

Summit Hill Association

District 16 Planning Council
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June 1, 2016

City of Saint Paul
Saint Paul City Council
375 Jackson Street
Saint Paul, MN 55101-1806

Re: File 16-012819—1174 Grand Avenue Development Proposal

Dear City Council Members:

I have received a copy of BleuAnt Designs' response to the appeal of the BZA's approval of the requested variances for the referenced matter and wish to address a couple of inaccurate statements.

1. At the top of Page 2, BleuAnt's letter states, "The SHA's ZLU committee voted 3 to 1 in favor of recommending approval our new plan to the SHA board." Although that statement accurately states that the ZLU Committee's vote on March 8 was 3-1 in favor of a motion to approve all requested variances, it does not accurately reflect the ultimate result of the vote. With six committee members present at the March 8, a motion required four votes to pass. Therefore, the motion did not pass and the ZLU Committee was not able to and did not make a recommendation to the full board.
2. In the second full paragraph on Page 2, BleuAnt's letter states, "Included in their appeal is a May 2, 2016 letter from SHA president Mark Peschel, who states that the SHA "supports" this appeal. However, our attorney has confirmed with Mr. Peschel that his letter that purports to speak on behalf of the SHA was not approved by the SHA board, which is required under SHA's own bylaws in order for a board member to speak on behalf of the SHA. As a result, we do not believe Mr. Peschel's letter accurately represents the views of the SHA or its board with respect to Mr. Rorvig and Ms. Karls' appeal." My May 2 letter followed a meeting of SHA's Executive Committee, which, under SHA's bylaws, can meet regarding matters requiring immediate attention. Further, the bylaws allow me, as President, to speak on behalf of SHA, which is why I wrote the May 2 letter.

Sincerely,

Mark J. Peschel

Mark J. Peschel
SHA President

cc: Ward 2 Council Member, Rebecca Noecker

From: Christenson, Jeff

Sent: Wednesday, June 01, 2016 9:18 AM

To: #CI-StPaul_Ward7; #CI-StPaul_Ward6; #CI-StPaul_Ward5; #CI-StPaul_Ward4; #CI-StPaul_Ward3; #CI-StPaul_Ward2; #CI-StPaul_Ward1

Subject: Writing in Support of BZA Approval of Variances for 1174 Grand Ave

Good morning,

I am writing to show my support for a planned 8-unit apartment building at 174 Grand Avenue. I believe the Council should support the requested variances.

I have seen renderings of the proposed construction and, to me, it looks to be completely in scale with the dwellings on either side of 1174 Grand. It's replacing a run-down single-family home.

I am sensitive to the concerns of homeowners that share the alley with the properties lining Grand Avenue about privacy and maintaining the character of the neighborhood. But the proposed development is more in character with the neighborhood than the single-family home it would replace, since there are many other apartment buildings like the one proposed. Also, any two-story dwelling on that property should give rise to the same privacy concern if it's a legitimate reason for opposing this development (rather than a pretextual one).

Also, St. Paul is, and aims to be, a city. We just surpassed the 300,000 population mark and that's a sign, I think, that people are expressing a desire to live in a more dense, walkable, environment. Developments like this one are just what St. Paul needs to continue the increase in population. A decision to grant the appeal and deny the variances approved by the BZA, on the other hand, signals that St. Paul doesn't value a dense, walkable, urban fabric and instead only values residents who can afford a single-family home. It would also signal that St. Paul doesn't value a socioeconomically diverse community. In my opinion, St. Paul should support all types of housing so that it would be attractive for anyone from a college student to retiree to live and work here.

Thanks for your consideration

Jeff Christenson

1482 Lincoln Ave.