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Sent: Saturday, October 31, 2020 1:43 AM

To: Graybar, Matthew (CI-StPaul) <Matthew.Graybar@ci.stpaul.mn.us>

Subject: FOR THE BOARD OF ZONING APPEALS (RE: File No. 20-069819 542 Portland Avenue)

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

City Council of St. Paul-

I wanted to write you a note to convey my disappointment of the recent approval of the development project at 542 Portland Ave (File No. 20-069819).

As a resident on this block for over 21 years I feel this project will detract significantly, rather than add to the neighborhood in a meaningful way. This is a project that is only meant to draw more revenue and benefit the owner of the property (Sullivan Property Investment), and in no way improves life or adds to the quality of living in the neighborhood. It should be noted that Sullivan Property Investment (who is the current landlord for existing rental building) has not proven to be a good neighbor and doesn't keep up existing property sufficiently.

I am hopeful that you will give serious consideration to stopping this project from ever breaking ground. It should have never gotten this far to begin with.

I object on the following grounds:

- There are six variances are excessive in trying to make this project fit. That should be the first signal that this project is not a good fit for this historic block.
- The project has Portland address, but is pretending to be a house on Summit. What happens if the owner of the lot on Summit wants to build a house right in front of this proposed house someday? Does St. Paul really want to have a development like that in it's city? It would look like awful and neglegent zoning policy. What does the owner of the Summit lot have to say? Are they even aware this might happen?
- Does not add to much needed affordable housing stock in the City. The fact that the developer is saying this will help affordable housing is bordering fraud. We all know the cost of this project will be at a level that requires his paying renters.
- The building, as proposed, is too far large in scale relative to the site. This proposed house along with the existing property combined could have as many as 18 people living on it. That is like having an apartment complex in the middle of our block. This block was not designed to have that kind of development in it along side historically significant homes. This is St. Paul, Minnesota, not Houston, Texas.
- The proposed house doesn't look like a carriage house, which is more historically accurate for this area.
- Access to the project is problematic - one 8 foot wide driveway to serve double the units already on the site, Access for emergency vehicles, as well as trash, recycling etc?

- Where does the snow go? The owner doesn't shovel regularly as it is. Where do guests park on an overcrowded block?
- What if there is a major fire at this new house? How will the fire department access it if more than one truck is needed to help manage the blaze?
- The parking access on Portland is already at it's worst in over 20 years. A lot of residents have to park one to two blocks away from their homes. This only makes it worse. Which at this point is almost hard to imagine.
- How will guests, deliveries etc know where the property is located and how to access it from Portland?

In short, this project doesn't appear to be thought out in a way that compliments the neighborhood at all. It only seems to be designed to benefit the real estate developer. It would be a huge mistake to move forward with this project in this historic neighborhood as well as an eye sore for centuries in St. Paul.

Thank you for your consideration.

Dan Roth