

26 MAY 2023

DSI-Zoning Review. 375 JACKSON ST. Suite 220

Attn: David Eide

Received

Regarding File # 23-035038
2285 HAMPPEN AVE.

MAY 26 2023

City of Saint Paul - DSI

For various reasons, the variances sought by Exeter Mgt. should be denied.

- It is on a snow emergency Route
- It will change the character of the neighborhood
 - no loading dock
 - delivery drivers will double park on Hampden
 - It is a main-truck route to warehouses used extensively by concrete trucks, semis, etc. after all it is an industrial corridor, and has never had that many humans living in it.
- The "Plight" of the owner is a moot point, they bought it on spec., assuming the City of St. Paul would bend to their desires.
 - they blame Pandemic
 - The buildings were not vacant when they bought them.
 - There is a co-op food store 1/2 blk away in business over 30 years.
 - They claim ~~an~~ extensive marketing research has been done, why not ask the area residents what may be needed in that space. (ie. bike shop)

- The Raymond Train station is within 1/2 mile of this proposed building if the residents cut through private property. Longer if they walk on the sidewalks.

- Where do they intend any green space?
• if the buildings are pushed to 9' from 25', and parking is in the yard.

• The pictorial rendition of the building is misleading, there is no green glade on the south side of Hampden Ave. only industrial activity which is indicative of the area.

• People, in such a high density place, need some reprieve from the diesel exhaust, but this building takes the whole lot with buildings and parking. They are isolating the community by these large fortress-like buildings.

• These structures they wish to demolish have been rehabed recently why raze them?

Thank you for your
BZA Review.

Truly,

Charlotte Pellett
2295 LONG AVE.
ST. PAUL, MN.
55114