

1174 Grand Avenue Condo Project

FILE
16-012819

We support the proposed condo project at 1174 as submitted . *underground Parking.*
to the City on 6/24/15.

Signature	Address	Street
1 Betsy Carter	1209 GRAND	Legacy Arts + Gifts
2 Mella Martin	1204 Grand	Mella Day Spa
3 Jay Bar	1261 Grand	Kowalokis
4 Cwxyt	1262 GRAND	CHARLEMAGNE
5 RAA	1131 Grand	Baby Grand
6 Family	1104 Grand	Wow Bar
7 Chonobna	1106 Grand	Bravo Bakery
8 [Signature]	1128 GRAND	Mama's Happy
9 [Signature]	1132 Grand Ave	St Paul Paint Your Plate
10 [Signature]	1136 GRAND AVE	MY SISTERS' CLOSET
11 [Signature]	1144 GRAND AVE	LAMA BAZAAR
12 [Signature]	1150 Grand Ave	North Bower
13		
14		
15		
16		
17		
18		
19		
20		

Diatta, YaYa (CI-StPaul)

FILE

16-012819

From: Lorelee C. Wick <loraleewick@salolllc.com>
Sent: Thursday, April 21, 2016 6:18 PM
To: 'kyle@bleuantdesigns.com'; 'ryan@bleuantdesigns.com'
Cc: Diatta, YaYa (CI-StPaul)
Subject: 1174 Grand Ave Condo Development!

Kyle and Ryan,

I am writing in support for your project at 1174 Grand Avenue and support of the variances you have requested. As a newer resident of St Paul who frequents retail and restaurant establishments on Grand Avenue on a daily basis, I think your plans are a wonderful fit for that particular address on Grand Avenue! I am puzzled by the fact that this lot has remained undeveloped in such a vibrant spot on Grand Avenue. Your proposed property is a wonderful complement to the surrounding buildings and a great fit/need for that space. Your plans also honor both the spirit and historic nature of the neighborhood and would be a wonderful and, I would anticipate, a much embraced addition to the neighborhood.

I sincerely appreciate your thoughtful plans, as well as your perseverance in continuing to work with the city to bring this to completion!

Lorelee Wick
682 Holly Avenue

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63

March 17, 2016

FILE
16-012819

Mr. Ryan Burke
BleuAnt Designs, LLC
22 Geneva Boulevard
Suite 500
Burnsville, MN 55306

Dear Mr. Burke:

I had the opportunity to watch your presentation last Thursday regarding the development of 1174 Grand Avenue. Since this project is merely a stone's throw away from my residence of 15 plus years, I was concerned on the impact that the project may cause on the neighborhood, both short and long term. After viewing the presentation and related materials, my fears have subsided. I think that you and your partners have done a great job in conceptualizing and presenting what was a substandard property into a very good asset for the neighborhood and for Grand Avenue. I also applaud you on the changes you have made to the project after hearing the concerns of local residents.

Please feel free to contact me with any questions at 651.343.3890.

Sincerely,

Dennis J. Welch
40 Dunlap Street South

64

From: **Chad Heer** <chadheer@kwcommercial.com>
Date: Mon, Mar 14, 2016 at 10:15 AM
Subject: 1174 Grand Avenue - St. Paul / BleuAnt
To: ryan@bleuantdesigns.com
Cc: Chad Heer <chadheer@kwcommercial.com>, Chad Heer <chadheermn@gmail.com>

Hello Ryan.

I wanted to write this to you personally, but also feel free to forward on to any other involved parties

To Involved Parties: SHA, St Paul BZA Members, Neighbors of 1174, Grand Avenue Business Association and City Council Member Noecker

As a resident of the surrounding area, University of St Thomas alumni, and a Real Estate Broker with Keller Williams / KW Commercial, I felt obligated to give both my professional insight and personal input on the above project.

I have read some of the recent articles in the Highland Villager and it gained my attention specifically because of the concerns raised by the neighbors and the City Council at the appeals hearing this past winter. Although I have not gone through the entire proposal and plans for the site, I have spoken to several people involved in the development and retained the facts presented in the Villager. I must say that I am shocked that such a wonderful building has been objected with such minimal variances.

The addition of high end condo units on grand avenue would benefit not only all the businesses associated with GABA, but the appeal and aesthetics as well. In my professional opinion, this is easily the highest and best use of the site. And the slight variances seem like a logical compromise to address the already saturated parking issue in Grand. It would appear that the Developers have made more compromises and taken all concerns into consideration more than any others I have worked with or seen in the industry in my 20 plus years as a professional.

Personally, it would be devastating to see a building of lesser quality erected on Grand Avenue that wouldn't be as appealing and likely not be as supportive to the development plan set forth by the City. High density is vital to this street to help sustain the local and small businesses that exist there. It is also vital to have established buildings that generate greater tax revenue to help maintain the look and feel of the street that has made it so amazing and recognized throughout the entire metro area.

I hope that all parties involved consider the big picture that Grand Avenue is, and not just the concerns of several people, albeit concerns that need to be considered as well. This is a great plan and a welcomed addition to Grand Avenue by many in the community, both residential and business.

--

Chad Heer, CCIM

Managing Director - KW Commercial

65

FILE
16-012819

From: "Ertl, Don" <don.h.ertl@medtronic.com>
Date: March 10, 2016 at 4:53:36 PM CST
To: Ryan Burke <ryan@bleuantdesigns.com>

Subject: RE: 1174 Grand

Hello Ryan, Kyle and BleuAnt Design Associates,

I am sending you this correspondence as it relates to the 8 unit condominium project located at 1174 Grand Avenue. I am concerned that the variances being identified by the neighborhood are not substantial and are hindering, delaying and providing unnecessary challenges to your project. You and your team have gone out of your way to meet the needs of the community.

When evaluating some of the demands from the individuals it would appear that they are more supportive of suppressing the community than supporting and building a better one. Please let me know if I can be of assistance with signing a petition or in any other way.

Best Regards,

Don Ertl
398 Duke Street
St. Paul, MN 55102

Sr. Clinical Quality Manager – Medtronic Corporate Clinical Affairs

66

March 10, 2016

Dear Members of Summit Hill Association Board of Directors,

As a citizen of St. Paul, I would like to commend you on your process that led to the design of BleuAnt Designs' proposed building for 1174 Grand Avenue. As a member of the Macalester Groveland Community Council Board, the Housing and Land Use Committee, and the West Summit Neighborhood Advisory Council, I know how much time and effort it takes to find a compromise that uses our limited land resources to meet conflicting constituent goals.

The Metropolitan Council and the City of St. Paul want increased density in our mature communities. Residents love their neighborhoods which generates passion to maintain the existing standards. Commerce is a crucial element of a thriving community. The City staff has worked hard to create zoning ordinances to mitigate the conflict between growth and stasis. We have good, smart people with diverse ideas. I think BleuAnt Designs' building rendering for 1174 Grand Avenue is an example of what happens when good, smart people share ideas.

In a perfect world there would be no need for variances" However, our human experience requires compromise. That is what good neighbors do. I appreciate all the work it has taken for SHA and BleuAnt Designs to achieve such minor variances in the proposal dated 2/18/16. I hope you support this request. As a result, a desirable building with underground parking will add density on Grand Avenue. This will show other developers that our community balances constituent goals and respect our zoning codes to accomplish the best use of the land.

Congratulations.

Sincerely,

Catherine Plessner
2038 Summit Avenue

FILE
16-012819

From: **Appert, Jack** <jappert@karealty.com>

Date: Thu, Mar 10, 2016 at 6:27 PM

Subject: 1174 Grand Ave

Dear SHA and Board Members:

We would like to share our support for BleuAnt Designs proposal for variances at 1174 Grand. As area residence on and along Grand Avenue, we feel this is exactly the type of building for the area, and in that location, that is needed to help keep the street fresh and also support the local businesses.

It seems very clear that the concessions the developers have made to meet the concerns of the immediate neighbors have been amazing. And they have done this while still producing a beautiful building.

We hope you consider all the residence along Grand and their input when making the decision to support this design and application for variances. We feel the variances are very minimal for what the area will get back from the development; off street parking, high density owner occupied units and a visual appeal.

Thank you.

Jack Appert
694 Grand Ave, Unit 3
St. Paul, MN 55105

Brendan Chlebeck
694 Grand Ave, Unit 1
St. Paul, MN 55105

Donna Ryan
694 Grand Ave, Unit 2
St. Paul, MN 55105

John Polasik
694 Grand Ave, Unit 4
St. Paul, MN 55105

Jordan Weitzel
445 Grand Ave, Unit 1
St. Paul, MN 55102

Katie Francis
447 Grand Ave, Unit 2

68

FILE
16-012819

From: **Gerald Spartz** <gspartz@yahoo.com>
Date: Thu, Mar 10, 2016 at 6:59 AM
Subject: Re: Fwd: 1174 Grand
To: Ryan BleuAnt <ryan@bleuantdesigns.com>

Dear Ryan and Team,

With this letter, I am expressing my support for your project at 1174 Grand Avenue and support the variances you have requested.

As a 19-year resident of the Summit Hill and Mac-Groveland neighborhoods, the character of Grand Avenue is very important to me. Your plans honor both the spirit of the neighborhood and the established norms on this block of Grand. Like many, my main concern would be adequate parking and your request for variances will allow the residents of the building to park under the building, leaving street spaces available for others.

I appreciate your thoughtful plans and support the project.

Best Regards,
Jerry Spartz
817 Osceola Avenue

69

FILE
16-012819

From: Chad Skally <chad@skally.com>
Date: March 10, 2016 at 8:40:58 AM CST
To: Ryan BleuAnt <ryan@bleuantdesigns.com>
Cc: Ryan Bleu Burke <bleuburke@gmail.com>, Kyle Lenzen <kyle@bleuantdesigns.com>
Subject: 1174 Grand Ave Condo Development will be a great fit for Grand Avenue

Ryan and Kyle,

Your proposed property for 1174 will be a great fit for Grand Avenue. The brick and stone design along with the staircase into the building is unique and yet still fits with the historic nature of the neighborhood. Many of the 1920s buildings along Grand Avenue have similar staircases.

This project highlights how great this neighborhood is. As a Saint Paul resident and Saint Paul small business owner I fully support your project.

Chad Skally
Skally's Tax Service
624 Grand Ave

70

FILE
16-012819

From: **Steve Johnson** <sjohnson@bankcherokee.com>
Date: Wed, Mar 9, 2016 at 4:23 PM
Subject: 1174 Grand
To: "ryan@bleuantdesigns.com" <ryan@bleuantdesigns.com>
Cc: Roger Hamilton <rhamilton@bankcherokee.com>

Ryan and Kyle,

I am writing in support of your proposed 8 unit condominium project at 1174 Grand Avenue. I appreciate your efforts to redesign this project and address the concerns of residents in our neighborhood. The proposed building is both esthetically pleasing and consistent with Grand Avenue. The setback variances are not substantial or out of the ordinary for the neighborhood. I am happy to sign your petition in support of this project.

Steve Johnson

Senior Vice President / Commercial Lender

p: [651.291.6246](tel:651.291.6246) f: [651.291.6230](tel:651.291.6230)

sjohnson@bankcherokee.com

985 Grand Avenue

St. Paul, MN 55105

77

FILE
16-012857

From: **David Schultz**

Date: Wed, Mar 9, 2016 at 9:35 PM

Subject: Re: 1174 Grand Ave Condo Development

To: Ryan BleuAnt <ryan@bleuantdesigns.com>, Cc: Kyle Lenzen <kyle@bleuantdesigns.com>

Ryan and Kyle –

I am writing to support your efforts to develop the property at 1174 Grand Avenue. I have lived in this neighborhood for over a decade. Like everyone else who has bought into Crocus Hill (or Summit Hill, as some call it), we settled here knowing that we lived in very close proximity to commercial and multi-unit residential buildings. Indeed we not only knew it we embraced that fact. It is one of the benefits of living here in our view. If we had wanted a cookie cutter neighborhood we would have chosen to live in the suburbs. Living as we do in the city means we must all accommodate ourselves to those around us - and they must do the same.

I have followed the progress of this development and have been singularly impressed with how you have consistently listened to and incorporated the concerns of all residents in designing your project - from involving all stakeholders in the decision to build condos as opposed to apartments or commercial buildings; to the underground parking ramp at considerable expense; to designing and re-designing the exterior of the building. You have been the epitome of a good neighbor and citizen. I have never seen or heard of a more responsive and concerned developer than the two of you. Beyond that, the building as currently envisioned is beautiful and will vastly improve the block it is situated on.

Given all that you have done and all the compromises you have made I don't see that there is more that can be reasonably asked and I have begun to get the impression that those who oppose this building are simply oppositional. That is unfortunate as we could do so much worse than what you propose - and will if this is not approved.

Sincerely,

David Schultz and Trudi Trysla

885 Goodrich Avenue

79