



West Side Community Organization (District 3)
Baker Center | 209 Page Street West
Saint Paul, MN, 55107

July 19, 2019

To: St. Paul Zoning & Planning
From: West Side Community Organization
RE: Stryker Ave Re-Zoning
Committee Members:

WSCO board of directors met on May 28th, 2019, and after a time of discussion, weighing the information presented from City staff, and public outreach, the WSCO board decided to support and recommend adopting Zoning Option 3 **except** replacing parcels zoned R2 with RT1 and parcels zoned RT1 with RT2.

In January of 2017 WSCO formally requested that a zoning study be initiated for Stryker Ave on Saint Paul's West Side. Our primary intent in this request was to explore the possibility of rezoning the commercial areas currently zoned as B2, B3, or RM to a T2 traditional neighborhood allowing for commercial revitalization, increased mixed uses, as well as residential options.

WSCO has been working together on the question of how to bring additional vitality to Stryker for several years. This area has suffered devastating effects of vacant buildings and businesses closing their doors, and the general feeling in the neighborhood is that we need more community investments - and more interest from the businesses/developers that might want to work here. Stryker is a particularly interesting street because it's in the exact middle of the West Side and it has several commercial nodes that are now rather underutilized and could be much more.

Although our initial request was for the study of the commercial corridor, from Winifred street to Morton Street, one of the benefits of the initial recommendations from City planning staff was to include the RT2 zoning to the extension of Annapolis street. This initial recommendation was reconsidered after a first public meeting. However, as we look to future population growth and the current number of West Side residents who are housing cost burdened, we strongly believe the options of allowing RT2 zoning through the study area would allow for increased housing options. WSCO believes this aligns with the need in the City of St. Paul, and on the West Side directly, for increasing residential housing options in the future.

Respectfully,

Monica Bravo
Executive Director
West Side Community Organization