

**From:** [Chris Arlandson](#)  
**To:** [Butler, Sonja \(CI-StPaul\)](#)  
**Cc:** [PED-ZoningCommteeSecretary@ci.stpaul.mn.us](mailto:PED-ZoningCommteeSecretary@ci.stpaul.mn.us); [\\*CI-StPaul Contact-Council](#)  
**Subject:** Dixie's development/695 Grand Ave.  
**Date:** Tuesday, July 13, 2021 4:47:43 PM  
**Attachments:** [image001.png](#)

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All,

My family and I have lived in the Grand Avenue neighborhood for 20+ years, and we oppose the proposed non-conforming development of 695 Grand Avenue. The proposed project is too large, with inadequate parking, and the neighborhood would suffer under these shortcomings. Worse, the precedent would result in similar non-conformance on Grand Avenue. I'm a structural engineer in the industry. Having worked on hundreds of similar projects over the past 20 years, it is clear to me that a more suitable proposal can and will be made, if only the thoughtful and wise existing zoning guidelines are enforced.

The zoning guidelines are in place for exactly this purpose – to support development that is healthy for the City and the neighborhood, and to protect against harmful development. If you simply apply the guidelines and enforce the zoning rules there will inevitably be development that is both economically viable and supports the health of the neighborhood and the City.

I'm available at 612-990-0266 if additional perspective would be useful.

Regards,

