From: Tricia Netland Wencel
To: CouncilHearing (CI-StPaul)
Subject: Variance request for 1963 Grand Avenue
Date: Thursday, December 5, 2024 9:27:31 PM

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City Council members,
I'm writing in support of the variance on 1963 Grand Avenue requested by Ruben and Michelle Benegas. The project they have planned fits right in with the direction Grand Avenue is moving. Increasing population density and using sustainable energy are key parts of the Grand Avenue 2040 plan. 2 levels of parking keeps lots of cars off the street, keeping those spaces available for businesses and other residents.

Perhaps my favorite part of this plan is that the Benegas family is not a development company. They are a real St. Paul family creating homes for other real St. Paul families, students, and individuals. We have too many high-rent apartments popping up in our community. This project is needed.

Thank you for your time.
Tricia Netland Wencel
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