

From: [Dan Marshall](#)
To: [*CI-StPaul_PED-ZoningCommitteeSecretary](#)
Cc: [Noecker, Rebecca \(CI-StPaul\)](#)
Subject: Support for 695 Grand Ave Development
Date: Tuesday, June 29, 2021 5:07:37 PM

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

To the members of the Saint Paul Planning Commission:

Our family business would like to express our enthusiastic support for Dixie's proposed multifamily development at 695 Grand Avenue, which is just down the street from us. This is exactly the type of investment Grand Avenue needs in order to remain vibrant and relevant.

As you know, the property requires rezoning to allow this development because of the East Grand Avenue Overlay, which we view to be harmful and inequitable public policy. Our city faces a growing budget shortfall due to insufficient tax base and a housing crisis leading to record homelessness. And our planet faces accelerating climate change. All three of these problems can be addressed by dramatically increasing urban residential density. We therefore believe we have a moral obligation to build density everywhere in the city, especially on commercial transit corridors like Grand Avenue.

Additionally, our city and nation are in the midst of a vast contraction of brick and mortar retail. We've been selling toys in Saint Paul for 23 years; when we first opened, we were one of 5 toy stores in the city. Now, we're the only toy store. Grand Avenue retail in general has also contracted dramatically and we now have many empty storefronts creating a sense of blight.

Building urban density helps address this problem as well. This project alone would bring 79 new families to Grand Avenue, all of whom would be within walking distance of our store and all the other shops and restaurants Grand Avenue has to offer.

We'd also like to commend the architects and owners of the Dixies property for designing a building that elegantly complements the character and scale of Grand Avenue. We believe this project will be one of the signature buildings in the neighborhood.

We urge you to support this project by granting it any zoning changes or variances it may require. We also urge you to repeal the East Grand Avenue Overlay so that Grand Avenue can turn a corner and build a brighter future.

Thank you,

Abigail Adelsheim-Marshall, Millie Adelsheim, and
Dan Marshall,
owners of Mischief Toy Store
818 Grand Avenue

--

email me @ dan@mischieftoy.com or dan@marshallwords.com

--

email me @ dan@mischieftoy.com or dan@marshallwords.com