

From: [Brenda Besser](#)
To: [Noecker, Rebecca \(CI-StPaul\)](#)
Subject: Re: 695 Grand Ave. Mixed Use Project
Date: Tuesday, June 15, 2021 2:02:00 PM

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

Thank you for taking the time to respond, Rebecca.

I will also email this to Sonja Butler and yes, please make my letter part of the public comment for the City Council hearing.

Brenda Besser
24 St. Albans St. S.

On Tue, Jun 15, 2021 at 6:21 AM Noecker, Rebecca (CI-StPaul)
<Rebecca.Noecker@ci.stpaul.mn.us> wrote:

Dear Brenda,

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 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](#).

From: Brenda Besser <bbesser@gmail.com>

Sent: Friday, June 11, 2021 10:31 PM

To: ZLU Committee <ZLU@summithillassociation.org>; Noecker, Rebecca (CI-StPaul) <Rebecca.Noecker@ci.stpaul.mn.us>; info@summithillassociation.org

Subject: 695 Grand Ave. Mixed Use Project

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

ZLU/SHA Committee Members,

I oppose the 695 Grand project as it currently stands. I believe it is ultimately too big for its surroundings. I submitted a previous letter but would like to further comment in response to the June 8 public meeting.

Some of the discussion mentioned exclusionary zoning as the end goal of those who live close to and oppose this project. As there is no affordable housing involved in this project, this does not make sense. If there is an element of exclusion here, it could be argued that the developer and property owner will accomplish that by catering to those who can afford high rent and expensive parking rates. I can understand why businesses would like to attract these new residents, who will have more disposable income, but this is no less self-serving than wanting to preserve the livability of your immediate surroundings. There should be a compromise, a project that will both maintain livability within the current zoning rules and attract diverse customers to our wonderful Grand Avenue businesses.

There was another suggestion that this project will mitigate climate change. Between the egregious lack of green space, the additional car traffic it will bring, and the maxed-out big box design of the building, I fail to see even one nod to climate change mitigation here. If the goal was a climate friendly building, then it might include, at the very least, more green space on all sides and levels and incentives for residents who do not have cars.

I live on a street where the buildings are all multi-family structures. Maybe our street can serve as a model for appropriately-sized development, inclusive zoning, and climate change mitigation.

Respectfully,

Brenda Besser

24 St. Albans S.