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Saint Paul City Council
Nelsie Yang - CC-Ward6@ci.stpaul.mn.us

Re: Ord 23-42 - Granting the application of York Avenue Land Development LLC to rezone property at 1500 and 1510 York Avenue from a combination of R4 one-family residential & M2 multiple-family residential to all RM2 and amending Chapter 60 of the Legislative Code pertaining to the zoning map.

Thank you for your time and considering our concerns with the above rezoning request.

I am the homeowner at 1526 York Ave and have lived here for over 35 years.

While the architect for the project stated at the City Council meeting on September 13th there are no building or site plans at this time, we can do the math and feel that they will build as large of a building as the zoning will allow, which can be 50 feet tall, equaling a 4-story building, possibly on top of the 20 – 30-foot hill that is about 60% of the property, meaning the roofline of the building would come in at 70 to 80 feet above our backyards and York Ave. When a developer wants to build a building like this in an existing neighborhood, you hear a lot of “Not in my back yard”, but this is *literally* in our backyards. Anything built parallel to our properties is essentially in our backyards and will take away any sense of privacy we may have had.

Below are the concerns that have been presented in previous public hearings.

- **Aesthetics** – We don’t feel that a building of this size fit’s the aesthetics of this part of the neighborhood, all 1 – 2 story bungalow homes, mostly owner occupied.
- **Parking** – Any size apartment complex is going to generate street parking, the withdrawn site plan was for 150 apartments and only accounted for one parking spot on site per apartment, I can’t see that they will account for more than one parking spot per apartment with any other building design they do. We know that most families have at least two vehicles, so that means our neighborhood streets will be flooded with vehicles trying to find parking. Once the tenants of the apartments take all the street parking on York, Hazelwood, and Stillwater, where do the existing homeowners get to park and our guests? Our guests shouldn’t have to park blocks away to visit us. If you don’t believe this, come try and find parking on York Ave by the existing apartments at 1470 York Ave, they take up every available parking spot between Barclay and Birmingham, parking on

both sides of the street and in the winter, after plowing, the street is nearly impassable, that is if they move their vehicles for the plowing, which we have experience that they don't. With all this parking comes additional noise and trash around the parked cars.

- **Property access** – We would like to make sure that the developer is not allowed to use the dead-end alley between York and Stillwater as any kind of property access, either for the construction vehicles or the tenants of the building. They do realize that the two streets that will feed this development are not snow emergency routes, so all these tenants will have to wait for Stillwater and York to be plowed, which seems to happen later in the snow emergency, at best it is sometime on the 2nd day of the emergency.
- **Noise during construction** – We would like to know what can or would be required of the builders to control the noise during construction. Can construction be limited to certain times of the day? Can it exclude weekends and holidays? – Note: when they started to clear the trees from the property, the tree removal company showed up and started cutting on Labor Day, from 9:00 am – 3:00 or 4:00 pm, so we had to listen to the brusher and chainsaws running up there on our holiday. The noise was so loud we could hear it in the house with the windows closed. I feel sorry for anyone that might not have had air conditioning and had to have their windows open for this.
- **Soil Study** – Will the city require the builder to check the soil for contamination? We dig in our own backyard and find trash, bottles, metal objects and such. I can only imagine what is buried up there. We all know that local corporations have been known to dump chemicals and such all over the East Side, has any research been done to make sure this hasn't happened here? If there are contaminants in the soil, will they be released in the air once construction starts?

While we are already missing our little forest area, we understand that “something” is going to be built on this property and would like to have some input into what it is. Why does it have to be apartments, in doing research against the original proposed building, I found that 50 – 60 Condominiums/Townhouses could be built on a three-acre site. 1 and 2 story condos/townhouses would fit better with the single-family homes they will be overlooking and be less of an eyesore than a gigantic building. My preference would be owner occupied units, as property owners are more vesting in the aesthetics of the neighborhood than renters would be.

Sincerely,

Doug Schultz

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