

From: [Zack Mensinger](#)
To: [*CI-StPaul Contact-Council](#)
Subject: I strongly support the proposed 1-4 Unit Housing Study
Date: Monday, October 2, 2023 3:48:29 PM

Dear City Council,

I'm writing to urge you to vote "YES" for the proposed 1-4 Unit Housing Study amendments to the Zoning Code. I love my neighbors, want more of them, and would love to have a more economically and environmentally sustainable city. The proposal helps work toward all of these.

Here are a few reasons why the proposed changes would be a big step forward for Saint Paul:

1. Saint Paul neighborhoods would all benefit from having the variety of housing types that our residents need, because current rules only allow single-family houses with large yards. Our neighborhoods need more choices that mirror our residents' diverse housing needs: townhouses, duplexes, small apartments, and tiny homes. Currently, large swaths of single-family, exclusionary zoning often leads to pockets of de facto segregation based on economic status.
2. Our city doesn't have enough homes for the people who want to live here, and this drives up housing prices and rents, hurting prospective homebuyers and renters alike. If we want Saint Paul to be an affordable place to own or rent a home, we need a variety of different home types, and more of them.
3. Saint Paul is struggling to maintain our streets and fully fund our libraries, schools, parks, and rec centers. At the same time, many residents are struggling to afford the annual increases to their property taxes. By making it legal to house more people in the same amount of space, these proposed zoning changes can help increase the number of people sharing the cost of paying for the public infrastructure and services our city needs while providing more opportunities for community members to build wealth.
4. The proposed changes would enable progress towards the goals of our city's Climate Action Resilience Plan. Transportation is a major source of greenhouse gas emissions in Saint Paul, and the best way for our city to reduce its collective carbon footprint is by making it easier for people to reduce their reliance on cars. We need more "walkable" neighborhoods, where residents enjoy access to grocery stores, pharmacies, gathering places, transit routes, and other important destinations and services within a short walk of their homes. Legalizing more homes in every neighborhood is the first step towards creating walkable places, since businesses and transit routes can't succeed without a critical mass of customers.

I strongly support both the stated goal of the proposed amendments— enabling a wider variety of neighborhood-scale homes throughout Saint Paul— and the carefully-crafted technical details proposed by the Planning Department that will make that goal feasible, including:

- A 33-foot height limit in the proposed Zoning District H1 and a 39-foot limit in H2

- A 10-foot minimum front yard setbacks with thoughtful conditions regarding abutting lots
- Carefully-calculated increases to the allowable lot coverage, with reasonable limits

I recommend only one change to the proposal: where the Planning Department has recommended applying the Zoning District H2 within a 1/8-mile radius around Neighborhood Nodes and high-frequency transit routes, increase the catchment area to 1/2-mile. Doing so would be a reasonable change in keeping with the goals of Saint Paul's 2040 Comprehensive Plan: to increase housing options within walking distance of neighborhood-oriented businesses and public transit. A half-mile is readily walkable for most people to walk to a store or bus stop; it makes sense to legalize five homes per lot by right within that radius, instead of only four.

Thanks for your attention to my comments!

Zack Mensinger
1226 Englewood Ave
St Paul, MN 55104

From: [Joan Pasiuk](#)
To: [*CI-StPaul Contact-Council](#)
Subject: please vote yes for 1-4 housing study
Date: Monday, October 2, 2023 3:08:48 PM

Saint Paul City Council,

I write in support of the proposed neighborhood zoning reform. This is an important policy to legalize neighborhood-scale density. I urge you to vote "YES" for the 1-4 housing unit study.

- Increased density will better support transit, local businesses, and the kind of smaller-carbon-footprint life that the climate crisis requires.
- This proposed increased density will make housing more affordable throughout the city and especially in my more affluent neighborhood of Macalester-Groveland.
- The aging population needs a wide range of housing options. ADUs, for example, provide smaller, lower maintenance housing for seniors or caregivers.
- This kind of infill can provide a stronger property tax base.

For these and other reasons I urge a YES vote on the proposed zoning reform.

Thank you for your attention to my comments.

Joan Pasiuk

1984 Jefferson Ave

From: [Ellen Campbell](#)
To: [*CI-StPaul Contact-Council](#)
Subject: 1-4 Unit Housing Study
Date: Monday, October 2, 2023 2:26:54 PM

City Council,

The propositions within the 1-4 Unit Housing Study amendments to the Zoning Code are beneficial for several reasons, and for this reason, I wanted to let you know how important it is for you to vote yes on it. The reasons why the proposed changes would be advantageous for Saint Paul - both in the long term and short - include (but are not limited to) the following:

1. Residents throughout Saint Paul would have greater access to housing choices that suit their needs - townhouses, duplexes, small apartments, tiny homes, etc.. An abundance of Saint Paul neighborhoods don't have the housing types that our residents need due to current rules only allowing single-family houses with large yards.
2. St Paul would become a more affordable place to live, whether it's buying or renting. Our city doesn't have enough homes for the people who want to live here, and this drives up housing prices and rents, hurting prospective homebuyers and renters alike.
3. By housing more people in the same amount of space, more people would share the cost of paying for public infrastructure and the services our cities need, making such payments more reliable and less strenuous. Saint Paul is struggling to maintain our streets, and to fully fund our libraries, schools, parks, and rec centers. At the same time, residents are struggling to afford the annual increases to their property taxes.
4. The proposed changes would enable progress towards the goals of our city's Climate Action Resilience Plan. Transportation is the top source of greenhouse gas emissions in Saint Paul, and the best way for our city to reduce its collective carbon footprint is by making it easier for people to reduce their reliance on cars. We need more "walkable" neighborhoods, where residents enjoy access to grocery stores, pharmacies, gathering places, transit routes, and other important destinations and services within a short walk of their homes. Legalizing more homes in every neighborhood is the first step towards creating walkable places, since businesses and transit routes can't succeed without a critical mass of customers.

The stated goal of the proposed amendments— enabling a wider variety of neighborhood-scale homes throughout Saint Paul— and the carefully-crafted technical details proposed by the Planning Department that will make that goal feasible, hence why you should support it. More specific qualities of this legislation include:

- A 33-foot height limit in the proposed Zoning District H1 and a 39-foot limit in H2
- A 10-foot minimum front yard setbacks with thoughtful conditions regarding abutting lots
- Carefully-calculated increases to the allowable lot coverage, with reasonable limits

I should note, however, that **one beneficial change to the proposal** is that where the Planning Department has recommended applying the Zoning District H2 within a $\frac{1}{8}$ -mile radius around Neighborhood Nodes and high-frequency transit routes, increase the catchment area to $\frac{1}{4}$ -mile. Doing so would be a modest change in keeping with the goals of Saint Paul's 2040 Comprehensive Plan: to increase housing options within walking distance of neighborhood-oriented businesses and public transit. A quarter-mile is commonly considered as the distance most people are willing to walk to a store or bus stop; it makes sense to legalize five homes per lot by right within that radius, instead of only four.

Thanks for your attention to my comments.

Sincerely,
Ellen

From: [Janie Vang](#)
To: [Greg Weiner](#)
Subject: FW: Zoning Code Amendments
Date: Monday, October 2, 2023 2:22:27 PM

From: Andrew Ainsley <aainsle1@gmail.com>
Sent: Monday, October 2, 2023 11:43 AM
To: *CI-StPaul_Contact-Council <Contact-Council@ci.stpaul.mn.us>; #CI-StPaul_Ward5 <Ward5@ci.stpaul.mn.us>
Cc: Jessica Larson Johnston <Jessica.Larson.Johnston@ci.stpaul.mn.us>; Janie Vang <janie.vang@ci.stpaul.mn.us>
Subject: Zoning Code Amendments

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

Dear City Council,

I'm writing to urge you to vote "YES" for the proposed [1-4 Unit Housing Study](#) amendments to the zoning code. Here are a few reasons why the proposed changes would be a big step forward for St. Paul:

- Many St. Paul neighborhoods lack the variety of housing types that our residents need, because current rules only allow single-family houses with large yards. Our neighborhoods need more choices that mirror our residents' diverse housing needs: townhouses, duplexes, small apartments and tiny homes.*
- Our city doesn't have enough homes for the people who want to live here, and this drives up housing prices and rents, hurting prospective homebuyers and renters alike. If we want St. Paul to be an affordable place to own or rent a home, we should make it easier to build more homes.*
- St. Paul is struggling to maintain our streets and to fully fund our libraries, schools, parks and rec centers. At the same time, residential homeowners are struggling to afford the annual increases to their property taxes. By making it legal to house more people in the same amount of space, these proposed zoning*

changes can help increase the number of people sharing the cost of paying for the public infrastructure and services our city needs.

The proposed changes would enable progress toward the goals of our city's [Climate Action & Resilience Plan](#). Transportation is the top source of greenhouse gas emissions in St. Paul, and the best way for our city to reduce its collective carbon footprint is by making it easier for people to reduce their reliance on cars. We need more “walkable” neighborhoods, where residents enjoy access to grocery stores, pharmacies, gathering places, transit routes, and other important destinations and services within a short walk of their homes. Legalizing more homes in every neighborhood is the first step toward creating walkable places, since businesses and transit routes can't succeed without a critical mass of customers.

I strongly support both the stated goal of the proposed amendments — enabling a wider variety of neighborhood-scale homes throughout St. Paul — and the carefully crafted technical details proposed by the Planning Department that will make that goal feasible, including:

- A 33-foot height limit in the proposed Zoning District H1 and a 39-foot limit in H2.*
- A 10-foot minimum to front-yard setbacks with thoughtful conditions regarding abutting lots.*
- Carefully calculated increases to the allowable lot coverage, with reasonable limits.*

I recommend only one change to the proposal: Where the Planning Department has recommended applying the Zoning District H2 within an ⅛-mile radius around neighborhood nodes and high-frequency transit routes, increase the catchment area to ¼-mile. Doing so would be a modest change in keeping with the goals of St. Paul's [2040 Comprehensive Plan](#) — namely, to increase housing options within walking distance of neighborhood-oriented businesses and public transit.

A quarter-mile is commonly considered the distance most people are willing to walk to a store or bus stop; it makes sense to legalize five homes per lot, instead of only four, within that radius.

Thanks for your attention to my comments!

*Drew & Rachel Ainsley
388 Geranium Ave E.
Saint Paul, MN 55130*

From: [Stellah Marienthal-LeGendre](#)
To: [*CI-StPaul Contact-Council](#)
Subject: Housing Justice
Date: Monday, October 2, 2023 2:04:23 PM

Dear City Council,

I'm writing to urge you to vote "YES" for the proposed 1-4 Unit Housing Study amendments to the Zoning Code. Here are a few reasons why the proposed changes would be a big step forward for Saint Paul:

1. Many Saint Paul neighborhoods lack the variety of housing types that our residents need, because current rules only allow single-family houses with large yards. Our neighborhoods need more choices that mirror our residents' diverse housing needs: townhouses, duplexes, small apartments, and tiny homes.
2. Our city doesn't have enough homes for the people who want to live here, and this drives up housing prices and rents, hurting prospective homebuyers and renters alike. If we want Saint Paul to be an affordable place to own or rent a home, we should make it easier to build more homes.
3. Saint Paul is struggling to maintain our streets, and to fully fund our libraries, schools, parks, and rec centers. At the same time, residents are struggling to afford the annual increases to their property taxes. By making it legal to house more people in the same amount of space, these proposed zoning changes can help increase the number of people sharing the cost of paying for the public infrastructure and services our city needs.
4. The proposed changes would enable progress towards the goals of our city's Climate Action Resilience Plan. Transportation is the top source of greenhouse gas emissions in Saint Paul, and the best way for our city to reduce its collective carbon footprint is by making it easier for people to reduce their reliance on cars. We need more "walkable" neighborhoods, where residents enjoy access to grocery stores, pharmacies, gathering places, transit routes, and other important destinations and services within a short walk of their homes. Legalizing more homes in every neighborhood is the first step towards creating walkable places, since businesses and transit routes can't succeed without a critical mass of customers.

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Neighborhood Nodes and high-frequency transit routes, increase the catchment area to ¼-mile. Doing so would be a modest change in keeping with the goals of Saint Paul's 2040 Comprehensive Plan: to increase housing options within walking distance of neighborhood-oriented businesses and public transit. A quarter-mile is commonly considered as the distance most people are willing to walk to a store or bus stop; it makes sense to legalize five homes per lot by right within that radius, instead of only four.

Thanks for your attention to my comments!

Sincerely,
Stellah Marienthal-LeGendre
1600 Grand Avenue, Saint Paul, MN 55105

From: casazp@comcast.net
To: [*CI-StPaul_Contact-Council](#)
Subject: Oct. 4, 2023 Public hearing comments, Ziebarth
Date: Monday, October 2, 2023 1:43:48 PM
Attachments: [Public comments, Oct 2, 2023, Ziebarth.docx](#)

October 1, 2023

TO: Chris Tolbert, City Council, and Planning Commission

Comments for meeting October 4, 2023, on proposed Zoning changes in the 1-4 Unit Housing Study,

We--and most of our neighbors--respectfully oppose the proposed changes to St. Paul's zoning code. While intended to address the city's low-income and affordable housing shortage, the proposal seems short-sighted and risky for St. Paul, a city of tightly knit neighborhoods and extended personal networks. This is St. Paul's magic, not a detriment.

Demolishing small old houses and shoehorning in as many as six per lot is very unlikely to result in more low-income or even affordable units. This trickle-down theory simply hasn't been proven to work in cities where rent control has long existed. Otherwise, why do so many new apartment buildings in the city and suburbs frantically compete for renters with one or more free month's rent rather than lower rents for affordable or low-income renters.

We lived for twenty years in Berkeley, where bold housing measures are popular and frequent. Yet we can't imagine such density and neighborhood character changes other than along transit corridors or in downtown. Many economists and legal experts have called out the unintended consequences of rent control itself, with or without vacancy decontrol, and even the impossibility of building modest-income housing without public support.

From our experience St. Paul's recent Rent Control measure seems naïve to omit a vacancy decontrol provision. Even Berkeley recognizes that this shrinks the number of small landlords who rent two or three units (not six?). Owners either they let units fall into extreme disrepair or take them off the market rather than deal with annual business licenses, annual Rent Board registrations and notifications, fees, meetings, legal disputes, challenges, safety and code inspections, and at least a half-dozen annual forms for landlords. Berkeley off-loaded administration to a Rent Board and its bureaucracy to escape its administrative burdens. And meanwhile, of course, rents in that city remain very high because new units are expensive. As years pass, St. Paul's annual 3% rent increase will barely cover maintenance, repairs, insurance, licenses, utilities and general headaches. In our experience rent control favors people who are financially stable, not people who struggle to pay their bills. There must be a better way!

Thanks for reading,

Marilyn Ziebarth and Werner Pavlovich

185 Vernon Street

St. Paul

CasaZP@comcast.net

October 1, 2023

TO: Chris Tolbert, City Council, and Planning Commission

Comments for meeting October 4, 2023, on proposed Zoning changes in the 1-4 Unit Housing Study,

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From our experience St. Paul's recent Rent Control measure seems naïve to omit a vacancy decontrol provision. Even Berkeley recognizes that this shrinks the number of small landlords who rent two or three units (not six?). Owners either they let units fall into extreme disrepair or take them off the market rather than deal with annual business licenses, annual Rent Board registrations and notifications, fees, meetings, legal disputes, challenges, safety and code inspections, and at least a half-dozen annual forms for landlords. Berkeley off-loaded administration to a Rent Board and its bureaucracy to escape its administrative burdens. And meanwhile, of course, rents in that city remain very high because new units are expensive. As years pass, St. Paul's annual 3% rent increase will barely cover maintenance, repairs, insurance, licenses, utilities and general headaches. In our experience rent control favors people who are financially stable, not people who struggle to pay their bills. There must be a better way!

Thanks for reading,

Marilyn Ziebarth and Werner Pavlovich
185 Vernon Street
St. Paul
CasaZP@comcast.net

From: [Lorraine Peller](#)
To: [*CI-StPaul Contact-Council](#)
Subject: Proposed zoning amendments re: single family properties: I am absolutely opposed. I worked & saved to buy my home & pay property taxes....now I am going to have to buy for others?NO!
Date: Monday, October 2, 2023 1:22:05 PM

Sent from my iPhone

From: [Matt Anfang](#)
To: [*CI-StPaul Contact-Council](#)
Subject: October 4 Hearing on Housing Zoning Amendments
Date: Monday, October 2, 2023 12:47:43 PM

Council Members,

I am writing in opposition to the proposed Zoning Amendments (as written) related to the 1-4 Unit Housing Study.

Though laudable in the strategy to increase housing density and develop options for current and future residents of St. Paul the proposal to add structures on the SF lots in St. Paul goes too far in the increase of lot coverage and the lack of requirement for available off-street parking.

For those members who have actually lived in a larger, higher density city in America, you'll understand that 1) Values and rents for structures like this are more expensive than those of higher density structures. 2) Those without walkable amenities (grocery, transit, restaurant, medicine) are less attractive to a renter or those who fulfill your desire to eliminate vehicles). Incidentally, your disdain for the single family home and the estimated vehicle trips per day being higher than apartment dwellers translates to getting kids to/ from schools and additional activities, sports et al., these are good don't you think?

In my opinion, the City would be much better served to employ a strategy to incent apartment building owners to build / redevelop higher density 3-4 story apartment complexes along transit corridors. In the primarily SF neighborhoods, and the included goal of adding more duplexes and triplexes with a yard and an accessory structure for parking which would fit better in the neighborhoods.

The likelihood of anything changing with the of the multi structure lot succeeding is slim to none. St. Paul boasts some of the highest permit fees in the metropolitan area, your structure itself makes building in St. Paul more difficult and expensive for a developer and future homeowner.

On affordability, your consultants who helped prepare this study failed you by selling you on this concept by incorrectly identifying the Metropolitan Council Area Median Income by using a St. Paul / Bloomington Area number (\$95,650) as the AMI when St. Paul's Actual AMI is 30% less than that at \$63,483 (Census.gov)

The study also aptly reports that the building of three primary structures on a single lot simply does not pencil out. A p/sf cost of new construction hovers around \$350-450 per square foot. On the low-end, new 35x20 2-story structures will cost roughly \$400,000 to build. Thus, you've accomplished nothing to establish any more affordable housing, not to mention the loss of the original structure and the environmental impact of demolition.

The quality of life in St. Paul has dropped precipitously in the past 10 years. There are a few bright spots however the cost of doing business, the cost of living (municipal, county and school taxes & fees) have increased to a point where we are losing stable residents.

Keep working on this Zoning change, it is not ready for prime time.

I'd suggest analyzing incentivizing higher density development through a reduction or assistance in SAC/WAC Fees, Permit Fees, some flexibility on unnecessary design requirements, park dedication fees for example.

And finally, eliminate the Rent Control Ordinance, you'll accomplish nothing as long

as this ill-conceived ordinance remains in place, I think the results of this ordinance should be abundantly clear to you all.

Thank you,

Matt Anfang

Ward 3

1635 Bayard Avenue

From: [Andrew Ainsley](#)
To: [*CI-StPaul>Contact-Council](#); [#CI-StPaul.Ward5](#)
Cc: [Jessica Larson Johnston](#); [Janie Vang](#)
Subject: Zoning Code Amendments
Date: Monday, October 2, 2023 11:43:02 AM

Dear City Council,

I'm writing to urge you to vote "YES" for the proposed [1-4 Unit Housing Study](#) amendments to the zoning code. Here are a few reasons why the proposed changes would be a big step forward for St. Paul:

- *Many St. Paul neighborhoods lack the variety of housing types that our residents need, because current rules only allow single-family houses with large yards. Our neighborhoods need more choices that mirror our residents' diverse housing needs: townhouses, duplexes, small apartments and tiny homes.*
- *Our city doesn't have enough homes for the people who want to live here, and this drives up housing prices and rents, hurting prospective homebuyers and renters alike. If we want St. Paul to be an affordable place to own or rent a home, we should make it easier to build more homes.*
- *St. Paul is struggling to maintain our streets and to fully fund our libraries, schools, parks and rec centers. At the same time, residential homeowners are struggling to afford the annual increases to their property taxes. By making it legal to house more people in the same amount of space, these proposed zoning changes can help increase the number of people sharing the cost of paying for the public infrastructure and services our city needs.*

The proposed changes would enable progress toward the goals of our city's [Climate Action & Resilience Plan](#). Transportation is the top source of greenhouse gas emissions in St. Paul, and the best way for our city to reduce its collective carbon footprint is by making it easier for people to reduce their reliance on cars. We need more "walkable" neighborhoods, where residents enjoy access to grocery stores, pharmacies, gathering places, transit routes, and

other important destinations and services within a short walk of their homes. Legalizing more homes in every neighborhood is the first step toward creating walkable places, since businesses and transit routes can't succeed without a critical mass of customers.

I strongly support both the stated goal of the proposed amendments — enabling a wider variety of neighborhood-scale homes throughout St. Paul — and the carefully crafted technical details proposed by the Planning Department that will make that goal feasible, including:

- *A 33-foot height limit in the proposed Zoning District H1 and a 39-foot limit in H2.*
- *A 10-foot minimum to front-yard setbacks with thoughtful conditions regarding abutting lots.*
- *Carefully calculated increases to the allowable lot coverage, with reasonable limits.*

I recommend only one change to the proposal: Where the Planning Department has recommended applying the Zoning District H2 within an ⅛-mile radius around neighborhood nodes and high-frequency transit routes, increase the catchment area to ¼-mile. Doing so would be a modest change in keeping with the goals of St. Paul's [2040 Comprehensive Plan](#) — namely, to increase housing options within walking distance of neighborhood-oriented businesses and public transit. A quarter-mile is commonly considered the distance most people are willing to walk to a store or bus stop; it makes sense to legalize five homes per lot, instead of only four, within that radius.

Thanks for your attention to my comments!

*Drew & Rachel Ainsley
388 Geranium Ave E.
Saint Paul, MN 55130*

From: [JOE CHAPMAN](#)
To: [CouncilHearing_English \(CI-StPaul\)](#)
Subject: Voice Mail (52 seconds)
Date: Monday, October 2, 2023 11:08:39 AM
Attachments: [audio.mp3](#)

Is My name is Joe Chapman. I live on 1764. I go hard and I'm very much against this new proposal for zoning amendments about adding one to four unit housing studies. I think it will bring in slumlords They'll be shady. Construction, which leaves no pride in ownership, would be more trash, more trash, more crime. There's no obvious thing things for parking, which means just more congestion and traffic. More established homeowners will sell leave. I think it's a bad idea and that's that. Thank you.

You received a voice mail from [JOE CHAPMAN](#).

Thank you for using Transcription! If you don't see a transcript above, it's because the audio quality was not clear enough to transcribe.

[Set Up Voice Mail](#)

From: [Kevin Gallatin](#)
To: [*CI-StPaul>Contact-Council](#)
Cc: [Kevin Gallatin](#)
Subject: Support for the 1-4 Unit Housing amendments
Date: Monday, October 2, 2023 11:08:03 AM

Council President Brendmoen and council members,

I ask you to support the proposed 1-4 Unit Housing Study amendments to the Zoning Code. We desperately need more housing to promote affordability and provide safe shelter for all our residents. We also need to capitalize on the great strides our city has taken in improving access to transit, biking, and walking in order to meaningfully reduce our contribution to climate change. These benefits cannot be withheld to only those living on arterial streets and in neighborhood nodes. An added benefit is we will spread the cost of infrastructure maintenance across more residents, reducing tax payments for all residents.

We should provide the opportunity to build and live in the type of "missing middle" housing that was relatively common in the Macalester-Groveland I grew up in, but was largely banned before my current Highland Park neighborhood was developed. I believe this type of diverse housing promotes neighborhood resilience as residents can move through different types of housing as their needs in life change. I've carefully reviewed the study documents and Planning Commission recommendations, and believe the resulting changes will be unobtrusive and a positive addition to our neighborhoods. Yes, I welcome a sixplex in my backyard!

Thank you for your consideration,
Kevin Gallatin
Ward 3
1822 Highland Parkway
612-239-2320

From: [AMY KEMPER](#)
To: [*CI-StPaul>Contact-Council](#)
Subject: Rezoning
Date: Monday, October 2, 2023 10:47:57 AM

Hello Council,

I firmly believe this proposal to rezone SINGLE-FAMILY PROPERTY in St Paul to build multiple housing units is criminal. I do not support this for my neighborhood nor any others. It is by hard-earned work that individuals and couples have the opportunity and privilege to own a home. I do not want to live in an apartment complex-like environment and neither do my neighbors and friends. All that will do is drive our home values down which may be the desire of the one-party officials in this state, I hope not. I have low-income houses in my neighborhood and there is very little oversight on those. There are several rental houses as well and of those rentals, there is only one duplex that is kept tidy. I actually prefer the McMansions that have popped up across the metro compared to this proposal - there is more incentive on the homeowner to maintain the property because of the investment made.

Is this Minnesota's attempt to replicate what Black Rock and Vanguard are doing across the country? Buying up property and land by outpricing individuals/couples that are trying to better their lives by becoming homeowners? Then turning them into either senior housing or traditional high-rises so everyone becomes a "renter"? I hope not, that would be shameful!

I request the council rejects this proposal outright. If approved, the first multiple units should be built next door to each council member. Unfortunately, it's the only way politicians see the damage caused by the unreasonable policies they PUSH in place. If you need proof, look at NYC Mayor Eric Adams and the influx of immigrants in his sanctuary city. Even he is calling for border attention.

Thank you.

Amy Kemper
Saint Paul

From: jimbaxter@q.com
To: [*CI-StPaul Contact-Council](#)
Subject: 1-4 Unit Housing Study - Proposed Zoning Amendments
Date: Monday, October 2, 2023 10:26:35 AM

Dear City Council members,

Regarding the proposal for rezoning to allow 6 units per lot for all single-family properties in St Paul, I strongly suggest this proposal be changed as it appears very unacceptable.

The problems I see are:

- property market de-valuation for neighboring homes
- neighborhood character harm
- off-street parking major exacerbation
- lack of input from affected neighborhoods for proposed specific sites when they are realistically planned
- the choice to have this zoning change permitted without consideration to the nature of particular neighborhoods in St Paul lacks the necessary recognition of specific neighborhood diversity
- reduction in green space within the city

Please do not proceed with this proposed zoning amendment.

Respectfully,
Jim & Debbi Baxter

651-206-9511
1939 Dayton Ave
St Paul 55104

From: [Rick Varco](#)
To: [*CI-StPaul>Contact-Council](#)
Cc: [Jon Grebner](#)
Subject: SEIU HCMNIA Comments on Ord 23-43 (1-4 Unit Housing Study amendments)
Date: Monday, October 2, 2023 10:22:06 AM
Attachments: [Housing Density Resolution 20180426.pdf](#)

Dear City Council,

On behalf of the members of SEIU Healthcare Minnesota & Iowa, I urge you to approve the proposed 1-4 Unit Housing Study amendments to the Zoning Code.

Our union represents over 55,000 members in hospitals, clinics, nursing homes, and self-directed home care, including over 3,000 St. Paul residents. Despite good union jobs, fewer and fewer can afford to live in St. Paul. Many of our members want to live in St. Paul and be near their jobs at places like United Hospital and HealthPartners. But high rents have forced too many of them to move to distant suburbs. While they saved on housing, they added car expenses and long commutes away from their family. This is bad for workers, bad for St. Paul employers, and catastrophic for the planet.

Building more housing in St. Paul is a pro-labor position. I want to draw your attention to the attached 2018 resolution passed by all four locals of the SEIU Minnesota State Council, including our local, SEIU Local 26, SEIU Local 284, and Workers United. There are many ways to address affordable housing, but we believe relaxing zoning rules to allow more construction is the most cost-effective because it costs the city nothing. But it is also a necessary step. Without changing the rules to allow sufficient dwelling places for all of those seeking to live in St. Paul, housing subsidies and other programs will simply elevate a few local winners while depriving the large mass of workers of the housing they need.

The proposed zoning amendments include several critical measures that meet the above needs. Of special importance are:

- *The 33-foot height limit in the proposed Zoning District H1 and a 39-foot limit in H2*
- *The 10-foot minimum front yard setbacks*
- *The increases to the allowable lot coverage*

In addition, we join others who recommend increasing the H2 Zoning District around Neighborhood Nodes and high-frequency transit routes from the recommended 1/8-mile radius to 1/4-mile. Our members disproportionately rely on public transit, so they benefit greatly from expanded housing options near those routes. Our members and all taxpayers contribute, through their taxes, significant resources to public transit. It seems deeply irrational for cities to limit the number of people who can benefit from those public investments. If our members are taxed to build transit, they should have every possible opportunity to live near enough to use it.

Workers need affordable places to live that are near the good healthcare jobs in St. Paul. Unless we legalize more housing in St. Paul, rents will continue to soar. Low-income residents will be priced out and forced to move. The City should not cater to the nostalgia of the well-off, but, instead, provide abundant housing opportunities for the many.

Rick Varco

Political Director

Residential Address

2265 Youngman Ave. #208
St. Paul, MN 55116

SEIU MN State Council Resolution in Support of Increased Housing Density
Adopted April 26, 2018

Whereas, SEIU members face increasing costs for housing, especially in Minneapolis and St. Paul; and

Whereas, local governments, especially Minneapolis and St. Paul, use their zoning authority to limit housing density and the number of new housing units that can be built, thus increasing the cost of housing; and

Whereas, dense urban areas generate fewer greenhouse gasses per person and promote union construction jobs;

Be it resolved, that the SEIU Minnesota State Council generally opposes zoning limits on density and supports changes to the 2040 comprehensive plans in Minneapolis, St. Paul, and other cities to allow greater density; and

Be it further resolved, that the SEIU Minnesota State Council specifically supports the proposal in Minneapolis to legalize 4-plex dwellings citywide.

From: [Sherri](#)
To: [*CI-StPaul_Contact-Council](#)
Cc: [Rob Shellman](#)
Subject: 1-4 unit housing study - zoning amendments
Date: Monday, October 2, 2023 9:59:05 AM

Good morning -

I absolutely support having more affordable housing in St. Paul. I am concerned about increasing short term rental availability and do not support this as part of the zoning amendments. On my block alone there are already too many short term, Air B&B type rentals, which do not help increase availability of affordable housing - they are investment properties catering to non-residents. Please do not include an allowance for short term rentals in the zoning package.

Respectfully,

Sherri Shellman

Sent from my iPhone

From: [Adam Frei](#)
To: [*CI-StPaul Contact-Council](#)
Subject: 1-4 Housing Study Feedback
Date: Monday, October 2, 2023 9:58:53 AM

Dear City Council,

I'm writing to urge you to vote "YES" for the proposed 1-4 Unit Housing Study amendments to the Zoning Code.

I recommend only one change to the proposal: where the Planning Department has recommended applying the Zoning District H2 within a 1/8-mile radius around Neighborhood Nodes and high-frequency transit routes, increase the catchment area to 1/2-mile. Doing so would be an effective change in keeping with the goals of Saint Paul's 2040 Comprehensive Plan: to increase housing options within walking distance of neighborhood-oriented businesses and public transit. It makes sense to allow for five homes per lot by right within that radius, instead of only four to further support development that is not car dependent.

Here are a few reasons why the proposed changes would be a big step forward for Saint Paul:

- 1. Many Saint Paul neighborhoods lack the variety of housing types that our residents need, because current rules only allow single-family houses with large yards. Our neighborhoods need more choices that mirror our residents' diverse housing needs: townhouses, duplexes, small apartments, and tiny homes.*
- 2. Our city doesn't have enough homes for the people who want to live here, and this drives up housing prices and rents, hurting prospective homebuyers and renters alike. If we want Saint Paul to be an affordable place to own or rent a home, we should make it easier to build more homes.*
- 3. Saint Paul is struggling to maintain our streets, and to fully fund our libraries, schools, parks, and rec centers. At the same time, residents are struggling to afford the annual increases to their property taxes. By making it legal to house more people in the same amount of space, these proposed zoning changes can help increase the number of people sharing the cost of paying for the public infrastructure and services our city needs.*
- 4. The proposed changes would enable progress towards the goals of our city's Climate Action Resilience Plan. Transportation is the top source of greenhouse gas emissions in Saint Paul, and the best way for our city to reduce its collective carbon footprint is by making it easier for people to reduce their reliance on cars. We need more "walkable" neighborhoods, where residents enjoy access to grocery stores, pharmacies, gathering places, transit routes, and other important destinations and services within a short walk of their homes. Legalizing more homes in every neighborhood is the first step towards creating walkable places, since businesses and transit routes can't succeed without a critical mass of customers.*

I strongly support both the stated goal of the proposed amendments— enabling a

wider variety of neighborhood-scale homes throughout Saint Paul— and the carefully-crafted technical details proposed by the Planning Department that will make that goal feasible, including:

- A 33-foot height limit in the proposed Zoning District H1 and a 39-foot limit in H2*
- A 10-foot minimum front yard setbacks with thoughtful conditions regarding abutting lots*
- Carefully-calculated increases to the allowable lot coverage, with reasonable limits*

Thanks for your attention to my comments!

*Adam Frei
936 Albemarle St.
Saint Paul, MN 55117*

From: [Roger Goerke](#)
To: [*CI-StPaul Contact-Council](#)
Subject: Zoning changes
Date: Monday, October 2, 2023 9:30:13 AM

Dear City Council,

I am a long time resident of St. Paul and I oppose these changes.
The city has been pushing "affordable housing" so much there is no shortage of apartments already available and they are building more as we speak.

The single family dwelling lot as it stands now is perfect sized to allow a decent urban forest to develop letting homeowners plant multiple trees on their lot. (as I have done).

Higher density housing will destroy this fragile urban forest and make St. Paul just like every other over developed city with extremely high vacancy rates.

Please leave the zoning restrictions as they are.

Thank you,
Roger Goerke
1556 Arlington Ave. E.

From: [Pat Archbold](#)
To: [*CI-StPaul Contact-Council](#)
Subject: rezoning
Date: Monday, October 2, 2023 8:51:26 AM

I received a notice about the change to zoning in St. Paul that will allow up to 6 units per lot. What on earth are you thinking?

This opens the door for real estate companies to come in and change the face of the city and lose our neighborhood feel that makes St. Paul such a great place to live. With property taxes high, streets in disrepair and crime a constant threat, you are begging people to leave the city.

I am going to try to attend the hearing this week but wanted to make sure my voice is heard.

Pat and Katie Archbold
2241 Riverwood Place.
St. Paul, MN 55104

Sincerely,

Pat Archbold
GM- Collaboration and Content
See how Intapp [Workspaces](#) supports Flexible Work

Cell: 651-271-6487

Email: pat.archbold@intapp.com

[Intapp.com](https://intapp.com) | [Intapp LinkedIn](#) | [Intapp Twitter](#)

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From: [Adam Schwalbe](#)
To: [*CI-StPaul Contact-Council](#)
Date: Monday, October 2, 2023 8:14:10 AM

Dear City Council,

I'm writing to urge you to vote "YES" for the proposed 1-4 Unit Housing Study amendments to the Zoning Code. Here are a few reasons why the proposed changes would be a big step forward for Saint Paul:

1. Many Saint Paul neighborhoods lack the variety of housing types that our residents need, because current rules only allow single-family houses with large yards. Our neighborhoods need more choices that mirror our residents' diverse housing needs: townhouses, duplexes, small apartments, and tiny homes.
2. Our current over-restrictive zoning code limits St Paul's housing stock, which ultimately drives up rents and lowers economic growth. This, of course, is detrimental to the well-being of the current and future residents as well as businesses.
3. Saint Paul is struggling to maintain our streets, and to fully fund our libraries, schools, parks, and rec centers. At the same time, residents are struggling to afford the annual increases to their property taxes. By making it legal to house more people in the same amount of space, these proposed zoning changes can help increase the number of people sharing the cost of paying for the public infrastructure and services our city needs.
4. The proposed changes would enable progress towards the goals of our city's Climate Action Resilience Plan. Transportation is the top source of greenhouse gas emissions in Saint Paul, and the best way for our city to reduce its collective carbon footprint is by making it easier for people to reduce their reliance on cars. We need more "walkable" neighborhoods, where residents enjoy access to grocery stores, pharmacies, gathering places, transit routes, and other important destinations and services within a short walk of their homes. Legalizing more homes in every neighborhood is the first step towards creating walkable places, since businesses and transit routes can't succeed without a critical mass of customers.

I strongly support both the stated goal of the proposed amendments— enabling a wider variety of neighborhood-scale homes throughout Saint Paul— and the carefully-crafted technical details proposed by the Planning Department that will make that goal feasible, including:

- A 33-foot height limit in the proposed Zoning District H1 and a 39-foot limit in H2
- A 10-foot minimum front yard setbacks with thoughtful conditions regarding abutting lots
- Carefully-calculated increases to the allowable lot coverage, with reasonable limits

I recommend only one change to the proposal: where the Planning Department has recommended applying the Zoning District H2 within a 1/8-mile radius around Neighborhood Nodes and high-frequency transit routes, increase the catchment area

to ¼-mile. Doing so would be a modest change in keeping with the goals of Saint Paul's 2040 Comprehensive Plan: to increase housing options within walking distance of neighborhood-oriented businesses and public transit. A quarter-mile is commonly considered as the distance most people are willing to walk to a store or bus stop; it makes sense to legalize five homes per lot by right within that radius, instead of only four.

Thanks for your attention to my comments!

Sincerely,
Adam Schwalbe
1600 Grand Avenue
St Paul, MN
55105

From: [James Thomas](#)
To: [*CI-StPaul Contact-Council](#)
Subject: Rezoning city lots.
Date: Sunday, October 1, 2023 6:35:03 PM

My family and my neighborhood is absolutely opposed to your horrible plan. Density? What about neighborhoods? We have more density than ever and when does it stop. If this horrible plan is passed, I assure you, there will be many people leaving this city. For a change, please use your heads and represent what the people want.

Jim and Judy Thomas
2126 Iglehart Av
St Paul, MN 55104

From: [KAI TUOMINEN](#)
To: [CouncilHearing_English \(CI-StPaul\)](#)
Subject: Voice Mail (49 seconds)
Date: Sunday, October 1, 2023 11:55:36 AM
Attachments: [audio.mp3](#)

Hello, my name is Kai K Al, last name Tuominen TUOMINENI live at 1891 Dayton Ave. in Saint Paul Ward Four, and I am calling to voice my opposition to the rezoning proposals that would allow multiple units on a small lot. I think this is a very bad idea for the quality of living in Saint Paul and I am strictly opposed and I will vote against anyone who votes for this. So please chop that down to my opinion. I think expanding the city lot requirements is a terrible idea. Have a great day and let's try some better ideas.

You received a voice mail from [KAI TUOMINEN](#).

Thank you for using Transcription! If you don't see a transcript above, it's because the audio quality was not clear enough to transcribe.

[Set Up Voice Mail](#)

From: [Drew Harper](#)
To: [*CI-StPaul Contact-Council](#)
Subject: Amendments to Zoning Code
Date: Sunday, October 1, 2023 6:47:45 AM

Dear City Council,

I'm writing to urge you to vote "YES" for the proposed 1-4 Unit Housing Study amendments to the Zoning Code. Here are a few reasons why the proposed changes would be a big step forward for Saint Paul:

1.
Many Saint Paul neighborhoods lack the variety of housing types that our residents need, because current rules only allow single-family houses with large yards. Our neighborhoods need more choices that mirror our residents' diverse housing needs: townhouses, duplexes, small apartments, and tiny homes.
2.
Our city doesn't have enough homes for the people who want to live here, and this drives up housing prices and rents, hurting prospective homebuyers and renters alike. If we want Saint Paul to be an affordable place to own or rent a home, we should make it easier to build more homes.
3.
Saint Paul is struggling to maintain our streets, and to fully fund our libraries, schools, parks, and rec centers. At the same time, residents are struggling to afford the annual increases to their property taxes. By making it legal to house more people in the same amount of space, these proposed zoning changes can help increase the number of people sharing the cost of paying for the public infrastructure and services our city needs.
4.
The proposed changes would enable progress towards the goals of our city's Climate Action Resilience Plan. Transportation is the top source of greenhouse gas emissions in Saint Paul, and the best way for our city to reduce its collective carbon footprint is by making it easier for people to reduce their reliance on cars. We need more "walkable" neighborhoods, where residents enjoy access to grocery stores, pharmacies, gathering places, transit routes, and other important destinations and services within a short walk of their homes. Legalizing more homes in every neighborhood is the first step towards creating walkable places, since businesses and transit routes can't succeed without a critical mass of customers.

I strongly support both the stated goal of the proposed amendments—enabling a wider variety of neighborhood-scale homes throughout Saint Paul—and the carefully-crafted technical details proposed by the Planning Department that will make that goal feasible, including:

- *A 33-foot height limit in the proposed Zoning District H1 and a 39-foot limit in H2*
- *A 10-foot minimum front yard setbacks with thoughtful conditions regarding abutting lots*
- *Carefully-calculated increases to the allowable lot coverage, with reasonable limits*

I recommend only one change to the proposal: where the Planning Department has recommended applying the Zoning District H2 within a 1/8-mile radius around Neighborhood Nodes and high-frequency transit routes, increase the catchment area to 1/4-mile. Doing so would be a modest change in keeping with the goals of Saint Paul's 2040 Comprehensive Plan: to increase housing options within walking distance of neighborhood-oriented businesses and public transit. A quarter-mile is commonly considered as the distance most people are willing to walk to a store or bus stop; it makes sense to legalize five homes per lot by right within that radius, instead of only four.

Thanks for your attention to my comments!

Sincerely,

Drew Harper

1543 Maywood St N, Saint Paul, MN 55117

From: [Anne Hanson](#)
To: [*CI-StPaul Contact-Council](#); [#CI-StPaul Ward3](#)
Cc: [Anne Hanson](#); [Craig Hanson \(craig.thebiker@outlook.com\)](mailto:craig.thebiker@outlook.com)
Subject: 1-4 unit housing study, phase 2
Date: Saturday, September 30, 2023 3:53:56 PM

I'm a resident in Ward 3, living on Pinehurst Avenue in a single family home. I'd like to comment on phase two of the one-four unit housing study.

On page 21 of the overview slides, I see that the zoning for my block would change from RL zoning to H2 zoning, due to its proximity to A Line buses and Ford Parkway. I am strongly opposed to this. My understanding is that H2 zoning would allow for up to 6 dwelling units per lot, allowing units up to 39' in height, and only requiring 10' setbacks for both front and back. I am not opposed to expanding the zoning for my street and this area to allow two dwellings per lot, but believe that moving to H2 would encourage existing houses to be torn down when they're sold and replaced with townhomes and other large multi-family units, completely destroying the feel of the street and neighborhood. I also don't support having only street parking required for these units. I think on-site parking of at least one slot/stall per dwelling should be mandated. Given the size of the lots in Highland Park and the size of many of the current homes on those lots, it would make sense to have a maximum of two units allowed, plus on-site parking space.

Additionally, I saw a reference somewhere for allowing short-term rentals (such as AirBNB) for up to 4 housing units per lot. I am completely opposed to this. Part of the stability of the neighborhood depends on having residents live in the neighborhood and if it converts to mostly short-term rentals, as this would seem to allow, it will destroy the neighborhood and many of the small businesses that we rely on.

Thank you for the opportunity to comment on this proposal.

Anne Hanson
anneskier@outlook.com

From: [CHRISTENSEN JEF](#)
To: [CouncilHearing_English \(CI-StPaul\)](#)
Subject: Voice Mail (48 seconds)
Date: Saturday, September 30, 2023 10:52:34 AM
Attachments: [audio.mp3](#)

Hey, this is Jeff Christensen. It's Christensen, 1361 Baird Ave. Saint Paul. Do not approve these changes in zoning that would allow A46 unit Multiplex, especially with rentals and no parking to be built in a residential neighborhood. This is absolutely idiotic. You guys will destroy property values. We're already paying top dollar for property taxes in Ramsey County, and for you guys to just go back and change the zoning laws is absolutely insanity. I hope you guys shut this down immediately.

You received a voice mail from [CHRISTENSEN JEF](#).

Thank you for using Transcription! If you don't see a transcript above, it's because the audio quality was not clear enough to transcribe.

[Set Up Voice Mail](#)

From: [Chris Mallet](#)
To: [*CI-StPaul Contact-Council](#)
Subject: 1-4 UNIT HOUSING STUDY Comments
Date: Saturday, September 30, 2023 9:59:04 AM

I live in greater east side. The city drastically needs this to allow changes in zoning to allow more people to live in Saint Paul and hopefully increase affordability with increased housing supply. Consider further limiting short term rentals as affordability in other cities has been ruined by the huge influx of short term rental investment properties which do nothing for residents or prospective home buyers.

From: [Meg Arnosti](#)
To: [*CI-StPaul](#), [Contact-Council](#), [Chris Tolbert](#)
Subject: Strong Opposition to Proposed Zoning Amendments
Date: Saturday, September 30, 2023 9:46:05 AM

I strongly disagree with the Proposed Zoning Amendments in the 1-4 Unit Housing Study. Here are the reasons:

Wrong approach to the need for more housing. I disagree that densifying single-family neighborhoods is the solution to the increased demand for housing. Densifying our neighborhoods would degrade the quality of the neighborhoods and we could lose the very things that make St. Paul special.

Encourage rental units at nodes and along certain streets, not within single-family neighborhoods. This rezoning would encourage more rental units within established neighborhoods, which I fear would reduce the sense of community because renters have less of a long-term stake in the well-being of a neighborhood. Rental units should be encouraged in nodes and along certain corridors, as we currently have in the zoning plan.

Affordable Housing. I worry that developers will tear down small, affordable houses in order to put up to 6 units on a lot.

AirBnbs have become a problem in many parts of the country because they take housing away from potential residents. The fact that 4 units out of 6 allowed on a property could be short-term rentals is a big mistake.

Reduced Green Space. The setbacks would be reduced. Green space is vital to the character of our neighborhoods, allows for infiltration and enables important vegetation to grow.

Sincerely,
Margaret Malde-Arnosti
Landscape Architect
1722 Princeton Avenue
St. Paul, MN 55105

From: [Autumn Hubbell](#)
To: [*CI-StPaul Contact-Council](#)
Subject: Zoning Changes
Date: Friday, September 29, 2023 9:55:59 PM

Greetings,

I'd like to add my comments regarding the proposed changes to zoning in Saint Paul.

As a lifelong resident, I am concerned about changes that reduce our green space and that change the character of our city. Perhaps it is the natural progression of a city to become bigger, filled with taller buildings and more concrete. It allows more housing, and I get that. But when people new to Saint Paul come and visit, they often comment that it feels like a small town. The houses are full of character and the streets have green space. The houses are set back and gardens abound. And I think that is an asset.

I have not appreciated the tear down approaches to building of late; it's not sustainable; it's not pretty; and it removes that green space. Our neighbor has a double lot and though it privately owned, that side yard adds so much nature to our block. I have been worried that extra space will be incentivized to disappear during my life, and I don't think it should be that way. I think we should be keeping or green space, and planting more trees (and native plantings), rather than reducing urban habitat. There's so little of it already.

We should be incentivizing creative reuse of existing buildings - I just read about a high school turned into affordable senior living! But instead we incentivize developers to tear single family homes down to pack in more structure in a space. And they will. I don't think it has to be that way. We can be more creative! What about unused downtown office space? Let's make that easier to convert! We already have buildings. The greenest home is an existing one. Let's reuse what we have instead of thinking of more ways to lose what we love about Saint Paul.

Thank you, Autumn Hubbell

Sent from my iPhone

From: [Therese Junker](#)
To: [*CI-StPaul>Contact-Council](#); [#CI-StPaul_Ward3](#)
Cc: [Billy Junker](#)
Subject: Comments for the 10/4/23 meeting: 1-4 Unit Housing Study – Phase 2 Zoning Amendments
Date: Friday, September 29, 2023 9:00:39 PM

Hello City Council and Council member Tolbert,

I strongly urge you to vote NO for the proposed zoning changes recommended in the “1-4 Unit Housing Study – Phase 2 Zoning Amendments.” The proposed amendments to “provide more diverse housing” as stated in the proposal seems like another cover to benefit developers and real estate investors, who do not care at all for the character and quality of the neighborhoods. Increasing building height and reducing open space will encroach on adjacent properties, reducing the area for green space and water absorption. No notice to neighbors for the new builds is shocking and no requirement for parking is a disaster.

Please preserve the quality and character of the beautiful neighborhoods of St Paul and reject these zoning amendments during your meeting Oct 4th.

Therese and William Junker
2015 Juliet Ave, St Paul, MN 55105

From: [Karen Allen](#)
To: [*CI-StPaul Contact-Council](#)
Subject: Supporting 1-4 Unit Res Zoning Amendments
Date: Friday, September 29, 2023 12:09:09 PM

Dear City Council,

I am a resident of Ward 4, planning to move to Ward 1 where I own a small multi-unit dwelling. I am writing to urge you to vote “YES” for the proposed 1-4 Unit Housing Study amendments to the Zoning Code. Here are a few reasons why the proposed changes would be a positive step forward for Saint Paul and citizens like me:

1. Many Saint Paul neighborhoods lack adequate housing supply AND variety due to the restrictive and exclusionary zoning that has been implemented over the past 75+ years. Our neighborhoods need more choices that mirror our residents’ diverse housing needs: townhouses, duplexes, small apartments, and tiny homes.
2. Lack of housing drives up costs for buyers and for renters and traps families in less-than-ideal living arrangements. This can prevent people from moving to be closer to work or school, or moving out of unsafe situations.
3. Our city has many citizens who are ready and able to invest in their community by building additional units on their property but are currently unable due to unnecessarily restrictive zoning.
4. Saint Paul is struggling to maintain our streets and community services, while residents are struggling to afford property tax increases. The proposed zoning changes would allow an increased number of people sharing these costs.
5. The proposed changes would enable progress towards the goals of our city’s Climate Action Resilience Plan. Transportation is the top source of greenhouse gas emissions in Saint Paul, and the best way for our city to reduce its collective carbon footprint is by making it easier for people to reduce their reliance on cars. We need more “walkable” neighborhoods, where residents enjoy access to grocery stores, pharmacies, gathering places, transit routes, and other important destinations and services within a short walk of their homes. Legalizing more homes in every neighborhood is the first step towards creating walkable places, since businesses and transit routes can’t succeed without a critical mass of customers.

I strongly support both the stated goal of the proposed amendments– enabling a wider variety of neighborhood-scale homes throughout Saint Paul– and the carefully-crafted technical details proposed by the Planning Department that will make that goal feasible, including:

- A 33-foot height limit in the proposed Zoning District H1 and a 39-foot limit in H2
- A 10-foot minimum front yard setbacks with thoughtful conditions regarding abutting lots
- Carefully-calculated increases to the allowable lot coverage, with reasonable limits

I suggest only one change to the proposal: where the Planning Department has recommended applying the Zoning District H2 within a 1/8-mile radius around

Neighborhood Nodes and high-frequency transit routes, increase the catchment area to 1/4-mile. Doing so would be a modest change in keeping with the goals of Saint Paul's 2040 Comprehensive Plan: to increase housing options within walking distance of neighborhood-oriented businesses and public transit. A quarter-mile is commonly considered as the distance most people are willing to walk to a store or bus stop; it makes sense to legalize five homes per lot by right within that radius, instead of only four.

Thank you for accepting public comments on this proposal. I appreciate the work done by all the staff involved in this proposal and am excited about the positive growth these changes could create for our communities.

Sincerely,

Karen Allen, 1315 Minnehaha Ave W, Saint Paul MN 55104, 651-315-2262

--

Karen Allen

[LinkedIn](#)

651-315-2262