

**From:** [Michael Lambert](#)  
**To:** [\\*CI-StPaul>Contact-Council](#)  
**Subject:** Deny the application of 2069 Marshall Ave LLC to rezone the property  
**Date:** Monday, March 1, 2021 1:05:56 PM

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Members of the St. City Council:

My name is Michael Lambert and I have lived at 2168 Carroll Avenue for 10 years with my partner C. Scott Cooper. We chose Merriam Park West as it is the perfect blend of historic traditional neighborhood, accessibility and commercial/retail space.

As a member of the Merriam Park community, I am writing to oppose the proposed rezoning of 2069 Marshall Ave from T2 to T3, allowing for a **5-story** building to be built in this primarily traditional housing neighborhood. The property at **2069 Marshall Ave.** was already rezoned in 2018 (*just a few years ago*) 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. 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, it just does not make sense to change the building height in this primarily single-family traditional home neighborhood. Please stick with what was already carefully decided in 2018.

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. When it came to oral testimony, there were eight speakers opposed. Clearly the neighbors have thoughts, and have made them heard. **Please consider the neighborhood's concerns when making your decision.**

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

- Allowing for extra height at 2069 Marshall will adversely affect the neighborhood. A shadow study presented by the developer Robert Page revealed that the three homes directly north of the development would be negatively impacted by the shadow of the building and **would be completely in shadows during the entire winter season and would be partially shaded in the spring, summer and fall** (negatively impacting several established gardens). These long time homeowners (and taxpayers) did not invest in this wonderful neighborhood 20-some years ago thinking an oversized apartment would be built behind them, leaving them literally in the dark.
- 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.
- All of the benefits that have been presented about this development (density, affordable housing, commercial space, alignment with the City's 2040 plan, etc.) do not require a zoning change. This rezoning request is purely selfish on the part of the developer to maximize profits and receive spot-zoning from the City with no regard to the surrounding neighbors.

The rezoning of 2069 Marshall Avenue will negatively 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,  
Michael Lambert and C. Scott Cooper  
2168 Carroll Avenue, St. Paul, MN 55104