

4 Edgcumbe Pl.
Saint Paul, MN 55116

April 3, 2021

RE: Griggs-Scheffer Paving Project Phase 2

Dear Council President Brendmoen and Council Members,

Please hear and understand our concerns with this project on our small road, which is not much more than a dead-end alley.

We live at the midpoint of Edgcumbe Place. We are one of the “biggest losers” in the neighborhood under the current project plans:

- Several hundred square feet of yard, including a rock retaining wall, 12 mature and healthy trees and other improvements would be extinguished by this project after 34 years of otherwise unremarkable and continuous right-of-way maintenance.
- For these losses, we have been delivered a 22-thousand-dollar proposed assessment by the City.

We object to the plan for Edgcumbe Place in the current form and offer a solution that is sensible for the City and favored unanimously by the property owners.

Our objections include:

1. This project is supposed to be a paving project, not a neighborhood reengineering project. The City's website and our conversations with City staff suggest the latter, that Edgcumbe Place is being reengineered to conform with specifications of the larger Griggs Scheffer *Paving* Project. Edgcumbe Place is a relatively recent (1987) planned unit development and not comparable to the other geography contained in Griggs-Scheffer. It is physically more like an alley than a road.
2. The City planners assert a right-of-way based on an erroneous easement. The existing roadway was laid 34 years ago before the houses were built and has been maintained as-is by the City continuously since then. The houses went in after the road. The road should not be moved to match the erroneous easement, instead the easement should be updated to match what the City was satisfied with for 34 years.
3. The project plan will result in delivery, garbage hauling and other trucks passing and parking **ten feet** (see attached photos) from our front living room window. This is not reasonable on a residential street with single family homes and contradicts setback requirements imposed routinely by the City in residential districts. Public safety and service vehicles can navigate the road as-is and do so all the time.
4. The project is supposed to be a paving project, not a drainage remediation project. Drainage issues are not endemic to the road, are site-specific, and can be managed site-specifically. Multimillion dollar watershed district-funded remediation efforts were already undertaken to correct storm runoff problems in the nearby gully and adjacent Deer Park development at the gully's mouth.
5. The one-dimensional street frontage formula for calculating the assessments is inequitable. Due to the curvature of the street and its cul-de-sac, the formula perversely punishes property owners whose

properties are on the neck of the road. The pie-shaped lots on the cul-de sac meet the roadway with minimal street frontage and are assessed accordingly.

6. The project plan contains hidden costs that will be borne by property owners: Buried natural gas and electric utility feeds, telephone and other communication cable feeds, and irrigation systems will be disrupted. Collateral loss of foliage, sharply evident but not planned for in Griggs Scheffer Phase 1, will persist 15-20 years. On our road, extensive effort has been spent and expense incurred by neighborhood residents over decades to beautify and maintain the existing right of way including terrain, vegetation, irrigation, and navigation markers.

We urge the City to adhere to its policy of *neighborhoods matter* and rework the details of the project as they relate to Edgcumbe Place.

Specifically, we ask that the City repaving simply follow the existing roadway by vacating the existing flawed easement and allowing a right-of-way that reflects the 34-year as-built to be recorded.

Doing so will save the City money, effort, and preserve the neighborhood as it has existed since it was built, which is what the property owners all prefer.

Thank you.

Sincerely,

Tom and Katie Meier
4 Edgcumbe Place
612-618-4888

ATTACHMENTS (5)

Current State:



Proposed State:



Looking south:



Looking east:



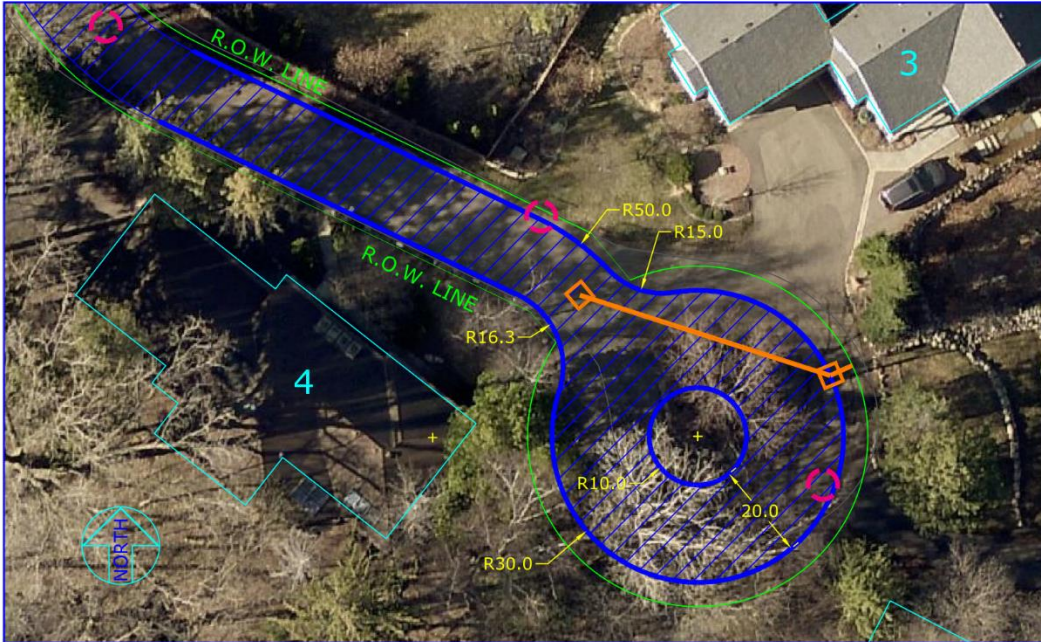
Looking west:



Looking north:



From City Plan:



DRAFT - SUBJECT TO CHANGE

PROPOSED DESIGN



EXISTING DESIGN

EDGCUMBE PLACE