

From: [Tripp, Marvalyne \(CI-StPaul\)](#)
To: [Naylor, Racquel \(CI-StPaul\)](#)
Subject: FW: Today's meeting: 2069 Marshall rezoning
Date: Wednesday, March 10, 2021 9:05:16 AM

From: Jon Bream <jonbream@gmail.com>
Sent: Wednesday, March 10, 2021 1:04 AM
To: #CI-StPaul_Ward3 <Ward3@ci.stpaul.mn.us>; Tripp, Marvalyne (CI-StPaul) <Marvalyne.Tripp@ci.stpaul.mn.us>; Grady, Caitlin (CI-StPaul) <Caitlin.Grady@ci.stpaul.mn.us>
Subject: Today's meeting: 2069 Marshall rezoning

Think Before You Click: This email originated outside our organization.

To Councilmember Tolbert,

We urge you to vote NO today on Ordinance 21-8, the rezoning of 2069 Marshall. It is a question of scale. Under the current T2 zoning, the developers can build an apartment building that would provide the kind of density, affordability and access to transit that the City and the neighborhood seeks. Rezoning is not required to accomplish these goals.

If you approve T3 zoning, the developers will be able to build a 5-story apartment building that would forever change the integrity of the neighborhood and irreversibly destroy the quality of life for many of the nearby neighbors.

I live at 2068 Iglehart, directly behind the property in question, and I've lived here for 30 years with my wife and son. According to a shadow study by the developers, our house is one of several that will be in shadows the entire winter, and we will be in partial shadows in spring, summer and fall. The shadow from a 5-story building would dramatically affect my wife's work as a master gardener with the University of Minnesota Extension Service, conducting experiments that benefit gardeners throughout the state.

Our neighborhood has spoken overwhelming against the rezoning of 2069 Marshall (28 emails against the rezoning to the Zoning Committee, 22 testimonies against rezoning to the City Council).

The applicant was involved in the rezoning of Marshall Avenue in October 2018 after months and months of deliberation. There was a deliberate choice to have T3 at the corner only and T2 for the rest of the block – thus defining the node as 2063 Marshall only. Now the applicant is requesting another rezoning. It is not necessary; zoning is not meant to be changed often.

The Merriam Park neighborhood welcomes a development of the appropriate scale that fits in our historic neighborhood. A 3-story or even a 4-story apartment complex (through a conditional use permit) could be accomplished with the current T2 zoning of 2069 Marshall.

Please listen to the neighborhood and vote NO today on the rezoning of 2069 Marshall.

Sincerely,
Jonathan Bream
2068 Iglehart Avenue