

From: [Pj Bensen](#)
To: [Noecker, Rebecca \(CI-StPaul\)](#)
Subject: Re: 695 Grand proposal
Date: Friday, June 11, 2021 9:48:23 AM

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

Thank you for your response-
Yes I'd like it to be included in public comments.

Im very concerned that community won't be sufficiently represented because the community consent petition requirement has been waived, due to COVID. This development will have a lasting impact on the future of Grand and the surrounding community, with the precedent it sets.

Thank you -
Pj Bensen

Sent from my iPhone

> On Jun 11, 2021, at 9:05 AM, Noecker, Rebecca (CI-StPaul) <Rebecca.Noecker@ci.stpaul.mn.us> wrote:
>
> Dear Pj,
>
> Thank you for sharing your perspective on the proposed redevelopment at 695 Grand Ave. I will be keeping your thoughts in mind when this matter comes to us at the Council.
>
> The developer's application will first be considered by the Summit Hill Association and then by the Planning Commission. If you haven't done so already, I'd recommend that you share your views with the Summit Hill Association by emailing ZLU@SummitHillAssociation.org. You can also share your perspective with the Planning Commission by emailing sonja.butler@ci.stpaul.mn.us.
>
> Finally, if you'd like your message below to be part of the public comment for the City Council hearing, please let me know and we will make sure to add it to the record.
>
> Thank you again for reaching out to me.
>
> Best,
> Rebecca
>
> Rebecca Noecker | Saint Paul City Councilmember, Ward 2
>
> 15 West Kellogg Blvd – Suite 310B | Saint Paul, MN 55102
> 651.266.8622 | rebecca.noecker@ci.stpaul.mn.us
>
> Stay connected to Ward 2! Sign up for quarterly e-newsletters, like us on Facebook and follow us on Twitter.
>
> -----Original Message-----
> From: Pj Bensen <pjbensen@gmail.com>
> Sent: Thursday, June 10, 2021 5:58 PM
> To: Noecker, Rebecca (CI-StPaul) <Rebecca.Noecker@ci.stpaul.mn.us>
> Subject: 695 Grand proposal
>
> Think Before You Click: This email originated outside our organization.
>

>

> Ms Noecker-

>

> I am writing to oppose the current proposal for development of the 695 Grand Ave site.

>

> I wholeheartedly support development in the neighborhood, but believe this particular proposal is excessive. This proposal sets a dangerous precedent that will over time, erode the unique character of the Grand Avenue business and residential community. The design is too generic, too large, and it offers only minuscule transition(if that's what the corner cut at the alley is considered) to the existing neighborhood structures.

>

> I love the existing restaurants and the potential for other businesses and increased density in line with the 2040 comprehensive plan. I would gladly support a proposal that is at or very close to compliance with the current zoning requirements that was thoughtfully implemented several years ago. This proposal is not that.

>

> I beg you to help stop the current proposal by Peter Kennefick for 695 Grand.

>

> Thank You-

> Pj Bensen

> Summit Hill resident and homeowner

>

> Sent from my iPhone

From: [PJ Bensen](#)
To: [#CI-StPaul_Ward1](#); [Noecker, Rebecca \(CI-StPaul\)](#); [#CI-StPaul_Ward3](#); [#CI-StPaul_Ward4](#); [#CI-StPaul_Ward5](#); [#CI-StPaul_Ward6](#); [#CI-StPaul_Ward7](#)
Subject: Vote NO to 695 Grand Proposal
Date: Tuesday, June 29, 2021 10:38:33 PM
Attachments: [attachment_1.pdf](#)

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

Hello-

I'm a long time resident of this community. I initially came here as a renter roughly 10 years ago, and have now owned three different condos/homes in the area. This proposed project is unacceptable and is not compatible with what drew me to the Summit Hill neighborhood.

The future of our neighborhood depends on your vote to DENY the application to rezone. Please see attached document for more detailed objections, and make it a part of the public record.

THANK YOU-

Pamela Bensen
682 Summit Ave.
St Paul MN 55105

Sent from my iPad

Sent from my iPad