

From: [Jane Lang](#)
To: [*CI-StPaul>Contact-Council](#); [#CI-StPaul.Ward2](#)
Subject: Public Hearing-Noise Variance 170 Western Avenue South
Date: Wednesday, January 5, 2022 10:36:39 AM

To Saint Paul City Officials:

A "Notice of Public Hearing: Sound Level Variance" dated December 28, 2021, from DSI to Bigos Winslow Commons LLC was delivered under my apartment door late afternoon January 4, 2022.

Since May 2012 I have resided at 160 Western Avenue South, a Section 8 apartment building known as Winslow Commons. The subject property was our lovely front yard, with pine and ash trees, until it was destroyed mid-November 2021. Temporary parking lots created of dirt and crushed rock took over a side yard and a large portion of the back yard close to the entire length of the east side of the building: noise, dust, fumes, headlights into ground floor apartments at night.

According to Form HUD-4128A, regarding Winslow-Commons-II, dated August 3, 2021, at the bottom of page 4 of 39 an item regarding "Noise Abatement and Control" asserts, "The noise level was acceptable: 59.0 db. See compliance with HUD's Noise [remainder cut off on the form]." This noise level number is substantially lower than the "95 dBA" cited in the Notice of Public Hearing. It is difficult to discern if the requested decibel level increase will in fact be "50 feet from the sound source" when jackhammers and other construction equipment operate. A drive along Western Avenue South will show clearly how close to 160 Western the construction is.

As I noted in my October 2021 letter to Councilwoman Noecker and the MHFA, Theodore "Ted" Bigos signed and delivered to DSI on March 16, 2020, a Zoning Variance Application. Those of us who reside in the 121-unit Winslow Commons knew nothing whatsoever about this intended project until the property manager here sent a notice to all of us on October 20, 2021, regarding parking changes, and merely mentioned "a new building" in the

second paragraph. Some of us searched online until we discovered the application and various documents pertinent to the project. Bigos Mgmt. has provided no information about the project to us.

No planning for ingress and egress of the many residents who are confined to wheelchairs or who use walkers and canes was done by Bigos. We sought assistance from the Saint Paul Dept. of Human Rights regarding ADA issues and have been helped by an official there. Until we sought help, Bigos had the entire front entrance blocked off with fencing. We have continued to report obstacles to safe mobility for these residents.

An additional signal of no good faith management is that Ted Bigos' variance application and HUD filings falsely claim that the 170 Western building will be an "affordable senior apartment building." People of all ages live at 160 Western: about one-half are of Hmong and Lao heritage.

Ted Bigos' variance application's attachment states in the final paragraph: "A neighborhood meeting was held, and support was given to the project." Online we found a meeting notice, but have not been able to find a record of to whom the notices were sent, who attended the electronic meeting, and what was decided. NO ONE AT 160 WESTERN AVE S WAS GIVEN A MEETING NOTICE for a "neighborhood meeting."

Many human beings are affected by this destruction. It has been blatantly clear that our lives simply do not matter to those involved in this construction project. From an article at www.verywellmind.com, let us remember this about the effects of noises: ". . .noise pollution has been linked with heart disease, high blood pressure, and stroke." Further, "And, most significantly, because chronic stress can lower your immunity to all disease, noise pollution is a general threat to health and wellness."

Why is 170 Western being constructed when Bigos refuses safety and security for us and the SPPD by installing surveillance systems; declines to provide adequate janitorial/maintenance

help; fails to have all signs and notices in English, Hmong, and Lao languages so all tenants are informed?

I do not understand why the zoning variance was approved by the City of Saint Paul. The ensuing project dramatically diminishes our living quality and continues to result in inconveniences related to egress and ingress for us and health care professionals and visitors. If the noise level variance is granted, we hope it actually will be monitored.

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