

From: [Susan Mollner](#)
To: [*CI-StPaul>Contact-Council](#)
Cc: Iglehartblockclub@gmail.com
Subject: 2069 Marshall rezoning
Date: Tuesday, March 2, 2021 4:40:52 PM

Concerns About Rezoning 2069 Marshall Avenue

To: Members of the Saint Paul City Council

My name is Susan Mollner and I am writing this on behalf of myself, my husband, John Mollner, and our four children. Although we reside at 2164 Lower St. Dennis Road, St. Paul, MN 55116, we have owned the apartment building at 2062 Marshall Avenue since 1978. Additionally, ourselves or one of our children lived in that building continuously until August 2019. We also operated a musical instrument and clock repair business from the corner business space in that building for approximately 26 years (239 Cleveland Ave. N.) so we know the corner well.

We are very concerned about the lack of communication and due diligence concerning the owners' plan for this property. I was not aware of this proposal until I saw it in the Highland Villager. I feel that we, along with all of the neighbors, many who have lived in the immediate vicinity of this corner for years, have been left out of any communication and planning.

I know you have received the template that was provided to neighbors and I don't want to repeat what is that letter but I would like to add a few insights of my own.

I have many concerns about the traffic on an already busy corner that include a major and heavily travelled bike lane (Marshall Ave) and have concerns for the safety of the many cyclists who use that corridor. The city is also very aware of and wants to improve the "walkability" of neighborhoods. This corner is home to quite a few businesses who depend on having parking available for their customers. This building is also planning on having commercial space which will add even more to the strain on existing available parking. This whole area is critically short of parking. When the bike lane on Cleveland was put in, we were told, and it was hoped, that many people would forego their cars and rely more on public transportation and bicycles. However, in our building, out of 28 apartments, only one person does not own a car. Traditionally, the two bedrooms were two people and the one bedrooms only one but now, with the economy the way it is and people needing to save money, many one bedrooms have 2 tenants and two bedroom three – all of whom have their own vehicles. (Our one bedrooms, which have dining rooms, rent for under \$1000 per month and our two bedrooms which are over 1000 sq. ft. rent for \$1250-\$1400 so we are very "affordable".) The proposed buildings have less than one parking spot planned for each unit and I am certain that many of these units will have more than one tenant and that very few will not have their own vehicles – especially given that the price per apartment rules out low- income tenants. This will put a huge strain on the parking in an area that has little available to begin with.

I would at least request that a traffic and parking study be done and that input from the business owners also be considered.

Thank you.

Susan and John Mollner