

From: [SAGGS Block Club](#)
To: [*CI-StPaul_PED-ZoningCommitteeSecretary](#)
Cc: [Susan St. John](#); [Siegworth, Emma \(CI-StPaul\)](#)
Subject: PETITION: A better way petition, with updated numbers. Opposition to ZF#21-269-061,695 Grand Cup and Variances
Date: Tuesday, July 13, 2021 5:25:03 PM
Attachments: [Map of Petition Signer Addresses - Ward 2.pdf](#)
[Petition Group 2 Scanned 7-11-21 - Jul 11 2021 - 10-16 PM.pdf](#)
[Petitions Scanned 7-12-21 - Jul 12 2021 - 4-21 PM.pdf](#)
[Dixie's Petitions 6-24-21 sorted copy.pdf](#)

Dear Commissioners and Secretary:

Please include this cover letter with public comment.

My name is Susan St John, of 25 St Albans St S, in a multifamily building. I shared the A Better Way petition two weeks ago. I am having computer difficulty and health issues due to the stress of this proposal, so I have asked my Block Club to help me send the following email on my behalf. This letter includes updated numbers on the petition against the 695 Grand/Dixies proposal.

At the July 1st, 2021 hearing on the rezoning, we were told that the rezoning was separate from our objection to the building. We object to the size (height, lot coverage, bulk) and the site planning (placement on the lot) of the proposed building. Just today, the staff report was issued that cited the *potential* rezoning as supportive of granting the variances. We feel bamboozled. Last hearing we couldn't say it was too big, but now that T3 has been *recommended*, we can't use the East Grand overlay to object to the size anymore?! How can a *potential rezoning*, one **that hasn't even been granted**, be used to justify variances from the more restrictive overlay district? When there are two zoning districts, the more restrictive applies.

What is our recourse?

Updated petition totals:

New Total: 465

Residents: 215

Shopper/Visitor/Nearby Neighbors: 187

Bus. Owners/Employees: 63

My Block Club has mapped the signers, to disprove the false assertion that opposition is limited to those within a block or two of the proposal. The opposition is widespread, among neighbors who value and have invested in

Grand Avenue, Summit Hill, and our neighboring neighborhoods. Residents do want more housing, but we want **middle density** that is compatible with our neighborhoods. **Please, listen to us.**

This map was prepared based on the earlier scanned petition, and does not include the new signers I am presenting now. It was prepared by my neighbor with higher technical skills than I.

My block is 100% multifamily. We support multifamily housing, and we want more housing, especially affordable housing, but I am here to **present more signatures on the petition against this development as proposed for 695 Grand/Dixies.**

The Petition presented has been **collected by volunteers** in a short time, starting a few days after the application for 695 Grand/Dixies development was filed.

These **signatures were gathered in person through the** pandemic, heatwave temperatures and in the rainy weather of the last week. This was **100% volunteer effort and the signatures are 100% from the actual community — real people who know and value Grand Avenue and the Summit Hill neighborhood.**

Neighbors and Grand Ave supporters were reached by **walking the neighborhood.** The vast majority of the **signatures were collected on the sidewalks of Grand Avenue** and neighboring streets, from the people who were walking by. Another large portion were **collected by popping into Grand Avenue businesses,** and from the porches of residents. These signatures are from **people who visit Grand Avenue, who live near Grand Avenue, and who care deeply about Grand Avenue and its success. They also care about the success and livability of the neighborhood, because we need each other.**

The petition reads:

A Better Way for Grand Avenue in Saint Paul

We oppose the 695 Grand/Dixies project proposal—which violates all existing zoning codes. We oppose the proposed rezoning, conditional use permit, and all modifications and exceptions to current zoning. We support a better way for those who live, visit, shop, eat, walk, and bike on Grand Avenue.

I support a balanced, mixed-use project that meets current zoning regulations, with no variances or other zoning exceptions.

Sincerely,

Susan St John
SAGGS Block Club

ATTACHMENTS

Newly scanned pages of signed petitions:

Previously scanned pages of signed position:

Ramsay Hill



Demand A Better Way for
Dixies on Grand Development

A Better Way

to add housing density,
support local businesses, and
maintain neighborhood character & scale

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Date	Print Name Sign name	Street	City	Zip
1.	Sara Frommeyer	Laurel	St. Paul	55102
			shopping on Grand	
2/12	Alice bebura	487 Portland	St Paul	55102
			shopping + dining on Grand	
1/15/21	Lucinda Placonice	1319 Osage	St Paul	55117
	L Placonice		SHOPPING + DINING	
4.	ISABEL DAMIANI	478 HOLLY	ST PAUL	55102
			dining at Dixie's / Emmett's	
			shopping on Grand	
5.	Sandra Damiani	478 Holly Ave	St Paul	55102
	Sandra A Damiani		Shopping	
6.	Dawn Morningstar	72 Kent Street	St. Paul, MN	55102
7/3/21	Dawn Morningstar		Dining	55102
7/3/21	SHERRIL GARAHAN		St Paul	
7.	SHERRIL Garahan	493 Laurel	55102	"
	Sue Inoue	Holly Ave	St Paul	Shop + Dine on Grand
8.	sue Inoue	715/21 488 Laurel	55102	

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Ramsay Hill



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			shopping + dining on Grand	
1/14	Lucinda Placone	1219 Osage	St Paul	55117
	L Placone		SHOPPING + DINNER	
4.	BERNARDIANI	478 HOLLY	ST PAUL	55102
			dining at Dixie's Emmett's shopping on Grand	
5.	Sandra Damiani	478 Holly Ave	St Paul	55102
	Yendra A Damiani		Shopping	
6. 7/3/21	Dawn Morningstar	72 Kent Street	St. Paul, MN	55102
	Dawn Morningstar		Dining	55102
7/3/21	SHERIL GARAHAN		St Paul	
7.	SHERIL Garahan	493 Laurel	55102	"
	Sue Inoue	Holly Ave	St Paul	Shop + Dine on Grand
8.	sue Inoue	715/21 488 Laurel	55102	

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Date	Print Name Sign name	Street	City	Zip
1. 6/30	<i>Maria Mendez</i> MARIA MENDEZ	445 Grand Ave #1	St. Paul MN	55102
2. 7/5	<i>Gloria Sende</i> GLORIA SENDE	1076 ST CLAIR AVE	ST Paul	55105
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Page 2. Petition: A Better Way for Grand Avenue in Saint Paul

- | Date | Print Name
Sign name | Street | City | Zip | Phone #
Email
Address |
|------|-------------------------|-------------------------|---------------|----------|--|
| 9. | Karl Benson | 757 OSCODA AVE | ST PAUL | 55105 | C |
| 10. | Jim Hayes | 794 Linwood Ave | St. Paul, MN | 55105 | |
| 11. | Michelle John Price | 877 Lincoln | St. Paul, MN | 55105 | |
| 12. | Anne Pantelich | 760 Linwood Ave. | St. Paul, MN | 55105 | |
| 13. | Stuart Cox | 721 Fairmount Ave | St. Paul | 55105 | |
| 14. | Steve Korachok | 832 Fairmount Ave, | | 55105 | |
| 15. | Wm Hamblett | 391 Woodlawn Ave | | 55105 | |
| 16. | Angela Van Der Hiel | 9 St. Albans St. South, | 3A Saint Paul | 55105 | |
| 17. | Kelli Cox | 721 Fairmount Ave | St. Paul | MN 55105 | |
| 18. | RYAN RADEMACHER | 713 FAIRMOUNT AVE. | ST. PAUL, MN | 55105 | |
| 19. | Michael Wenger | 818 Goodrich Ave. | St. Paul, MN | 55105 | |
| 20. | | | | | |
| 21. | | | | | |
| 22. | | | | | |

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Date	Print Name Sign name	Street	City	Zip
1. 6/26	Brita Olmstead <i>Brita Olmstead</i>	1086 Linwood Ave St Paul MN	St. Paul	55105
2. 6/26	Jeff Kearn S <i>Jeff Kearn S</i>	493 St. Clair Ave.	St. Paul	55102
3. 7/1/21	Deborah George <i>Deborah George</i>	506 PORTLAND Ave	St. Paul	55102
4. 7/1/21	Dr. TESS GALATI <i>DR TESS GALATI</i>	482 HOLLY AVE	St Paul	55102
5. 7/1/21	Tisha Ballave <i>T Ballave</i>	231 Arnold St #2	St Paul, MN	55102
6. 7/7/21	Anne Schlukebier <i>Anne Schlukebier</i>	1260 Laurel Ave.	St. Paul, MN	55104
7. 7/8/21	Amy Fenske <i>Amy Fenske</i>	657 Grand Ave #3	Saint Paul	55105
8. 7/8/2021	Elizabeth Dinnick <i>Elizabeth Dinnick</i>	1740 JUNE AVE St Paul MN	St Paul	55105

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Date	Print Name Sign name	Street	City	Zip
7-9-21	Georgette Vukobratovich	682 Holly Ave	St Paul	55104
Shopper	Frank [Signature]	3822 103rd Trail NW	Brook Park	55443
7/9/21	Philip Grant Philip Grant	669 Grand Ave, 4B	St. Paul, MN	55105
	Brittany Brodeur	657 Grand Ave	St. Paul, MN	55105
	Elizabeth Nansen	669 Grand Ave #6B	St. Paul, MN	55105
	Jillian Hearin	27 St Albans St. S.	St Paul MN	55105
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Date	Print Name Sign name	Street	City	Zip
1. July 11, 2021	Ellen Thomson	225 Farrington St.	St. Paul	55102
2. July 11, 2021	Randall Thomson	225 Farrington St.	St. Paul	55102
3. July 11, 2021	Linda Bjorklund	659 Summit "		55105
4. July 11 2021	Thos. Leuck	659 Summit St.		55105
5. July 11 2021	Jasmine Grika	443 Dayton Ave		55102
6. July 11, 21	Herb Grika	443 Dayton Ave S.		55102
7. July 11, 21	Henrik Thomson	225 Farrington		
8.				

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