

**From:** [Ben Quam](#)  
**To:** [\\*CI-StPaul>Contact-Council](#)  
**Cc:** [Kristin Koziol](#); [#CI-StPaul\\_Ward4](#); [#CI-StPaul\\_Ward3](#); [#CI-StPaul\\_Ward1](#)  
**Subject:** Public Comment on Rezoning at 1984 Marshall Ave  
**Date:** Tuesday, April 16, 2024 3:53:04 PM

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Dear Saint Paul City Council,

I'm writing to urge the City Council to approve the rezoning application for 1984 Marshall Avenue to RM2.

The rezoning fits the neighborhood character and takes advantage of Marshall as a biking and transit corridor. Creating new housing where residents don't need a car is crucial for housing affordability and Saint Paul's climate goals.

I'm also writing to inform the council that the documents submitted by UPDC are not an accurate reflection of the community engagement process that occurred for this application.

As a member of CLUED (the UPDC land use committee), I attended our public meeting on 3/18 with the developer where this proposal was discussed. Multiple community members spoke in favor of the rezoning and multiple spoke against it. Our committee voted 6-4 to recommend the rezoning.

Unfortunately, UPDC letters submitted to you instead present the views of some anti-rezoning neighbors as the universal view of the whole community. The letters make inaccurate claims that "community members were unanimously opposed". The letter is a long list of anti-rezoning arguments that came to UPDC not from our committee process, but separately from outspoken neighbors.

The views in this letter not only don't represent the community, they don't even accurately represent the UPDC process and community input.

I have long been concerned that the community engagement process de-values renters, working parents, non-English speaking residents, and anyone who can't take the time to attend two-hour evening meetings about zoning minutia. The process favors current homeowners and the wealthy who can afford to take the time. This leads to fewer options for renters, more power for landlords, and more dependence on cars. This is antithetical to Saint Paul's progressive values.

In this case, for whatever reason, the process failed to provide the City Council with accurate information about community sentiment and chose to elevate only one perspective.

I'm speaking only for myself and how I've seen this process play out, not for the committee or UPDC.

Thank you for your consideration,

Ben Quam  
Union Park Community Resident