

From: [Mcdonald, Michael](#)
To: [*CI-StPaul_Contact-Council](#)
Subject: FW: It's About Balance; Proposed Zoning Change/Student Overlay District
Date: Monday, March 1, 2021 8:00:22 AM

From: Mcdonald, Michael <michael.mcdonald@suez.com>
Sent: Monday, March 1, 2021 7:59 AM
To: contact-council@ci.stpaul.mn.us; councilhearing@ci.stpaul.mn.us
Cc: Mcdonald, Michael <michael.mcdonald@suez.com>; Grady, Caitlin (CI-StPaul) <Caitlin.Grady@ci.stpaul.mn.us>
Subject: FW: It's About Balance; Proposed Zoning Change/Student Overlay District

Please consider this neighborhood feedback from Ward 4 as you contemplate the housing density question. Please do not dismantle the Student Overlay District as a result of addressing the "definition of family" with respect to number of occupants in a house.

Best Regards,

Michael McDonald
1936 Selby Avenue

From: Mcdonald, Michael <michael.mcdonald@suez.com>
Sent: Friday, February 26, 2021 3:52 PM
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Subject: It's About Balance; Proposed Zoning Change/Student Overlay District

It's about balance. Balance in the neighborhoods. Today, on our block, we have houses occupied by senior citizens, recent empty-nesters, families with children, houses with students, and one house with students that have graduated UST and chosen to stay in the neighborhood. It's a vibrant and diverse block.

I remember when the student overlay district ordinance was passed. Prior to that, neighborhood sentiment was justifiably quite high against the conversion of single-family homes into student rental units due to the negative impact on the neighborhood observed over the previous ten years. This necessary ordinance seemed to slow the conversion of

single-family homes to student occupied houses within our extended neighborhood. Recently, extensive on-campus dormitories have been constructed, and also numerous new apartment buildings around the periphery of campus (Grand Ave, Marshall Ave, etc) catering to students.

It is our feeling that the additional on-campus capacity and new apartment builds around campus have alleviated the need for increasing student housing density by 50% (by increasing the allowable number of tenants from four to six). This suggests that the only beneficiaries of this change to the overlay district would be remote landlords who might realize a 50% increase in rent per house, creating a favorable condition to convert more single-family homes to student housing that would destroy the balance that we all enjoy today.

Michael P. McDonald

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