

From: mfm McGuire83@gmail.com [mailto:mfm McGuire83@gmail.com]

Sent: Tuesday, September 05, 2017 11:17 PM

To: #CI-StPaul\_Ward3

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

Subject: South Snelling Zoning

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 think T1 and T2 are more appropriate for this area.

Thank you for your work on behalf of the people of Saint Paul.

Matt McGuire

Highland Park

From: Alison Pfankuch [mailto:alison.pfankuch@gmail.com]

Sent: Tuesday, September 05, 2017 11:15 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 Avenue Zoning Study.

While I do support the redevelopment of many properties along South Snelling Ave, T3 should not be recommended. T3 does not fit the neighborhood, buildings would tower above the existing properties.

We should work for redevelopment that fits within the structure of a neighborhood and enhances the neighborhood and city. Affordable diverse housing is what we need, not more towers of luxury apartments and condos. We need housing for more than just the rich. Redevelopment should not just line the pockets of the developers it should enhance our communities.

Sincerely,

Alison Pfankuch

From: Julia Earl [mailto:healthykidsmn@gmail.com]

Sent: Tuesday, September 05, 2017 9:46 PM

To: Kelley, Pattie (CI-StPaul); William Moseley

Subject: Re: Constituent Objection to Snelling Ave T3 Zoning

Hi Pattie:

Thanks for confirming receipt of our letter to Council Member Tolbert.

While we understand that a given property owner may continue to keep their home, we are quite concerned - alarmed actually - about the proposed scale of development. T3 is not appropriate for this charming residential and retail neighborhood.

Regards,

Julia Earl and Bill Moseley

From: Mary Huber [mailto:mhooper1976@yahoo.com]

Sent: Tuesday, September 05, 2017 11:07 PM

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

Subject: We oppose the T3 zoning on South Snelling Avenue

Dear City Council Members:

As long time residents of the area, we urge you to vote 'No' on the T3 Zoning for South Snelling Avenue. 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 unnecessary pedestrian deaths and more

cars will not make this area safer. T3 Zoning appears to appeal more to corporate greed than to tax-paying homeowners and our sense of community.

We agree with the Neighbors for Responsible Development Position Statement.

Signed,

3 long-time St. Paul voters

Mary Huber

Susan Huber

Carolyn Huber

1458 Goodrich Ave.

From: Susan O'Neill [mailto:soneill@usfamily.net]

Sent: Tuesday, September 05, 2017 9:46 PM

To: #CI-StPaul\_Ward3

Subject: SNELLING AVENUE SOUTH ZONING STUDY

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

I agree with all of the views stated in this position statement.

Susan O'Neill

1414 Scheffer Ave.

St. Paul, MN 55116

From: Sam Walling [mailto:sam.walling@gmail.com]

Sent: Tuesday, September 05, 2017 8:04 PM

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

Cc: Liz Boyer; 4responsibledvelopment@gmail.com

Subject: Snelling Avenue South Re-Zoning Flyer

To Whom it May Concern,

I write regarding the misleading and anonymous flyer (attached) that was circulated in the Tangletown neighborhood just over one week ago. In the interests of full disclosure, I am the Chair of the Housing and Land Use Committee for the Macalester-Groveland Community Council, but I write this in my personal capacity and the views expressed here are my own.

First, the flier is inaccurate and leaves recipients with a false impression concerning the potential impact of the Snelling Avenue South zoning decision. For example, the flier states that the Study "proposes to eliminate single family forward facing homes on Snelling." The Study does no such thing. The Study will not "eliminate" any existing structure, much less single-family homes. The Study merely proposes changing the zoning for these homes from R4 to T1, in which single-family homes are permitted structures. Also, the flier also states that structures in T3 may be "up to 90' tall with permit." This is also misleading. It is not as simple as getting a "permit," as one might for building an addition. Instead, structures seeking to exceed the ordinary height limit must apply for a conditional use permit, which requires the satisfaction of various criteria and BZA approval. And in one final example, the flier states that the "rezoning will reduce the diversity of structures on Snelling." This is, of course, conjecture. But as a practical matter, Traditional Neighborhood zoning allows for MORE diversity of uses and structures than does the current zoning scheme.

Second, the flier ignores the strategic Housing and Land Use objectives set forth in the Macalester-Groveland Community Plan, which was built upon input from literally thousands of Macalester-Groveland residents, and was adopted by the City Council on July 6, 2016. The Plan expresses support for "multi-unit mixed-use development in the following corridors: Snelling Avenue, Grand Avenue, St. Clair Avenue, and Randolph Avenue." H.2.5. The Plan also expresses support for "Maintain[ing] and/or establish[ing] zoning that encourages compact development along mixed-use corridors that incorporates a mix of uses (commercial, residential, office, intergenerational housing, etc.)." LU1.1. The Snelling Avenue South Zoning Study is consistent with these objectives.

Third, the flier fails to attribute the views expressed therein to any specific group or individual. Given the significance of the issue at hand, it is important to know who, exactly, is distributing factually inaccurate materials to advocate for policies that will impact tens of thousands of citizens. Because the author of these views has chosen to remain anonymous they are, in my opinion, entitled to little weight.

I believe that the views of the Macalester-Groveland neighborhood are well expressed in the Macalester-Groveland Community Plan and in the resolutions of the Macalester-Groveland Community Council, both of which were passed in an open forum after consideration of various community viewpoints. Thus, I strongly recommend that the City Council adopt the zoning changes proposed in the Snelling Avenue South Zoning Study.

Sincerely,

Sam Walling.

83 Cambridge St.

St. Paul, MN 55105

From: Nancy Scanlan [mailto:nancyc@usfamily.net]

Sent: Tuesday, September 05, 2017 7:52 PM

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

Subject: Snelling Avenue Zoning Study

Dear Members of the St. 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 oppose the Zoning Study as written. The NEIGHBORS FOR RESPONSIBLE DEVELOPMENT POSITION STATEMENT contains important points of opposition and I agree with their position, The Planning Commission Neighborhood Committee failed to amend the zoning study to reflect public concerns related to safety, traffic, building heights, etc. Most especially 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.

Nancy Scanlan

1115 Edgumbe Road

St. Paul 55105

From: Brian C. Martinson [mailto:brian.c.martinson@gmail.com]

Sent: Tuesday, September 05, 2017 7:43 PM

To: #CI-StPaul\_Ward3; #CI-StPaul\_Ward4

Subject: In support of traditional neighborhood zoning on Snelling Avenue South

Dear Council Members Tolbert and Stark,

I'm writing to request that at the upcoming vote on Wednesday, you support the recent Snelling Avenue South Zoning Study recommendation of rezoning Snelling Ave and its commercial nodes as Traditional Neighborhood. Doing so will be an important step in moving towards the vision of greater residential density in St. Paul.

Higher density will make it easier to sustain more transit, help to reduce use of single-occupancy-motor-vehicles, bring more neighbors with whom to share the costs of maintaining our roads, schools, recreation centers, and fire & police services, and overall make for a more equitable city.

Thank you for all you do for our City!

Brian C. Martinson, PhD

Senior Research Investigator | HealthPartners Institute

Research Scientist | Minneapolis VA - CCDOR

Associate Professor | Dept of Medicine, University of Minnesota

From: Bell, Marsha R [mailto:Marsha.Bell@allina.com]

Sent: Tuesday, September 05, 2017 6:38 PM

To: #CI-StPaul\_Ward1; #CI-StPaul\_Ward2; #CI-StPaul\_Ward3; #CI-StPaul\_Ward4; #CI-StPaul\_Ward5

Subject: OPPOSE South Snelling Avenue Rezoning

Importance: High

To: St. Paul City Council Members:

I have written more than once, and my views have not changed: I oppose the South Snelling Rezoning Plan. I oppose any T3 buildings in this area – no T3 zoning! Do NOT rubberstamp the entire area – that is not a wise, thought out decision – wait until a need is indicated and then decide what is best for that particular area at that time – not years before it is needed.

It would be extremely disappointing if all the St. Paul Council Members have not taken the time, BEFORE THIS VOTE, to slowly drive down South Snelling and also drive through the neighborhoods and on both sides of Snelling taking a very close look at this vibrant, thriving, very special area of St. Paul. Get the "feel" of this part of St. Paul. The hard working, tax paying people chose, as I did, this area because it is safe, has a "small town" atmosphere which we wanted for our families even with Snelling Avenue being an extremely very busy street/highway. The one area that needs some upgrades, but not T3 buildings, is the corner of St. Clair and Snelling. Please see the excellent, attached hand-drawn

design –I think you will agree that the smaller drawing (T2) is a much better choice rather than the tall, cold T3 buildings. It fits the neighborhood and does not disrupt the rest of the families living in this area.

Turning family homes that face Snelling Avenue into a T3 zone makes no sense. Many have lived there for years and it's a perfect place for new families to buy when vacant. No one wants high rise buildings at the end of their block – I'm sure you or any of your family/friends would not want this. If you vote to have T3 buildings on those properties you will be hurting/disrupting every family on those blocks and others as well. It will be adding additional traffic and pedestrians making it an unsafe area – it will be a higher risk area for accidents (individuals, bikes, and vehicles) and there are other safety concerns.

I'm certain that you are aware of other areas of St. Paul that need some help – please use your resources and focus on those places to make those areas of St. Paul a wonderful neighborhood -- just like the neighborhood we currently have. Please do not ruin my neighborhood.

I respectfully ask that you vote NO for the South Snelling Rezoning Plan and T3 zoning.

Thank you,  
Marsha Bell  
1548 Goodrich Ave  
St Paul, MN

From: Becky Johnson [mailto:laptopgypsy@yahoo.com]

Sent: Tuesday, September 05, 2017 6:06 PM

To: #CI-StPaul\_Ward3

Subject: Opposed to high development zoning

Hello Mr. Tolbert,

I am a resident of Mac Groveland. I live near Grand and St. Clair. I am against allowing a 5 story building at that sight. I believe that even three stories is too high on the corner. I am concerned about the growing density of the area. People come to this neighborhood because it IS a neighborhood. It feels comfortable, livable and walkable. But today I saw a young girl of about 10 trying to cross Grand on her bike, and another girl about 7 walking home from her school bus along Selby by Whole Foods. Both of those young girls did not look comfortable, and with good reason. Traffic near them was dense and fast. It did not seem safe for them. I want to keep our neighborhood a neighborhood by keeping density down, having calm traffic, and having smaller, locally owned stores. I want this to be a safe place for children and families. I do not want to be Minneapolis. I am proud to live in smaller St Paul.

My husband asked me to say that he feels the same.

Thank you,  
Rebecca and Mark Johnson  
1501 Osceola Ave  
55105

From: Cheryl [mailto:chey\_chey17@yahoo.com]

Sent: Tuesday, September 05, 2017 5:58 PM

To: #CI-StPaul\_Ward3

Subject: Snelling Ave S Zoning Study

Dear C/M Tolbert,

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 and NO to the Snelling Avenue South Zoning Study..

Thank-you!

Sincerely,  
Cheryl Josephson

From: Marie Speltz [mailto:mjspeltz@comcast.net]  
Sent: Tuesday, September 05, 2017 5:22 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 to T3 zoning on Snelling Avenue South  
*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 support the Neighbors for Responsible Development position statement. Vote no for T# zoning on Snelling Avenue south.*  
Marie Speltz  
1434 Goodrich Acenue

From: David Bailey [mailto:bailsdb@yahoo.com]  
Sent: Tuesday, September 05, 2017 5:09 PM  
To: #CI-StPaul\_Ward3  
Subject: Snelling Avenue South Zoning  
I oppose approval of the Snelling Avenue South Zoning Study. I feel the allowable heights are too tall and question the need and capacity for a lot more density.  
David Bailey  
1476 Fairmount  
St Paul MN 55105

From: Murphy, Laura [mailto:Laura.Murphy@WillisTowersWatson.com]  
Sent: Tuesday, September 05, 2017 4:42 PM  
To: #CI-StPaul\_Ward1; #CI-StPaul\_Ward2; #CI-StPaul\_Ward3; #CI-StPaul\_Ward4; #CI-StPaul\_Ward5; #CI-StPaul\_Ward6; #CI-StPaul\_Ward7  
Subject:  
Dear Members of the Saint Paul City Council,  
I am writing to express my opposition to T3 zoning on Snelling Avenue South, and I am opposed to the Zoning Study as written because citizen concerns about the Zoning Study have not been addressed. I agree with the Neighbors for Responsible Development Position Statement (attached).  
I respectfully request the Saint Paul City Council to vote NO to the Zoning Study as written and to vote NO to T3 zoning for Snelling Avenue South.  
Sincerely,  
Laura Murphy  
1078 Linwood  
Saint Paul, MN 55105  
Laura Murphy, ARe  
Vice President  
Willis Re Inc. | 8400 Normandale Lake Blvd. Suite Suite 1700 | Minneapolis, MN 55437

From: Paul Sabourin [mailto:paul.sabourin@gmail.com]  
Sent: Tuesday, September 05, 2017 4:29 PM  
To: #CI-StPaul\_Ward3  
Cc: Johnson, Tony (CI-StPaul)  
Subject: South Snelling Ave. Zoning Study  
Dear Councilmember Tolbert-

I am a resident of Ward 3, writing to encourage you to vote to approve the recommendations of the South Snelling Ave. Zoning Study.

I think Gena Berglund’s recent piece on the Streets.mn website (<https://streets.mn/2017/09/01/five-reasons-to-support-the-snelling-avenue-south-zoning-study/>) did an excellent job outlining the benefits to the tax base, to the environment, and to the vitality of street life that would result from allowing additional mixed-use development along Snelling Avenue. I won’t repeat her arguments, but simply add that this part of St. Paul is one of the few places in the Twin Cities where walking, cycling, and transit are viable alternatives to driving for many purposes, and market conditions seem to show that there’s more housing demand than supply in places offering these options. The city of St. Paul should be trying to take full advantage of this comparative advantage.

What I would like to do is provide a bit of context in terms of population numbers, which I think show that the South Snelling study area has the capacity to house quite a few more people before we’d reach the point of any significant negative impacts.

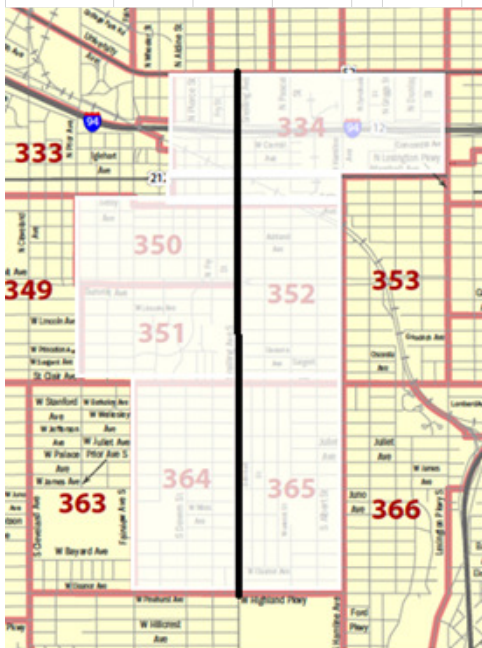
Basically, reviewing the study materials made me curious about how the population of this area has changed over the past couple of generations. It’s possible that the zoning study included some retrospective information like this, but if it did I couldn’t locate it. So, I looked up the population in 1950 and in 2010 of the six census tracts that extend roughly a half-mile either side of Snelling Ave. between University Ave. on the North and Highland Parkway on the south (see the attached map).

I’ve seen some comments about problems that could ensue from higher density, but I’ve not seen anyone claiming that this area was overcrowded in the 1950s and 1960s when the population turns out to have been much larger than it is now. There’s a table attached with the numbers for each tract, but in a nutshell, the total population of these tracts decreased by nearly 5700 people, or 22%, between 1950 and 2010. The number of households in this same area actually *increased* by about 500 over the same period, so the population decline can be attributed pretty much entirely to the decrease in average household size over this time.

In summary, there’s plenty of room in the South Snelling area for more people, as the area wasn’t crowded when I was a child and it was home to thousands more people than live here today. The proposed rezoning would make it possible for more people to move to this area and take advantage of all that it offers. The resurgence of population growth would benefit existing residents as well, by virtue of things like building the tax base and increasing patronage of local businesses. I ask that you support the changes recommended by the zoning study.

Best regards,  
-Paul Sabourin

Tract	Population			Households		
	1950 (2010)	1950	2010	Change	1950	2010
34 (334)	3616	3078	-538	1079	1291	212
50 (365)	3931	2597	-1334	1144	1084	-60
51 (365)	3893	3440	-453	1091	1006	-85
52 (365)	4722	3307	-1415	1495	1488	-7
64 (365)	5055	3952	-1103	1554	1663	109
65 (365)	4650	3804	-846	1404	1739	335
Area total	25867	20178	-5689	7767	8271	504



From: Richard White [mailto:RPWHITE24@msn.com]

Sent: Thursday, August 31, 2017 11:30 PM

To: #CI-StPaul\_Ward3

Subject: T3 Study No Vote

Dear CM Tolbert,

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

From: Winston Kaehler [mailto:winkaehler@gmail.com]

Sent: Tuesday, September 05, 2017 3:43 PM

To: #CI-StPaul\_Ward3

Subject: Snelling Avenue zoning

I agree with the Position Statement on the proposed rezoning of Snelling Avenue of Neighbors for Responsible Development. As I stated in an earlier letter to the Villager regarding the ill-advised and ill-fated proposal for development at the corner of Snelling and St. Clair Avenue: "Some things work and some things don't. If it works, don't fix it."

From: Liz Boyer [mailto:liz@macgrove.org]

Sent: Tuesday, September 05, 2017 3:20 PM

To: #CI-StPaul\_Ward1; #CI-StPaul\_Ward2; #CI-StPaul\_Ward3; #CI-StPaul\_Ward4; ward5@cistpaul.mn.us; ward6@cistpaul.mn.us; #CI-StPaul\_Ward7

Subject: South Snelling Zoning study recommendations: District 14 letter of support

Dear Council President Stark and Councilmembers Tolbert, Thao, Noecker, Brendmoen, Bostrom and Prince;

I am writing to resubmit District Council 14's letter of support for the South Snelling Zoning Study recommendations in advance of tomorrow's public hearing on the topic.

**The full letter is attached. The statement of support is included below:**

\*\*\*The Macalester-Groveland Community Council supports the recommendations in the South Snelling Zoning Study and strongly encourages the City to better define 'mixed use' in Traditional Neighborhood Districts.\*\*\*

Important to the decision were the following considerations:

- The proposed rezoning classifications align with the Macalester-Groveland Community Council Plan, which is an adopted amendment to the City of Saint Paul Comprehensive Plan. Specifically, the recommendations support the following strategies:
  - H2.5 Support multi-unit mixed-use development in the following corridors: Snelling Avenue, Grand Avenue, St. Clair Avenue, and Randolph Avenue.
  - LU1 Support land use that preserves Macalester-Groveland as a uniquely connected, walkable, mixed-use sustainable neighborhood with a pedestrian-oriented human-scale streetscape.
  - LU1.1 Maintain and/or establish zoning that encourages compact development along residential/mixed-use corridors that incorporates a mix of uses (commercial, residential, office, intergenerational housing, etc.).



- LU1.2 Maintain and/or establish zoning that encourages higher-density (taller) development at the intersection of residential/mixed-use corridors and lower-density (shorter) development at mid-block of residential/mixed-use corridors.
- LU1.3 Maintain and/or establish zoning that preserves lower-density, single family homes and duplexes outside of residential/mixed-use corridors.

If you have questions or concerns, please do not hesitate to contact me.

Thank you,

Liz

Executive Director

Macalester-Groveland Community Council

320 S Griggs St | St. Paul, MN 55105

(651) 695-4000 | [macgrove.org](http://macgrove.org)

**ATTACHMENT**

651-695-4000

[mgcc@macgrove.org](mailto:mgcc@macgrove.org)

320 South Griggs

Street

St. Paul, MN 55105

[www.macgrove.org](http://www.macgrove.org)

May 15, 2017

Mr. Josh Williams  
Department of Planning and Economic Development  
City of Saint Paul  
25 W. Fourth Street  
Saint Paul, MN 55102

Mr. Williams:

On May 11, 2017, the Board of Directors of the Macalester-Groveland Community Council (“MGCC”) held a public meeting, at which it considered a recommendation from its standing Housing and Land Use committee. On April 26th, 2017, the Housing and Land Use Committee (“HLU”) of the Macalester Groveland Community Council (“MGCC”) held a public meeting, at which it considered the rezoning recommendations for Snelling Ave South as proposed by the City of Saint Paul Planning Commission. City staff were present to discuss and answer questions. Additionally, city staff have appeared before the committee at two prior meetings on this topic. Prior to the meeting, one comment was received in opposition to the rezoning recommendations. At the meeting, attendees spoke in favor of and in opposition to the recommendations.

After consulting the Macalester-Groveland Long Range plan, considering neighborhood feedback and assessing the merits of the proposal, the MGCC passed the following resolution as recommended by its HLU committee:

\*\*\*The Macalester-Groveland Community Council supports the recommendations in the South Snelling Zoning Study and strongly encourages the City to better define ‘mixed use’ in Traditional Neighborhood Districts.\*\*\*

Important to the HLU’s discussion, were the following considerations:

- ☑ The proposed rezoning classifications align with the Macalester-Groveland Community Council Plan, which is an adopted amendment to the City of Saint Paul Comprehensive Plan. Specifically, the recommendations support the following strategies:
  - o H2.5 Support multi-unit mixed-use development in the following corridors: Snelling Avenue, Grand Avenue, St. Clair Avenue, and Randolph Avenue.
  - o LU1 Support land use that preserves Macalester-Groveland as a uniquely connected, walkable, mixed-use sustainable neighborhood with a pedestrian-oriented human-scale streetscape.
  - o LU1.1 Maintain and/or establish zoning that encourages compact development along residential/mixed-use corridors that incorporates a mix of uses (commercial, residential, office, intergenerational housing, etc.).
  - o LU1.2 Maintain and/or establish zoning that encourages higher-density (taller) development at the intersection of residential/mixed-use corridors and lower-density (shorter) development at mid-block of residential/mixed-use corridors.
  - o LU1.3 Maintain and/or establish zoning that preserves lower-density, single family homes and duplexes outside of residential/mixed-use corridors.

If you have questions or concerns, please do not hesitate to contact me.

Liz Boyer

Executive Director

Macalester-Groveland Community Council

cc (via email): Ward 3, City of Saint Paul

From: Kate Hebel [mailto:kate@newedition-inc.com]

Sent: Tuesday, September 05, 2017 3:17 PM

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

Cc: Johnson, Tony (CI-StPaul)

Subject: Snelling Avenue Zoning Study - public hearing tomorrow 9/6/17

Unfortunately I won’t be able to make the public hearing tomorrow, but I would like to email my position regarding these proposed changes to my neighborhood. I’ve been watching and reading the study as it’s gone through the review.

Attached is an outline of my position, along with a couple of photos illustrating my statements. I hope you'll take the time to read and consider my points. Thank you.

*Kate Hebel*

*1301 Fairmount Avenue*

*St. Paul, MN 55105*





Lucky Boy Productions

Cal Surf

CPM Companies



**ATTACHMENT**

KATE HEBEL

1301 Fairmount Avenue

St. Paul, MN 55105

651-690-3441

To: All members of the St. Paul City Council

Re: Snelling Avenue South Zoning Study

City Council Public Hearing September 6, 2017

Date: September 5, 2017

Unfortunately I will not be able to be in attendance at the public hearing, but I would like to go on record:

I do NOT support T3 development along Snelling Avenue.

Please respect the homeowners along this corridor and vote NO to T3 zoning. Contrary to the city's recommendation I do feel that such development is detrimental to the existing character of the neighborhood and

does endanger the public health, safety and general welfare of the local residents. These developments will impact

the neighborhood for decades.

I have been a resident of Macalester Groveland since 1985 and used to patronize the commercial businesses along

Snelling & Selby: O'Gara's, The Neighborhood Grill, Patina, but not after the recent development of that northeast

corner. The traffic congestion going north and south on Snelling, and east on Selby is "an accident waiting to happen". Cars illegally turn on red or run the red lights. It's a nightmare if you're a pedestrian trying to cross the street. When Whole Foods was on Grand Avenue I was a weekly shopper. Now I can't safely turn east on Selby to

go back to Hamline, so I don't bother. I do NOT want this type of chaos for the southern end of Snelling Avenue. You can do all the studies you want, but it IS the people that create communities, and it is the existing residents of

Macalester Groveland and Highland that have created the ambience, the value and character of their neighborhoods. These homeowners take pride in their communities; they maintain and improve their properties,

support their schools and neighborhood businesses, and create businesses where they live. Now the city wants to

create a Las Vegas strip up and down one of the main arteries of the area. This type of development does not create "neighborhoods". Developers are not invested in the surrounding neighborhoods; they are interested in making the most money for the footprint, which encourages requests for variances and conditional use permits. T3 allows a height of 55 feet; however, that limit can, and will be pushed to 90 feet by every developer if given the

chance. Even the Uptown area of Minneapolis does not have 9 story buildings, as congested as it is. See photos attached.

T3 supposedly provides for mixed use, yet there is NO definition or stated requirements for "mixed use".

Therefore

developers will use this to their advantage, creating more rentals rather than commercial businesses to support the

neighborhood.

Value

High density housing will affect all the homeowners in adjacent neighborhoods. When homeowners bought their

properties they expected to be able to enjoy the sights and sounds of their existing neighborhood, complete with

sunshine, sunsets, trees, and clouds. They didn't expect to look out their front or back window to see a 90 foot solid wall! This type of development will depreciate their home values.

#### Taxes

And please do not try to infer that high density housing will decrease my taxes. During the 32 years I've owned my

home the population in Ramsey County has increased by 100,000. There has been plenty of new multi-family and

high density housing, including Grand Avenue and Snelling. Never have my taxes decreased; in fact they have multiplied three fold.

#### Traffic

I know the master plan is to encourage mass transit use by the tenants of the high density developments; however, these tenants will still have cars and garages. Traffic at the major intersections is already problematic; adding vehicles trying to enter and exit buildings that are sitting so close to intersections will become a safety hazard, for vehicles, pedestrians and bicyclists.

One of the key reasons for the City takeover of trash hauling was to decrease the traffic on the alleys. With T3 high density housing the need for additional trucks on the alleys will definitely increase: maintenance, vendors, deliveries, as well as trash pick up. When tenants can't get out on the public streets they will use the alley as a short-cut. And this is not something that will be included in any traffic study!

Kate Hebel

From: Kate Dienhart [mailto:katedienhart@gmail.com]

Sent: Tuesday, September 05, 2017 3:13 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 Avenue Zoning Study

Dear Councilmembers:

I am writing to express my opposition to T3 zoning on South Snelling Avenue and to the Snelling Avenue Zoning Study. I am particularly concerned that the opinions of St. Paul citizens seem to merit no weight. There are tremendous public concerns about safety, traffic, building heights, and population density along this corridor that have been ignored. In spite of these concerns the Planning Commission Neighborhood Committee failed to amend the zoning study to reflect those concerns.

The original Zoning Study calls for moderate density increases to this area, not T3 zoning.

Please take into account the opinions of St. Paul residents who have a vested interest in the liveability of our neighborhoods.

Catherine Dienhart

1944 Bayard Ave.