

**From:** [Jennifer Caritas](#)  
**To:** [\\*CI-StPaul Contact-Council](#)  
**Subject:** Comment in support of T3 rezoning of Grand Ave.  
**Date:** Monday, February 24, 2025 12:38:35 PM

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### To Whom It May Concern:

When my family purchased our condo at 63 Avon Street S. eight years ago, its primary attraction was its walkability. Within a block of Latte, Wild Onion, Bonfire, and Punch, half a mile from Kowalski's, around the corner from Pottery Barn, J. Crew, Anthropology, and other retail... we were thrilled to get to live in a location that so many others traveled to visit. Since then, of course, a great many of our neighboring businesses have moved away or gone under, and while there are obviously many world-wide forces and trends that account for these changes, we also have smaller forces working against us: the State Teachers Retirement System of Ohio, for example, as well as a contingent of neighbors who instinctively rally against change and growth.

The situation has become dire. We need more people on the sidewalks of Grand Avenue: shopping in our stores, eating in our restaurants, keeping our streets safe with their presence. With an influx of people comes incentive for new businesses to open here, and hopefully turn the tide to bring Grand Avenue back to the vibrant, walkable, and safe place it was a decade ago.

To enable these positive changes, though, we need to rezone to T3 Traditional Neighborhood, to allow a larger influx of people to make Grand Avenue their home, too. I'm strongly in favor of the request for this conversion.

Thank you,  
Jennifer Caritas

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