



Payne-Phalen

COMMUNITY COUNCIL

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August 19, 2025

VIA EMAIL

Zoning Committee of the St. Paul Planning Commission
c/o Stephan Hankerson, Senior Planner
25 West 4th Street, 1400 City Hall Annex
St. Paul, MN 55102
RE: Rezoning application – 1059 East Maryland Avenue

Dear Zoning Committee:

I am writing to you on behalf of the Board of Directors of the Payne-Phalen Community Council concerning the proposed rezoning of the parcel at 1059 Maryland Avenue to T2 Traditional Neighborhood. PPCC supports this rezoning and looks forward to new development that fosters and supports compact, pedestrian-oriented commercial and residential development that, in turn, can support and increase transit usage. This Zoning category makes a great deal of sense especially given the plans now being developed for the H-Line Bus Rapid Transit and the Purple Line Bus Rapid Transit.

By way of providing some background, as you may be aware, several years ago in 2021, the City's Housing and Redevelopment Authority and the Planning and Economic Development Department contemplated selling this site for construction of a single-family home. Given the history of past uses on this site, as well as its location and potential, PPCC does not support such a low-density solution. At that time in Summer 2021, PPCC's Executive Committee met, reviewed the City's proposal, and communicated to the City that low intensity housing-only was *not* the best or fullest use of the site. Committee members recalled a former building on the site that had a retail use on the corner and housing above. (They mentioned a vacuum cleaner store and several apartments). They couldn't recall why the building was demolished but said that it felt like a loss in the neighborhood. The Committee talked about how 1059 Maryland would be a good spot for an ice cream store, a coffee shop or some other food related business especially because of its walkability. They said that that commercial/residential combination on that site (and on the other corners of that particular intersection) felt like a node and that it was – and in the future should continue to be – an necessary mid-point that shortens the distance between the commercial uses at Arcade and Maryland and at Clarence and Maryland. In all, they agreed that new construction on the site should be mixed use and have a similar

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intensity to what was lost. We are heartened to know that the City is now rezoning this property to accommodate such possibilities.

Thank you for including this letter in the packet of materials for the public hearing. We are grateful to the Zoning Committee for taking the position of the Payne-Phalen Community Council into full consideration as you make your decision. Please feel free to contact me if you have any questions or require further clarification.

Sincerely,



Jack Byers, Executive Director

cc. Council Member Nelsie Yang, Ward 6
Joe Musof, Department of Planning and Economic Development
Bill Dermody, Department of Planning and Economic Development
Paul Dubruiel, Department of Safety and Inspections
Anne DeJoy, East Side Neighborhood Development Company
Rebecca Nelson, PPCC Board President
PPCC Board of Directors