

From: [Marquita Oleson](#)
To: [Pereira, Luis \(CI-StPaul\)](#); [Butler, Sonja \(CI-StPaul\)](#); [*CI-StPaul Contact-Council](#)
Subject: 695 Grand Project Proposal
Date: Wednesday, July 14, 2021 9:32:10 AM

Hello,

My name is Marquita Oleson and I am writing to the Zoning Commission and other city officials as a resident of the immediate vicinity of the 695 Grand proposed site. I am surprised to hear that the commission has not been more responsive to the broad opposition to granting the variances requested by the developers of this project as evidenced by the petition signatures and the comments at the recent meeting. The zoning codes exist to protect the historic character of the Summit Hill neighborhood, and the project proposal as it stands now flies in the face of what these codes were designed to do.

I ask that those serving on this committee renew their commitment to represent their neighborhood and the residents therein. I, like a vast majority of my neighbors, strongly support development in this area. But this particular proposal does not fit the neighborhood, as evidenced by the many codes it would need exemption from to move forward. If this project were 35 - 45 units, the proposal were three stories, and the building a more appropriate size for the footprint of the site, there would not be strong opposition from the residents of this area. My mom lives on Beard Avenue South in Minneapolis, and a similar proposed project was downsized slightly to fit the aesthetic and character of the neighborhood. This is a great example of how a neighborhood can work with developers to find the right solution for the developers and the neighborhood alike.

I ask the zoning committee to fulfill your function to serve the constituents of the Summit Hill neighborhood and ask the developers to revise the proposal to meet code requirements that preserve the character and historic nature of this neighborhood. Remember: This cannot be undone. Once a building this size is allowed in this area, it will pave the way for others. We are not uptown Minneapolis, and we all want to see this neighborhood grow but it is the zoning committee's function to ensure the growth is appropriate, safe, and preserves the character of this great neighborhood.

Please do not hesitate to reach out to me for further comment or clarification. I thank you for representing those you serve.

Sincerely,
Marquita Oleson
612-709-9731
42 St Albans St S., #6
St Paul, MN 55105