

**From:** [Ellen T Brown](#)  
**To:** [Noecker, Rebecca \(CI-StPaul\)](#)  
**Subject:** Re: 695 Grand Ave Development  
**Date:** Thursday, June 10, 2021 10:15:33 AM  
**Attachments:** [695 Grand Flyer.pdf](#)

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

Thanks Rebecca.

Please do enter my remarks in the public comments for the City Council hearing.

Thanks for the info re who to contact on the Planning Commission.

And finally, in case you didn't see this flyer that was distributed door to door near the project site. We didn't get one (west of Victoria) but my friend at Lincoln and St Albans did. I don't know how widely it went but it is disingenuous at best and actually dishonest with the photo.

Ellen T Brown  
874 Fairmount Avenue  
Saint Paul MN 55105  
651-226-3692

On Jun 10, 2021, at 6:39 AM, Noecker, Rebecca (CI-StPaul)  
<[Rebecca.Noecker@ci.stpaul.mn.us](mailto:Rebecca.Noecker@ci.stpaul.mn.us)> wrote:

Dear Ellen,

Thank you for cc'ing me on this message.

After the Summit Hill Association makes a recommendation, the proposal will then be considered 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](mailto: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

15 West Kellogg Blvd – Suite 310B | Saint Paul, MN 55102  
651.266.8622 | [rebecca.noecker@ci.stpaul.mn.us](mailto:rebecca.noecker@ci.stpaul.mn.us)

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-----Original Message-----

From: Ellen Brown <[ellen@thebrownpartners.com](mailto:ellen@thebrownpartners.com)>

Sent: Wednesday, June 9, 2021 8:25 AM

To: [ZLU@summithillassociation.org](mailto:ZLU@summithillassociation.org); [info@summithillassociation.org](mailto:info@summithillassociation.org)

Cc: Noecker, Rebecca (CI-StPaul) <[Rebecca.Noecker@ci.stpaul.mn.us](mailto:Rebecca.Noecker@ci.stpaul.mn.us)>; Ari

Parritz <[aparritz@reuterwalton.com](mailto:aparritz@reuterwalton.com)>

Subject: 695 Grand Ave Development

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I am extremely disappointed in the opposition to this project that is being so vehemently expressed in the Zoning committee meetings. I have to believe that most of those opposed are St Albans neighbors or very nearby.

It is very troubling that there is no transparency about the addresses of the commenters, both pro and con. I hope the board will take this into consideration when evaluating the project.

As a strong proponent, I have said many times that I'm sure I wouldn't be as enthusiastic if I lived on St Albans. But the benefits to the Summit Hill neighborhood and to St Paul must take precedence over the personal impacts on a small cohort.

Those benefits, in a nutshell: bringing new residents to keep Grand Avenue commercial successful; viable options for Summit Hill empty nesters to downsize without abandoning the neighborhood, and thus freeing up large homes for new families; and providing a much needed property tax boost to the City.

The building design is well-suited to its proposed location: brick facade, architectural details and a major setback in the middle of the Grand Ave side in keeping with the historic mixed-use area; entry/exits for cars carefully planned; truck loading zone conflicts addressed; active retail space fronting Grand. Plus, a local owner who really cares about the neighborhood. Sure, 4 floors might be better in some ways but it won't work financially and that must be accepted rather than wishfully imagined.

I hope the SHA Board will recommend the 695 Grand proposal to the City for approval.

Sincerely,  
Ellen (and Peter) Brown  
874 Fairmount Avenue  
Saint Paul MN 55105  
651-226-3692