

Dear City Council Members,

I am writing to express my strong opposition to the development being proposed for 2124 Grand Avenue, St Paul. I believe that the proposed dormitory style development will significantly change the balanced mix of residents in our neighborhood, lead to increased noise, and traffic and parking issues and provide no advantage for existing residents. We already have a significant percentage of rental housing in the neighborhood. I myself own a duplex and rent out an upstairs apartment and I am sympathetic to the need to accommodate student renters but I feel the proposed development is too much for our community.

I am all for balanced growth and mixed use development but the proposed building will be an oversized, tall, off campus dormitory for St Thomas University. It will dwarf all the other buildings around it and will be the largest building on Grand Avenue. It does not in my opinion respond to our neighborhoods need for balanced growth. If it was a mixed use development that brought some advantage to our neighborhood I could support it, however, the proposed development is going to increase the number of students living in the neighborhood substantially and it offers no advantage to the existing residents.

For these reasons I strongly oppose this development.

Sincerely,

Michael Semmens
2163 Goodrich Avenue,
St Paul, MN 55105