

**From:** RENE J MEYER-GRIMBERG <rene.me@mac.com>  
**Sent:** Tuesday, August 10, 2021 11:52 AM  
**To:** \*CI-StPaul\_Contact-Council <Contact-Council@ci.stpaul.mn.us>  
**Subject:** Ord 21-31- Voting Aug. 11 -695 Grand zoning

Greetings,

These two images summarize public comments sent to the Summit Hill Association, District Council ZLU-First until June 12, second after June 12.

Comments are more differentiated than for or against- development is needed (most opinions) Just not for this design.

Thank you  
 Rene Meyer-Grimberg

2	groups		
49	oppose		58%
3	considerable concerns, no follow up letter		4%
1	mostly favor concerns		1%
32	support		38%
			100%
methodology: repeat letters = 1 count (most recent); two people same letter/household = 2; two people two letters same address/household = 2; group letters -- not sure?			

2	groups		
89	oppose		70%
3	considerable concerns, no follow up letter		2%
1	mostly favor concerns		1%
34	support		27%
			0%
methodology: repeat letters = 1 count (most recent); two people same letter/household = 2; two people two letters same address/household = 2; group letters -- not sure?			

**From:** Mark Lindley <marklindley6@gmail.com>  
**Sent:** Tuesday, August 10, 2021 10:12 AM  
**To:** \*CI-StPaul\_Contact-Council <Contact-Council@ci.stpaul.mn.us>  
**Subject:** City Council meeting: 695 Grand Avenue development

Good morning. I am writing to express my strong support of the issue you are addressing at tomorrow's City Council meeting (Ord. 21-31, the application of St Albans LLC to rezone property at 695 Grand from B2 Community Business District to T3 Traditional Neighborhood District, amending Chapter 60 of the Legislative Code pertaining to the zoning map, and denying the rezoning out of the EG East Grand Avenue Overlay District.)

As a resident of Grand Avenue, I believe this project is important to the future of not only Grand Avenue, but the Summit Hill area and the city itself. It includes the combination of living space and retail

establishments that make urban living so desirable. It is attractive and well designed. And the developers have proven themselves committed to working with the community, s they have repeatedly reached out to, listened to, and adopted ideas from community residents.

I have read many of the letters in opposition to this project. Opponents have touted the volume of messages in opposition. I should point out that (a) many of these are repeated messages from individuals who have corresponded multiple times, and (b) they are overwhelmingly from residents who live adjacent to the development: on St. Albans, the 600-700 block of Summit, and Grotto avenues. We cannot let a vocal minority have an outsized influence on a community-wide project.

Opponents also make much of their belief that this development would somehow impact the “historic nature” of Grand Avenue. I don’t understand that argument. This development would be within a mile of a tattoo parlor, a hemp shop and a business that sells beanbag furniture — all businesses I welcome to the neighborhood.

After a long, difficult year, I am glad that anyone has an interest in investing in our community. The fact that this is a homegrown project is even more impressive.

I encourage the Council to approve this project. Thank you.

All the best,

Mark Lindley

*Mark Lindley*  
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**From:** Carrie Reay <carriereay@gmail.com>  
**Sent:** Tuesday, August 10, 2021 10:15 AM  
**To:** \*CI-StPaul\_Contact-Council <Contact-Council@ci.stpaul.mn.us>  
**Subject:** RE: ZONING for Dixie's / 695 Grand Project

Hello!

I am writing to encourage you to REJECT the re-zoning proposal requested by the developer of the Dixie's / 695 Grand Project. The proposed scale of this project is far too large for its footprint, doesn't include enough affordable housing and will negatively impact the residences adjacent to it and the neighborhood overall. Grand Avenue already suffers from oversized development sitting empty (old Pier One space, abandoned North Face), please don't double down and approve this monstrosity. There are better ways to provide housing that would maintain the character of the neighborhood. Please learn from the mistakes made in Uptown Minneapolis, the character of that neighborhood is GONE.

I am a Minneapolis resident, the 6th generation of my family born in St Paul. It is a city near and dear to my heart, our child attends school in St Paul and we spend a lot of time and resources there. The rejection of this proposal can only reinforce to developers that the zoning rules exist for a reason, will

protect the character of this neighborhood and protect the residents that have already invested in this community.

thank you  
Carrie Reay  
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Minneapolis MN 55418

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**From:** John Reay <jsreay@gmail.com>  
**Sent:** Tuesday, August 10, 2021 12:37 PM  
**To:** \*CI-StPaul\_Contact-Council <Contact-Council@ci.stpaul.mn.us>  
**Subject:** Zoning of Dixies development

Being a 5th generation St Paul native, I remember when the small shops served the locals. I remember the growth of the street when folks from other areas found those shops and others unique and interesting, and traffic density grew. I remember when national chains invaded and brought yet another type of customer to the street.

I remember when those national brands started to abandon the street and the 'uniqueness' faltered - and has mostly died since.

And now three interesting and unique restaurants are being replaced by large apartment housing (proposed). Will that bring new excitement, development of small businesses, and less dense traffic issues? I don't think so.

Today I frequent Tavern on Grand and have a difficult time finding parking along the street and in the lots adjacent. Will a huge, oversized building without parking help me enjoy their Shore Lunch?

Please veto all zoning changes that would allow the further destruction of what was once a unique and treasured experience.

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