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**To:** [Butler, Sonja \(CI-StPaul\)](#); [\\*CI-StPaul\\_PED-ZoningCommitteeSecretary](#); [luiserangelmorales@gmail.com](mailto:luiserangelmorales@gmail.com); [simon.taghioff@gmail.com](mailto:simon.taghioff@gmail.com); [Noecker, Rebecca \(CI-StPaul\)](#); [\\*CI-StPaul\\_Contact-Council](#)  
**Subject:** RE: Opposition to Proposed Dixies/ 695 Grand Development Project  
**Date:** Tuesday, June 29, 2021 10:44:17 AM

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

Good morning,

I live at 42 Saint Albans Street South, just across from the proposed Dixies Development. I am excited for new development along Grand, but I have never gotten a valid explanation for why T3 zoning is appropriate where a narrow one-way street connects to a non-transit corridor (Grand Avenue).

I have lived on this street for several years and witnessed several accidents at the intersection of Saint Albans and Grand. I have nearly been struck as a pedestrian on that corner at least 3 times as people zoom down. It is already extremely busy, as people use Saint Albans to get to 35E and to avoid the lights on Dale. Having a parking garage exit on Saint Albans is an insanely bad idea due to the pedestrian traffic along the street. If public safety is a concern, this project needs to be denied.

This is a money grab for the developer and the property owner. This is not a legacy project. The LAST thing this neighborhood needs is luxury housing, given attempts to increase diversity in this neighborhood and to be welcoming to all people. This will drive rents up for others in the neighborhood and make Grand inaccessible to visitors as parking will become a tight commodity. This particular area is already the DENSIST in terms of residents in the entire Summit Hill District. Adding 80 rental units to this block will overwhelm the neighborhood with traffic, noise, additional pollution, and for what????? LUXURY RENTALS????????? Seriously, this is such a narrow-minded and diversity limiting move for our neighborhood. Anyone espousing diversity should be ashamed of recommending this addition to our special neighborhood, which currently has all types of housing, including affordable apartments, and rents will likely go up further driving lower income people away.

Please do not allow this disappointing project that the city will regret for years to come.

Saint Albans is the most beautiful street in all of Saint Paul. The old row houses (I don't own or live in one of them) are pieces of history. This area is prone to sink holes. Underground parking is absolutely a mistake. I haven't seen any confirmation whatsoever even after numerous requests that they have done substrate studies and have a geological understanding of the material below that lot and whether it is suitable for underground development.

If this project is approved, it will send a message that money is more important than anything else to a neighborhood and as long as developers have deep pockets and a good PR team, they get to do whatever they please. That is not the Saint Paul I know and love.

Please listen to the people who have lived in this area for decades. We put our money where our

mouth is. I shop locally, I eat locally, I support the economy on Grand. I have spent hundreds of thousands of dollars in property taxes and for food/products/etc. along Grand avenue in this neighborhood. My neighbors, who also oppose the project, have also been here for decades and have invested their hearts and souls into their properties and to this area.

Please say no to luxury rentals. Please say no to money-hungry developers. The history and character of this neighborhood deserve much better.

Yours,

Hillary Parsons