

July 24, 2023

Dear Planning Committee/City Council,

I am writing to express my strong opposition to ZF# 23-059-798, the proposed rezoning of 1500 York and 1510 York.

Proposal is building a 5-story, 150-unit apartment building. Nearly all residents in the York neighborhood are completely opposed to the addition of multi-family housing that will cause traffic, safety issues/problems and potentially lower the property values of the existing community.

Traffic, safety of children/pedestrians and parking are major areas of concern

- Traffic is already heavy on York Ave due to the other multi-family housing in the next block down from this property, we experience speeding and unsafe driving at all times of the day/night, adding another 150 vehicles each day is not going to make this any better
- Safety of children/pedestrians – traffic on York Ave already flows faster than the posted speed limit, adding more parked cars will narrow the street to one lane of traffic, which could cause more accidents and congestion
- Parking – Has a parking study been completed? While this project accounts for one parking space on site for each apartment, we all know that most households have two or more vehicles. Most complexes like this also charge a monthly fee for that onsite parking, not all renters will be willing to pay for this parking. Where are all these extra vehicles going to park?
 - o Let's say that 50% of the renters have 2 vehicles and another 10% are not willing to pay for the onsite parking, that is 90 vehicles that will need to find parking someplace.
 - York Avenue between Hazelwood and Barclay, (I am stopping at Barclay, because the renters of the complex West of Barclay on York are already taking up all the available street parking between Barclay and Birmingham) can support maybe 36 vehicles, now subtract the 8 – 10 vehicles that the current single-family residents are already parking on the street because they have multiple vehicles or don't have off street parking, that drops you down to 26-28 spots.
 - Stillwater Cul-de-sac – most times I drive by this street the parking is full of vehicles from the current residents, so really no parking available
 - Hazelwood is a busier street, adding parking on both sides will cause congestion issues
 - o With all these vehicles parked on the streets, there will be none left for the single-family housing, for daily parking or entertaining/guests, my guests shouldn't have to walk for blocks to visit my house
 - o What happens during a snow emergency, where are these vehicles going to park?

Property values are likely to go down in the area if this apartment complex is built. This type of multifamily dwelling is inconsistent with this part of the neighborhood. Allowing a 5-story building to be built within an area that is all single family, 1 – 2 story homes, does not fit with the neighborhood and could be quite the eyesore, regardless of how pretty it looks in the mockup. We have worked and sacrificed to maintain a neighborhood full of families of all ethnicities, hardworking families, some who work several jobs to get that American dream of a yard and a picket fence for their kids to play in. Would you, the Planning Commission or City Council Member buy a house 3 houses from a large apartment building?

While I do believe in adding more housing options within St Paul, I do not agree with this particular project or location. There are much better sites in St Paul that this 5-story building would fit in, like the Hafner's plot or part of the new development happening at Larpenner and McKnight. I do not understand how someone can look at this neighborhood of primarily 1 – 2 story houses and 2 – 3 story apartments and believe that this 5-story monstrosity belongs here. Between the site elevation being higher than the rest of the neighborhood and the number of stories, this will tower over our quiet little neighborhood and will remove any sense of privacy we did have sitting in our backyards.

I urge you to disapprove the proposed rezoning, and from recent meetings and discussions with my neighbors, I know my opinions are shared by many who have not managed to attend meeting or write letters and emails.

Thank you for your continued service and support of our communities.

Best regards,

Debbie Jerde
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