

**From:** Eric Celeste [<mailto:efc@clst.org>]  
**Sent:** Tuesday, September 05, 2017 12:13 PM  
**To:** Stark, Russ (CI-StPaul); Johnson, Tony (CI-StPaul)  
**Subject:** Support for Snelling Avenue South re-zoning

Dear Russ and Tony,

Please share my support for the re-zoning of Snelling Avenue South with City Council and other interested parties. I am proud of St. Paul for moving ahead and actually planning for its future. We can't let our fear of density get in the way of our welcoming a more sustainable and efficient future. We need businesses mixed with residential space at every scale in our city.

My grandmother had three grocery stores within an easy walk of her house in Vienna. She had large apartments at the foot of her small street of small houses. It was an incredibly mixed, dense, and functional neighborhood.

St. Paul has never felt this way to me. Even where I live, near Grand Ave., the grocery stores are too few and far away. The density of population that would nourish them is missing.

The Snelling Avenue re-zoning is a small step toward a healthier future for our city. Please support the future of St. Paul, support thoughtful mixed-use, support considered increases in density.

Thank you,  
...Eric

Eric Celeste  
1993 Lincoln Avenue  
Saint Paul, MN 55105

## Neighbors for Responsible Development Position Statement

<b>SNELLING AVENUE SOUTH ZONING STUDY</b>
---

**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

Sam Wills – Ward 3 Constituent - Called

1. He supports the South Snelling Zoning project – development is good for both the tax base and the neighborhood.
2. Stillwater Bike Path – it's a good project and hopes it can move forward. It will unlock assets already there, Beaver Lake and the Hazel Park ballfield to name a few.

From: Wallinga, David [<mailto:dwallinga@nrdc.org>]

Sent: Wednesday, September 06, 2017 11:56 AM

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

Cc: [rep.dave.pinto@house.mn](mailto:rep.dave.pinto@house.mn); [mindfultherapy@hotmail.com](mailto:mindfultherapy@hotmail.com)

Subject: Constituent Objection to Snelling Ave T3 Zoning

Importance: High

David Wallinga, MD

Elizabeth Hayes, PsyD.

305 Brimhall Street

St. Paul, MN 55105

Dear City Council Members:

We are two health professionals, 16-year residents of our home a half block East of Snelling on Brimhall Street. Our house shares an alley with Snelling residences, and we are kitty-corner from the site formerly proposed for the Lecesse development on the corner of St. Clair and Snelling. We oppose T3 zoning on South Snelling Avenue, and therefore the Zoning Study as it is currently written.

We have two school-age girls, and our block is chock-full of around 20 school-age children in total. One of us (Dr. Wallinga) is a public environmental health professional who, more than eight years ago, met with then-candidate Chris Coleman to talk about making St. Paul's streets and planning efforts more consistent with public health by promoting walking and public safety.

Absent better planning, safeguards and infrastructure, T3 zoning for our residential neighborhood is not consistent with public health, and with maintaining the quality of life for those of us who live here now. We support gradual density increases, but in a way that is planful and consistent with these goals, which in our opinion, the current plan does not do. The Lecesse proposal was a fantastic exemplar for why that is the case.

We want responsible development. But many for-profit developers, particularly those coming into our city from other states, are going to maximize the height and density of their proposed buildings – necessarily increasing traffic and congestion and pollution, and decreasing sunlight – to maximize their profits, and UNLESS there is appropriate zoning to limit those profit-driven motives.

As written, the current Zoning study fails to do that. Appropriate-scale development can enhance our neighborhood. As longtime residents, we believe “appropriate scale” to mean development that increases the shopping and walking experience by ensuring street-level commerce next to main arteries like Snelling, and not simply towering residential towers that are largely vacant during the daytime. We believe it to mean stepped back upper stories above the street level, to deemphasize the mass of these developments (eg the canyon effect) and preserve access to sunlight. We believe it to mean putting parking lots behind developments, not in front of them, and to institute limits on the brightness and size of signage. Finally, we believe appropriate scale for our neighborhood to mean firm limits on building height no greater than 55 feet, without exceptions.

To us, it seems like the planning process has been lacking in transparency as to the impact of proposed zoning changes on traffic levels and congestion, particularly taking into account the traffic on the streets and in the neighborhoods immediately adjacent to Snelling. For many years, the City has refused to consider traffic-slowing roundabouts or circles in the neighborhoods East of Snelling, in particular. The failure to protect our children from speeding traffic will only be compounded by the proposed T3 zoning; *in addition, we've heard absolutely no acknowledgement about how the new soccer stadium and commercial development on North Snelling will most certainly add to the traffic on South Snelling.* Any traffic studies performed without taking into account the North Snelling development are inherently flawed.

We understand the original Zoning Study called only for moderate density increases south of the Soo Line rail spur. Given that, we agree that T3 zoning should not have been later recommended for South Snelling Avenue. Finally, the latter is almost entirely B2 community business and residential at this point in time. The Zoning Study itself recommends only T1 and T2 zoning under this circumstance; therefore T3 should NOT be recommended for this area.

As City Council representatives, please hear and be transparent in acknowledging and responding to our concerns as parents, as the constituents you serve, and as health professionals. We are most certainly not anti-development wackos, as some suggest; rather, we are pro-child and pro-family.

Find a solution for planning and zoning for our neighborhood that brings about moderate increases in housing and density over time, using the T1 and T2 zoning that is most appropriate for our neighborhood and home.

Thank you.

David Wallinga, MD, MPA

Elizabeth Hayes, PsyD

cc: Dave Pinto, JD

**From:** Sharon Sudman [<mailto:sudman@mninter.net>]

**Sent:** Wednesday, September 06, 2017 12:06 PM

**To:** Kelley, Pattie (CI-StPaul)

**Cc:** #CI-StPaul\_Ward3

**Subject:** Snelling zoning

Hi Chris Tolbert,

I'm writing because I'm very concerned about an aspect of the Snelling study. I know a lot of my other neighbors have comments and I would tend to agree with them. However I have one concern that I have not seen addressed elsewhere.

All along Snelling and in the areas marked out in the zoning, the quarter-miles along Randolph and so forth, there are many homes and rentals for lower-income people. People who, just like everyone else, want to live in a safe friendly neighborhood.

The zoning study as it stands marks out these areas for potential redevelopment, and I would argue, for undoubted redevelopment.

**I think we will have another Rondo on our hands**, another situation where the city fathers [yes] in their zeal to develop Saint Paul do not take into account community-level concerns, particularly those of people of color, do not compensate them fairly, and never look back until it is decades too late, especially at this time when great swathes of affordable housing are being eliminated by developers across the metro.

For this reason I oppose the zoning study as it stands, and the concept of redeveloping Snelling in the manner in which essentially it is being proposed.

I also concur with a lot of other neighbors who object. I live one long block west of Snelling and I don't think that there will be much sunlight in the winter when 75-foot buildings block the sunrise on my side of Snelling and the sunset on the other side of Snelling. Winter time has short enough days (about 5 hours you will recall, hard to think about right now with long days!) without adding the shadow of a tall building cast by a low winter sun.

Some people have said this development won't take place for thirty or forty or fifty years. "We'll be gone, so don't worry, it will be a different city." I can accept that, however I don't believe it will be that long if we open the door to developers in this way. It will be a very short time as they take advantage of development in a beautiful neighborhood such as ours, with the low rates of financing nowadays. Development used to be a difficult business, but now there is easy money and as the number of teardowns here shows, lenders will lend to anyone with a decent financial track record.

Lastly, in relation to the just-mentioned accelerated development, I just want to mention that I did an informal survey of my precinct (3-8) and in the southern half, 16 blocks -- I've lived here for 30 years and know the neighborhood. I found that there have been teardowns or a second-story added at a rate of over one per block in 30 years. However, there were about 5 before 2004 and the remainder after 2005, almost all teardowns. Yes, development is happening but it is happening at an ever-quickenning pace and as you open the doors, we in our quiet, lovely neighborhood will be overrun unless you include strong safeguards against chain stores, excessive luxury housing and the like, provisions for traffic, and make sure you intentionally consider the lower income person who may not have the time or money to advocate for themselves.

Thank you,

Sharon

.....  
Sharon Sudman  
399 Macalester St.  
St. Paul MN 55105

I wanted to write to you to add my voice to the discussion about the upcoming votes on the South Snelling Zoning Study and Ford Site Master Plan.

Saint Paul is experiencing population growth at a rate unseen in over two generations. We should be proud that our city is so attractive and welcoming that tens of thousands more people are choosing to live here. However, we cannot ignore the effects that growth can have. We are experiencing the beginnings of a housing crisis. Rents are rising, vacancy is falling, and homeownership is becoming more and more difficult to attain.

It is for these reasons that I ask you to support the South Snelling Zoning Study today and support the Ford Plan as it was passed by the Planning Commission. We need to deliberately plan our communities in a way that accommodates growth and builds neighborhoods around transit and amenities. The increase in housing units will make housing more affordable not just in Highland Park, but across the entire city.

As a 31 year-old and an environmentalist, I am terrified of the impacts yet to be seen by climate change. The development these plans will bring will be energy efficient and climate resilient. It is exactly the direction the city and region need to go in.

True leadership is shown at the time when the chorus of the many will bring about their own harm and leaders step in to prevent that outcome. That is indeed why we have embraced representative democracy over direct democracy in Saint Paul and in Minnesota. I ask you to show this leadership on these plans.

My family has been in Saint Paul for over a century. They have seen the growth and change in our city, some of it for the better and some for the worse. There is one change that my grandparents talk about a lot. Before the Great Depression, my family lived in abject poverty, and the Depression only made matters worse. Living in Saint Paul in that circumstance, my grandparents and their parents were buoyed by the ability to meet their basic needs in walking distance from their home, and beyond that to go anywhere in the city by streetcar. They lament that loss of walkability and mobility for a family that didn't own their home or a car to get around in.

Let's bring back that greatness to our city.

Thanks for your support,  
Paul

Paul Sawyer  
1346 Point Douglas Rd S  
Saint Paul MN 55119

From: [mu224@aol.com](mailto:mu224@aol.com) [<mailto:mu224@aol.com>]  
Sent: Wednesday, September 06, 2017 10:56 AM  
To: Tolbert, Chris (Cl-StPaul)  
Subject: Vote no to T3 Zoning

Dear Council members,

I am a long-time resident of the MacGroveland neighborhood (1561 Lincoln Avenue) and urge you to vote no today to T3 zoning and vote no to the Snelling avenue South Zoning Study!

Our neighborhood is unique with such a desirable residential character. The quaint and local small shops and beautiful homes that have so much character must be retained. This is why people come to the Grand Avenue/MacGroveland area. We do not need a skyscraper high-density cookie-cutter type of development in this area!

Vote NO to this T3 rezoning!

Thank you.

Michelle Ulrich  
1561 Lincoln Avenue  
St. Paul, MN 55105

**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  
2XXX Fairmount Ave.  
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  
2XX Warwick Street  
St. Paul, MN 55105

---

**Dear Councilman Dai Thao,**

**I visited with you at O'Gara's about my opposition to the too hasty process on the development of the Ford Site and now I write in opposition to the T3 zoning per the Snelling Avenue Zoning Study.**

**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 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  
2XXX Fairmount Ave.  
Saint Paul, MN 55105**

---

*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.*

Other points you might consider for your letter:

- The *Neighbors for Responsible Development Position Statement* (see attached) contains important points of opposition. You may state that you agree with all or part of the Position Statement.
- 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.

Roger Norris  
21XX Ann Arbor street  
St Paul, MN. 55104

---

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  
15XX Goodrich AVenue

---

Hello,

My name is Tanya Shipkowitz and I live at 16XX 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 6<sup>th</sup>.

Sincerely,  
Tanya Shipkowitz

---

We live near Snelling and don't want it changing from the current zoning. Please take the time to research this refining study thoroughly and communicate with your Ward and community well on the issue.

Thank you.  
Ward 1 home owner,  
Mark Blomquist  
14XX Ashland Ave

---

Dear Mr. Thao,

Please vote no on T3 Zoning at Snelling and St. Claire Avenues on September 6th. The scale is too large and it will ruin the neighborhood.

Wanda, Eric and Natalie Narvaez  
14XX Ashland Avenue  
St. Paul , MN 55104

---

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  
4XX Warwick Street  
St Paul, MN 55105

---

Dear Council Member Thao,

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  
14XX Laurel Avenue  
Saint Paul, MN 55104

---

Dear Council Member Thao,

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  
3XX Macalester Street  
St. Paul, MN 55105

---

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  
15XX Goodrich Avenue

---

Dear CouncilPerson, I am a resident of Ward 3(16XXLincoln Ave. St. Paul, MN 55105) and have been for 30 years. I am writing to ask you to vote NO on 9/6/17 to the T3 Zoning on Snelling Avenue South and oppose the Snelling Avenue South Zoning Study. My wife and I are regular voters. We do not want to live with more traffic congestion, overcrowding and a decrease of neighborhood values. We have always loved the small town feel of St. Paul and moved to our neighborhood for that reason. I grew up in New York City and know all too well about the anonymity and congestion of big city life. Please keep Snelling the way it is. Losing single family homes and green space due to over building and corporate greed is not what St. Paul stands for. Please consider our request with the seriousness that it is due for many generations to come. Thank you for your consideration and work on the Council, John H. and Bonnie J. Driggs

---

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  
16XX Summit Ave.  
St. Paul, MN 55105

---

Dear St. Paul City Council Member,

Please vote **NO to the Snelling Avenue Zoning on September 6th**. My wife, Holly, and I **oppose the T3 and T2 Zoning and The Snelling Avenue Zoning Study**. We feel this type of Zoning will eliminate single family homes and destroy our wonderful St. Paul neighborhoods.

Thank you for your time. We hope you will hear your neighbors and fellow citizens and vote No to this type of zoning.

Sincerely,

Jerry and Holly Farrell  
15XX Palace Avenue  
St. Paul, MN 55105

---

Good evening,

I am writing to encourage you to vote in favor of T3 zoning designations along Snelling Ave. I am a resident at 15XX Ashland, just a block and a half from Snelling. Higher density will bring economic diversity and viability to the area, is an appropriate fit for the transit options, and would serve to calm Snelling Ave traffic.

Thank you for your service.

Regards,

Vanessa Perry

---

I strongly oppose high density developments in neighborhoods that are more desirable for their sense of community, especially Mac-Groveland.

I urge you to Vote NO on September 6 to T3 zoning and NO to the Snelling Avenue South Zoning Study.

Let's keep what made this area popular enough to even draw this kind of zoning study!

Vote NO.

Thank you.  
Susan Donohue  
18XX Stanford  
St. Paul

---

Good morning.

I am a homeowner and long time resident of St. Paul. I have lived and worked in the city for most of my life. The “big city with the small town feel” is a home I am proud of because of its many closely-knit neighborhoods that function as supportive, positive communities.

**I am writing to ask, no actually beg, you to vote no on September 6<sup>th</sup> to T3 zoning on Snelling Avenue South and the to vote no the Zoning Study changes.**

The immediate and long term negative impacts T2 and T3 zoning changes in our area are staggering. The increase in density would destroy the current state and feel of our neighborhoods, they would increase traffic with its concurrent negative environmental affects, and raise pedestrian safety risks. One portion of the study even proposes to not allow any more front facing houses on Snelling! In short, these changes seek to destroy most everything that makes these neighborhoods the wonderful places they are.

The residents of these areas have repeatedly voiced their objections to these changes. We have had to meet challenge after challenge brought to our area by developers and city groups. As recently as last month we fought against another request for high density construction which the City Council thankfully voted down. Our voice with your support protected our community! No one has changed their mind on these important issues in the last weeks. Why is this same question being brought repeatedly when the community has clearly stated their desire to maintain the current levels and types of housing?

You are our voice in these proceedings. You are our strength against those who are looking to make money for themselves or who would force a different vision and reality on the taxpayers, homeowners, and neighbors who actually live here. Please vote no on the zoning changes and stop this attack on our community.

Sincerely,  
Catherine Bittner  
Laurel Ave.  
St. Paul, MN 55104

---

We agree with the Neighbors for Responsible Development Position Statement.

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

Support Livability in a Most Livable City!

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

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

---

Re: t3 Zoning:  
vote no

Jerry Linke

---

Good afternoon.

I am writing to urge you to vote "NO" on the T3 rezoning request coming up regarding the property at Snelling and St. Clair Ave. The proposed construction is oversized for the neighborhood, doesn't meet zoning regulations put in place to maintain the character of neighborhood, will increase congestion and traffic on an already critically overloaded set of city streets that is consistently getting worse, and will directly, negatively impact the natural light and privacy of the immediately surrounding properties. Developers have already tried to get the city to change their zoning laws to fit their ideas of what the neighborhood should be (and of course allow them to make as much money as possible with no personal investment in the community) and were turned down. The surrounding neighborhood was clear on their desire to not have large-scale construction in the area. The current zoning regulations are in place to empower the neighborhood to protect itself from unwanted overbuilding. Other nearby neighborhoods have been battling building codes, loopholes and zoning decisions that have steadily inundated their areas with huge, oversized construction. PLEASE don't allow this unwanted trend to continue. If you change this zoning even once, if you even are seen to seriously consider it, you are putting the very neighborhoods and homes we love in danger forever. Please vote "NO" to the rezoning request.

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

Thank you for your time and efforts,

Catherine Blttner

14XX Laurel Ave  
St. Paul, MN 55104

---

Dear Council Member,

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

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

Thank you for your consideration.

Jane and Jeff Tracy

---

Dear Council Members,

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

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

Thank you for your time in supporting our city.

Kateri Routh  
20XX Stanford Ave.  
Saint Paul

---

Dear Councilmember Thao,

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

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

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

Regards,

Tim Heath

15XX Osceola Ave

---

Dear Councilmember:

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

Thank you-

Kate Dienhart

19XX Bayard Ave.

St. Paul, MN 55116

---

To whom it may concern:

I've been a resident in our neighborhood for over 17 yrs. I've called this place home since moving here from Tennessee for a job.

One of the main reasons I chose St. Paul and specifically this area, was the character and aesthetic. The cute single family homes, intermingled with all the gorgeous brownstone buildings. This is a gorgeous area and something we are all proud of.

Yet, I've see what's happening to Grand Avenue and it's discouraging. Gorgeous old homes are getting bulldozed for ridiculously tall buildings, that lack personality, character and take away from the beauty of our community. Now the same developers want to do this to Snelling Avenue and it's going to yet again the main reason many of us live here.

These buildings not only take away the character, they cause traffic issues, parking issues, and remove any sense of community one feels with their neighbors, with the local businesses. My fear is that we'll find this area turn into a St. Paul version of Uptown, where the artists are squeezed out, where the area becomes ridiculously overpriced, and the beauty we have gotten used to eventually disappearing.

Please vote NO to the T3 zoning, as well as NO to the Snelling Avenue South Zoning Study. Our neighborhood will appreciate it, and I will too.

Best,

Dawn Frederick

15XX Portland Avenue

St. Paul, MN 55104

---

Dear Mr. Thao,

I am writing in regards to the planned rezoning of Snelling Avenue South. I strongly oppose the proposal to convert the zoning for Snelling Avenue to T3. I have been living on Snelling Avenue (my address is 1575 Summit Avenue) for the past 6 years and over those years the traffic on

Snelling has dramatically increased, including truck, bus and general traffic. I fear that with the rezoning of Snelling Avenue already high traffic will increase even further simply because more people will live on the street. I think the city should take care of mitigating the traffic issue on Snelling first, before increasing it even further by rezoning Snelling Avenue and the proposed development of the Ford plant.

Thank you,

Ute (Bertog)

15XX Summit Avenue  
Saint Paul, MN 55105

---

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."

Winston Kaehler

---

## Neighbors for Responsible Development Position Statement

<b>SNELLING AVENUE SOUTH ZONING STUDY</b>
---

**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.

<b>SAINT PAUL COMPREHENSIVE PLAN</b>
--------------------------------------

**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."*

<b>SAINT PAUL ZONING CODE</b>
-------------------------------

**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  
14XX Scheffer Ave.  
St. Paul, MN 55116

---

Dear Dan,

I am writing this to ask you to please reject the proposed zoning plan that would allow T3 development along Snelling Avenue. I do understand the need for economic development and I hope that can be incorporated into a more reasonable plan. Development of the magnitude proposed will have a deleterious effect of the family-friendly and small business neighborhoods that currently exist. Please help us maintain a positive livable community.

Thank you.

Nancy Kohl  
1683 Juliet Avenue  
St. Paul, 55105

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

**Sent:** Monday, September 11, 2017 4:58 PM

**To:** #CI-StPaul\_Ward3

**Subject:** Re: T3 Zoning on South Snelling

Councilmember ~

The neighborhood has come to the conclusion that with our VERY STRONG opposition to the T3 zoning for the corner of Snelling and St. Clair that you decided long ago what you were going to do and went through the charade of holding public hearing.

Those of you who vote in favor of this monstrous, ruinous plan which will affect our neighborhood far beyond your childrens' lifetimes have sold us out.

I cannot drag down to yet another council meeting on this matter, as I have other things my life requires me to do. I don't think most of you are listening , anyway - so why waste the time?

You wonder why citizens are cynical about the government at every level? It's pretty obvious. No one is listening to us on anything.

We'll remember at election time.

Kathleen Deming

1562 Goodrich

St. Paul, 55105

**From:** Michelle Berg

**Sent:** Monday, August 28, 2017 10:48 AM

**To:** Thao, Dai (CI-StPaul) <[dai.thao@ci.stpaul.mn.us](mailto:dai.thao@ci.stpaul.mn.us)>; Stark, Russ (CI-StPaul)

<[russ.stark@ci.stpaul.mn.us](mailto:russ.stark@ci.stpaul.mn.us)>; Tolbert, Chris (CI-StPaul)

<[chris.tolbert@ci.stpaul.mn.us](mailto:chris.tolbert@ci.stpaul.mn.us)>; Xiong, Mai Chong (CI-StPaul)

<[mai.chong.xiong@ci.stpaul.mn.us](mailto:mai.chong.xiong@ci.stpaul.mn.us)>; Henningson, Samantha (CI-StPaul)

<[samantha.henningson@ci.stpaul.mn.us](mailto:samantha.henningson@ci.stpaul.mn.us)>

**Subject:** South Snelling Zoning Study

Dear Councilperson,

I am writing to express concerns about the recommendations in the South Snelling Zoning Study that are being presented for a vote in upcoming City Council meeting. I am asking that you please vote No on the current recommendations for the following reasons:

The rezoning of the South Snelling corridor to newly recommended T3 standards, **will violate existing tenets of both community-based and city-recommended guidelines for the area.** This rezoning proposal, which is intended to facilitate density growth to three times the current population, runs contrary to the prescribed standards and community guidelines set up for the protection of area residents. **These standards, which are thoughtfully laid out in the City of St. Paul's comprehensive plan,** cover housing and land use issues that are important to the quality of life residents

experience. The standards in question are meant to protect that quality of life as much as they are meant to protect any real estate investment.

**The question of tripling the density in these established neighborhoods is one that the city never originally considered for the South Snelling corridor and with good reason.** We remind the City why these basic parameters were originally put in place and why area residents are now fighting so hard to urge the City Council to stand behind them.

**The well thought out reasons for these original provisions have not gone away** and the amount of time and energy devoted in devising them should not be euthanized in the hopes of creating a greater revenue stream from a multiplicity of hoped for "new tax payers".

We are aware of the City's desire to offset the built-in challenges presented by the many tax exempt organizations that do not pay into our city services. We just don't think these challenges can be met by simply turning the main corridor of our residential neighborhood into monopoly-board style developments of banded real estate. Not to mention how much it will cost to pay for the necessary infrastructure updates throughout the area to support and maintain these new developments at the proposed T3 usage. **This housing stock is not more affordable than existing housing stock because they are "new builds".** The City may see an increase in projected tax revenue, however **it does not follow that area residents will see a decrease in their existing taxes.**

**Additionally, Snelling Avenue is not merely a border to these historic neighborhoods, but rather is fundamentally integrated within them.** This presents a very special problem where mandated guidelines promoting human scale, articulation and ornamentation are concerned. (**Sec 66 343 Mac Grove** long range plan).

Snelling Avenue is the span of an alleys' width distance from houses that were built shortly after the turn of the last century. Many of these homes are a story and a half or a story and three-quarters. The building mass alone on T3 developments **would run in direct violation of the aesthetic standards laid out in the comprehensive plan.** It would also violate the guidelines that makes it possible to use solar panels on those very modestly scaled homes. **The shadows cast from any building allowed under T3 designation would make it impossible for those individuals to use solar energy.**

Additionally at the St. Clair and Snelling site there was another special problem that emerged in the way of very high water table underground. This led a potential developer to ask for a variance to build higher than T3 standards allowed in order to "add an above ground parking ramp". I would remind the city that according to construction experts, **it is possible to build a parking ramp underground with a high water table. It is just very expensive to do so.** According to section 6 of the variance request permit, **no variance shall be granted to developers for reasons of economic hardship.**

The traffic generated at most of these South Snelling major intersections will inevitably create major problems on the residential side streets and will have a substantial impact on pedestrian activity at rush hour when many residents walk to and from area schools. **There are currently 14 separate K-12 schools that many students walk or ride bikes to.** This must be taken into careful consideration in traffic studies. **Pedestrians will be profoundly impacted by this rapid increase in density, however much the city wants to evangelize the gospel of a new "car-less" society.** The reality is, we live in a cold weather state and we will have many drivers among those new potential residents.

Before you think to allow T3 rezoning along the South Snelling corridor we ask that you truly listen to this community input.

**And in view of these many factors, we urge you to vote no on T3 zoning anywhere South of Snelling from Marshall Avenue up to Ford Parkway.**

Regards,

Raymond and Michelle Berg

Dear Jane,

It was so nice to see you at O'Gara's last week. We wish we had more time to visit with you

We are writing to ask you to vote NO on Snelling Avenue Zoning on September 6th. Holly and I oppose the T3 and T2 Zoning. We feel this type of zoning will eliminate too many single family homes and destroy our wonderful St. Paul neighborhoods.

Jane, thank you for your time. We hope to see you soon.

Best Wishes Always,

Jerry and Holly Farrell  
1553 Palace Avenue  
St. Paul, MN 55105

**From:** John Osen [<mailto:j.w.osen@centurylink.net>]

**Sent:** Tuesday, September 12, 2017 8:56 PM

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

**Cc:** Williams, Josh (CI-StPaul)

**Subject:** Amending the Zoning Map of Saint Paul as recommended in the Snelling Avenue South Zoning Study.

Saint Paul City Council,

Neighbors for Responsible Development has written an open letter in the St. Paul Pioneer press to the Saint Paul City Council. It can be found at the following link:

<http://www.twincities.com/2017/09/12/letter-st-paul-council-should-hear-concerns-vote-no-on-snelling-avenue-south-zoning-change/>

As a group we have sent many emails to our representatives. I have today reviewed the agenda attachments found on the council's website.

I am dismayed that few of the many emails we have sent are represented. I could not find one email from myself or my wife. Emails favoring the rezoning seem very well represented.

It does give the appearance of selective reporting. That would be dirty politics.

Please amend the zoning to exclude T3. Or, at the very minimum, limit T3 to 55 feet with no exceptions.

Regards,  
John