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February 17, 2016

Russ Stark, President of the Saint Paul City Council
c/o Sherry Moore, City Clerk
310 City Hall
15 Kellogg Blvd. W.
Saint Paul, MN 55102

Re: 30 Fairview Ave. South
Appeal of Planning Commission Decision

Council President Stark,

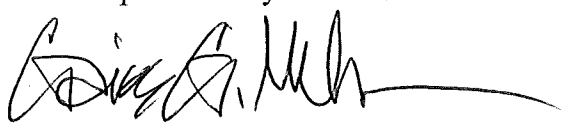
Please deny the appeal of the applicant at 30 Fairview Avenue South for a Conditional Use Permit for a Drive through service facility with Modifications of the Conditions.

I do not write as a member of the Planning Commission in support of the unanimous denial of this application, but as a neighbor who utilizes this intersection daily and a citizen who believes that good urban design is important to the City's vitality.

There are no other drive-through service areas located along Grand Avenue that are situated adjacent to the street frontage as would be the case in this location. All other drive through service locations are either behind the building, or in the middle of a large site, far from the street. It would be difficult to image that a drive through of the proposed configuration would be permitted at any other commercial node along Grand Avenue.

Drive through service lanes are not a necessary requirement for the proposed use, however, if one is desired at this property, the appropriate location would be along the west face of the existing building, within the northern one-third of the building frontage. Such a location would minimize impact to pedestrians and preserve the important character of Grand Avenue

Grand Avenue is far too important of a pedestrian oriented urban environment to allow it to be compromised by this use.



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