

Paulette Myers-Rich
David Rich
436 Smith Avenue N.
St. Paul, MN 55102

April 21, 2012

Dear Council Member Thune,

We are writing in opposition to the recommendation to rezone the parcel on Grand Avenue between Thompson St. and Smith Avenue to T-3.

This area adjoins a residential neighborhood, separated only by a small alley. A T-3 designation would permit uses far too intense and incompatible with a residential neighborhood that is currently undergoing reclamation after years of neglect. This area is within an Invest St. Paul zone, in an active community of involved homeowners working hard to promote the neighborhood known as Little Bohemia as a desirable area to live, raise children and invest. A large-scale development of the sort permitted by a T-3 designation would undermine their efforts, as the loss of light and air, along with the addition of noise and increased traffic, would negatively impact quality of life and the peaceful use of their homes, indoors and out.

A T-3 designation would permit structures that are too tall for the adjoining homes, and it would also permit parking ramps, which would increase traffic in an already stressed area that has been undergoing traffic calming measures for several years-yet unresolved. This would aggravate the situation making pedestrian and bicycle use in the neighborhood more hazardous at a time when W. 7th St is about to get a high speed bus way intended to encourage pedestrian and commuter traffic. Development permitted by T-3 zoning is not compatible with many of the current community efforts underway to revitalize the area and attract more homeowners.

This designation would also adversely impact the entire Uppertown neighborhood, on both sides of W. 7th St, as the area has recently been studied for an Historic Status designation. There are key historic structures in the vicinity that would be negatively impacted, possibly even threatened, by additional large-scale structures and the traffic this would bring.

Dedicated homeowners have been working hard, spending their resources of time and money, taking big risks to remain in and revive our neighborhood, which has suffered for years from the installation of the I-35E corridor, as well as the speculative land-banking of developers and "investors" in the vicinity for years. We have nothing but a dead-zone to show for it and are concerned that the gains the residents of the neighborhood have made will be undermined by creating zoning

that promotes more of the kind of real estate speculation of big development and property flipping that has been in place for the last decade on Grand and Smith Avenues. This has so far done more harm than good in our community. I believe, along with many of my neighbors, that a T-1 designation would be more compatible with the environment we are hoping to build for our neighborhood and would encourage the kind of development that is viable, sustainable and multi-purpose that could last one hundred years, such as the area's T-1 scale historic brick buildings. These are highly desirable, mixed-use structures that haven't outgrown their useful life yet, even after 125 years. Please support our community's wishes for the more compatible T-1 zone designation.

Thank you and all best wishes,

Paulette Myers-Rich

David Rich