

From: Judy Thomas <thomasliq@comcast.net>
Sent: Friday, March 5, 2021 6:25 PM
To: #CI-StPaul_Ward2 <Ward2@ci.stpaul.mn.us>
Subject: zoning

Think Before You Click: This email originated outside our organization.

I live at 2126 Iglehart, currently right behind another huge apartment complex under construction. I plead with you to not consider a 5 story building at 2069 Marshall. The zoning was correct when it was change in 2018. Please listen to the neighborhood.

Jim and Judy Thomas
2126 Iglehart
St Paul, MN 55104
651 644 6058

From: Lindsey Davis <LDavis@zelle.com>
Sent: Saturday, March 6, 2021 8:35 AM
To: #CI-StPaul_Ward2 <Ward2@ci.stpaul.mn.us>
Cc: Maki, Taina (CI-StPaul) <Taina.Maki@ci.stpaul.mn.us>
Subject: Ord 21-8 - Concerns Regarding Rezoning of 2069 Marshall Ave

Think Before You Click: This email originated outside our organization.

Councilmember Noecker,

I have lived at 2113 Iglehart Avenue since 2012. I'm reaching out to you today to respectfully request that you vote no on the rezoning of 2069 Marshall, Ord 21-8 on the agenda for the next City Council meeting.

As Councilmember Price recognized at the March 3 Council meeting, the City can accomplish its goals of density, affordability and access to transit and developers can create an apartment building to meet those needs under the current T2 zoning. After reading testimony from neighbors objecting to the devastating impact of a 5-story apartment, she urged the developers to create plans for 3-story and 4-story apartment buildings under current zoning and consider a variance request instead of rezoning.

There is no compelling reason to permanently up-zone this property at this time. After careful consideration and deliberation, this property was rezoned from R3: single family housing to T2 in 2018 - a change that was done to meet the city's goals of density for this location. The developers need to make efforts to fit their plans within the current zoning, an exercise they have not yet done. A permanent zoning change is a major ask, and there is no outstanding reason to justify this change. Changing a property's zoning every few years sets an undue precedent.

The neighborhood has spoken overwhelmingly against this rezoning (written testimony to the Zoning Committee, 28 against, 1 in favor of rezoning; written and oral testimony to the City Council, 22 against, 3 in favor of rezoning). The Union Park District Council's Committee on Land Use and Economic Development (CLUED) voted down a motion to send a letter supporting this rezoning. A large 5 story apartment building spanning two city lots would drastically change the character of the neighborhood for the worse. The current zoning (done in 2018) takes into account the appropriate scale for a building.

Again, I respectfully request that you vote NO to the rezoning of 2069 Marshall to T3 at Wednesday's City Council meeting and leave the zoning as it was defined in 2018.

Thank you,

Lindsey Davis

2113 Iglehart Ave.

From: walbruncl <walbruncl@aol.com>

Sent: Saturday, March 6, 2021 7:46 AM

To: #CI-StPaul_Ward2 <Ward2@ci.stpaul.mn.us>

Cc: Maki, Taina (CI-StPaul) <Taina.Maki@ci.stpaul.mn.us>; IglehartBlockClub@gmail.com

Subject: Ord 21-8 - Concerns Regarding Rezoning of 2069 Marshall Ave

Think Before You Click: This email originated outside our organization.

To Councilmember Rebecca Noecker,

My name is Caitlin Walbrun and I live at 2119 Iglehart Ave. I've lived in this wonderful neighborhood for almost 4 years. I'm reaching out to you today to urge you to vote NO on the rezoning of 2069 Marshall, Ord 21-8 on the agenda for the next City Council meeting.

The City can accomplish its goals of density, affordability and access to transit with the current T2 zoning. Developers can create an apartment building to meet those needs under T2 zoning. This is a point so thoughtfully and clearly stated by Councilmember Prince at the March 3 meeting. After reading testimony from neighbors objecting to the devastating impact of a 5-story apartment, she urged the developers to create plans for 3-story and 4-story apartment buildings under current zoning and consider a variance request instead of rezoning.

There is no compelling reason to permanently up-zone this property at this time. After careful consideration and deliberation, this property was already rezoned from R3: single family housing to T2 in 2018 - a change that was done to meet the city's goals of density for this location. Changing a

property's zoning every few years sets an undue precedent. The developers need to make efforts to fit their plans within the current zoning, an exercise they have not yet done. A permanent zoning change is a major ask, and there is no outstanding reason to justify this change.

The neighborhood has spoken overwhelmingly against this rezoning (written testimony to the Zoning Committee, 28 against, 1 in favor of rezoning; written and oral testimony to the City Council, 22 against, 3 in favor of rezoning). The Union Park District Council's Committee on Land Use and Economic Development (CLUED) voted down a motion to send a letter supporting this rezoning. A large 5 story apartment building spanning two city lots would drastically change the character of the neighborhood for the worse. The current zoning (done in 2018) takes into account the appropriate scale for a building

I implore you to vote NO to the rezoning of 2069 Marshall to T3 at Wednesday's City Council meeting and leave the zoning as it was defined in 2018.

Sincerely,

Caitlin Walbrun

2119 Iglehart Ave.

From: Jon Bream <jonbream@gmail.com>

Sent: Monday, March 8, 2021 1:20 AM

To: #CI-StPaul_Ward2 <Ward2@ci.stpaul.mn.us>; Maki, Taina (CI-StPaul) <Taina.Maki@ci.stpaul.mn.us>

Subject: rezoning of 2069 Marshall (Ordinance 21-8)

Think Before You Click: This email originated outside our organization.

Dear Councilmember Noecker,

My name is Jonathan Bream and I live at 2068 Iglehart. I'm urging you to vote NO on the rezoning of 2069 Marshall (Ordinance 21-8 on the City Council agenda).

I have lived directly behind this property in question for 30 years with my wife and son. At last week's City Council meeting, Councilmember Prince listened to the "large number of emails, letters and so forth" (her words) of objections from neighbors to a 5-story apartment building with rezoning to T3. (For the record, 28 emails opposed to the rezoning were received by the Zoning Committee, 22 testimonies opposed were received by the City Council.)

Therefore, Councilmember Prince thoughtfully and prudently suggested that, under the current T2 zoning, the developers could build a 3-story or 4-story apartment building (with a conditional use permit). That would mean the City could accomplish its goals of density, affordability and access to transit, and we neighbors would not be outraged about an outsized building casting depressing shadows on our properties and drastically changing the integrity of our neighborhood.

In other words, there is no need to rezone 2069 Marshall.

Please listen to Councilmember Prince and listen to the neighborhood.

Call this compromise a win-win. Please vote NO on the rezoning of 2069 Marshall (Ord. 21-8).

Sincerely,

Jonathan Bream

2068 Iglehart

651-645-4065

From: George Bounds <lockbounds@yahoo.com>
Sent: Monday, March 8, 2021 4:27 PM
To: #CI-StPaul_Ward2 <Ward2@ci.stpaul.mn.us>
Cc: Maki, Taina (CI-StPaul) <Taina.Maki@ci.stpaul.mn.us>
Subject: 2069 Marshall Avenue Rezoning

Think Before You Click: This email originated outside our organization.

To: Council Person Noecker:

As neighbors on Iglehart Avenue immediately to the north of 2069 Marshall Avenue, we are writing to request that you vote against the proposed zoning change for the Marshall Avenue property. The change will permit the construction of a 5-story apartment building within about 20 feet of our south property line. That potentially translates into a 100-foot long wall over 50 feet high just to our southeast. And the building, as proposed will run almost 180 feet along Cleveland Avenue to Marshall. Not only will the building be totally out of proportion to its surroundings, but its back and west walls will be all we'll see from our breakfast room windows

and recently rebuilt rear screen porch and backyard bluestone patio. Being to our south and east, such a large building would shade our backyard, porch and breakfast room windows from morning and midday sun, such as we are enjoying today, for much of the year. And the negative impact doesn't end there. The 50-foot wall will dominate our house's "curb appeal" from the front on Iglehart. I expect many prospective buyers will not even get out of their car to look at the house—I know we wouldn't have.

The rezoning of corner lots along Marshall, which this application seeks to expand, occurred about 2 and a half years ago in 2018 when a plan worked on by a number of neighbors for over a year was pushed aside without notice in favor of this more aggressive one. What basis has been shown for changing such a recent zoning change? Why have the neighbors who will be so negatively impacted had so little opportunity for meaningful input? We realize the city is interested in increasing population density along Marshall, but maybe there is room for compromise. Perhaps a design for a three or even four-story building with greater setbacks from the alley and lot lines could be developed. Such a design would reduce the building's negative impact on the surrounding neighborhood while increasing the number of housing units. As long-term (over 20 years) residents of what is recognized as a very desirable Saint Paul neighborhood, we ask that you vote against this change and thus keep the door open as to what is ultimately built at the northwest corner of Cleveland and Marshall Avenues.

Thank you for your consideration of this matter.

George and Linda Bounds
2072 Iglehart Avenue
Saint Paul, MN 55104
651-659-9932

From: ROBIN DOYING <rodoying@comcast.net>
Sent: Monday, March 8, 2021 10:34 AM
To: #CI-StPaul_Ward2 <Ward2@ci.stpaul.mn.us>
Cc: Maki, Taina (CI-StPaul) <Taina.Maki@ci.stpaul.mn.us>
Subject: Ord 21-8 - Concerns Regarding Rezoning of 2069 Marshall Ave

Think Before You Click: This email originated outside our organization.

To Councilmember Rebecca Noecker,

My name is Robin Doying and I live at 2082 Iglehart Ave. My husband Dean and I have lived in this wonderful neighborhood for 21 years. We are reaching out to you today to

urge you to vote NO on the rezoning of 2069 Marshall, Ord 21-8 on the agenda for the next City Council meeting.

The City can accomplish its goals of density, affordability and access to transit with the current T2 zoning. Developers can create an apartment building to meet those needs under T2 zoning. This is a point so thoughtfully and clearly stated by Councilmember Prince at the March 3 meeting. After reading testimony from neighbors objecting to the devastating impact of a 5-story apartment, she urged the developers to create plans for 3-story and 4-story apartment buildings under current zoning and consider a variance request instead of rezoning.

There is no compelling reason to permanently up-zone this property at this time. After careful consideration and deliberation, this property was already rezoned from R3: single family housing to T2 in 2018 - a change that was done to meet the city's goals of density for this location. Changing a property's zoning every few years sets an undue precedent. The developers need to make efforts to fit their plans within the current zoning, an exercise they have not yet done. A permanent zoning change is a major ask, and there is no outstanding reason to justify this change.

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We implore you to vote NO to the rezoning of 2069 Marshall to T3 at Wednesday's City Council meeting and leave the zoning as it was defined in 2018.

Sincerely,

Robin & Dean Doying

2082 Iglehart Ave.

651-642-9904

From: Klecker, Adam J <Adam.J.Klecker@fhr.com>
Sent: Monday, March 8, 2021 8:19 AM
To: #CI-StPaul_Ward2 <Ward2@ci.stpaul.mn.us>
Cc: Maki, Taina (CI-StPaul) <Taina.Maki@ci.stpaul.mn.us>
Subject: Ord 21-8 - Concerns Regarding Rezoning of 2069 Marshall Ave

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To Councilmember Rebecca Noecker

My name is Adam Klecker and I live at 2119 Iglehart Ave. I've lived in this wonderful neighborhood for almost 4 years. I'm reaching out to you today to urge you to vote NO on the rezoning of 2069 Marshall, Ord 21-8 on the agenda for the next City Council meeting.

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I implore you to vote NO to the rezoning of 2069 Marshall to T3 at Wednesday's City Council meeting and leave the zoning as it was defined in 2018.

Sincerely,

Adam Klecker

2119 Iglehart Ave.