

Councilmember Brendmoen:

Greetings.

"Ensure that growth makes the community better, not just bigger" -*League of Minnesota Cities (4)*

I will be as brief as possible to respect your time: please oppose the rezoning before you. The Dixies/695 Grand proposed will make the city bigger, but it will **not** make it better. The harms it will cause are real, and not necessary. A middle scale mixed use building could be built under current B2 [\[Sec 66.21\]](#) zoning or a change to T2 zoning, and it would enhance the neighborhood, and increase housing options, and have much lower rents.

I would like to direct you to read/ review with special care and attention the following four items that are already in the public comments:

1. **Planning Commissioner Jake Reilley's letter.** His analysis centers on the inappropriateness of T3 rezoning for this location. It is the level 3 intensity—the "3" of Traditional Neighborhood "T3" —that relates to the scale and size. As he writes, controlling size and scale is "CENTRAL" to the purpose of zoning. The variances are too far beyond what is allowed in the immediate area and will result in damaging adverse impacts.
2. The letter submitted by **Patrick Rhone** about **scale and affordability**.
3. The **video showing a [scale 3D model of 695 proposal](#)** submitted by **Jonathan Mason**. The model is accurately built in professional software with the developer plans and shows the true size and scale of this project in context. The developer images are always cropped, and do not show the neighboring buildings and full context. The proposed building, as noted by your fellow councilmember Rebecca Noecker, will be considerably taller than neighbors—as well as considerably larger, and closer, and more encroaching.
4. Finally, please consider the many benefits of **middle scale housing**—which is the scale and type of housing choice that exists in and along Grand (as well as neighborhood corridors like Grand throughout St Paul), creating a diversity of housing types and costs (including Summit Hill's naturally occurring affordable housing) and that also supports **walkable density**. See [MissingMiddleHousing.com](#) A vote in favor of this rezoning is a vote to skip over missing middle, and miss it all over again. A vote against T3 rezoning, is a vote in favor of Missing Middle.

Thank you for your time

Sonja Mason

Attachments:

Link to video

<https://www.youtube.com/watch?v=za7YMzu02W8>



Ord 21-31 - Patrick
Rhone.pdf



Letter from Jake
Reilly-1.pdf