

From: privateartmn
To: usstmc@gmail.com; wendyLunderwood@gmail.com; [image.png](mailto:Noecker, Rebecca (CI-StPaul); #CI-StPaul_Ward5; Pereira, Luis (CI-StPaul); #CI-StPaul_Ward4; gmcmurtrey07@gmail.com; cedric.baker@gmail.com; kristinemariongrill@gmail.com; blindeke@gmail.com; #CI-StPaul_Ward1; nmhood@gmail.com; #CI-StPaul_Ward7; adejoy@esndc.org; aquanettaa@gmail.com; #CI-StPaul_Ward6; #CI-StPaul_Ward3; jake.reilly76@gmail.com; tramhoang.sppc@gmail.com; aperryman@genesysworks.org; k.mouacheupao@gmail.com; mieeta@gmail.com; zhijun.yang@metrostate.edu; Butler, Sonja (CI-StPaul); luiserangelmorales@gmail.com; simon.taghioff@gmail.com; Jeff.risberg@gmail.com
Subject: FW: Please vote against ZF# 21-269-061, 695 Grand CUP and Variances
Date: Thursday, July 8, 2021 10:28:11 AM
Attachments: <a href=)
[image.png](#)
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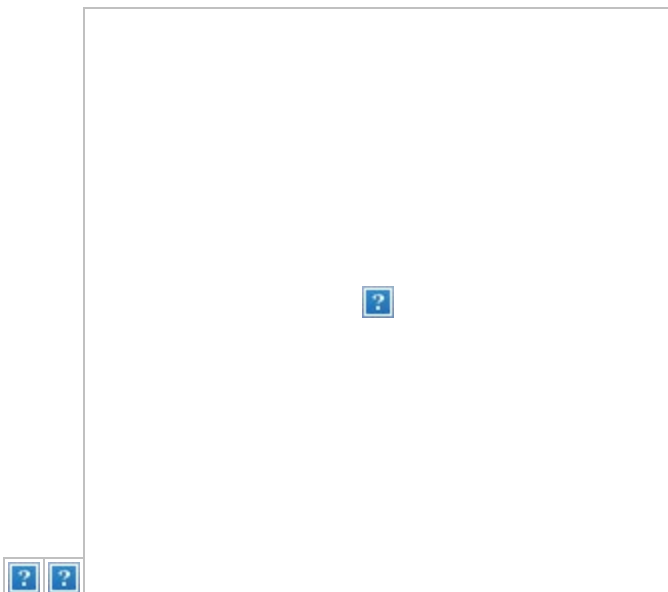
Think Before You Click: This email originated **outside** our organization.

Sent from my Verizon, Samsung Galaxy smartphone

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Date: 7/8/21 9:53 AM (GMT-06:00)

To: aquanettaa@gmail.com, tramhoang.sppc@gmail.com, blindeke@gmail.com, gmcmurtrey07@gmail.com, k.mouacheupao@gmail.com, aperryman@genesysworks.org, mieeta@gmail.com, Jeff.risberg@gmail.com, wendyLunderwood@gmail.com, zhijun.yang@metrostate.edu, luis.pereira@ci.stpaul.mn.us, Sonja.butler@ci.stpaul.mn.us, cedric.baker@gmail.com, adejoy@esndc.org, kristinemariongrill@gmail.com, nmhood@gmail.com, luiserangelmorales@gmail.com, jake.reilly76@gmail.com, usstmc@gmail.com, simon.taghioff@gmail.com, ward1@ci.stpaul.mn.us, rebecca.noecker@ci.stpaul.mn.us, ward3@ci.stpaul.mn.us, ward4@ci.stpaul.mn.us, ward5@ci.stpaul.mn.us, ward6@ci.stpaul.mn.us, ward7@ci.stpaul.mn.us
Subject: Please vote against ZF# 21-269-061, 695 Grand CUP and Variances



6_d

From: [MARIT LEE KUCERA](#)
To: [aquanettaa@gmail.com](#); [tramhoang.sppc@gmail.com](#); [blindeke@gmail.com](#); [gmcsmurtrey07@gmail.com](#); [k.mouacheupao@gmail.com](#); [aperryman@genesysworks.org](#); [mieeta@gmail.com](#); [Jeff.risberg@gmail.com](#); [wendyLunderwood@gmail.com](#); [zhijun.yang@metrostate.edu](#); [Pereira, Luis \(CI-StPaul\)](#); [Butler, Sonja \(CI-StPaul\)](#); [cedric.baker@gmail.com](#); [adejoy@esndc.org](#); [kristinmariongrill@gmail.com](#); [nmhood@gmail.com](#); [luiserangelmorales@gmail.com](#); [jake.reilly76@gmail.com](#); [usstmc@gmail.com](#); [simon.taghioff@gmail.com](#); [#CI-StPaul_Ward1](#); [Noecker, Rebecca \(CI-StPaul\)](#); [#CI-StPaul_Ward3](#); [#CI-StPaul_Ward4](#); [#CI-StPaul_Ward5](#); [#CI-StPaul_Ward6](#); [#CI-StPaul_Ward7](#)
Subject: Please vote against ZF# 21-269-061, 695 Grand CUP and Variances
Date: Thursday, July 8, 2021 9:53:30 AM
Attachments: [image.png](#)
[image.png](#)

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



From: [MARIT LEE KUCERA](#)
To: [*CI-StPaul_PED-ZoningCommitteeSecretary](#); luiserangelmorales@gmail.com; simon.taghioff@gmail.com; [Pereira, Luis \(CI-StPaul\)](#); [Butler, Sonja \(CI-StPaul\)](#); [Noecker, Rebecca \(CI-StPaul\)](#)
Subject: Vote against 695 Grand Rezoning: Zoning File # 21-271-810
Date: Tuesday, June 29, 2021 12:03:49 PM

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

Dear Zoning Committee of the Saint Paul Planning Commission:

As a 45-year owner/resident of 30 South Saint Albans, I urge the Committee to deny the request in Zoning File # 21-271-810 to change 695 Grand from B2 to T3. I would gladly welcome, embrace, and endorse change to 695 Grand Avenue, but **not the proposed Big Box** at 695 Grand. If this project cannot be built within the current zoning regulations, including the East Grand Overlay, it is not the right project for this location.

The proposed 695 is

- too tall (60+')
- too big (footprint of 30,500 sq. ft., with a total floor area of 108,000 sq. ft., excluding parking), too deep, too wide.
- too dense (80 apartments, upwards of 150 residents) for proposed onsite parking.
 - inaccurate and deceptive to lump residential and patron parking together.
 - 70-some underground parking spaces (estimated rent: \$175/month each) will not be available to patrons of the 4 businesses
 - 20-some patron parking spaces do not begin to meet the needs of 4 businesses, which include 2-3 restaurants.
- has no provisions for employee parking or residential guest parking: plus no respect/consideration for current use of street parking by neighbors and their guests on Saint Albans and the other businesses on Grand.
- does not provide adequate transitions in size or scale to the immediate residential neighbors. East, north, west proposed walls offer sheer fortress views.
- does not enhance the neighborhood historical character.
- adds increased, unsustainable traffic to the side street of St. Albans, the designated entrance/exit for residential parking and exit for patron parking. St Albans, a very narrow one-way street from Summit to Grand, becomes a "goat trail" of icy ruts in winter.
- has no provisions for affordable housing, which Saint Paul needs. Proposed rents far exceed current average (low \$900s) in Summit Hill .
- will become the behemoth of all of Grand Avenue, leading the way for other such 5-over-1 (podium) ill-built, ill-designed, cheap structures.
 - Grand Avenue will become like Uptown In Minneapolis, devoid of its former unique character, shops, restaurants, and customers.
- last, but not least: is not well-served by transit, with only one bus route #63, along Grand itself. Service is adequate only during rush hours on week days, otherwise, only every 30 minutes. Route #65 along Dale street, connecting to downtown St. Paul and the Green Line, only runs every 30 minutes.

I reiterate: if this project cannot be built within the current zoning regulations, including the East Grand Overlay, it is not the right project for this location. Getting the biggest

bang for the buck into the wallets of the property owner and developers will not restore the *Grand* to Grand Avenue with any kind of legacy to Grand Avenue or to Saint Paul.

Please vote to deny the zoning change in Zoning File # 21-271-810 .

Thank you.

Respectfully submitted,

Marit Lee Kucera

30 Saint Albans South #5

Saint Paul, MN 55105