

Councilmember Nelsie Yang
Office of City Council
310 City Hall
St. Paul, MN 55102

June 13, 2023

Dear Councilmember Yang,

Please accept this letter as submitted comments for the June 21 council meeting on the preliminary plat for The Heights:

When we purchased our house at 2139 Ivy Avenue East back in 1986, we were told that the lot we were buying did not extend all the way to the Hillcrest Golf Course fence but stopped somewhat short of that. In the space between, we were told, was a City-owned, undeveloped easement that had been there for 60+ years. For over 35 years we have treated it as a public walkway and have had the privilege of greeting our neighbors as they walk through our yard along the fence. We never worried about the status of the easement considering the City had expressed no interest in it for almost 100 years.

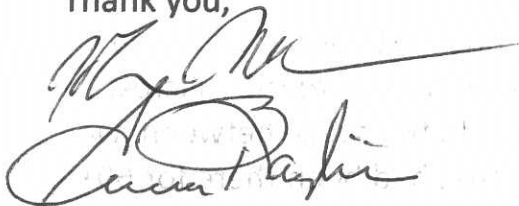
However, once Hillcrest announced plans to close, we have been worried about the possibility of losing a portion of "our" yard, the lawn between where our lot officially ends and the fence along the golf course. Therefore, we along with our neighbor Jillian Tegdesch to the north formally submitted a Petition to Vacate City Interest in May 2018 (Real Estate File #04-2018). That petition was not approved.

Without permission to buy 30 feet of right-of-way from the City, we have pled our case with the City planners, asking them that if Winthrop Street does indeed need to be extended south, that it be kept small and be pushed as far to the east as possible so as to be the least disruptive to our yards. With Howard Street being platted as the main north-south corridor through The Heights, it appears our first request is being honored. But with each iteration of master plan maps that we've seen, Winthrop remains drawn in straight north and south on the same alignment as on plat maps that are over 100 years old, long before most of our houses were built. Well, time moved forward, the golf course was built (1921),

houses were built, and the easement was left undeveloped. We'd like to keep it that way, but it looks like that is an unrealistic hope.

Therefore, we would like to propose a compromise. Our request is that Winthrop St. be angled to the east at both Ivy and Sherwood, then run north and south on an alignment that puts the sidewalk on the west side of the new street near the current fence line. This would be least disruptive to our yards, and still allow the City to retain the current right-of-way for utilities. We ask that this realignment of Winthrop be drawn in now before the housing developers across the new street get too far along with their plans.

Thank you,



John Crea and Susan Barghini
2139 Ivy Ave E
St. Paul, MN 55119
651-771-9602, jcsb2139@gmail.com