

Dear Council Member Brendmoen,

I am a business leader who has owned homes in St. Paul since moving from New York State 30+ years ago, though I have also lived as an expat during that time in Thailand, Japan and Belgium for a total of ten years. The Grand Avenue area, even among the treasures of Bangkok, Tokyo and Brussels, is a special place that is the first place I bring my international friends when they visit. They remark at the easy access, relaxed pace and the **preservation of the historic charm**.

I am for development and increased density on the 695 Grand property, BUT

- (1) the density of **T3 is not appropriate** for Grand Avenue as discussed during the last City Council meeting;
- (2) based upon my discussions and some data I have seen, the majority of residents residents and businesses are **against the proposal** as evidenced by signed petitions and letters to the City.
- (3) The difference between an average and a great neighborhood design is in the details. You have the right, thoughtfully crafted zoning now and can achieve density goals without literally overshadowing the specialness of Grand Avenue. T3 Zoning will break this delicate balance unnecessarily;

As a business leader, I can tell you that St. Paul will lose out to areas like Stillwater and Hudson, WI that are maintaining their differentiation by enforcing existing zoning laws and not jumping on the “bandwagon” with these uninspired, clunky projects which will not pass the test of time.

Please vote NO on T3.

Kind regards,

Paul Acito
715 Goodrich Avenue