3? Will the council still vote on LeCesse's application (yes or no)?

I have gone on record several times against the Turck Trust/LeCesse plan, but it seems to me that 6/21 is the defining moment. I would so appreciate any insight you can share as to what COULD happen at the 6/21 meeting, and what recourse residents/citizens may have.

Many thanks,
M.C. Flanagan, **2xx S Warwick**

From: JUDY M WOLFF

Sent: Friday, June 16, 2017 8:29 PM

To: #CI-StPaul_Ward1; #CI-StPaul_Ward2; #CI-StPaul_Ward3; #CI-StPaul_Ward4; #CI-StPaul_Ward6; #CI-StPaul_Ward7

Subject: LeCesse Development

My husband and I have lived at 15xx Fairmount Avenue for 47 years and have always loved this neighborhood. The rezoning for the LeCesse Development will change this neighborhood forever--in a negative way. Traffic from Highland to I94 is on the rise. A six story apartment will only add to the confusion, plus negatively change a family focused neighborhood.

Please vote NO to T3 zoning at this Site!!

From: Sean D

Sent: Saturday, June 17, 2017 6:59 PM

To: #CI-StPaul_Ward1; #CI-StPaul_Ward2; #CI-StPaul_Ward3; #CI-StPaul_Ward5; #CI-StPaul_Ward4; #CI-StPaul_Ward6; #CI-StPaul_Ward7

Subject: T3 Zoning at Snelling and St. Clair

Hello,

As a neighborhood resident (314 Warwick St), I strongly urge you to vote against the proposed T3 zoning for the LeCesse development at Snelling and St. Clair. The proposed structure is too large for our neighborhood, does not fit the historic character of our neighborhood and will create additional traffic congestion. Most importantly, this development will significantly impact the privacy of our neighbors.

Please understand the weight of your action and that once you cast your vote your decision will impact our neighborhood for decades to come.

I do support redevelopment at this site but not at this scale and not with this ill fitting design for our community.

Thank you for serving our community,

Sean DeKok

3xx Warwick St

Saint Paul, MN 55105

From: Janice Martland

Sent: Saturday, June 17, 2017 8:09 PM

To: #CI-StPaul_Ward7; #CI-StPaul_Ward6; #CI-StPaul_Ward5; #CI-StPaul_Ward4; #CI-StPaul_Ward3; #CI-StPaul_Ward2; #CI-StPaul_Ward1

Subject: Le Cesse (Turk Trust): Opposition to the request for T3 Zoning for Snelling/St. Clair

Dear Council Members,

As a resident of Highland Park, I have lived with my husband at 12xx Bayard Avenue St. Paul, Minnesota 5511 for 35 years. I am writing to each of you to voice my opposition to the request for T3 zoning at the intersection of Snelling and St. Clair Avenue extending to and including the 246-286 South Snelling Land Parcels. I am in full agreement with the *Neighbors for Responsible Development Position Statement* (which is attached to this letter for your further review).

I am hoping that you will consider this information when making your decision and oppose T3 zoning for Snelling/St. Clair Avenue.

Respectfully submitted,

Jan Martland

From: Gerald Brennan

Sent: Saturday, June 17, 2017 8:47 PM

To: #CI-StPaul_Ward3

Subject: Oppose change to T3 Zoning at Snelling Ave So. and St. Clair and support Neighbors for Responsible Development Position Statement

Dear Council Member Tolbert,

I am writing to express my opposition to the request for T3 zoning at the intersection of Snelling and St. Clair extending to and including the 245-286 South Snelling Land Parcels.

To allow this change will further contribute to change of the special character of Saint Paul and the degradation of the quality of life in our fine city. Density of housing and commerce is not a positive for residents of our city.

Please vote against this change and any change that increases density of living conditions which inherently increases traffic and makes Saint Paul a less desirable place to live for all.

Neighbors for Responsible Development Position Statement

LeCESSE PROPOSAL

As concerned residents and citizens, we oppose the request for T3 zoning at the intersection of Snelling and St. Clair extending to and including the 246-286 South Snelling Land Parcels. T3 zoning is not appropriate for this established neighborhood because the size, scale, mass and density are NOT consistent with the existing land use of low-density, single family homes (77%). *We do support reasonable development of multi-use buildings* (e.g., that include retail and apartments/condos), providing they are no higher than 35 feet and of moderate-density. Ideally, development of this land parcel will result in multiple buildings: architecturally interesting, pedestrian-friendly and within a scale

that complements neighborhood homes and businesses nearby. We further advocate for buildings that incorporate ample green space, trees, and environmental elements that enhance the livability of this neighborhood. Together, these features will attract and retain a diverse public who will be the foundation of this neighborhood's success and vitality for years to come.

SNELLING AVENUE SOUTH ZONING STUDY

As concerned residents and citizens, we oppose the Snelling Avenue South Zoning Study as written, and we urge the Planning Commission and City Council to amend this zoning proposal per the following considerations:

- The Snelling Avenue South Zoning Study encourages drastic redevelopment of South Snelling Avenue and its cross streets. Accelerated development will not allow for adequate planning, compatibility, controls, and measures of impact and sustainability. The Snelling Avenue South Zoning Study as written will introduce increased traffic congestion, additional public safety concerns, and result in a decline of neighborhood property values. The Zoning Study is not compatible with the existing land use of the area. South Snelling Avenue is contained WITHIN the boundaries of three established neighborhoods comprised primarily of single-family homes (77%) and hosts neighborhood-serving B2 community businesses.
- T3 zoning should be removed from the Snelling Avenue Zoning Study for all properties south of Selby Avenue and north of Ford Parkway as this area of Snelling Avenue includes and abuts single-family homes.
- Forward facing homes should NOT be rezoned. Current zoning should be maintained to retain the dual character of the neighborhood and its mix of residential and community business properties.
- Dimensional standards for T1 and T2 zoning should be amended to accurately and specifically limit building heights and floor area ratios, and the standards should clearly establish adequate setback requirements for all properties.
- All zoning levels should have specific provisions for inclusion of green space and trees as environmental necessities.
- Implementation of the Snelling Avenue Zoning Study should be very gradual, so that careful decisions are made regarding the integration of new development. This would allow impact and sustainability benchmarks to be applied, tested, and adjusted before the Snelling Avenue Zoning Study recommendations are fully adopted.

SAINT PAUL COMPREHENSIVE PLAN

As concerned residents and citizens we urge the Saint Paul Planning Commission and Saint Paul City Council to adhere to the stated goals of the Comprehensive Plan. The Snelling Avenue South Zoning Study contradicts the stated policy goal of the Saint Paul Comprehensive Plan Housing Strategy 2: "To Preserve and Promote Established Neighborhoods." The Comprehensive Plan defines established neighborhoods as follows:

"Substantial growth is not expected in all neighborhoods. Established neighborhoods are residential areas of predominately single-family housing AND adjacent neighborhood-serving

commercial uses. These are areas of stability where the existing character will be essentially maintained."

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Promote and protect the public health, safety, morals, aesthetics, economic viability and general welfare of the community.

- Ensure adequate light, air, privacy, and convenience of access to property

- Provide for safe and efficient circulation of all modes of transportation, including transit, pedestrian, and bicycle traffic.
- Encourage a compatible mix of land uses, at densities that support transit, that reflect the scale, character, and urban design of Saint Paul's existing traditional neighborhoods.
- Conserve and improve property values
- Prevent the overcrowding of land and undue congestion of population

Respectfully and firmly committed,

Gerald Brennan
22xx Fairmount Ave.
Saint Paul, MN. 55105

From: Maggie LaNasa

Sent: Saturday, June 17, 2017 9:03 PM

To: #CI-StPaul_Ward7; #CI-StPaul_Ward1; #CI-StPaul_Ward2; #CI-StPaul_Ward3; #CI-StPaul_Ward4; #CI-StPaul_Ward5; #CI-StPaul_Ward6

Subject: Oppose T3 zoning

I agree with the Neighbors for Responsible Development Position Statement attached in this email. Please listen to your concerned taxpayers and don't ruin what makes St. Paul worth paying high taxes to live in.

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

Sent: Saturday, June 17, 2017 9:10 PM

To: #CI-StPaul_Ward1; #CI-StPaul_Ward2; #CI-StPaul_Ward3; #CI-StPaul_Ward4; #CI-StPaul_Ward5; #CI-StPaul_Ward6; #CI-StPaul_Ward7

Subject: T3 zoning opposition

To whom it may concern,

I am writing to express my opposition to the proposed development on the intersection of Snelling Ave. and Saint Claire Ave. and to T3 zoning along Snelling Ave. I agree with the Neighbors for Responsible Development position statement.

Thank you,

Gretchen McGuire

7xx Ridge Street
Saint Paul, MN 55116

From: Barbara Mingo

Sent: Sunday, June 18, 2017 7:19 AM

To: #CI-StPaul_Ward1; #CI-StPaul_Ward2; #CI-StPaul_Ward3; #CI-StPaul_Ward6; #CI-StPaul_Ward4; #CI-StPaul_Ward5; #CI-StPaul_Ward7

Subject: Zoning of Snelling Avenue

I strongly oppose with the proposal for T3 zoning of South Snelling Avenue. I think the impact on our neighborhoods, housing, traffic, and congestion will be extremely harmful. The size and density of the proposed buildings are not consistent or compatible with our neighborhoods and will not contribute to the quality of life for those homes and businesses in the neighborhood.

I am in support of the Neighbors for Responsible Development Position Statement which is attached.

Respectfully submitted.

Barbara Mingo

From: Jim McCorkell

Sent: Sunday, June 18, 2017 7:43 AM

To: #CI-StPaul_Ward3; #CI-StPaul_Ward1; #CI-StPaul_Ward2; #CI-StPaul_Ward4; #CI-StPaul_Ward5; #CI-StPaul_Ward6; #CI-StPaul_Ward7

Subject: Building at Snelling and St. Clair

I just wanted to write to encourage you to support the zoning request for the nice new building that is being proposed for the corner of Snelling and St. Clair.

It looks like a marvelous addition to our neighborhood. I really love the size and scale. It will be a huge improvement over the mess that's there now, and I really like the high density given the new rapid bus line right there on Snelling. Should help with property taxes too.

I've grown tired of my neighbors who always wants buildings to be smaller. I think if we're going to build something go ahead and build a nice size building. This one looks just right for our neighborhood.

Jim McCorkell

15xx Goodrich Ave

St. Paul

From: Virginia Hickey

Sent: Sunday, June 18, 2017 8:00 AM

To: #CI-StPaul_Ward1; #CI-StPaul_Ward2; #CI-StPaul_Ward3; #CI-StPaul_Ward4; #CI-StPaul_Ward5; #CI-StPaul_Ward6; #CI-StPaul_Ward7

Subject: Please develop Snelling Avenue Responsibly

I agree with the following position statement. Please, as a city council, protect the integrity of the city's neighborhoods. Thank you for hearing my voice.

Virginia Hickey

17xx Pinehurst Avenue

Saint Paul, MN 55116

Neighbors for Responsible Development Position Statement

LeCESSE PROPOSAL

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- Prevent the overcrowding of land and undue congestion of population

From: Elizabeth Merritt

Sent: Sunday, June 18, 2017 9:24 AM

To: #CI-StPaul_Ward1; #CI-StPaul_Ward2; #CI-StPaul_Ward2; #CI-StPaul_Ward3; #CI-StPaul_Ward4; #CI-StPaul_Ward5; #CI-StPaul_Ward6; #CI-StPaul_Ward7

Subject: Oppose T3 rezoning

I am writing to urge the City Council to OPPOSE the rezoning of the Snelling/St. Clair intersection from T2 to T3.

Our neighborhood is a traditional residential and business mix, typical of St. Paul. The current T2 zoning allows for a 35 ft residential or mixed-use structure. This height fits with our neighborhood. We neither need nor want greater building height in our neighborhood!

Currently, there are no other T3 zones shown on the zoning map in the immediate area. This zoning would be out of place.

I am in favor of new development, but it needs to fit in with the current character of our neighborhood. The current zoning allows for this. Please don't change it.

Thank you,

Elizabeth Merritt
2xx Warwick St.
St. Paul, MN 55105

From: James D. Cellette [<mailto:jdcellette@aol.com>]

Sent: Sunday, June 18, 2017 9:34 AM

To: ward1@cistpaul.mn.us; #CI-StPaul_Ward2; #CI-StPaul_Ward3; #CI-StPaul_Ward4; #CI-StPaul_Ward5; #CI-StPaul_Ward6; #CI-StPaul_Ward7

Subject: Proposed rezoning

I live at 15xx Sargent avenue in the block on the northeast corner of Snelling and St Clair Avenues.

I strongly urge you to vote NO on the LeCesse Development request to rezone the corner of St Clair and Snelling Avenues to T3.

This development does not fit the character of the neighborhood. The proposed design would overwhelm our community, increase congestion in an already congested area, and compromise public safety.

A less intrusive structure of no more than four storeys with street level accommodations for local businesses would be more appropriate.

I trust the Council will heed the voice of neighborhood residents and small business owners and vote NO on T3.

Jim Cellette
15xx Sargent Ave.

From: Ziebarth, Dave

Sent: Sunday, June 18, 2017 10:04 AM

To: #CI-StPaul_Ward1; #CI-StPaul_Ward2; #CI-StPaul_Ward3; #CI-StPaul_Ward4; #CI-StPaul_Ward5; #CI-StPaul_Ward6; #CI-StPaul_Ward7

Subject:

I agree with the Neighbors for Responsible Development Position Statement.

Dave Ziebarth, 21xx Goodrich Ave. St. Paul, MN 55105

-----Original Message-----

From: Renee Miller

Sent: Sunday, June 18, 2017 12:03 PM

To: #CI-StPaul_Ward3

Subject: T3 rezoning

I am writing to urge you to vote NO TO REZONING AT SNELLING/ST. CLAIR intersection

From: Jane Marystone

Sent: Sunday, June 18, 2017 4:01 PM

To: #CI-StPaul_Ward3

Subject: Please vote no

Dear Mr. Tolbert,

As a member of your ward who believes that the proposed development at St. Clair and Snelling is too big, I urge you to vote no to T3 zoning at this site.

I believe the proposed development detracts from the charm that is Mac-Groveland. I am sure there is a smaller alternative that will allow the neighborhood to grow but without negatively impacting nearby homes and traffic on Snelling.

Sincerely,

Jane Marystone

From: Kay Schwebke [<mailto:schw0034@umn.edu>]
Sent: Sunday, June 18, 2017 5:53 PM
To: #CI-StPaul_Ward3
Subject: Proposed LeCesse development: Snelling & St. Clair

Dear Saint Paul City Council members:

I do not support the planned LeCesse development at Snelling & St. Clair.

I request that you vote "no" on the developer's request for T3 zoning (allowing building heights of 55-90 feet).

The proposed development is not appropriate for our neighborhood. The appearance of a tall building in this location does not fit and would take away from the beauty of the neighborhood. In addition, it would contribute to increasing congestion. I bought my house in 1991. With all of the development that has occurred along the Snelling corridor along with more vehicles on the road overall, traffic at the Snelling and St. Claire intersection has become a significant problem. Congestion will be intensified by adding a large residential building, contributing to safety concerns and higher noise levels.

Sincerely,

Kay Schwebke

15xx Osceola Ave

From: Ehresmann, Roger E
Sent: Sunday, June 18, 2017 6:15 PM
To: #CI-StPaul_Ward3
Subject: LeCesse Development & Snelling Ave

Hello Chris,

Our family has lived & worked (in city/state government) in St. Paul for nearly 30 years and made our home on Saratoga/Jefferson for 25 years. We have always felt St. Paul is one of the best planned cities in the nation and has some of the greatest neighborhoods anywhere....which is not an accident. Although we never miss an election, we have seldom needed to become directly involved in city planning issues as the district councils, PED and city council have always done such a great job and have well represented neighborhood interests.

Of concern is the recent proposal around the LeCesse development on Snelling & St. Claire. In short, we strongly oppose the height allowance LeCesse is seeking for their development. Although this may be suitable for some areas of St. Paul which might already be primarily commercial or have much more mixed use, the neighborhood around St. Clair is not one of those areas. We feel retail or multi-family residential should be consistent with current standards in the area which is three stories or less. We will not go into the "why" as I am sure you have heard this at great length.

As a constituent in your ward, simply wanted to let you know how strongly we feel about this issue...it truly is a political game changer (a test) for us in terms of sentiment towards St. Paul and its consideration for its neighborhood residents. Hoping we keep the St. Paul tradition alive. Other cities have not done so well in melding new development (which is great for aging central cities) and maintaining their character.

The Ehresmanns

P.S. - Would really like to hear back from you as to your position and how you intend to vote. We will also be attending this Wednesday's Council meeting on the issue. Thank you!

From: M Ryan

Sent: Sunday, June 18, 2017 8:23 PM

Cc: *CI-StPaul_Mayor

Subject: Urging you to vote NO on T3 zoning at Snelling and Saint Clair.

Dear City Leaders,

The LeCesse Development proposal does not fit our neighborhood and will have an impact on everything from Public Safety to loss of light and privacy. Further, it has become very hard to park in front of my house where I pay the per foot charge to keep the street up. The traffic is currently a mess and this project will double that problem. The representative from LeCresse states MnDot has approved the traffic but as you know the problem is on Saint Clair not Snelling. Mndot has nothing to do with Saint Clair so that is a red herring.

This is a SUBURBAN developer proposing a SUBURBAN development in an classy old style city. It doesn't pass the laugh test. Further, it is very concerning that this project doesn't go away and a person needs to write opposing it time and time again.

Sincerely,
Mike Ryan
2xx Saratoga S

From: Char Mason

Sent: Sunday, June 18, 2017 8:51 PM

To: #CI-StPaul_Ward1; #CI-StPaul_Ward2; #CI-StPaul_Ward3; #CI-StPaul_Ward4; #CI-StPaul_Ward5; #CI-StPaul_Ward6; #CI-StPaul_Ward7

Subject: LeCesse (Turk Trust) request for T3 zoning at Snelling/St.Clair

Dear City Council Members-

As a concerned resident and citizen, I oppose the request for T3 zoning at the intersection of Snelling and St. Clair extending to and including the 246-286 South Snelling Land Parcels. T3 zoning is not appropriate for this established neighborhood because the size, scale, mass and density are NOT consistent with the existing land use of low-density, single family homes (77%). We do support reasonable development of multi-use buildings (e.g., that include retail and apartments/condos), providing they are no higher than 35 feet and of moderate-density.

Ideally, development of this land parcel will result in multiple buildings: architecturally interesting, pedestrian-friendly and within a scale that complements neighborhood homes and businesses nearby. I further advocate for buildings that incorporate ample green space, trees, and environmental elements that enhance the livability of this neighborhood. Together, these features will attract and retain a diverse public who will be the foundation of this neighborhood's success and vitality for years to come.

I also agree with the Neighbors for Responsible Development Position Statement.

Thank you,

Char Mason

6xx Mount Curve Blvd.

Saint Paul, MN 55116

From: anne mcquillan

Sent: Sunday, June 18, 2017 9:36 PM

To: #CI-StPaul_Ward1; #CI-StPaul_Ward2; #CI-StPaul_Ward3; #CI-StPaul_Ward4; #CI-StPaul_Ward5; #CI-StPaul_Ward6; #CI-StPaul_Ward7

Subject: T3 zoning at Snelling/St.Clair, LeCesse request

Dear City Council Member,

I agree with the Neighbors for Responsible Development Position Statement as outlined below. Please seriously consider these very valid concerns, those of us who have invested in this neighborhood and the surrounding neighborhoods are the ones who will directly affected by your decisions.

Anne McQuillan

13xx Pinehurst Avenue Saint Paul Minnesota 55116

LeCESSE PROPOSAL

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From: Cindy Syme

Sent: Sunday, June 18, 2017 10:27 PM

To: #CI-StPaul_Ward3; #CI-StPaul_Ward1; #CI-StPaul_Ward2; #CI-StPaul_Ward4; #CI-StPaul_Ward5; #CI-StPaul_Ward6; #CI-StPaul_Ward7

Subject: LeCesse (Turk Trust) request for T3 zoning at Snelling/St.Clair

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As a concerned resident and citizen, I oppose the request for T3 zoning at the intersection of Snelling and St. Clair extending to and including the 246-286 South Snelling Land Parcels.

T3 zoning is not appropriate for this established neighborhood because the size, scale, mass and density are NOT consistent with the existing land use of low-density, single family homes (77%). We do support reasonable development of multi-use buildings (e.g., that include retail and apartments/condos), providing they are no higher than 35 feet and of moderate-density.

Ideally, development of this land parcel will result in multiple buildings: architecturally interesting, pedestrian-friendly and within a scale that complements neighborhood homes and businesses nearby. I further advocate for buildings that incorporate ample green space, trees, and environmental elements that enhance the livability of this neighborhood and environmentally sound.

We have an opportunity to create a lovely community that will add to the foundation that is already there.

Thank you,

Cindy Syme

17xx Wellesley Ave, Saint Paul 55105

From: Matthew McGuire

Sent: Sunday, June 18, 2017 10:40 PM

To: #CI-StPaul_Ward1; #CI-StPaul_Ward2; #CI-StPaul_Ward3; #CI-StPaul_Ward4; #CI-StPaul_Ward5; #CI-StPaul_Ward6; #CI-StPaul_Ward7

Subject: T3 Zoning Opposition

Dear Saint Paul City Council Members,

I am a Highland Park resident, an employee of a downtown Saint Paul business, a small business owner, and a millennial in favor of smaller scale, more reasonable, and more thoughtful development than what you are proposing for Saint Clair and Snelling, as well as the Ford site.

The purpose of this note is to voice my opposition to the adoption of T3 zoning on Snelling Avenue. To that end, I support the attached Neighbors For Responsible Development Position Statement and incorporate it by reference into this note of opposition.

Furthermore, I urge you to honor your stated policy goal of "preserving and promoting established neighborhoods" which you have defined as "residential areas of predominately single-family housing AND adjacent neighborhood-serving commercial uses." You have stated that "these are areas of stability where the existing character will be essentially maintained." An unprecedented monstrous 5-plus story apartment building with no set backs or other green space at the corner of Snelling and Saint Clair is 180 degrees away from, and completely counter to, that stated policy objective.

I understand that our government needs to make decisions for the City of Saint Paul as a whole, and I want to be respectful of that. However, I am confident that the parties involved in the development can find a more workable and smaller scale solution that meets their needs, while showing more respect than what is currently being shown for the nearby individual property owners.

Thank you for taking the time to review this note and the attached Position Statement. And thank you for the work that you do in representing the interests of, and being the voice for, your constituents in your respective wards.

Sincerely,

Matthew F. McGuire

From: Kathryn McGuire

Sent: Monday, June 19, 2017 6:48 AM

To: #CI-StPaul_Ward1; #CI-StPaul_Ward2; #CI-StPaul_Ward3; #CI-StPaul_Ward4; #CI-StPaul_Ward5; #CI-StPaul_Ward6; #CI-StPaul_Ward7

Subject: T3 Zoning Opposition

Dear Council President Stark and Members of the Saint Paul City Council,

I am writing at this time to tell you that **I agree with the Neighbors for Responsible Development Position Statement**, which addresses the LeCesse request for T3 zoning as well as the Snelling Avenue South Zoning Study. I trust that you will carefully read the attached position statement and appreciate the time and care that the neighborhood residents have put into this. I hope you will understand the passion we feel for preserving the livability and vitality of our neighborhoods and for our City of Saint Paul.

We love Saint Paul, and we love our neighborhoods. We support development but realize that it must be compatible with the neighborhoods in order to preserve them. We know that communities must grow and develop gradually and organically. We understand that we need to protect our environment and implement the Climate Action Plan by increasing green space and planting more trees. We understand that building a community requires hard work, persistence, and contribution to the greater good. We understand what people love about Saint Paul, what draws them to it, and we also realize that it could easily slip into something that people want to avoid or escape.

It is fundamentally important that the impetus for neighborhood planning and development be the neighborhood itself. The residents of the community understand the strengths, needs, rhythm, style, and landscape of the neighborhoods. Please read the letters of the people. Read and count them carefully and accurately because they represent ideas that work for the community. Create opportunities and schedule hearings to generate genuine discourse with the working people of the community. Recognize the willingness of neighbors to collaborate and compromise in finding the best solution.

I have attended meetings and hearings, and I have asked City Planners and City Councilmembers this question: "Why is Snelling Avenue South and the Highland District slated for pervasive zoning changes and high-density development." Responses included: *"To improve the neighborhood"*, *"To broaden the tax base"*, *"Millennials like high-density"*, and *"It is a great neighborhood with great schools, and many people want to live there"*. This is a broad and somewhat contradictory litany of responses, none of which justifies the degradation of a neighborhood that has developed through the hard work of generations of people.

Every neighborhood of Saint Paul should be a great place to live. Every neighborhood should be a thriving community, where people can raise families in a safe, clean, prosperous community! Neighborhood schools should be promoted on an individual basis so that they can meet the unique needs of each community. I cite Prodeo Academy in North Minneapolis. This is a free public charter school which partners with corporate and individual sponsors, teachers, volunteers, and students' families, to provide rigorous, meaningful, high-quality education to an underserved area of Minneapolis. Prodeo Academy strives to produce results that are among the highest performing schools in the country. Working as an academic specialist for 30 years, I can tell you that the greatest factor in this equation is parent and family participation. We need to support people to improve schools in every

community by strengthening family participation. Perhaps our colleges and universities in Saint Paul could take on projects such as these and participate in this way.

At the foundation of every strong community is strong employment. This is where our efforts should be focused! Promote and protect small businesses that train and employ people. Strengthen our technical and vocational schools. Initiate school-to-work programs where high school students can learn social, personal, and technical skills in a real work environment. Promote start-up companies, and incentivize companies and corporations to return and remain in Saint Paul.

While it may seem that I have veered off topic, I am trying to make a point. We cannot see with tunnel vision. We have to look at things from a broad perspective, with eyes wide open, or we will miss some very important details. If our plan for the future is a high-density frenzy, we will miss the broader perspective of preserving and building upon the elements that already work. We will miss the opportunity to create development that is architecturally pleasing and aesthetically inviting. We will miss the opportunity to strengthen the economy, improve educational training, and provide jobs. We will miss the opportunity to incentivize businesses to locate in Saint Paul. We will miss the opportunity to collaborate with corporations, colleges, universities, and individuals, to create better schools, jobs, and stronger communities. We will miss the opportunity to improve and maintain the livability of Saint Paul.

I respectfully urge you to vote NO to the LeCesse request for T3 zoning and to vote NO to the Snelling Avenue South Zoning Study. Help us all to work toward better solutions!

Kathy McGuire
22xx Fairmount Avenue.
St. Paul, MN. 55105

From: Kate Dienhart
Sent: Monday, June 19, 2017 8:31 AM
To: #CI-StPaul_Ward3
Subject: Proposed zoning changes for Snelling Ave.

Dear Councilmember:

I agree with the Neighbors for Responsible Development Position Statement which is attached below and ask that you take into account the strong opposition to the development as proposed by those of us who are long-time residents of these neighborhoods.

Thank you-

Kate Dienhart

19xx Bayard Ave.

St. Paul, MN 55116

Neighbors for Responsible Development Position Statement

LeCESSE PROPOSAL

As concerned residents and citizens, we oppose the request for T3 zoning at the intersection of Snelling and St. Clair extending to and including the 246-286 South Snelling Land Parcels. T3 zoning is not appropriate for this established neighborhood because the size, scale, mass and density are NOT consistent with the existing land use of low-density, single family homes (77%). *We do support reasonable development of multi-use buildings* (e.g., that include retail and apartments/condos), providing they are no higher than 35 feet and of moderate-density. Ideally, development of this land parcel will result in multiple buildings: architecturally interesting, pedestrian-friendly and within a scale that complements neighborhood homes and businesses nearby. We further advocate for buildings that incorporate ample green space, trees, and environmental elements that enhance the livability of this neighborhood. Together, these features will attract and retain a diverse public who will be the foundation of this neighborhood's success and vitality for years to come.

SNELLING AVENUE SOUTH ZONING STUDY

As concerned residents and citizens, we oppose the Snelling Avenue South Zoning Study as written, and we urge the Planning Commission and City Council to amend this zoning proposal per the following considerations:

- The Snelling Avenue South Zoning Study encourages drastic redevelopment of South Snelling Avenue and its cross streets. Accelerated development will not allow for adequate planning, compatibility, controls, and measures of impact and sustainability. The Snelling Avenue South Zoning Study as written will introduce increased traffic congestion, additional public safety concerns, and result in a decline of neighborhood property values. The Zoning Study is not compatible with the existing land use of the area. South Snelling Avenue is contained WITHIN the boundaries of three established neighborhoods comprised primarily of single-family homes (77%) and hosts neighborhood-serving B2 community businesses.
- T3 zoning should be removed from the Snelling Avenue Zoning Study for all properties south of Selby Avenue and north of Ford Parkway as this area of Snelling Avenue includes and abuts single-family homes.
- Forward facing homes should NOT be rezoned. Current zoning should be maintained to retain the dual character of the neighborhood and its mix of residential and community business properties.
- Dimensional standards for T1 and T2 zoning should be amended to accurately and specifically limit building heights and floor area ratios, and the standards should clearly establish adequate setback requirements for all properties.
- All zoning levels should have specific provisions for inclusion of green space and trees as environmental necessities.
- Implementation of the Snelling Avenue Zoning Study should be very gradual, so that careful decisions are made regarding the integration of new development. This would allow impact and sustainability benchmarks to be applied, tested, and adjusted before the Snelling Avenue Zoning Study recommendations are fully adopted.

SAINT PAUL COMPREHENSIVE PLAN

As concerned residents and citizens we urge the Saint Paul Planning Commission and Saint Paul City Council to adhere to the stated goals of the Comprehensive Plan. The Snelling Avenue South Zoning Study contradicts the stated policy goal of the Saint Paul Comprehensive Plan Housing Strategy 2: "To Preserve and Promote Established Neighborhoods." The Comprehensive Plan defines established neighborhoods as follows:

*"Substantial growth is not expected in all neighborhoods. Established neighborhoods are residential areas of predominately single-family housing **AND** adjacent neighborhood-serving*

commercial uses. These are areas of stability where the existing character will be essentially maintained."

SAINT PAUL ZONING CODE

As concerned residents and citizens we urge the Saint Paul Planning Commission and Saint Paul City Council to adhere to the stated purposes of the Saint Paul City Zoning Code, specifically as it purports to:

- Promote and protect the public health, safety, morals, aesthetics, economic viability and general welfare of the community.
- Ensure adequate light, air, privacy, and convenience of access to property
- Provide for safe and efficient circulation of all modes of transportation, including transit, pedestrian, and bicycle traffic.
- Encourage a compatible mix of land uses, at densities that support transit, that reflect the scale, character, and urban design of Saint Paul's existing traditional neighborhoods.
- Conserve and improve property values
- Prevent the overcrowding of land and undue congestion of population

From: Harriet Moffat

Sent: Monday, June 19, 2017 8:55 AM

To: #CI-StPaul_Ward1; #CI-StPaul_Ward2; #CI-StPaul_Ward3; #CI-StPaul_Ward4; #CI-StPaul_Ward5; #CI-StPaul_Ward6; #CI-StPaul_Ward7

Subject: T3 zoning for Snelling & St Clair

To the City Council: We vote NO (to DENY) the above T3 zoning, based on issues of height, aesthetics and other considerations.

Harriet & Jim Moffat

2xx Saratoga St So

St Paul MN 55105

From: Brian J Valento

Sent: Sunday, June 18, 2017 5:56 AM

To: Tolbert, Chris (CI-StPaul)

Subject: Please vote No to T3 Zoning at Snelling & St.Clair intersection

Chris: Our neighborhood has under gone some radical changes over the past few years, the rise of the "McMansions", traffic circles which changed the architectural integrity of our streets, now this "Mega-Monster development to over shadow the intersection of Snelling and St.Clair. I am asking you to please vote no to T3 zoning.

I agree that the corner of Snelling & St.Clair is in need of a face lift and hope that it will begin by looking at existing architecture in the neighborhood and let the development become part of the whole as opposed to being a giant box casting a shadow over the entire business and residential neighborhood which it will tower over...

Brian J Valento

3xx Macalester Street

St.Paul, Minnesota 55105

From: Anneka Munsell

Sent: Monday, June 19, 2017 9:30 AM

To: #CI-StPaul_Ward3

Subject: Development at the corner of Snelling and St. Clair (Lecesse)

Good morning,

I am a resident of Mac-Groveland (4xx Saratoga St S) and I support the redevelopment of the corner of Snelling and St Clair. I appreciate the street level business space and the upper level apartments.

However, I would like to note that I would like to encourage the development of middle to low income housing along the Snelling corridor through Mac-Groveland. We have a wonderful neighborhood and I would like to share it. With the addition of the A line and the ability to walk to several grocery stores I think our neighborhood would be a great fit for some low to middle income housing.

Thanks,

Anneka Munsell

From: sandrawarns
Sent: Monday, June 19, 2017 9:33 AM
To: #CI-StPaul_Ward3
Subject: LeCESSE PROPOSAL

I agree with the following position statement:

Sandy Warner
20xx Upper St. Dennis Rd.
Saint Paul, MN 55116

Please help protect our neighborhood and quality of life. We chose Highland Park St. Paul for a reason and have lived here for 30 years. Please do not force us to consider moving!

Thank you.

Neighbors for Responsible Development Position Statement

LeCESSE PROPOSAL

As concerned residents and citizens, we oppose the request for T3 zoning at the intersection of Snelling and St. Clair extending to and including the 246-286 South Snelling Land Parcels. T3 zoning is not appropriate for this established neighborhood because the size, scale, mass and density are NOT consistent with the existing land use of low-density, single family homes (77%). We do support reasonable development of multi-use buildings (e.g., that include retail and apartments/condos), providing they are no higher than 35 feet and of moderate-density. Ideally, development of this land parcel will result in multiple buildings: architecturally interesting, pedestrian-friendly and within a scale that complements neighborhood homes and businesses nearby. We further advocate for buildings that incorporate ample green space, trees, and environmental elements that enhance the livability of this neighborhood. Together, these features will attract and retain a diverse public who will be the foundation of this neighborhood's success and vitality for years to come.

SNELLING AVENUE SOUTH ZONING STUDY

As concerned residents and citizens, we oppose the Snelling Avenue South Zoning Study as written, and we urge the Planning Commission and City Council to amend this zoning proposal per the following considerations:

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- T3 zoning should be removed from the Snelling Avenue Zoning Study for all properties south of Selby Avenue and north of Ford Parkway as this area of Snelling Avenue includes and abuts single-family homes.

- Forward facing homes should NOT be rezoned. Current zoning should be maintained to retain the dual character of the neighborhood and its mix of residential and community business properties.
- Dimensional standards for T1 and T2 zoning should be amended to accurately and specifically limit building heights and floor area ratios, and the standards should clearly establish adequate setback requirements for all properties.
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SAINT PAUL COMPREHENSIVE PLAN

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- Conserve and improve property values
- Prevent the overcrowding of land and undue congestion of population

LaVerne Kapsner - XXXX St Clair Avenue re LeCesse

Called in opposition to the T3 – it's too tall, and there are already many apartment buildings.

From: Jean Hoppe

Sent: Monday, June 19, 2017 9:42 AM

To: #CI-StPaul_Ward1; #CI-StPaul_Ward2; #CI-StPaul_Ward3; #CI-StPaul_Ward4; #CI-StPaul_Ward5; #CI-StPaul_Ward7; #CI-StPaul_Ward6

Subject: Snelling / St. Claire Development

Dear City Council members:

I agree with the below Position Statement from Neighbors for a Responsible Development and **oppose any increase density T3 zoning** anywhere in the Macalester Groveland or Highland Village neighborhoods, in particular the Snelling/St. Claire development, anywhere on Snelling Avenue and at the Ford Plant Site.

Yours,

Jean B. Hoppe

5xx Mount Curve Blvd.

St. Paul, MN 55116

Neighbors for Responsible Development Position Statement

LeCESSE PROPOSAL

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- Conserve and improve property values
- Prevent the overcrowding of land and undue congestion of population

From: Sara DeKok

Sent: Monday, June 19, 2017 9:46 AM

To: #CI-StPaul_Ward1; #CI-StPaul_Ward2; #CI-StPaul_Ward3; #CI-StPaul_Ward5; #CI-StPaul_Ward4; #CI-StPaul_Ward6; #CI-StPaul_Ward7

Subject: T3 Zoning at Snelling and St. Clair

Hello,

As a neighborhood resident (314 Warwick St), I strongly urge you to vote against the proposed T3 zoning for the LeCesse development at Snelling and St. Clair. The proposed structure is too large for our neighborhood, does not fit the historic character of our neighborhood and will create additional traffic congestion. Most importantly, this development will significantly impact the privacy of our neighbors.

Please understand the weight of your action and that once you cast your vote your decision will impact our neighborhood for decades to come.

I do support redevelopment at this site but not at this scale and not with this ill fitting design for our community.

Thank you for serving our community,

Sara DeKok
3xx Warwick St
Saint Paul, MN 55105

From: Eric Johnson

Sent: Monday, June 19, 2017 10:18 AM

To: #CI-StPaul_Ward3

Subject: No to T3 at the Snelling - St Claire interesction!!

My family lives on Warwick St near this proposed development and we are EMPHATICALLY AGAINST THIS MONSTROSITY!!!! We are not against redevelopment but this is a terrible choice for our neighborhood. Please do not let greedy developers ruin our neighborhood!

Eric Johnson

From: Jeanne Rylander

Sent: Monday, June 19, 2017 10:24 AM

To: #CI-StPaul_Ward3

Subject: LeCesse Development on Snelling avenue

To whom it may concern,

Please vote no on the T3 zoning request on Snelling and St. Clair avenues.

-- Jeanne Rylander

From: Margaret Cellette

Sent: Monday, June 19, 2017 10:53 AM

To: #CI-StPaul_Ward1; #CI-StPaul_Ward2; #CI-StPaul_Ward3; #CI-StPaul_Ward4; #CI-StPaul_Ward5;
ward6@ci.stpaul.mn.us; #CI-StPaul_Ward7

Subject: CITY COUNCIL VOTE on Proposed LeCresse development and zoning vote 6/21/2017

Dear Saint Paul City Council Members,

I am writing to urge you to vote **NO** June 21, 2017, on the proposed T3 Zoning for the Snelling Avenue, Saint Clair intersection!

The mass and scale of the proposed LeCresse development does not fit our beloved neighborhood. Residents to the east of the proposed project will be negatively impacted by loss of light and privacy. Our neighborhood is built on traditions of families, neighbors, long term relationships, small locally owned businesses, churches, and homes where all can thrive and grow. The building development would compromise all of those well-loved and well-maintained building blocks of the neighborhood. Traffic congestion, noise and public safety will be markedly compromised if you vote to approve the builder's request.

I urge you to vote **NO** on the developer's request for **T3 zoning on June 21, 2017!!**

Thank you.

Very best regards,

Margaret B. Cellette

15xx Sargent Avenue

Saint Paul, Minnesota 55105

(Homeowner and Ward 3 constituent since 1984!)

From: Joe Downes

Sent: Monday, June 19, 2017 11:06 AM

To: #CI-StPaul_Ward3

Subject: RE: Opposition to the LaCesse project

Hello,

I am Joe Downes and I live at 1610 Berkeley Ave.

While I am not opposed to "smart density" along Snelling, I am writing in opposition to the approval of zoning that would allow the LeCesse Property to be constructed as currently proposed.

I agree with others that the building as proposed, presents too much of a "fortress" profile in height, size and scale.

Sincerely,

Joe Downes

From: SARAH ROWLEY, MICHAEL ROWLEY

Sent: Monday, June 19, 2017 11:13 AM

To: #CI-StPaul_Ward1; #CI-StPaul_Ward2; #CI-StPaul_Ward3; #CI-StPaul_Ward4; #CI-StPaul_Ward5; #CI-StPaul_Ward6; #CI-StPaul_Ward7

Subject: Snelling Avenue Corridor Zoning

Dear St. Paul City Council:

I am a life-long St. Paul resident who currently lives at 3xx Saratoga Street South. I have followed the development of St. Paul's urban plans for almost 50 years. With the proposed rezoning of Snelling Avenue and the redevelopment of the old Ford plant site, St. Paul has a once-in-a-century opportunity to redefine a major section of the city. St. Paul cannot afford to get it wrong.

What makes St. Paul have that look and feel so many love? What makes people who visit say they love the "St. Small" vibe? In the west section of St. Paul where I live, why do so many people move into or remodel those houses? Why are so many restaurants and shops opening? I believe the major reason is the scale of the buildings are in proportion with everything else. Commercial storefronts on arterial streets are in scale with the homes and apartments that sit on the same block. Apartment buildings are basically the same height as nearby homes. Few structures in these neighborhoods violate this sense of scale and proportion. The buildings do not create shadows and loom over other adjacent properties or roadways. Almost more than anything, this proportionality gives St. Paul its sense of place. Without it, St. Paul becomes just another place to live, sacrificing livability for just living.

I understand that one of the proposed rezoning designations is T3, which would allow building heights up to 90 feet with conditional use permits. Where I live, the T3 designation could mean Snelling is transformed into a wall of apartments. The long blocks between St. Clair and Randolph are eyed by developers as prime for mixed-use development, but the orientation of the street prevents the stepbacks that could spread out the impact of the buildings. The current LeCesse plan for Snelling and St. Clair would create a hulking monolith without stepback that dominates the street, towers over adjacent houses, and blocks light and air. LeCesse says it must have a certain number of units so it achieves a return on investment. I suggest that sacrificing proportionality and livability for the all mighty dollar is shortsighted. The ripple effect on property values of the T3 designation in that area will be felt for generations.

I appreciate that St. Paul wishes to modernize its zoning scheme for consistency, to minimize non-conforming use, and provide access to mass transit. I believe the properties currently in the proposed T3 zones would allow for all of these goals to be met even if they were zoned T2. I also believe that future development will happen even if they are zoned T2. The quality of the nearby housing stock, the walkable neighborhoods, and the proportionality of it all will encourage developers. As such, I suggest St. Paul start by designating the areas south of Selby

Avenue T2 and see how development proceeds. St. Paul should not be swayed by short-term interest by developers when the long term integrity of the neighborhoods is at stake.

In conclusion, you have the opportunity to preserve the proportionality of the Snelling corridor while allowing for conforming use and access to mass transit. I strongly urge you to vote no to rezoning Snelling T3, especially at the intersections south of Selby, including Grand, St. Clair, Jefferson, and Randolph.

I would be happy to speak to each of you about these issues. Please contact me with any questions or concerns.

Best regards,

Michael S. Rowley

From: Rachel Wiken

Sent: Monday, June 19, 2017 11:43 AM

To: #CI-StPaul_Ward1; #CI-StPaul_Ward2; #CI-StPaul_Ward3; #CI-StPaul_Ward4; #CI-StPaul_Ward5; #CI-StPaul_Ward6; #CI-StPaul_Ward7

Cc: Dave Ankarlo VII

Subject: Support of Rezoning Snelling / St Clair to T3

Council Members -

I am writing today in support of rezoning the Southeast corner of Snelling and St Clair to T3.

My husband and I recently purchased 14xx Berkeley, which is 0.25 miles to the east of the site. We support redevelopment in our new neighborhood and we support density. St Paul needs more housing and we need more housing along transit corridors that allows for people to reduce dependence on cars.

We do have concerns about the proposed development using so much street front along Snelling for faux windows hiding a parking garage. If we are going to redevelop, lets do it correctly, and have the density of business to support a walkable neighborhood. Making a quarter mile of Snelling a blank wall is not a step in the right direction.

We also would like to see the housing built be a mix of luxury and affordable. St Paul neighborhoods are becoming unaffordable for many households who are being priced out by rising rents. We need to consider all households when planning development, not just those at the top.

Thank you

Rachel Wiken and Dave Ankarlo
14xx Berkeley

From: Glen Carpenter

Sent: Monday, June 19, 2017 11:46 AM

To: #CI-StPaul_Ward1; #CI-StPaul_Ward2; #CI-StPaul_Ward3; ward4@ci.stplaul.mn.us; #CI-StPaul_Ward5; #CI-StPaul_Ward6; #CI-StPaul_Ward7

Subject: Letter in opposition to T3 Zoning and the 6/21 Lecesse Proposal Vote

I agree with the Neighbors for Responsible Development Position Statement.

LeCESSE PROPOSAL

As concerned residents and citizens, we oppose the request for T3 zoning at the intersection of Snelling and St. Clair extending to and including the 246-286 South Snelling Land Parcels. T3 zoning is not appropriate for this established neighborhood because the size, scale, mass and density are NOT consistent with the existing land use of low-density, single family homes (77%). We do support reasonable development of multi-use buildings (e.g., that include retail and apartments/condos), providing they are no higher than 35 feet and of moderate-density. Ideally, development of this land parcel will result in multiple buildings: architecturally interesting, pedestrian-friendly and within a scale that complements neighborhood homes and businesses nearby. We further advocate for buildings that incorporate ample green space, trees, and environmental elements that enhance the livability of this neighborhood. Together, these features will attract and retain a diverse public who will be the foundation of this neighborhood's success and vitality for years to come.

SNELLING AVENUE SOUTH ZONING STUDY

As concerned residents and citizens, we oppose the Snelling Avenue South Zoning Study as written, and we urge the Planning Commission and City Council to amend this zoning proposal per the following considerations:

The Snelling Avenue South Zoning Study encourages drastic redevelopment of South Snelling Avenue and its cross streets. Accelerated development will not allow for adequate planning, compatibility, controls, and measures of impact and sustainability. The Snelling Avenue South Zoning Study as written will introduce increased traffic congestion, additional public safety concerns, and result in a decline of neighborhood property values. The Zoning Study is not compatible with the existing land use of the area. South Snelling Avenue is contained WITHIN the boundaries of three established neighborhoods comprised primarily of single-family homes (77%) and hosts neighborhood-serving B2 community businesses.

T3 zoning should be removed from the Snelling Avenue Zoning Study for all properties south of Selby Avenue and north of Ford Parkway as this area of Snelling Avenue includes and abuts single-family homes. Forward facing homes should NOT be rezoned. Current zoning should be maintained to retain the dual character of the neighborhood and its mix of residential and community business properties. Dimensional standards for T1 and T2 zoning should be amended to accurately and specifically limit building heights and floor area ratios, and the standards should clearly establish adequate setback requirements for all properties. All zoning levels should have specific provisions for inclusion of green space and trees as environmental necessities. Implementation of the Snelling Avenue Zoning Study should be very gradual, so that careful decisions are made regarding the integration of new development. This would allow impact and sustainability benchmarks to be applied, tested, and adjusted before the Snelling Avenue Zoning Study recommendations are fully adopted.

SAINT PAUL COMPREHENSIVE PLAN

As concerned residents and citizens we urge the Saint Paul Planning Commission and Saint Paul City Council to adhere to the stated goals of the Comprehensive Plan. The Snelling Avenue South Zoning Study contradicts the stated policy goal of the Saint Paul Comprehensive Plan Housing Strategy 2: “To Preserve and Promote Established Neighborhoods.” The Comprehensive Plan defines established neighborhoods as follows:

“Substantial growth is not expected in all neighborhoods. Established neighborhoods are residential areas of predominately single-family housing AND adjacent neighborhood-serving commercial uses. These are areas of stability where the existing character will be essentially maintained.”

SAINT PAUL ZONING CODE

As concerned residents and citizens we urge the Saint Paul Planning Commission and Saint Paul City Council to adhere to the stated purposes of the Saint Paul City Zoning Code, specifically as it purports to:

Promote and protect the public health, safety, morals, aesthetics, economic viability and general welfare of the community.

Ensure adequate light, air, privacy, and convenience of access to property

Provide for safe and efficient circulation of all modes of transportation, including transit, pedestrian, and bicycle traffic.

Encourage a compatible mix of land uses, at densities that support transit, that reflect the scale, character, and urban design of Saint Paul’s existing traditional neighborhoods.

Conserve and improve property values.

Prevent the overcrowding of land and undue congestion of population.

Sincerely,

Glen Carpenter
7xx Ridge St.
Saint Paul, MN 55116

From: T. Heath
Sent: Monday, June 19, 2017 12:35 PM
To: #CI-StPaul_Ward3
Subject: Zoning reclassification for Snelling/St. Clair

Dear Councilmember Tolbert,

I am writing regarding the proposed zoning reclassification for the properties on the southeast corner of Snelling and St. Clair Avenues in St. Paul.

Please vote no on the proposed reclassification to T3. Surely the city can achieve its goal of higher density along Snelling without destroying the character of the surrounding neighborhoods.

I have lived near Snelling/St. Clair for over 30 years and recognize that the properties in question are long overdue for redevelopment. But large-scale, monolithic construction--like the LeCesse Development proposal--is completely out of place for our neighborhood. There are numerous examples of non-T3 multi-unit designs along South Snelling Avenue that include setbacks, terraces and, in general, have considered the scale and aesthetics of the neighborhood. We should be able to do the same for Snelling/St. Clair.

Regards,

Tim Heath
15xx Osceola Ave

From: Kateri Routh
Sent: Monday, June 19, 2017 12:48 PM
Subject: Encourage the zoning of Snelling to T3!

Dear Council Members,

As a resident of Mac-Groveland in Ward 3, I'd like to encourage you to approve the rezoning of the corner lot at Snelling and St. Clair to T3. I recognize this is a contentious issue for some, but for the vast majority of our city it is an improvement to a corridor that can and should be higher density. This is directly in line with the proposed rezoning all along Snelling, and inline with what our city should be moving towards long term.

I hope you hear from many others like my self that are pushing for our city to put policy into place that improves not only the tax base, but the environment. Our mayor has publicly stated his support for the city to move towards stronger environmental action, and this is a simple step for us to take.

Thank you for your time in supporting our city.

Kateri Routh
20xx Stanford Ave.
Saint Paul, MN 55105

From: Megan Czarniecki
Sent: Monday, June 19, 2017 1:45 PM
Subject: I support rezoning the lot at Snelling and St Clair

Dear Council Members,

As a resident of Highland Park in Ward 3, I'd like to encourage you to approve the rezoning of the corner lot at Snelling and St. Clair to T3. I recognize this is a contentious issue for some, but for the vast majority of our city it is an improvement to a corridor that can and should be higher density. This is directly in line with the proposed rezoning all along Snelling, and in line with what our city should be moving towards long term.

Thank you for your time devoted to our city.

Sincerely,
Megan Czarniecki

From: Jane Tracy
Sent: Monday, June 19, 2017 4:01 PM
To: #CI-StPaul_Ward1
Subject: T3 Zoning Issue up for Vote

Dear Council Member,

As residents of Highland Park - residing at 22xx Pinehurst Avenue, and as life long members of this community, we have a vested interest in preserving the quality of life in the Highland/Macalester Groveland Neighborhoods. We are well informed of the potential impact of the T3 Zoning proposal being considered by the City Council.

We agree with the Neighbors for Responsible Development Position Statement attached below and hope and trust that we will be heard on this issue.

Thank you for your consideration.

Jane and Jeff Tracy

Neighbors for Responsible Development Position Statement

LeCESSE PROPOSAL

As concerned residents and citizens, we oppose the request for T3 zoning at the intersection of Snelling and St. Clair extending to and including the 246-286 South Snelling Land Parcels. T3 zoning is not appropriate for this established neighborhood because the size, scale, mass and density are NOT consistent with the existing land use of low-density, single family homes (77%). *We do support reasonable development of multi-use buildings* (e.g., that include retail and apartments/condos), providing they are no higher than 35 feet and of moderate-density. Ideally, development of this land parcel will result in multiple buildings: architecturally interesting, pedestrian-friendly and within a scale that complements neighborhood homes and businesses nearby. We further advocate for buildings that

incorporate ample green space, trees, and environmental elements that enhance the livability of this neighborhood. Together, these features will attract and retain a diverse public who will be the foundation of this neighborhood's success and vitality for years to come.

SNELLING AVENUE SOUTH ZONING STUDY

As concerned residents and citizens, we oppose the Snelling Avenue South Zoning Study as written, and we urge the Planning Commission and City Council to amend this zoning proposal per the following considerations:

- The Snelling Avenue South Zoning Study encourages drastic redevelopment of South Snelling Avenue and its cross streets. Accelerated development will not allow for adequate planning, compatibility, controls, and measures of impact and sustainability. The Snelling Avenue South Zoning Study as written will introduce increased traffic congestion, additional public safety concerns, and result in a decline of neighborhood property values. The Zoning Study is not compatible with the existing land use of the area. South Snelling Avenue is contained WITHIN the boundaries of three established neighborhoods comprised primarily of single-family homes (77%) and hosts neighborhood-serving B2 community businesses.
- T3 zoning should be removed from the Snelling Avenue Zoning Study for all properties south of Selby Avenue and north of Ford Parkway as this area of Snelling Avenue includes and abuts single-family homes.
- Forward facing homes should NOT be rezoned. Current zoning should be maintained to retain the dual character of the neighborhood and its mix of residential and community business properties.
- Dimensional standards for T1 and T2 zoning should be amended to accurately and specifically limit building heights and floor area ratios, and the standards should clearly establish adequate setback requirements for all properties.
- All zoning levels should have specific provisions for inclusion of green space and trees as environmental necessities.
- Implementation of the Snelling Avenue Zoning Study should be very gradual, so that careful decisions are made regarding the integration of new development. This would allow impact and sustainability benchmarks to be applied, tested, and adjusted before the Snelling Avenue Zoning Study recommendations are fully adopted.

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 - Ensure adequate light, air, privacy, and convenience of access to property
 - Provide for safe and efficient circulation of all modes of transportation, including transit, pedestrian, and bicycle traffic.
 - Encourage a compatible mix of land uses, at densities that support transit, that reflect the scale, character, and urban design of Saint Paul's existing traditional neighborhoods.
 - Conserve and improve property values
- Prevent the overcrowding of land and undue congestion

From: Jason Worden

Sent: Monday, June 19, 2017 4:40 PM

To: #CI-StPaul_Ward3

Subject: Vote "NO" to T3 Zoning at the intersection of Snelling & St. Clair

I am writing to request that you vote **"NO"** and oppose the developer's request for T3 zoning at the intersection of Snelling Avenue and St. Clair Avenue.

This development would create significant traffic to an area that is already over-burdened with substantial gridlock. This project, when added to the new soccer stadium and commercial projects planned for Snelling Avenue and I-94, will create traffic congestion far beyond any other.

Furthermore, the height and size of the structure will permanently ruin the character of our neighborhood. I moved into this area because of the character of the homes and buildings. By adding an exceptionally large structure such as this, especially at a major intersection, will stand out and forever ruin the neighborhood.

Again, please vote **"NO"** to this zoning request.

Jason Worden, CPA, MBT
14xx Laurel Ave
St. Paul, MN 55104

From: CARRIE.BITTNER

Sent: Monday, June 19, 2017 4:53 PM

To: #CI-StPaul_Ward3

Subject: Vote no

Good afternoon.

I am writing to urge you to vote "NO" on the T3 rezoning request coming up regarding the property at Snelling and St. Clair Ave. The proposed construction is oversized for the neighborhood, doesn't meet zoning regulations put in place to maintain the character of neighborhood, will increase congestion and traffic on an already critically overloaded set of city streets that is consistently getting worse, and will

directly, negatively impact the natural light and privacy of the immediately surrounding properties. Developers have already tried to get the city to change their zoning laws to fit their ideas of what the neighborhood should be (and of course allow them to make as much money as possible with no personal investment in the community) and were turned down. The surrounding neighborhood was clear on their desire to not have large-scale construction in the area. The current zoning regulations are in place to empower the neighborhood to protect itself from unwanted overbuilding. Other nearby neighborhoods have been battling building codes, loopholes and zoning decisions that have steadily inundated their areas with huge, oversized construction. PLEASE don't allow this unwanted trend to continue. If you change this zoning even once, if you even are seen to seriously consider it, you are putting the very neighborhoods and homes we love in danger forever. Please vote "NO" to the rezoning request.

I have lived in this portion of St. Paul for most of my life. I grew up here and then was lucky enough to come back, first as a renter on Grand Ave and then as a homeowner. The diversity of property offerings from small to mid-size homes, classic apartments, duplexes and bigger homes makes this an area that has something for everyone. But most importantly it allowed me to become a member of one of St Paul's famous small neighborhoods. Those individual pockets of perfection that have their own identity, their own feel, their own perfection. The city has worked hard to maintain its small town feel using this idea of many individual neighborhoods as one of its biggest selling points. Help us keep this unique quality alive in St. Paul by upholding the current zoning regulations in place for the Snelling/St. Clair property. You are the voice of our community. Please fight for our homes, neighbors, and small town feel. Please vote "NO" on the T3 rezoning request.

Thank you for your time and efforts,

Catherine Blttner
14xx Laurel Ave
St. Paul, MN 55104

From: Todd Pisek
Sent: Monday, June 19, 2017 5:44 PM
To: #CI-StPaul_Ward3
Subject: Snelling and St. Claire rezoning

Dear Councilmember Tolbert,

My name is Todd Pisek. My wife and I reside at 3xx Saratoga Street South. We have lived at this address for more than 40 years. My family has lived in this part of Saint Paul for over 100 years. We like it because of its lack of uniformity. The mix of small businesses and unique housing, including apartments, creates what some people might call "quaint."

Almost daily we walk North along Snelling, usually to purchase daily goods like coffee, bread, cheese, and meat on Grand Avenue. We also walk and shop to the South and East of our house. We strongly believe in patronizing local small businesses, including those at the intersection of Snelling and St. Claire.

It is my opinion that the proposed rezoning of the Southeast corner of Snelling and St. Claire (Lots 4 and 5, block 4, Sylvan Park) to T3 is incompatible with the surrounding neighborhood and buildings on Snelling and St. Claire. The existing buildings are much shorter than T3 would allow, even without a Conditional Use Permit.

Also, the existing definitions for T3 zoning allow buildings that are inconsistent with the stated objectives of T3 zoning and the objectives of the Snelling Avenue South Zoning Study. The following

examples of this inconsistency come from the LeCesse Development proposed site plan that was denied by the Saint Paul Planning Commission earlier this year:

The T3 zoning requirement for vertical setback does not sufficiently specify where the setback must occur. The LeCesse plan set back the wall facing the alley and provided no setback along Snelling Avenue. This resulted in an almost 500 foot long, 63 foot tall wall, 10 feet from the curb of Snelling Avenue.

The T3 zoning changes the relationship of buildings and parking. Developments that place parking next to the street and set the building behind the parking are not allowed. The LeCesse plan placed parking behind the Snelling Avenue wall and placed clear glass panels into the wall that looked into the parking lot from the sidewalk.

Despite a stated objective to promote mixed use, including commercial space at street level, the current T3 definitions do provide clarity regarding what percentage of the street level footage should be commercial. The LeCesse plan only provided 1800 square feet of street level commercial space, despite an almost 500 foot length along Snelling Avenue.

The Snelling Avenue South Zoning Study has an objective of encouraging use of mass transit. However, the LeCesse plan did little to encourage mass transit, yet it was consistent with T3 zoning.

T3 zoning does not sufficiently address pedestrian safety. The LeCesse Development site plan had parking entry and exit on Snelling Avenue with insufficient sight lines. Snelling Avenue is a very busy 4 lane street.

Because of these reasons, I strongly object to rezoning the Southeast corner of Snelling and St. Claire to T3 and encourage you to vote against the rezoning recommendation.

Sincerely,
Todd Pisek

From: ChristineBluemke
Sent: Monday, June 19, 2017 6:41 PM
To: #CI-StPaul_Ward3
Subject: T3 zoning LeCesse dev

Dear Chris Tolbert,

We are in the neighborhood of this proposed project and do not feel that the mass and scale of this development is in our best interest nor does it match the neighborhood. We oppose T3 zoning for this site.

Thank you,
Christine Bluemke
2xx Macalester St

From: jane hall
Sent: Monday, June 19, 2017 6:55 PM
To: #CI-StPaul_Ward1; #CI-StPaul_Ward2; #CI-StPaul_Ward3; #CI-StPaul_Ward4; #CI-StPaul_Ward5; #CI-StPaul_Ward6; #CI-StPaul_Ward7
Subject: LeCesse development St Clair & Snelling Avenue

I am writing to urge you to vote NO to the T3 zoning at the intersection of St Clair and Snelling Avenues. The traffic congestion and noise that will accompany this development is totally unwanted by the neighborhood.

The plan is just too big for the small area. I live on the corner of Brimhall St and Jefferson, just 1 block away. The noise level now is very high and cars speed through the area at all times of the day. Please vote NO to this proposal.

Thank you.
Jane Hall
3xx Brimhall Street
St Paul, MN 55105

From: jerry linke
Sent: Monday, June 19, 2017 6:55 PM
To: #CI-StPaul_Ward3
Subject: t3 zoning

vote no

From: Ron Bluemke
Sent: Monday, June 19, 2017 7:23 PM
To: #CI-StPaul_Ward3
Subject: LeCesse dev.

I vote no to T3 zoning at this site.
Thank you Ron Bluemke

From: Fhdelaney3
Sent: Monday, June 19, 2017 7:05 PM
To: #CI-StPaul_Ward3
Subject: Oppose T3 zoning at St Clair and Snelling

Councilmember Tolbert,

We agree with the Neighbors of Responsible Development Position Statement and urge you to oppose LeCesse's request for T3 zoning at St Clair and Snelling.

Thank you.

Frank and Jane Delaney
19xx Pinehurst Ave
St Paul, MN 55116
fhdelaney3@aol.com

From: Suzie O'Hara
Sent: Monday, June 19, 2017 7:25 PM
To: #CI-StPaul_Ward1; #CI-StPaul_Ward2; #CI-StPaul_Ward3; #CI-StPaul_Ward4; #CI-StPaul_Ward5; #CI-StPaul_Ward6; #CI-StPaul_Ward7
Cc: Kathryn McGuire
Subject: Opposition to T3 Zoning at Snelling and St Claire

I agree with the Neighbors for Responsible Development Position Statement" and include your home mailing address.

From: Tim O'Hara
Sent: Monday, June 19, 2017 7:30 PM
To: #CI-StPaul_Ward1; #CI-StPaul_Ward2; #CI-StPaul_Ward3; #CI-StPaul_Ward4; #CI-StPaul_Ward5; #CI-StPaul_Ward6; #CI-StPaul_Ward7
Cc:
Subject: Opposition to T3 zoning at Snelling and St Claire

I agree with the Neighbors for Responsible Development Position Statement

Tim O'Hara
19xx Fairmount Ave
St Paul 55105

Over 30 year resident of the Mac Groveland area who is concerned with the planning that would change the character of our neighborhood!

-----Original Message-----

From: Dan Donovan
Sent: Monday, June 19, 2017 8:24 PM
To: #CI-StPaul_Ward3
Subject: Vote No to T3 Snelling & St Clair

Vote no to T3 zoning at Snelling & St Clair. The project is out of scale with the neighborhood.
Thank you.

Dan Donovan •
15xx Osceola Avenue

From: Janeharb5
Sent: Monday, June 19, 2017 10:00 PM
To: #CI-StPaul_Ward1; #CI-StPaul_Ward2; #CI-StPaul_Ward3; #CI-StPaul_Ward4; #CI-StPaul_Ward5; #CI-StPaul_Ward6; #CI-StPaul_Ward7;
Subject: Neighborhoods for Responsible Developemnt

To the city ward council members : "I agree with the Neighbors for Responsible Development Position Statement" and want to preserve the

integrity of my families homes for my family and future families. I do not want to lose the charm of our neighborhoods with numerous "high

density buildings" being constructed here. This is the neighborhood that we have chosen to raise our children, worship, and live with

single family homes.

*Sincerely,
Jane H Maguire
20xx Juliet Ave
St Paul
MN 55105*

From: Tom Dvorak

Sent: Monday, June 19, 2017 10:18 PM

To: #CI-StPaul_Ward1; #CI-StPaul_Ward2; #CI-StPaul_Ward3; #CI-StPaul_Ward4; #CI-StPaul_Ward5; #CI-StPaul_Ward6; #CI-StPaul_Ward7

Subject: Opposition to T3 Zoning

I agree with the Neighbors for Responsible Development Position Statement.

Thomas R. Dvorak
22xx Fairmount Ave.
St. Paul, MN 55105

From: Sean Ryan]

Sent: Monday, June 19, 2017 10:19 PM

To: #CI-StPaul_Ward1; #CI-StPaul_Ward2; #CI-StPaul_Ward3; #CI-StPaul_Ward4; #CI-StPaul_Ward5; #CI-StPaul_Ward6; #CI-StPaul_Ward7

Subject: St Clair and Snelling Ave Development

Dear St Paul City Council

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. T2 is a much more appropriate than T3.

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 the re-designation of this area to T3 and this project.

Sean and Brandi Ryan
16xx Palace Ave, St Paul 55105

From: Bridgette Dutkowski
Sent: Monday, June 19, 2017 10:39 PM
To: #CI-StPaul_Ward2; #CI-StPaul_Ward3; #CI-StPaul_Ward7; #CI-StPaul_Ward6; #CI-StPaul_Ward5; #CI-StPaul_Ward4
Subject: T3 Zoning at Snelling and St. Clair

Good evening,

My name is Bridgette Dutkowski and I'm a resident in the Mac-Groveland area, specifically at Jefferson and Warwick. My family and I have lived in the area for the last nine years, in an ever increasingly small home (we are a young family of now four) in part by the charm of our neighborhood.

My husband and I are aware of an upcoming vote on the developer's request for **T3 Zoning** (allowing building of heights of 55-90 feet) on June 21st. I am urging on behalf of my family and other families to **VOTE NO** on this initiative. Residents in this neighborhood, my neighborhood, do not want large developments. We don't want the increased traffic, noise and disruption to our neighborhood.

Thank you for your time,

Bridgette Dutkowski
3xx Warwick St

From: Tyler Teggatz
Sent: Monday, June 19, 2017 10:43 PM
To: #CI-StPaul_Ward3; #CI-StPaul_Ward1; #CI-StPaul_Ward2; #CI-StPaul_Ward4; #CI-StPaul_Ward5; #CI-StPaul_Ward6; #CI-StPaul_Ward7
Subject: Snelling and St Clair Rezoning

Good evening,

I'm writing in support of the proposed zoning changes that would allow mix-use development at Snelling and St Clair that will be up for a vote on Wednesday 6/21. High density housing should be encouraged, especially along major transit route investments like the A-line on Snelling. Please vote in favor of the resolution to allow more crucially needed housing in our city.

Thank you,
Tyler Teggatz
20xx Itasca Ave

From: Mjispeltz

Sent: Monday, June 19, 2017 10:44 PM

To: #CI-StPaul_Ward1; #CI-StPaul_Ward2; #CI-StPaul_Ward3; #CI-StPaul_Ward4; #CI-StPaul_Ward5; #CI-StPaul_Ward6; #CI-StPaul_Ward7

Subject: Neighbors for Responsible Development

Neighbors for Responsible Development Position Statement

LeCESSE PROPOSAL

As concerned residents and citizens, we oppose the request for T3 zoning at the intersection of Snelling and St. Clair extending to and including the 246-286 South Snelling Land Parcels. T3 zoning is not appropriate for this established neighborhood because the size, scale, mass and density are NOT consistent with the existing land use of low-density, single family homes (77%). *We do support reasonable development of multi-use buildings* (e.g., that include retail and apartments/condos), providing they are no higher than 35 feet and of moderate-density. Ideally, development of this land parcel will result in multiple buildings: architecturally interesting, pedestrian-friendly and within a scale that complements neighborhood homes and businesses nearby. We further advocate for buildings that incorporate ample green space, trees, and environmental elements that enhance the livability of this neighborhood. Together, these features will attract and retain a diverse public who will be the foundation of this neighborhood's success and vitality for years to come.

SNELLING AVENUE SOUTH ZONING STUDY

As concerned residents and citizens, we oppose the Snelling Avenue South Zoning Study as written, and we urge the Planning Commission and City Council to amend this zoning proposal per the following considerations:

- The Snelling Avenue South Zoning Study encourages drastic redevelopment of South Snelling Avenue and its cross streets. Accelerated development will not allow for adequate planning, compatibility, controls, and measures of impact and sustainability. The Snelling Avenue South Zoning Study as written will introduce increased traffic congestion, additional public safety concerns, and result in a decline of neighborhood property values. The Zoning Study is not compatible with the existing land use of the area. South Snelling Avenue is contained WITHIN the boundaries of three established neighborhoods comprised primarily of single-family homes (77%) and hosts neighborhood-serving B2 community businesses.
- T3 zoning should be removed from the Snelling Avenue Zoning Study for all properties south of Selby Avenue and north of Ford Parkway as this area of Snelling Avenue includes and abuts single-family homes.
- Forward facing homes should NOT be rezoned. Current zoning should be maintained to retain the dual character of the neighborhood and its mix of residential and community business properties.
- Dimensional standards for T1 and T2 zoning should be amended to accurately and specifically limit building heights and floor area ratios, and the standards should clearly establish adequate setback requirements for all properties.
- All zoning levels should have specific provisions for inclusion of green space and trees as environmental necessities.
- Implementation of the Snelling Avenue Zoning Study should be very gradual, so that careful decisions are made regarding the integration of new development. This would allow impact and sustainability benchmarks to be applied, tested, and adjusted before the Snelling Avenue Zoning Study recommendations are fully adopted.

SAINT PAUL COMPREHENSIVE PLAN

As concerned residents and citizens we urge the Saint Paul Planning Commission and Saint Paul City Council to adhere to the stated goals of the Comprehensive Plan. The Snelling Avenue South Zoning Study contradicts the stated policy goal of the Saint Paul Comprehensive Plan Housing Strategy 2: “To Preserve and Promote Established Neighborhoods.” The Comprehensive Plan defines established neighborhoods as follows:

*“Substantial growth is not expected in all neighborhoods. Established neighborhoods are residential areas of predominately single-family housing **AND** adjacent neighborhood-serving commercial uses. These are areas of stability where the existing character will be essentially maintained.”*

SAINT PAUL ZONING CODE

As concerned residents and citizens we urge the Saint Paul Planning Commission and Saint Paul City Council to adhere to the stated purposes of the Saint Paul City Zoning Code, specifically as it purports to:

- Promote and protect the public health, safety, morals, aesthetics, economic viability and general welfare of the community.
- Ensure adequate light, air, privacy, and convenience of access to property
- Provide for safe and efficient circulation of all modes of transportation, including transit, pedestrian, and bicycle traffic.
- Encourage a compatible mix of land uses, at densities that support transit, that reflect the scale, character, and urban design of Saint Paul’s existing traditional neighborhoods.
- Conserve and improve property values
- Prevent the overcrowding of land and undue congestion

I agree with the Neighbors for Responsible Development statement.

Marie Speltz

14xx Goodrich Avenue

From: Joe Anderson

Sent: Monday, June 19, 2017 10:53 PM

To: #CI-StPaul_Ward1; #CI-StPaul_Ward2; #CI-StPaul_Ward3; #CI-StPaul_Ward4; #CI-StPaul_Ward5; #CI-StPaul_Ward6; #CI-StPaul_Ward7

Subject: NO to T3 zoning at Snelling and Saint Clair

Good evening.

I am writing to urge a **NO vote for the rezoning of Snelling and Saint Clair avenues**. I live in the area and am all for new businesses and progress being made.

BUT the proposed plan is much to large in scale. It overshoots the lot, by far. It is a greedy play and will not benefit the community.

Things that need to be considered and sent back to the drawing board:

- matching the height of the surrounding area (3 stories max). The proposed building dwarfs everything around it.
- a more modern aesthetic. We are neighboring the new Ford development and another beige or terracotta building does not reflect our forward thinking city
- the Snelling facing side of the building would be better used as inviting retail space. The proposed space is surrounded by family neighborhoods and the area is starved for walkable venues that are family friendly (not bars, insurance agencies or chiropractors...we have enough of these on Snelling)
- I'd also propose reinvigorating the area as it stands now. There are great buildings with less than inviting businesses in them. Businesses like I Like You and Spyhouse are great additions to the community and we'd welcome anything like that to move in.

Thanks for your time and I urge you to vote **no to the T3 Zoning on Snelling and Saint Claire**

- Joe Anderson

From: Jean H

Sent: Tuesday, June 20, 2017 12:03 AM

To: #CI-StPaul_Ward1; #CI-StPaul_Ward2; #CI-StPaul_Ward3; #CI-StPaul_Ward4; #CI-StPaul_Ward5; #CI-StPaul_Ward6

Subject:

Dear Saint Paul City Council members,
I agree with the Neighbors for Responsible Development Position Statement.

Sincerely,

Jean Hallermann
21xx Goodrich Ave. St Paul, MN 55105

From: Kathleen Deming

Sent: Tuesday, June 20, 2017 4:24 AM

To: #CI-StPaul_Ward1; #CI-StPaul_Ward2

Subject: Re: T# zoning Decision At Snelling and St. Clair Avenues

Dear City Councilors:

I urge you - I beg you! - to vote NO to T3 zoning for the SE corner of Snelling and St. Clair Avenues where the LeCesse building project is proposed.

I've lived at 15xx Goodrich Avenue since 1970, and have watched others besides myself update their homes, not necessarily at small expense to keep the update in the character of the house and the neighborhood. This is what gives neighborhoods character.

Surely there can be a better plan than a monolithic mega-block building which is not in keeping with the character of our 100-year-old neighborhood. The proposed LeCesse plan is an unimaginative horror. It contains little retail space. And I'm wondering why we can't find a better proposal from a local firm. Bad design doesn't just get built because someone designs it: it gets built because someone approves it, too. That is a large parcel of land. Just imagine what it might look like if 3 or 4 square buildings were set like diamonds with their points toward the street - to maximize green space toward Snelling and provide

parking at the rear. Just imagine if these were two stories tall on the perimeter with a set back third story that was circled by roof gardens.

Such a "diamond" pattern would diminish the blockishness of the buildings, even provide enough green space that Lund and Lange's garden center might be able to continue to serve the neighborhood. It would open up the space around the building, and also provide more windows and light for residents. It wouldn't have that "behemoth" aspect.

The first proposal - or even the second or third - is not necessarily the best. I went through and discarded ten professionally-designed total-rehab kitchen plans in 1979 for unworkable aspects and came up with two of my own, one being built and being an amazing design to this day.

What happens on that corner is going to affect the neighborhood for generations. Please scrap the T3 zoning proposal. Please. This is a special neighborhood with a lot of character, and it deserves something much better.

Cordially,
Kathleen Deming
15xx Goodrich Ave.
St. Paul 55105

From: Mary Gruber
Sent: Monday, June 19, 2017 9:37 PM
To: #CI-StPaul_Ward1
Subject: REZONING PROPOSAL OF ANCESTRAL RESIDENTIAL NEIGHBORHOODS

We agree with the Neighbors for Responsible Development Position Statement.

DO NOT VOTE TO DESTROY OUR BEAUTIFUL VERDANT RESIDENTIAL
NEIGHBORHOODS WITH BRICK AND MORTAR !

Support Livability in a Most Livable City!

Thank you on behalf of future generations of St. Paulites.

Mary and Gerald Gruber (lifelong St. Paul Residents)
11xx Juliet Avenue , St Paul, Minnesota

From: Marianne Milligan
Sent: Monday, June 19, 2017 3:00 PM
To: Tolbert, Chris (CI-StPaul)
Subject: Snelling & St. Clair project

Hi,

I just wanted to write to say that I support the rezoning of the properties at Snelling and St Clair to a T3. I think this is coming before the council the week.

I think that a traditional neighborhood/mixed use building is just what that site needs. However, I do not think that the current plans by LeCesse meet that description. Any development at that corner should make full use of the walk-ability of the neighborhood and access to transit. From what I've seen of the plans, there is only one small retail spot and two entire floors of parking! That seems like car oriented development to me.

As a resident of the immediate neighborhood, I'd like to see more retail on the first floor and fewer parking spots.

Thank you,
Marianne Milligan
14xx Fairmount Ave

From: A Dvorak
Sent: Tuesday, June 20, 2017 7:48 AM
To: #CI-StPaul_Ward2; #CI-StPaul_Ward3; #CI-StPaul_Ward4; #CI-StPaul_Ward5; #CI-StPaul_Ward6; #CI-StPaul_Ward7; #CI-StPaul_Ward1
Cc: Ann Dvorak
Subject: opposition to T3 Zoning

I agree with the Neighbors for Responsible Development Position Statement.

Ann E. Dvorak
22xx Fairmount Ave.
St. Paul, MN 55105

Allison from 3xx Macalester called to say vote NO to T3 Zoning (LeCesse Development). It will be a blight on the neighborhood.

From: Joe Speltz
Sent: Tuesday, June 20, 2017 8:29 AM
To: #CI-StPaul_Ward1; #CI-StPaul_Ward2; #CI-StPaul_Ward3; #CI-StPaul_Ward4; #CI-StPaul_Ward5; #CI-StPaul_Ward6; #CI-StPaul_Ward7
Subject: Neighbors for Responsible Development

"I agree with the Neighbors for Responsible Development Position Statement"

Joe Speltz

14xx Goodrich Ave

From:
Sent: Tuesday, June 20, 2017 8:33 AM
To: #CI-StPaul_Ward1; #CI-StPaul_Ward3; #CI-StPaul_Ward2; #CI-StPaul_Ward4; #CI-StPaul_Ward5; #CI-StPaul_Ward6; #CI-StPaul_Ward7
Subject: Vote NO to T3 zoning on Snelling Ave from St. Clair to Ford Parkway

Please vote NO on the proposed T3 zoning on Snelling Ave from St. Clair to Ford Parkway.

This proposal is not consistent with the nature of the neighborhoods along Snelling Ave. City planning staff think because you put the A line in place then all the existing context of these very

important family-oriented neighborhoods that line the Ave will need to be "improved" by high density development. Lower density development needs transit too! The height and density is completely inconsistent for the entire corridor, which is primarily single family dwellings. Single family homes are portrayed by city staff as a thing of the past. Single family homes are key to St. Paul's future!!!

DO not vote to damage the quality of life on this long and beloved corridor of successful businesses and homes by allowing this density, congestion, loss of light, and incompatible design to bring harm to this part of St. Paul. Amazon just bought the Whole Foods, as sign that this type of development is for corporate giants, not small businesses. The current zoning and building are great for walkable neighborhoods like Snelling Ave. Place the proposed density where it is already zoned and needed for redevelopment. New one and two story development is occurring on Snelling, so this level of building is not needed. Snelling Ave is doing just fine the way it is. Do not vote for this zoning change. Please do not unleash the towers.

From: laura gustafson
Sent: Tuesday, June 20, 2017 8:40 AM
To: #CI-StPaul_Ward3
Subject: T3 zoning St Clair and Snelling

Hello,

I have lived in ward 3, within 6 blocks of the intersection of Snelling and St Clair my entire life. I am 65. We have owned a home on Berkeley Avenue since Sept. 1977, almost 40 years. We live less than 1 block from the proposed project. I can see Lund & Lange Florist from our sunroom. In short, I have a life long connection to the immediate community .

I am not a fan of the proposed LeCresse. development. I have followed the potential plan for close to a year. My 1st concern was the size. It is too much building for the space . It is out of proportion to all of the surrounding buildings.

I dread the idea of the impact on traffic, esp at rush hour. I anticipate parking issues.

I don't see how having one small storefront space should make the building qualify as really having retail. I don't see how the building would add to the neighborhood. We have an interesting eclectic collection of businesses at our intersection. Several hundred new neighbors, and a building that blocks the sunlight will not add to the neighborhood charm.

I understand the city wants to increase housing on Snelling. I don't want to be a not in my neighborhood type of citizen. But, I really object to the size and scope of the project.

T3. zoning as I understand it is probably OK for the intersection , but please do not allow height variances. I hope any new building will not exceed 4 stories.

I will continue to follow

Laura Gustafson
16xx Berkeley

From: Winston Kaehler
Sent: Monday, June 19, 2017 3:16 PM
To: Kelley, Pattie (CI-StPaul)
Subject: Re: FYI

As a nearby resident, I oppose rezoning property at the corner of Snelling and St. Clair to allow the proposed LeCesse development to be built. It would be a bull in the china shop, inappropriate to the site, seriously impairing the neighborhood amenities that make the site attractive in the first place. It would not be in the best longterm interests of either the city or the neighborhood to allow the development to be built at the scale proposed at that site.

From: Cheryl
Sent: Tuesday, June 20, 2017 8:56 AM
To: #CI-StPaul_Ward3
Subject: T3 rezoning

Dear City Council Members of Ward 3,

As a resident of Ward 3 in the Macalester Groveland neighborhood, I oppose T3 rezoning at the Snelling /St. Clair intersection. The LeCesse development does not fit our neighborhood. Its height will overshadow neighboring buildings and the level of traffic within that intersection cannot withstand additional traffic. The Ford Plant reconstruction will provide plenty of additional housing within the community. There is not a need for a building of this magnitude in our residential neighborhood.

Please vote NO to T3 Zoning at the Snelling/St. Clair intersection.

Thank-you!

Sincerely,

Cheryl Josephson

From:
Sent: Tuesday, June 20, 2017 8:57 AM
To: #CI-StPaul_Ward1; #CI-StPaul_Ward2; #CI-StPaul_Ward3; #CI-StPaul_Ward4; #CI-StPaul_Ward5; #CI-StPaul_Ward6; #CI-StPaul_Ward7
Subject: No to T3 zoning for St. Clair and Snelling development proposal

PLEASE: Do NOT give T3 zoning approval to this development. That will allow a building to be constructed with a height that is completely out of character for this neighborhood. It will impact the surrounding neighborhoods with a tremendous increase in traffic, by blocking light and by ruining the walkability and character of Mac Groveland.

Kathy Childers
3xx Warwick Street
St. Paul, MN 55105

From: Karen Casserly
Sent: Tuesday, June 20, 2017 9:06 AM
To: #CI-StPaul_Ward3
Subject: T3 zoning of Snelling/St. Clair

I live in ward 3, very near to the corner of Snelling and St.Clair. We would like to make our opposition known to the T3 zoning of that corner. Please vote NO. The size and scope of that project would negatively impact our neighborhood.

Thank you.

Karen Casserly
16xx Wellesley Ave

From: Peter Ross
Sent: Tuesday, June 20, 2017 9:07 AM
To: #CI-StPaul_Ward1; #CI-StPaul_Ward2; #CI-StPaul_Ward3; #CI-StPaul_Ward4; #CI-StPaul_Ward5; #CI-StPaul_Ward6; #CI-StPaul_Ward7
Subject: vote no to T3 zoning

Dear City Council Members,
I live in the immediate area of Snelling Avenue and St Clair Avenue in St Paul. I oppose T3 rezoning at the Snelling and St Clair intersection. This development just seems way too big for this area. That intersection and those streets are already busy, and this development at the size proposed is a very bad idea for the homeowners already in the area.

Thank you,
Peter Ross
14xx Fairmount Ave

From: Karen Osen
Sent: Tuesday, June 20, 2017 9:08 AM
To: #CI-StPaul_Ward1; #CI-StPaul_Ward2; #CI-StPaul_Ward3; #CI-StPaul_Ward4; #CI-StPaul_Ward5; #CI-StPaul_Ward6; #CI-StPaul_Ward7
Subject: PLEASE VOTE NO!!!

Dear Council Members,

Rezoning the corner of Snelling Ave. and St. Clair Ave. to T3 will not be appropriate for the current neighborhood! I agree with the attached Position Statement and urge you to increase population density in a more moderate and thoughtful way, retaining this 100-year-old established neighborhood's character as much as possible.

Thank you,
Karen Osen
15xx GoodrichAve.

From: Stephen Lehman

Sent: Tuesday, June 20, 2017 9:21 AM

To: #CI-StPaul_Ward1; #CI-StPaul_Ward2; #CI-StPaul_Ward3; #CI-StPaul_Ward4; #CI-StPaul_Ward5; #CI-StPaul_Ward6; #CI-StPaul_Ward7

Subject: Please vote NO to T3 zoning for St. Clair and Snelling development proposal

Please do **not** approve T3 zoning for the proposed development at St. Clair and Snelling Avenues. The scale of the building being proposed is absurdly out of whack with the surrounding neighborhood. It would be a ridiculous looking behemoth in the midst of a small home residential and two-story business structures. In addition, it would result in a substantial increase in traffic, would block light to houses for several blocks (including, most likely, mine), greatly impede the walkability of the neighborhood, and be completely out of character with the rest of Mac Groveland.

Please vote **no** on this particular development's zoning request.

R. Stephen Lehman
3xx Warwick St.
Saint Paul, MN 55105

From: Joe Anderson

Sent: Tuesday, June 20, 2017 9:33 AM

To: #CI-StPaul_Ward2; #CI-StPaul_Ward3; #CI-StPaul_Ward7; #CI-StPaul_Ward6; #CI-StPaul_Ward5; #CI-StPaul_Ward4; ward1@ci.saintpaul.mn.us

Subject: VOTE NO on T3 Zoning for Snelling and Saint Clair

Good morning

My name is Joe Anderson and I'm a resident in the Mac-Groveland area, specifically at Jefferson and Warwick. My family and I have lived in the area for the last nine years, in an ever increasingly small home (we are a young family of now four) in part by the charm of our neighborhood.

My wife and I are aware of an upcoming vote on the developer's request for **T3 Zoning** (allowing building of heights of 55-90 feet) on June 21st. I am urging on behalf of my family and other families to **VOTE NO** on this initiative. Residents in this neighborhood, my neighborhood, do not want large developments. We don't want the increased traffic, noise and disruption to our neighborhood.

Thank you for your time,

Joe Anderson
377 Warwick St

From: julie rice

Sent: Tuesday, June 20, 2017 10:01 AM

To: #CI-StPaul_Ward1; #CI-StPaul_Ward2; #CI-StPaul_Ward3; #CI-StPaul_Ward4; #CI-StPaul_Ward5; #CI-StPaul_Ward6; #CI-StPaul_Ward7

Subject: Please Vote No to T3 Zoning at the Snelling / St. Clair Intersection

To: Saint Paul City Council

Re: **Please Vote No to T3 Zoning at the Snelling / St. Clair Intersection**

Dear Saint Paul City Council-person,

We urge you to **vote No to creating a T3 zone** at the intersection of Snelling / St. Clair Avenues during your June 21, 2017 meeting.

Since 1985, we have lived a few blocks away from this intersection, and believe that the massive LeCesse proposed development does not fit the character of the neighborhood. The developer seems to place emphasis on covering the maximum amount of property from sidewalk to skyline with apartments and parking (topped by a boxy lighted tower), without regard to the existing prosperous and community-friendly businesses, college, and residences nearby.

Less than 55 feet of height is enough to create a development that has first floor retail/office space with inviting window frontage, and an additional 2 or 3 floors of apartments with parking. There is high demand for new businesses in the area (Mac's, RahMN, MyBurger, etc.) so LeCesse could easily fill the first floor. Also, LeCesse developers need to pay more attention to the character of the area, such as the iconic St. Clair Broiler neon sign and the St. Paul Corner Drug awning, to blend into the neighborhood, instead of dominating it.

We love our neighborhood and look forward to welcoming new residents and businesses at the Snelling / St. Clair intersection. However, we feel that T3 Zoning is not necessary to achieve prosperity in this area.

Sincerely,

Julie and Jonathan Rice

14xx Goodrich Avenue, Saint Paul, MN 55105

From: aimee sutherland

Sent: Tuesday, June 20, 2017 9:37 AM

To: #CI-StPaul_Ward3

Subject: Selling/St Clair development

Mr. Tolbert,

I wanted to contact you to voice my concern about the zoning and proposed development of this intersection. I have stated my concern with the plans I have seen in the past. I am not sure about the T3 zoning and the height and the density are my biggest concerns. Having worked at that intersection I know that parking is a premium in the area and too much density will affect that negatively.

Also the height of the proposal seems off for the neighborhood. I understand the need/desire for more development, but I have to agree with the Neighbors for Responsible Development Position Statement, in that the neighborhood is stable and established.

I also see that there is a need to renew the area but I notice that we are losing two dry cleaners on Snelling with this drive to higher density.

I would hope you will have the foresight to weigh the pros and cons of too much too fast. Please consider the nature of the neighborhood and the neighbors affected by this redevelopment.

Thanks for your time and consideration.

Aimee Sutherland

From: Chervenak_Nonnie
Sent: Tuesday, June 20, 2017 10:19 AM
To: #CI-StPaul_Ward3
Subject: T3 rezoning at Snelling and St. Clair

Please oppose the T3 rezoning at the Snelling/St. Clair intersection on Wednesday, June 21, 2017. I have been a Saint Paul resident by choice for 45 years. I have lived at, and own, 2xx Warwick Street, which is 3 blocks due east of the monstrosity being proposed for the corner of St. Clair and Snelling for 21 years. We bought the house on Warwick because we wanted a house with an east/west orientation, which are difficult to find in Highland/Mac-Groveland. We like the sunsets and this will block them forever! It is also going to exacerbate traffic problems on St. Clair. This building is not at all in keeping with our residential neighborhood of single family homes, duplexes and the occasional two story four-plex or six-plex. This idea of high density growth is not at all in character with the neighborhood it is being proposed for – this is not Chicago, New York or San Francisco. It is fine in downtown Saint Paul, which already has many tall buildings, but it is unneeded in this neighborhood. It is even more outrageous in that this is high end housing, when what the city probably needs most is affordable housing. The only reason I can think that the city council wants to approve this is GREED – a larger tax base. It is not wanted or needed; my husband and I vehemently oppose it. You will be driving down the value of our home and all the homes on Brimhall, Saratoga, Warwick and Pascal and of course lowering the taxes we pay. Vote NO on this rezoning! We vote in every election, and so do our family members who live in Saint Paul. We will actively campaign against anyone who supports this measure. You are not listening to the residents of this neighborhood if you support this measure.

Noreen Chervenak and Bob Ribeiro
2xx Warwick Street
Saint Paul, MN 55105

From: Anne Yuska
Sent: Tuesday, June 20, 2017 10:21 AM
To: #CI-StPaul_Ward3
Subject: MacGrove resident's voice AGAINST T3 rezoning of Snelling Avenue

Dear City Council member Tolbert,

Please see the attached letter AGAINST rezoning Snelling Avenue South for T3 development. We do not want residential towers along Snelling Avenue. We can still have higher density without having tall apartment buildings lining Snelling Avenue and dividing the Macalester Groveland neighborhood.

Please vote AGAINST T3 rezoning!

Sincerely,

Anne Yuska
12xx Osceola Avenue
Saint Paul

20 June 2017

Subject: Most Livable City in America vs. High Density Development on Snelling Avenue South

I am writing to express my opposition to the potential rezoning of Snelling Avenue South toward higher density development. Macalester-Groveland is a *one to two-story* residential neighborhood. Perhaps



One and a half story single family dwellings on Snelling south of St. Clair Ave.

looking at a map showing a five-lane thoroughfare stimulates rezoning proposals. However, LOOK at the actual properties of one-story single family dwellings that line this avenue! These will be dwarfed and put in shadow by five-story apartment buildings across the street from them.

LeCesse Development Corporation's proposal for the southeast corner of Snelling and St. Clair Avenues shows residents and city administrators alike what Snelling Avenue

will look like if T3 Zoning is approved. Snelling Avenue will be lined with Big Box apartment buildings, creating a canyon appearance, in the same way that Stadium Village near the University is becoming walled in with six-story apartment buildings. Residents of Macalester Groveland have spoken out against the 71-foot tall LeCesse structure nearly *one block long*. We do not want Snelling Avenue to look like this! It is important to note that residents do not oppose higher density or commercial



Perspective of LeCesse development at Snelling/St. Clair Avenues



Eastbound view of Washington Ave in Stadium Village

development along Snelling Avenue South. **However, increased density leading to higher property tax revenues can still be achieved with T2 zoning.** Opening up all of South Snelling Avenue to T3 zoning along its length will destroy the fabric of Macalester Groveland community and divide it in two. **This is why T3 zoning is a bad idea for**



Saint Paul Minnesota
The most livable city in America

Intensifying traffic on Snelling is not what residents want either. We are not suburbia and don't want long lines of cars at each traffic light. Highland Park residents, with even more residents living on the redeveloped Ford site, would have much slower drives to get to I-94. Snelling's five lanes should be about getting residents of Highland Park to and from the interstate efficiently, not an invitation to build 5+ story buildings up along it.

We can have higher density development without confusing high with height. If T3 zoning is put in place, the character of our neighborhood will change dramatically. **This is not an objection to development or apartment buildings, but to excessive length and height of new construction.**

As a 24-year resident of Macalester Groveland community, **I strongly oppose the zoning change for Snelling Avenue South to T3 zoning** and any variances that would allow development of new apartment and commercial buildings along the Avenue that greatly exceed the height and length of surrounding buildings.

Sincerely,



Anne Yuska
12xx Osceola Avenue
St. Paul, MN 55105

From: Pat Winkels
Sent: Tuesday, June 20, 2017 10:23 AM
To: #CI-StPaul_Ward3
Subject: T3 Zoning at Snelling/St. Clair

Dear Councilman,

I am writing to you today to urge you to vote **NO** on the T3 Zoning Project at the Snelling and St. Clair avenue. The scale of the LeCresse development is way too large to fit our neighborhood at this time. Traffic has become an issue on St. Clair and with the T3 Zoning Project, it will only increase along with public safety and noise in this area.

Thank you for reading my e-mail.

Pat Winkels
16xx Berkeley Ave.
St. Paul 55105

From: Chris Nippoldt
Sent: Tuesday, June 20, 2017 10:35 AM
To: #CI-StPaul_Ward1; #CI-StPaul_Ward2; #CI-StPaul_Ward3; #CI-StPaul_Ward4; #CI-StPaul_Ward5; #CI-StPaul_Ward6; #CI-StPaul_Ward7
Subject: Snelling/St. Clair Zoning Comment

Dear Councilmember Tolbert and City Council Members,

I have attached a letter that I would like to submit to the City Council for consideration on the June 21 meeting for the Snelling/St. Clair Zoning agenda item.

Thank you,
Christopher T. Nippoldt
3xx Saratoga St. S.

From: Mary Walsh
Sent: Tuesday, June 20, 2017 10:51 AM
To: #CI-StPaul_Ward3
Subject: T3 zoning for St. Clair & Snelling

I live in ward 3 and I would like to ask Councilman Tolbert to vote NO on the T3 zoning question concerning the corner of Snelling and St. Clair. It is much too big and dense for that small of a space and would greatly change the character of the neighborhood. We don't need another Snelling/Selby bottleneck.

Thank you.

Mary Walsh
16xx Wellesley

From: Steven Hegranes
Sent: Tuesday, June 20, 2017 10:52 AM
To: #CI-StPaul_Ward3
Subject: Snelling & St Clair

Mr. Tolbert:

As a resident who lives very close to this intersection, I urge you to please vote NO on the proposed rezoning to T3 for this site. I believe this would have a very deleterious effect on our neighborhood. I have lived here for 30 years and look forward to remaining in this terrific area. Please not NO oaths proposal.

Thank you.

Steve Hegranes
15xx Sargent Ave
Saint Paul

From: Emily J. Dahl
Sent: Tuesday, June 20, 2017 11:14 AM
To: #CI-StPaul_Ward3
Subject: Please vote No

Dear City Counsel Member,
Please vote NO to the T3 zoning at the intersection of Snelling and St Clair Avenue. My family lives one block east of the proposed building, we bought this house because of the neighborhood and feeling of quiet and that would be significantly different if this passes, we would be heartbroken. I'm very worried about the parking and increased traffic especially having small children playing near. Again, please vote no.

Thank you very much,

Emily Dahl
2xx South Saratoga Street

From: Andrea Birkeland

Sent: Tuesday, June 20, 2017 11:29 AM

To: #CI-StPaul_Ward1; #CI-StPaul_Ward2; #CI-StPaul_Ward3; #CI-StPaul_Ward4; #CI-StPaul_Ward5; #CI-StPaul_Ward6; #CI-StPaul_Ward7

Subject: Proposed T3 zoning on Snelling and St. Clair

Dear Council members,

We have been closely following the possible development on the corner of Snelling and St. Clair. We are local residents and we will be directly impacted by any changes made to this corner. While we certainly agree the corner could use a fresh look and new development, we strongly feel it should be in line with the neighborhood s. It is our opinion that a huge 5 story building with a height of 55-90 feet does not improve the neighborhood. We have already noticed a drastic increase in traffic on Standford and Brimhall due to the opening of the 3 new businesses on the corner of Snelling and Standford.

It is difficult at certain times to enter Standford from Snelling due to cars parking on both sides of Standford. Parking in front of our home has also become more difficult because people are walking to the businesses on Snelling.

A 5 story building will block our view, sunlight and we will lose privacy in our backyard. We would look directly at the backside of the apartment and nothing else. Our backyard would be the focus of floors 3 thru 5, 75 feet from my backyard. Enjoying a barbecue or relaxing in my backyard will be like living in a fishbowl.

Two neighbors have moved from our side of Brimhall in the past 12 months. One of the reasons they cited for moving was the possible construction of a 5 story building built directly behind their home. The inconvenience, loss of privacy and increase in traffic were the main concerns..

While we welcome new businesses and neighbors we feel very strongly this should be done in a more responsible way and in line with the current neighborhood set up.

Thanks,

Robert and Andrea Birkeland

2xx Brimhall St, St. Paul, MN

From: Susan [<mailto:susang1765@msn.com>]

Sent: Tuesday, June 20, 2017 11:30 AM

To: #CI-StPaul_Ward3

Subject: Neighbors for Responsible Development

I agree with the attached Neighbors for Responsible Development Position statement.

Susan Glendenning

19xx Ford Parkway #

From: Cory Dahl
Sent: Tuesday, June 20, 2017 11:20 AM
To: #CI-StPaul_Ward3
Subject: Note NO - T3 Zoning

Dear Council Members -

In 2014 my wife and I sold our home in south Minneapolis to purchase a home and raise our 2 boys in the vibrant family focused Mac-Groveland neighborhood. We love everything about our home and neighborhood. Coming from a small town, St Paul offers a small town vibe with all the offerings of a big city. We embrace growth and change, but feel that the proposed LeCesse development on Snelling Ave does not fit our neighborhood. I'm urging you to please vote NO on the T3 zoning request and ask that the developer come up with a new solution that will better fit the desires of the surrounding community.

All the best -

Cory Dahl
2xx Saratoga St S
St Paul MN, 55105

From: Lauren Nielsen
Sent: Tuesday, June 20, 2017 11:29 AM
To: #CI-StPaul_Ward1; #CI-StPaul_Ward2; #CI-StPaul_Ward3; #CI-StPaul_Ward4; #CI-StPaul_Ward5; #CI-StPaul_Ward6; #CI-StPaul_Ward7
Subject: T3 Zoning at Snelling & St. Clair

Dear City Council Members:

As an active resident of Ward 3, I urge you to please vote YES on the developer's request for T3 zoning at the southeast corner of the intersection of Snelling Avenue and St. Clair Avenue.

St. Paul is in desperate need of more housing opportunities, and having a mixed-use building of this scale will bring positive changes and new opportunities to the neighborhood.

Again, I urge you to please vote yes for this positive future growth and development in our neighborhood.

Thank you for your time and consideration.

Sincerely,

Lauren Nielsen
Resident, Ward 3

From: Mary Huber

Sent: Tuesday, June 20, 2017 11:56 AM

To: #CI-StPaul_Ward1; #CI-StPaul_Ward2; #CI-StPaul_Ward3; #CI-StPaul_Ward4; #CI-StPaul_Ward5; #CI-StPaul_Ward6; #CI-StPaul_Ward7

Subject: T3 zoning at Snelling and St. Clair

Dear City Council Members:

As long time residents of the area, we urge you to vote 'No' on the **T3 Zoning** at the intersection of Snelling and St. Clair. We feel it does not fit our neighborhood and will negatively impact our area's loss of light and privacy. Traffic congestion, noise, and public safety will also be compromised. As you may know, we have already had multiple pedestrian deaths only a few blocks north on Snelling and more cars will not make this area safer. Such a complex appears to appeal more to corporate greed than to tax-paying homeowners.

We agree with the Neighbors for Responsible Development Position Statement.

Signed,

3 long-time St. Paul voters

Mary Huber

Susan Huber

Carolyn Huber

14xx Goodrich Ave.

From: Philip Jacobs

Sent: Tuesday, June 20, 2017 12:18 PM

To: #CI-StPaul_Ward1; #CI-StPaul_Ward2; #CI-StPaul_Ward3; #CI-StPaul_Ward4; #CI-StPaul_Ward5; #CI-StPaul_Ward6; #CI-StPaul_Ward7

Subject: LeCesse Development Rezoning Request

Dear Council Members,

Please remember that 'trees do not grow up to the sky', and neither should neighborhood buildings.

Increased density is part of growth, but growth should be spread around the City, not concentrated in a way that takes away what makes a neighborhood desirable, attractive, and livable.

Please vote 'No' on T3 zoning for this one block of Snelling, and vote 'Yes' on moderate density, incorporating green spaces, which have made streets like Grand Avenue, etc. so popular. Extend this density along the transit lines to make the City uniformly desirable, attractive, and livable, rather than concentrating it for profit.

Philip Jacobs

15xx Goodrich Avenue

Saint Paul, Minnesota 55105

From: Cathy

Sent: Tuesday, June 20, 2017 12:53 PM

To: #CI-StPaul_Ward1; #CI-StPaul_Ward2; #CI-StPaul_Ward3; #CI-StPaul_Ward4; #CI-StPaul_Ward5; #CI-StPaul_Ward6; #CI-StPaul_Ward7

Subject: Snelling and St Clair Avenues

Dear Council Members,

Thank you for representing our neighborhood. I am writing to strongly, yet respectfully, urge you to vote NO for the T3 zoning at the proposed LeCease Development at the corners of Snelling and St Clair. I have lived on Sargent Ave (near Pascal) since 1997. I love my neighborhood, the people, local businesses and the charm of the small town feel. The proposed building DOES not fit in the with our community. It's way too big and quite frankly visually is as box style as they get. I am in favor of changing this corner, it is an eye sore currently-but it is better than the proposed building.

Thank you for your consideration and hopefully your support,

Cathy McCallister
14xx Sargent Ave

From: Maggie Zimmerman

Sent: Tuesday, June 20, 2017 1:01 PM

To: #CI-StPaul_Ward1; #CI-StPaul_Ward2; #CI-StPaul_Ward3; #CI-StPaul_Ward7; #CI-StPaul_Ward4; #CI-StPaul_Ward6; #CI-StPaul_Ward5

Subject: Please rezone Snelling & St Clair to T3

Dear Council Members,

I'm writing to encourage you to approve the rezoning of the corner lot at Snelling and St. Clair to T3. I recognize this is a contentious issue for some, but for the vast majority of our city it is an improvement to a corridor that can and should be higher density. This is directly inline with the proposed rezoning all along Snelling, and inline with what our city should be moving towards long term.

I hope you hear from many others like myself that are pushing for our city to put policies into place that improve not only the tax base, but the environment. Our mayor has publicly stated his support for the city to move towards stronger environmental action, and this is a simple step for us to take.

Thank you for your time devoted to our city.

Maggie Zimmerman
9xx Montana Ave. West

From: Dennis McGuire

Sent: Tuesday, June 20, 2017 1:12 PM

To: #CI-StPaul_Ward3

Subject: I Dennis McGuire , 22xx Fairmont Ave oppose the zoning change for Snelling Ave... am sharing 'Neighbors for Responsible Development Position Statement.pdf' with you

From: Marcia Meredith
Sent: Tuesday, June 20, 2017 12:43 PM
To: #CI-StPaul_Ward3
Subject: oppose LeCesse development

To: St Paul City Council Members,
I oppose the LeCesse development that is proposed at St Clair and Snelling Ave in St Paul. It is too large and does not fit into the character of our neighborhood. It would also increase traffic and congestion in the area leading to more noise and less safety.
Please Vote No to T3 Zoning at this site.
Thank you,
Marcia Meredith
15xx Osceola Ave

I urge you to vote no for T3 zoning on the proposed LeCesse development at Snelling and St. Clair. Such a large and unsightly building will demean the neighborhood feel and charm of this MacGrove community, making it less desirable to own homes here. We like the neighborhood feel the way it is. There is already plenty of luxury housing in the area that does not interfere with pedestrian ease and convenience. Thank you.

Susan Donohue

MacGroveland resident

Becky Johnson, Ward 3 constituent, left a VM asking C/M to vote no to the T3 rezoning.

From: Alan Knaeble
Sent: Tuesday, June 20, 2017 3:21 PM
To: #CI-StPaul_Ward3
Subject: T3 zoning request southeast of Snelling and St. Clair

Dear Council member Tolbert,
Please vote no to the T3 zoning request proposed by LeCesse development.
I have lived in the neighborhood (3 blocks east of the proposed development) and the ward you represent for 16 years. I bike, walk, or drive through this intersection every day. I oppose this zoning change for the following reasons:

- 1) A development this large does not fit into our neighborhood
- 2) Increased density along Snelling can be achieved, but not by going to this extreme, the building is out of character with the predominantly single-dwelling-home neighborhood. It is a 6-7 story wall with only a sidewalk separating it from Snelling.
- 3) Increased traffic and parking will have a negative impact on the neighborhood.

4) The adjacent neighborhood houses to the east will be dwarfed by this building, affecting their light, noise level, pollution level, and privacy.

As proposed, this development will not be an asset to the people living in the neighborhood. This development needs to be scaled down to fit our community.

thank you for listening to my concern,

Alan Knaeble
3xx Warwick St.
St. Paul