



**District 10 Como Community Council**

1224 Lexington Parkway North

Saint Paul, MN 55103

651.644.3889

[district10@district10comopark.org](mailto:district10@district10comopark.org)

[www.district10comopark.org](http://www.district10comopark.org)

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April 8, 2021

Zoning Committee  
Department of Planning and Economic Development  
City Hall Annex  
425 W. 4<sup>th</sup> St. Suite 1400  
Saint Paul, MN 55102

Re: File #21-246-238

The Como Community Council's Land Use Committee voted unanimously on April 7 to support the request by Io Investments LLC to rezone the property at 1053 Dale St. N. from R4 to T2.

Our conversations with the owners, Inti Martinez-Aleman and Ofelia Ponce, suggest that they, their current and future tenants, and the neighborhood as a whole could benefit from the additional flexibility that rezoning provides. The physical limitations of the site limit the types of uses that realistically can take place; those natural restrictions make us comfortable with a T2 designation.

The owners already have made significant improvements to what had been a transient commercial space. They have become active partners in the community. We anticipate the rezoning they request can increase the viability of their property in a way that will provide stability and other benefits to our community.

Rezoning to T2 would fit well with the mixed-use development already present on Dale St. between Front Ave. and Maryland Ave. It would recognize the historical purpose of the building, and conform zoning designation to the actual, on-the-ground facts and usage that 1975's zoning revisions wallpapered over.

We urge Zoning Committee members to recommend the T2 rezoning.

Sincerely,

Michael Kuchta  
Executive Director