

Kantner, Libby (CI-StPaul)

From: raybryan <rbryan@raycomp.com>
Sent: Sunday, June 10, 2018 11:45 PM
To: Henningson, Samantha (CI-StPaul); #CI-StPaul_Ward4; Kantner, Libby (CI-StPaul)
Subject: Ordinance 18-18 rezoning of 2330 Long Avenue

Dear City Council Chair and Council members,

There were a number of facts that Mr. Eagles left out of his presentation to the Public Hearing on June 6th.

One is that there are hundreds of housing units either just lately finished, under construction, or in various stages of planning that sit along the Green Line in both St. Anthony Park (2 stations) and in neighboring Prospect Park (many people do not know where one starts and the other leaves off).

Secondly, the currently effective 2005 10 year plan for SAPCC (District 12) and the nearly finished guidelines for developers that is an adjunct to the 1018 10 year which is process of approval, both prominently state that the green space and esthetic presentation of new construction are high priorities to this district for any plans that are submitted for approval or input.

Third, guidelines for new construction along University Ave. in the Heritage Preservation overlay strongly suggest that building heights not exceed the existing, historic buildings (about 6 or 7 stories). Seal Hi-rises is largely seen as a one-off aberration.

Fourth, that survey about the future of the SAPCC planning -it is misleading to say its question about affordability means building more housing under "affordable" guidelines - it is just as correct to say that people were saying that they are concerned that deep-pocketed real estate speculators are driving up the costs of existing housing in the district.

Fifth, no one reached out to survey the homeless people in this district about cost of housing or affordability, yet our council was informed that there are likely about 200 homeless people living in District 12. I have spoken directly to 2 of them and their housing needs are completely ignored by SAPCC. Affordable to them is about \$10 to \$12 per night. What is the definition of "affordable" to PED or HUD or HRA?

Lastly, this 2330 Long development is "phase 2" and seems likely to be about 2 years from breaking ground, yet our economic system has downturns (such as 2007-2009) about ever 4 to 7 years on average. While no one can predict when exactly a downturn will happen it is a likely probability in the next 2 years. What happens when a development is delayed? Does the developer just wait or is the property sold to stop-loss or cover expenses? What does another developer do then with the property? Is that developer going to hold to a no CUP promise on top of T3 as the prior one said he would?

2330 Long Ave. is an odd shaped lot and needs to address green space and esthetic appearance whether it incorporates parking or not. The esthetics of a development there as a T2 zoned (by rights a 4 story height with the set back for the upper story, is already challenging the proximate built environment surrounding that block; working to entrain green space and landscaping in and around such proposal is all the more tricky but feasible.

Where is it written that every small parcel for development has to be pushed to maximum density? Who mandates that livability and neighborhood character has to be sacrificed to density?

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