

From: [Beth Sternitzky](#)
To: [Noecker, Rebecca \(CI-StPaul\)](#)
Subject: Re: Development of 695 Grand Ave
Date: Wednesday, June 9, 2021 10:59:13 AM

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

Thank you for the additional email, I will send it on to her. Please include my letter as part of the public comments to the City Council.

Thank you,
Beth

Sent from my iPhone

On Jun 9, 2021, at 10:26 AM, Noecker, Rebecca (CI-StPaul)
<Rebecca.Noecker@ci.stpaul.mn.us> wrote:

Dear Beth,

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 Planning Commission by emailing sonja.butler@ci.stpaul.mn.us.

Also, 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

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From: Beth Sternitzky <bethsternitzky@gmail.com>

Sent: Tuesday, June 8, 2021 1:54 PM

To: #Cl-StPaul_Ward2 <Ward2@ci.stpaul.mn.us>

Subject: Development of 695 Grand Ave

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

Rebecca,

Below you will find the letter I sent to the Summit Hill Association. I hope you will put your full support behind this project that will benefit the many, many families that call Summit Hill home. The positives of what this will bring to Grand Ave and the surrounding neighborhood far out weighs the possible negatives that it might bring to a few. The developers have been very considerate and have made many welcome accommodations to the direct neighbors. We can sit back and watch Grand Ave continue to fade or we can take a leap, like those in the '60s and '70s did, and bring life back to Grand Ave. I hope you are on that side of history.

Thank you,

Beth Sternitzky, 977 Goodrich Ave.

Dear SHA,

I am writing to express my thoughts around the redevelopment of 695 Grand Ave.

First off, change is always difficult and it is impossible to please 100% of the people that may be impacted by the change. But you are asked to look at what will be best for the entire area of Summit Hill.

The most direct neighbors will be most impacted by the physical change of a new, larger building on the current parking lot. This building will mostly change their view out the windows.

There has been much worry over the shading the new building will cause. I think it is very important to understand, shading does not mean darkness. I would argue, those buildings are already highly shaded by the current boulevard trees and if they lost those, they would mourn them and seek to replace them as quickly as possible.

Another concern has been the height of the building. The building directly on the intersection of St. Albans and Grand Ave., is two stories taller than those across Grand Ave. As one drives down Grand Ave., it would be a very rare person that would think that condo building towers over the buildings on the other side of the street. There are many examples of buildings of varying heights co existing very well all throughout the Summit Hill area, Grand Ave and Dale, Selby and Western, Selby and Dale. Drive through any of these intersections to see how buildings with varying heights, look. I don't see that this concern has real merit. Five stories can easily belong with one, two and three story neighbors. Variation of building heights adds dimension and character to an area.

I understand this project does not perfectly fit the district overlay plan. But I think serious consideration should be given to whether or not the overlay district plan is helping or hurting our neighborhood. From what I have read, the district overlay plan is about fifteen years old and it replaced a plan that was about fifteen years old. Times change, needs change. I would argue, if the overlay plan was being successful we would not be having this discussion, Grand Ave would still be thriving. But it is not.

It doesn't take too much to look back to the 1960's when property values were dropping. Homes were run down and many abandoned. What brought it back? People being willing to take a chance and invest in the neighborhood. Please look at what investments have been made along Grand Ave over the past 15 years. Has there been adequate investment to sustain, grow and keep Summit Hill thriving? Are the needs of the neighborhood being met?

An undeniable fact is, without new investment on Grand Ave, our beautiful neighborhood will continue its decline. Without new investment, property values will plummet. Progress is necessary and this project will benefit our neighborhood as a whole for years and years to come. We will ALL lose if that is allowed to happen. I ask you to please approve this project at 695 Grand Ave.

Respectfully,
Beth Sternitzky, 977 Goodrich Ave.