

Dear Council President Brendmoen,

I am writing to express my opposition to the applications of St Albans LLC for rezoning and variances at 695 Grand.

As proposed, this project is not consistent with many 2040 Comprehensive Plan policies in that it will:

- alter the essential character of the surrounding area by overwhelming the adjacent properties with its height, scale and mass;
- fail to add any additional affordable housing along Grand Avenue, and will likely result in the loss of naturally-occurring affordable housing stock that currently exists in the neighborhood;
- have an adverse impact on municipal services including traffic, parking, water, sewer, fire and law enforcement; and
- will pose health and safety risks to persons with access and functional needs, pedestrians, and bicyclists due to the lack of setbacks in the project's design and the additional traffic and parked cars that will inevitably occur with this massive development.

Moreover, the project conflicts with the East Grand Avenue Overlay Zone that is still in effect.

There is no plight of the St Albans LLC that justifies the rezoning and variances that have been requested. Choices have been made by this developer, the majority of which are driven solely by economic considerations. Rezoning should not be used to maximize the return on investment of a group of wealthy investors.

I respectfully request that the City Council reverse the Planning Commission's decision and deny the applications of St Albans LLC for rezoning and variances at 695 Grand.

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