



ZLU Committee <zlu@summithillassociation.org>

The four corners of Grand and Saint Albans: Correction to info from 695 Grand Development Team

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Dear ZLU and SHA,

This letter is to correct misinformation repeatedly given by Bob Loken of ESG architectural firm for the Kennefick and Reuter Walton project at 695 Grand.

At three of the public Zoom meetings, Mr. Loken stated that one justification for the new 695 to come right up on the property lines on Grand and St. Albans is that the other buildings on the other three corners of the Saint Albans/Grand intersection, all come right up to the sidewalks. Only on the southeast corner, the dry cleaners, is this true.



ABOVE: On the southwest corner, the 3-story apartment building (682 Grand) abuts the sidewalk on the St. Albans side, but the Grand front-of-the-building has 12'8" of grass, scrubs, and trees. Since this used to be a bus stop, there is no boulevard of green grass.



ABOVE: To the west of 682 and directly across the street from the current Dixie's and Emmett's building are 694 and 696 Grand; both have a setback from the sidewalk of approximately 30', with a boulevard of 6'5". The 2-story residential buildings just west of 695 on the north side of Grand, are similar to these shown above, with a wide setback from the sidewalk.



ABOVE: On the northeast corner are two six-unit buildings (30 and 42 South Saint Albans, Fillmore and Walter Homeowner's Association, twelve owner-occupied condos since 1976), with enclosed screen porches that come up to the sidewalk, but there is a 26' wide garden from the south side of #42 South Saint Albans to the Grand sidewalk, running the entire length of the building, approximately 75'. DETAIL BELOW) This garden won an award from GABA in the 1990s as the best garden on Grand. The award came with a black/white photo of the two large stately houses, facing St. Albans, which once occupied what is now Dixie's/695.



BELOW: Plus there is a green garden space with a tree, flowering plants, and hostas, 26' wide x 9', between the two buildings, with parking for condo owners east of the fence.



I respectfully submit these pictures for the record. The contention of the 695/Dixie's development team that the footprint of nearby buildings justifies their to-the-lot-line/sidewalk design is not true; it is false.

Thank you to ZLU and SHA for all the time and efforts all have given to this 695 development project. As a 45+-year resident (both renter and owner), I urge you, please, be sure that all the "facts" given by the 695 Development Team are true, pertinent, valid, and verifiable.

I urge you to support the East Grand Avenue Overlay District guidelines.

Respectfully,
Marit Kucera
30 South Saint Albans