

To: Councilmember Rebecca Noecker, Ward 2

RE: **Ord 21-31 Rezone 695 Grand Property from B2 to T3**

File #21-271-810 695 Grand Rezone

File #21-269-061 695 Grand CUP and variances

Date: August 8, 2021

Dear Ms. Noecker,

As a resident of the Summit Hill neighborhood, I am writing to ask you to **reject** the Peter Kenefick/Reuter Walton proposal at 695 Grand Avenue to rezone this parcel to a T3, and its associated CUP and variances.

Even though the change to a T3 does not in any way comply with the existing zoning laws, and with overwhelming evidence that this plan does not conform to the 2040 Comprehensive Plan for St. Paul, and with overwhelming opposition by the public, this egregious building project has somehow sailed through the Zoning process with hardly any objection raised or noted by public servants.

Allowing this developer to build this building with total disrespect for the laws and the neighborhood preferences, will only inspire other wealthy developers to build even bigger and cheaper 'big box', cookie-cutter' apartment buildings all along Grand Avenue.

As one of the two lone Planning Commission members critical of the project has stated, this developer has 'contorted' the meaning of the 2040 Comprehensive Plan to fit this totally non compliant building. For instance, adding a limestone base or a soldier course of brick does not make this building respectful of its historical surroundings, while it, at the same time, overshadows and dominates in a very unneighborly way, some of the most lauded historical structures in the city.

What is the reason this project is being bullied through the system at this time? **The East Grand Avenue Overlay Plan is the zoning guideline for construction on Grand Avenue. The neighborhood is reviewing the zoning laws and will have a new set of guidelines in June of next year. This project is putting the 'cart before the horse', and should be laid over until that review is completed. Until then, there are existing rules and laws that need to be obeyed.** (By that time, there might also be a REAL traffic study of Grand Avenue and surrounding neighborhood streets.)

This project is the legacy of this City Council, not just the legacy of this greedy landowner. It may satisfy the city's push for more density, but at what cost? If you are a big developer or a wealthy landowner, you don't have to follow the rules in this city.

Respectfully submitted,

Linda Makinen

24 St. Albans St. So., #1

St. Paul, MN 55105

612 619 5165

cc: Dai Thao, ward1@ci.stpaul.mn.us

Rebecca Noecker, rebecca.noecker@ci.stpaul.mn.us

Chris Tolbert, ward3@ci.stpaul.mn.us

Mitra Jalali, ward4@ci.stpaul.mn.us

Amy Brendemoen, ward5@ci.stpaul.mn.us

Nelsie Yang, ward6@ci.stpaul.mn.us

Jane L. Prince, ward7@ci.stpaul.mn.us