

Wade, Michael (CI-StPaul)

From: FAUSTINO J Avaloz <avaloco@msn.com>
Sent: Thursday, March 28, 2019 4:16 PM
To: Michael.Wade@ci.stpaul.mn.us.; bettymoran2944@gmail.com; Noecker, Rebecca (CI-StPaul)
Subject: Rezone at 321 Irvine Avenue

There is a major spring problem on this property.

Years ago a Summit Avenue property owner removed mature trees behind 311 upper Irvine that opened a large spring. Muddy soil began to move the remaining trees toward and over the 311 house. With those trees removed the spring was free to run down hill and into the street. It caused serious winter ice. A city department finally made the home owner at 311 fix the problem. They built a very large retaining wall on their property to block the spring.

The slope is unstable, consisting mostly of fill. When construction began on the 321 site for a single dwelling the spring filled the holes drilled to find the bedrock that is approximately 150 deep. It was a muddy mess. Eventually construction ceased.

The 14" wide street is breaking and settling. Made mostly of layers of sand and tar the street suffered from the heavy equipment, stacks of building materials and heavy traffic. The excess traffic has been addressed but continues to be a problem day and night.

All these problems affect the criss-cross that joins the upper and lower street in front of the 321 site. That space is essentially an intersection. Entrance for two families and several cars will be an additional traffic and safety problem.

jAll these issues should be part of the public records. I have worked with the neighborhood, Districts #9, #17 and city departments during 49 years of living at 330 Irvine Avenue 5102.

I understand the need for Paula Schad Lilly to recoup their loss by building two houses instead of one. However, I resent the city changing the neighbor zoning to accommodate them.

Respectfully submitted, Karen H. Avaloz

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