

This is a link to a 3d model we made to show the building in the neighborhood scale.:

<https://www.youtube.com/watch?v=sENGHK9Dj8Y&t=6s>

if you dont want to click the link go to youtube and search for Peter Kenifick, 695 Grand Ave., ESG Architects, Missing Middle. These are the key words we used so people could find the video. half way through we show an alternative design that does not kill the neighborhood but follows the spirit of the East Grand Overlay Zoning.

The 695 Dixies proposal is really bad... Frankenstein's Monster bad.

5 levels and 80 units and does not begin to fit the site. The massing is designed to maximise the shadows on the adjacent properties. Developer: " We wanted to give the sun to the new residents of Grand Ave" That is a nice way of saying we are taking it ALL. This building is designed for a suburban" lifestyle center" not an urban, historic-neighborhood context. PLEASE, Stop the Monster. If this goes through you can say "goodbye" to: cafe latte, to core power yoga and every two story business down Grand. The Developer is giving you a false choice. They are saying; chose between stagnation / rationing and development / exuberance. He is proposing to build a MONSTER. Not for the benefit of St. Paul. only to extract as much \$\$\$\$ as possible from the site. They have said as much.. We are here because he is building a Monster..

PLEASE -

Vote like people and neighbors matter.

Vote like Architecture matters

Vote against the 695 Dixies project. If you tell Peter Kenifick he can have it ALL... believe me he will take it.