

From: [Kundan Nepal](#)
To: [*CI-StPaul>Contact-Council](#)
Subject: 20-101-751 - 2069 Marshall Rezoning - opposition
Date: Friday, February 26, 2021 3:38:30 PM

Dear St Paul City Council members:

We write to the council today in strong opposition to zoning change request for 2069 Marshall Ave. We live 5 houses down from the proposed site at 2093 Marshall Ave and have lived here for a decade. We hope to continue making this neighborhood our home.

The West Marshall Zoning study which concluded just 2 years ago, with significant input and feedback from the community rightly changed the zoning along the Marshall Avenue corridor. In our block between Finn and Cleveland Ave, houses were all upzoned from R3 to RM1, T2 or T3. Conversion of corner property at Cleveland and Marshall was done to T3 rightly as a neighborhood node using a clearly defined process at that time. This particular location in 2069 Marshall was upzoned from R3 to a T2 after careful, process followed by THIS city and its staff. Being next to a T3 neighbor does not warrant a zoning change.

NOTHING HAS CHANGED since that study. Our street, Marshall Avenue, continues to be the exact same transit corridor that it was then at the time of the study. Everyone knew that the B-Line was slated to come through Marshall at that time and we know that now. That 2018 study was done and aimed at improving affordable housing and density along the corridor. A T2 for this site allows for significant increase in the number of units available for rent compared to the duplex that currently sits on the plot. A T2 zoning adequately meets the need for density improvement.

We want our neighborhood to be a vibrant place for families like mine. We are not opposed to development - we fully embrace the notion that single family home owners like us can happily co-exist and share Marshall Ave with renters who will occupy numerous units being built just on our block. But we should really reexamine what this has meant -- in our one block of Marshall between Finn and Cleveland -- only FOUR out of ELEVEN homes will remain -- all others are slated for demolition into large multi-family apartment units -- all in the span of one summer.

We ask that while you think about density - you also think about the rest of the neighborhood. Is complete change of a neighborhood's character within a span of a year what the city of St Paul wants? Is this what the 2040 Comprehensive Plan wants to do? Demolish every single family home to make way for larger and larger complexes with constant allowance of variances? Why does the zoning process exist if builders simply have to ask for a variance and the BZA willingly grants one?

We ask you to vote to deny the change request submitted to you today.

Thank you for your consideration.

Sincerely

Lillian Hang and Kundan Nepal

2093 Marshall Ave