



Southeast Community Organization
(SECO, District One)
2105 ½ Old Hudson Road
St. Paul, MN 55119

Date: 10/2/2024

Regarding the Conditional Use Permit for 470 White Bear Avenue

Dear Zoning Committee

I am writing to reiterate the support of the Southeast Community Organization/District 1 Community Council for the project at 470 White Bear Avenue, which now includes a Conditional Use Permit.

The Executive Committee of SECO met and we feel that the project is still worthy of support, as we indicated in our prior letter.

The Comprehensive Plan for St. Paul includes a target of 832 units of housing affordable to people at 30% of Area Median Income. This project is the kind that will bring us closer to fulfilling the goal. It is a development at an intersection, and with good transit options.

We urge approval of the Conditional Use Permit.

John Slade
Board Chair
Southeast Community Organization



Southeast Community Organization
(SECO, District One)
2105 ½ Old Hudson Road
St. Paul, MN 55119

Date: June 25 2024

Beacon Interfaith Housing Collaborative
2610 University Avenue West, Suite 100
Saint Paul, MN 55114
Attn: Jim Barnes, Senior Housing Development Project Manager

RE: The Aragon/ Letter of Support

Dear Jim and the Beacon team,

This letter is in follow up of your presentation to our organization on June 10, 2024 regarding your planned “The Aragon” project. It is our understanding that your project will include approximately 53 units of new affordable family housing at both the 30% AMI and 50% AMI levels, and that you are in the early stages of seeking the required land use approvals and financing to start the project.

The Southeast Community Organization is pleased to offer its written support for your land use and financing applications. We recognize that our neighborhood, like every neighborhood in the city, is lacking in the amount of housing that is affordable to people. We are pleased to see multi-bedroom units planned, which will serve larger families. We are also glad to see a development near an intersection with good transit. We would encourage you to allow opening windows to increase airflow in the units.

Thank you for the opportunity to offer our support for the project. Please feel free to contact us with any questions. For now you can email our board president at john.jarvis.slade@gmail.com or call 651-491-2084.

Sincerely,

John Slade
SECO Board President

From: [Ann Karner](#)
To: [*CI-StPaul_PED-ZoningCommitteeSecretary](#)
Subject: Zoning file number: 24-056-254 Address:430 White Bear Ave.
Date: Sunday, July 21, 2024 9:08:13 PM

I am writing in regard to the property described above and referred to as The Aragon. I support the development especially because it will provide much needed affordable housing for individuals and families in the area. As someone who volunteers at food pantries at two churches in the area, I know the struggles people on limited budgets face making ends meet. More affordable housing on the Eastside is critical. As a renter myself, I am very aware of rising rental costs. As a Christian, I believe it is my responsibility to assist others. The zoning and requests of the property owner, St. Pascal Baylon Catholic Church, and the developer, Beacon Interfaith Housing Collaborative, are reasonable and appropriate for the site. A bare lot will be transformed with a nicely designed structure. The residents will not only have a home but also the supportive services they need.

I hope you will vote to approve the development and move the development forward as it is critically needed.

Ann Karner

From: [Ann Lemke](#)
To: [*CI-StPaul_PED-ZoningCommitteeSecretary](#)
Subject: Zoning Filing #24-056-254/ 430 White Bear Avenue, St. Paul, MN 55106
Date: Sunday, July 21, 2024 2:08:07 PM

Dear Council Member Cheniqua Johnson,

I am a parishioner of St. Pascal Baylon Catholic Church and a member of the Beacon Interfaith Housing Collaborative. The possibility of building The Aragon on White Bear Avenue across from my church and a few blocks from my home is very exciting and opens so many opportunities for my church community to welcome and interact with its inhabitants. I implore you to help this happen for the following reasons:

Truly affordable housing with supportive services is the only way to launch low-income families into full ownership of housing in the future.

My faith compels me to support the goal that everyone deserves to have a place to call home where families can thrive with peace, security, warmth, and shelter. Let us not forget these basics; let us work to provide them to the low income. Rising rental costs in St. Paul and the lack of housing near transportation, finding a variety of schools, churches, stores, playgrounds, and shopping are all common dilemmas. The property at 430 White Bear Avenue can provide these essential needs and more. And include how Beacon will add the supportive services such as daycare, job training, addiction therapy, etc. The Aragon must be built here!

Furthermore, the zoning request by the owner (St. Pascal's Church) and the developer (Beacon) are reasonable and appropriate for the site. Surely you can agree.

My hope and my prayers remain with you and your Council members to approve the rezoning so this critical development can move forward.

Very truly yours,

Ann M. Lemke
1630 Beech Street
Saint Paul, MN 55106

From: [Ann Lemke](#)
To: [*CI-StPaul_ZoningCases](#)
Cc: [Emily Goldthwaite](#); [Ann Karner](#)
Subject: Applications 24-078-931 470 White Bear Rezoning & 24-078-938 470 White Bear CUP
Date: Tuesday, October 8, 2024 6:17:31 PM

To City of Saint Paul Planning Commission --

My name is Ann Lemke, and I am a neighbor speaking in support of The Aragon on White Bear Avenue and affordable housing. I have resided in this neighborhood for 51 years. I have seen homelessness mostly in recent years as families lost their homes and rents increased drastically.

I care about increasing opportunities for individuals and families with low incomes in our city. My faith reminds me that caring for the homeless is not a fleeting act of charity. It is meant to be a **sustained** practice deeply ingrained in the fiber of human character and exhibited continually.

So whenever possible we need to develop available land to serve the people. Often this means truly affordable rental housing. This land has sat vacant and unused for many years and not in service to my community. It makes far better sense to zone this land for Beacon to erect The Aragon with more than 50 residential units than remain with zoning for only a **few** houses at today's **market** rates.

The rezoning proposed by the owner (St. Pascal Baylon Church) and developer (Beacon) is **reasonable** and **appropriate** for the site.

I am fully in support of the rezoning AND the conditional use permit. I sincerely hope you will vote to **approve** the rezoning and the conditional use permit for supportive services so this critical development can move forward!

Thank you,

Ann Lemke

1630 Beech St.

Saint Paul, MN 55106

From: [Lindenfelser, Audrey](#)
To: [*CI-StPaul_PED-ZoningCommitteeSecretary](#)
Cc: [#CI-StPaul_Ward7](#)
Subject: Support of zoning file # 24-056-254
Date: Wednesday, July 24, 2024 11:05:49 AM

I am writing in support of the proposed affordable development called The Aragon at the property address of 430 White Bear Ave, zoning file #24-056-254.

I appreciate the research and discernment that members of St. Pascal Church have been involved in with Beacon. Through my contact with Theresa Living Center on Jasmine, home for unsheltered women and their children, I've learned how extremely difficult it is to secure safe, affordable housing for women and children.

Therefore, I ask you to vote to approve this and move this critical development forward.

Thank you for all you do for our St. Paul community.

Audrey Lindenfelser
7 East Sandra Lee Dr.

From: [Carmen Johnson](#)
To: [*CI-StPaul_PED-ZoningCommitteeSecretary](#)
Subject: Proposed Beacon housing
Date: Thursday, July 25, 2024 9:34:58 AM

Please approve the proposed beacon housing on white bear ave and 3 rd street in St. Paul. The east side needs more affordable housing. I'm a st pascal Baylon parishioner. We would be there to help support this endeavor. It's the right thing to do.

Regards

Carmen Shaughnessy Johnson
2485 londin lane east apt 321
St Paul MN
55119

July 21, 2024

PED-Zoning Committee Secretary

City Council

St. Paul MN

Dear St. Paul City Council Members:

I am writing regarding the Aragon housing project, Zoning file # 24-056-254 , Address 430 White Bear Avenue, St. Paul MN, as a member of St. Pascal Baylon Church.

I would encourage you to considering the zoning ordinance in regard to the Aragon development which includes affordable low-cost supportive housing at 430 White Bear Avenue in St. Paul.

Homelessness is a serious challenge for many, and it is known to increase problems for those living in uncertain conditions, particularly for families with children. Serious social problems continue in our cities due to those who are not able to have reliable housing and a sense of stability.

A sense of social justice and care for the common good of our citizens motivates me to write in support of this. The zoning and requests the owner of the property (St Pascal Baylon) and developer (Beacon) are reasonable and appropriate for the site.

I hope that the council members will vote to approve it and move this critical development forward!

Sincerely,

Christine Igielski

Woodbury MN

From: aromatic03@aol.com
To: [*CI-StPaul_PED-ZoningCommitteeSecretary](#)
Subject: 24-056-254. On White Bear Ave please do not allow this apt project to go forward.
Date: Thursday, July 25, 2024 1:06:32 PM

YT Faith A Lowell owner1813 East 3rd Street

[Sent from the all new AOL app for iOS](#)

It's interesting that our previous comments have been deleted. My name is Faith Ann Lowell the owner of 1813 East Third Street Saint Paul, Mn 55119. In reference to cases 24-078-931 and 24-078-362 I would object to rezoning this H2 residential district for Beacons 53 units, 16 of which would be supportive housing.

In this area at 470 White Bear Ave we have an already congested neighborhood. There is traffic noise and exhaust not suitable for apartments and there seems to be no space for any children to play or enough parking for the many planned units.

In this area we already deal with house breaking and package theft. We don't need the type of drug people like those plaguing another Beacon facility, Kimbol Court with over 100 police calls in a year at 545 Snelling.

I get that St Pascals wishes to fund its new buildings and that many people need supports such as Beacons type of housing if it were proficiently run. But it seems to me that the main motives here are financial rather than humanitarian.

It would be far better for this neighborhood if the space were designated a park instead of jamming 53 units in an already crowded area.

My vote is no on the rezoning applications.

Sincerely, Faith A Lowell

From: [John Mitchell](#)
To: [*CI-StPaul_PED-ZoningCommitteeSecretary](#)
Subject: My support for rezoning at 470 White Bear Avenue
Date: Thursday, July 18, 2024 3:56:31 PM

Dear St. Paul Zoning Committee,

I am writing to express my support for the proposed rezoning of 470 White Bear Avenue from H2 residential district to RM2 medium-density multiple-family residential district.

I hope you will vote to approve the rezoning application at your Public Hearing on July 25.

My church is the applicant for this rezoning request. We are the owner of the property at 470 White Bear Avenue, and we wish to sell the property to Beacon Interfaith Housing Collaborative for the building of affordable housing. The land at 470 White Bear Avenue is currently the location of our church's softball field. We have not used the field for several years, and we believe it's time to sell it and allow it to be used for a purpose that aligns with our parish's mission and our Christian values. The intended purchaser of the land is Beacon, and we believe that the new building planned to be built on the land is a good use of the land and will help people in their need for affordable housing.

Beacon proposes to build a 4-story apartment building on the property which will have 53 units of housing available ranging from one- to four-bedroom apartments. I believe we need more affordable housing for people in St. Paul. Also, the existence and availability of a home for all people is a value that I hold because of my Christian Catholic faith and my belief that each person is created in the image of God and has inherent dignity and deserves respect.

I have come to know Beacon and their work, and I believe they will manage the future building at 470 White Bear Avenue in a good and responsible way. Furthermore, Beacon will provide on-site supportive services to the residents of the building.

I realize that the building of affordable housing at 470 White Bear Avenue will be a change for our neighborhood. The neighbors are used to seeing an unused ball field at this location in recent years. I can understand if some people like to have a quiet, empty lot in their neighborhood. However, as times have changed and needs have changed, we need more housing for people in our city. My church would like to sell the land to Beacon for the purpose of providing affordable housing.

Thank you,

Father John Mitchell

--

Father John Mitchell
Pastor
Church of St. Pascal Baylon
1757 Conway Street
St. Paul, MN 55106
(office direct) 651-432-4955

From: [Geri Padellford](#)
To: [*CI-StPaul_PED-ZoningCommitteeSecretary](#)
Subject: Zoning File #24-056-254, 430 White Bear Avenue
Date: Saturday, July 20, 2024 12:46:35 PM

I am writing in favor of approving the zoning request St. Pascal Baylon and the developer Beacon have put forward for this address. As the St. Paul Council has recognized, the need for affordable housing is great and growing.

With its location close to schools, shopping, and the new Green Line project, the proposed Aragon house will help fill this need. As a member of St. Pascal Baylon parish, an advocate for affordable housing, and a resident of the greater metro area where affordable housing is in short supply everywhere, I strongly support this initiative.

My sincere hope is you approve this request and allow this project to move forward.

Thank you for the work you do.

Best regards,

Geri Padellford

From: [JAMES Reisdorf](#)
To: [*CI-StPaul_ZoningCases](#)
Cc: [Ann Karner](#); egoldthwaite@beaconinterfaith.org
Subject: Applications 24-078-931, 470 White Bear Rezoning and 24-078-938, 470 White Bear CUP
Date: Wednesday, October 9, 2024 3:28:54 PM

To whom it may concern,

My name is James Reisdorf. I am a long-time resident of the eastside and live about 3 blocks away from the property under consideration today for a change in zoning. My address is 1649 Euclid Street. My wife and I have lived here for the past 31 years, having purchased the residence from her parents, who occupied it since the early 1960s. I am also an active parishioner and church trustee of Saint Pascal Baylon Parish, the entity who owns the property under consideration today.

When the parish decided to shop this property about 2 years ago, we started with the basic premise: "Can't we do better than a vacant lot?" Sadly, that is what this property has served as - with relatively rare exceptions - over the past many years. We were hopeful that someone would have a vision of how to make better use of this property. I am convinced that the proposal put forth by Beacon to build 53 units of affordable housing does just that, remarkably well. It far exceeds any expectations I had at the start of this process.

Based on my interactions with the staff of Beacon, I have the very strong sense that they want this project to be successful, not only for their organization, but for our neighborhood and their tenants as well. The conditional use permit being applied for today - in addition to the zoning change - is an example of their commitment. The supportive services it envisions for their clients will improve their likelihood of being both successful citizens and tenants.

I never tire of appreciating what a comfort it is to have a roof over my head and four solid walls around me, especially during a rainstorm, heavy winds, or a cold winter day. I would consider it a privilege to help extend that comfort, that blessing to all of the future residents who would occupy the building proposed by Beacon.

This project has my full support! I encourage you to vote in favor of the proposed zoning change and for the conditional use permit to provide supportive services.

Thank you for your consideration.

Sincerely,

James J. Reisdorf
1649 Euclid Street, Saint Paul, MN 55106
jjreisdorf00@msn.com

651-440-8229

From: jmbailey99@gmail.com
To: [*CI-StPaul_ZoningCases](#)
Cc: egoldthwaite@beaconinterfaith.org; jmbailey99@gmail.com
Subject: Applications 24-078-931 470 White Bear Rezoning & 24-078-938 470 White Bear CUP
Date: Wednesday, October 9, 2024 6:50:55 PM

Dear Members of the St Paul Zoning Commission,

My name is Jeanne Bailey and my husband and I live in ZIP code 55106. Cheniqua Johnson is our council member.

We support Beacon Interfaith Collaborative building 53 units of affordable housing on the lot at 470 White Bear,

I support it as a neighbor because affordable housing is especially needed for persons in our community who need housing and support to improve their lives and our community. Lack of affordable housing is a critical need in St. Paul and with the additional of supportive services, the successful transition of person to stable housing will be greatly enhanced.

As a community member, I believe this is an ideal spot and will serve to enhance the stability for residents who have experienced barriers to housing in the past.

It is ideal because this is an excellent location for apartments. It will be along new and improved transit, including the GOLD line, near amenities such as grocery and retail and houses of worship that are in walkable distance. In addition, this access to transportation will support residents seeking employment.

As a homeowner, this project also provides needed investment to East St Paul which will generate benefit from the addition of affordable apartments.

Thank you for your consideration of this letter of support.

Kind Regards,
Jeanne and Terry Bailey
22 Miller Crest Lane
Saint Paul, MN 55016

From: [Jennie Brinson](#)
To: [*CI-StPaul_PED-ZoningCommitteeSecretary](#)
Subject: The Aragon Apartments 470 White Bear Ave.
Date: Thursday, July 25, 2024 1:54:22 PM
Attachments: [image726601.png](#)
[SKM_Central24072511070.pdf](#)

Hi, Our name is Jennie and Steve Brinson, we live near your proposed development at 470 White Bear Ave. We also are very concerned about the parking on our already overcrowded streets. If you plan to build an apartment building, you need to provide 2 parking spaces for every apartment. It's going to be hard enough to deal with the visitors of those apartments parking on our streets. You can look at Old Hudson Road for example, They built Capital View apartments a couple years ago, and recently just added two more apartment complexes (The Flats on 94). The streets are packed with cars, kids and people all the time. White Bear Ave and 3rd Street are very busy with traffic as it is. Safety is also a concern. No body drives the posted speed limit.

Please take all these factors into consideration before passing this through.

Thank you,

Jennie and Steve Brinson

Jennie Brinson

Office Manager \ Front Desk & Administrative Assistant

ProMed Molded Products, Inc.

ProMedPharmaLLC.com

Working As One to Help Many



15600 Medina Road, Plymouth, MN 55447 USA

d: 763-331-3800

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From: NoReply@ProMedMoldedProducts.com <NoReply@ProMedMoldedProducts.com>

Sent: Thursday, July 25, 2024 11:08 AM

To: Jennie Brinson <Jennie.Brinson@ProMedMoldedProducts.com>

Subject: Message from KM_CentralOffice_Bizhub

From: [CJ Muggee](#)
To: [*CI-StPaul_PED-ZoningCommitteeSecretary](#)
Cc: [CJ Muggee](#)
Subject: Rezoning Request (file number 24-056-254) for The Aragon Housing Development Project
Date: Monday, July 22, 2024 5:04:43 PM

Good afternoon. My name is John Muggee and I live at 1758 Interlachen Bay, Woodbury, MN, 55125. I am a member of St. Pascal Baylon Catholic Church in St. Paul.

I am writing in support of the rezoning request (zoning file number 24-056-254) for the property at 430 White Bear Avenue in St. Paul for The Aragon affordable housing project proposed by Beacon Interfaith Housing Collaborative.

There are several reasons I support The Aragon project and others like it. As a Catholic, my faith calls on me to help those in my community have the resources they need to live lives of dignity. Safe, affordable housing is a critical enabling element for people to live with dignity. As a member of the Pastoral Council at St. Pascal Baylon church, I have consistently supported the goal of building affordable housing on the property in question during our council discussions. As a community member, I believe community safety is greatly enhanced when people have access to safe, affordable housing, and that we will pay less in the long run by working to solve a problem than dealing with the results. The demand for affordable housing is not being met for many reasons by commercial developers; government and non-profits like Beacon must step in to fill the gap.

I hope you will vote to approve the rezoning request referenced above and help move this critical development forward!

Respectfully submitted,

John Muggee

From: [Julianne Ludden](#)
To: [*CI-StPaul_ZoningCases](#)
Subject: Applications 24-078-931 470 White Bear Rezoning & 24-078-938 470 White Bear CUP
Date: Tuesday, October 8, 2024 5:34:32 PM

My name is Julianne Ludden. For 50 plus years I have been an eastside St. Paul homeowner and a St. Pascal Baylon parishioner. Seeing the empty field that is across from the church turned into affordable, stable, supportive housing for over 50 families would be the best use for the land. The families would have easy access to many services and shopping. It is on the bus lines. The development would be across the street from two schools and across from a church. Within walking distance would be Walgreens and Target. Best of all, the families would have a place to call their own and a place where they could feel safe. Their children would know where they were going to sleep every night. I firmly believe that affordable supportive housing is the best long-term solution for those who are struggling with housing insecurity. Please support rezoning the land and the conditional use permit so that this can happen. Thank you,
Julianne Ludden
1607 Burns Avenue
St Paul MN 55106

From: [Julie Moore](#)
To: [*CI-StPaul_PED-ZoningCommitteeSecretary](#)
Subject: 24-056-254 and the property address is 430 White Bear Avenue
Date: Friday, July 19, 2024 11:43:51 AM

Dear Council Member,

I am writing this email on behalf of being a St. Pascal Baylon parishioner, located across the property I am writing about. While I live in Maplewood, this property located on 430 White Bear Avenue is a great spot for this proposed medium-density multi-family housing.

This proposed housing would be affordable and supportive, meaning that those who would qualify would have lower incomes and have had long-standing issues with housing stability. With the supportive services at the housing, they would receive job-placement assistance and mentoring services to keep them employed and remain housed. This is the most important reason to allow this housing.

As a Christian, my faith energizes me to be a voice for those who need it. Unhoused individuals and families need my voice so that the greater community can offer secure safe housing for them. It is my hope that these individuals and families go on to be successful, working citizens and help bring new substantial and long-lasting energy to the East Side of St. Paul.

This property is located on a major bus route, which is another plus for those who do not have their own transportation. Getting to work or school is another very important attribute that this property would provide.

Last, but not least, this property will be a beautiful, clean, and a modern addition to White Bear Lake Ave. This combined with 2 schools located across the street, located on a major bus line, and the support this housing provides I would hope that these attributes would justify changing the zoning so that Aragon Development could be built.

Regards.

Julie Moore
916 Ferndale St S
Maplewood, MN 55119

1October2024

To: Members of the Saint Paul Zoning Committee and Chris Hong
Re: Proposed Subdivision and Rezoning of 470 White Bear Avenue

Dear Ms. Hong and Members,

At the last Zoning Committee meeting regarding this proposal (25July2024), I and many of my neighbors provided photographic evidence that the tenants in the apartment buildings near our houses routinely park illegally, creating unsafe conditions for driving, bicycling, and even walking in our neighborhood. There are multiple blocks in our neighborhood without sidewalks, so by necessity, we need to walk down the side of the street. When people park illegally in those areas, pedestrians are forced to walk out into the traffic lanes, which is even more unsafe than one would expect under normal circumstances, because there is not room for two cars to pass due to the illegally parked vehicles. This means that when my neighbors and I are forced to walk in the traffic lanes, we are sharing a narrow corridor with moving vehicles.

At the same meeting, we provided photographic evidence that the tenants in those apartments also dump piles of refuse in the streets, on boulevards, and on sidewalks. Here is an example of how bad this problem is. Recently, the garbage was removed prior to resurfacing the streets in our neighborhood. However, once the top layer of asphalt was ground off and before the repair crew had time to put fresh asphalt on the road, there were already bags of garbage and unwanted furniture on it. The garbage was again removed, so the fresh asphalt could be applied. When I left for work one morning, the road was prepared and waiting for the new layer of asphalt. When I returned home that evening, the road had been beautifully resurfaced with smooth asphalt (I would like to express my thanks to the crew for completing a professional and timely job) and there was already a pile of trash on Van Dyke Street between Conway Street and Third Street East! I did not bother taking a picture, because the parking and dumping problems were already well documented for the committee, and the last time we showed pictures, one of the members acknowledged that there are indeed problems and then expressed their belief that adding another apartment building would help cut down on dumping and illegal parking, because "there would be more eyes on the problem." I understand the idea that people will be less likely to park illegally and dump garbage if they feel they will be observed, but that does not apply in this situation, because the people doing the observing are also the people doing the dumping and parking. Adding another apartment building with insufficient parking would not be adding "more eyes on the problem", it would just be adding to the population creating the problem.

At the last meeting, it became apparent that the problems I reiterated above were not considered by the committee on the basis that they are enforcement issues, not zoning issues. I submit that they are zoning issues, because they occur in our H2 zoned neighborhood only near parcels zoned RM2. Additionally, subdividing and rezoning the parcel at 470 White Bear Avenue would be the very definition of spot zoning according to Anderson's American Law of Zoning, 4th Edition, because it would be "singling out a small parcel of land for a use classification totally different from that of the surrounding area **for the benefit of the owner of such property and to the detriment of other owners.**" (emphasis mine) The owner of 470 White Bear Avenue will benefit, because subdividing and then rezoning the new parcel will approximately triple or quadruple its assessed value (Figures 1 and 2). The process

would also be to the detriment of other owners, because it would decrease the values of adjacent lots (Figure 1) and simultaneously lower the quality of life for those already living the neighborhood.

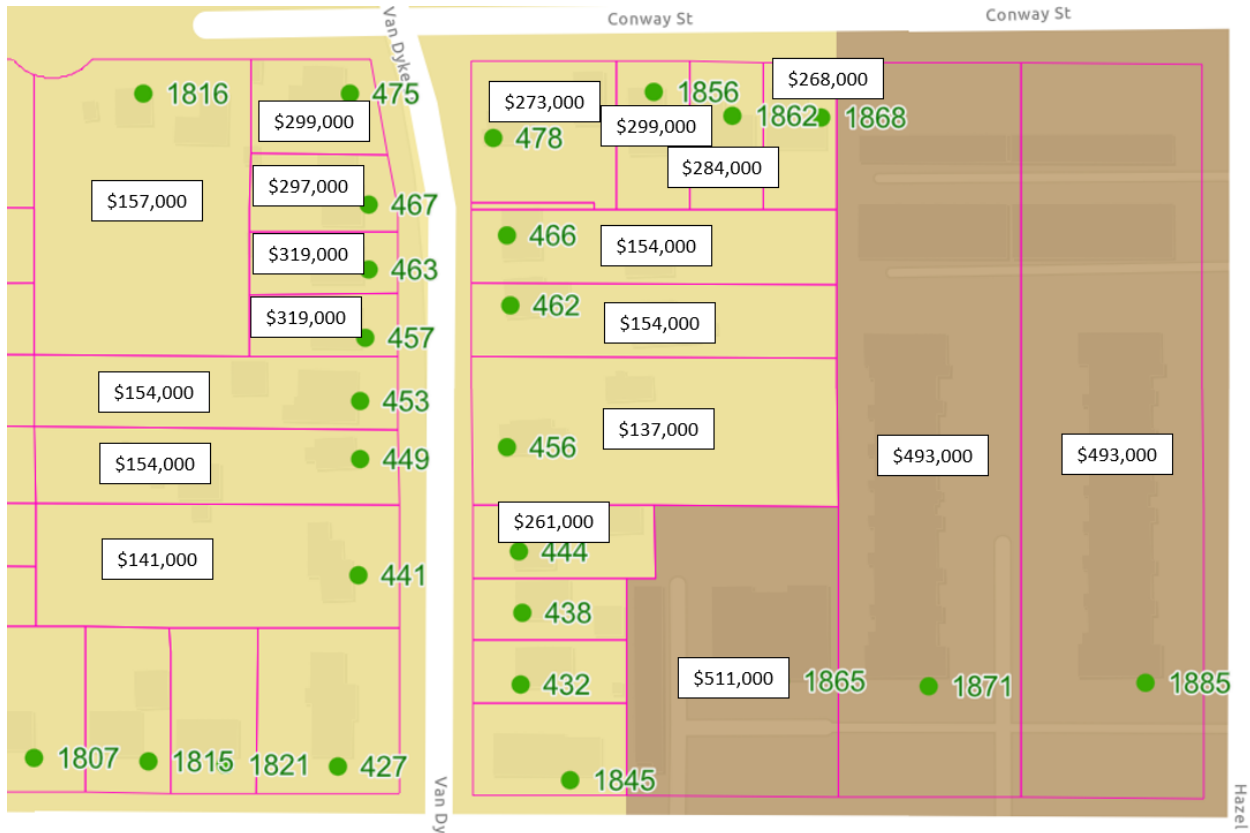


Figure 1: A map showing assessed land values excluding buildings (dollars/acre) of H2 (yellow) and RM2 (brown) parcels. Information taken from <https://stpaul.maps.arcgis.com/apps/instant/sidebar/index.html?appid=47fffa61b84c4d979626c51eb5ef091c>

Figure 1 shows three trends relating to land values (dollars/acre):

1. Within a given zone, land value increases as lot size decreases (Figure 2).
2. When comparing lots of roughly equivalent sizes, RM2 properties are about three times as valuable as H2 properties. For example, 1865 Wilson Avenue (RM2; 0.90 acres) is assessed at 3.25 times the value of 1816 Conway Street (H2; 0.96 acres).
3. The values of similar H2 properties decrease with proximity to RM2 properties. For example, 1856, 1862, and 1868 Conway Street are in a row, and all have the same land area (7405 ft²), but their assessed values are different. The lot with the highest value (1856) is farthest from an RM2 property, while the lot with the lowest value (1868) shares a property line with an RM2 property. The same trend holds true for 1816 Conway Street (0.96 acres) and 456 Van Dyke Street (0.82 acres). The lot at 456 Van Dyke Street has a lower assessed value than 1816 Conway Street by virtue of sharing property lines with two RM2 properties. This holds true despite it being a smaller parcel, which should increase its value (see Trend 1). A third example is comparing the value of 444 Van Dyke Street (0.21 acres) to those of 475, 467, 463, and 457 Van Dyke Street (0.19, 0.18, 0.14 and 0.14 acres, respectively). Once again, the

property adjacent to an RM2 lot has a significantly lower value than those of the four properties not sharing property lines with an RM2 lot.

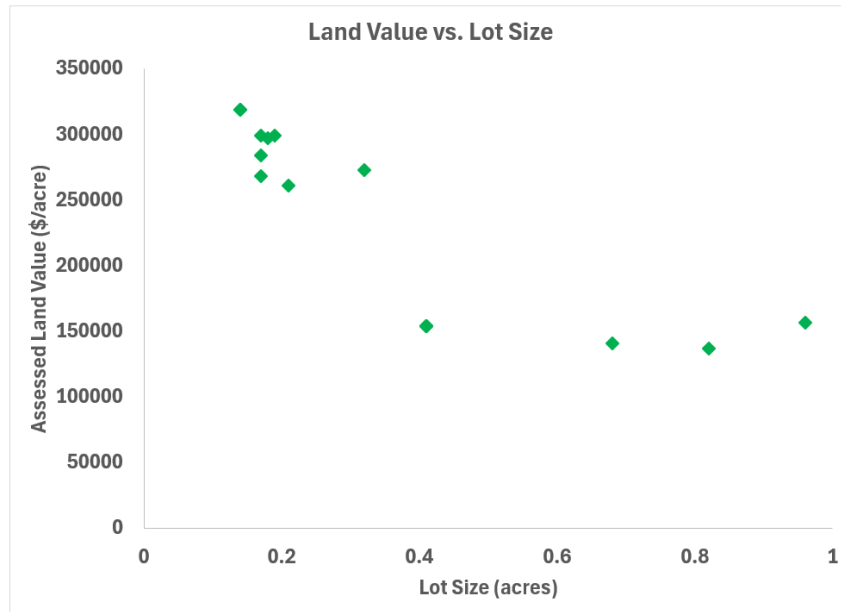


Figure 2: A chart comparing assessed land values and lot sizes for the H2 properties labelled in Figure 1.

In addition to benefitting the owner of 470 White Bear Avenue to the detriment of other owners, another reason that rezoning the parcel would be considered spot zoning is that the new classification would be totally different from that of the surrounding area. Figure 3 shows that the property at 470 White Bear Avenue (blue) is not adjacent to any other RM2 parcels. It is in the middle of an H2 zone with the nearest RM2 property being almost 600 feet away, so rezoning it would “create an island of nonconforming use within a larger zoned property.”

Finally, even if the committee wishes to argue that the proposed rezoning would not be spot zoning, they would be conflicting with a decision made by the Saint Paul Planning Commission about a 2022 rezoning request regarding a similar situation. The owner of the property at 918 5th Street East applied to rezone their property from RT1 to RM1. The Planning Commission recommended to the City Council the rezoning application be denied. A copy of their reasoning (with relevant passages highlighted) is shown in Figure 4 and a map showing the property in question and the surrounding neighborhood is shown in Figure 5.

Note that in their recommendation, the Planning Commission stated that rezoning would produce a property different from similar lots in the area, thus qualifying as spot zoning. They specifically point out that the nearest RM2 property is at the end of the block. That RM2 property is less than 300 feet away from 918 5th Street East, yet that was enough for the Commission to reject the application. As mentioned above, the RM2 property nearest to 470 White Bear Avenue is twice that distance away, so if 300 feet is so far away as to create a spot zone, then 600 feet unquestionably meets that criterion. It is also relevant that the applicant was not asking for rezoning to RM2. They wanted their property rezoned to just RM1, which was denied. If rezoning a single lot to RM1 was deemed too much by the Commission, the application for rezoning 470 White Bear Avenue to RM2 should also be denied.

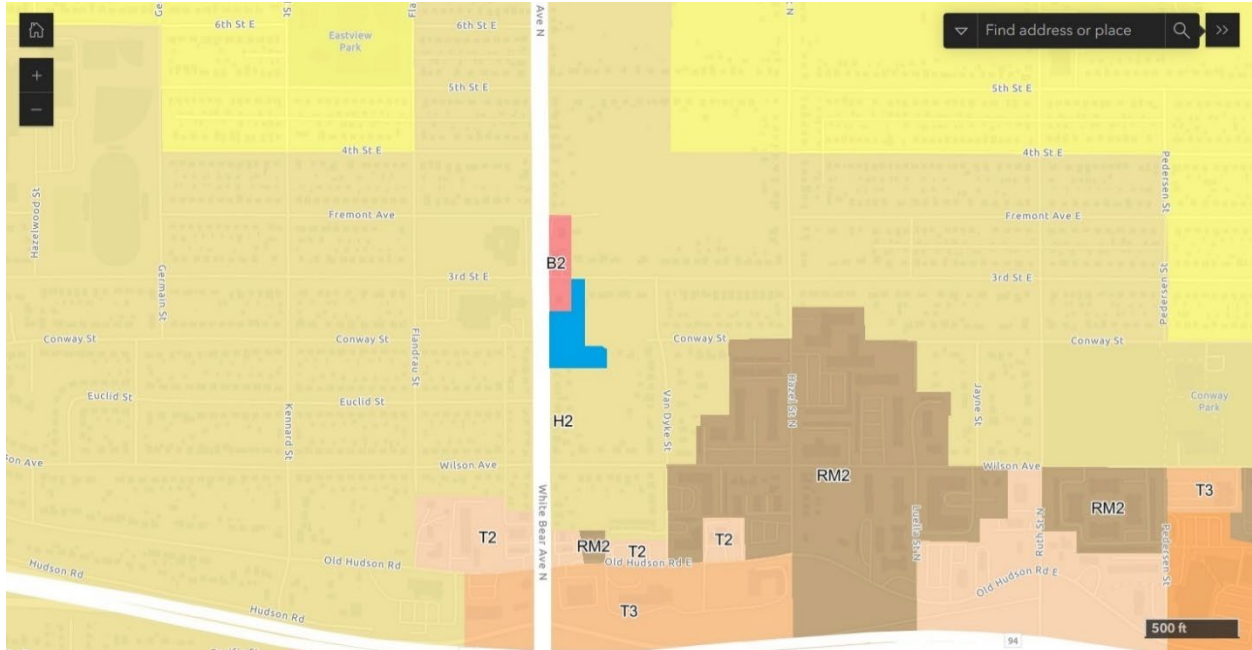


Figure 3: A map showing that 470 White Bear Avenue (blue) is in the middle of an H2 zone, neither adjacent to nor near an RM2 zone. Information taken from <https://stpaul.maps.arcgis.com/apps/instant/sidebar/index.html?appid=47fffa61b84c4d979626c51eb5ef091c>

To summarize, subdividing and rezoning 470 White Bear Avenue to RM2 would constitute spot zoning for the following reasons:

1. It would establish a use classification inconsistent with the surrounding uses and create an island of nonconforming use within a larger zoned property (Figure 3).
2. It would benefit the owner (Figures 1 and 2) to the detriment of other owners (Figure 1 as well as illegal parking and dumping testimonials).
3. It would meet the criteria that the Planning Commission cited in 2022 to recommend denial of a less drastic rezoning application.

In light of this information, I hope you ponder the ramifications of recommending approval of the application. Aside from considering any potential legal challenges, I ask you to think about the ethical and moral issues. Rezoning 470 White Bear Avenue to RM2 would amount to transferring value from the other property owners in the neighborhood to a tax-exempt entity.

Sincerely,

Jonathan R. Frisch
1816 Conway Street

Figures 4 and 5 are on the following page.

WHEREAS, House 11 LLC, James Faillettaz, File # 22-058-214, has applied to rezone from RT1 two-family residential to RM1 multiple-family residential under the provisions of § 61.801(b) of the Saint Paul Legislative Code, property located at 918 5th Street E, Parcel Identification Number (PIN) 33.29.22.23.0005, legally described as Lot 6, Block 95, Daily & Berrisford's Subdivision of Block 95 of Lyman Dayton's Addition; and

WHEREAS, the Zoning Committee of the Planning Commission, on June 30, 2022, held a public hearing at which all persons present were given an opportunity to be heard pursuant to said application in accordance with the requirements of § 61.303 of the Saint Paul Legislative Code; and

WHEREAS, the Saint Paul Planning Commission, based on the evidence presented to its Zoning Committee at the public hearing as substantially reflected in the minutes, made the following findings of fact:

1. The application requests rezoning from RT1 two-family residential district to RM1 multiple-family residential district.
2. **The proposed zoning is not consistent with the way this area has developed.** Nearby interior lots of this size (5,000 s.f., 40 feet wide) have been developed as single-family or duplex residential. Only corner lots and larger lots in this area have been developed as residential uses with more than two units.
3. The proposed zoning is consistent with the Comprehensive Plan and compatible with the surrounding residential land uses. Even the existing duplex, however, is legally nonconforming in the surrounding RT1 two-family residential zoning district because of the small lot size.
4. **Court rulings have determined that "spot zoning" is illegal in Minnesota.** Minnesota courts have stated that this term "applies to zoning changes, typically limited to small plots of land, which establish a use classification inconsistent with the surrounding uses and create an island of nonconforming use within a larger zoned property. 918 E 5th Street is in the middle of a block in the middle of a large RT1 two-family residential zoning district. There is no other similar nearby small mid-block lot with multiple-family residential land use. Rezoning the small lot at 918 E 5th Street to RM1 multiple-family residential would establish a use classification inconsistent with the surrounding uses, create an island of nonconforming use within a larger zoned property, and constitute spot zoning.

NOW, THEREFORE, BE IT RESOLVED, that the Saint Paul Planning Commission recommends to the City Council that the application of House 11 LLC, James Faillettaz, for rezoning from RT1 two-family residential to RM1 multiple-family residential for property at 918 5th St E be denied.

Figure 4: A copy of a Saint Paul Planning Commission recommendation to the City Council for denial of a rezoning application based on the illegality of spot zoning in Minnesota.



Figure 5: A map showing the proximity of 918 5th Street East to the nearest RM2 property (600 Mendota Street). Information taken from <https://stpaul.maps.arcgis.com/apps/instant/sidebar/index.html?appid=47ffa61b84c4d979626c51eb5ef091c>

From: [Kim Roering](#)
To: [*CI-StPaul_PED-ZoningCommitteeSecretary](#)
Subject: Regarding Zoning File Number 24-056-254 at 430 White Bear Avenue
Date: Wednesday, July 24, 2024 10:19:44 AM

Dear Members of the Planning and Economic Development Zoning Committee,

My name is Kimberly Ann Roering. While my residence is at 2686 Greystone Avenue North in Oakdale, I serve as the Pastoral Associate for Faith Formation at St. Pascal Baylon Catholic Church located at 1757 Conway Street in St. Paul. **I am writing in regards to the rezoning of the property at 430 White Bear Avenue in St. Paul, Zoning File Number 24-056-254.**

I understand that the rezoning of this property is necessary in order for *The Aragon* affordable housing development proposed by Beacon Interfaith Housing Collaborative to be built. The property is directly across from St. Pascal Baylon Catholic Church & St. Pascal Regional Catholic School. **I am in full support of this affordable housing development in our community.**

As a Catholic, I believe affordable housing is a human right. It is important--really imperative--that the housing needs of the poor and vulnerable be met. The development of *The Aragon* is one small way this can be achieved for families in our community. In addition to basic shelter, *The Aragon* will provide resources to support the families living there which will help them thrive in society. We have parishioners who have worked with Beacon and are ready to lend their time and talent to support *The Aragon* as needed. The placement of *The Aragon* at 430 White Bear Avenue means residents will have easy access to bus lines, churches, grocery stores, and other important amenities.

Our Social Justice and Caring Committee partners with Merrick Community Services to offer food distribution at St. Pascal's once a month, and we have parishioners who help at the weekly distribution at Progressive Baptist Church. My personal experience helping with Merrick distribution and conversations I have with those who help at Progressive confirms that the need is great in our community, and is increasing. I believe the development of *The Aragon* can help address this need.

I urge you to please vote in favor of approving *The Aragon* and allow this critical development to move forward.

Thank you for your time and consideration.

Kim Roering
Pastoral Associate for Faith Formation
Safe Environment Coordinator
St. Pascal Baylon Catholic Church
651.774.1585, ext. 128
651.432.4958 office direct
kim.roering@stpascals.org
www.stpascals.org

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City of
SAINT PAUL
Planning & Economic Development
25 West 4th Street City Hall Annex 1400
Saint Paul, Mn. 55102

Re: Rezoning of 470 White Bear Avenue N

Dear Zoning Committee,

We the home owners at 447 White Bear Avenue N object to the rezoning and the building of either H2 residential or RM2 medium-density multiple-family housing.

This area is already congested with the amount of traffic on both White Bear Avenue and Third Street. What is being proposed for parking would not be sufficient. Also, the access to the facility would be on White Bear Avenue. St Pascal's knows the difficulty of accessing the property when it was used to sell Christmas Trees. Currently, it is extremely difficult to make a left turn onto White Bear Avenue from Euclid Street. This would make it even worse. The goal for this type of housing is to obtain reasonable shelter and have their own transportation, being a vehicle. If tenants were to have Uber, or similar, accommodation this would also tie up traffic if they are not able to access inside the parking area. Also, with plowing the parking area in winter, the accumulated snow, usually takes up a few spaces where there would not be available parking.

People need outside time to strengthen their wellbeing. Where would the children have access to an outside play area? If it is St. Pascal's, they would need to cross an extremely busy street and safety is a concern. Nokomis South Montessori School has a locked facility to their playground.

A concern is the area itself with the crime already present, especially on White Bear Avenue from Third Street to Old Hudson Road. There is already the presence of guns and drugs in this location. Gang division lines are Third Street and White Bear Avenue. Adding this complex into a small area where there is already crime would not benefit the renters for their safety. There is already the concern of safety for St. Pascal's Church, School, and Nokomis South Montessori School which are located at this intersection. This is our concern as well, being homeowners.

We know the impact of this housing type. With our neighbor's house being a transitional home for recovering individual(s) / families. There is a continuous change over of people coming and going all hours, which causes a disruption.

Our property taxes and house value are a tremendous concern. We have spoken to a Real Estate Professional regarding this rezoning. This would decrease our house value due to this rezoning development change. This is a huge negative impact for us, who have been at this location sine 1957. We, and our deceased parents (original purchasers), have worked hard to have a home with increased value. This facility would be defacing the current structure of the current housing.

The current housing or establishment(s) currently located in the area would not benefit from this development. With this being a Non-profit organization who is benefiting? Not the current homeowners, businesses, or the city due to taxes not being accrued from Beacon Interfaith Housing Collaborative.

We ask you to please reconsider and to **NOT** pass this rezoning of this property.

Sincerely,

Teri J Pleau Tr
Lori A Jones Tr
447 White Bear Avenue N
St. Paul, Mn. 55106

City of SAINT PAUL
Planning & Economic Development
25 West 4th Street City Hall Annex 1400
Saint Paul, Mn. 55102

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I ask you to please reconsider and to **NOT** pass this rezoning of this property.

Sincerely,
Lori A Jones Tr
447 White Bear Avenue N
St. Paul, Mn. 55106

City of SAINT PAUL
Planning & Economic Development
25 West 4th Street City Hall Annex 1400
Saint Paul, Mn. 55102

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I ask you to please reconsider and to **NOT** pass this rezoning of this property.

Sincerely,
Lori A Jones Tr
447 White Bear Avenue N
St. Paul, Mn. 55106

From: [Marcia Caliguire](#)
To: [*CI-StPaul_PED-ZoningCommitteeSecretary](#)
Subject: For property 470 white bear ave n
Date: Monday, July 15, 2024 7:01:16 PM

To whom it may concern,

I received a letter about the rezoning of 470 white bear ave and I am unable to make the hearing in person.

I am fine with an apartment building being put in, but I would like for them to be available for low-income/section 8 persons and families.

Thank you.

-marcia Caliguire
1730 Conway st

From: [Mark Padellford](#)
To: [*CI-StPaul_PED-ZoningCommitteeSecretary](#)
Subject: Zoning File #24-056-254, 430 White Bear Avenue
Date: Friday, July 19, 2024 12:51:06 PM

I'm writing in favor of approving the zoning request St Pascal Baylon and the developer Beacon have put forward for this address. As the St Paul Council has recognized, the need for affordable housing is great and growing.

With its location close to schools, shopping, and the new Green Line project, the proposed Aragon house will help fill this need. As a member of St Pascal Baylon's parish council, an advocate for affordable housing, and a resident of the greater metro area where affordable housing is in short supply everywhere, I strongly support this initiative.

My sincere hope is you approve this request and allow this project to move forward.

Thank you for the work you do.

Best regards

Mark Padellford

From: [Mary Root](#)
To: [*CI-StPaul_PED-ZoningCommitteeSecretary](#)
Subject: The zoning of the property of 430 White Bear Avenue, Saint Paul, MN, zoning file number of 24-056-254
Date: Monday, July 22, 2024 1:55:20 PM

Dear Zoning Committee Secretary,

I, Mary Root, am writing to you concerning the zoning of the property of 430 White Bear Avenue, Saint Paul, MN, zoning file number of 24-056-254.

I support The Aragon there and its supportive housing. I support it as a Christian whose Bible teaches me to care for the homeless and poor. I support it as one who was a social worker for the homeless and as a member of Beacon. I am aware of the supportive structures that they provide for their residents. I believe that The Aragon will be providing its residents the support that they need to succeed in housing and in life. I support it as one who was homeless because I know of the need homeless people have to be housed with support to succeed in the other areas of their lives.

I believe that the zoning and request of the owner (Saint Pascal Baylon Catholic Church) and the developer (Beacon Interfaith Housing Collaborative) are reasonable and appropriate for the site. I hope that you will approve it and move this critical development forward.

Sincerely,

Mary Root

From: [michaelIII kiteck](#)
To: [*CI-StPaul_PED-ZoningCommitteeSecretary](#)
Subject: Rezoning case No. 24-056-254
Date: Thursday, July 25, 2024 1:25:05 PM

My name is Michael Kiteck. I live at 1825 3rd St. E in Saint Paul, Minnesota. I oppose this rezoning as it is not appropriate to put a 52 unit building into a single family neighborhood. Especially so close to 2 elementary schools.

My understanding is the building would house homeless people. We need such housing, but not right across the street from an elementary school. Homeless people are homeless for various reasons including drug usage which should be kept far from school children.

Thank you for your consideration,

Michael Kiteck

From: [Shellie Czaplewski](#)
To: [*CI-StPaul_PED-ZoningCommitteeSecretary](#)
Cc: [Chris Hong](#); [Mike Czaplewski](#); [Shellie Czaplewski](#); [Cheniqua Johnson](#); [Melvin Carter](#)
Subject: Please Review: Rezoning Concerns
Date: Wednesday, July 24, 2024 9:43:31 PM

Dear Mr. Hong,

Our names are Mike and Shellie Czaplewski and we currently live at 466 Van Dyke Street and have lived here for 38 years. I am unable to attend the public hearing meeting scheduled for Thursday, July 25, so I am sending you my comments via email. I am also copying Mayor Carter and Council Member Cheniqua Johnson to directly express our concerns with the rezoning proposal and extension of Conway Street.

- There are already enough multi-unit apartment complexes in this neighborhood. Tenants of these apartments park where there are "No Parking" signs posted along Van Dyke and Old Hudson - and of course we can get no enforcement of these traffic signs. Not only does this cause traffic issues, it also creates terrible roads in the winter with ruts from cars being parked illegally.
- Tenants of these apartments think the street is their dumping ground. I suggest you drive Van Dyke Street today from Third to Old Hudson and you will find wet old carpet, a couch, a love seat, and all sorts of other trash scattered throughout. I used to call City Engineer Paul Kurtz from Public Works and he would have pot holes and the trash taken care of. I understand he retired and now our requests go unfulfilled which is very unfortunate due to the current city leaders.
- I have been witness to what appear to be drug deals taking place along Van Dyke. People on foot, as well as people in cars, stopping to exchange money for what I can only assume to be drugs. Isn't this a great example for the many young kids in the neighborhood?
- Traffic speeding along Van Dyke Street between Third and Old Hudson can only be described as a raceway - and again we can have no law enforcement. The neighborhood is completely unsafe for kids.
- So let me get this straight... you are proposing a 53-unit housing development and only allowing 26 parking spaces for vehicles. These 26 spaces are to cover tenants, visitors, service vehicles, deliveries, and staff. There will most certainly be spillover of parking onto the city streets which are already over parked and illegally parked. Where will all these vehicles go during a snow emergency? Perhaps more thought needs to be given to the details of your proposal.

For the reasons stated above, we cannot and will not support the city's proposal for rezoning and extension of Conway Street.

This will only invite more problems and issues to a neighborhood that has enough problems and issues already. It would be nice if we could see the police, public works, and DSI once in a while to help with our existing issues. What used to be a desirable neighborhood with families that have lived here for decades has taken a turn for the worse, which again is very unfortunate and your proposal will only continue to make it worse.

Respectfully,

Mike and Shellie Czaplewski

466 Van Dyke Street
Ph. 651-738-3543

From: **Nate Reiter** <reiter.way@gmail.com>
Date: Wed, Jul 24, 2024 at 2:20 PM
Subject: Rezoning case #24-056-254 470 White Bear Ave N.
To: <ped-zoningcommitteesecretary@ci.stpaul.mn.us>

To whom it may concern,

My name is Nate Reiter and I live on 3rd street between White Bear Ave N and Van Dyke. I have lived there for 16 years.

I am concerned with the rezoning of my neighborhood from H2 residential to RM2 medium-density multi-family residential.

I understand the need for more affordable housing availability, especially for those who have or are experiencing homelessness.

My concern with rezoning my neighborhood is that it will open the door for corporations and land developers to purchase homes, tear them down, and build MDUs next to existing residential homes, therefore reducing the attractiveness of potential home buyers.

This also will strain the already aging electrical distribution infrastructure and congest roads with parked vehicles. Both 3rd St. and White Bear Ave are night snow plow routes and used for buses.

The communications sent from your office did not specify the exact boundary of the rezoning area. Is it just for the footprint of the potential MDU at 470 White Bear Ave N?

Additionally, I want to call out a safety aspect to the location especially for tenants that would be using public transportation. White Bear Ave as well as 3rd St has heavy traffic and often vehicles going well over the speed limit.

SPPD has been working to pull speeders over which is great, but there will need to be better enforcement and consequences for unsafe driving as well as proper crosswalks for those traveling to bus terminals.

If this rezoning expands further into the neighborhood beyond the footprint of the proposed development, I am against rezoning away from H2 residential.

Thank you.

Nate Reiter

From: [Nate Reiter](#)
To: [*CI-StPaul_ZoningCases](#)
Cc: [Jennifer Harrington](#); irishblueeyes7@hotmail.com; [Xee Reiter](#)
Subject: Regarding proposed rezone of 470 White Bear Ave.
Date: Wednesday, October 2, 2024 6:45:59 PM

Zoning Case Numbers --

#24-078-931

#24-078-362

To whom it may concern,

My name is Nate Reiter and I live with my wife Xee and 3 children at 1818 E. 3rd St, St. Paul, MN 55119.

After learning more about what the proposed property will be facilitating regarding conditional use, and supportive housing, I formally OPPOSE the request to rezone for multi-dwelling units at 470 White Bear Ave.

Between Ruth and White Bear Ave, and 3rd St. and Old Hudson Rd, there is already a heavy concentration of MDU housing. This has been taxing to our already overworked first responders with countless 911 calls to our area.

Adding 53 units, and specifying that over 16 residents will require supportive assistance, will have a negative affect on our property values and potentially contribute to the already high crime rate.

I would feel differently if the proposal was for single family or townhomes such as at "The Heights" development, which is not far from here.

The goal should be towards home ownership and not cramming in more apartments in an already full few blocks of the East Side. I would suggest the developer look at the vacant and recently bankrupt properties downtown as a possible location.

I hope you honor mine and my neighbors' request in denying the rezoning proposal. This property will take more resources than it gives in return and is not good for our quality of life and investments we have made in our homes.

Thank you.

Nate Reiter
651-357-6324

From: [Kao Xiong](#)
To: [*CI-StPaul_ZoningCases](#)
Subject: Zoning Case#24-078-931 and Zoning case#24-078-362
Date: Wednesday, October 2, 2024 1:11:59 PM

Niah Kao Xiong & Soua Her
1809 3rd Street. E
Saint Paul, Mn55119
Phone: 651 442 8808

To Whom It May Concern:

For: Zoning Case#24-078-931 and Zoning case#24-078-362

We strongly disagree to build or rebuild a new residents building or apparent to the area according to the above two cases. Reason is that, in last few years we have seen more people are walking and parking close to our property, some body stole even the flower vase we set in front of the house. It's danger for kids and elderly to walk across 3rd street to the other side for getting bus to school. If new apartments or building have been built or added to this area, more people will park on the street and cause a lot of problems to us and to those who are parking on the street because it is very crowed, children will not able able to cross the street to get on the bus like before because it is danger. I am strongly not agreed for the city to approve any organization or business to build new apartments at this area. Feel free to contact me back any comments. Thank you,

Niah kao Xiong & Soua Her
651 442 8808

From: [Oby Ballinger](#)
To: [#CI-StPaul_Ward4](#); [*CI-StPaul_PED-ZoningCommitteeSecretary](#)
Cc: [Javen Swanson](#)
Subject: Encouraging supportive housing in St. Paul like The Aragon
Date: Thursday, July 25, 2024 8:27:40 PM

Good evening, Councilmember Jalali and members of the St. Paul Planning Commission--

As residents of St. Paul and constituents in Ward 4, we write to encourage favorable consideration of the effort by St. Pascal Baylon and Beacon Interfaith Housing Collaborative to build more affordable, supportive housing on White Bear Avenue. We recently learned of this effort that is soon to come before the planning commission and city council, and are excited to know there's an opportunity for more deeply affordable housing in St. Paul.

As a pastor (Oby) and as people of faith, we believe that safe, affordable housing is an essential bedrock for living the good life which God intends for all people. Every day we drive and bike past unhoused neighbors who are unable to afford homes and/or who need more supportive services, so our faith calls us to support efforts like this to expand care and housing. We live near Kimball Court, another Beacon housing development, and we've seen how Beacon has been a proactive partner with neighbors and residents in addressing concerns as they arise. We celebrate that the Conway neighborhood church and Beacon have come to the mutually agreeable terms for building on this site, and the zoning requests they have for the city seem reasonable.

We hope the planning commission and city council move with diligent haste to approve whatever zoning modifications need to be made so that this project can go forward. Our neighbors in St. Paul need safe and supportive homes; our faith calls us to encourage more compassionate communities like this; and we hope our leaders in St. Paul will advance these new homes as well. Please let us know if there's more that we can do to support this project or others like it.

Thank you,
Rev. Oby Ballinger and Javen Swanson

Rev. Oby Ballinger | Cell: 612-462-0973 | Pronouns: he, him, his
Let's stop drowning one another in email: five.sentenc.es

Please note that if you must reach me for an urgent and important matter, it's quicker if you text or call my cell phone at the number above.

From: [Executive Director](#)
To: [*CI-StPaul_PED-ZoningCommitteeSecretary](#)
Cc: [John Slade](#); [Brandon Griffin Sanneh](#)
Subject: Rezoning 470 White Bear Avenue N
Date: Wednesday, July 24, 2024 2:56:35 PM

To St. Paul Planning Commission
Zoning Committee

From: Southeast Community Organization (SECO, District 1)

As the District Council for the neighborhood of 470 White Bear, we are writing to re-iterate our support for this project and for the rezoning. Our Land Use Committee voted June 10th on behalf of our District Council to support this proposal and included that support in a letter on June 25th. We support the zoning change, as it increases density at neighborhood nodes, and brings much needed affordable housing to our district.

John Slade
SECO Board Chair

From: [S Krebsbach](#)
To: [*CI-StPaul_PED-ZoningCommitteeSecretary](#)
Subject: File number 24-056-254
Date: Monday, July 22, 2024 9:20:59 PM

I am writing in support of the rezoning for file number 24-056-254 at 430 White Bear Avenue. As a member of the St Pascal Baylon Beacon team, I am very aware of the need for affordable housing and am so excited that St Pascals can be involved in this. I know our team looks forward to helping The Aragon be successful for its future residents.

Please vote to approve the rezoning and help to move this forward.

Thank you!

Sue Krebsbach
1917 Furness St
Maplewood, MN 55109

From: [Thomas O'Keefe](#)
To: [*CI-StPaul_PED-ZoningCommitteeSecretary](#)
Subject: The Aragon Apartments 510 White Bear Ave.
Date: Saturday, June 29, 2024 4:25:14 PM

June 29, 2024

Hello, 'My name is Thomas O'Keefe and my family have lived on Third Street since 1951 . We have been a member of St. Pascal Baylon Parish since 1951. I live at 1808 east Third Street immediately adjacent to the new development at 510 White Bear Avenue. My neighbors and I are very concerned with the Aragon development lack of adequate parking for their residents, staff, and visitors. There are going to be 54 1, 2, 3 bedroom apartments and only 26 parking spaces on site. Aragon is located on White Bear Avenue with "zoned no parking" on that street. St Pascals chains off their lots when not in use by the church. This would mean most tenants, staff, and visitors will be forced to park in front homes on Conway street and Third Street. We believe this would be an overload for these streets and greatly diminish parking for the residents on these streets. Third Street is extremely busy street and additional number of cars blocking sight lines to traffic would be dangerous due to the fact that most cars, semi-trucks, and MTC buses do not follow the posted speed limit of 25 mph or enforced. Third Street as being a main artery for traffic is a major snow emergency route. Where would the parked vehicles go during snow emergencies? Would Third Street and Conway Street be rezoned for property resident parking permits on those streets such as the area around St. Thomas University to minimize Aragon's impact.

Secondly there has been a total lack of communication on this development to the neighbors to this property. Yes, St. Pascals has put it in their Sunday bulletin. Most of the residents of this area are not parishioners of St. Pascals and are not informed. We believe there is a total lack of communication most like to push Aragon through quickly and silently. You cannot undo after it has been approved by the zoning commission and they start building. They must change their plans to accommodate more parking before this is approved. No matter what is going to eventually going to be built on this property the the parking will always be a problem unless it is built into the project.

Please hear our pleas to force Aragon or any future projects to have two spaces for each unit. We know the people moving into this complex won't be able to own vehicles today but Aragon will be here forever and parking for the residents, staff, and visitors will increase in the future.

Please keep us informed about zoning meetings and decisions so we can voice our opinions.

Thank you

Thomas O'Keefe
1808 East Third Street
Saint Paul, Minnesota
55119

From: [Thomas O'Keefe](#)
To: [*CI-StPaul_ZoningCases](#)
Subject: Zoning Case # 24-078-931 and Zoning case # 24-078-362
Date: Thursday, October 3, 2024 12:34:39 PM

Oct 3, 2024

I am 100% opposed to rezoning 470 White Bear Ave, St Paul Mn from H2 to RM2. I am against the request for the property to have CUP for supportive housing facility serving more than sixteen (16) facility residents.

Thomas O'Keefe
1808 East Third St
St. Paul, Mn

From: [Chris Hong](#)
To: [Samantha Langer](#)
Subject: FW: 24-078-931 and 24-078-938 rezoning
Date: Friday, October 18, 2024 2:08:14 PM

Not sure if they also sent this to you but this should be included with the rest of the letters being forwarded to City Council.

From: Thomas O'Keefe <irishblueeyes7@hotmail.com>
Sent: Thursday, October 10, 2024 2:58 PM
To: Chris Hong <Chris.Hong@ci.stpaul.mn.us>
Subject: 24-078-931 and 24-078-938 rezoning

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

Dear Chris Hong,

Tomorrow, you decide if this rezoning of 470 White Bear Ave. from residential homes H2 to a 53 multi- housing RM2. I oppose this rezoning. 470 White Bear Ave land be used in a better way in my opinion. I believe that 5 or more low-cost homes built by organizations such as Habit for Humanity in a residential area would benefit families into ownership of real homes. Land of this area and size is becoming scarce for such beneficial homes on the East Side of St. Paul.

The zoning committee when asked why this spot zoning is in the nature of RM2 apartments be built at 470 White Bear Ave and Third Street their reply was "there are already many apartments on these streets". On White Bear there are only two small apartment complexes between I-94 and Hwy 36 in Maplewood. The closest is over a mile away. There are only two small complexes between McKnight and downtown St. Paul on Third Street. The first on Earl Street nearly 2 miles away from the proposed apartments.

The proposed complex at 470 White Bear Ave. is being planned to be built by Beacon Interfaith Housing Collaborative would not be a good neighbor for this residential area with two grade schools sharing the same corner of White bear Ave. and Third Street. They will build a complex that would mirror Kimball Court located on Snelling Ave. and University Ave. Kimball Court had according the MPLS Tribune Aug. 11, 2024 1200 police calls since 2020 for substance abuse and mental health issues. There had already had 154 calls in 2024 as of Aug. 5, 2024. This would not be a good for the children of the schools and neighbors.

Beacon is building a similar 40-unit complex with 60 underground parking spaces on Frost and English in Maplewood. They are going to build a 26 surface parking spaces at 470 White Bear Ave. There is no parking on either side of White Bear Ave and no parking on the north side of the adjacent Conway Street.

I know that the zoning commission has approved this rezoning. Please take the safety of the children and residents within 350 feet of the lot into consideration when making your final decisions. Most of the neighbors within 350 feet of 470 White Bear Ave oppose the zoning

change.

Thank you for your time.

Sincerely,

Thomas J. O'Keefe
1808 East Third Street
St. Paul, Minnesota
55119
irishblueeyes7@hotmail.com

From: [Victoria Grove](#)
To: [*CI-StPaul_ZoningCases](#)
Subject: #24-078-931 & # 24-078-362 The Argon Zoning
Date: Thursday, October 3, 2024 2:33:37 PM

Hello,

My name is Victoria Peterfesso and I am at 458 White Bear Ave N in St Paul. The property address for the zoning case is: 470 White Bear Ave N St Paul Zoning case #24-078-931 & # 24-078-362

This is regarding the proposed Argon apartments at 470 White Bear Ave N

My husband and I are next to the ball field on White Bear ave where the Argon apartments are potentially going up and we strongly oppose the plans for rezoning the property to a multi-family dwelling.

With 53 units and 26 parking spaces, I cannot fathom how that will be allowed and pushed through. It is absurd to assume that the majority of the residents will never have vehicles. My neighbors and I share the opinion that it is irresponsible to push any plan through that does not include at least 1-2 spots per unit. Residents will end up parking in the neighborhoods which is a safety risk and an inconvenience to the neighborhood. And these vehicles will have no place to go during snow emergencies.

We are also extremely concerned about the safety of the neighborhood as well as the value of our homes going down. The potential crime that comes with housing like this is not going to make our property attractive to a buyer if we do choose to try to sell because of this project.

The children that go to St Pascals use the intersection at White Bear Av & 3rd st everyday. They are out there with their crosswalk flags before and after school. I cannot fathom how the Pastor at St Pascals is in support of putting them or the church goes safety at risk by approving these plans to specifically house the recently homeless as he puts it.

We would also be essentially sharing a backyard area with the apartments as our yard is currently connected through the wooded area behind the ball field. Unless there is a proposed fence or wall going around the apartment? If not then we fear people walking through our yard/taking shortcuts through it and we do not want to have any run-ins with people on our property.

Not feeling safe in your own yard or home is a horrible feeling that I do not wish to experience. We were hoping to raise our family in this home, which we bought from my grandparents and have lifelong memories in, but if this plan goes through we will seriously be considering moving.

If they were hoping for community support they do not have it. These plans absolutely do not have our, or our neighbors' support. If this rezoning does pass we will be campaigning against existing committee members before the next election.

-Victoria P
White Bear Av Neighbor

From: [Victoria Grove](#)
To: [*CI-StPaul_PED-ZoningCommitteeSecretary](#)
Subject: Re: Automatic Reply: Your message has been received
Date: Thursday, July 25, 2024 1:38:30 PM

My Full name is Victoria Peterfesso and I am at 458 White Bear Ave N in St Paul. The property address for the zoning case is: 470 White Bear Ave N St Paul Zoning case # 24-056-254

Here is the email again so it is all in one place:

This is regarding the proposed Argon apartments at 470 White Bear Ave N

My husband and I are next to the ball field on White Bear ave where the Argon apartments are potentially going up.

With 53 units and 26 parking spaces, I cannot fathom how that will be allowed and pushed through. It is absurd to assume that the majority of the residents will never have vehicles. My neighbors and I share the opinion that it is irresponsible to push any plan through that does not include at least 1-2 spots per unit. Residents will end up parking in the neighborhoods which is a safety risk and an inconvenience to the neighborhood. And these vehicles will have no place to go during snow emergencies.

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We would also be essentially sharing a backyard area with the apartments as our yard is currently connected through the wooded area behind the ball field. Unless there is a proposed fence or wall going around the apartment? If not then we fear people walking through our yard/taking shortcuts through it and we do not want to have any run-ins with people on our property.

Not feeling safe in your own yard or home is a horrible feeling that I do not wish to experience. We were hoping to raise our family in this home, which we bought from my grandparents and have lifelong memories in, but if this plan goes through we will seriously be considering moving.

If they were hoping for community support they do not have it. These plans absolutely do not have our, or our neighbors' support.

-Victoria P
White Bear Av Neighbor

On Thu, Jul 25, 2024 at 1:30 PM *CI-StPaul_PED-ZoningCommitteeSecretary <PED-ZoningCommitteeSecretary@ci.stpaul.mn.us> wrote:

Thank you for submitting your comments. In order for your comments to be included in the public record, make sure that you have included the zoning file number and property address of the zoning case for which you are submitting written testimony. We also ask that you submit your full name and location information. You may choose to withhold your street address as long as your full name is included with your comments.

Please note: The deadline to receive written testimony is at 2:30 PM on the Thursday of the Zoning Committee meeting during which the zoning case is to be heard.

From: [Victoria Grove](#)
To: [*CI-StPaul_PED-ZoningCommitteeSecretary](#)
Subject: Re: Automatic Reply: Your message has been received
Date: Thursday, July 25, 2024 2:01:04 PM

One more thing to add to my previous email concerning 470 White Bear Ave N St Paul Zoning case # 24-056-254

To be as specific as possible: We do not want 470 White Bear Ave rezoned from H2 single family zoning

-Victoria Peterfesso, White Bear Ave

On Thu, Jul 25, 2024 at 1:38 PM *CI-StPaul_PED-ZoningCommitteeSecretary <PED-ZoningCommitteeSecretary@ci.stpaul.mn.us> wrote:

Thank you for submitting your comments. In order for your comments to be included in the public record, make sure that you have included the zoning file number and property address of the zoning case for which you are submitting written testimony. We also ask that you submit your full name and location information. You may choose to withhold your street address as long as your full name is included with your comments.

Please note: The deadline to receive written testimony is at 2:30 PM on the Thursday of the Zoning Committee meeting during which the zoning case is to be heard.

3rd Street East

3rd Street East

1039 units housing over 1300 families (1-4 bedroom)

proposed aragon site

Conway Street

Conway Street

Conway Street

Van Dyke Street

Hazel Street North

Ruth Street North

eastgate manor
33

ridgewood apts
100
893 ft

hazelwood apts
118

Jayne Street

vailwood apts
110

phalen apts
41

wilson apts
10

Wilson Avenue

Wilson Avenue

van dyke apts
62

pillai properties
12

hudson terrace apts
67

suncliffe apts
91

Luella Street North

Garden Way

hudson garden apts
71

suncliffe apts
91

van dyke townhomes
11

old hudson place
33

hudson terrace apts
67

suncliffe apts
91

wiku properties
12

Old Hudson Road

flats on 94
152

capital view apts
116

Old Hudson Road

908 ft



Ruth Street

1221

1-4 bedroom rentals within 4 blocks of the proposed Aragon apartments

property	address	buildings	units
hazelwood apartments	480 hazel st n	2	118
eastgate manor	1865 wilson ave	1	23
ridgewood apartments	1885 wilson ave	2	100
phalen apartments	1905 wilson ave	1	41
pillai properties	1922 wilson ave	1	12
vailwood apartments	1935 wilson ave	3	110
wilson apartments	1975 wilson ave	1	10
van dyke townhomes	395 van dyke st	6	11
van dyke apartments	410 van dyke st	1	62
wiku properties	1797 old hudson rd	1	12
old hudson place	1845 old hudson rd	1	33
flats on 94	1870 old hudson rd	1	152
capital view apartments	1880 old hudson rd	1	116
hudson garden apartments	1935 old hudson rd	3	71
hudson terrace apartment	396 luella st n	1	67
suncliffe apartments	400 luella st n	1	91
		total units	1039

data from stpaul.gov - certificate of occupancy

<https://www.stpaul.gov/departments/safety-inspections/rent-buy-sell-property/renting-property/certificate-occupancy-map>

24-056-254

Lori Jones

447 White Bear Ave

City of
SAINT PAUL
Planning & Economic Development
25 West 4th Street City Hall Annex 1400
Saint Paul, Mn. 55102

Re: Rezoning of 470 White Bear Avenue N

Dear Zoning Committee,

We the home owners at 447 White Bear Avenue N object to the rezoning and the building of either H2 residential or RM2 medium-density multiple-family housing.

This area is already congested with the amount of traffic on both White Bear Avenue and Third Street. What is being proposed for parking would not be sufficient. Also, the access to the facility would be on White Bear Avenue. St Pascal's knows the difficulty of accessing the property when it was used to sell Christmas Trees. Currently, it is extremely difficult to make a left turn onto White Bear Avenue from Euclid Street. This would make it even worse. The goal for this type of housing is to obtain reasonable shelter and have their own transportation, being a vehicle. If tenants were to have Uber, or similar, accommodation this would also tie up traffic if they are not able to access inside the parking area. Also, with plowing the parking area in winter, the accumulated snow, usually takes up a few spaces where there would not be available parking.

People need outside time to strengthen their wellbeing. Where would the children have access to an outside play area? If it is St. Pascal's, they would need to cross an extremely busy street and safety is a concern. Nokomis South Montessori School has a locked facility to their playground.

A concern is the area itself with the crime already present, especially on White Bear Avenue from Third Street to Old Hudson Road. There is already the presence of guns and drugs in this location. Gang division lines are Third Street and White Bear Avenue. Adding this complex into a small area where there is already crime would not benefit the renters for their safety. There is already the concern of safety for St. Pascal's Church, School, and Nokomis South Montessori School which are located at this intersection. This is our concern as well, being homeowners.

We know the impact of this housing type. With our neighbor's house being a transitional home for recovering individual(s) / families. There is a continuous change over of people coming and going all hours, which causes a disruption.

Our property taxes and house value are a tremendous concern. We have spoken to a Real Estate Professional regarding this rezoning. This would decrease our house value due to this rezoning development change. This is a huge negative impact for us, who have been at this location since 1957. We, and our deceased parents (original purchasers), have worked hard to have a home with increased value. This facility would be defacing the current structure of the current housing.

The current housing or establishment(s) currently located in the area would not benefit from this development. With this being a Non-profit organization who is benefiting? Not the current homeowners, businesses, or the city due to taxes not being accrued from Beacon Interfaith Housing Collaborative.

We ask you to please reconsider and to **NOT** pass this rezoning of this property.

Sincerely,

Teri J Pleau Tr
Lori A Jones Tr
447 White Bear Avenue N
St. Paul, Mn. 55106

Re: Rezoning of 470 White Bear Avenue NLori Jones <lamp.jones60@gmail.com>

Tue 7/23/2024 10:13 AM

To: Thomas O'Keefe <irishblueeyes7@hotmail.com>Cc: tjpleau@hotmail.com <tjpleau@hotmail.com>

Hi Thom,

Thank you for the information. I did speak to a neighbor and asked her to send an email. They don't want it either. We won't be attending the meeting that's why we submitted the email. Maybe you could include our letter when you speak at the meeting.

Thank you,
Lori

On Tue, Jul 23, 2024, 9:52 AM Thomas O'Keefe <irishblueeyes7@hotmail.com> wrote:

Hello Lori,

I finally received a Zoning Case # for 740 white Bear Ave.. The # they gave me was 24-056- 254. Hopefully this will help you out. I hope you are spreading the word to neighbors on the damage this rezoning would do to our neighborhood. Maybe a copy of your letter would help people understand they would not be alone in this matter. My wife and I will be attending the meeting on the 25th. We delivered 50 packets of information to all of the homes that would be able to vote from the map on the back of the public hearing letter. These are the homes within 350 feet of the lot. This rezoning would be a tragic mistake for our neighborhood no matter what was built. Thank you for your support.

Thom and Ann O'Keefe

From: Lori Jones <lamp.jones60@gmail.com>

Sent: Monday, July 22, 2024 2:43 PM

To: PED-ZoningCommitteeSecretary@ci.stpaul.mn.us <PED-ZoningCommitteeSecretary@ci.stpaul.mn.us>

Cc: Lori Jones <lamp.jones60@gmail.com>; tjpleau@hotmail.com <tjpleau@hotmail.com>

Subject: Fwd: Rezoning of 470 White Bear Avenue N

I received an email asking for the zoning case number and address of the case. I included the address but I don't have a case number from the letter that was sent to me.

Sincerely,
Lori A Jones
Teri J Pleau

----- Forwarded message -----

From: **Lori Jones** <lamp.jones60@gmail.com>

Date: Mon, Jul 22, 2024 at 2:34 PM

Subject: Rezoning of 470 White Bear Avenue N

To: <PED-ZoningCommitteeSecretary@ci.stpaul.mn.us>

Cc: Lori Jones <lamp.jones60@gmail.com>, <tjpleau@hotmail.com>

Dear Rezoning Committee,

Please see our attached letter with our rezoning comments.

Sincerely,
Teri J Pleau
Lori A Jones
447 White Bear Avenue N

24-054-254

Argon Apartments - neighbor

446 White Bear Ave

Victoria Grove <victoriagrove22@gmail.com>

Thu 7/25/2024 12:47 PM

To:irishblueeyes7@hotmail.com <irishblueeyes7@hotmail.com>

Hi Thomas,

Thank you for dropping by the info on the proposed Argon apartments, my husband and I are next to the ball field on white bear ave. We would like to assist in any way we can to prevent this project from moving forward.

I am not sure that I will be able to attend the city council hearing today, but we would like to be kept in the loop if possible. And feel free to share any of this at the meeting.

We are extremely concerned about the safety of the neighborhood as well as the value of our homes going down. The potential crime that comes with housing like this is not going to make our property attractive to a potential buyer if we do choose to try to sell because of this project.

We purchased our home with the intent to start our family and raise children here. We bought it from my grandparents and we have invested everything into this house to make it our forever home. Even if we could afford to move, it would break my heart to leave a home that I have memories of growing up in.

The hope was to have children and send them to St Pascals since the school is so close, but I would not feel safe enough in my own adjacent back yard let alone having children walk past the apartments everyday. We have already had people walking through our yard from behind the ball field because it is a wooded area and I can only imagine how much that will increase if this project goes through. Not feeling safe in your own yard or home is a horrible feeling that I do not wish to experience.

As for the zoning plans with no parking, I cannot fathom how that will be allowed and pushed through. It is ridiculous to assume that the majority of the residents will never have vehicles. It is irresponsible to push any plan through that does not include at least 1-2 spots per unit. They will end up parking in the neighborhoods which is a safety risk and an inconvenience to the neighborhood. And where will the vehicles go during snow emergencies?

If they were hoping for community support they do not have it. These plans absolutely do not have our support.

-Victoria P
White Bear Av Neighbor