

**From:** [HARRY & HEIDI BALLEY JR](#)  
**To:** [\\*CI-StPaul>Contact-Council](#)  
**Cc:** [Privratsky, Matt \(CI-StPaul\)](#); [#CI-StPaul\\_Ward2](#); [#CI-StPaul\\_Ward3](#); [#CI-StPaul\\_Ward4](#); [#CI-StPaul\\_Ward5](#); [#CI-StPaul\\_Ward6](#); [#CI-StPaul\\_Ward7](#)  
**Subject:** Regarding Rezoning 2069 Marshall Avenue  
**Date:** Monday, March 1, 2021 9:04:07 PM

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Members of the St. Paul City Council:

My name is Harry Balley, and I have lived at 2062 Iglehart Avenue for 25 years with my wife and daughters. We have called this home as a residence and community.

As a member of Merriam Park and as a neighbor directly north of the proposed project, I am writing to oppose the proposed rezoning of 2069 Marshall Ave from T2 to T3, allowing for a 5-story, 55 foot hulking building. Although we welcome progress and infusion of new neighbors, there is an incredible lack of planning and information available as two absent landlords propose "development." I urge you to reject the rezoning application and strike a balance between the City's plan for density and the interests of the current longtime neighborhood residents.

The neighborhood has been very vocal already about this issue. When the rezoning of 2069 Marshall came before the St. Paul Zoning Committee on January 15, 28 residents of Merriam Park sent e-mails opposing the project. Only one e-mail was received in support – from a person living in miles away. When it came to oral testimony, there were eight speakers opposed, only one in favor – a lobbyist from Sustain St. Paul. Twenty eight voices were dismissed. Clearly the neighbors have thoughts, and have made them heard. **Please consider the neighborhood's voice when making your decision.**

Here are some of our concerns as to how this rezoning would have a negative impact on the neighborhood:

- The property at 2069 Marshall Ave. was already rezoned in 2018 to T2, a conscious and deliberate decision that involved many months of discussions. At that same time, the neighboring property of 2063 Marshall was rezoned to T3 because it is part of the neighborhood node. Those decisions provide for sufficient density consistent with the Comprehensive 2040 Plan. We do not feel the proximity of 2069 Marshall to 2063 is sufficient reason to warrant another rezoning. Please stick with what was already carefully decided in 2018.
- Limited information currently available about the 2063-2069 project is not sufficient to support a change from zoning that was approved less than 2.5 years ago. The developers have been slow to give any idea of plans other than one drawing, from one perspective.
- Allowing for extra height, especially as the rendered drawing shows a 55 foot box encompassing the entire properties of 2063 and 2069 Marshall, will adversely affect the neighborhood. We saw the shadow study presented by developer Robert Page that revealed our home would be negatively impacted by the shadow of the building and would be completely in shadows during the winter season and would be partially shaded in the spring, summer and fall (negatively impacting several established gardens of our neighbors). We did not invest in this wonderful neighborhood 20+ years ago thinking an oversized apartment would be built behind us, leaving us in the dark.
- As a believer in innovation, solar panels for our home are in serious consideration. That coupled with an electric vehicle are two things in our near future. Casting a shadow over our garage, backyard and home, during the shortest days of the year, would negatively affect our ability to capture a renewable resource and reduce our carbon footprint. That along with affects of no direct sunlight for hours in a day don't make sense.
- After discussing the topic at three consecutive meetings, the Union Park District

Council's Committee on Land Use and Economic Development (CLUED) **voted down** a proposal to support the rezoning of 2069 Marshall to T3. Several committee members said they wanted to hear more information. They asked for proposals for a 3-story or 4-story apartment building and how such a project would impact the shadows and other issues in the neighborhood. The developers have yet to create and present these options. The community weighed in and lots of comments were given in opposition of this rezoning, none were in favor. The community and CLUED have not received enough information to support a zoning change.

- All of the benefits that have been presented about this development (density, affordable housing - which is questionable as the proposition is up to \$900 per micro unit [aka studio], commercial space, alignment with the City's 2040 plan, etc.) do not require a zoning change. This rezoning request is purely for profit on the part of the developers to maximize economics and receive spot-zoning from the City with no regard to the surrounding neighbors.

The rezoning of 2069 Marshall Avenue is a big ask that will impact our neighborhood for many decades to come. While the neighborhood acknowledges and supports the development of the neighborhood node at 2063 Marshall, we cannot support the zoning change to 2069 Marshall. **We ask you to deny the application of 2069 Marshall Ave LLC to rezone the property at 2069 Marshall Ave and leave the zoning as T2 Traditional Neighborhood.**

Sincerely,

Harry Balley

2062 Iglehart Avenue