

# St. Paul Place

## 222 W St. Paul Ave

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Dear Members of the Plan Commission,

This letter is submitted in support of a request for Minor Architectural Review and Conditional Use Approval for the property located at 222 W. St. Paul Ave.

Following the consultation at the previous Plan Commission meeting, the project plans have been refined to incorporate the feedback and guidance provided. These updates are reflected in the submitted materials and are intended to better align with the City's expectations regarding building design, site functionality, and overall use.

The proposed project includes exterior improvements to the building, as well as the reconfiguration of interior suites to support future retail and commercial tenancy. The overall vision remains focused on creating a functional, well-organized space that can accommodate a variety of small-scale, service-oriented businesses.

***As outlined in the updated plans:***

Street-facing suites are intended for retail or customer-facing commercial uses that benefit from visibility and pedestrian access.

Interior or rear suites are intended for service-based or light commercial uses with limited customer traffic.

Upper-level space, where applicable, is intended for office or administrative use associated with on-site tenants.

The proposed architectural updates aim to enhance the exterior appearance of the building while maintaining compatibility with the surrounding area. The conditional use request is intended to allow for a mix of tenants that will provide practical and beneficial services to the community.

Overall, the project seeks to improve the usability and visual quality of the property while supporting appropriate commercial activity consistent with the City's zoning and planning objectives.

Thank you for your time and consideration. We appreciate the Commission's feedback and look forward to further discussion.

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