

From: [Jon Bream](#)
To: [*CI-StPaul>Contact-Council](#)
Cc: [Xiong, Mai Chong \(CI-StPaul\)](#); [Maki, Taina \(CI-StPaul\)](#); [Grady, Caitlin \(CI-StPaul\)](#); [Privratsky, Matt \(CI-StPaul\)](#); [#CI-StPaul_Ward5](#); [Vang, Dia \(CI-StPaul\)](#); [Harr, Stephanie \(CI-StPaul\)](#); [#CI-StPaul_Ward1](#); [#CI-StPaul_Ward2](#); [#CI-StPaul_Ward3](#); [#CI-StPaul_Ward4](#); [#CI-StPaul_Ward6](#); [#CI-StPaul_Ward7](#)
Subject: Rezoning of 2069 Marshall Ave.
Date: Monday, March 1, 2021 12:37:50 PM

To members of the St. City Council,

My name is Jonathan Bream; I've been the homeowner directly behind 2069 Marshall Ave. since September 1991. I strongly oppose the proposed rezoning of that property from T2 to T3, allowing for a 5-story building. I ask the City Council to reject the rezoning for the following reasons.

1. What the impact is.

Allowing for a 5-story apartment building at 2063-2069 Marshall will have a dramatic effect on the integrity and character of the neighborhood and an **irreversibly destructive effect on the quality of life for my family and our immediate neighbors**. According to a shadow study presented by co-developer Robert Page, the three properties on Iglehart Avenue immediately behind his 5-story complex will be in shadows for the entire winter and part of our backyards, including some of our gardens, will be in shadows in spring, summer and fall.

In a word, that's depressing. No sunlight in the winter? And limited sunlight the rest of the year? My wife is a master gardener affiliated with the University of Minnesota Extension Service who does experiments in our backyard gardens testing seeds, plants and plant treatments in order to help educate the community about gardening. She helps provide a valuable service to the vast gardening community in Minnesota. A 5-story complex will block sun from some of her gardens as well as some long-term gardens of our immediate neighbors.

We have lived here for 30 years; neighbors on either side of us have lived here for 25 and 23 years, respectively. When we purchased these homes in this wonderful neighborhood, we had no idea that we might someday be obliterated by an outsized 5-story building behind us.

I was born, raised and educated in St. Paul (public schools). I have been a St. Paul homeowner since 1977. My wife and I raised our son in St. Paul. I hope City Hall will be responsive to and respectful of its longtime residents and property owners.

2. What the neighborhood says.

At three consecutive meetings of the Union Park District Council's Committee on Land Use and Economic Development (CLUED), this rezoning proposal for 2069 Marshall was discussed. **CLUED voted not to support the rezoning request to T3**. Committee members requested more information. They asked for shadow studies for both a 4-story and a 3-story building. The developers did not respond.

When the St. Paul Zoning Committee voted on the rezoning on January 14, Chair Cedrick Baker told the developers, in part: "What we're hearing from residents, they're feeling left out of the conversation. I think the right thing to do is to over-communicate with the intentions. The applicant stated that they went to meetings, but what I heard came more across as a check

the box rather than a true opportunity to connect with neighbors and answer questions that gives them greater information and insight and clarity on what to expect moving forward. And potentially influence because you're all one neighborhood.”

Since that admonition, the developers presented a brief shadow study at a CLUED meeting and have not otherwise communicated with the neighborhood. When I phoned co-developer David Kvasnik in late December to discuss plans for his project, I asked him 51 questions and he answered only 11 of them; the other answers were either “I don’t want to discuss that” or “no comment.”

For the record, Merriam Park neighbors sent 28 emails in opposition to the Zoning Committee; one email in support was received from a Frogtown resident. For oral testimony, there were 8 opposed and 1 in favor, a lobbyist from Sustain St. Paul.

3. History of rezoning for 2069 Marshall.

Less than 2-1/2 years ago, in October 2018, 2069 Marshall was rezoned to T2 after months and months of careful deliberation. **T2 provides for the kind of density that the Comprehensive 2040 Plan and our Merriam Park neighborhood seeks.** Just because 2069 Marshall is adjacent to the node property 2063 Marshall, classified T3, is not sufficient reason to up-zone it to T3. Enough is enough.

I’m not opposed to the eventual development of the node at 2063 Marshall. Density matters. Affordability matters. Neighbors matter. Balance the interests of what’s there and what could be there. Compromise matters.

Please vote no to the rezoning of 2069 Marshall.

Thank you for listening.

Sincerely,
Jonathan Bream
2068 Iglehart Avenue