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To: *CI-StPaul_PED-ZoningCommitteeSecretary
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Subject: Oppose 695 Grand Avenue Project -- Public Comment for July 1, 2021 meeting and all future meetings related to this project
Date: Tuesday, June 29, 2021 1:04:41 PM

Think Before You Click: This email originated **outside** our organization.

June 28, 2021

Hello:

After submitting a previous letter to the SHA/ ZLU Committee, I was assured that the extensive negative sentiment toward this development plan will not be minimized or discounted as the proposal moves to the next stage in the process. I hope that will be the case.

During the months of discussion and revision, the pattern that I have seen is a parade of “revisions” that incorporate most recent complaints about design deficiencies and offenses, but delete some problematic design details that had been previously accommodated.

One example: When concerns about utility noise were stated several months ago, the developer indicated that all utility sound was being contained inside the building.

In the latest design, however, the electrical utility components were placed external to the building behind a small fence on St Albans at the alley. This, and other such inconsistencies, have added to the negative sentiment toward this proposal.

The large contingent of critics see the process as “rearranging deck chairs on the Titanic” because the vision that supports this project is flawed and inconsistent with the values it feigns to represent. Affordable housing ... not true even without hundreds of dollars on top of rental rates for indoor parking spaces. The so-called “Dream-space” ... holding the promise of culturally diverse business opportunities when the plan, allegedly, has been for a renamed version of Dixies to occupy that space.

This development plan would likely be seen as an invitation to dine, shop, and live elsewhere. It is too big, too tall, too demanding of parking and traffic levels. It simply cannot be accommodated in the 695 Grand Avenue venue and, therefore, **MUST NOT BE APPROVED. PLEASE!**

I do not understand Mr. Kenefick’s aspirations to leave a negative legacy after

having been a positive contributor to our neighborhood for so many years.

PLEASE DO NOT SUPPORT THIS PROJECT!

Respectfully,
Nancy Ruppenthal
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