

Christine A Trost
445 Wacouta Unit 411
Saint Paul, MN 55101
MedAvenue@aol.com

September 12, 2021
Ward 1 Council Member Thao
City of Saint Paul
25 West Fourth Street
Saint Paul, MN 55102

APC 21-2, Appeal of 695 Grand Avenue Variances and CUP

Dear Council Member Thao,

I moved to Saint Paul in 1971 and have chosen to live here ever since, with the exception of a brief retirement in Florida; brief because we soon moved back to Saint Paul. My husband grew up in Saint Anthony Park. We choose to live in Saint Paul despite the high residential property taxes. We choose to live here because Saint Paul is a diverse community due to the neighborhood plans and city codes.

During my more-than-ten-years as Executive Director of the Summit Hill Association, I administered the detailed, thoughtful process of creating the Summit Hill Neighborhood Plan and the East Grand Avenue Overlay District. Both plans are still the law of the City. Both plans are what make Summit Hill a successful business district and a desirable place to live. Both plans are exactly what make Mr. Kenefick's property at 695 Grand Avenue valuable.

One of the reasons you stated for approving Mr. Kenefick's request to rezone 695 Grand Avenue is that Saint Paul needs more affordable housing. The more than 400 people in the community who have expressed reasonable opposition to this project agree with you ***on that point.***

Mr. Kenefick has clearly stated that his project is based upon economic conditions, his arranged financing and his stakeholder needs. *According to the Minnesota Supreme Court, economic considerations are not allowable conditions for allowing variances.*

Since this project began, you have voted to eliminate parking requirements in the City of Saint Paul. Mr. Kenefick admitted that each required parking space constitutes the greatest single construction expense of his project.

I urge you to support the appeal of APC 21-2, 695 Grand Avenue and deny all of the variances and the CUP. With parking requirements eliminated, Mr. Kenefick can reduce his cost of construction, build his legacy within the confines of the neighborhood plans and city codes and perhaps even include affordable housing.

Best Regards, Chris Trost

SUPPORT OF APPEAL FILE NUMBER 21-289-699, 695 Grand CUP and Variances

Brenda Besser <bbesser@gmail.com>

Tue 9/14/2021 10:59 AM

To: #CI-StPaul_Ward1 <Ward1@ci.stpaul.mn.us>

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

Councilmember Thao,

I'm a resident of St. Paul. I'm aware that you supported the rezoning of the 695 Grand Avenue proposed development from B2 to T3 zoning, based on the understanding that this development will offer affordable rental housing. Since this is not at all the case (NO affordable units are proposed for this site), I'm asking that tomorrow, September 15, you support the appeal and deny the request for all variances and the CUP for this project.

Thank you,

Brenda Besser
24 St. Albans St. S #2
St. Paul, MN 55105

Opposition to Rezoning and CUP Variances for 695 Grand (the "Project").

Richard Keller <rpkeller3@gmail.com>

Tue 9/14/2021 12:00 PM

To: #CI-StPaul_Ward1 <Ward1@ci.stpaul.mn.us>; #CI-StPaul_Ward1 <Ward1@ci.stpaul.mn.us>

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

The Honorable [Dai Thao](mailto:ward1@ci.stpaul.mn.us), Council Member, City of St. Paul, Email: ward1@ci.stpaul.mn.us

Re: Opposition to Rezoning and CUP Variances for 695 Grand (the "Project").

Dear Council Member Dai Thao:

As you know, your Ward extends to:
Summit Avenue, only one block from 695 Grand; people living in that area mostly oppose the proposed project at 695 Grand.

And includes:
The Ramsey Hill neighborhood, which strongly supports historic preservation and mostly opposes projects such as 695 Grand.

I believe that many people in your Ward and here in Ward 2 would gladly support your re-election efforts in the upcoming elections if you supported us and voted against the 695 Project.

Please support your neighbors in Ward 2 who oppose the 695 Grand Project.

Thank you.

/s/ Richard P. Keller

Dixie's

Judy Miller <jhm828@gmail.com>

Tue 9/14/2021 8:45 AM

To: #CI-StPaul_Ward1 <Ward1@ci.stpaul.mn.us>; DeMello, Mariam (CI-StPaul) <Mariam.DeMello@ci.stpaul.mn.us>

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As a 50 year resident of this area I am against a luxury apartment building with not adequate parking for the residents. Please support the appeal of APC21-2 and deny the variances.

Thankyou

Judy Miller

695 Grand Ave Development

Margaret Gadiant <margaretgadiant@gmail.com>

Tue 9/14/2021 1:21 AM

To: #CI-StPaul_Ward1 <Ward1@ci.stpaul.mn.us>
Cc: DeMello, Mariam (CI-StPaul) <Mariam.DeMello@ci.stpaul.mn.us>

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

Council Member Thao:

Your desire for more affordable housing is not a part of the 695 Grand Avenue development proposal.

I live in the neighborhood which will be impacted by this development. I, too, would like more affordable housing in this area of St. Paul.

Please choose to oppose the requests for variances that this development wants. It will influence an increase in rents in this area.

Margaret Gadiant
809 Lincoln Ave
Saint Paul