

From: [Linda Makinen](#)
To: [*CI-StPaul Contact-Council](#)
Subject: Fwd: Opposition to 695 Grand Rezoning, Ord 21-31 and File #21-271-810
Date: Tuesday, August 10, 2021 8:00:21 AM

Please enter this email into public comment.
Thank you.

Linda Makinen

----- Forwarded message -----

From: **Noecker, Rebecca (CI-StPaul)** <Rebecca.Noecker@ci.stpaul.mn.us>
Date: Tue, Aug 10, 2021 at 6:02 AM
Subject: RE: Opposition to 695 Grand Rezoning, Ord 21-31 and File #21-271-810
To: Linda Makinen <lamakinen2@gmail.com>

Dear Linda,

Thank you for sharing your perspective on the proposed redevelopment at 695 Grand. I will be keeping your comments in mind as I make my decision on this issue.

If you would like your email added to the public record, please email Contact-Council@ci.stpaul.mn.us.

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

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From: Linda Makinen <lamakinen2@gmail.com>
Sent: Monday, August 9, 2021 2:01 PM
To: #CI-StPaul_Ward1 <Ward1@ci.stpaul.mn.us>; Noecker, Rebecca (CI-StPaul) <Rebecca.Noecker@ci.stpaul.mn.us>; #CI-StPaul_Ward3 <Ward3@ci.stpaul.mn.us>; #CI-StPaul_Ward4 <Ward4@ci.stpaul.mn.us>; #CI-StPaul_Ward5 <Ward5@ci.stpaul.mn.us>; #CI-StPaul_Ward7 <Ward7@ci.stpaul.mn.us>; #CI-StPaul_Ward6 <Ward6@ci.stpaul.mn.us>; Albornoz, Carlos (CI-StPaul) <Carlos.Albornoz@ci.stpaul.mn.us>; Rider, Chris (CI-StPaul) <chris.rider@ci.stpaul.mn.us>
Subject: Opposition to 695 Grand Rezoning, Ord 21-31 and File #21-271-810

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

Approval of this project will set a precedent for other developers along Grand Avenue. The Summit Hill neighborhood is conventionally thought of as an affluent area. But most of the properties along Grand Avenue are affordable rental units. As developers move in and build more and more 'market rate' rental units, what happens to the current tenants on Grand, the tenants living in the buildings illustrating the 'missing middle'? These buildings house a significant amount of NOAH.

The St. Paul City Council should not approve a major, controversial project - it should not establish a precedent - just as the city is about to consider inclusive zoning.

Respectfully submitted,

Linda Makinen

24 St. Albans St. So. #1

St. Paul, MN 55105

From: [Linda Makinen](#)
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: Rezoning of 695 Grand Avenue to T-3
Date: Tuesday, June 29, 2021 1:00:45 PM

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

Re: ZF# 21-271-810 695 Grand Rezoning

Dear Zoning Committee Members of the Planning Commission:

I am writing to oppose the application submitted by Peter Kenefick and Reuter/Walton to change the zoning for this project from B2 to T3. This change is not wanted or needed by the Summit Hill Neighborhood.

- The granting of a T-3 zone to this site constitutes “**spot zoning**” which is not permitted in the zoning rules. This rezone should not be permitted because it greatly conflicts with the established East Grand Avenue Overlay District plan, and the developer has shown no hard evidence that the zoning change is required to build on this property.
- Building to the T-3 maximum height and mass and beyond, will **harm the historical character** of the immediate surroundings and ultimately of the valuable historical character of the Summit Hill neighborhood. The attempt to fit in to the neighborhood by using a few exterior materials that mimic surrounding buildings does not compensate for the gross overages of height, mass or of minimal setbacks at the neighboring street. The plan makes no real attempt to fit in with the surrounding properties. This T-3 oversized plan maximizes only for the economic enhancement of its owners.
- Allowing this property to change zoning to a T-3 will **add a level of density** to this corner, already one of the most dense in the Summit Hill neighborhood and **that the corner cannot support**. Planning for parking access, deliveries, garbage, mail and other services to the residences and businesses is totally inadequate and will cause major disruptions to parking and traffic issues for a very narrow St. Albans that is already at its parking and traffic maximum. Keeping the B-2 zoning designation would allow a building that stays within the East Grand Overlay District and would provide added density that St. Albans and the corner of St. Albans and Grand could tolerate.
- Granting a T-3 designation for this project will set **a precedent that the Summit Hill Neighborhood does not want**. The recent Neighborhood Survey shows that it does not want to change the East Grand Avenue Overlay District plans. There is a better way to accomplish the density and housing needs of the future, which can be accomplished within the zoning guidelines of the EGAOD. This behemoth building will pave the way for copycat structures along the narrow Grand Avenue that will forever change the character of the Avenue and the Summit Hill neighborhood.

The developers of this building have demonstrated that they have not done any analysis of the site, the street, the immediate neighbors or the neighborhood. This project should not be bullied through the process without actual studies of the impact this level of density will have on the livability of this corner and the whole Summit Hill Neighborhood.

I urge you, do not make the mistake of granting this zoning change. It is a change that cannot be undone.

Respectfully submitted,

Linda Makinen

24 Saint Albans St, So., Unit 1

St. Paul, MN 55105