

Heintz, Polly (CI-StPaul)

To: Prince, Jane (CI-StPaul)
Subject: RE: ORD 21-31 OPPOSE

From: Shannon O'Toole <sotoole.esq@gmail.com>
Sent: Tuesday, August 10, 2021 11:54 AM
To: Prince, Jane (CI-StPaul) <Jane.Prince@ci.stpaul.mn.us>
Subject: Fwd: ORD 21-31 OPPOSE

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

I am not sure how these are getting on the public record, and on my MAC I am unable to open any of the links on the meeting notice. Thank you!

----- Forwarded message -----

From: Shannon O'Toole <sotoole.esq@gmail.com>
Date: Mon, Aug 9, 2021 at 11:43 AM
Subject: ORD 21-31 OPPOSE
To: Noecker, Rebecca (CI-StPaul) <Rebecca.Noecker@ci.stpaul.mn.us>

Hello Rebecca. Perhaps you have read my submissions to the Planning Commission or seen my statement from the hearing. I have made arguments based upon the law and facts as they stand, but like the hundreds of others who have signed petitions and given public comment, it has fallen on deaf ears. Please indulge me one last time on the issues of T3 zoning, affordable housing, and conflict of interest.

T3 zoning is for major transit corridors and is meant to work in concert with existing small area plans and other zoning. As you of course know, 695 Grand is in a state and federal historic district and subject to the East Grand Avenue Overlay District. The planned building is completely out of character with that required by the existing small area plan and the Overlay District; this is a case of the T3 zoning being used to contravene the existing zoning. Also, Grand Avenue is relatively narrow, and St. Albans is 34', i.e., really narrow. Grand Avenue is not now and never will be, according to Planning Commissioner Reilly, a major transit corridor. T3 zoning is inappropriate for East Grand Avenue and particularly when it is implemented for this very much too large project.

There is a substantial amount of affordable housing now on Grand Avenue, but not enough. Reportedly the owner of two such apartments next to the intended 695 project has indicated his interest in tearing down the affordable housing he owns to build his own 5+ story luxury apartment building. True or not, it is a real pressure and now that no parking will be required, the pressure on building owners to tear down and build much bigger has increased substantially. The 695 Grand luxury apartment project will reduce affordable housing and drive up rents - that has happened around the city and particularly on University Avenue. It is entirely unclear why the City Council would endorse luxury housing when its ill effect upon the existing affordable housing in the neighborhood is guaranteed.

Prior to this latest plan by the Kenefick family, I had patronized the restaurants at 695 Grand for decades. Management there has been telling anyone who would listen for some years that **you** told Peter Kenefick that he could have whatever he wanted on that parcel. Accordingly, I expect that you will not be voting or commenting on this project in any way since you have already been dealing with the developer of this very controversial project that has garnered more negative neighborhood reaction than even parking meters. I recall that you told us repeatedly when I was on SHA that the city attorney advised you that you could not meet with just one side on issues that could become controversial

because then you could not vote. If I am misinformed and the Kenefick family representative lied, I implore you to vote against this rezoning. Thank you.

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