

Re: T3 Zoning Change Proposed at Victoria and Grand

CC: Ari Parritz, Afton Park Development ([ari@aftonpark.com](mailto:ari@aftonpark.com))

CC: Rebecca Noecker (Rebecca.noecker@ci.stpaul.mn.us)

#### SHA Board Recommendations

Ari Parritz presented concepts in October at the board meeting, at a November community engagement session, and at the 17 December ZLU meeting, Afton Park's plans for redevelopment at the corner of Grand and Victoria streets, which are currently occupied by three businesses. All meetings were advertised to residents ahead of time and were well attended by 50+ neighborhood residents. These redevelopment plans include a zoning change to T3 zoning, which is supported by the Summit Hill Association.

Having hosted multiple public meetings and giving both the board and the public opportunities for questions and feedback, and evaluating the zoning application, the Zoning and Land use committee of the Summit Hill Association is pleased to support the development of this critical corner in our business corridor. We look forward to continued collaboration with the Afton Park group in the new year.

Thank you for your consideration and please reach out with any question.

Monica Haas, Executive Director

Simon Taghioff, President

Kate Quicksell, Chair, Zoning and Land Use Committee

**From:** [Betsy Turner](#)  
**To:** [\\*CI-StPaul\\_ZoningCases](#)  
**Subject:** Public hearing for rezoning consideration of 841-857 Grand Avenue  
**Date:** Monday, December 16, 2024 10:02:58 PM

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My full name is Mildred E. Turner ( Betsy) at 51 S. Avon St. S./ St. Paul, Mn.55105

I wish to express my disapproval of the idea to rezone the above area, in order to erect another out-of-place 5 story structure, like the one that was erected at Grand & St. Albans ,a few years ago. The domino theory will continue on and on, as it has in some other older neighborhoods ,and it totally ruins the nature, feel, scale, & historic nature of our charming Grand Avenue. In 2006, the City Council, at the time, worked hard to pass a law restricting the height of future buildings in this area to be no higher than three stories. They understood the importance of the Grand Avenue feel. It doesn't take long to destroy the ambience of a place all for the sake of big business. It's disgraceful to rezone an area that has character and style. Development ,instead of restoration or renewal, is **not** the answer. GABA needs to work harder to fill some existing spots, and it then can continue to be a shopping & eating mecca, once again.

Please carefully consider the results of rezoning this area and ponder on what the people of the area think about you taking such action.

Thanks for your consideration. I grew up in the area and have lived at my present address for 34 years. I know what I'm talking about, let me tell you.

Sincerely, Mildred ( Betsy) Turner

To the Summit Hill Association,

As retail business owners on Grand Avenue, we fully support the application to rezone properties on the northwest corner of Victoria and Grand in order to allow multi-use redevelopment.

We believe this proposed development will greatly benefit Grand Avenue businesses as well as the larger Summit Hill neighborhood.

--This type of investment on Grand will very likely attract more investments, filling up empty storefronts and bringing more customers to Grand Avenue. In turn, the neighborhood will be served by more local shops, restaurants, and services.

--This project will remove the dilapidated house to the east of Gather Restaurant, a long standing eyesore.

--This project is consistent with the intentions of the newly amended East Grand Avenue Overlay District as well as the city's 2040 Comprehensive Plan.

--This project will increase the city's tax base and create much needed new housing.

We urge SHA to approve the request to upzone these properties and we're excited to meet the new residents and businesses that will inhabit it.

Thank you,

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