

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

Klecker, Adam J <Adam.J.Klecker@fhr.com>

Mon 3/8/2021 8:18 AM

To: #CI-StPaul_Ward1 <Ward1@ci.stpaul.mn.us>

Cc: Xiong, Mai Chong (CI-StPaul) <mai.chong.xiong@ci.stpaul.mn.us>; Koziol, Kristin (CI-StPaul) <kristin.koziol@ci.stpaul.mn.us>

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

To Councilmember Dai Thao

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.

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,

Adam Klecker

2119 Iglehart Ave.

2069 Marshall Avenue Rezoning

George Bounds <lockbounds@yahoo.com>

Mon 3/8/2021 4:21 PM

To: ward1@cstpaul.mn.us <ward1@cstpaul.mn.us>

Cc: Xiong, Mai Chong (CI-StPaul) <mai.chong.xiong@ci.stpaul.mn.us>; Koziol, Kristin (CI-StPaul) <kristin.koziol@ci.stpaul.mn.us>

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To: Council Member Thao:

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

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

HARRY & HEIDI BALLEY JR <hcball11@comcast.net>

Tue 3/9/2021 8:45 AM

To: #CI-StPaul_Ward1 <Ward1@ci.stpaul.mn.us>

Cc: Xiong, Mai Chong (CI-StPaul) <mai.chong.xiong@ci.stpaul.mn.us>; Koziol, Kristin (CI-StPaul) <kristin.koziol@ci.stpaul.mn.us>

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

Councilmember Thao,

My name is Harry Balley, and I live at 2062 Iglehart Avenue which is directly north of the proposed 55 foot complex. My family and I have lived in this neighborhood for 25 years, raised our family here, and plan to continue to support this community for years to come.

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 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 truly hope we have a voice that's heard.

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.

Harry Balley

Regarding rezoning of 2069 Marshall (ordinance 21-8)

Jon Bream <jonbream@gmail.com>

Mon 3/8/2021 1:17 AM

To: #CI-StPaul_Ward1 <Ward1@ci.stpaul.mn.us>; Xiong, Mai Chong (CI-StPaul) <mai.chong.xiong@ci.stpaul.mn.us>; Koziol, Kristin (CI-StPaul) <kristin.koziol@ci.stpaul.mn.us>

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

Dear Councilmember Thao,

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 oversized 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

rd 21-8 - Concerns Regarding Rezoning of 2069 Marshall Ave

Kelli Lovell <km_lovell76@yahoo.com>

Mon 3/8/2021 4:17 PM

To: #CI-StPaul_Ward1 <Ward1@ci.stpaul.mn.us>

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

To Councilmember **Dai Thao**,

My name is Kelli Rahn and I live at 2063 Iglehart. I've been raising my family in this wonderful neighborhood for 8 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,

Kelli Rahn

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

Laura O'Brien Smith <o_brien_la@hotmail.com>

Tue 3/9/2021 2:30 PM

To: #CI-StPaul_Ward1 <Ward1@ci.stpaul.mn.us>; Xiong, Mai Chong (CI-StPaul) <mai.chong.xiong@ci.stpaul.mn.us>; Koziol, Kristin (CI-StPaul) <kristin.koziol@ci.stpaul.mn.us>
Cc: IglehartBlockClub@gmail.com <IglehartBlockClub@gmail.com>

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

Hello,

My apologies. I missed Councilman Thao's e-mail address, so I am sending this a second time to be sure he is contacted as well. Thank you for considering our concerns.

From: Laura O'Brien Smith <o_brien_la@hotmail.com>

Sent: Tuesday, March 9, 2021 2:05 PM

To: mai.chong.xiong@ci.stpaul.mn.us <mai.chong.xiong@ci.stpaul.mn.us>; kristin.koziol@ci.stpaul.mn.us <kristin.koziol@ci.stpaul.mn.us>

Cc: IglehartBlockClub@gmail.com <IglehartBlockClub@gmail.com>

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

Dear Councilman Thao,

Hello. My name is Laura O'Brien Smith and I live at 2127 Iglehart Avenue. My phone number is 651-647-1025. I have lived in this charming neighborhood for 15 years. I'm reaching out to you today to urge you to vote NO on the rezoning of 2069 Marshall, that's 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.

There is no compelling reason to permanently up-zone this property. After careful consideration and deliberation, 2069 Marshall was already rezoned from R3 to T2 in 2018. Zoning is not meant to be changed every few years. The T2 zoning is the appropriate scale for development at this property. The developer can work within the zoning laws and make a fair profit. Bigger is not better.

Our neighborhood will be adding many, many new residents from other developments on Marshall between Wilder and Cretin, and there is no need to cram in more than the zoning allows on each parcel. We accept that development will occur (who doesn't want to live here!), but it must be done so with careful consideration, control, and respect for the community.

The neighborhood has spoken overwhelmingly against this rezoning as evidenced by letters and voicemails received by the Zoning Committee last month and the City Council last week.

Please listen to the neighbors and vote NO to the rezoning of 2069 Marshall Ave on Wed.

Thank you.

--Laura

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

Lindsey Davis <LDavis@zelle.com>

Sat 3/6/2021 8:34 AM

To: Xiong, Mai Chong (CI-StPaul) <mai.chong.xiong@ci.stpaul.mn.us>

Cc: Koziol, Kristin (CI-StPaul) <kristin.koziol@ci.stpaul.mn.us>

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

Councilmember Thao,

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.

Lindsey Davis

Attorney at Law

ldavis@zelle.com

ZELLE LLP

500 Washington Avenue South, Suite 4000

Minneapolis, MN 55415

D (612) 359-4237

Today's meeting: 2069 Marshall rezoning

Jon Bream <jonbream@gmail.com>

Wed 3/10/2021 12:58 AM

To: #CI-StPaul_Ward1 <Ward1@ci.stpaul.mn.us>; Xiong, Mai Chong (CI-StPaul) <mai.chong.xiong@ci.stpaul.mn.us>; Koziol, Kristin (CI-StPaul) <kristin.koziol@ci.stpaul.mn.us>

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To Councilmember Thao,

We urge you to vote NO today on Ordinance 21-8, the rezoning of 2069 Marshall. It is a question of scale. Under the current T2 zoning, the developers can build an apartment building that would provide the kind of density, affordability and access to transit that the City and the neighborhood seeks. Rezoning is not required to accomplish these goals.

If you approve T3 zoning, the developers will be able to build a 5-story apartment building that would forever change the integrity of the neighborhood and irreversibly destroy the quality of life for many of the nearby neighbors.

I live at 2068 Iglehart, directly behind the property in question, and I've lived here for 30 years with my wife and son. According to a shadow study by the developers, our house is one of several that will be in shadows the entire winter, and we will be in partial shadows in spring, summer and fall. The shadow from a 5-story building would dramatically affect my wife's work as a master gardener with the University of Minnesota Extension Service, conducting experiments that benefit gardeners throughout the state.

Our neighborhood has spoken overwhelmingly against the rezoning of 2069 Marshall (28 emails against the rezoning to the Zoning Committee, 22 testimonies against rezoning to the City Council).

The applicant was involved in the rezoning of Marshall Avenue in October 2018 after months and months of deliberation. There was a deliberate choice to have T3 at the corner only and T2 for the rest of the block – thus defining the node as 2063 Marshall only. Now the applicant is requesting another rezoning. It is not necessary; zoning is not meant to be changed often.

The Merriam Park neighborhood welcomes a development of the appropriate scale that fits in our historic neighborhood. A 3-story or even a 4-story apartment complex (through a conditional use permit) could be accomplished with the current T2 zoning of 2069 Marshall.

Please listen to the neighborhood and vote NO today on the rezoning of 2069 Marshall.

Sincerely,

Jonathan Bream
2068 Iglehart Avenue

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

ROBIN DOYING <rodoying@comcast.net>

Mon 3/8/2021 10:26 AM

To: #CI-StPaul_Ward1 <Ward1@ci.stpaul.mn.us>

Cc: Xiong, Mai Chong (CI-StPaul) <mai.chong.xiong@ci.stpaul.mn.us>; kristen.koziol@ci.stpaul.mn.us <kristen.koziol@ci.stpaul.mn.us>

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

To Councilmember Dai Thao,

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.

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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.