

**From:** [Cynthia McKeen](#)  
**To:** [\\*CI-StPaul>Contact-Council](#)  
**Subject:** FW: ZF#21-269-061 695 Grand CUP and variances  
**Date:** Tuesday, July 13, 2021 9:52:36 PM

---

We oppose the 695 Grand rezoning, CUP and variances application for 695 Grand/Dixies. We support the East Grand Avenue Overlay and the existing zoning rules. Exceptions should not be made.

We live at the corner of Grand and Dale and have lived in the immediate neighborhood since 1974, participating in the renaissance of Grand Ave, working with neighborhood groups and enjoying many design/restoration activities for clients and friends. Many of our neighbors share the same history. Architects, designers and preservationists living among us have not agreed on every detail, but major areas of agreement have emerged; the importance of scale in new additions and projects has been a primary area of agreement year after year. Hours and hours have been spent creating standards to preserve the special buildings and surroundings that are unique to their time and place, buildings and spirit that cannot be replaced. Those who have worked hard to preserve a sensibility, a grace of scale, deserve to be heard.

With reference to scale, height is the most frequently addressed problem in discussions of this project, but the excessive scale of mass is even more significant. Even after many discussions, the essential difficulties with the new plan have not changed significantly. The quality of our environment and daily lives here needs to be respected. If those proposing change haven't been able to work within the adopted standards, they have not completely grasped the nature of the neighborhood yet and possibly are unaware of the amount of work it has taken to keep alive the feeling of "neighborhood" in our inner city home. Add to the proposed out-of-scale structure itself, the increase in scale of semitrucks and other vehicles too large for the width of Grand. This is not University Avenue. Add the issue of winter parking along Grand. Neighbors already have trouble moving vehicles for plowing, snow build-up along curbs means vehicles are out into the street somewhat further for weeks at a time, navigating Grand is slower and more congested and side streets suffer the same issues. The whole scale of planned usage is out of whack.

The residential charm and historic feel of our community is what drew unique businesses to Grand Avenue, as well as the people who support them. Ignoring so many residents who know their neighborhood well and who care deeply about it is not neighborly, no matter how 'polished' the online presence may be.

Thanks for hearing us out.  
John and Cynthia McKeen  
62 Dale Street S