

Williams, Josh (CI-StPaul)

From: Joel Clemmer <joel@joelclemmer.org>
Sent: Tuesday, February 9, 2021 8:16 AM
To: QUINNFORD01@gmail.com; henry@unionparkdc.org; Amy Gage; amcdonough@stthomas.edu; Marc J Manderscheid; Alyssa Rebensdorf; tdietsche@comcast.net; Joyce Krech; #CI-StPaul_Ward4; Williams, Josh (CI-StPaul)
Subject: Proposal to increase occupancy in UST overlay district
Attachments: Clemmer.Hennes.Rpt.Final.12.14.11.docx

Think Before You Click: This email originated outside our organization.

February 9, 2021

TO: Noelle Jacquet-Morrison, Union Park District Council QUINNFORD01@gmail.com

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I write in opposition to the proposal to allow six unrelated persons to occupy a dwelling unit in proximity to the University of Saint Thomas. If approved, this will threaten recent positive changes to our fraught town-gown relationship and will be a detriment to my neighborhood.

I have some background with the issue, having been a member and president of the Macalester Groveland Community Council and member of the West Summit Neighborhood Advisory Committee. The problem of UST student rentals took up much of my time in both positions. I attach a report, written with UST's Doug Hennes, which outlined the problems. Thankfully, some of them have been resolved by the on-campus requirement at UST.

In fact, Saint Paul and UST made real progress in these and subsequent years. After passage of the 150' student rental spacing requirement, the attendant overlay district and UST's on-campus requirement, I thought we were approaching stability, if not resolution, of a frustrating problem.

It was therefore astounding to me to hear of the proposal to increase allowed "unrelateds" per household by 50%, to six each. Within the Student Housing Neighborhood Impact Overlay District, this would be a huge mistake. This is because the dynamics within the Overlay District differ from those elsewhere in the city.

Within the Overlay District, there is a delicate balance between single-family households and student rentals. Because the effects are not life-threatening, it is difficult to convey the debilitating frustration of living in proximity to some student rentals. This is not just aesthetics nor a snobby NIMBY attitude. It is real feelings of security, peacefulness and confidence in the future of one's household. The proposal, if allowed, will encourage the growth of student rentals and erase our recent progress.

I understand the value of increasing density across the City and do not expect to reverse the trend toward rentals. I am saying that we must manage such trends in a sensitive and responsive manner. The Student Housing Neighborhood Impact Overlay District exists for a reason and the reason is that its neighborhoods are subject to special strains. Our ordinances, if they are to have general value, must respect such local conditions.

Thank you for your work on behalf of Saint Paul.

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