

From: Amy Shirilla [<mailto:ashirilla@gmail.com>]
Sent: Thursday, August 31, 2017 9:59 AM
To: #CI-StPaul_Ward7 <Ward7@ci.stpaul.mn.us>
Subject: Snelling Zoning

Dear City Council Member,

Please consider the concern of Macalaster-Groveland residents regarding the Snelling Avenue South Zoning Study when you vote on September 6. As a resident of Mac-Groveland I urge you to vote NO to rezoning South Snelling Avenue to T3. I, and many of my neighbors are not against increasing housing and welcoming new business to Mac-Groveland. What we are against is accelerated development without regard for the existing neighborhood.

Currently Mac-Groveland is compromised of mainly single family homes. This is a major draw for families who want to remain in the city. Our family chose Mac-Groveland because of the neighborhood feel. We know most of the people on our street and a great deal of neighbors on the surrounding blocks. Because we live in a close knit community we feel comfortable letting our seven and nine year old daughters play freely in the neighborhood. We are grateful to have community run businesses within walking distance of our house - businesses we support regularly. These are elements of Mac-Groveland that make this neighborhood a true gem. They have also created an extremely stable neighborhood, one that residents choose to stay in for decades.

If T3 zoning is allowed to move forward it will change the face of Mac-Groveland, not necessarily for the better. The impact of such an aggressively increased density plan needs to be examined. Can Mac-Groveland's infrastructure accommodate the growth that comes with T3 zoning? What is the ability of Snelling to handle increased traffic? This will result in cars diverting through the side streets (this is already happening when there are back ups along Snelling) thus decreasing the safety of our streets for children, pedestrians and cyclists. T3 zoning attracts high density developers who show little regard for the character of the neighborhood. This was shown with the out of scale development proposed by LeCesse at Snelling and St. Clair.

Furthermore, 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."

As concerned residents and citizens our family urges 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

As you vote on September 6, please support thoughtful and responsible development of our neighborhoods, and vote NO to the Snelling Avenue South Zoning Study.

Thank you for your service and representation.

Sincerely,

Paul and Amy Shirilla
1544 Goodrich Avenue
ashirilla@gmail.com

From: Ron Bluemke [<mailto:silverron@usfamily.net>]
Sent: Tuesday, August 29, 2017 3:16 PM
To: #CI-StPaul_Ward3
Subject: The Snelling Ave. South zoning

I vote NO on the T3 Zoning and I vote NO to the Snelling Ave. South Zoning Study.

Ronald J Bluemke
276 Macalester St.
Saint Paul, MN. 55105

Thank you!

From: Fredi Montgomery [<mailto:fredi1673@gmail.com>]
Sent: Thursday, August 31, 2017 2:33 PM
To: #CI-StPaul_Ward3
Subject: T3 and Snelling Avenue South Zoning Study

We oppose both of these as Ward 3 constituents. Please vote NO!
Fredi and Dave Montgomery
1673 Wellesley Avenue
St. Paul

From: Char Mason [<mailto:char@colemanmasonevents.com>]
Sent: Thursday, August 31, 2017 10:58 AM
To: #CI-StPaul_Ward1; #CI-StPaul_Ward2; #CI-StPaul_Ward3; #CI-StPaul_Ward4; #CI-StPaul_Ward5; #CI-StPaul_Ward6; #CI-StPaul_Ward7
Cc: 4responsibledevelopment@gmail.com
Subject: Oppose the Snelling Avenue Zoning Study

Dear Members of the Saint Paul City Council,

I am writing to express my opposition to the Snelling Avenue Zoning Study. I oppose T3 zoning on South Snelling Avenue, and I oppose the Zoning Study as written. The Planning Commission Neighborhood Committee failed to amend the zoning study to reflect public concerns related to safety, traffic, building heights, etc. Snelling Avenue South is almost entirely B2 community business and residential. The Zoning Study recommends only T1 and T2 in this case. T3 should NOT be recommended for this area.

Thank you,
Char and Paul Mason
695 Mount Curve Blvd., Saint Paul, MN

From: Danita Peterson [<mailto:danitapeterson@icloud.com>]

Sent: Wednesday, August 30, 2017 2:55 PM

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

Subject: URGENT: Vote no 9/6 to Snelling Avenue South Zoning Study

Dear City Council Member,

My email is to ask that you vote NO and oppose the final adoption of the Snelling Avenue South Zoning Study and T3 zoning being presented on September 6, 2017.

The study and recommendations that it allows need further review and public input to ensure that citizen concerns and the long term health/viability of the city are fully taken into consideration. In current form they do not.

I have lived in my home for 27 years after having lived in small out state towns. The move to the city and specifically the Mac-Groveland neighborhood was because of the "Small town feel in a big city". Our neighborhood is unique and should be cherished not abused.

The study proposes to eliminate forward facing homes on Snelling and attracting developers that build high density developments. This would create an environment that forces those of us on Macalester Street and surrounding streets to live with accelerated density, over crowding, traffic congestion, parking issues, increased crime and safety issues and as a result decreased property values.

These concerns were discussed by the Neighborhood Committee of the Planning Commission and NO ADJUSTMENTS WERE MADE TO THE ZONING STUDY! Now these recommendations, without adjustments go to the City Council for final adoptions.

Thank you for considering local residents and voters first.

Danita Prochnow-Peterson
Past Mac-Groveland Community Council Member
396 Macalester St.
St. Paul, MN 55105

From: Jeff Zaayer [<mailto:JZaayer@southviewdesign.com>]

Sent: Wednesday, August 30, 2017 6:54 AM

To: Johnson, Tony (CI-StPaul)

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

Subject: South Snelling Zoning study

Greetings Tony and Council,

I am a neighbor in favor of spreading our tax base over more square footage by allowing development to expand up instead of out. I am also in favor of helping work to relieve pressure on the currently strained housing market. I welcome the opportunity for T2 and T3 zoning that will increase business opportunities in the corridor and also help new developments fit in more

consistently with the original mixed use buildings from the first half of the 1900s. Some of our most cherished parts of St. Paul couldn't be built today due to the lack of flexible zoning that allows for mixed use. I am glad to see this plan moving forward and look forward to its support and passage.

Thank you for your time.

Jeff Zaayer ,1750 Saunders Ave,St. Paul, MN 55116

From: MARY E YOUNGQUIST [<mailto:BEYOUNG52@msn.com>]

Sent: Tuesday, August 29, 2017 4:58 PM

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

Subject: VOTE NO

Please urge the city council to vote NO 9/6 to T3 ZONNG and VOTE NO to the Snelling Avenue South Zoning Study.

Mary E. YOUNGQUIST M.S. Ph.D. L.P.
91 N. Snelling Avenue, Suite 220
Saint Paul, Minnesota 55104
Telephone: 651-642-9066 Fax: 651-647-6111

From: Ron Bluemke [<mailto:silverron@usfamily.net>]

Sent: Tuesday, August 29, 2017 3:16 PM

To: #CI-StPaul_Ward3

Subject: The Snelling Ave. South zoning

I vote NO on the T3 Zoning and I vote NO to the Snelling Ave. South Zoning Study.

Ronald J Bluemke
276 Macalester St.
Saint Paul, MN. 55105

Thank you!

From: catherine hunt [<mailto:katemhunt@outlook.com>]

Sent: Friday, September 01, 2017 12:44 PM

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

Subject: Oppose Snelling Ave. T3 Zoning & Study

Dear St. Paul City Council Members:

I am writing to express my opposition to the Snelling Avenue Zoning Study. I oppose T3 zoning on South Snelling Avenue, and I oppose the Zoning Study as written. Proposed zoning recommendations for Snelling Avenue present significant concern-too much population and vehicle density, as well as cost for increased public works.

The zoning study should be amended to address the following public concerns:

- The Planning Commission Neighborhood Committee failed to amend the zoning study to reflect public concerns related to safety, traffic, building heights, etc.
- The original Zoning Study calls for only moderate density increases south of the Soo Line Rail Spur, so T3 zoning should not be recommended for South Snelling Avenue.
- Snelling Avenue South is almost entirely B2 community business and residential. The Zoning Study recommends only T1 and T2 in this case. T3 should NOT be recommended for this area.
- The increase in high density development adds stress to dated infrastructure.
- The rezoning proposal increases the need for added resources of police, fire, schools, and public health resources, which do not appear to be taken into consideration.

Sincerely,

Catherine Hunt

2081 Highland Parkway

St. Paul, MN 55116

From: Ben Granberg [<mailto:bgran2243@hotmail.com>]

Sent: Friday, September 01, 2017 10:58 AM

To: #CI-StPaul_Ward3

Subject: I OPPOSE the Ford Plant zoning - please DELAY the planned vote on September 27th

Dear Mr Tolbert,

The Ford Plant Plan is horrible. It's Big, Ugly and clogged with congestion.

5-6 stories tall with some parks and walking bike trails is completely reasonable. 10 stories tall of Urban Jungle, jammed with traffic is crazy.

I've noticed in the past year that the City Council's development plans, have been to give everything to the builders no matter what the cost. While never listening to any of the reasonable inputs of the citizens. Meanwhile the city waits to rape the taxes off the property.

Remember, St Paul elections are decided by the Highland Park voters, not the developers.

Sincerely,

Ben and Michelle Granberg

From: Max Allers [<mailto:max@maxmarcom.com>]

Sent: Friday, September 01, 2017 9:13 AM

To: #CI-StPaul_Ward3

Cc: #CI-StPaul_Ward1; #CI-StPaul_Ward2; #CI-StPaul_Ward4; #CI-StPaul_Ward5; #CI-StPaul_Ward6; #CI-StPaul_Ward7

Subject: Council vote on Snelling Ave So Zoning Study

Dear Mr. Tolbert,

We are apposed to the T3 zoning and the Snelling Ave South Zoning Study.

Please vote NO to the T3 Zoning and also vote NO to the Snelling Ave South Zoning Study.

This exponential expansion comes with pros as well as cons; from an increased population that current roadways (and infrastructure) will struggle to keep up with, as well as increased crime.

As a businessman and CEO, I need to think, plan and adjust for the future and 'create' a future for those that follow. I do think we need to allow the neighborhood to evolve, but carefully weigh what seems to be a rush to evolve. If a new development is so large it overwhelms the existing businesses (not only traffic flow), causing them to lose patronage as well as an increased level of congestion, we are accepting a reduced quality of life for the sake of progress. Add to this the new sports stadium near Snelling and 94, you will be creating a neighborhood that becomes overwhelmed on virtually all levels; from traffic, quality of life and crime.

Please vote NO.

Thank you for your consideration,

Max & Karin Allers

1523 Sargent Avenue

Saint Paul, MN 55105

From: Mark [<mailto:drmarkmcdermott@hotmail.com>]

Sent: Friday, September 01, 2017 8:43 AM

To: #CI-StPaul_Ward3

Subject: Vote NO 9/6

Dear City Council,

Please vote NO 9/6 to oppose T3 zoning and to the Snelling Ave. South zoning study. These structural proposals would only diminish community cohesiveness and cause more division within our neighbors trying to live and thrive with one another in a mess of congestion traffic and safety-wise given children especially. Would you want this if you lived in our location? Please visit our location and look up and imagine what a T3 or even T2 building of a developer would do to our back yard and access to and from our house given the alley way let alone eliminate privacy and sunlight.

I hope our voice makes a difference.

Respectfully Submitted,

Mark & Kathy Evenson-McDermott

1625 Juno Ave.

St. Paul, MN 55116

From: Diane Penn [<mailto:penndiane@hotmail.com>]

Sent: Friday, September 01, 2017 8:18 AM

To: #CI-StPaul_Ward3

Subject: T3 zoning and zoning study on South Snelling

I am lived in Macalaster/Groveland since 1977 and appreciate this lovely area. I urge you to vote NO to the T3 zoning and Snelling Avenue South Zoning study.

Increased congestion, Large buildings that take away the character of the neighborhood, privacy for homes nearby (like mine), safety issues in this calm neighborhood, are just some of the reasons I am making this plea. Keep our quiet diverse neighborhood!!

Diane Penn

417 Saratoga St. S.

St. Paul, MN 55105

From: Jason Worden [<mailto:jason.worden@yahoo.com>]

Sent: Thursday, August 31, 2017 8:21 PM

To: #CI-StPaul_Ward3

Subject: RE: September 6th Vote

Dear Council Member Tolbert,

I respectfully request that you please vote NO on September 6, 2017 to the T3 zoning on Snelling Avenue South and vote NO to the Snelling Avenue South Zoning Study.

My concern is that these proposed projects will drastically change our neighborhood for the worse. Having lived in this area since 1996, I have witnessed several rehabilitation projects improve the character and appearance of the area. However, these new proposals are exceptionally over-sized and out of character, and that they will ruin the community feeling of living in Saint Paul. Not only will the structures stand out of place in this neighborhood, they will also add significant traffic congestion to an already overcrowded thoroughfare – one that is expected to increase even further with the construction of the future soccer stadium at Snelling and Interstate 94.

Once again, I urge you to please vote NO to both the T3 zoning for South Snelling Avenue and the Snelling Avenue South Zoning Study.

Sincerely,

Jason M. Worden, CPA, MBT

1496 Laurel Avenue

Saint Paul, MN 55104

From: Margaret Flanagan [<mailto:flanagan@iphouse.com>]

Sent: Thursday, August 31, 2017 5:03 PM

To: #CI-StPaul_Ward2; #CI-StPaul_Ward1; #CI-StPaul_Ward3; #CI-StPaul_Ward6; #CI-StPaul_Ward4; Ward5@city.stpaul.mn.us; #CI-StPaul_Ward6; #CI-StPaul_Ward7

Cc: 4responsibledevelopment@gmail.com

Subject: Letter Opposing Snelling Avenue South Zoning Study

To Councilmember Tolbert and Members of the City Council:

Please record this letter of opposition to the adoption of the Snelling Avenue South Zoning Study in its present form.

The Planning Commission Neighborhood Committee did not amend the Study as the neighborhood requested, and T3 is recommended on far too many corners that abut and affect modest size residential homes. T2 would far better serve this neighborhood than T3, as building heights cannot exceed 35 feet.

As an example, a T3 zoning designation at the SE corner of the Snelling | Saint Clair intersection would have far reaching, negative consequences for this neighborhood. Imposing too tall, massive buildings does not align with Mac Groveland Community Council's own Community Plan Recommendations for Urban Design, particularly those that call for "housing and commercial properties that are compatible with the character of the neighborhood" and "encourage mixed use development of two to three stories." Rezoning to T3 will drastically reduce neighbors' light and privacy; increase traffic congestion, exhaust and noise. Pedestrian safety in a T3 zone are public health concerns no one has yet addressed. Property values will be adversely affected.

T2 zoning is recommended for the SW and NE corners of the Saint Clair | Snelling intersection in the Snelling Avenue South Zoning Study. Why not T2 for the SE corner and the entire 246-286 South Snelling land parcel? This lot is very valuable land – and I'm sure there could be developers who would gladly compete for the opportunity to construct buildings that were truly "mixed use" at this intersection – architecturally interesting, pedestrian-friendly, and within a height and scale that complements the neighborhood and properties nearby.

Macalester Groveland is one of the most desirable and attractive neighborhoods in Minnesota's capital city. It has grown because of thoughtful, ongoing development over the last 95 years. Those who live here and care about their neighborhood understand and welcome responsible redevelopment. The neighbors recognize that high density housing along the Snelling Transportation Corridor, an increased tax base and visually attractive development (that enhances and complements the scale and character of properties nearby) will contribute to the neighborhood's ongoing well-being and vibrancy.

T3 zoning will adversely affect this neighborhood for generations to come. Already, talented young people in my neighborhood have moved – rather than live (literally) in the shadow of the massive, tall buildings that T3 zoning would allow.

Thank you for your consideration of this request NOT to adopt the Snelling Avenue South Zoning Study as written, particularly in its recommendation of T3 zoning for the SE corner of Snelling and Saint Clair.

Regards,

Margaret Flanagan

275 S Warwick

Saint Paul, MN 55105

From: Heather B. Kroona, Ph.D. [<mailto:HKroona@merchantgould.com>]

Sent: Friday, September 01, 2017 2:21 PM

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

Cc: Responsible Development (4responsibledevelopment@gmail.com); plattestwayne@yahoo.com

Subject: Snelling Avenue South Zoning Study -Opposition to T3

Dear Members of the Saint Paul City Council,

I am writing to express my opposition to the Snelling Avenue Zoning Study. I oppose T3 zoning on South Snelling Avenue, and I oppose the Zoning Study as written. Please see attached letter in opposition to T3 zoning. Please consider and weigh the opinions of those of us who live along Snelling Ave South during the Sept. 6, 2017 Council Meeting. Thank you very much for your consideration

Sincerely,

Heather B. Kroona, Ph.D.
1560 Lincoln Ave.
Saint Paul, MN 55105

From: Chris Schirber [<mailto:cschirber123@gmail.com>]

Sent: Monday, August 28, 2017 8:49 PM

Subject: 9/6 council meeting

Dear St. Paul City Council Member,

Please vote no on 9/6 to T3 zoning and the Snelling Avenue South Zoning Study for the following reasons:

not compatible with existing homes and buildings parking concerns and traffic increase no maximum footprint allows very large buildings minimal setbacks and inadequate green space reduction of the diversity of structures on Snelling incentivizes high density buildings out of scale and incompatible with our neighborhoods unique character overcrowding traffic congestion pedestrian safety lack of sunlight, green space and privacy for adjacent homes diminish property values

Thank you for your consideration.

Chris Schirber
1605 Summit Ave.
St. Paul, MN 55105

Dear Council Member Bostrom,

I respectfully request that you please vote **NO** on September 6, 2017 to the T3 zoning on Snelling Avenue South and vote **NO** to the Snelling Avenue South Zoning Study.

My concern is that these proposed projects will drastically change our neighborhood for the worse. Having lived in this area since 1996, I have witnessed several rehabilitation projects improve the character and appearance of the area. However, these new proposals are

exceptionally over-sized and out of character, and that they will ruin the community feeling of living in Saint Paul. Not only will the structures stand out of place in this neighborhood, they will also add significant traffic congestion to an already overcrowded thoroughfare – one that is expected to increase even further with the construction of the future soccer stadium at Snelling and Interstate 94.

Once again, I urge you to please vote **NO** to both the T3 zoning for South Snelling Avenue and the Snelling Avenue South Zoning Study.

Sincerely,

Jason M. Worden, CPA, MBT
1496 Laurel Avenue
Saint Paul, MN 55104

Dear CM Bostrom,

We have reviewed the information pertaining to the rezoning of Snelling Ave. South which is recommending T3 zoning for many of the locations along Snelling. We would oppose rezoning Snelling to T3 due to the incompatibility of the buildings and density as compared to the local neighborhoods. We strongly recommend T2 zoning for the Snelling Ave. South project. The lower building height and restrictions make T2 much more compatible to the neighborhood. We would also strongly recommend a **no** vote on the Snelling Avenue South study which has been passed on to the City Council for approval. The Snelling Ave. South zoning study is recommending T3 zoning which is not compatible with the neighborhood. We are asking for a change from T3 to T2 to be more compatible with the neighborhood.

Thank you for your consideration.

Richard and Lynn White
395 Macalester Street
St. Paul, MN 55105

Hello

I have lived in the Macalester Groveland neighborhood for many years. This is a wonderful area for families and is known for quiet streets, single family homes, small apartments building and quaint duplexes.

It's very alarming that T3 zoning is now being proposed along South Snelling and ¼ mile on either side of Snelling. The inevitable tearing down of homes and increased traffic will have a very negative impact on the families that live here. T3 Zoning is not compatible with the existing homes, buildings and most importantly the people living here. It will destroy the long time, enduring character of this great neighborhood.

Please vote NO to the Snelling Avenue South Zoning Study that recommends T3 zoning.

Thank you,

Mary Scott, 458 Warwick Street, St Paul, MN 55105

Dear Members of the Saint Paul City Council,

We are writing to express our opposition to the Snelling Avenue Zoning Study. We oppose T3 zoning on South Snelling Avenue, and we oppose the Zoning Study as written.

Below are some of our concerns.

- The original Zoning Study, as written, allow for only moderate density increases south of the Soo Line Rail Spur, therefore, T3 zoning should not be recommended.
- Snelling Avenue is almost entirely B2 community businesses and residential which has been a significant draw for individuals and families moving to this area.
- The current rezoning proposal would increase the demand and stress on already dated infrastructure without allowance for significant updating.
- The current rezoning proposal would increase the need for resources including, but not limited to, police, fire, schools and public health which this area is already struggling to provide.

We ask that you please consider the issues raised above and oppose T3 zoning for our neighborhood.

Sincerely,

Tobin Del Giudice and Colleen Zimmer
289 Warwick Street
St. Paul, MN 55105

From: Gerald Brennan [<mailto:gerald.d.brennan@gmail.com>]

Sent: Monday, September 4, 2017 10:29 PM

To: #CI-StPaul_Ward5 <Ward5@ci.stpaul.mn.us>

Cc: Kathryn McGuire <mcguire.kathy56@gmail.com>; Catherine Brennan <cathy.c.brennan@gmail.com>

Subject: Opposition to T3 Zoning of South Snelling Avenue

Dear Councilmember Brendmoen,

T3 Zoning should not be recommended for South Snelling Avenue; a predominantly B2 community. The increased traffic congestion and population density adds stress to the dated infrastructure and diminishes the residential character of the neighborhood.

This is contrary to one of the stated goals of the Comprehensive Plan: to preserve and promote established neighborhoods.

Please cast your vote in opposition to T3 Zoning on South Snelling Avenue.

Thank you for your service to the City of Saint Paul.

Jerry Brennan
2200 Fairmount Ave., Saint Paul, MN 55105

From: Lori Brostrom [<mailto:lbrostrom@comcast.net>]
Sent: Saturday, September 02, 2017 2:28 PM
To: Noecker, Rebecca (CI-StPaul)
Cc: Maki, Taina (CI-StPaul); *CI-StPaul_Contact-Council
Subject: Comment: Snelling Avenue South Rezoning

Dear Rebecca;

I am writing, ahead of next Wednesday's public hearing, to express my opposition to the proposed Snelling Avenue South Rezoning Study, pertinent to the areas around Grand, St. Clair and Summit avenues.

The "Existing Conditions and Potential Rezonings" link for the "Snelling and Grand Station Area" proposes T3 zoning for several parcels on and adjacent to Snelling, including three that are two blocks north of Summit Avenue and a several that extend almost half a block into Grand on the north side of the street, and one parcel on the southeast corner of Grand and Snelling. Further, it replaces parcels on the remaining portion of the block of Grand to the east of Snelling that are currently zoned RM2, and to the west of Macalester College currently zoned B3, with T2 zoning.

In the presentation deck dated October 4, 2016 on the webpage for this study, slides #18-19 define T3 zoning with height limitations up to 90 feet with a CUP, and up to 45 feet (or more, depending on setbacks) for T2 zoning. As the recent controversy around the proposed LeCesse development at Snelling and St. Clair demonstrated, there was extensive pushback for that development due to the height and massing of that building at 61 feet.

I shared those concerns--in the context of established neighborhoods which have managed to maintain their charming and unique historic character, T2 and T3 developments have the potential to irrevocably change and destroy that character. In the case of Summit Avenue, a locally-designated historic district, the damage would be even greater, as large, looming, massive buildings cast shadows, block light and negatively impact privacy for surrounding single-family residences, duplexes and low-density multifamily structures, while placing burdens on the existing infrastructure that would be untenable. Even now, with the college and the mix of largely one- and two-story business and residential structures, Grand and Summit avenues struggle with parking and increasing traffic. Adding this much density would increase these issues exponentially.

I realize that the City is desperate to use increased density as a means to increase its property tax base. However, the neighborhoods abutting Snelling are already more dense relative to other areas of the city which would welcome this kind of development and have the infrastructure to support it. Furthermore, this narrative that keeps being pushed about increased use of mass transit and bike lanes is based upon a myth that there is the funding and the will to create a more robust mass transit system which actually is functional for a plurality of residents, and that Minnesotans will give up their cars despite harsh winters vs. the reality of a metropolitan area that is currently so extensive that cars will always be a necessity.

Thank you for your consideration of my comments.

Lori Brostrom
710 Summit Avenue Apt. 1
St. Paul, MN 55105

From: CenturyLink Customer [<mailto:m.makredes@q.com>]

Sent: Tuesday, September 05, 2017 8:24 AM

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

Subject: Zoning on Snelling Ave.

To Members of the City Council,

I am writing this to urge you to Vote NO on 9/6 to T3 zoning on Snelling Avenue South and Vote NO to the Snelling Avenue South Zoning Study . This rezoning will change the character of the neighborhood with out of scale a developments that are incompatible with the unique character of the neighborhood.

I have lived in the Macalester-Groveland neighborhood for over 50 years and was happy to raise my family in a diverse neighbor hood.

Thank you,

Mary B. Makredes

1775 Berkeley Ave.

St. Paul, MN. 55105

From: Colleen Zimmer [<mailto:colleentobin12@gmail.com>]

Sent: Tuesday, September 05, 2017 7:50 AM

To: #CI-StPaul_Ward3

Subject: Zoning

Dear Members of the Saint Paul City Council,

We are writing to express our opposition to the Snelling Avenue Zoning Study. We oppose T3 zoning on South Snelling Avenue, and we oppose the Zoning Study as written.

Below are some of our concerns.

- The original Zoning Study, as written, allow for only moderate density increases south of the Soo Line Rail Spur, therefore, T3 zoning should not be recommended.
- Snelling Avenue is almost entirely B2 community businesses and residential which has been a significant draw for individuals and families moving to this area.
- The current rezoning proposal would increase the demand and stress on already dated infrastructure without allowance for significant updating.
- The current rezoning proposal would increase the need for resources including, but not limited to, police, fire, schools and public health which this area is already struggling to provide.

We ask that you please consider the issues raised above and oppose T3 zoning for our neighborhood.

Sincerely,

Tobin Del Giudice and Colleen Zimmer

289 Warwick Street

St. Paul, MN 55105

From: Kathryn McGuire [<mailto:mcguire.kathy56@gmail.com>]

Sent: Tuesday, September 05, 2017 7:39 AM

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

Cc: Neighbors for Responsible Development

Subject: Oppose Snelling Zoning Study

Dear Members of the Saint Paul City Council,

I am writing to express my opposition to the Snelling Avenue Zoning Study, and I specifically oppose T3 zoning on Snelling Avenue South. I also oppose the rezoning of forward facing homes to T1 as I feel the homes reflect the dual character of the neighborhood and its mix of residential and neighborhood-serving businesses. I support the Neighbors for Responsible Development Position Statement (attached).

I am in favor of development for blighted areas, and T2 zoning may be appropriate for some locations. However, this pervasive proposal for rezoning will encourage development that is too much, too fast, and I feel that slower, organic growth will produce development that enhances the community and truly meets its needs. I wish to make the following specific points: Citizen concerns have not been acknowledged. District Community Councils are NOT accurately representing public concerns. I have seen this repeatedly at the MGCC and HDC. The district councils have been directed by the Metropolitan Council, and they no longer reflect citizen input.

Through public testimony and letters, citizens have expressed many concerns pertaining to this proposal. These concerns were reviewed by the Planning Commission and Neighborhood Committee. However, they made almost no changes. (See Neighborhood Committee Report, June 13, 2017) There are numerous issues that were raised by citizens, and I am in agreement with all of those issues. Of particular concern, is the Neighborhood Committee's response and lack of address to the issue of pedestrian safety:

"Although it is not an issue directly germane to the zoning study, the issue of pedestrian safety was brought up by many commenters. Some commenters suggested that additional traffic associated with higher density redevelopment could exacerbate these problems. Theoretically, a better pedestrian realm and support for transit should increase pedestrian safety. (Comprehensive Neighborhood Planning Committee Report, June 13, 2017) It is disturbing to me that the Planning Commission does not consider pedestrian safety to be germane to their study. Furthermore, I believe there should be more than a theory to address pedestrian safety. Structured parking that empties directly onto sidewalks through shoebox-like tunnels is not conducive to pedestrian safety.

Traffic is a huge concern. The traffic congestion on Snelling Avenue near the Vintage development has become unbearable, and this will worsen with stadium construction and added traffic. Motorists are now avoiding that intersection, cutting through residential streets, and altering their routes to Lexington or Cretin in order to access I-94. Consequently, the amount of traffic and the speed of traffic on those streets has increased dramatically. It has come to the point that residents cannot safely exit and enter their properties or alleys from Cretin Avenue. The plan for transit oriented development is ill-fated when high density developments are built to accommodate cars for everyone. Addressing the over dependency on automobiles and encouraging cleaner, more efficient modes of transportation requires an approach that involves the 7 county metro area. It will not be resolved by adding higher density to Highland and Macalester Groveland neighborhoods.

T3 zoning is not recommended for Snelling Avenue South in the original Zoning Study. The original Zoning Study for South Snelling Avenue identifies the Soo Line Rail Spur as a “significant physical barrier and acts as a dividing line between general land use areas in the comprehensive plan. The Neighborhood Committee Report (March 2017) states:

“This study is recommending that the B3 (general business) parcels north of the rail spur, all fronting Snelling Avenue, be rezoned to T3 traditional neighborhood, with the exception of the Merriam Park Substation at 1560 Igelhart Avenue. The area north of the rails spur would act as a transition zone from the more intensive development envisioned at the Snelling Midway site north of Interstate 94 to the proposed T2 zoning districts further south on Snelling Avenue. South of the rail spur, the study is proposing rezoning parcels zoned RM2 multifamily residential and B2 community business to T2 traditional neighborhood. T2 allows a similar range of uses to the RM2 and B2 districts, and the overall density of development permitted in the three districts is

also comparable.”

When this is the rationale of the original study, and it is based on the comprehensive plan, why are changes now being made to include T3 zoning along South Snelling?

T3 Zoning is not compatible with existing land use and the way the area developed. Current land use in this area is predominantly single family homes (77%) with some B2 community business along Snelling Avenue South. T3 zoning is incompatible and would be disruptive to these neighborhoods. *Snelling Avenue South is not a boundary between neighborhoods, it runs directly through three established neighborhoods.*

There are flaws and inconsistencies in the Zoning Study. The term mixed-use continues to be loosely defined and it allows developers to take advantage of the zoning code and build structures that maximize their profits and ignore the impact to surrounding properties. Confusion over the term mixed-use has been expressed by members of the Macalester Groveland District Council and by members of the Saint Paul Zoning committee. In addition, some TN dimensional standards indicate that there is no maximum footprint and no minimum lot size. This would allow buildings that are completely out of scale with homes and buildings in this area. This has already been observed in the case of the Vintage on Selby, the Finn on Cleveland, and by the LeCesse proposal for Snelling and St. Clair.

The Zoning Study has proposed rezoning of all surface parking lots on south Snelling, except for the one owned by Macalester College. If church parking lots are proposed for rezoning, then why not that of Macalester College? Are special interests being served?

Rationale for TN zoning is not logical:

- Higher design standards—this is very subjective and debatable.
- Allows for mix of uses—Snelling Avenue already has single family homes, apartments, a huge variety of neighborhood-serving commercial uses, churches, schools, and senior living. How does TN zoning offer a mix of uses above and beyond this? In fact, in the case of the LeCesse proposal, the T3 proposal would actuality result in a decrease in the amount of mixed-use for that area.
- Conducive to walking, biking, and transit—Design standards that permit gigantic structures with no setback are not conducive, welcoming, or safe for pedestrians and bicyclists. Furthermore, the increase in traffic and congestion would be detrimental to pedestrian safety.
- Introduces residential to commercial areas—As stated above, Snelling Avenue already has a mix of residential, institutional, and commercial uses. _

Allowing T3 zoning on Snelling Avenue South will open the door for developers to request up zoning to T3 for other locations along South Snelling.

The proposed zoning does not protect the rights and properties of existing residents. The purpose of zoning law is to segregate uses thought to be incompatible and to prevent new development from harming existing residents or businesses. The structures proposed under T3 zoning are not compatible with the established neighborhood because they infringe upon the rights to sunlight and privacy of existing property owners.

This zoning change has the potential to disrupt neighborhoods and decline property values. For most people, their home is their greatest investment, and people depend on that investment for their financial security and retirement. It is important to know that life-long residents of Saint Paul, as well as several young newcomers, are considering selling their homes and moving to the suburbs because of these ridiculous proposals. Some have already done so. For many others, the value of their home may decline below mortgage value, creating pervasive financial issues. The City of Saint Paul has a broader responsibility to its citizens. In reading the Saint Paul Comprehensive Plan, it is apparent that high-density development is the City's solution to financial solvency. This is not only irresponsible, it is negligent. The City has been unsuccessful in achieving other goals of the Comprehensive Plan that would build the tax base and provide sustainable employment and job growth. Furthermore, it is not apparent that the City has instituted other measures to responsibly manage budgetary expenses. *We need better solutions!*

The high density proposals for Snelling Avenue South contradict the stated policy goals of the Saint Paul Comprehensive Plan 2010-2019, the stated purposes of the Saint Paul Zoning Code, and the recommendations of the Saint Paul Climate Action Plan. We respectfully urge the Saint Paul City Council to abide by these stated policy goals.

For the reasons outlined above, I state my complete opposition to ALL T3 zoning for Snelling Avenue South, and I state my opposition to the rezoning of forward facing single family homes on Snelling Avenue South. Furthermore, I respectfully request that the Saint Paul City Council vote no to the Zoning Study as written because it has not addressed public concerns.

Respectfully submitted,

Kathryn McGuire

2203 Fairmount Avenue

St. Paul, MN 55105

ATTACHMENT:

Neighbors for Responsible Development Position Statement

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 the Soo Line Rail Spur and north of Ford Parkway as outlined in the Zoning Study, 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, floor area ratios, and sizes of building footprints, and the standards should clearly establish minimum lot size requirements and adequate setback requirements for all properties.
- All zoning levels should have specific provisions for inclusion of green space and large trees which are environmental necessities as stated in the Climate Action Plan for Saint Paul.
- 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: Anne Yuska [<mailto:ahyuska@centurylink.net>]
Sent: Monday, September 04, 2017 11:23 PM
To: #CI-StPaul_Ward1; #CI-StPaul_Ward2; #CI-StPaul_Ward3; #CI-StPaul_Ward4; #CI-StPaul_Ward5; #CI-StPaul_Ward6; #CI-StPaul_Ward7
Subject: Citizen opposition to Snelling Zoning Study and T3 Development
City Council Members:

I am writing to express my opposition to the Snelling Avenue Zoning Study.

I oppose T3 zoning on South Snelling Avenue, and I oppose the Zoning Study as written.

I agree with the *Neighbors for Responsible Development Position Statement* because of the effect of highrises on our thoroughfare and neighborhood, and these reasons:

- The Planning Commission Neighborhood Committee failed to amend the zoning study to reflect public concerns related to safety, traffic, building heights, etc.
- The original Zoning Study calls for only moderate density increases south of the Soo Line Rail Spur, so T3 zoning should not be recommended for South Snelling Avenue.
- Snelling Avenue South is almost entirely B2 community business and residential. The Zoning Study recommends only T1 and T2 in this case. T3 should NOT be recommended for this area.
- The increase in high density development adds stress to dated infrastructure.
- The rezoning proposal increases the need for added resources of police, fire, schools, and public health resources, which do not appear to be taken into consideration.

Please VOTE NO to T3 development. WE DO NOT WANT HIGH RISES IN OUR NEIGHBORHOOD.

Sincerely,

Anne Yuska

1249 Osceola Avenue

Saint Paul, MN 55105

From: Linda-Rose Michel [<mailto:LRMICHEL@msn.com>]
Sent: Monday, September 04, 2017 10:52 PM
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 - T3 Zoning & Snelling Avenue South Zoning Study
Importance: High

Dear City Council Members,

I no longer feel safe to cross Snelling Avenue, even in a crosswalk with fancy flashing lights and I will not ride bike in designated bike lanes - it is simply too dangerous. Traffic levels and drive times have increased at alarming rates in many parts of St. Paul, and the condition of street surfaces, and the safety of its residences, continues to deteriorate. I strongly urge you all to VOTE NO on September 6th for T3 Zoning and a Snelling Avenue South Zoning Study.

As a long-time resident of St. Paul, living between Fairview & Snelling Avenues, I have experienced a dramatic increase in traffic and the impacts it has had, not only on drive-times, but also how unsafe it is to operate a vehicle, ride bike, or walk in our beloved neighborhoods. The increase in traffic with the building of The Vintage & Whole Foods at the corner of Selby & Snelling Avenues, and the Starbucks at the corner of Marshall, is significant. Have any of you tried recently to go northbound on Snelling between the hours of 7-9 AM? Is anything ever going to be done to address the back up of cars on Snelling, trying to turn east on Selby? The backups are both north and southbound on Snelling and it has gotten to a point that traffic is heavy almost any time of the day. When commuting home in the evenings, I now have to allow for extra time to get off of 94 onto Snelling Avenue. My work takes me to both Mpls and St. Paul, so I personally deal with both the east and west bound exits of Snelling & I-94. If there is any type of inclement weather.... double or triple commute times, not to forget, what will the addition of the MN United games be on an already taxed system?

The A-Line bus stops do impact traffic flow, and now add in the MN United stadium, and the former Ford Plant redevelopment.... where and when will it stop??

Freshening up, or in some cases rebuilding dilapidated buildings with a similar structure, is certainly welcome, but claiming that high density housing is highly sought after by many residents in these neighborhoods, is simply not accurate. High density housing is NOT affordable and if anyone does live in such a building, it is not for long-term. (Look at lease records of The Vintage. How long are leases? How many units are rented? What is the turnover rate?) The high-density buildings are too large, obtrusive and lack charm and unique character. Public transportation is not efficient and the majority of residents of these buildings will have a car, which then creates even MORE traffic and parking issues in a focused area. The list goes on and on.

Council Members - I urge you to get in touch with your constituents. Be visible in our neighborhoods and talk to us. We have a lot to say, and calling or writing your offices doesn't seem to have an impact.

Vote NO to T3 Zoning and the Snelling Avenue South Zoning Study on September 6.

Respectfully,

Linda Michel

1610 Stanford Avenue

From: Gerald Brennan [<mailto:gerald.d.brennan@gmail.com>]

Sent: Monday, September 04, 2017 10:25 PM

To: #CI-StPaul_Ward3

Cc: Kathryn McGuire; Catherine Brennan

Subject: Opposition to T3 Zoning of South Snelling Avenue

Dear Councilmember Tolbert,

T3 Zoning should not be recommended for South Snelling Avenue; a predominantly B2 community. The increased traffic congestion and population density adds stress to the dated infrastructure and diminishes the residential character of the neighborhood.

This is contrary to one of the stated goals of the Comprehensive Plan: to preserve and promote established neighborhoods.

Please cast your vote in opposition to T3 Zoning on South Snelling Avenue.

Thank you for your service to the City of Saint Paul.

Jerry Brennan

2200 Fairmount Ave.

Saint Paul, MN 55105

From: Mary Gruber [<mailto:marygruber03@yahoo.com>]

Sent: Monday, September 04, 2017 8:58 PM

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

Subject: ZONING CHANGES

Dear Members of the Saint Paul City Council:

We are writing to express our opposition to the Snelling Avenue Zoning Study.

We oppose T3 Zoning on South Snelling Avenue and we oppose the Zoning Study as written.

We oppose all zoning changes without voter approval via the ballot box.

Rezoning should not be treated lightly. Rezoning is akin to changing the rules of the game after the game has begun.

Honor the legacy of the founding fathers. The founding fathers believed in the sanctity of residential neighborhoods.

Don't sully their vision of a central business district surrounded by livable neighborhoods.

Focus on the development of downtown Saint Paul. Such a development begs for your attention.

SEND THESE "CITY PLANNER" PACKING!

LISTEN TO THE CITIZENS OF

SAINT PAUL!

Gerald F Gruber (a life-long resident of Saint Paul)

Mary L Gruber (a life-long resident of Saint Paul)

1140 Juliet Avenue

St Paul, MN 5515

From: Dennis McGuire [<mailto:Dennis@vaderandlandgraf.com>]

Sent: Monday, September 04, 2017 8:08 PM

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

Cc: 4responsibledevelopment@gmail.com

Subject: Opposition to the Snelling Ave. Zoning Study

I oppose the Snelling Avenue Zoning Study. I oppose the study as written and strongly oppose T3 zoning. Please include this letter in your tally of local neighbors opposing these studies and positions.

I will await your response and receipt of this letter.

Thank you.

Dennis McGuire

2203 Fairmount Ave.

St. Paul, MN 55105

From: Kate McGough [<mailto:kmcg1919@gmail.com>]

Sent: Monday, September 04, 2017 7:59 PM

To: #CI-StPaul_Ward3

Subject: Snelling Avenue Zoning

Dear Mr. Tolbert: I once again wish to express my opposition to the Snelling Avenue Zoning Study and any proposed T3 zoning on south Snelling Avenue. The T3 zoning is not compatible with the housing and buildings in the area. Any change in zoning should require building heights and sizes the blend in with the existing neighborhood structures. Green space and the neighborhood feel should be preserved. Tall, high density buildings in this area are not appropriate. Changes to zoning should be gradual, well thought out and take into account input from home owners and taxpayers.

Kate McGough

1172 St. Clair Avenue

From: Janeharb5 [<mailto:janeharb5@aol.com>]

Sent: Monday, September 04, 2017 7:50 PM

To: #CI-StPaul_Ward3

Subject: zoning study

Dear Members of the Saint Paul City Council,

I am writing to express my opposition to the Snelling Avenue Zoning Study. I oppose T3 zoning on South Snelling Avenue, and I oppose the Zoning Study as written. I have lived in Ward 3 and raised my family here for the past 51 years. I love my neighbor.

I am fearful of the impact that high density housing will have on my neighbor. I am fearful for the future neighborhoods of St. Paul.

Sincerely,

Jane Maguire

2023 Juliet Ave

Saint Paul MN 55105

From: Mike King [<mailto:kingx072@umn.edu>]

Sent: Monday, September 04, 2017 7:35 PM

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

Subject: Opposition to T3 zoning on South Snelling

Dear Members of the Saint Paul City Council,

My name is Mike King and I live at 1680 Juliet. I have lived here for 35+ years.

I am writing to express my opposition to the Snelling Avenue Zoning Study. I oppose T3 zoning on South Snelling Avenue, and I oppose the Zoning Study as written.

After reading the "Neighbors for Responsible Development Position Statement", I agree with what they are saying.

For me, there is nothing good that will come from T3 zoning. Our neighborhood does not need the additional clutter and population that will result. Who would benefit from this zoning change? Surely not the single family homeowner residents you represent.

Please oppose the zoning change.

Mike King

1680 Juliet Ave

St. Paul, MN. 55105

kingx072@umn.edu

From: Cindy Syme [<mailto:cindcath@comcast.net>]

Sent: Monday, September 04, 2017 7:04 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 Ave Corridor

Dear Members of the Saint Paul City Council,

I am writing to express my opposition to the Snelling Avenue Zoning Study. I oppose T3 zoning on South Snelling Avenue, and I oppose the Zoning Study as written.

I urge you to look at the neighborhoods around this corridor. T3 zoning does not fit with these surrounding neighborhoods. It is far too dense and far too tall.

I encourage you to look at lower height restrictions, more mixed use and green space for this area.

Thank you,

Cindy Syme

1753 Wellesley Ave

Saint Paul, mn 55105

cindcath@comcast.net

From: Ruth Tallakson [<mailto:rtallakson@usfamily.net>]

Sent: Monday, September 04, 2017 4:46 PM

To: #CI-StPaul_Ward1

Cc: #CI-StPaul_Ward2; #CI-StPaul_Ward3; #CI-StPaul_Ward4; #CI-StPaul_Ward5; #CI-StPaul_Ward6; #CI-StPaul_Ward7

Subject: Vote no to T3 zoning and zoning study

I strongly oppose high density developments in St Paul neighborhoods known for their quiet charm and sense of community. Mac-Groveland and surrounding neighborhoods certainly fit that description.

I strongly urge you to VOTE NO 9/6 to T3 zoning and VOTE NO to the Snelling Avenue South zoning study.

We all work hard to maintain the distinct character of our St Paul neighborhoods on Snelling Avenue. We have been forced to accept the soccer stadium, which will bring traffic and congestion to our area. I ask that you respect us, and that you work hard to support our cozy, sweet neighborhoods with our interesting houses, small local stores and happy community spirit.

If you have questions, feel free to contact me.

Thank you,

Ruth Tallakson

346 Macalester Street

St Paul, MN 55105

(Residence)

From: Kathleen Deming [<mailto:kanndeming@yahoo.com>]

Sent: Monday, September 04, 2017 4:18 PM

To: #CI-StPaul_Ward1

Subject: Re: South Snelling Re-Zoning Proposal

Dear Council Member:

I agree completely with what Karen Osen, a neighbor, wrote to you re: the proposed south Snelling zoning project.

We need some innovative, neighborhood-friendly ideas for this area, which is not served by T3 zoning.

Please! This is going to affect the flavor of our neighborhood for long past any of our lifetimes.

We deserve to have the best plans and innovative thinking involved with what is design with such an impact on so many.

Let's stop before we make a huge mistake. Dump the T3 zoning proposal. And let's consider green, livable neighborhood friendly ideas for what will be built on the site under consideration.

Respectfully,

Kathleen Deming

1562 Goodrich Avenue

From: Bart Osen [<mailto:b.h.osen@centurylink.net>]

Sent: Monday, September 04, 2017 3:01 PM

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

Cc: 4responsibledevelopment@gmail.com

Subject: Please vote against the South Snelling Rezoning until it is amended to exclude T3 zoning.

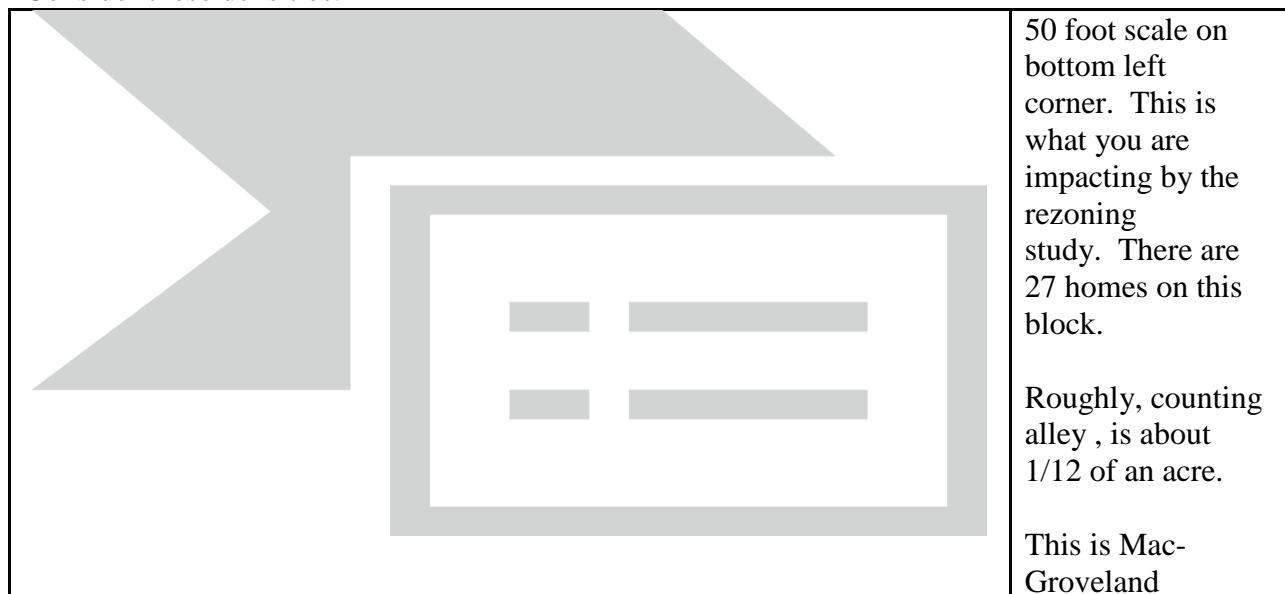
Saint Paul City Council Members,



Please vote against the South Snelling Rezoning until it is amended to exclude T3 zoning. T2 will be an excellent compromise and will invite many new neighbors, both residential and commercial, to our neighborhood.

My wife and I chose Mac Groveland because it was already high-density. High density single family homes that is. We looked at town homes, but you are not allowed much in the way of gardens, bird feeders, or any other control over whatever greenspace there is associated with town homes.

T3 seeks to impose a new trendy definition of high density. One centered on high density multi-unit rental properties. The ones my wife and I were not interested in while parenting, as we wanted a small private green space for our children; small being about 60'x30' or 180 square feet. That is not much. For retirement, my wife and I lost interest in the rentals and condos in Lowertown because the economics make no sense. We would pay off our house and end up paying almost as much in association fees as we did on our mortgage. And we would have NO green space.

Consider these densities:



	<p>Richfield has larger lots. No alleys. 1/3 less taxes. Streets are perfect.</p> <p>About 1/10 acre lots. Getting bigger, back in the 40s and 50s.</p>
	<p>Andover. 2 acre lot minimums. Streets are perfect. Huge green area for gardens and kids.</p> <p>This is the type of house young professionals are buying where I work.</p>

At some point will rezoning drive families out to Andover, Savage, Lakeville?

By allowing T3 zoning you will destroy the balance between high density single family homes, mixed in with three story apartment buildings, and quality of life.

If my wife and I wanted to live near Uptown, the Warehouse district or Lowertown, we would have laid down roots there.

T3 will bring traffic, population density and environmental issues that will lessen the quality of life for the many thousands that have paid millions in taxes to have this high density single family home neighborhood.

Amend the proposal to include T2 but not T3 zoning.

Respectfully,

John Osen

1545 Goodrich Avenue (1/2 block east of Snelling)

Saint Paul, MN 55105

From: Michael Sonn [<mailto:sonn.michael@gmail.com>]

Sent: Monday, September 04, 2017 2:04 PM

To: #CI-StPaul_Ward3

Cc: #CI-StPaul_Ward4; #CI-StPaul_Ward5; #CI-StPaul_Ward2; #CI-StPaul_Ward1

Subject: S Snelling Zoning Study

CM Tolbert, et al,

I just wanted to re-express my support for the S Snelling Zoning study. I know these are rough political times with many changes happening to the change-adverse citizens of St Paul. Your leadership and vision has kept this city moving forward but we can't stop now. This zoning study has been well thought out and will allow, over time, many more neighbors to join our great city and amazing neighborhood.

I moved here to walk and bike, to leave my car in the garage. I moved here to have neighbors and access to amenities. I moved to a city to be around people and change, not to live isolated in a static place.

We can not put up invisible walls around our community while still posting "ALL ARE WELCOME HERE" signs in our yards. It is time for our actions to match our words. While I disagree with the changes made (down-zoning the St Clair corner from T3 to T2), I do see the political compromise that needs to happen to make this plan more palatable. But don't forget that compromise has already been made when opponents get up to say that the city is not listening to them because you have and you've acted on their feedback.

Thank you again for taking on all these tough issues and leading. I am going to try to attend on Wednesday with Noah to remind everyone that these changes are for our city's future - his future.

Mike Sonn

1458 Wellesley

From: Karen Osen [<mailto:k.a.osen@centurylink.net>]

Sent: Monday, September 04, 2017 1:24 PM

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

Cc: 4responsibledevelopment@gmail.com

Subject: Snelling Rezoning, Mac-Grove compatible buildings



Dear St. Paul Councilmembers,

Instead of continuing to repeat my opinion to all of you against T3 up-zoning, I thought I'd show you what I would find exciting and desirable in the way of new construction in my lovely

neighborhood, that would fulfill the city's desire and commitment to increasing population density. These examples that I found in an online search are buildings with similar character to those already in my established neighborhood. They would be fine additions of mixed use buildings that have similar curb appeal to what exists here already. Leaving room for small parking lots, or perhaps a ramp between two of these buildings, as well as environmental enhancements to improve our air quality (i.e.; TREES and planters!) would not deter from Snelling Avenue's current assets. Dare I say, a few of these would even upgrade the neighborhood, and each could potentially add quite a few tax-paying residents to St. Paul. Luxury apartments are not just about what is found on the inside of an individual's unit. Part of the luxury extends to the exterior: the amount of sunlight, the width of the sidewalks, the flora and fauna surrounding the building, the pedestrian safety, curb appeal, access to public transportation, and ease of parking for both residents and guests, as you can see or imagine from these illustrations.

The Mac-Groveland neighborhood is a sought after area of St. Paul, as you well know. It is not blighted, with the exception of The Rosemark Bakery (so what else is new?), and it is not begging for redevelopment like elsewhere in St. Paul. It stands as is due to caring and conscientious people who live in the community or operate a business here, and pay exorbitantly high taxes to maintain our lifestyles and stay in the neighborhood, as it is. We've all come here for a reason, and chose a less congested, more family friendly, yet urban neighborhood to live in. Mac-Grove has a true community feel. If we had wanted bigger buildings, bright lights, more noise, a reputed nightlife, and all that comes with that type of neighborhood, we would have chosen elsewhere to live.

Please, don't make drastic changes to Snelling Avenue. Increasing density can be achieved by some up-zoning, but T-2 would be applauded and sufficient. We don't need, and certainly don't want, the kinds of six story plus buildings that T3 zoning could potentially bring.

Please vote NO to the current South Snelling Corridor Rezoning Plan, and amend it to be more reasonable.

Sincerely,
Karen A. Osen
1545 Goodrich Ave.

From: Marcia Meredith [<mailto:marciameredith77@hotmail.com>]

Sent: Monday, September 04, 2017 9:42 AM

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

Subject: Vote NO on 9/6 to T3 zoning and NO to the Snelling Avenue South Zoning Study 9/4/2017

Dear Saint Paul City Councilmembers:

On September 6, we urge you to vote NO to T3 zoning and NO to the Snelling Avenue South Zoning Study.

The proposed rezoning will attract developers that build high density development, which will lead to over-crowding, traffic congestion, noise, and pedestrian safety issues. It will reduce green space, sunlight exposure, and will negatively impact the neighborhood's unique character, all of which will reduce our property value and the enjoyment of our home.

As home owners at 1552 Osceola Avenue since 1990, we have witnessed many changes in our neighborhood. Some of these changes have results in increased congestion, traffic , parking problems, noise, and related safety concerns. Rezoning would only make these problems worse.
Sincerely,

Kay Schwebke & Marcia Meredith

From: Chris Leifeld [<mailto:cleifeld@gmail.com>]

Sent: Sunday, September 03, 2017 8:54 PM

To: #CI-StPaul_Ward3

Subject: Snelling Avenue South Zoning Study

Greetings Councilmember Tolbert.

I writing to oppose T3 zoning on Snelling Avenue South. I am supportive of increased density in the city and I appreciate the compromise language that you have been working for the Ford site. But for me T3 is simply too big for Snelling. T2 is more reasonable and liveable.

Thanks and keep up the good work.

Chris Leifeld

1445 Fairmount Avenue

From: Tanya Shipkowitz [<mailto:tanya@usjet.net>]

Sent: Sunday, September 03, 2017 8:41 PM

To: #CI-StPaul_Ward3

Subject: Please Vote NO to T3 zoning and Snelling Ave S. Zoning Study

Hello,

My name is Tanya Shipkowitz and I live at 1688 Juliet Ave. in St. Paul. I have lived in this neighborhood for 20 years and am very concerned by the development plans on Snelling Ave. I implore you to vote NO to T3 zoning and NO to the Snelling Ave. South Zoning Study. That level of development will kill the neighborhood!

Please vote NO to both at the City Council Hearing on September 6th.

Sincerely,

Tanya Shipkowitz

From: Elizabeth Wefel [<mailto:eawefel@gmail.com>]

Sent: Sunday, September 03, 2017 7:14 PM

To: #CI-StPaul_Ward3; Johnson, Tony (CI-StPaul)

Subject: Support for Snelling Zoning Study

Greetings.

I'm writing to share my support for the Snelling Zoning Study. I live within one of the affected zones (Snelling/Randolph).

St. Paul has a strong need for more housing and increased tax capacity, but it needs to be done in an environmentally sensitive manner. The best way to do this is to upzone to bring more density to the area.

The changes proposed accomplish this.

I've heard concerns voiced that this somehow changes the character of the neighborhood. I don't believe that's a sufficient reason to stop this proposal. Moreover, it doesn't reflect reality. There's three - five story buildings up and down Snelling in various spots. The fact that

a specific corner or block doesn't have one now, doesn't mean it shouldn't have one in the future.

Please move this forward.

Elizabeth Wefel

Macalester Groveland

From: Kristin Matthews Long [<mailto:zookeeperkml@gmail.com>]

Sent: Sunday, September 03, 2017 3:21 PM

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 the Snelling Avenue South Zoning Study and T3 Zoning

Dear City Council Members,

I am writing to ask you to please Vote NO to T3 Zoning and the Snelling Avenue South Zoning study. I am one of those "single family forward facing homes on Snelling" that this study proposes to eliminate in favor of high density housing. I believe that this neighborhood needs single family homes like mine to keep its neighborhood feel true. My home was built in 1917 at 388 South Snelling Avenue. We are only the third owners. Many people purchase these small bungalow structures as 'starter homes' and then end up staying more than 20 years, much like we have, because we LOVE our neighbors.

We often walk up to Snelling and Selby for meals and shopping - it's very busy there! We have our share of sidewalk traffic, too, but we know our neighbors - even those cross this busy street. We do NOT wish for our homes to be torn down and replaced with 5 story apartments/condos! That would not fit our neighborhood's unique and historic character. Larger building footprints would not be consistent with existing homes and retail spaces here. They could eliminate our beautiful green spaces and trees. The proposed LeCesse project at Snelling and St Clair ran into issues over parking and building set backs, and fortunately, was defeated. Thank you for reading my letter of concern. Please vote NO to rezoning Snelling Avenue South and keep our neighborhood full of history, good character and charm.

Sincerely,

Kristin Matthews Long

388 Snelling Avenue, South

Saint Paul, MN 55105

From: Roy Otto [<mailto:royotto41@gmail.com>]

Sent: Sunday, September 03, 2017 3:16 PM

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

Subject: Snelling Ave South Zoning Study

I live six blocks from the project being considered on South Snelling at St. Clair. I'm asking you to vote "No" to the T3 zoning and "No" to the Snelling Ave South study. I know this is a business area but when I look at how intrusive the 4 story development is on Cleveland Ave/Highland Pkwy I can't imagine a T3 type building on Snelling.

Thank you for your consideration.

Roy Otto

1488 Goodrich Avenue

St. Paul, MN 55105

From: Nicholas Michel [<mailto:nick.e.michel@gmail.com>]

Sent: Sunday, September 03, 2017 12:02 PM

To: #CI-StPaul_Ward3

Cc: ward1@stpaul.mn.us; ward2@tpaul.mn.us; ward4@stpaul.mn.us; ward5@stpaul.mn.us; ward6@stpaul.mn.us; ward7@stpaul.mn.us

Subject: T3 Zoning and Selling Ave.S.zoning study

To: Chris Tolbert

Attached is a letter expressing my concern for the T3 and Snelling Ave. S. zoning study. I ask that you take this consideration strongly in representing the people in our neighborhood.

Thank you.

Nick Michel

1610 Stanford Ave.

St. Paul, MN 55105

ATTACHMENT:

September 3, 2017,

Chris Tolbert

St. Paul City Council, Ward 3 Representative

Re: T3 Zoning and Selling Ave. S. Zoning study

I am writing to express my concern for the T3 zoning and Snelling Ave. S zoning study. I adamantly oppose any study that would potentially allow the elimination of homes along Snelling Ave. There has been enough development lately even within our neighborhoods of new home construction that do not fit the size, design and character of the rest of the homes in the neighborhood. If this study goes through, it would put the homes and businesses at risk of potentially facing new development that does not coincide with the size and character of the homes in the neighborhood. The reason why we chose to live where we live is mostly in part with the uniqueness of the homes and close proximity of unique businesses to where we live. As a city taxpayer, I ask that you vote no for the T3 and Snelling Ave. zoning study.

Regards,

Nick Michel

1610 Stanford Ave.

St.Paul, MN 55105

From: Janice Martland [<mailto:mrly1219@comcast.net>]

Sent: Sunday, September 03, 2017 9:02 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 the Snelling Avenue Zoning Study

Dear Members of the Saint Paul City Council,

I am writing to express my opposition to the Snelling Avenue Zoning Study. I oppose T3 zoning on South Snelling Avenue, and I oppose the Zoning Study as it is written. The requests for reduced housing density, reduced building height, and increased green space is appropriate and keeps with the original Zoning study recommendations.

Sincerely,

Jan Martland, 1219 Bayard Avenue, St. Paul, Minnesota 55116

From: Cheryl Doucette [<mailto:cldoucette@gmail.com>]

Sent: Saturday, September 02, 2017 6:26 PM

To: #CI-StPaul_Ward3

Subject: Vote No

Chris Tolbert,

Please vote no to t3 zoning on Snelling Avenue South and please oppose the Snelling Avenue South zoning study.

Cheryl Doucette

375 Snelling Ave S.

St. Paul, MN 55105

From: Todd Pisek [<mailto:tpisek@pobox.com>]

Sent: Friday, September 01, 2017 9:11 PM

To: #CI-StPaul_Ward3

Subject: opposition to Rezoning Snelling and St. Clair to T3

Dear Councilmember Tolbert,

My name Is Todd Pisek. My wife and I reside at 380 Saratoga Street South. We have lived at this address for almost 40 years. My family has lived in this part of Saint Paul for over 100 years.

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. Clair.

It is my opinion that the proposed rezoning of the corners of Snelling and St. Clair to T3 is incompatible with the surrounding neighborhood and the commercial properties on Snelling near the intersection of Snelling and St. Clair. I believe T2 allows a building height that is more compatible with this area. There are corners on Snelling for which T3 may be appropriate.

Snelling and Randolph is one example. We live closer to Snelling and Randolph than to Snelling and St. Clair, so my opinion is not a case of “not in my backyard”.

I believe that before making a decision on this, the members of the City Council should walk around the intersections of Snelling and Randolph, St. Clair, and Grand to understand the pedestrian’s point of view. After all, the future of Saint Paul is people walking, riding bicycles, and using mass transit, not riding in cars. From the pedestrian viewpoint, it will be obvious that the building height allowed by T3 zoning is not appropriate for the corners of Snelling and St. Clair.

Sincerly,

Todd Pisek

From: HOWARD MILLER [<mailto:howardjmiller@msn.com>]

Sent: Friday, September 01, 2017 6:44 PM

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

Subject: Snelling Zoning Study

Dear Members of the Saint Paul City Council,

I am writing to express my strong opposition to the Snelling Avenue Zoning Study. I am opposed to the use of T3 zoning on South Snelling Avenue, and I oppose the Zoning Study as written. The zoning study should be amended to address public concerns; the development plans for Snelling appear to be doing the opposite.

People choose to live in attractive neighborhoods which are based on a human scale. Highland Park and MacGroveland's enduring success is attributable to their accessibility. Accessibility cannot be achieved when safety issues are ignored: if traffic is too oppressive, if street level buildings are closed to passers-by or threaten their safe passage with blind exits or excessive truck traffic to remove garbage or off-load supplies for commercial buildings.

Please don't make our neighborhood a place where no one feels at home and where supports are inadequate for those who live there. Who will choose to live in such an unwelcoming environment? What will happen when revenues drop because people abandon their neighborhoods and no one is willing to take their place?

Howard J. Miller, PhD

From: Christine Bluemke [<mailto:superiorfitness@usfamily.net>]

Sent: Friday, September 01, 2017 3:50 PM

To: #CI-StPaul_Ward3

Subject: oppose T3 zoning

Hi Chris Tolbert (city council member ward 3),

I am writing to you because I am voting NO to T3 zoning on Snelling ave. and No to the Snelling Ave. So. zoning study.

Our neighborhood is admired for its unique character and small business community. We do not welcome high volume traffic, large scale building development and accelerated density.

Thank you for considering the needs of our neighborhood.

Christine Bluemke

276 Macalester St.

St Paul, MN 55105

From: Cathy Brennan [<mailto:cathy.c.brennan@gmail.com>]

Sent: Tuesday, September 05, 2017 8:59 AM

To: #CI-StPaul_Ward3

Subject: Vote No on Zoning Recommendation

Dear Member of the Saint Paul City Council,

I am writing to express my opposition to the Snelling Avenue Zoning Study. I oppose T3 zoning on South Snelling Avenue, and I oppose the Zoning Study as written.

- The Planning Commission Neighborhood Committee failed to amend the zoning study to reflect public concerns related to safety, traffic, building heights, etc.

- The original Zoning Study calls for only moderate density increases south of the Soo Line Rail Spur, so T3 zoning should not be recommended for South Snelling Avenue.
- Snelling Avenue South is almost entirely B2 community business and residential. The Zoning Study recommends only T1 and T2 in this case. T3 should NOT be recommended for this area.
- The increase in high density development adds stress to dated infrastructure.
- The rezoning proposal increases the need for added resources of police, fire, schools, and public health resources, which do not appear to be taken into consideration.

Thank you for your service to our community.

Cathy Brennan
2200 Fairmount Ave.
St. Paul, MN 55105