

Langer, Samantha (CI-StPaul)

From: Karen Allen <kvallen01@gmail.com>
Sent: Wednesday, January 13, 2021 8:46 AM
To: Langer, Samantha (CI-StPaul)
Subject: Commenting on 2069 Marshall Ave

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

Hello Ms Langer,

I am sending you this message regarding the proposed re-zoning of 2069 Marshall Ave. I am a St Paul resident and am in favor of this rezoning and development. The twin cities metro area has a dire housing crisis and investing in new housing now will create more supply for all future St Paul residents. This development is in-line with the city's goals of being walkable, transit connected, and mixed-use.

Thank you,
Karen

--

Karen Allen
1315 Minnehaha Ave W, Saint Paul Mn 55104

[LinkedIn](#)

651-315-2262

Langer, Samantha (CI-StPaul)

From: Paige Bartholome <pbrandma@yahoo.com>
Sent: Sunday, January 10, 2021 7:00 PM
To: *CI-StPaul_PED-ZoningCommitteeSecretary
Cc: IglehartBlockClub@gmail.com
Subject: Concerns About Rezoning 2069 Marshall Ave

Members of the Zoning Committee and Ms. Dadlez:

My name is Paige Bartholome and I have lived at 2116 Iglehart Ave. for 7 years with my husband and two children.

I am writing to express concern about the proposed rezoning of 2069 Marshall Ave from T2 to T3, allowing for a 5-story building. While we acknowledge this is not a site plan review, it is important to consider the plan that accompanies the rezoning application. The developers have made little effort to engage with the community and explain their plans for the property. There has been no due diligence or proper prior planning on the part of the developers, making us feel rushed and left out of the loop. We have learned about this change from neighbors.

As such, we are requesting the Zoning Committee to either: 1) reject the rezoning request completely or 2) table your decision to allow for neighborhood involvement and outreach from the developers.

Other recent Marshall Ave. apartment developers have presented detailed plans with thorough impact studies, and engaged the neighbors for feedback via Union Park District Council (UPDC) meetings and then modified their plans to address concerns. These initial steps took several months. By contrast, the 2069 Marshall Ave developers have not taken these initiatives and instead are attempting to push through their plans without regard for community interests in order to meet their own self-imposed deadlines.

While the site plan is not being reviewed here, the rationale for this change in zoning is a proposed development; therefore, it is important to review several relevant concerns about the proposal as we know it:

- The property of 2069 Marshall Ave. was rezoned in 2018 as part of a larger city planning project giving it the T2 status it holds today. This recent rezoning was a conscious and deliberate decision that involved months of discussions. At this same time, the neighboring property of 2063 Marshall was rezoned to T3, which is appropriate due to its status as part of the neighborhood node. The proximity of 2069 Marshall to 2063 is not sufficient to warrant a change for 2069 to T3 zoning. This would set an unfair precedent for the rest of the block and constitute spot-zoning as only the corner property should be considered the node.
- Marshall & Cleveland is already a very busy intersection, the addition of a large complex will drastically impact the area. There is a major bus stop, gas station, and stop light on this corner as well as bike lanes and an alley egress. The addition of the proposed 48+ residents and their guests will undoubtedly add congestion, raising many safety issues and concerns. To our knowledge, no traffic studies have been done.

- Affordable housing is a priority for the neighborhood and an integral part of the city's 2040 plan. So far, the developers have shared an estimated rent of \$1,300-\$1,800 a month for a 1-bedroom unit. This does not meet affordability standards.
- In reviewing the two-block stretch of Marshall Ave. between Cretin and Cleveland, there is already one apartment building under construction and two more developments scheduled to be built. Two single-family homes have already been demolished, another four are scheduled to be demolished. This project would add two more to that number. In the block with the 2069 property, should this proposal go through 6 out of the original 11 single-family homes (54%) will be replaced by large multiple-dwelling units. The already approved complexes will already allow for the population density the city and neighborhood seek.
- Sustainability is a huge priority these days, including in the city's 2040 plan. No plans have been shared by the developers to ensure sustainable demolition and construction practices for this project. As part of a neighborhood with 100+ year old homes, this is a concern we all share. The developers will be removing many old-growth trees to accommodate this building, and have no plans to replace the green space and canopy.

The rezoning of 2069 Marshall Ave is a big ask that will impact our neighborhood for many decades to come. While the neighborhood acknowledges and supports the eventual development of the neighborhood node at 2063 Marshall, we cannot support the zoning change to 2069 Marshall given the little information we have heard from the developers. We urge you to either: 1) reject this rezoning request or 2) table a decision until the developers can provide more information and answers to the neighborhood's questions and concerns.

Sincerely,

Paige Bartholome
2116 Iglehart Ave.
St. Paul, MN 55104

Langer, Samantha (CI-StPaul)

From: George Bounds <lockbounds@yahoo.com>
Sent: Monday, January 11, 2021 9:38 PM
To: *CI-StPaul_PED-ZoningCommitteeSecretary
Subject: 2069 Marshall Rezoning

Members of the Zoning Committee and Ms. Dadlez:

Our names are George and Linda Bounds and we live at 2072 Iglehart Avenue. We have lived here for 23 years.

I am writing to express concern about the proposed rezoning of 2069 Marshall Ave from T2 to T3, allowing for a 5-story building. While we acknowledge this is not a site plan review, it is important to consider the plan that accompanies the rezoning application. The developers have made little effort to engage with the community and explain their plans for the property. There has been no due diligence or proper prior planning on the part of the developers, making us feel rushed and left out of the loop. We have learned about this change from neighbors.

As such, we are requesting the Zoning Committee to either: 1) reject the rezoning request completely or 2) table your decision to allow for neighborhood involvement and outreach from the developers.

Other recent Marshall Ave. apartment developers have presented detailed plans with thorough impact studies, and engaged the neighbors for feedback via Union Park District Council (UPDC) meetings and then modified their plans to address concerns. These initial steps took several months. By contrast, the 2069 Marshall Ave developers have not taken these initiatives and instead are attempting to push through their plans without regard for community interests in order to meet their own self-imposed deadlines.

While the site plan is not being reviewed here, the rationale for this change in zoning is a proposed development; therefore, it is important to review several relevant concerns about the proposal as we know it:

- The property of 2069 Marshall Ave. was rezoned in 2018 as part of a larger city planning project giving it the T2 status it holds today. This recent rezoning was a conscious and deliberate decision that involved months of discussions. At this same time, the neighboring property of 2063 Marshall was rezoned to T3, which is appropriate due to its status as part of the neighborhood node. The proximity of 2069 Marshall to 2063 is not sufficient to warrant a change for 2069 to T3 zoning. This would set an unfair precedent for the rest of the block and constitute spot-zoning as only the corner property should be considered the node.
- Marshall & Cleveland is already a very busy intersection, the addition of a large complex will drastically impact the area. There is a major bus stop, gas station, and stop light on this corner as well as bike lanes and an alley egress. The addition of the proposed 48+ residents and their guests will undoubtedly add congestion, raising many safety issues and concerns. To our knowledge, no traffic studies have been done.
- In reviewing the two-block stretch of Marshall between Cleveland and Cretin Avenues, an apartment building is currently under construction at the northwest corner of Finn

and another large development requiring the demolition of four one hundred+ year old houses is proposed for the west end of the block in which 2069 is situated. The project which is the subject of this hearing would add two more to that number (2063 and 2069). Thus, in the block of Marshall between Cleveland and Finn, if both projects are realized, six of the original eleven, or 54%, of the single family homes will be replaced by large multiple-dwelling units which should more than fulfill the city's interest in increasing population density in the neighborhood.

- Affordable housing is a priority for the neighborhood and an integral part of the city's 2040 plan. So far, the developers have shared an estimated rent of \$1,300-\$1,800 a month for a 1-bedroom unit. This does not meet affordability standards.
- Sustainability is a huge priority these days, including in the city's 2040 plan. No plans have been shared by the developers to ensure sustainable demolition and construction practices for this project. As part of a neighborhood with 100+ year old homes, this is a concern we all share. The developers will be removing many old-growth trees to accommodate this building, and have no plans to replace the green space and canopy.

The rezoning of 2069 Marshall Ave is a big ask that will impact our neighborhood for many decades to come. While the neighborhood acknowledges and supports the eventual development of the neighborhood node at 2063 Marshall, we cannot support the zoning change to 2069 Marshall given the little information we have heard from the developers. We urge you to either: 1) reject this rezoning request or 2) table a decision until the developers can provide more information and answers to the neighborhood's questions and concerns.

George and Linda Bounds

Langer, Samantha (CI-StPaul)

From: Kristina Kliber <kkliber@comcast.net>
Sent: Monday, January 11, 2021 1:35 PM
To: *CI-StPaul_PED-ZoningCommitteeSecretary
Subject: Concerns Regarding Rezoning 2069 Marshall Avenue

Members of the zoning committee and Ms. Dadlez,

My name is Kristina Kliber and I have lived at 2204 Dayton Avenue for 14 years with my husband and son.

I am writing because I am very concerned regarding the rezoning request before you for 2069 Marshall Avenue. As you know, Marshall Avenue went through an extensive rezoning process in 2018 and ultimately was upzoned for a large portion from the Mississippi River to Snelling Avenue. The Property at 2069 was upzoned at that time to T2 and now the current owner and the adjacent property owner of 2063 Marshall is requesting yet another rezoning without a true plan and without reaching out to the surrounding property owners and other neighborhood stakeholders. The developers are rushing this entire rezoning request without the necessary traffic or shadow studies or allowing time to collaborate with the Union Park District Council.

I question the safety of pedestrians and bikers because of the added curb cut proposed on Cleveland, as well as visibility issues assuming the new apartment building is built all the way up to the sidewalk on Marshall Ave.

I also question labeling the proposed development as 'workforce housing' when the estimated rent is \$1300-1800 per one bedroom apartment. An individual would have to earn \$60k a year in order to pay the financially recommended 30% of their income on rent. This proposed development is market-rate housing, just like every other development being built or proposed along Marshall Avenue due to the rezoning of 2018.

I urge you to reject this rezoning request at 2069 Marshall Avenue or at minimum, to table the decision. This will allow the developers more time to work within the process currently in place, which is the neighborhood council and the neighborhood at large.

Sincerely,
Kristina Kliber

Langer, Samantha (CI-StPaul)

From: Keith Koch <keith.mpls@gmail.com>
Sent: Monday, January 11, 2021 3:49 PM
To: *CI-StPaul_PED-ZoningCommitteeSecretary
Subject: Proposed development at corner of Cleveland/Marshall (2069 Marshall)

Members of the zoning committee and Ms. Dadlez,

My name is Keith Koch and I have lived at [2204 Dayton Avenue](#) for 14 years with my wife and son.

I am writing because I am very concerned regarding the rezoning request before you for [2069 Marshall Avenue](#). As you know, Marshall Avenue went through an extensive rezoning process in 2018 and ultimately was upzoned for a large portion from the Mississippi River to Snelling Avenue. The Property at 2069 was upzoned at that time to T2, a last minute (contested) amendment to go beyond the neighborhood and planning-commission up zone to convert existing single-family to duplex/triplexes.

Now, the current owner and the adjacent property owner of 2063 Marshall are requesting yet another rezoning to T3. They're making this request without a true plan (shadow-study, parking/traffic-analysis, etc), without reaching out to the surrounding property owners and gaining approvals from other neighborhood stakeholders. The developers are rushing this entire rezoning request without allowing time to collaborate with the Union Park District Council - providing everyone a chance to understand "what are we all approving" concerning this development.

While there are many things about this proposed development that I'm concerned about :

- I question the safety of pedestrians and bikers because of the added curb cut proposed on Cleveland
- visibility issues assuming the new apartment building is built all the way up to the sidewalk on Marshall Ave.

I also question labeling the proposed development as 'workforce housing' when the estimated rent is \$1300-\$1800 per 1BR apartment. An individual would have to earn \$60k a year in order to pay the financially recommended 30% of their income on rent. This proposed development is market-rate housing (likely to exclusively target students) just like every other development being built or proposed along Marshall Avenue due to the rezoning of 2018.

I urge you to reject this rezoning request at [2069 Marshall Avenue](#) or at minimum, to table the decision until more information could inform your decision. Deferring a decision will allow the developers more time to work within the process currently in place, which is the neighborhood council and the neighborhood at large.

Sincerely,
Keith Koch

Langer, Samantha (CI-StPaul)

From: Dave and Liz Krohn family <krohnhouse@aol.com>
Sent: Sunday, January 10, 2021 2:49 PM
To: *CI-StPaul_PED-ZoningCommitteeSecretary
Cc: IglehartBlockClub@gmail.com
Subject: Concerns About Rezoning 2069 Marshall Ave

Members of the Zoning Committee and Ms. Dadlez:

My name is Elizabeth Krohn and I have lived at 2097 Iglehart Ave for 9 years with my family of five.

I am writing to express concern about the proposed rezoning of 2069 Marshall Ave from T2 to T3, allowing for a 5-story building. While we acknowledge this is not a site plan review, it is important to consider the plan that accompanies the rezoning application. The developers have made little effort to engage with the community and explain their plans for the property. There has been no due diligence or proper prior planning on the part of the developers, making us feel rushed and left out of the loop. We have learned about this change from neighbors.

As such, we are requesting the Zoning Committee to either: 1) reject the rezoning request completely or 2) table your decision to allow for neighborhood involvement and outreach from the developers.

Other recent Marshall Ave. apartment developers have presented detailed plans with thorough impact studies, and engaged the neighbors for feedback via Union Park District Council (UPDC) meetings and then modified their plans to address concerns. These initial steps took several months. By contrast, the 2069 Marshall Ave developers have not taken these initiatives and instead are attempting to push through their plans without regard for community interests in order to meet their own self-imposed deadlines.

While the site plan is not being reviewed here, the rationale for this change in zoning is a proposed development; therefore, it is important to review several relevant concerns about the proposal as we know it:

- The property of 2069 Marshall Ave. was rezoned in 2018 as part of a larger city planning project giving it the T2 status it holds today. This recent rezoning was a conscious and deliberate decision that involved months of discussions. At this same time, the neighboring property of 2063 Marshall was rezoned to T3, which is appropriate due to its status as part of the neighborhood node. The proximity of 2069 Marshall to 2063 is not sufficient to warrant a change for 2069 to T3 zoning. This would set an unfair precedent for the rest of the block and constitute spot-zoning as only the corner property should be considered the node.
- Marshall & Cleveland is already a very busy intersection, the addition of a large complex will drastically impact the area. There is a major bus stop, gas station, and stop light on this corner as well as bike lanes and an alley egress. The addition of the proposed 48+

residents and their guests will undoubtedly add congestion, raising many safety issues and concerns. To our knowledge, no traffic studies have been done.

- Affordable housing is a priority for the neighborhood and an integral part of the city's 2040 plan. So far, the developers have shared an estimated rent of \$1,300-\$1,800 a month for a 1-bedroom unit. This does not meet affordability standards.
- In reviewing the two-block stretch of Marshall Ave. between Cretin and Cleveland, there is already one apartment building under construction and two more developments scheduled to be built. Two single-family homes have already been demolished, another four are scheduled to be demolished. This project would add two more to that number. In the block with the 2069 property, should this proposal go through 6 out of the original 11 single-family homes (54%) will be replaced by large multiple-dwelling units. The already approved complexes will already allow for the population density the city and neighborhood seek.
- Sustainability is a huge priority these days, including in the city's 2040 plan. No plans have been shared by the developers to ensure sustainable demolition and construction practices for this project. As part of a neighborhood with 100+ year old homes, this is a concern we all share. The developers will be removing many old-growth trees to accommodate this building, and have no plans to replace the green space and canopy.

The rezoning of 2069 Marshall Ave is a big ask that will impact our neighborhood for many decades to come. While the neighborhood acknowledges and supports the eventual development of the neighborhood node at 2063 Marshall, we cannot support the zoning change to 2069 Marshall given the little information we have heard from the developers. We urge you to either: 1) reject this rezoning request or 2) table a decision until the developers can provide more information and answers to the neighborhood's questions and concerns.

Sincerely,
Elizabeth Krohn
2097 Iglehart Ave

Langer, Samantha (CI-StPaul)

From: Glen Nilsen <gcnilsen@gmail.com>
Sent: Sunday, January 10, 2021 2:18 PM
To: IglehartBlockClub@gmail.com; *CI-StPaul_PED-ZoningCommitteeSecretary
Subject: Concerns About Rezoning 2069 Marshall Ave

My name is Glen and I have lived at 2177 Iglehart Ave 52 years with my wife Joyce and three children Steven, Thomas, and Julie. The children have grown up and left the nest but Joyce and I will remain here for the rest of our lives, hopefully many more years.

I am writing to express concern about the proposed rezoning of 2069 Marshall Ave from T2 to T3, allowing for a 5-story building. While we acknowledge this is not a site plan review, it is important to consider the plan that accompanies the rezoning application. The developers have made little effort to engage with the community and explain their plans for the property. There has been no due diligence or proper prior planning on the part of the developers, making us feel rushed and left out of the loop. We have learned about this change from neighbors.

As such, we are requesting the Zoning Committee to either: 1) reject the rezoning request completely or 2) table your decision to allow for neighborhood involvement and outreach from the developers.

Other recent Marshall Ave. apartment developers have presented detailed plans with thorough impact studies, and engaged the neighbors for feedback via Union Park District Council (UPDC) meetings and then modified their plans to address concerns. These initial steps took several months. By contrast, the 2069 Marshall Ave developers have not taken these initiatives and instead are attempting to push through their plans without regard for community interests in order to meet their own self-imposed deadlines.

While the site plan is not being reviewed here, the rationale for this change in zoning is a proposed development; therefore, it is important to review several relevant concerns about the proposal as we know it:

- The property of 2069 Marshall Ave. was rezoned in 2018 as part of a larger city planning project giving it the T2 status it holds today. This recent rezoning was a conscious and deliberate decision that involved months of discussions. At this same time, the neighboring property of 2063 Marshall was rezoned to T3, which is appropriate due to its status as part of the neighborhood node. The proximity of 2069 Marshall to 2063 is not sufficient to warrant a change for 2069 to T3 zoning. This would set an unfair precedent for the rest of the block and constitute spot-zoning as only the corner property should be considered the node.
- Marshall & Cleveland is already a very busy intersection, the addition of a large complex will drastically impact the area. There is a major bus stop, gas station, and stop light on this corner as well as bike lanes and an alley egress. The addition of the proposed 48+ residents and their guests will undoubtedly add congestion, raising many safety issues and concerns. To our knowledge, no traffic studies have been done.
- Affordable housing is a priority for the neighborhood and an integral part of the city's 2040 plan. So far, the developers have shared an estimated rent of \$1,300-\$1,800 a month for a 1-bedroom unit. This does not meet affordability standards.

- In reviewing the two-block stretch of Marshall Ave. between Cretin and Cleveland, there is already one apartment building under construction and two more developments scheduled to be built. Two single-family homes have already been demolished, another four are scheduled to be demolished. This project would add two more to that number. In the block with the 2069 property, should this proposal go through 6 out of the original 11 single-family homes (54%) will be replaced by large multiple-dwelling units. The already approved complexes will already allow for the population density the city and neighborhood seek.
- Sustainability is a huge priority these days, including in the city's 2040 plan. No plans have been shared by the developers to ensure sustainable demolition and construction practices for this project. As part of a neighborhood with 100+ year old homes, this is a concern we all share. The developers will be removing many old-growth trees to accommodate this building, and have no plans to replace the green space and canopy.

The rezoning of 2069 Marshall Ave is a big ask that will impact our neighborhood for many decades to come. While the neighborhood acknowledges and supports the eventual development of the neighborhood node at 2063 Marshall, we cannot support the zoning change to 2069 Marshall given the little information we have heard from the developers. We urge you to either: 1) reject this rezoning request or 2) table a decision until the developers can provide more information and answers to the neighborhood's questions and concerns.

Sincerely,
Glen Nilsen
2177 Iglehart Ave

Langer, Samantha (CI-StPaul)

From: Laura O'Brien Smith <o_brien_la@hotmail.com>
Sent: Monday, January 11, 2021 2:12 PM
To: *CI-StPaul_PED-ZoningCommitteeSecretary
Cc: IglehartBlockClub@gmail.com
Subject: Concerns About Rezoning 2069 Marshall Ave

Members of the Zoning Committee and Ms. Dadlez:

My name is Laura Smith and I have lived at 2127 Iglehart Avenue in Saint Paul for 15 years with my husband Bradner H. Smith and our two sons.

I am writing to express concern about the proposed rezoning of 2069 Marshall Ave from T2 to T3, allowing for a 5-story building. I have learned about this change from neighbors.

Other recent Marshall Ave. apartment developers have presented detailed plans with thorough impact studies, and engaged the neighbors for feedback via Union Park District Council (UPDC) meetings and then modified their plans to address concerns. These initial steps took several months. By contrast, the 2069 Marshall Ave developers have not taken these initiatives and instead are attempting to push through their plans without regard for community interests.

While the site plan is not being reviewed here, the rationale for this change in zoning is a proposed development; therefore, it is important to review several relevant concerns about the proposal as we know it:

- The property of 2069 Marshall Ave. was rezoned in 2018 as part of a larger city planning project giving it the T2 status it holds today. This recent rezoning was a conscious and deliberate decision that involved months of discussions. At this same time, the neighboring property of 2063 Marshall was rezoned to T3, which is appropriate due to its status as part of the neighborhood node. The proximity of 2069 Marshall to 2063 is not sufficient to warrant a change for 2069 to T3 zoning. This would set an unfair precedent for the rest of the block and constitute spot-zoning as only the corner property should be considered the node. *If we ask for re-zoning for every property, the zoning plan is basically useless. It must stand as is.*
- Marshall & Cleveland is already a very busy intersection, the addition of a large complex will drastically impact the area. There is a major bus stop, gas station, and stop light on this corner as well as bike lanes and an alley egress. The addition of the proposed 48+ residents and their guests will undoubtedly add congestion, raising many safety issues and concerns. To our knowledge, no traffic studies have been done. *If the intent of the re-zoning had been to allow for large 5-story buildings along the stretch, it would have been clear. This building size is not desired.*
- Affordable housing is a priority for the neighborhood and an integral part of the city's 2040 plan. So far, the developers have shared an estimated rent of \$1,300-\$1,800 a month for a 1-bedroom unit. This does not meet affordability standards.
- In reviewing the two-block stretch of Marshall Ave. between Cretin and Cleveland, there is already one apartment building under construction and two more developments scheduled to be built. Two single-family homes have already been demolished, another four are scheduled to be demolished. This project would add two more to that number. In the block with the 2069 property, should this proposal go through 6 out of the

original 11 single-family homes (54%) will be replaced by large multiple-dwelling units. The already approved complexes will already allow for the population density the city and neighborhood seek. We do not need more. This is enough.

- Sustainability is a huge priority these days, including in the city's 2040 plan. No plans have been shared by the developers to ensure sustainable demolition and construction practices for this project.

The rezoning of 2069 Marshall Ave is unnecessary and unwelcome. While the neighborhood acknowledges the eventual development of the neighborhood node at 2063 Marshall, my household cannot support the zoning change to 2069 Marshall. I urge you to reject this rezoning request.

Sincerely,
Laura Smith
2127 Iglehart Avenue
St. Paul, MN 55104

P.S. In order to decrease the carbon footprint of my e-mailing, I am cutting down on "Thank you" and "Got it" e-mails. Please accept my gratitude and cooperation in advance. Each time we hold off on an unnecessary confirmation e-mail we save the equivalent of 0.000001 tonnes of CO2!

Langer, Samantha (CI-StPaul)

From: Dadlez, Kady (CI-StPaul)
Sent: Monday, January 11, 2021 8:51 AM
To: Langer, Samantha (CI-StPaul)
Cc: Pereira, Luis (CI-StPaul); Torstenson, Allan (CI-StPaul)
Subject: FW: Regarding 2063-2069 Marshall Avenue

Sam-

Please include this email with the public comments received for the zoning case and provide to the Zoning Committee prior to the public hearing.

Thanks.

-Kady

From: Henry Parker <henry@unionparkdc.org>
Sent: Sunday, January 10, 2021 7:31 PM
To: Dadlez, Kady (CI-StPaul) <Kady.Dadlez@ci.stpaul.mn.us>
Cc: David Kvasnik <davidkvasnik@gmail.com>; Sarah Dvorak <sarahd@unionparkdc.org>; Dean Cummings <deanpcummings@gmail.com>; Abdulrahman Wako <wako@unionparkdc.org>
Subject: Regarding 2063-2069 Marshall Avenue

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

To whom it may concern,

District 13 (Union Park District Council) requests that the City of St. Paul delay making a decision on the zoning changes requested by the developers of the site at 2063-2069 Marshall Ave.

The neighborhood would appreciate more time to gather information from the developers to better understand the project and to provide additional feedback to them. This would allow our Transportation Committee and Committee on Land Use and Economic Development to weigh in on the project this month and give the full board the option of taking a position at our next board meeting on Wednesday, February 3, 2021.

Please let us know if you have any questions.

Best,

Henry

Henry S. Parker
President
Union Park District Council
Phone: 612-247-4790

Langer, Samantha (CI-StPaul)

From: Claire Repp <cgr805@gmail.com>
Sent: Monday, January 11, 2021 9:34 PM
To: *CI-StPaul_PED-ZoningCommitteeSecretary
Cc: IglehartBlockClub@gmail.com
Subject: Concerns About Rezoning 2069 Marshall Ave

Members of the Zoning Committee and Ms. Dadlez:

My name is Claire Repp and I recently purchased my first home at 2069 Iglehart Avenue where I now live with my husband, Rob, and our 1 yr old daughter, June.

I am writing to express concern about the proposed rezoning of 2069 Marshall Ave from T2 to T3, allowing for a 5-story building. I recently learned about this proposed development from my neighbors. My understanding is that the developers have made little effort to engage with the community and explain their plans for the property. There has been no due diligence or proper prior planning on the part of the developers either. The proposed development is very large and would have a vast impact on both the function and aesthetic of my family's neighborhood.

As such, I would like to request the Zoning Committee to either: 1) reject the rezoning request completely or 2) table your decision to allow for neighborhood involvement and outreach from the developers.

Other recent Marshall Ave. apartment developers have presented detailed plans with thorough impact studies, engaged the neighbors for feedback via Union Park District Council (UPDC) meetings, and then modified their plans to address concerns. These initial steps took several months. By contrast, the 2069 Marshall Ave developers have not taken these initiatives and instead are attempting to push through their plans without regard for community interests in order to meet their own self-imposed deadlines.

While the site plan is not being reviewed here, the rationale for this change in zoning is a proposed development; therefore, it is important to review several relevant concerns about the proposal as we know it:

The property of 2069 Marshall Ave. was rezoned in 2018 as part of a larger city planning project giving it the T2 status it holds today. This recent rezoning was a conscious and deliberate decision that involved months of discussions. At this same time, the neighboring property of 2063 Marshall was rezoned to T3, which is appropriate due to its status as part of the neighborhood node. The proximity of 2069 Marshall to 2063 is not sufficient to warrant a change for 2069 to T3 zoning. This would set an unfair precedent for the rest of the block and constitute spot-zoning as only the corner property should be considered the node.

Marshall & Cleveland is already a very busy intersection, the addition of a large complex will drastically impact the area. There is a major bus stop, gas station, and stoplight on this corner as well as bike lanes and an alley egress. The addition of the proposed 48+ residents and their guests will undoubtedly add congestion, raising many safety issues and concerns. To our knowledge, no traffic studies have been done. My home at 2069 Iglehart where I live with my family is very close to the intersection of Marshall & Cleveland. Heavy traffic at this intersection and on Cleveland Ave as it runs past our home already makes it difficult to safely cross Cleveland to access our local park, Merriam Park. Adding significant additional traffic with no research being done into its impact is deeply concerning to me.

Furthermore, affordable housing is a priority for the neighborhood and an integral part of the city's 2040 plan. So far, the developers have shared an estimated rent of \$1,300-\$1,800 a month for a 1-bedroom unit. This does not meet affordability standards. Nor, for that matter, does this new proposed development offer some other benefit to the

community such as additional retail space for a grocery store or pharmacy--- both of which are currently lacking within walking distance.

In reviewing the two-block stretch of Marshall Ave. between Cretin and Cleveland, there is already one apartment building under construction and two more developments scheduled to be built. Two single-family homes have already been demolished, another four are scheduled to be demolished. This project would add two more to that number. In the block with the 2069 property, should this proposal go through 6 out of the original 11 single-family homes (54%) will be replaced by large multiple-dwelling units. The already approved complexes will already allow for the population density the city and neighborhood seek.

Sustainability is a huge priority these days, including in the city's 2040 plan. No plans have been shared by the developers to ensure sustainable demolition and construction practices for this project. As part of a neighborhood with 100+-year-old homes, this is a concern we all share. The developers will be removing many old-growth trees to accommodate this building, and have no plans to replace the green space and canopy.

In addition, the proposed plans for this large development do not fit with the historical aesthetic of the neighborhood-- a key reason this area has remained vibrant and desirable for the past century. To build such a prominent structure with no regard given to preserving the atmosphere of the neighborhood could have a negative impact. We have seen the negative long-term impact of replacing historical homes/commercial buildings with "trendy" new builds over and over again throughout the history of Saint Paul, robbing parts of the city of much of its charm. New buildings can be beneficial and are often required to meet the needs of modern living, but they shouldn't completely ignore the history of the area that surrounds them.

To conclude, the rezoning of 2069 Marshall Ave is a big ask that will impact our neighborhood (and my family directly) for many decades to come. While the neighborhood acknowledges and supports the eventual development of the neighborhood node at 2063 Marshall, we cannot support the zoning change to 2069 Marshall given the little information we have heard from the developers. We urge you to either: 1) reject this rezoning request or 2) table a decision until the developers can provide more information and answers to the neighborhood's questions and concerns.

Sincerely,
Claire Repp
2069 Iglehart Ave, Saint Paul, MN 55104

Langer, Samantha (CI-StPaul)

From: Beth Rozga <beth.rozga@gmail.com>
Sent: Sunday, January 10, 2021 2:34 PM
To: *CI-StPaul_PED-ZoningCommitteeSecretary; iglehartBlockclub@gmail.com
Subject: Zoning Change for Marshall and Cleveland

This is a statement of concern about the zoning change proposed for the 5 story apartment building on the corner of Cleveland and Marshall. I am opposed to this zoning change for several reasons related to suitability for the site, parking and safety. I have lived in this neighborhood for over 15 years and moved here knowing there was a mix of residential, retail and multi-unit housing. However, the recent changes in our neighborhood are presenting parking and safety concerns while of course dramatically changing the neighborhood's integrity and character.

One only has to head north of University to see the chaotic parking and poor site lines at the housing that's been developed in that area. There is inadequate off-street parking which leads to people parking right up to the intersection. This eliminates visibility into on-coming traffic and causes numerous accidents and close calls with pedestrian traffic. In the winter, those streets are difficult to drive because the snow cannot be adequately removed with all of the cars on the street all of the time.

Additionally, people who own homes in this neighborhood did not sign on to having hulking buildings in their backyards. It is unfathomable that anyone thinks it's acceptable to these homeowners to have their homes shrouded in dark by 5 story buildings. It's unacceptable that they will have to live with people peering in their windows 24 x 7 and dramatically increased traffic and noise.

There will not be enough parking for the residents which will cause the issues mentioned above in the University Avenue housing developments. Our city council representative will falsely indicate that people will be taking mass transit, and again I point to the University Avenue housing as proof positive that people will not. Biking is also not going to be the mode of transportation of choice as is indicated by the minimal use of the Cleveland bike lane. We live in a climate that is not conducive to year round biking for the vast majority of people.

Finally, when you take down homes and replace them with stumpie-style architecture, you dramatically change a neighborhood in a way that cannot be reversed. Again, the city council person will argue density and affordability are critical for our area's housing, yet there is not one example of the developments in our area being affordable or that our area is acceptable for dense housing. Who benefits from these developments? The developers who line their pockets at the expense of the rest of us.

I do think my statement is futile - you will go ahead with this despite what the established citizens in the neighborhoods want. But I do want my voice heard since we have never had anyone from the city reach out to hear what we desire for our neighborhood.

Respectfully,

Beth Rozga
2147 Carroll Avenue

Langer, Samantha (CI-StPaul)

From: Judy Thomas <thomasliq@comcast.net>
Sent: Tuesday, January 12, 2021 8:47 AM
To: *CI-StPaul_PED-ZoningCommitteeSecretary
Cc: IglehartBlockClub@gmail.com
Subject: Opposition to the variance.

To The St. Paul Zoning Committee.

Please add the names of Jim and Judy Thomas, 2126 Iglehart, to those who are vehemently opposed to the proposed zoning change on the corner of Marshall and Cleveland.

We have lived in in harmony with the Marshall Avenue residents for 45 years. Because the City Council now wants density and revenue, we are now seeing an explosion of apartments. One after another, we are seeing homes purchased for the sake of progress. I'm more than a little surprised that the proposed developer, Mr. Kvasnik, who was a neighbor while living on Carroll Ave, has now let profits rule, and to the expense of his former neighbors.

Please consider the request of the entire neighborhood. Density is not the answer. Families and neighbors are.

Judy Thomas
651 644 6059
2126 Iglehart Av

Langer, Samantha (CI-StPaul)

From: Harry Balley <hballey@ehsrecruitingcompany.com>
Sent: Tuesday, January 12, 2021 6:04 PM
To: *CI-StPaul_PED-ZoningCommitteeSecretary
Subject: 2069 Marshall Rezoning concerns

Members of the Zoning Committee and Ms. Dadlez:

I write to you to express concern about the proposed rezoning of 2069 Marshall Ave from T2 to T3, allowing for a 5-story building. While I acknowledge this is not a site plan review, it is important to consider the plan that accompanies the rezoning application. The developers have made little effort to engage with the community and explain their plans for the property. There has been no due diligence or proper prior planning on the part of the developers, making us feel rushed and left out of the loop. We have learned about this change from neighbors and other community liaisons, and we live directly north of the proposed property!

As such, we are requesting the Zoning Committee to either: 1) reject the rezoning request completely or 2) table your decision to allow for neighborhood involvement, proper planning and research and outreach from the developers.

Other recent Marshall Ave. apartment developers have presented detailed plans with thorough impact studies and engaged the neighbors for feedback via Union Park District Council (UPDC) meetings and then modified their plans to address concerns or at the very least provided thorough and supporting information. These initial steps took several months. By contrast, the 2069 Marshall Ave developers have not taken these initiatives and instead are attempting to push through their plans without regard for community interests or proper planning disclosure in order to meet their own self-imposed deadlines.

While the site plan is not being reviewed here, the rationale for this change in zoning is a proposed development; therefore, it is important to review several relevant concerns about the proposal as we know it:

- The property of 2069 Marshall Ave. was rezoned as recently as 2018, as part of a larger city planning project giving it the T2 status it holds today. This rezoning was a conscious and deliberate decision that involved months of discussions. At this same time, the neighboring property of 2063 Marshall was rezoned to T3, which is appropriate due to its status as part of the neighborhood node. The proximity of 2069 Marshall to 2063 is not sufficient to warrant a change for 2069 to T3 zoning. This would set an unfair precedent for the rest of the block and constitute spot-zoning as only the corner property should be considered the node.
- Marshall & Cleveland is already a very busy intersection, and the addition of a large complex will drastically impact the area. There is a major bus stop, gas station, and stop light on this corner as well as bike lanes and an alley egress. The addition of the proposed 48+ residents and their guests will undoubtedly add congestion, raising many safety issues and concerns for the tenants themselves, bikers, walkers, etc. To our knowledge, no traffic studies have been done.
- Affordable housing is a priority for the neighborhood and an integral part of the city's 2040 plan. So far, the developers have shared an estimated rent of \$1,300-\$1,800 a

month for a 1-bedroom unit. A recent share from the developers was that the units would need to be split into "micro-units" in order to justify reduced rent. It's unclear what square footage this constitutes for the micros, but a quick search is somewhere between 200-400 square feet may be average but it was still estimated at \$800-\$900 a month. We find it difficult that this would meet affordability standards.

- In reviewing the two-block stretch of Marshall Ave. between Cretin and Cleveland, there is already one apartment building under construction and two more developments scheduled to be built. Two single-family homes have already been demolished, another four are scheduled to be demolished. This project would add two more to that number. In the block with the 2069 property, should this proposal go through 6 out of the original 11 single-family homes (54%) will be replaced by large multiple-dwelling units. The approved complexes will already allow for the population density the city and neighborhood seek.
- Sustainability is a huge priority these days, including in the city's 2040 plan. No plans have been shared by the developers to ensure sustainable demolition and construction practices for this project. As part of a neighborhood with 100+ year old homes, this is a concern we all share. The developers will be removing many old-growth trees to accommodate this building, and have no plans to replace the green space and canopy other than vague descriptions of shrubs and planters and "it will look nice."

The rezoning of 2069 Marshall Ave is a big ask that will impact our neighborhood for many decades to come. While the neighborhood acknowledges and supports the eventual development of the neighborhood node at 2063 Marshall, we cannot support the zoning change to 2069 Marshall given the little information we have heard from the developers. We urge you to either: 1) reject this rezoning request or 2) table a decision until the developers can provide more information and answers to the neighborhood's and committee's questions and concerns.

Thank you for your thoughtful consideration,

Harry Bailey
Market Partner
Minnesota / Colorado
(612) 821-1221 Desk
(612) 616-7800 Cell

2062 Iglehart Ave
St Paul MN



IMPORTANT NOTICE:

This message is intended for the use of the person(s) to whom it is addressed. It may contain information which is privileged and confidential within the meaning of applicable law. Accordingly dissemination, distribution, copying or other use of this message or any of its contents by any person other than the Intended Recipient may constitute a breach of civil or criminal law and is strictly prohibited. If you are not the Intended Recipient, please contact the sender as soon as possible.

Langer, Samantha (CI-StPaul)

From: Deborah McConnell <debmcc9@yahoo.com>
Sent: Tuesday, January 12, 2021 7:54 PM
To: *CI-StPaul_PED-ZoningCommitteeSecretary
Subject: Proposed development: Cleveland/Marshall Ave.

Dear Committee members,

We are writing as homeowners with concerns regarding the proposed development at Cleveland Ave & Marshall Ave in our Merriam Park neighborhood. We are dismayed that the Saint Paul City Council and our council member Mitral Jilali chose to ignore the will of the community-involved planning process with a decision to rezone many of the corner lots in our neighborhood. That being said, we appreciate the efforts of the Union Park District Council to fairly rezone the identified eligible properties moving forward.

We have concerns about the increased zone density that is being discussed for Cleveland/Marshall - the Union Park District Council already went through a rezoning process and designated the corner-adjacent property as T2. We understand that developers still do not have a concrete plan and rationale for the increase to T3 zoning with additional units. There is no evidence that the proposed building will provide affordable housing rental rates, a core reason for the City Council's vote to rapidly add density to the neighborhood and reject the community-based development plan in the first place. Addressing housing inequities is vitally important to the health and well-being of our neighborhood and the city as a whole, and is a goal that we as homeowners and tax payers support.

In addition, as current homeowners on Marshall Avenue, we can attest that the on-going construction is already beginning to alter the character of the neighborhood. Constant construction is causing significant noise and traffic disruption on Marshall Avenue and we anticipate this will continue for years as additional building takes place. The proposed mixed use building at Marshall/Cleveland would output directly onto Cleveland Avenue, and the corner is too busy to safely support a 5-story project, particularly mixed-use. As an example, consider the significant traffic disruption and public safety hazard that the Starbucks at the corner of Marshall/Snelling has caused since opening several years ago.

Finally, with the close proximity to University of St. Thomas, we would like the detailed written plan from the developers to include a specific explanation of what the 'workforce' apartment complex is defined as - this is not a known housing term in any reference source that we can identify. We have already seen significant degradation to the security, noise-level and cleanliness of the neighborhood from the numerous student houses on Marshall Avenue and the surrounding blocks. Again, the intention of the developers to meet the City Council goals of health equity should be clearly laid out to address the housing shortage for low-income adults and working families, and a mechanism for developer/manager accountability should be provided in the development plan to the Union Park District Council.

We ask the committee to maintain the current T2 zoning, to limit the housing unit size to retain traffic and pedestrian safety, and to require the developers to clearly document plans to describe in detail how housing affordability goals laid out by the City Council will be met.

Respectfully submitted,

Jason & Deborah Dalebroux
2090 Marshall Avenue

Langer, Samantha (CI-StPaul)

From: Michael Lambert <michael.alan.lambert@gmail.com>
Sent: Tuesday, January 12, 2021 1:25 PM
To: *CI-StPaul_PED-ZoningCommitteeSecretary; IglehartBlockClub@gmail.com
Subject: Concerns About Rezoning 2069 Marshall Ave

Members of the Zoning Committee and Ms. Dadlez:

My name is Michael Lambert and I have lived at 2168 Carroll Avenue for 12+ years with my partner, C. Scott Cooper.

I am writing to express concern about the proposed rezoning of 2069 Marshall Ave from T2 to T3, allowing for a 5-story building. While we acknowledge this is not a site plan review, it is important to consider the plan that accompanies the rezoning application. The developers have made little-to-no effort to engage with the community and explain their plans for the property. There has been **no** due diligence or proper prior planning on the part of the developers, making us feel rushed and left out of the loop. We have learned about this change from neighbors.

As such, we are requesting the Zoning Committee to either: 1) reject the rezoning request completely or 2) table your decision to allow for neighborhood involvement and outreach from the developers.

Other recent Marshall Ave. apartment developers have presented detailed plans with thorough impact studies and engaged the neighbors for feedback via Union Park District Council (UPDC) meetings and then modified their plans to address concerns. These initial steps took several months. By contrast, the 2069 Marshall Ave developers have not taken these initiatives and instead are attempting to push through their plans without regard for community interests in order to meet their own self-imposed deadlines.

While the site plan is not being reviewed here, the rationale for this change in zoning is a proposed development; therefore, it is important to review several relevant concerns about the proposal as we know it:

- -The property of 2069 Marshall Ave. was rezoned in **2018** as part of a larger city planning project giving it the **T2** status it holds today. This recent rezoning was a conscious and deliberate decision that involved months of discussions. At this same time, the neighboring property of 2063 Marshall was rezoned to T3, which is appropriate due to its status as part of the neighborhood node. The proximity of 2069 Marshall to 2063 is not sufficient to warrant a change for 2069 to T3 zoning. This would set an unfair precedent for the rest of the block and constitute spot-zoning as only the corner property should be considered the node.
- - Marshall & Cleveland is already a very busy intersection, the addition of a large complex will drastically impact the area. There is a major bus stop, gas station, and stop light on this corner as well as bike lanes and an alley egress. The addition of the proposed 48+ residents and their guests will undoubtedly add congestion, raising many safety issues and concerns. To our knowledge, no traffic studies have been done.
 - The neighborhood will soon feel the major impact that the Ford site housing/retail project will certainly bring, as Cretin and Marshall Avenues will be major corridors for that development.
- Affordable housing is a priority for the neighborhood and an integral part of the city's 2040 plan. So far, the developers have shared an estimated rent of \$1,300-\$1,800 a month for a 1-bedroom unit (!). This does **not** meet affordability standards.
- - In reviewing the two-block stretch of Marshall Ave. between Cretin and Cleveland, there is already one apartment building under construction and two more developments scheduled to be built. Two single-family homes have already been demolished, another four are scheduled to be demolished. This project would add two more to that number. In the block with the 2069

property, should this proposal go through 6 out of the original 11 single-family homes (54%) will be replaced by large multiple-dwelling units. The already approved complexes will already allow for the population density the city and neighborhood seek.

· - Sustainability is a huge priority these days, including in the City of St. Paul's 2040 plan. No plans have been shared by the developers to ensure sustainable demolition and construction practices for this project. As part of a neighborhood with 100+ year old homes, this is a concern we all share. The developers will be removing many old-growth trees to accommodate this building and have no plans to replace the green space and canopy.

The rezoning of 2069 Marshall Ave is a big ask that will impact our neighborhood for many decades to come. While the neighborhood acknowledges the eventual development of the neighborhood node at 2063 Marshall, we cannot support the zoning change to 2069 Marshall given the little information we have heard from the developers. We urge you to either: 1) reject this rezoning request or 2) table a decision until the developers can provide more information and answers to the neighborhood's questions and concerns. We cannot agree to Development-by-Zoning Variance when a Zoning Plan is already in place.

Sincerely,

Michael Lambert and C. Scott Cooper

2168 Carroll Avenue

St. Paul, MN 55104

Langer, Samantha (CI-StPaul)

From: Jan Miller <jemillerlimited@yahoo.com>
Sent: Tuesday, January 12, 2021 9:28 PM
To: *CI-StPaul_PED-ZoningCommitteeSecretary
Cc: iglehartblockclub@gmail.com
Subject: Rezoning Concerns - 2069 Marshall Ave

To: Members of the Zoning Committee and Ms. Dadlez:

My name is Jan Miller. I have lived with my family at 2068 Iglehart Ave since September 1991. My home is located directly behind the property at 2069 Marshall Ave.

I have serious concerns about the proposed rezoning of 2069 Marshall Ave from T2 to T3 status, which would allow for a 5-story building. This property was just rezoned to T2 status (from R2) in 2018 as part of a larger city planning project. Granting the T2 status was a conscious, deliberate decision that involved months of discussions. During this same period, the neighboring property at 2063 Marshall Ave was rezoned to T3, an appropriate rezone in keeping with the city project because of its status as a neighborhood node. The proximity of 2069 Marshall to 2063 is not sufficient to warrant a change to T3 status for 2069 Marshall. Rezoning this property would set an unfair precedent for the rest of the block and constitute spot-zoning. Only the corner property is correctly considered to be the node.

I am respectfully requesting that the zoning committee either:

- 1) Reject the rezoning request in keeping with the city planning project from 2018 OR
- 2) Postpone the decision to allow for necessary neighborhood input and further information on project specifics from the developers.

Jan Miller
2069 Iglehart Ave

Concerns About Rezoning 2069 Marshall Avenue

To: Members of the Saint Paul Zoning Committee and Ms. Dadlez

My name is Susan Mollner and I am writing this on behalf of myself, my husband, John Mollner, and our four children. Although we reside at 2164 Lower St. Dennis Road, St. Paul, MN 55116, we have owned the apartment building at 2062 Marshall Avenue since 1978. Additionally, ourselves or one of our children lived in that building continuously until August 2019. We also operated a musical instrument and clock repair business from the corner business space in that building for approximately 26 years (239 Cleveland Ave. N.) so we know the corner well.

We are very concerned about the lack of communication and due diligence concerning the owners' plan for this property. I was not aware of this proposal until I saw it in the Highland Villager. I feel that we, along with all of the neighbors, many who have lived in the immediate vicinity of this corner for years, have been left out of any communication and planning.

I know you have received the template that was provided to neighbors and I don't want to repeat what is that letter but I would like to add a few insights of my own.

I have many concerns about the traffic on an already busy corner that include a major and heavily travelled bike lane (Marshall Ave) and have concerns for the safety of the many cyclists who use that corridor. The city is also very aware of and wants to improve the "walkability" of neighborhoods. This corner is home to quite a few businesses who depend on having parking available for their customers. This building is also planning on having commercial space which will add even more to the strain on existing available parking. This whole area is critically short of parking. When the bike lane on Cleveland was put in, we were told, and it was hoped, that many people would forego their cars and rely more on public transportation and bicycles. However, in our building, out of 28 apartments, only one person does not own a car. Traditionally, the two bedrooms were two people and the one bedrooms only one but now, with the economy the way it is and people needing to save money, many one bedrooms have 2 tenants and two bedroom three – all of whom have their own vehicles. (Our one bedrooms, which have dining rooms, rent for under \$1000 per month and our two bedrooms which are over 1000 sq. ft. rent for \$1250-\$1400 so we are very "affordable".) The proposed buildings have less than one parking spot planned for each unit and I am certain that many of these units will have more than one tenant and that very few will not have their own vehicles – especially given that the price per apartment rules out low-income tenants. This will put a huge strain on the parking in an area that has little available to begin with.

I would at least request that a traffic and parking study be done and that input from the business owners also be considered.

Thank you.

Susan and John Mollner

Langer, Samantha (CI-StPaul)

From: Nelson, Dean <Dean.Nelson@psc.com>
Sent: Tuesday, January 12, 2021 7:03 PM
To: Dadlez, Kady (CI-StPaul); *CI-StPaul_PED-ZoningCommitteeSecretary
Subject: Opposition to Rezoning 2069 Marshall Avenue

To Members of the Zoning Committee and Ms. Dadlez:

My name is Dean Nelson, and I have lived at 2000 Marshall Avenue for over 16 years.

I am writing to express my strong opposition to the proposed rezoning of 2069 Marshall Avenue from T2 to T3 traditional neighborhood zoning, allowing for a 5-story building. I have some history with Marshall Avenue zoning, as I worked 1,000s of hours with Kady Dadlez and many others in crafting a zoning plan for Marshall Avenue in 2017–2018. This rezoning plan allowed for increased density on Marshall Avenue, while preserving some of the lower density historic aspects and single-family/duplex homes as well. The resulting zoning map, in line with the 2040 Plan, was approved by the Planning Commission in August 2018; it converted all the properties in northwest corner of Cleveland and Marshall avenues (i.e., 2063 [Mr. Kvasnik's corner property], **2069 [rezoning applicant Mr. Page's property]**, 2073, 2077, and 2083 Marshall Avenue) to **T1** zoning, up-zoned from **R3 single-family** zoning that had been place for over 80 years.

Before this matter was voted on by the City Council in 2018, Mr. Kvasnik spoke with Councilmember Mitra Jalali Nelson, and in the final vote, his property at the corner of Cleveland and Marshall avenues (2063 Marshall Avenue) was further up-zoned to **T3!** And the four properties to its west were further up-zoned to **T2**, when the Zoning Committee and the Planning Commission had only authorized **T1** for all five properties.

We are now considering whether 2069 Marshall Avenue should be further up-zoned to T3, which allows for a structure that will dwarf the single-family and rental properties immediately to the west, as well as the houses to the north on Iglehart Avenue. The building height allowed far exceeds the height contemplated, when the new Marshall Avenue zoning was enacted only two years ago.

Please vote to deny this application for rezoning.

Thank you,
Dean M. Nelson
2000 Marshall Avenue
Saint Paul, MN 55104
Tel. no.: 612-804-1989

Piper Sandler & Co. Since 1895. Member SIPC and NYSE.

Piper Sandler outgoing and incoming e-mail is electronically archived and recorded and is subject to review, monitoring and/or disclosure to someone other than the recipient. If you are not the intended recipient, any disclosure, copying or distribution is prohibited; you should contact the sender immediately and then delete it from your system. This e-mail may be considered an advertisement or solicitation for purposes of regulation of commercial electronic mail messages. If you do not wish to receive commercial e-mail communications from Piper Sandler, go to: http://www.pipersandler.com/do_not_email to review the details and submit your request to be added to the Piper Sandler "Do Not E-mail Registry." For additional disclosure information related to this e-mail see <http://www.pipersandler.com/disclosures>

Langer, Samantha (CI-StPaul)

From: Heidi Balley <ballfam11@gmail.com>
Sent: Tuesday, January 12, 2021 5:57 PM
To: *CI-StPaul_PED-ZoningCommitteeSecretary
Subject: Concerns About Rezoning 2069 Marshall Ave

Members of the Zoning Committee and Ms. Dadlez:

My name is Heidi Balley, and I live at 2062 Iglehart Avenue with my family. This has been our home and community for over 25 years.

I write to you to express concern about the proposed rezoning of 2069 Marshall Ave from T2 to T3, allowing for a 5-story building. While I acknowledge this is not a site plan review, it is important to consider the plan that accompanies the rezoning application. The developers have made little effort to engage with the community and explain their plans for the property. There has been no due diligence or proper prior planning on the part of the developers, making us feel rushed and left out of the loop. We have learned about this change from neighbors and other community liaisons, and we live directly behind the proposed property!

As such, we are requesting the Zoning Committee to either: 1) reject the rezoning request completely or 2) table your decision to allow for neighborhood involvement, proper planning and research and outreach from the developers.

Other recent Marshall Ave. apartment developers have presented detailed plans with thorough impact studies and engaged the neighbors for feedback via Union Park District Council (UPDC) meetings and then modified their plans to address concerns or at the very least provided thorough and supporting information. These initial steps took several months. By contrast, the 2069 Marshall Ave developers have not taken these initiatives and instead are attempting to push through their plans without regard for community interests or proper planning disclosure in order to meet their own self-imposed deadlines.

While the site plan is not being reviewed here, the rationale for this change in zoning is a proposed development; therefore, it is important to review several relevant concerns about the proposal as we know it:

- The property of 2069 Marshall Ave. was rezoned as recently as 2018, as part of a larger city planning project giving it the T2 status it holds today. This rezoning was a conscious and deliberate decision that involved months of discussions. At this same time, the neighboring property of 2063 Marshall was rezoned to T3, which is appropriate due to its status as part of the neighborhood node. The proximity of 2069 Marshall to 2063 is not sufficient to warrant a change for 2069 to T3 zoning. This would set an unfair precedent for the rest of the block and constitute spot-zoning as only the corner property should be considered the node.
- Marshall & Cleveland is already a very busy intersection, and the addition of a large complex will drastically impact the area. There is a major bus stop, gas station, and stop light on this corner as well as bike lanes and an alley egress. The addition of the proposed 48+ residents and their guests will undoubtedly add congestion, raising many

safety issues and concerns for the tenants themselves, bikers, walkers, etc. To our knowledge, no traffic studies have been done.

- Affordable housing is a priority for the neighborhood and an integral part of the city's 2040 plan. So far, the developers have shared an estimated rent of \$1,300-\$1,800 a month for a 1-bedroom unit. A recent share from the developers was that the units would need to be split into "micro-units" in order to justify reduced rent. It's unclear what square footage this constitutes for the micros, but a quick search is somewhere between 200-400 square feet may be average but it was still estimated at \$800-\$900 a month. We find it difficult that this would meet affordability standards.
- In reviewing the two-block stretch of Marshall Ave. between Cretin and Cleveland, there is already one apartment building under construction and two more developments scheduled to be built. Two single-family homes have already been demolished, another four are scheduled to be demolished. This project would add two more to that number. In the block with the 2069 property, should this proposal go through 6 out of the original 11 single-family homes (54%) will be replaced by large multiple-dwelling units. The approved complexes will already allow for the population density the city and neighborhood seek.
- Sustainability is a huge priority these days, including in the city's 2040 plan. No plans have been shared by the developers to ensure sustainable demolition and construction practices for this project. As part of a neighborhood with 100+ year old homes, this is a concern we all share. The developers will be removing many old-growth trees to accommodate this building, and have no plans to replace the green space and canopy other than vague descriptions of shrubs and planters and "it will look nice."

The rezoning of 2069 Marshall Ave is a big ask that will impact our neighborhood for many decades to come. While the neighborhood acknowledges and supports the eventual development of the neighborhood node at 2063 Marshall, we cannot support the zoning change to 2069 Marshall given the little information we have heard from the developers. We urge you to either: 1) reject this rezoning request or 2) table a decision until the developers can provide more information and answers to the neighborhood's and committee's questions and concerns.

Thank you for your thoughtful consideration,

Heidi Balley
2062 Iglehart Avenue

Langer, Samantha (CI-StPaul)

From: James Benzie <jbenzie@umn.edu>
Sent: Wednesday, January 13, 2021 11:59 AM
To: *CI-StPaul_PED-ZoningCommitteeSecretary
Subject: Concerns about Rezoning 2069 Marshall Avenue

Members of the Zoning Committee and Ms. Dadlez:

My name is James Benzie and I have lived at 2109 Carroll Avenue for 13.5 years with my wife.

I am writing to express concern about the proposed rezoning of 2069 Marshall Ave from T2 to T3, allowing for a 5-story building. While we acknowledge this is not a site plan review, it is important to consider the plan that accompanies the rezoning application. The developers have made little effort to engage with the community and explain their plans for the property. There has been no due diligence or proper prior planning on the part of the developers, making us feel rushed and left out of the loop. We have learned about this change from neighbors.

As such, we are requesting the Zoning Committee to either: 1) reject the rezoning request completely or 2) table your decision to allow for neighborhood involvement and outreach from the developers.

Other recent Marshall Ave. apartment developers have presented detailed plans with thorough impact studies, and engaged the neighbors for feedback via Union Park District Council (UPDC) meetings and then modified their plans to address concerns. These initial steps took several months. By contrast, the 2069 Marshall Ave developers have not taken these initiatives and instead are attempting to push through their plans without regard for community interests in order to meet their own self-imposed deadlines.

While the site plan is not being reviewed here, the rationale for this change in zoning is a proposed development; therefore, it is important to review several relevant concerns about the proposal as we know it:

- The property of 2069 Marshall Ave. was rezoned in 2018 as part of a larger city planning project giving it the T2 status it holds today. This recent rezoning was a conscious and deliberate decision that involved months of discussions. At this same time, the neighboring property of 2063 Marshall was rezoned to T3, which is appropriate due to its status as part of the neighborhood node. The proximity of 2069 Marshall to 2063 is not sufficient to warrant a change for 2069 to T3 zoning. This would set an unfair precedent for the rest of the block and constitute spot-zoning as only the corner property should be considered the node.
- Marshall & Cleveland is already a very busy intersection, the addition of a large complex will drastically impact the area. There is a major bus stop, gas station, and stop light on this corner as well as bike lanes and an alley egress. The addition of the proposed 48+ residents and their guests will undoubtedly add congestion, raising many safety issues and concerns. To our knowledge, no traffic studies have been done.

- Affordable housing is a priority for the neighborhood and an integral part of the city's 2040 plan. So far, the developers have shared an estimated rent of \$1,300-\$1,800 a month for a 1-bedroom unit. This does not meet affordability standards.
- In reviewing the two-block stretch of Marshall Ave. between Cretin and Cleveland, there is already one apartment building under construction and two more developments scheduled to be built. Two single-family homes have already been demolished, another four are scheduled to be demolished. This project would add two more to that number. In the block with the 2069 property, should this proposal go through 6 out of the original 11 single-family homes (54%) will be replaced by large multiple-dwelling units. The already approved complexes will already allow for the population density the city and neighborhood seek.
- Sustainability is a huge priority these days, including in the city's 2040 plan. No plans have been shared by the developers to ensure sustainable demolition and construction practices for this project. As part of a neighborhood with 100+ year old homes, this is a concern we all share. The developers will be removing many old-growth trees to accommodate this building, and have no plans to replace the green space and canopy.

The rezoning of 2069 Marshall Ave is a big ask that will impact our neighborhood for many decades to come. While the neighborhood acknowledges and supports the eventual development of the neighborhood node at 2063 Marshall, we cannot support the zoning change to 2069 Marshall given the little information we have heard from the developers. We urge you to either: 1) reject this rezoning request or 2) table a decision until the developers can provide more information and answers to the neighborhood's questions and concerns.

Sincerely,
James Benzie
2109 Carroll Avenue
Saint Paul, MN 55104

Langer, Samantha (CI-StPaul)

From: Emily Benzie <edickman1@yahoo.com>
Sent: Wednesday, January 13, 2021 11:56 AM
To: *CI-StPaul_PED-ZoningCommitteeSecretary
Cc: IglehartBlockClub@gmail.com
Subject: Concerns about Rezoning 2069 Marshall Ave

Members of the Zoning Committee and Ms. Dadlez:

My name is Emily Benzie and I have lived at 2109 Carroll Ave. for 13.5 years with my husband.

I am writing to express concern about the proposed rezoning of 2069 Marshall Ave from T2 to T3, allowing for a 5-story building. While we acknowledge this is not a site plan review, it is important to consider the plan that accompanies the rezoning application. The developers have made little effort to engage with the community and explain their plans for the property. There has been no due diligence or proper prior planning on the part of the developers, making us feel rushed and left out of the loop. We have learned about this change from neighbors.

As such, we are requesting the Zoning Committee to either: 1) reject the rezoning request completely or 2) table your decision to allow for neighborhood involvement and outreach from the developers.

Other recent Marshall Ave. apartment developers have presented detailed plans with thorough impact studies, and engaged the neighbors for feedback via Union Park District Council (UPDC) meetings and then modified their plans to address concerns. These initial steps took several months. By contrast, the 2069 Marshall Ave developers have not taken these initiatives and instead are attempting to push through their plans without regard for community interests in order to meet their own self-imposed deadlines.

While the site plan is not being reviewed here, the rationale for this change in zoning is a proposed development; therefore, it is important to review several relevant concerns about the proposal as we know it:

- -The property of 2069 Marshall Ave. was rezoned in 2018 as part of a larger city planning project giving it the T2 status it holds today. This recent rezoning was a conscious and deliberate decision that involved months of discussions. At this same time, the neighboring property of 2063 Marshall was rezoned to T3, which is appropriate due to its status as part of the neighborhood node. The proximity of 2069 Marshall to 2063 is not sufficient to warrant a change for 2069 to T3 zoning. This would set an unfair precedent for the rest of the block and constitute spot-zoning as only the corner property should be considered the node.
- -Marshall & Cleveland is already a very busy intersection, the addition of a large complex will drastically impact the area. There is a major bus stop, gas station, and stop light on this corner as well as bike lanes and an alley egress. The addition of the proposed 48+ residents and their guests will undoubtedly add congestion, raising many safety issues and concerns. To our knowledge, no traffic studies have been done.
- -Affordable housing is a priority for the neighborhood and an integral part of the city's 2040 plan. So far, the developers have shared an estimated rent of \$1,300-\$1,800 a month for a 1-bedroom unit. This does not meet affordability standards.

- -In reviewing the two-block stretch of Marshall Ave. between Cretin and Cleveland, there is already one apartment building under construction and two more developments scheduled to be built. Two single-family homes have already been demolished, another four are scheduled to be demolished. This project would add two more to that number. In the block with the 2069 property, should this proposal go through 6 out of the original 11 single-family homes (54%) will be replaced by large multiple-dwelling units. The already approved complexes will already allow for the population density the city and neighborhood seek.
- -Sustainability is a huge priority these days, including in the city's 2040 plan. No plans have been shared by the developers to ensure sustainable demolition and construction practices for this project. As part of a neighborhood with 100+ year old homes, this is a concern we all share. The developers will be removing many old-growth trees to accommodate this building, and have no plans to replace the green space and canopy.

The rezoning of 2069 Marshall Ave is a big ask that will impact our neighborhood for many decades to come. While the neighborhood acknowledges and supports the eventual development of the neighborhood node at 2063 Marshall, we cannot support the zoning change to 2069 Marshall given the little information we have heard from the developers. We urge you to either: 1) reject this rezoning request or 2) table a decision until the developers can provide more information and answers to the neighborhood's questions and concerns.

Sincerely,
Emily Benzie
2109 Carroll Ave.

Langer, Samantha (CI-StPaul)

From: Jon Bream <jonbream@gmail.com>
Sent: Wednesday, January 13, 2021 9:32 AM
To: *CI-StPaul_PED-ZoningCommitteeSecretary
Subject: Rezoning of 2069 Marshall Avenue

Members of the Zoning Committee and Ms. Dadlez:

My name is Jonathan Bream and I have lived with my family at 2068 Iglehart Avenue for 30 years. Our house is located directly behind the 2069 Marshall Avenue property.

I am writing in opposition to the proposed rezoning of 2069 Marshall Avenue from T2 to T3, allowing for a 5-story building in place of the existing 3-story zoning.

In 2018, the Zoning Committee and the City Council rezoned 2069 Marshall to T2, at the same time the adjacent corner property of 2063 Marshall was rezoned to T3 status. This rezoning made these two properties consistent with St. Paul's 2040 Plan. Stand by that decision.

That carefully considered rezoning plan allowed for increased density on Marshall Avenue, while still preserving some of the historic character of the area with its lower density single-family homes and duplexes. Approving this second up-zoning request would set an imprudent precedent for spot-zoning for the rest of this block and other properties.

That is one of many reasons that I ask the Zoning Committee to reject the rezoning request.

Here are some other reasons. While I am aware that this is not a site-plan review, it is important to consider the developers' plan that was submitted with the rezoning application. I have attended three Union Park District Council (UPDC) meetings at which the developers appeared, and, at my own initiative, I had a 50-minute one-on-one telephone conversation with one of the developers, David Kvasnik. This is what we've learned: Their plans are "fluid" ("that's a further conversation"), noncommittal ("it is possible") or vague ("I'm not going to discuss that").

Traffic and safety studies are imperative for such a heavily trafficked intersection containing four bus stops, bike lanes in all directions, traffic signals, an alley, a busy gas station open late, and pedestrians headed to and from neighborhood establishments, the University of St. Thomas and/or their living quarters.

Where is the shadow study to see how this uniquely tall apartment building at the node would impact the gardens, sightlines and quality of life for neighbors? At a Dec. 21 meeting of Union Park's Committee on Land Use and Economic Development (CLUED), an architect involved with the proposed development at 1509 Marshall presented a comprehensive shadow study; we neighbors learned how other Marshall Avenue developers have invested in professionally prepared, detailed plans along with thorough impact studies, and then engaged neighbors for feedback via the Union Park District Council and modified their plans to address concerns. For those other proposed projects, these initial steps took several months. By contrast, the 2063-2069 Marshall Avenue developers have not taken these initiatives and instead are attempting to expedite their plans with little regard for community interests in order to meet their own self-imposed deadlines.

When it comes to affordability, a hallmark of the 2040 Plan, the position of the developers of 2063-2069 Marshall has been noncommittal. At the Dec. 21 CLUED meeting, the developers proposed 48 one-bedroom units renting for \$1,300-\$1,800 per month. In their latest presentation on Jan. 11 to the UPDC Transportation Committee, they mentioned possible "micro-units" for \$800-\$900 per month. But they have repeatedly said their plans are "fluid." How can the

Zoning Committee be expected to make a definitive decision on a zoning change that will impact the neighborhood for years to come, when the developer has not even decided how many units the building will contain?

Where is the due diligence? Where is the proper prior planning on the part of the developers? They are making us neighbors feel rushed and left out of the loop.

This rezoning proposal is “a big ask without much information,” as members of the Union Park District Council have said in meetings. This proposal is an idea, without detailed, carefully researched plans. The developers’ architect has not even created a frontal elevation view showing the building from Marshall Avenue.

While I acknowledge and support the eventual development of the neighborhood node at 2063 Marshall, I cannot support the zoning change to 2069 Marshall given the little information we have heard from the developers. I urge you to reject this rezoning request.

Sincerely,
Jonathan Bream
2068 Iglehart Ave.

Langer, Samantha (CI-StPaul)

From: Lora Dundek <lhdundek@usfamily.net>
Sent: Tuesday, January 12, 2021 6:10 PM
To: *CI-StPaul_PED-ZoningCommitteeSecretary
Cc: lglehartBlockClub@gmail.com
Subject: My Concerns About Rezoning 2069 Marshall Ave

My name is Lora Harding Dundek and I have lived at 2091 Dayton Avenue for 36 years with my husband and two daughters.

What follows is a template for an email, and while I agree with everything it contains, I'd like to add a personal note. Please consider that a 5-story building is a significant departure from a 3-story building in terms of appearance and negative impact on the neighborhood. Also consider that none of the recent housing on Marshall does anything to address the issue of much-needed affordable housing in the city. Even before our children were born, my husband and I, both health care professionals, could never have afforded the rents proposed. Our City Council rep seems deaf to the objections of the neighborhood, so I am asking you to use your authority to stop this rezoning proposal.

Lora Harding Dundek
2091 Dayton Avenue

I am writing to express concern about the proposed rezoning of 2069 Marshall Ave from T2 to T3, allowing for a 5-story building. While we acknowledge this is not a site plan review, it is important to consider the plan that accompanies the rezoning application. The developers have made little effort to engage with the community and explain their plans for the property. There has been no due diligence or proper prior planning on the part of the developers, making us feel rushed and left out of the loop. We have learned about this change from neighbors.

As such, we are requesting the Zoning Committee to either: 1) reject the rezoning request completely or 2) table your decision to allow for neighborhood involvement and outreach from the developers.

Other recent Marshall Ave. apartment developers have presented detailed plans with thorough impact studies, and engaged the neighbors for feedback via Union Park District Council (UPDC) meetings and then modified their plans to address concerns. These initial steps took several months. By contrast, the 2069 Marshall Ave developers have not taken these initiatives and instead are attempting to push through their plans without regard for community interests in order to meet their own self-imposed deadlines.

While the site plan is not being reviewed here, the rationale for this change in zoning is a proposed development; therefore, it is important to review several relevant concerns about the proposal as we know it:

- The property of 2069 Marshall Ave. was rezoned in 2018 as part of a larger city planning project giving it the T2 status it holds today. This recent rezoning was a conscious and deliberate decision that involved months of discussions. At this same time, the neighboring property of 2063 Marshall was rezoned to T3, which is appropriate

due to its status as part of the neighborhood node. The proximity of 2069 Marshall to 2063 is not sufficient to warrant a change for 2069 to T3 zoning. This would set an unfair precedent for the rest of the block and constitute spot-zoning as only the corner property should be considered the node.

- Marshall & Cleveland is already a very busy intersection, the addition of a large complex will drastically impact the area. There is a major bus stop, gas station, and stop light on this corner as well as bike lanes and an alley egress. The addition of the proposed 48+ residents and their guests will undoubtedly add congestion, raising many safety issues and concerns. To our knowledge, no traffic studies have been done.
- Affordable housing is a priority for the neighborhood and an integral part of the city's 2040 plan. So far, the developers have shared an estimated rent of \$1,300-\$1,800 a month for a 1-bedroom unit. This does not meet affordability standards.
- In reviewing the two-block stretch of Marshall Ave. between Cretin and Cleveland, there is already one apartment building under construction and two more developments scheduled to be built. Two single-family homes have already been demolished, another four are scheduled to be demolished. This project would add two more to that number. In the block with the 2069 property, should this proposal go through 6 out of the original 11 single-family homes (54%) will be replaced by large multiple-dwelling units. The already approved complexes will already allow for the population density the city and neighborhood seek.
- Sustainability is a huge priority these days, including in the city's 2040 plan. No plans have been shared by the developers to ensure sustainable demolition and construction practices for this project. As part of a neighborhood with 100+ year old homes, this is a concern we all share. The developers will be removing many old-growth trees to accommodate this building, and have no plans to replace the green space and canopy.

The rezoning of 2069 Marshall Ave is a big ask that will impact our neighborhood for many decades to come. While the neighborhood acknowledges and supports the eventual development of the neighborhood node at 2063 Marshall, we cannot support the zoning change to 2069 Marshall given the little information we have heard from the developers. We urge you to either: 1) reject this rezoning request or 2) table a decision until the developers can provide more information and answers to the neighborhood's questions and concerns.

Sincerely,
Lora Harding Dundek
2081 Dayton Avenue
St. Paul

Sent from my iPad

Langer, Samantha (CI-StPaul)

From: Wesley Sandholm <wrsandholm@gmail.com>
Sent: Wednesday, January 13, 2021 10:41 AM
To: *CI-StPaul_PED-ZoningCommitteeSecretary
Subject: Concerns About the Rezoning of 2069 Marshall Ave

Members of the Zoning Committee and Ms. Dadlez:

My name is Wesley Sandholm and I have lived at 2074 Marshall Ave. for the past year and a half with a number of family members.

I am writing to express concern about the proposed rezoning of 2069 Marshall Ave from T2 to T3, allowing for a 5-story building. While we acknowledge this is not a site plan review, it is important to consider the plan that accompanies the rezoning application. The developers have made **little to no effort** to engage with the community and explain their plans for the property. I know that I definitely have not been contacted, nor has the integrity of the community been addressed. There has been no due diligence or proper prior planning on the part of the developers, making us feel rushed and left out of the loop. We have learned about this change from neighbors.

As such, we are requesting the Zoning Committee to either: 1) reject the rezoning request completely or 2) table your decision to allow for neighborhood involvement and outreach from the developers to ALL community members.

Other recent Marshall Ave. apartment developers have presented detailed plans with thorough impact studies, and engaged the neighbors for feedback via Union Park District Council (UPDC) meetings and then modified their plans to address concerns. These initial steps took several months. By contrast, the 2069 Marshall Ave developers have not taken these initiatives and instead are attempting to push through their plans **without regard for community interests** in order to meet their own *self-imposed* deadlines.

While the site plan is not being reviewed here, the rationale for this change in zoning is a proposed development; therefore, it is important to review several relevant concerns about the proposal as we know it:

The property of 2069 Marshall Ave. was rezoned in 2018 as part of a larger city planning project giving it the T2 status it holds today. This recent rezoning was a conscious and deliberate decision that involved months of discussions. At this same time, the neighboring property of 2063 Marshall was rezoned to T3, which is appropriate due to its status as part of the neighborhood node. The proximity of 2069 Marshall to 2063 is not sufficient to warrant a change for 2069 to T3 zoning. This would set an **unfair precedent** for the rest of the block and constitute spot-zoning as only the corner property should be considered the node.

Marshall & Cleveland is already a very busy intersection, the addition of a large complex will drastically impact the area. There is a major bus stop, gas station, and stop light on this corner as well as bike lanes and an alley egress. The addition of the proposed 48+ residents and their guests will undoubtedly add **congestion**, raising many safety issues and concerns. To our knowledge, no traffic studies have been done. On a personal note as a resident with a family this would greatly impact our own livability as is.

Affordable housing is a priority for the neighborhood and an integral part of the city's 2040 plan. So far, the developers have shared an estimated rent of \$1,300-\$1,800 a month for a 1-bedroom unit. **This does not meet affordability standards.**

In reviewing the two-block stretch of Marshall Ave. between Cretin and Cleveland, there is already one apartment building under construction and two more developments scheduled to be built. Two single-family homes have already

been demolished, another four are scheduled to be demolished. This project would add two more to that number. In the block with the 2069 property, should this proposal go through 6 out of the original 11 single-family homes (54%) will be replaced by large multiple-dwelling units. The already approved complexes will already allow for the population density the city and neighborhood seek.

Sustainability is a huge priority these days, including in the city's 2040 plan. No plans have been shared by the developers to ensure sustainable demolition and construction practices for this project. As part of a neighborhood with 100+ year old homes, this is a concern we all share. The developers will be removing many old-growth trees to accommodate this building, and have no plans to replace the green space and canopy.

The rezoning of 2069 Marshall Ave is a big ask that will impact our neighborhood for many decades to come. While the neighborhood acknowledges and supports the eventual development of the neighborhood node at 2063 Marshall, we cannot support the zoning change to 2069 Marshall given the little information we have heard from the developers. We urge you to either: 1) reject this rezoning request or 2) table a decision until the developers can provide more information and answers to the neighborhood's questions and concerns.

Sincerely,
Wesley Sandholm
2074 Marshall Ave.

Wesley Sandholm

Executive Director and Chairman of the Board
Embark Foundation, Inc.

Email | wrsandholm@gmail.com

Phone | [+1 651-497-8054](tel:+16514978054)



***** This e-mail may contain information that is privileged, confidential, or otherwise protected from disclosure. If you are not the intended recipient or have otherwise received this message in error, you are not authorized to read, print, retain, copy, or disseminate this message or any of the parts that comprise it. If you are not the intended recipient, or have otherwise received this message in error, please notify us immediately by e-mail, discard any paper copies and delete all electronic versions and content related to this message. *****

Langer, Samantha (CI-StPaul)

From: David Smith <davidsmithcpa@yahoo.com>
Sent: Tuesday, January 12, 2021 3:38 PM
To: *CI-StPaul_PED-ZoningCommitteeSecretary
Subject: 2069 Marshall Ave

RE: Concerns About Rezoning 2069 Marshall Ave

To: Members of the Zoning Committee and Ms. Dadlez:

My name is David Smith and I have lived at 2173 Carroll Avenue for 23 years with my wife Valerie.

I am writing to express concern about the proposed rezoning of 2069 Marshall Ave from T2 to T3, allowing for a 5-story building. While we acknowledge this is not a site plan review, it is important to consider the plan that accompanies the rezoning application. The developers have made little effort to engage with the community and explain their plans for the property. There has been no due diligence or proper prior planning on the part of the developers, making us feel rushed and left out of the loop. We have learned about this change from neighbors.

As such, we are requesting the Zoning Committee to either: 1) reject the rezoning request completely or 2) table your decision to allow for neighborhood involvement and outreach from the developers.

Other recent Marshall Ave. apartment developers have presented detailed plans with thorough impact studies and engaged the neighbors for feedback via Union Park District Council (UPDC) meetings and then modified their plans to address concerns. These initial steps took several months. By contrast, the 2069 Marshall Ave developers have not taken these initiatives and instead are attempting to push through their plans without regard for community interests to meet their own self-imposed deadlines.

While the site plan is not being reviewed here, the rationale for this change in zoning is a proposed development; therefore, it is important to review several relevant concerns about the proposal as we know it:

- The property of 2069 Marshall Ave. was rezoned in 2018 as part of a larger city planning project giving it the T2 status it holds today. This recent rezoning was a conscious and deliberate decision that involved months of discussions. At this same time, the neighboring property of 2063 Marshall was rezoned to T3, which is appropriate due to its status as part of the neighborhood node. The proximity of 2069 Marshall to 2063 is not sufficient to warrant a change for 2069 to T3 zoning. This would set an unfair precedent for the rest of the block and constitute spot-zoning as only the corner property should be considered the node.
- Marshall & Cleveland is already a very busy intersection, the addition of a large complex will drastically impact the area. There is a major bus stop, gas station, and stop light on this corner as well as bike lanes and an alley egress. The addition of the proposed 48+ residents and their guests will undoubtedly add congestion, raising many safety issues and concerns. To our knowledge, no traffic studies have been done.
- Affordable housing is a priority for the neighborhood and an integral part of the city's 2040 plan. So far, the developers have shared an estimated rent of \$1,300-\$1,800 a month for a 1-bedroom unit. This does not meet affordability standards.
- In reviewing the two-block stretch of Marshall Ave. between Cretin and Cleveland, there is already one apartment building under construction and two more developments scheduled to be built. Two single-family homes have already been demolished, another four are scheduled to be demolished. This project would add two more to that number. In the block with the 2069 property, should this proposal go through 6 out of the original 11 single-family homes (54%) will be replaced by large multiple-dwelling units. The already approved complexes will already allow for the population density the city and neighborhood seek.
- Sustainability is a huge priority these days, including in the city's 2040 plan. No plans have been shared by the developers to ensure sustainable demolition and construction practices for this project. As part of a neighborhood with 100+ year old homes, this is a concern we all share. The developers will be removing many old-growth trees to accommodate this building and have no plans to replace the green space and canopy.

The rezoning of 2069 Marshall Ave will impact our neighborhood for many decades to come. While the neighborhood acknowledges and supports the eventual development of the neighborhood node at 2063 Marshall, we cannot support the zoning change to 2069 Marshall given the little information we have heard from the developers. We urge you to either: 1) reject this rezoning request or 2) table a decision until the developers can provide more information and answers to the neighborhood's questions and concerns.

Sincerely,

David M Smith and Valerie C Smith

2173 Carroll Avenue

St Paul, MN 55104

Langer, Samantha (CI-StPaul)

From: Phill Spiker <dynastycat@yahoo.com>
Sent: Wednesday, January 13, 2021 11:28 AM
To: *CI-StPaul_PED-ZoningCommitteeSecretary
Subject: Concerns About Rezoning 2069 Marshall Ave

Members of the Zoning Committee and Ms. Dadlez:

My name is Phill Spiker and I have lived at 163 Cleveland for more than 12 years with my wife Lynnee and 2 children.

I am writing to express concern about the proposed rezoning of 2069 Marshall Ave from T2 to T3, allowing for a 5-story building. While we acknowledge this is not a site plan review, it is important to consider the plan that accompanies the rezoning application. The developers have made little effort to engage with the community and explain their plans for the property. There has been no due diligence or proper prior planning on the part of the developers, making us feel rushed and left out of the loop. We have learned about this change from neighbors.

As such, we are requesting the Zoning Committee to either: 1) reject the rezoning request completely or 2) table your decision to allow for neighborhood involvement and outreach from the developers.

Other recent Marshall Ave. apartment developers have presented detailed plans with thorough impact studies, and engaged the neighbors for feedback via Union Park District Council (UPDC) meetings and then modified their plans to address concerns. These initial steps took several months. By contrast, the 2069 Marshall Ave developers have not taken these initiatives and instead are attempting to push through their plans without regard for community interests in order to meet their own self-imposed deadlines.

While the site plan is not being reviewed here, the rationale for this change in zoning is a proposed development; therefore, it is important to review several relevant concerns about the proposal as we know it:

The property of 2069 Marshall Ave. was rezoned in 2018 as part of a larger city planning project giving it the T2 status it holds today. This recent rezoning was a conscious and deliberate decision that involved months of discussions. At this same time, the neighboring property of 2063 Marshall was rezoned to T3, which is appropriate due to its status as part of the neighborhood node. The proximity of 2069 Marshall to 2063 is not sufficient to warrant a change for 2069 to T3 zoning. This would set an unfair precedent for the rest of the block and constitute spot-zoning as only the corner property should be considered the node.

Marshall & Cleveland is already a very busy intersection, the addition of a large complex will drastically impact the area. There is a major bus stop, gas station, and stop light on this corner as well as bike lanes and an alley egress. The addition of the proposed 48+ residents and their guests will undoubtedly add congestion, raising many safety issues and concerns. To our knowledge, no traffic studies have been done.

Affordable housing is a priority for the neighborhood and an integral part of the city's 2040 plan. So far, the developers have shared an estimated rent of \$1,300-\$1,800 a month for a 1-bedroom unit. This does not meet affordability standards. In reviewing the two-block stretch of Marshall Ave. between Cretin and Cleveland, there is already one apartment building under construction and two more developments scheduled to be built. Two single-family homes have already been demolished, another four are scheduled to be demolished. This project would add two more to that number. In the block with the 2069 property, should this proposal go through 6 out of the original 11 single-family homes (54%) will be replaced by large multiple-dwelling units. The already approved complexes will already allow for the population density the city and neighborhood seek.

Sustainability is a huge priority these days, including in the city's 2040 plan. No plans have been shared by the developers to ensure sustainable demolition and construction practices for this project. As part of a neighborhood with 100+ year old homes, this is a concern we all share. The developers will be removing many old-growth trees to accommodate this building, and have no plans to replace the green space and canopy.

The rezoning of 2069 Marshall Ave is a big ask that will impact our neighborhood for many decades to come. While the neighborhood acknowledges and supports the eventual development of the neighborhood node at 2063 Marshall, we cannot support the zoning change to 2069 Marshall given the little information we have heard from the developers. We urge you to either: 1) reject this rezoning request or 2) table a decision until the developers can provide more information and answers to the neighborhood's questions and concerns.

Sincerely,
Phill Spiker
163 Cleveland Ave. North, St. Paul, MN. 55104

TO: PED-ZoningCommitteeSecretary@ci.stpaul.mn.us

CC: IglehartBlockCub@gmail.com

SUBJECT: Concerns About Rezoning 2069 Marshall Ave

MESSAGE Copy: Members of the Zoning Committee and Ms. Dadlez:

Our names are Keith and Cathy Taylor-Sharp and we, with our family, have lived at 2169 Iglehart Ave for over 30 years.

We are writing to express concern about the proposed rezoning of 2069 Marshall Ave from T2 to T3, allowing for a 5-story building. While we acknowledge this is not a site plan review, it is important to consider the plan that accompanies the rezoning application. The developers have made little effort to engage with the community and explain their plans for the property. There has been no due diligence or proper prior planning on the part of the developers, making us feel rushed and left out of the loop. We have learned about this change from neighbors.

As such, we are requesting the Zoning Committee to either: 1) reject the rezoning request completely or 2) table your decision to allow for neighborhood involvement and outreach from the developers.

Other recent Marshall Ave. apartment developers have presented detailed plans with thorough impact studies, and engaged the neighbors for feedback via Union Park District Council (UPDC) meetings and then modified their plans to address concerns. These initial steps took several months. By contrast, the 2069 Marshall Ave developers have not taken these initiatives and instead are attempting to push through their plans without regard for community interests in order to meet their own self-imposed deadlines.

While the site plan is not being reviewed here, the rationale for this change in zoning is a proposed development; therefore, it is important to review several relevant concerns about the proposal as we know it:

- The property of 2069 Marshall Ave. was rezoned in 2018 as part of a larger city planning project giving it the T2 status it holds today. This recent rezoning was a conscious and deliberate decision that involved months of discussions. At this same time, the neighboring property of 2063 Marshall was rezoned to T3, which is appropriate due to its status as part of the neighborhood node. The proximity of 2069 Marshall to 2063 is not sufficient to warrant a change for 2069 to T3 zoning. This would set an unfair precedent for the rest of the block and constitute spot-zoning as only the corner property should be considered the node.

- Marshall & Cleveland is already a very busy intersection, the addition of a large complex will drastically impact the area. There is a major bus stop, gas station, and stop light on this corner as well as bike lanes and an alley egress. The addition of the proposed 48+ residents and their guests will undoubtedly add congestion, raising many safety issues and concerns. To our knowledge, no traffic studies have been done.
- Affordable housing is a priority for the neighborhood and an integral part of the city's 2040 plan. So far, the developers have shared an estimated rent of \$1,300-\$1,800 a month for a 1-bedroom unit. This does not meet affordability standards.
- In reviewing the two-block stretch of Marshall Ave. between Cretin and Cleveland, there is already one apartment building under construction and two more developments scheduled to be built. Two single-family homes have already been demolished, another four are scheduled to be demolished. This project would add two more to that number. In the block with the 2069 property, should this proposal go through 6 out of the original 11 single-family homes (54%) will be replaced by large multiple-dwelling units. The already approved complexes will already allow for the population density the city and neighborhood seek.
- Sustainability is a huge priority these days, including in the city's 2040 plan. No plans have been shared by the developers to ensure sustainable demolition and construction practices for this project. As part of a neighborhood with 100+ year old homes, this is a concern we all share. The developers will be removing many old-growth trees to accommodate this building, and have no plans to replace the green space and canopy.

The rezoning of 2069 Marshall Ave is a big ask that will impact our neighborhood for many decades to come. While the neighborhood acknowledges and supports the eventual development of the neighborhood node at 2063 Marshall, we cannot support the zoning change to 2069 Marshall given the little information we have heard from the developers. We urge you to either: 1) reject this rezoning request or 2) table a decision until the developers can provide more information and answers to the neighborhood's questions and concerns.

Sincerely,

Keith and Cathy Taylor-Sharp

2169 Iglehart Ave

Langer, Samantha (CI-StPaul)

From: mary tehven <mtehven@yahoo.com>
Sent: Wednesday, January 13, 2021 11:05 AM
To: *CI-StPaul_PED-ZoningCommitteeSecretary
Subject: Apt at Marshall/Cleveland

I object to a 5 story apt. building at this location. Other apt. buildings in Merriam Park are 3 to 3and1/2 stories, and there are many of these. Traffic congestion at this intersection results in cars speeding down residential streets (20 mph is a joke); a 48 unit building would only add to the parking problems. Mary Tehven.

2073 Carroll Ave
St Paul, MN.

Sent from my iPhone

Langer, Samantha (CI-StPaul)

From: David Townsend <town0096@googlemail.com>
Sent: Tuesday, January 12, 2021 6:59 PM
To: *CI-StPaul_PED-ZoningCommitteeSecretary
Cc: Tina; town0096@gmail.com; IglehartBlockClub@gmail.com
Subject: Rezoning 2069 Marshall Ave

Members of the Zoning Committee and Ms. Dadlez:

Our names are Dave Townsend and Tina May, and we live with our family of five in 2078 Iglehart Ave, Saint Paul, Minnesota 55104. We've lived at that address for over four years.

We want to express concern about the proposed rezoning of 2069 Marshall Ave from T2 to T3, allowing for a 5-story building. While we acknowledge this is not a site plan review, it is important to consider the plan that accompanies the rezoning application. The developers have made little effort to engage with the community and explain their plans for the property. There has been no due diligence or proper prior planning on the part of the developers, making us feel rushed and left out of the loop. We have learned about this change from neighbors.

As such, we are requesting the Zoning Committee either: 1) reject the rezoning request completely or 2) table your decision to allow for neighborhood involvement and outreach from the developers.

Other recent Marshall Ave. apartment developers have presented detailed plans with thorough impact studies, and engaged the neighbors for feedback via Union Park District Council (UPDC) meetings and then modified their plans to address concerns. These initial steps took several months. By contrast, the 2069 Marshall Ave developers have not taken these initiatives and instead are attempting to push through their plans without regard for community interests in order to meet their own self-imposed deadlines.

While the site plan is not being reviewed here, the rationale for this change in zoning is a proposed development; therefore, it is important to review several relevant concerns about the proposal as we know it:

- The property of 2069 Marshall Ave. was rezoned in 2018 as part of a larger city planning project giving it the T2 status it holds today. This recent rezoning was a conscious and deliberate decision that involved months of discussions. At this same time, the neighboring property of 2063 Marshall was rezoned to T3, which is appropriate due to its status as part of the neighborhood node. The proximity of 2069 Marshall to 2063 is not sufficient to warrant a change for 2069 to T3 zoning. This would set an unfair precedent for the rest of the block and constitute spot-zoning as only the corner property should be considered the node.
- Marshall & Cleveland is already a very busy intersection, and a new large complex will drastically impact the area. There is a major bus stop, gas station, and stop light on this corner as well as bike lanes and an alley egress. The addition of the proposed 48+ residents and their guests will undoubtedly add congestion, raising many safety issues and concerns. To our knowledge, no traffic studies have been done.

- Affordable housing is a priority for the neighborhood and an integral part of the city's 2040 plan. So far, the developers have shared an estimated rent of \$1,300-\$1,800 a month for a 1-bedroom unit. This does not meet affordability standards.
- In reviewing the two-block stretch of Marshall Ave. between Cretin and Cleveland, there is already one apartment building under construction and two more developments scheduled to be built. Two single-family homes have already been demolished, another four are scheduled to be demolished. This project would add two more to that number. In the block with the 2069 property, should this proposal go through, 6 out of the original 11 single-family homes (54%) will be replaced by large multiple-dwelling units. The already approved complexes will already allow for the population density the city and neighborhood seek.
- Sustainability is a huge priority these days, including in the city's 2040 plan. No plans have been shared by the developers to ensure sustainable demolition and construction practices for this project. As part of a neighborhood with 100+ year old homes, this is a concern we all share. The developers will be removing many old-growth trees to accommodate this building, and have no plans to replace the green space and canopy.

The rezoning of 2069 Marshall Ave is a big ask that will impact our neighborhood for many decades to come. While the neighborhood acknowledges and supports the eventual development of the neighborhood node at 2063 Marshall, we cannot support the zoning change to 2069 Marshall given the little information we have heard from the developers. We urge you to either: 1) reject this rezoning request or 2) table a decision until the developers can provide more information and answers to the neighborhood's questions and concerns.

Sincerely,
Dave Townsend and Tina May
2078 Iglehart Ave
Saint Paul, Minnesota 55104

Langer, Samantha (CI-StPaul)

From: Stephen Vander Schaaf <svanderschaaf@accessiblespace.org>
Sent: Tuesday, January 12, 2021 10:49 AM
To: *CI-StPaul_PED-ZoningCommitteeSecretary
Cc: IglehartBlockClub@gmail.com
Subject: Zoning Change for 2069 Marshall

To Whom It May Concern,

I have resided at 2112 Iglehart Avenue for over 30 years, and I am writing to state my opposition to the proposed zoning change for 2069 Marshall to allow a 5-story, 48 unit apartment building at the corner of Marshall and Cleveland. The current zoning plan which already allows three stories at that address has only been in place for a few years, and it permits multifamily developments on Marshall with appropriate height restrictions. Two, current multifamily developments further up the block on Marshall and Finn, one of which is under construction, are working within the current zoning plan, and the developer for the apartment building at Marshall and Cleveland should, too, as it obviously isn't a "make or break" economic issue. [Note: I realize this multifamily development will also encompass 2063 Marshall which is zoned differently.]

The historic nature and integrity of one of St. Paul's oldest neighborhoods is already being challenged by multifamily developments which should be held to the current zoning plan when it comes to any height variance and the accompanying density. The two, multifamily developments I mentioned previously will add 18 units, nine (9) townhomes and 12 apartments that are replacing three, single-family homes. All permitted under the current zoning but to allow a third, multifamily development on this one block stretch of Marshall to receive a zoning change to permit five stories instead of three is unnecessary and not within the neighborhood's long-established character. There is ample multifamily housing available on this one block stretch of Marshall without increasing it through a zoning change/variance to permit a five-story apartment building that would also increase the density, as well as traffic, in this historic area of St. Paul.

Thank you for your consideration and I urge you to reject the proposed zoning change for 2069 Marshall.

Sincerely,

Stephen Vander Schaaf
2112 Iglehart Avenue
St. Paul, Minnesota 55104



[Join Our E-Newsletter](#)

NOTICE OF CONFIDENTIALITY:

Privileged and/or confidential information may be contained in this message. All content, direct and via attachments are properties of Accessible Space, Inc. If you are not an intended recipient of this email, you must not copy, distribute or rely on it, and any form of disclosure, modification, distribution and/or publication of this email is prohibited. Please contact the sender if you believe you have received this email in error.

Regarding the rezoning of this property after doing research it appears that T3 allows approximately a 5 story building. This will tower over the rest of the neighborhood. I currently own a multi unit building which is only 2 stories on Marshall and fits in very nicely with the neighborhood as it was intended to do when built. The increased density I don't believe fits in. I certainly wouldn't want to be the neighbors directly to the north who have probably been there for many years.

In addition, the move by the city and county to increase units in the city was based upon 2019 statistics. In 2020 the vacancy has increased dramatically due home ownership, residents moving to the suburbs to feel safer, having roommates to split the rents, and the many buildings that have been built. In addition the corona virus has changed everything. Landlords are needing to lower rents and offer incentives in order to rent the units. Even with that you have increased vacancies. The local landlords are currently feeling the pain. It doesn't help that you can't evict people for nonpayment even though many are capable of paying.

This particular developer will have trouble renting the new units. It was stated that the plan is to have \$1000 dollar units. Maybe I don't have my facts right. I don't know of any new building that could charge this little.

I would suggest a lower density and lower profile development.

Thank you for your consideration.

Paul Zenner
585 Portland Avenue
Saint Paul, MN 55102