

From: [Mischief Toy Store](#)
To: [Rebecca Noecker](#); [CouncilHearing \(CI-StPaul\)](#)
Subject: CORRECTED: In Support of Rezoning 841-857 Grand Avenue
Date: Tuesday, February 18, 2025 12:55:01 PM
Attachments: [Letter in support of rezoning Victoria Grand.pdf](#)

You don't often get email from hello@mischieftoy.com. [Learn why this is important](#)

[PLEASE DISREGARD OUR PREVIOUS LETTER--WE ATTACHED THE WRONG FORMATTED LETTER]

RE: In Support of Rezoning 841-857 Grand Avenue

Dear Councilmember Noecker and the Saint Paul City Council, ,

As retail business owners on Grand Avenue, we fully support the application to rezone properties on the northwest corner of Victoria and Grand in order to allow multi-use redevelopment.

We believe this proposed development will greatly benefit Grand Avenue businesses as well as the larger Summit Hill neighborhood.

- This type of investment on Grand will very likely attract more investments, filling up empty storefronts and bringing more customers to Grand Avenue. In turn, the neighborhood will be served by more local shops, restaurants, and services.
- This project will remove the dilapidated house to the east of Gather Restaurant, a long standing eyesore.
- This project is consistent with the intentions of the newly amended East Grand Avenue Overlay District as well as the city's 2040 Comprehensive Plan.
- This project will increase the city's tax base and create much needed new housing.

We urge you to support this request to upzone these properties and we're excited to meet the new residents and businesses that will inhabit it.

Thank you,

Abigail Adelsheim-Marshall, Millie Adelsheim, & Dan Marshall
Owners, Mischief Toy Store
818 Grand Avenue



Mischief Toy Store
818 Grand Avenue
Saint Paul, MN 55105

February 18, 2025

RE: In Support of Rezoning 841-857 Grand Avenue

Dear Councilmember Noecker and the Saint Paul City Council, ,

As retail business owners on Grand Avenue, we fully support the application to rezone properties on the northwest corner of Victoria and Grand in order to allow multi-use redevelopment.

We believe this proposed development will greatly benefit Grand Avenue businesses as well as the larger Summit Hill neighborhood.

- This type of investment on Grand will very likely attract more investments, filling up empty storefronts and bringing more customers to Grand Avenue. In turn, the neighborhood will be served by more local shops, restaurants, and services.
- This project will remove the dilapidated house to the east of Gather Restaurant, a long standing eyesore.
- This project is consistent with the intentions of the newly amended East Grand Avenue Overlay District as well as the city's 2040 Comprehensive Plan.
- This project will increase the city's tax base and create much needed new housing.

We urge you to support this request to upzone these properties and we're excited to meet the new residents and businesses that will inhabit it.

Thank you,

Abigail Adelsheim-Marshall, Millie Adelsheim, & Dan Marshall
Owners, Mischief Toy Store
818 Grand Avenue