

November 21, 2022

Dear Zoning Committee Secretary, Ms. Dadlez, and Ms. Skarda:

We are writing this letter to express our opposition to the proposed Treehouse senior housing development currently planned by Trellis developers at 0 Madison Street (ZF# 22-104-395, ZF# 22-116-859, and ZF# 22-104-315, North of 2319 W. 7<sup>th</sup> St.). As residents of the neighborhood along the ridge directly above the proposed construction site, we wanted to share our concerns about this project. They are as follows:

1. Size and scale of the project. As we understand it, the proposed Treehouse project is a 5-story structure that would be built on a currently undeveloped lot located on the bluff behind the Highland Chateau. The Developer is seeking approval to re-zone the lot from single-family to multi-family use. In addition, they are requesting a variance to allow the building to reach 56' in height to accommodate the planned 5 stories. As designed, this building will tower over Highland Chateau and the other buildings adjacent to it. All along St. Paul Avenue, the multi-family residences are no higher than three stories.

Having a building of this size in this location takes away from the unique nature and setting of the bluff and eats into the parkland corridor along St. Paul Avenue and West Seventh Street. The developer's interest in this unusual site makes us question their future plans – is this project simply a precursor to a complete redevelopment of this site? If so, approving this project will inevitably set a precedent for other development along this corridor.

As the city is no doubt aware, there are several senior living facilities that already exist along West Seventh. In fact, Lexington Landing is completing an expansion of their facility to include 91 additional senior apartments. Is this development truly needed? Was there no thought to affordable housing for the Lexington Landing development?

2. Environmental impact. The structure will be built on a currently undeveloped, extremely sloped portion of the bluff which will need to be excavated to create a buildable lot. This will inevitably create runoff issues as dozens of trees will need to be removed. It will be difficult to erect a building of this size on the extremely sloped site (temporary shoring of the bluff will require a very elaborate bracing system), and it will require foundations that will have to permanently resist the backfill associated with building 2 stories into the hill. In addition, this site serves as a wildlife corridor for several families of deer, coyotes and turkeys which will inevitably be disrupted by this construction.

Some of us attended a Highland District Council meeting to voice our opposition to the project. We were not made aware of a subsequent meeting where the HDC voted to

approve this development. We certainly would have attended to make our disapproval known.

We support building more affordable housing in St. Paul. However, building on this unique, and in our mind, untenable lot makes little sense. Surely there are other options to consider before destroying this irreplaceable property.

We look forward to your response- we would like your confirmation that our opposition to this project is officially submitted and on record.

Sincerely (All Residents of Saint Paul, MN 55116),

Rick and Mary Johnson, 2112 Lower Saint Dennis Road

Anna Mollner Lipman and David Lipman, 1120 Saint Dennis Court

Linda K. Warner and Kenneth B Hoj, 2184 Lower Saint Dennis Road

Mark and Ann Runyon, 2117 Upper Saint Dennis Road

Bill and Joanne Reiling, 2116 Lower Saint Dennis Road

John and Susan Mollner, 2164 Lower Saint Dennis Road

Glenn Bergman, 2124 Lower Saint Dennis Road

Jolene and Chad Cutshall, 2108 Lower Saint Dennis Road

Brigid Chase Curtiss and John Curtiss, 2105 Lower Saint Dennis Road

Steve and Michele DuMond, 1140 Saint Dennis Court

Daniel and Rebecca Matschina, 2109 Upper Saint Dennis Road

Paul Andersen, 2125 Lower Saint Dennis Road

Cheryl and Richard Jeske, 2138 Lower Saint Dennis Road

Mike and Lesa Bader, 2193 Upper Saint Dennis Road

Nathan George, 2148 Lower Saint Dennis Road

Steve and Julie Jandrich, 2004 Edgcumbe Road

Patricia Marzolf, 2152 Upper Saint Dennis Road