



West Side Community Organization (District 3)
Baker Center | 209 Page Street West
Saint Paul, MN, 55107

July 19, 2019

To: St. Paul Zoning & Planning
From: West Side Community Organization
RE: Stryker Ave Re-Zoning
Committee Members:

WSCO board of directors met on May 28th, 2019, and after a time of discussion, weighing the information presented from City staff, and public outreach, the WSCO board decided to support and recommend adopting Zoning Option 3 **except** replacing parcels zoned R2 with RT1 and parcels zoned RT1 with RT2.

In January of 2017 WSCO formally requested that a zoning study be initiated for Stryker Ave on Saint Paul's West Side. Our primary intent in this request was to explore the possibility of rezoning the commercial areas currently zoned as B2, B3, or RM to a T2 traditional neighborhood allowing for commercial revitalization, increased mixed uses, as well as residential options.

WSCO has been working together on the question of how to bring additional vitality to Stryker for several years. This area has suffered devastating effects of vacant buildings and businesses closing their doors, and the general feeling in the neighborhood is that we need more community investments - and more interest from the businesses/developers that might want to work here. Stryker is a particularly interesting street because it's in the exact middle of the West Side and it has several commercial nodes that are now rather underutilized and could be much more.

Although our initial request was for the study of the commercial corridor, from Winifred street to Morton Street, one of the benefits of the initial recommendations from City planning staff was to include the RT2 zoning to the extension of Annapolis street. This initial recommendation was reconsidered after a first public meeting. However, as we look to future population growth and the current number of West Side residents who are housing cost burdened, we strongly believe the options of allowing RT2 zoning through the study area would allow for increased housing options. WSCO believes this aligns with the need in the City of St. Paul, and on the West Side directly, for increasing residential housing options in the future.

Respectfully,

Monica Bravo
Executive Director
West Side Community Organization

Wade, Michael (CI-StPaul)

From: carolmneumann <carolmneumann@gmail.com>
Sent: Sunday, July 14, 2019 3:09 PM
To: Wade, Michael (CI-StPaul)
Subject: Stryker Avenue Zoning Study

Think Before You Click: This email originated **outside** our organization.

Here is my feedback:

I am writing in strong support of the tentative development proposal for senior housing at the site including 617 Stryker Avenue and the rest of the block included in the RFP. I have been advocating for senior housing on this site for decades, and even more so since Wilder got out of the senior housing business during the recession in 2007, due to losing major Wilder Endowment money in the stock market.

Out of the original Wilder West campus of 5 senior subsidized housing buildings here on the West Side, only 2 buildings now support independent senior housing. Those 2 buildings (510 & 512) total 202 market rate apartments, and this is basically what the West Side has to offer the 2200+ population of seniors if they want to age in their own West Side community. Nothing else is on the horizon for our elders. We have no senior center, and no programming or transportation to offer those who have lived here and raised their families here. It is a tragedy for those who want to age here. Their only option is to leave their community.

Although I am very happy about the Stryker Avenue proposal, it seems to me that the proposed 57 units is a drop in the bucket when facing the true need on the West Side. Is there any way to have NeDA partner up with another non-profit to double or triple the number of units that could be provided on our only large site that is located on the West Side?

We need to provide much more in this community than "affordable family housing", even though this is the buzzword for most investments now.

How can we shine a light on this exceedingly important need and help fulfill our gaping elder housing gap?

Please let me know how I can help.

Thank you for listening.

Best regards,

Carol M. Neumann

Longtime activist and resident of the West Side

Sent from my Sprint Phone.

Wade, Michael (CI-StPaul)

From: Bob Craft <bobcraft01@msn.com>
Sent: Thursday, July 25, 2019 4:29 PM
To: Wade, Michael (CI-StPaul)
Subject: Stryker Avenue Zoning

Think Before You Click: This email originated **outside** our organization.

I support zoning option 3 as presented by the city of Saint Paul Planning Commission staff.

I would not like to see any commercial zoning south of Morton.

Thanks,
Robert Craft
100 King St W

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Wade, Michael (CI-StPaul)

From: Liz Neria <betaliz2015@gmail.com>
Sent: Thursday, July 25, 2019 4:52 PM
To: Wade, Michael (CI-StPaul)
Subject: Fwd: rezoning:population density
Attachments: Housing Density.xlsx

Think Before You Click: This email originated **outside** our organization.

----- Forwarded message -----

From: Liz Neria <betaliz2015@gmail.com>
Date: Thu, Jul 25, 2019 at 4:48 PM
Subject: rezoning:population density
To: <michaelwade@ci.stpaul.mn.us>

Dear Mr. Wade,

Today, I walked the perimeter starting from the 600 Winslow Avenue to Annapolis to Hall to Winifred Street then back to Stryker so i could understand how our neighborhood would need population density. The Stryker Avenue Rezoning Plan emphasis the need for population density..

I am including the information regarding the housing density for the rezoning area. On the opposite side of Hall Street which is not included in the rezoning at least 5 duplex units, one 8 unit apartment, 2 townhouses, plus a group of townhouses at Hall and City View street exit.

In my opinion, as a homeowner, I do not believe our area should be rezoned for multiple dwelling units or population density.

Our neighborhood has many population density units.

Thank you.

Margarita Neria
756 Winslow Avenue
St.Paul, MN 55107

Wade, Michael (CI-StPaul)

From: Liz Neria <betaliz2015@gmail.com>
Sent: Thursday, July 25, 2019 5:07 PM
To: Wade, Michael (CI-StPaul)
Attachments: Housing Density.xlsx

Think Before You Click: This email originated **outside** our organization.

July 24, 2019

Dear Mr. Wade,

As a property owner of 756 Winslow Avenue i would like my area to remain a residential housing unit. I do agree that the area does need environmental solutions but we also need to resolve problem area in our neighborhood.

Margarita Neria
756 Winslow Avenue
St.Paul, Mn 55107

DUPLEX	MULTIPLE DWELLINGS	APTS. WITH 4-8 UNITS	APTS. WITH 10-11 UNITS	APTS. WITH 20-30 UNITS
800 WINSLOW	525 ROBIE	37 Stevens 6 UNITS	60 STEVENS 12 UNITS	737 HALL 21 UNITS
585 HALL	ROBIE/HALL MULTIPLE DWELLING	567 STRYKER 6 UNITS	714 STEVENS 11 UNITS	615 HALL 20 Units
84 ROBIE	491 STRYKER	689 STRYKER 5 UNITS	720 STEVENS 11 UNITS	76 Stevens/STRYKER 30 UNITS
502 STRYKER	3 UNITS	652 STRYKER 6 UNITS		670 STRYKER 21 UNITS
90 GEORGE	539/533/531 STRYKER 3 UNITS	651 STRYKER 5 UNITS		
90 GEORGE	593/587 STRYKER	657 STRYKER 5 UNITS		
77 BAKER	GROUP HOME			
	84 GEORGE 3 UNIT			
TOTALS				
7 DUPLEXES	6 MULTIPLE DWELLINGS	6 APT. COMPLEXES 4-8 UNITS	3 APT. COMPLEXES 11-12 UNITS	5 APT. COMPLEXES WITH 20-30 UNITS