

**From:** [Dan McGarry](#)  
**To:** [\\*CI-StPaul\\_PED-ZoningCommitteeSecretary](#)  
**Subject:** 1500 to 1510 York Avenue  
**Date:** Tuesday, July 25, 2023 1:03:16 PM

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Dear Planning Committee/City Council,

I am writing to express my strong opposition to ZF#059-798, the proposed rezoning of 1500 and 1510 York Avenue. The proposal seeks to build a 5-story 150-unit apartment building in what is largely considered a saturated existing market. As such, nearly all residents in the York neighborhood are opposed to the addition of multi-family housing that has the likely potential to cause traffic, safety issues, and lower property values within the existing communities.

Traffic, safety of children/pedestrians, and parking are amongst the largest areas of concern

- Traffic is already heavy on York Ave due to other multi-family housing in the next block down from this property. There is already heavy exposure to speeding and unsafe driving all hours of the day and night. Adding 150+ vehicles into the equation is not going to remedy this situation.
- Traffic 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.
- Has a parking study been conducted? While this project accounts for one parking space on-site

For each apartment, it is more likely that these apartments will have one or more additional vehicles. Most complexes will also charge a monthly fee for parking and some renters may be unwilling to pay these additional fees. As such, it is likely that they will seek to park in the neighborhoods nearby. When they do seek parking outside of the complex it is more likely that the single-family houses will lose their ability to have guests reasonably park at their residences without having to walk for blocks to do so. There is also the likelihood of a snow emergency, where would those additional vehicles park in such an event?

Property values are also likely to go down in the area if this apartment complex is built. This type of multi-family dwelling is inconsistent with this part of the neighborhood. Allowing a 5-story building to be built in an area that is all single-family, 1-2 story homes, does not fit with the neighborhood and could be quite the eyesore despite how nice it appears in the mock-up. There should be more of an emphasis on getting more actual homes built so that families can begin creating their own wealth instead of perpetually creating more wealth for real estate entities. We have worked and sacrificed to maintain a neighborhood full of families of all ethnicities, hardworking families, some who work several jobs to have a piece of the American dream and a stable future for their children. Would you, the Planning Committee buy a house 3 houses down from a 5-story complex?

While I do believe in adding more housing for all ages, backgrounds, and economic standings within St. Paul, I do not agree with this particular project or location. There are much better

locations within St. Paul that could easily fulfill the needs of this project. Such examples are Hafner's plot or included within the new construction happening at Larpenter and McKnight. There is also the sense of privacy that will feel invaded as the 1-2 story homes nearby will be constantly overlooked by the 5-story complex, especially while sitting in their backyards.

In conclusion, I urge you to disapprove of the proposed rezoning. I know from my recent discussions with my neighbors that my opinions are shared by many of the community here who have been unable to attend meetings or write letters.

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

Dan and Heather McGarry  
892 Hazelwood Street  
St Paul MN, 55106

Sent from [Mail](#) for Windows

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 Larpenter 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,

Dillon Ames & Maria Karen  
Barron of 1501 York  
Avenue.

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?
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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 Larpenter 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,

Lorenzo Santoyo García  
Estela Muñoz Arevalo  
1511 York Ave.  
St. Paul. MN. 55106

July 26, 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

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    - Hazelwood is a busier street, adding parking on both sides will cause congestion issues
  - 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 four blocks to visit my house.
  - 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 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,

Clint Smith  
1507 York Ave  
Saint Paul, MN 55106



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.

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My wife and I have spent 36 years in this house supporting the community, paying our taxes, maintaining our home. What is St Paul doing to reward us as loyal citizens?

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,  
Doug and Laura Schultz  
1526 York Ave  
St Paul, MN 55106

**From:** [Austin Johnson](#)  
**To:** [\\*CI-StPaul\\_PED-ZoningCommitteeSecretary](#)  
**Subject:** Testimony for FILE: ZF# 23-059-798, 1500-1510 York Avenue Rezoning  
**Date:** Monday, July 24, 2023 9:58:11 PM

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Dear Zoning and Planning Committee,

I am Austin Johnson. I live on 1529 York Ave, Saint Paul, 55106

This email is to express my strong opposition to the 5-story, 150 unit apartment building and rezoning of the area for such a large building. My opposition sits with the plans as they are but I would find some adjustments amenable and do not hate the idea of an altered apartment building at this location.

I have an issue with the building and parking plan as they are on the mockup. I cannot find the time most days to visit a hearing in person so this is my public testimony.

1. I have concerns for the amount of traffic and doubly for the parking that is planned. It looks like on the mockup it is almost a 1 to 1 plan to have a spot for a single car per unit. This is an unacceptable ratio given how tight the streets in this area tend to get already. Many roads here are down to single lane roads in just the family housing sections. Because most households have 2 or even 3 cars and there isn't a driveway or garage for all homes it creates a dangerous driving situation on a good and sunny summer day. This is made honestly nerve wracking in the winter. With cars flanking both sides of the street and slick, barely plowed roads here there were tons of dented bumpers and smashed doors. Specifically the apartments that sit on Barclay right now have a MASSIVE overflow of cars that make the road almost undriveable. It leads to blind turns getting onto York and I have taken to completely avoiding the area when driving. I cannot imagine how awful it would get if there is an additional 70-90 cars added to these tight streets with people who cannot or won't park in the parking lot for the planned building. With these being multifamily you have to know that all adults would probably have their own job and drive their own car. Please do a study on parking in the area. I have no doubt the obvious answer is that with how the plans are it would only end in disaster.

This cluster of family homes is quiet and peaceful with streets that are drivable in the summer and a nightmare even without cars in the winter. I was stuck inside this winter for two days with unplowed streets and abandoned cars stuck in the snow. The streets here could simply not handle the influx of traffic and a wave of new cars coming in and taking what little space remains on these streets. I want to be able to invite friends over and not have them walk a block or two just to get to my front door after fighting for a spot. I purchased a home to have people come over and spend time away from their lives in a quiet place with friendly faces. Please do not take that away from me. It is very important.

2. I have concerns that such a large building, no matter how nice, would cast a shadow on the neighborhood. Right now I can look out my bedroom window and see houses with trees as far as my eyes can go. I do not want a behemoth of a building blocking out a section of the view that sold me on this home in the first place. I worry too about the value of homes in the area shooting into the ground due to an abysmal influx of cars both driving and parked blocking the way in and out. Privacy

is somewhat a concern as well. With a building that goes three stories or more above my two story home makes me feel great discomfort. Housing isn't cheap, and I cannot afford to end up with a home not worth what I paid for.

I do want to make clear I am not against AN apartment on that location but I am against THIS apartment building going up. Some adjustments would have to be made not only for those of us already in the community but those would call that place home as well. I would be fine with a three story apartment building going up. It would take down the influx of people to a far more manageable number and wouldn't require any changes to the parking situation if that was to stick to the current plans in this case. But if a four or five story building is erected it is a NECESSITY that parking would need to be completely re-thought. You would need another 100 parking spaces to make sure that those who call this area home are not further buried in cars. And that might not even be enough if the parking spaces are a separate charge many will just park on the street regardless to dodge the fee. There are other locations far more suited to this building.

I like the life I have been able to achieve in East Saint Paul. I am not against the area changing as long as it is done with measured thought that isn't just about dollar signs. This is a single family home area. Shoving huge apartments in cramped spaces does not sound like a good idea. This mockup is almost a mockery. It feels as if it was chosen by looking at a map, and not by actually going down and looking at the area in person.

Please reconsider this rezoning. As it stands I am linking arms with many of those I have spoken to in the area. This isn't a good idea on paper. It cannot become a good idea just by making it off the paper.

I would be very much open to looking at another scaled down or heavily altered and more spacious plan. I welcome new and affordable housing. Just don't hurt those who already call this area home.

Thank you for your time,  
Austin W. Johnson

Sent from [Mail](#) for Windows

**From:** [Voss, Pamela Renee](#)  
**To:** [\\*CI-StPaul\\_PED-ZoningCommitteeSecretary](#)  
**Subject:** ZF# 23-059-798, 1500-1510 York Avenue Rezoning  
**Date:** Saturday, July 22, 2023 2:37:49 PM

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To Whom it may concern,

My name is Pamela Renee Voss and I am the property owner at 1518 York Avenue, Saint Paul Minnesota 55106-3511. I am seriously opposed to the above properties being rezoned into multiple family units {apartments}. This is really a bad idea. Where are you going to put the parking lot? In the empty lot next to the property of 1514 York Avenue? Where is the access to these apartments and parking lot supposed to be? Through our alley? I don't Think so. That is not an access for any property other than the houses that are on that alley. What about overflow parking? We have more than enough cars parked up and down both sides of the street from White Bear Ave to Birmingham as it is. If I want to have guests come to my house, where are they supposed to park? If this passes, you are going to cut down perfectly healthy trees and ruin the environment. Not only that, you will also be taking away the only privacy that we have between us and the apartments down the street. We don't need another set of apartments with bright lights, more cars, more noise and more trouble. Right now it's a nice quiet and peaceful family neighborhood and I would like to keep it that way. If you want to put single-family homes on those properties, I'm all for that. But I will not back the rezoning of single-family to multi-family units.

Sincerely,

Pamela Renee Voss

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**From:** [Matt Frigaard](#)  
**To:** [\\*CI-StPaul PED-ZoningCommitteeSecretary](#)  
**Subject:** Concerns/Questions Regarding ZF# 23-059-798, 1500-1510 York Avenue Rezoning  
**Date:** Wednesday, July 26, 2023 10:20:54 AM

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Good morning,

My name is Matt Frigaard and I live at 930 Barclay St, St Paul, MN 55106.

I assume that this rezoning is to permit the construction of a new apartment building(s). My primary concern is the peace of my home and workplace (because I work from home), secondary is traffic, and tertiary is parking.

What kind of building is being proposed? What is the timeline? I work from home and have worked hard to create a livable space over the last 20 years. The idea of major construction 1/2 a block from my home is troubling to say the least.

This is a quiet neighborhood that has somehow remained that way while surrounded by apartment complexes. The additional traffic driven by new apartment complexes will not be a welcome change. Also keep in mind that on Halloween and Christmas, there are light displays on that block of York that already create traffic and parking challenges. What is the expected tenant capacity of the buildings being proposed?

Parking: There are already parking issues in the neighborhood. Amberwood Place does not provide enough parking for its tenants and York between Barclay and Birmingham is unpassable, especially in winter. Their parking needs extend east down York and North up Barclay. The new complex called The Parkway on E 7th doesn't provide enough parking and street parking has made the intersection at Birmingham and 7th more dangerous to navigate. Street parking produces trash that is dumped in the street and our yards and abuse of surrounding properties. How much parking is being planned by the developer? How do we demand more parking capacity.

Thank you,  
Matt Frigaard  
612-812-5793

**From:** CARLA HOFFMAN  
**To:** \*CI-StPaul\_PED-ZoningCommitteeSecretary  
**Subject:** File # &Name: ZF#23-059-798, 1500-1510 York Avenue Rezoning ZF#23-059-798,1500-1510 York avenue Cup  
**Date:** Sunday, July 23, 2023 6:55:28 PM

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I want you to know that I'm very much against the rezoning. Here are my reasons why:

When I bought this house my house I research the area and look for a nice quiet neighborhood. Let me tell you about my property. In the morning you get up and you see all kinds of nature. You you walk out sit on your patio have your coffee As you walk out the door there are there is a deer and it's fawn on the hill. Yes we have deer. You'll see rabbits hopping away The squirrels will chat it to you and birds, all kinds of birds we have a 2 foot woodpecker (Pileated Woodpecker). At times you'll see a family of turkeys. It is a very peaceful morning in my backyard.

I feel all of that will be gone replaced by a huge concrete building, Instead of a 1 family home. If you change the zoning, It will be replaced with traffic, noise and pollution. I offend thought how nice it would be to have a neighbor next to me. That I could invite over and ask them to join us for our monthly fires we have in our backyards. Because in our neighborhood we all know our neighbors. We all watch out for our neighbors. That kind of neighborhood is hard to find. I know I live in the city I know there's going to be noise But rarely do you find a Saint Paul neighborhood with people as close as mine.

A tall building would block the sunlight into my yard. I will no longer be able to see the sun setting. I will be looking at a side of a building. Our lots have a width of 40 feet. That doesn't leave much room for a big building to be built. I will be the person that would be impacted by this rezoning the most. It will be right next to my property. I have a neighbor on the other side of my property. Her houses are fairly close and we are talking single family housing. When I look outside my window on the east side I can actually see inside her home. That's again because our lots are only 40 feet. Can you imagine when I look outside the west side of my house If you change the zoning I could have this huge concrete building right next to my house. Or a row of garage, better yet I could have a parking lot with a ton of lights and cars and all kinds of noise. Would you want that next your house, right outside your bedroom window? Our property value will drop. Who wants to live next to an apartment building? I can't see that as a selling point for a property.

In closing I just want to ask you please do not take my neighborhood away from me that has Birds, butterflies, community, and harmony and change it to Concrete Traffic Pollution and Noise. Because if you change the zoning that's what you will be doing.

Carla J Hoffman  
1514 York Ave  
St Paul MN 55106-3511  
(612) 206-7711

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.

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    - 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?



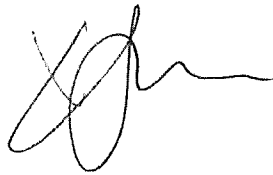
Property values are likely to go down in the area if this apartment complex is built. This type of multifamily dwelling is inconsistent with this part of the neighborhood. Allowing a 5-story building to be built within an area that is all single family, 1 – 2 story homes, does not fit with the neighborhood 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 Larpenter 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,



XAI LOR  
885 HAZELWOOD ST.  
ST. PAUL MN 55106

**From:** [Dorothy Doring](#)  
**To:** [\\*CI-StPaul\\_PED-ZoningCommitteeSecretary](#)  
**Cc:** [Dorothy Doring](#)  
**Subject:** OPOSE rezoning of ZF# 23-059-798  
**Date:** Wednesday, July 26, 2023 7:12:24 PM

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Wednesday July 26, 2023

From Dorothy Doring  
907 Hazelwood Street  
St. Paul MN 55106

URGENT ATTENTION:  
Planning Committee/City Council

I strongly oppose strong ZF# 23-059-798, the proposed rezoning of 1500 York and 1510 York! This Proposal is building a 5-story, 150-unit apartment building. I believe it will create many problems for traffic, safety, noise, litter, theft, parking, speeding, congestion during snow removal and will definitely disrupt the beautiful private neighborhood that I have lived in for over 30 years.

I fear property values may go down in this area if this apartment complex is built. This type of dwelling is totally inappropriate for this neighborhood! Allowing an over-sized building this size to be built within an neighborhood of small 1-2 story homes does not fit at all with the area. I doubt anyone including members of your Planning Commission or City Council Member would ever want to live just 3 or 4 houses away from a huge 5-story apartment building like this. Too close for comfort.

Therefore, I do not agree with this particular project LOCATION. I suggest that there are better sites in St Paul that this 5-story building would fit in. I do not understand how someone can look at this neighborhood and make a decision to build a 5-story monstrosity here. The site elevation would be higher than the rest of the neighborhood and along with the number of stories, it would tower over our quiet little neighborhood and would permanently remove any sense of privacy we have now when we sit in our private, safe, quiet and clean backyards.

I plead and strongly urge you to cancel and disapprove the proposed rezoning ZF# 23-059-798, the proposed rezoning of 1500 York and 1510 York.

Dorothy Doring  
907 Hazelwood Street  
St. Paul MN 55106  
[doring@me.com](mailto:doring@me.com)  
651-503-0242

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?
  - 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
  - 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
  - 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,

Teresa Vorlicky 1533 York Ave St. Paul 55106

**From:** [Luke Hilsgen](#)  
**To:** [\\*CI-StPaul\\_PED-ZoningCommitteeSecretary](#)  
**Subject:** Regarding ZF# 23-059-078 (Proposed rezoning of 1500/1510 York Avenue)  
**Date:** Wednesday, July 26, 2023 8:28:20 PM

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Dear Zoning Committee Members,

My name is Luke Hilsgen and I live at 1478 York Avenue in Apartment D. I am writing this email to voice my displeasure with the rezoning proposal on York Avenue. I hope it finds you in time as I will not be able to attend tomorrow's meeting due to work. I have lived at 1478 York Avenue for several years now, and generally speaking I'm very proud of this little neighborhood where I reside. I believe that nothing is truly perfect in this world, however this has got to be as close as it gets when it comes to living on the east side of Saint Paul. That being said I have some concerns about this proposal, and I can't imagine any likely possible scenario where these concerns could be reasonably addressed and alleviated by the city of Saint Paul.

The first thing that came to mind when I saw the proposal is snow removal. My biggest gripe and frustration since I moved to this address has been a consistent lack of snow plows during the winter months. This past winter, where we recieved record setting snowfalls, I only remember the snow being removed one time. Once. Not even during the bigger storms of 12+ inches did we get plowed out, it was left to get packed down and turned into a minefield of craters and ruts over 6" deep in the ice. It was bad enough that it damaged my car considerably and countless cars got stuck in the street, even days after it snowed. The reason that we never see snowplows here is because there are always cars parked along the sides of the streets and it simply doesn't leave enough room. Even when snow emergencies are called, some cars remain and the plows don't come. I cannot tell you how many times I have personally submitted compaints to the city of Saint Paul year after year due to lack of snow removal / lack of towing cars / etc but nothing has improved and honestly I don't expect it will. From what I understand this new development would have something like 1 parking spot per unit, contained in an underground garage. I have a hard time believing that every unit in that building would be occupied by a person or family with no more than a single vehicle, so where are the rest of the vehicles expected to park? Especially during winter months? There's no room on York Avenue as it is. Let's say half of those units have two cars, plus a handful of guest vehicles at any given time. That's a lot of extra parking spaces. More cars to get in the way of snow removal. More cars equates to more traffic as well, which means more wear and tear on the streets themselves. The streets in this neighborhood are not great to say the least. I also have a hard time believing that the city of Saint Paul will suddenly and magically begin to care about the condition of our streets just because a fancy new apartment building springs up.

I also have concerns about light and noise pollution. Like I said this little neighborhood is a gem - I'd probably bet it's the quietest few blocks on the entire east side. And I'd like to see it remain this way. I understand that this land has been purchased and will be delevoped, which I am not against by any means. The thing that really irritates me is that someone saw dollar signs and wants to cram as many people onto that property as possible with no consideration for the established and existing community. It probably looks fantastic on paper but as someone who would be living next door, 150 units is absolutely crazy in my opinion. If it comes down to it and this proposal is approved and proceeds in its current form, I will likely move. It would be such a massive slap in the face by the city that I would feel compelled to. The way I see it is this: by shooting down this current proposal and coming up with something

more realistic and reasonable, you won't be putting anyone out. But if this passes and construction starts you'll be hanging the entire neighborhood out to dry. Nobody wants this except for those who stand to profit from it, which should really tell you something. I beg you please do not ruin this neighborhood.

Thank you for your time,

Luke Hilsen

1478 York Ave Apt D  
Saint Paul MN 55106  
651 200 9811

**From:** [Justin Page](#)  
**To:** [\\*CI-StPaul\\_PED-ZoningCommitteeSecretary](#)  
**Subject:** ZF#23-059-798  
**Date:** Wednesday, July 26, 2023 8:23:13 PM

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To Whom It May Concern:

I am one of the residents at 1546 Case Avenue and I am writing to express my opposition to ZF#23-059-798 for the 1500-1510 York Avenue area. This rezoning would disrupt the natural environment, pose an eyesore to the neighborhood and disrupt a well-known charity drive. This rezoning would disrupt the natural environment due to the lack of space in which to build an apartment and lack of space for parking in the York Avenue area. I am concerned that woodland habitats for animals would have to be cut down in order to make space for the apartments. I would like to know how the rezoning would aim to handle this concern regarding the destruction of natural spaces.

This rezoning would also pose an eyesore to the neighborhood due to the space concerns in the York Avenue block regarding both housing and parking. How would the city council handle the space concerns in order to make the building of the apartment be visually appealing with the rest of the neighborhood?

This rezoning would be disruptive to the neighborhood community as well. Every year on this block, a Halloween and Christmas light show that accompanies a food drive is held by one of the residents of this neighborhood. This food drive and light show is a great contribution to the community and if the rezoning goes through, it may not be able to continue. Without the food drive, many food-insecure families in this neighborhood may soon find it harder to know where their next meal is coming from.

The rezoning poses many potential negatives to our community that we are unsure as to how they are being addressed. I would like to ensure that our community's voices are heard at this hearing as we would like to protect a great tradition, someone who works hard to feed the community and our natural environment.

Sincerely,

Justin Page

Rebecca Simerly, DVM  
1507 York Avenue  
St Paul, MN 55106

RE: ZF# 23-059-798

July 26, 2023

Dear Planning Committee/City Council,

I have recently moved to the Saint Paul area after finding a peaceful rental on York Street. Yesterday, I learned that there is now going to be a 150 unit / 5 story apartment complex to be built directly across from where I live.

Even in the short time that I have been here, I have grown to love the small families that surround my home. In addition to being such a drastic change in how the properties in this specific area are being used for single families, I can't even imagine how the streets will be able to handle the increased flow of traffic and street parking. I already avoid the area past Barclay Street due to speeding, congestion and potholes. Looking at maps, I can see that Stillwater Ave and Hazelwood Street will also be affected by this overload of traffic.

Working in Wildlife Rehabilitation, I recognize the importance of maintaining urban oases – including this section of property located between 1500 and 1510 York Avenue. On your stpaul.gov website, I see that Saint Paul is aware of the threat of habitat fragmentation and strives to preserve and maintain these urban oases. These areas are vital to the wildlife in this area!

Lastly, and maybe most importantly, as I take evening walks, I am delighted to see my neighbors and their children playing on the sidewalks and walking with their families. The traffic load from this project will make this area unsafe for these families to enjoy their outside spaces.

I respectfully request that the proposed rezoning of 1500 York and 1510 York be denied. Thank you for your consideration and support of our family-oriented community.

Regards,

Rebecca Simerly, DVM

References:

<https://www.stpaul.gov/departments/parks-and-recreation/natural-resources/habitat-management>



**IN REFERENCE TO: "ZONING COMMITTEE STAFF REPORT"**

**FILE NAME: "1500 - 1510 York Avenue CUP" / FILE # 23-060-003**

**APPLICANT: "York Avenue Land Development"**

I found some misstatements of fact on page 6 by DJR (the Architects).

**Contrary to what is stated by DJR in the proposal:**

- There have been 3 multi-family projects recently completed just down the street on 7th Street east, or about 2000 feet from 1500 York (they are all together - South-West of the intersection of Clarence Street and 7th Street East). So there are already plenty of opportunities for people in the area to move to new and modern housing.
- There is a bit of undeveloped property nearby (there is a whole non-existent street with empty lots just to the North of York Avenue). That seems to be glossed over when they suggest all the nearby property is developed.
- DJR "suggests" the preserved wooded area to the south will be available for public use. DJR does not state that - so we should assume it will be kept for private use only.

**Height Issues -- CUP to 67' - normal restriction is 50':**

- This property is on a very high hill (40' to 50'), which towers above most of the surrounding properties.
- The building really should be restricted to 35' (3 stories), or it will be an eyesore for the nearby residential properties.

**Suggested Changes - if the CUP is allowed:**

- I would like to see the plan changed so the East section of the building is moved about 50' West (leaving the North and South sections where they are). This would move much of the 4th and 5th floors to the center of the property; reducing the effect of the building towering over the Neighborhood (the building would look like an H with this change). This would also provide another outdoor area for the residents to use.
- This plan needs a thick line of trees on the east side (and probably the north side as well) to hide the building from direct view by the other nearby properties.

**Overcrowding of Rental housing:**

This is very close to other multi-family rental dwellings (a pile of them just to the West and South-West). When you put so many multi-family Rentals, so close together, crime is likely to become more of a problem (Renters don't have any real stake in keeping the area nice, as increased crime reduces rental prices).

**Parking:**

Owner should be required to provide one free parking space for each unit (2 for larger units that may be expected to house more than two adults) - plus some additional parking for lease (some people have multiple vehicles - and maybe even trailers). Otherwise, street parking will become a problem (I note that York is really too narrow to allow parking on both sides - School buses already barely fit between the parked cars). The building has 150 rental units, and 151 parking stalls (not including the 6 visitor stalls). I think they may need an additional 20, maybe even 40 parking stalls.

**Light Pollution:**

Outdoor lighting should be set up in such a way that there is minimal light pollution (we can still see stars here). This would probably add to the value of the property; particularly, if the city were to start reducing light pollution city wide (the light that shines into the sky, both directly from fixtures - and by reflection from sidewalks, streets, and structures).

Thank you.

Paul Markfort  
901 Hazelwood Street  
Saint Paul, MN 55106

From: Paul Markfort  
Sent: Monday, July 24, 2023 3:29 PM  
To: Bill Dermody <bill.dermody@ci.stpaul.mn.us>  
Subject: Re: Zoning changes: 1500-1510 York Avenue, Saint Paul, MN (ZF# 23-059-798)

I already found a misstatement of fact in the application (by the applicant: DJR) On page 6.

Contrary to what is stated in the proposal:

There have been 3 multi-family projects recently completed just down the street on 7th Street east, or about 2000' from 1500 York (they are all together - South-West of the intersection of Clarence Street and 7th Street East). So there are already plenty of opportunities for people in the area to move to new and modern housing.

There is a bit of undeveloped property nearby (there is a whole non-existent street with empty lots just to the North of York Avenue). That seems to be glossed over when they suggest all the nearby property is developed.

They "suggest" the preserved wooded area to the south will be available for public use. They don't state that - so we should assume it will be kept for private use only.

Suggested Change: I would like to see the plan changed so the East section of the building is moved about 50' west (leaving the North and South sections where they are). This would move much of the 4th and 5th floors to the center of the property; reducing the effect of the building Towing over the Neighborhood (the building would look like an H with this change). This would also provide another outdoor area for the residents to use.

Screening: They need a thick line of trees on the east side (and probably the north side as well) to hide the building from direct view by the other nearby properties.

Overcrowding of Rental housing: This is very close to other multi-family rental dwellings (a pile of them just to the West and South-West). When you put so many multi-family Rentals, so close together, crime is likely to become more of a problem (Renters don't have any real stake in keeping the area nice, as increased crime reduces rental prices).

Parking: They should be required to provide one free parking space for each unit (2 for larger units that may be expected to house more than two people), as street parking will become a problem (I note that York is really too narrow to allow parking on both sides - School buses already barely fit between the parked cars).

Light Pollution: Outdoor lighting should be set up in such a way that there is minimal light pollution (we can still see stars here). This would probably add to the value of the property - particularly if the city were to start reducing light pollution city wide (the light that shines into the sky, both directly from fixtures - and by reflection from sidewalks, streets, and structures).

Thank you.

Paul Markfort  
901 Hazelwood Street  
Saint Paul, MN 55106

**From:** [Paul Markfort](#)  
**To:** [\\*CI-StPaul\\_PED-ZoningCommitteeSecretary](#)  
**Subject:** Re: Testamony - Zoning changes: 1500-1510 York Avenue, Saint Paul, MN (ZF# 23-059-798)  
**Date:** Wednesday, July 26, 2023 6:54:37 PM

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I thought It might be helpful to the Zoning Committee to have some pictures that illustrate the height of the proposed building.

I actually recommend you go out to that area and look at that tree for yourself from those locations, and others.

In each picture, the only edit I did was to add the yellow line next to the tree on the hill (to make it easier to find). I think that tree is about 45' high (it may be shorter), it is situated where one corner of the building will likely be (the NE Corner - a full 5 stories, or almost 67' high at that point). I hope this makes it easier to imagine how much the proposed building will tower over nearby properties. I suspect that tree and all those near it will be removed.

The Pictures are named for where they were taken (all were taken on 2023/07/26).

From the sidewalk in front of 1515 York Avenue:  
1515-York-boulevard\_IMG\_20230726\_141241469.jpg

From different locations on my property (901 Hazelwood).  
From my west Property Line:  
901\_Hazelwood-west-property-line\_IMG\_20230726\_141358883\_HDR.jpg

From my back yard:  
901-Hazelwood-back-yard\_IMG\_20230726\_140939304\_HDR.jpg

From the sidewalk in front of my house (on Hazelwood)  
901-Hazelwook-boulevard\_IMG\_20230726\_141021054\_HDR.jpg

From the South-West corner (sidewalk) of the intersection of Hazelwood Street, and York Avenue.  
SW-corner-Hazelwood-and-York\_IMG\_20230726\_141049774\_HDR.jpg

Thank you.

Paul Markfort  
901 Hazelwood Street  
Saint Paul, MN 55106

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The views and opinions expressed above are strictly those of the author(s). The content of this message has not been reviewed nor approved by any entity whatsoever.

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