

Dear Councilman Stark,

I am writing today to support modification of zoning of the midblock sections covered by the West Grand Zoning Study. I believe modifications are essential to maintain a livable neighborhood and a density the area can support.

Before the development at Grand & Finn, the total number of residents on south Grand between Finn and Cretin was around 126. After the current development, it will be 194 – a 50% increase. If there is a second building, of the same scale, the total would be 262 people – a 100% increase. I believe this is too much for the area to absorb and hope you will support the proposed ordinance to help manage this growth.

I am grateful that the proposed ordinance lowers the height to 40 ft. and increases the dimensional standards; this is a strong step, but I hope that you and the Council will give consideration to a height restriction of 35 feet and 3 stories on the south side of Grand to aid the transition to the neighboring single family homes.

In addition, I am opposed to the rezoning at the corners; I believe it allows developments that will be too large and with too high a density for a neighborhood already struggling to accommodate the traffic and people commuting to St. Thomas. Please support keeping the current zoning classification.

Finally, I notice the ordinance covers blocks now covered by the 2004 St. Thomas CUP. I believe there are some differences in setback, for example, between the two. In order to avoid confusion, I would ask that the Council call out that there is no intent to affect the CUP.

Thank you again for undertaking this study and thanks to the City for proposing the zoning modifications.

Sincerely,
Rina Cooper
formerly of 2129 Lincoln