Please see attached Comments and Photo from File 21-242-472.

Thank you.

Mark Kleinschmidt
198 Griggs St S
St Paul, MN 55105

To clarify my remarks at the January 17, 2024 City Council meeting, Section 66.143 Mixed Use allocation on it's face applies to property zoned as B1; it should likewise apply to this Application's intended T3 zone as it seeks to capture Mixed Use. To likewise apply the allocation would comply with the intent and purposes of zoning ordinances articulated in Section 60.103 that include:

- Reflect the scale, character, and urban design *of the existing* traditional neighborhoods (60.103 (i));
- Conserve and improve property values (60.103 (l)); and
- Prevent overcrowding of land and undue congestion of population (60.103 (n)).

Other than the building on the southwest corner of Snelling/St. Clair, to my knowledge there is no existing five full story apartment building on St. Clair. To illustrate, the apartment building directly across the street and west of the Application property is garden level + one level, and the building next to that property is garden level + two levels. See File 21-242-472, ZC Staff Packet, p. 9 Photo attached. Except for only a few, the contour and character of buildings facing St. Clair from 35E to Cretin is predominated by buildings either two story or garden level + two story.

So, the proposed 10/10/2023 plans in support of the billboard property application in question mark out an adjacent five story building scale, character, and urban design twice that of the existing traditional neighborhood. The 46 unit proposal unduly congests population with its attendant parking to diminish property value of properties owned by its neighbors.

Thank you.
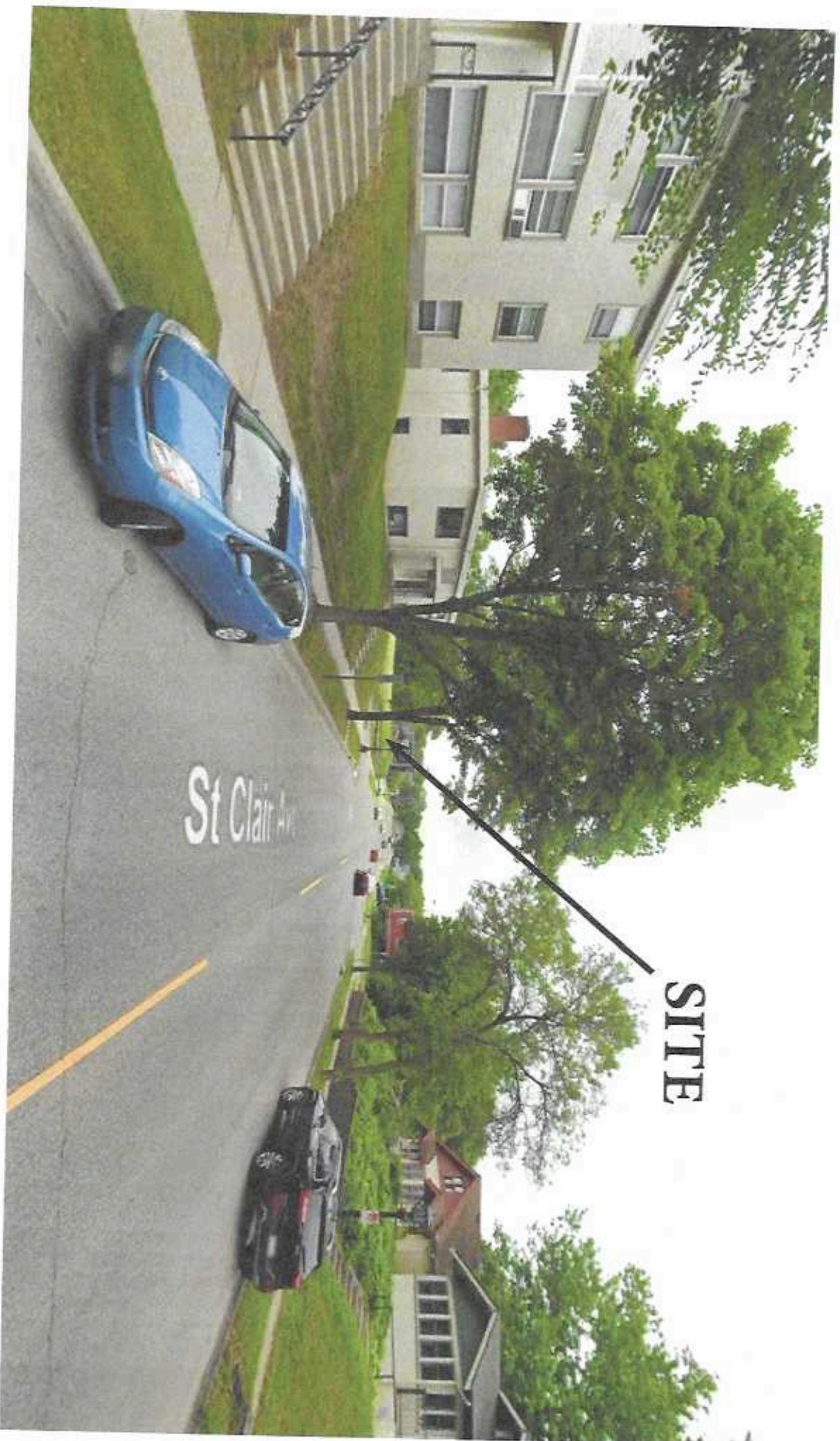
SITE

Looking east on Saint Clair (site in distance on left)