

RES PH 26-3

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CITY CLERK

295 Pelham Boulevard
St. Paul MN 55104
January 19, 2026

City Clerk
City of St. Paul
310 City Hall
15 W Kellogg Blvd.
St. Paul MN 55102

BY HAND

RE: Formal objection to Proposed Road Alignment and Related Assessment for Pelham Boulevard Reconstruction for 295 Pelham

To: City Clerk and Members of the Council

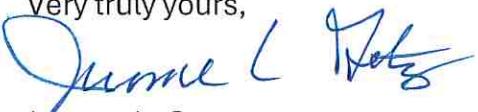
As the owners of the property at 295 Pelham Boulevard we object to the realignment of Pelham Boulevard as part of the Pelham Boulevard Reconstruction Project insofar as it is proposed to shift the alignment to the west. We also object to the \$13,000 special assessment to us insofar as it reflects this proposal. The special assessment is supportable only insofar as it provides a special benefit to us. See City of St. Paul Charter - Sec. 14.01 ("in no case shall the amount assessed exceed the benefit to the property") and the City of Saint Paul Special Assessment Policies and Procedures for Public Improvement Projects, Section 1 ("the amount of the assessment must not exceed the special benefit to the property"). Not only will the proposed realignment not provide a special benefit to us, it will actually decrease the value of our property.

The value of our property will decrease because vehicular access to it will be degraded. One component of urban residential property value is ease of motor vehicle access. The proposed shift will make it difficult if not impossible for motor vehicles to exit or enter our driveway. This is because even though our residence fronts on Pelham, our driveway entrance is on Otis. It is only a car length away from the stop sign which governs the right of eastbound Otis vehicles to enter its skewed intersection with Pelham. Moving Pelham 14 feet to the west will shift the border of the intersection back to the location of the stop sign. The stop sign will have to be moved back. It will make it much more difficult if not impossible to turn right from the driveway entrance to enter the intersection or to enter the driveway from the intersection. The great majority of all turns into and out of the driveway involve vehicles which have exited or about to enter the intersection, so impairment of this access will be a significant detriment and will decrease property value. The proposed Pelham shift will also make it more difficult to turn left from the driveway to go westbound on Otis or to enter the driveway from eastbound Otis as the driveway will be blocked when eastbound vehicles on Otis queue up to enter the intersection, also decreasing property value.

The value of our property will also be decreased because air quality and ambient sound will be degraded. The proposed Pelham shift will bring traffic closer to 295 Pelham and cause increased degradation of air quality and ambient sound. This will only get worse because the project is being planned to facilitate cut through traffic and traffic volumes are sure to increase. This “proximity damage” will also decrease the value of our property.

For the foregoing reasons, we request that the Council amend the project to require that the reconstruction of Pelham remain within its existing boundaries and reject the proposed \$13,000 special assessment for us as owner of the property at 295 Pelham Boulevard to the extent that it reflects the cost of the proposed Pelham shift.

Very truly yours,



Jerome L. Getz
Dagmar K. Getz