BOA
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#4

HILLCREST
DEVELOPMENT, LLLP

June 3, 2015

Janelle Widmeier
Senior City Planner
City of Minneapolis
CPED - Planning Division
250 South 4th Street Room #300
Minneapolis, MN 55415

Via: US mail & Email

Dear Janelle:

Hillcrest Development, LLLP, as well as its subsidiary, 807 Broadway Revival, LLC strongly oppose Duende Dance Studio's request for a parking variance which would reduce the minimum parking requirement for a performing or visual arts school at 1300 Quincy Street NE. If granted, this variance will do a grave disservice to the surrounding businesses and neighborhood.

To give some context for our opposition to the variance request, 807 Broadway Revival, LLC is in the process of completing major renovations to the former Minneapolis School District headquarters. This project includes plans for landscaping, snow removal, maintenance, cleaning, and upgrading a large portion of the parking along Quincy and Jackson Street. Upon completion, the 807 Broadway Building (the "Highlight Center") will bring approximately 400-500 creative office jobs in the neighborhood.

Since renovation began in the fall of 2014, we have observed countless issues in our parking areas, including illegal parking, illegal snow dumping, litter and other debris, vagrants, trespass, and a variety of other ongoing issues. We have attempted to limit these issues by posting signs in our parking areas, ticketing/towing abandoned vehicles, and developing parking license agreements with adjacent neighbors. Unfortunately, these measures have proven only minimally effective due to shortage of viable parking at other properties along Quincy Street and the large influx of visitors to the Solar Arts Building at the end of Quincy Street. Adding another 50-60 users to the non-existent parking for "Social Dance" parties will only exacerbate these problems, and cause additional damage to all business along Quincy Street.

As you are aware, in order to grant Duende Dance Studio's variance request, the Zoning Board of Adjustment must make certain required findings laid out in Section 525.500 of the City Code of Ordinances. Frankly, we do not see how Duende Dance Studio or the Board can make these findings, given the facts at hand. First, the Board must find that the circumstances requiring the variance are "unique to the property," and not created by the applicant. In the present instance, Duende Dance Studio entered the property knowing the status of parking on Quincy Street NE, and they were aware that these problems are not unique to their space, but rather an unfortunate problem shared with all our neighbors in this area. Their necessity for more parking is solely a consequence of the type of events they wish to hold at the studio, so they are in effect creating the problem which they hope the variance will solve.

The Board must also make a finding that the variance is for a reasonable use in keeping with the spirit of the ordinance and comprehensive plan. As outlined above, the parking situation in Quincy Street NE is already abysmal, and in fact it is the very type of situation that the ordinance seeks to remedy. Additionally, the ordinance outlines several procedures that businesses can use to reduce off-street parking requirements, as outlined in 541.190. These methods include sharing

2424 KENNEDY STREET NE MINNEAPOLIS, MN 55413 PHONE (612) 371-0123 FAX (612) 378-2424 WWW.HILLCRESTDEVELOPMENT.COM

parking with neighboring property, placing sheltered transit stops on the property, providing valet services, and providing additional bicycle parking. While we are not suggesting that all of these alternatives are available or practical for Duende Dance Studio, the fact that they are specifically enumerated within the parking ordinance highlights the importance the Code places on providing either the requisite number of spaces for a property or alternative access that is not dependent on parking. Each of these alternatives emphasizes access that does not negatively impact neighboring properties, as both the standard space requirements and alternatives seek to avoid any one property's visitors from taking up disproportionate on-street parking. Allowing one business to co-opt more than their fair share of street parking (which is essentially what the Board will be doing, if it allows Duende Dance Studio to reduce their off-street parking obligation) is in direct contravention to the spirit of the ordinance.

Finally, the Board must find that such a variance will not be injurious to the use or enjoyment of other property in the vicinity. As a neighbor and business occupying space adjacent to the Duende Dance Studio, we can tell you that granting this variance will be injurious not just to our use and enjoyment of our property, but to that of other nearby businesses as well. The sad truth is that parking is truly a zero-sum game in this neighborhood, and any additional parking space occupied by visitors to Duende Dance Studio is space lost to other, conforming businesses.

While it is not our desire to harm any of the businesses on Quincy Street NE, if the parking variance is granted to Duende Dance Studio, we will do what is necessary to protect our tenants' parking rights including revocation of ongoing license agreements, ticketing of illegal parking, and towing all violators from our parking areas. I can assure you that this will have an immediate adverse effect to many of the Quincy Street businesses. We cannot stand by and allow what has happened at Broadway and Tyler Street NE to repeat itself on Quincy Street NE.

807 Broadway Revival, LLC has repeatedly suggested developing a neighborhood parking plan that may be mutually beneficial to all concerned, and are suggesting that course of action again. I would strongly suggest not adding to the parking problem in the area by granting the variance.

Please feel free to call me with any questions or comments.

Sincerely,

Hillcrest Development, LLLP

Charlie Nestor
Development and Leasing Manager

cc: Scott M. Tankenoff, 807 Broadway Revival, LLC
Kevin Reich, Ward 1, City of Minneapolis
Shannon McDonough, Policy Aid, Ward 1, City of Minneapolis
Logan Park Neighborhood Association

HOFF
ONLINE AUCTIONS

1325 Quincy Street NE
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fax: (612) 331-3291
www.hoffonlineauctions.com

June 5, 2015

Ms. Janelle Widmeier
Senior City Planner
City of Minneapolis
CPED – Planning Division
250 South 4th Street, Room #300
Minneapolis, Minnesota 55415

Dear Ms. Widmeier,

I learned today about the situation with the Duende Dance Studio's request for parking for the property they intend to occupy on Quincy Street. Hoff Online Auctions has conducted business directly across from the proposed Duende location and have had many requests for parking spots in front of our building and in our adjacent yard.

Our experience with evening activities on Quincy Street with the exception of events at Upper Cut Gym, has been less than acceptable. We recently had our chain link fence cut and material in our yard was a target for theft. To grant variance for parking would be a very serious mistake. The evening operation would obviously increase legitimate activity at the studio but would be a magnet for criminals looking to break into vehicles and area businesses.

As an owner of many various businesses over 40 years, I am a strong advocate for small businesses, but whenever I have relocated I address parking and access prior to signing a lease or purchasing the properties. I also was very diligent in obtaining the proper permits for occupancy. Apparently the owner of Duende Dance Studio not only signed a lease, but has been working without proper permits required for work needed for the interior of the property.

I have worked with Hillcrest, Lisa Bauch and Earl Kendall as a good neighbor over the past years to insure all their parking needs were met. The addition of Indeed Brewing has increased the parking issues and the owner of the Solar Arts building purchased land to provide parking for the occupants of that building.

Ms. Janelle Widmeier
Senior City Planner
City of Minneapolis
CPED – Planning Division
250 South 4th Street, Room #300
Minneapolis, Minnesota 55415

It would be a travesty to allow for an additional parking variance with the problems currently related to the area. I would advise the Duende folks to provide off-area valet parking for their members and guests. If the variance is granted I would expect to see an increase in police activities to keep the situation on Quincy Street as it is now, peaceful and quiet.

Please feel free to call me if you need additional input on the issue.

Sincerely,

Dennis Hoff, CSA
President
HOFF ONLINE AUCTIONS

Cc: Charlie Nestor, Lisa Bauch, Earl Kendall & Jacob Steen

SELENA SALFEN photography

Dear Ms. Widmeier,

We are writing to ask you to reconsider the Duende Dance Parking Variance BZZ-7169. We strongly oppose granting the variance.

We live in a legal Live/Work studio in the building at 1310 Quincy Street NE. We have lived here for over two years, and Selena runs a photography business from this studio.

Parking is already an issue on this stretch of Quincy Street. We have been fortunate the past couple of years with the use of the parking lot associated with the old school building at 807 Broadway. Our landlord, Earl Kendall, leases 10 spots from Hillcrest at 807. We move our cars there daily to open up parking in front of our building for clients and visitors.
Mr. Kendall tells us that he has been told by Hillcrest that we will loose use of this lot as tenants move into the 807 building. We welcome the redevelopment of 807 and the hundreds of new people to the neighborhood but with the loss of the parking lot on the even side of the street just north of Broadway, and the addition of another brewery,
we are very concerned that an already difficult situation will be made worse with dancers looking for parking. The simple hard fact is that there is very limited open parking on Quincy now, and we cannot imagine what will happen to the neighborhood with another event based business. It seems unworkable and we are concerned about relationships with the business owner.

We have already had to ask patrons and workers at Duende's Studio to not park in front of our building, and when they had their open house, we simply gave up after the fourth time asking their visitors not to park in our spaces. This is very frustrating and we simply will not, can not, consistently monitor and tow cars using our spaces.

We would also point out that we share a common wall with the 1300/1230 building. The noise and dust from the demolition, which was performed without a permit and illegally on weekends, has already proven to be a concern. These two buildings were once used by one business and there are doors and passageways from the buildings prior joint uses that were not properly sealed before Duende's demolition projects resulted in a large amounts of construction dust in our home on multiple occasions. We actually had to call the buildings owner David Bergman to address these issues as the future tenant would not. Eventually, our landlord had to call the police to get the workers to stop. We are very concerned about noise coming from a dance studio, which transmits through the wall that they did not sound proof as part of their construction plan. Just as with parking, calling a third party or the police every time the noise becomes unreasonable seems short term and a bother. We would simply move out and we would hate to leave the one-of-a-kind space in which we have built a business and our home.

Sincerely,

Selena Salfen and Kyle Davis

1300 Quincy St NE Minneapolis, MN 55413
718.714.8312 selena@selenasalfen.com www.selenasalfen.com

Uppercut
BOXING GYM

June 8, 2015

Janelle Widmeier
Senior City Planner
City of Minneapolis
CPED - Planning Division
250 S. 4th Street, Room #300
Minneapolis, MN 55415

Dear Ms. Widmeier,

As a business and building owner at 1324 Quincy Street NE, I'm seriously concerned about Duende Dance Studios's request for variance that would reduce the parking requirement for a performing or visual arts school at 1300 (aka 1230) Quincy Street NE.

Uppercut Inc (dba Uppercut Gym) has been in business for 19 years; 13 of those years at our current location on Quincy Street. When I first purchased the property and moved the gym to Northeast in 2002, the neighborhood was a work in progress. Even then, parking was an issue. Now with more businesses moving in, the neighborhood is becoming more popular and parking is at a premium, becoming more difficult, nearly impossible in fact, to secure. I am deeply concerned that the parking issue will be out of control if the Duende Dance Studio is permitted to open. Located two store fronts south of my building, the new studio's parking needs would negatively impact my business, especially since Uppercut's business hours overlap with Duende's proposed schedule. I dedicate a lot of time and finances to maintaining my property and operating my business, as such I do not have the resources to dedicate to monitoring another business' parking.

In all the years my gym has been open on Quincy, I have worked on relationships with the other existing businesses including Johnson Paper, Hoff Auctions, Quincy Street Studios, Hillcrest Development and the Solar Arts Building. We have all had our growing pains and struggles with the issue of parking, and we've worked to keep our relationships amicable and supportive. For example, Uppercut and Solar Arts by Chowgirls share event scheduling calendars. Hoff Auctions leases parking spots to Uppercut for evening and weekend hours. And Johnson Paper contracts to both Uppercut and the Solar Arts Building for extra space as needed. I'm concerned that Duende's need for additional parking at this time could adversely affect those relations. Ultimately, my hope is that this group can continue to work together in a neighborly way to create more parking solutions for our thriving community.

While I believe a dance studio would be a nice addition to the neighborhood, the Quincy Street area in its current state cannot support increased parking demands. As an independent business owner, I appreciate how difficult it can be to get a new business off the ground. However there is a certain amount of due diligence that needs to be followed before starting a business or purchasing a property, including applying for permits and researching codes. I've honored the proper city processes to build my business responsibly. As such, I respectfully urge the City of Minneapolis Zoning Board to decline the permit for Duende Dance Studio to open their doors for business.

Thank you for your time.

Lisa Bauch
Owner
Uppercut Inc
1324 Quincy Street NE
Minneapolis, MN
Gym 612-822-1964 Cell 612-751-5551

Larkin Hoffman
ATTORNEYS

Larkin Hoffman

8300 Norman Center Drive
Suite 1000
Minneapolis, Minnesota 55437-1060

GENERAL: 952-835-3800
FAX: 952-896-3333
WEB: www.larkinhoffman.com

June 9, 2015

Chairman Perry and Board of Adjustment Members
c/o Janelle Widmeier, Sr. Planner
City of Minneapolis
250 South 4th Street, PSC 300
Minneapolis, Minnesota 55415

Re: 1300 Quincy Street NE – Duende Dance Parking Variance Opposition (BZZ-7169)
Our File #37,761-00

Dear Chair Perry and Board Members:

This firm represents Mr. Earl Kendall of Kendall Photographs ("Kendall"), the owner of 1310 Quincy Street NE, regarding the variance application (the "Application") for the Duende Dance Studio at 1300 Quincy Street NE (the "Property") in the City of Minneapolis (the "City"). Byron Johnson, on behalf of Duende Dance (the "Applicant") has applied for a variance to reduce the parking requirement from 46 spaces to 0 spaces. Kendall has substantial concerns about the impacts of the variance and strongly urges the Board of Adjustment (the "Board") to deny the Application.

Introduction and Background

The Applicant is proposing a "social dance" studio at the Property, which will consist of approximately 3,500 square feet of studio space with a maximum capacity of approximately 230 people. The Applicant has no parking on site and has provided no evidence of a parking lease or access to off-street parking in the vicinity. The surrounding neighborhood includes a mix of residential, retail, and light industrial uses, and has seen significant growth in recent years, which has severely impacted parking in the neighborhood. The Property shares a common wall with the Kendall building, which operates as a photography studio and includes a legal residential live-work unit on the first floor. The Applicant is requesting a variance from 46 spaces to zero spaces where no off-street parking is provided.

Required Findings

Subject to City Code § 525.500, the following findings must be satisfied prior to approval of the variance. Under the proposed circumstances, however, the findings cannot be met.

1. **There are no circumstances unique to the Property that warrant a variance and the variance is based on economic considerations alone.**

The circumstances of the Property are not unique. The parking available to the Property is similar to virtually every other commercial or industrial business on Quincy Street NE. Nearly all other buildings on the street have limited parking and struggle to meet parking needs for tenants, guests, or customers. The parking requirement is substantially higher for a performing, visual, or martial arts studio in order to ensure that such uses are located only on properties that can accommodate the substantial need for parking during peak demand times. There are no circumstances that are unique to the Property that would create a practical difficulty in complying with the ordinance.

Moreover, the application is based on economic considerations. The Applicant could fulfill all or part of its parking requirements through a documented parking lease or shared parking agreement; however, the Applicant has not demonstrated any such agreement as part of the application materials submitted. The Applicant has referenced the availability of parking for its customers at the Architectural Antiques building, but there is no evidence that they are in fact available to the Applicant. The Applicant could satisfy the parking requirement by contracting with nearby properties; however, it has not done so.

2. **The Applicant's request is not a reasonable use of the Property without parking, and approval of the variance will substantially conflict with the spirit and intent of the City Ordinance.**

The purpose of the City's off-street parking requirements is to "provide for the parking needs of uses and structures and to enhance the compatibility between parking areas and their surroundings." M.C.O. § 541.10. Approval of the variance would not only fail to provide for the parking needs of the Applicant, but it would create conflict within the vicinity. The Applicant's proposed hours of operation will overlap with multiple uses in the immediate vicinity that require substantial amounts of parking in the neighborhood, including Indeed Brewing and Uppercut Boxing Gym. Despite the overlap with other heavy users of parking, and the lack of any off-street parking, the Applicant has not demonstrated any effort to comply with the parking requirement other than to allude to the general availability of parking in the area.

As recently as 2009, the City amended the parking requirement for a performing, visual, or martial arts school to the current requirement of 20% of the total capacity. This parking requirement was kept substantially higher than virtually all other retail and institutional uses because of the recognition that performing, visual, or martial arts schools require substantial parking during periods of peak use. The Applicant has a capacity of approximately 230 people, although the stated expected participation is only 90. Even at 90 people, the parking demand will be substantially higher than the Property or the neighborhood can accommodate. Even with the recommended bicycle parking, which it appears is not possible to be accommodated on-site, the substantial increase in demand and complete lack of parking would be an unreasonable use of the Property.

The off-street parking requirements in Chapter 541 exist to ensure that proposed land uses can accommodate the anticipated parking demand of its business without affecting other uses. The

proposed variance would conflict with the intent of the ordinance and create conflict with adjacent and nearby land uses.

3. **Granting the variance would be injurious to the use or enjoyment of other buildings in the vicinity and will be detrimental to the health, safety, and welfare to the neighboring properties, tenants, and customers.**

Notwithstanding the Applicant's contentions, the hours of peak operation will overlap with the hours of peak operation of other businesses in the vicinity, including the Indeed Brewery and Uppercut Boxing Gym, which see substantial business at night and on weekends. There is already a shortage of parking in the immediate vicinity and the maximum capacity of 230 people will increase congestion, traffic, and tension with adjacent businesses and property owners. Moreover, the Applicant's own website states that the hours of operation will not only exceed those stated in the Application, but also exceed the legal hours of operation under City Code on Tuesday and Friday nights. The most concerning aspects are the "social dances" from 7:00 pm to 12:00 pm every other Friday, which exceeds the 11:00 pm hours of operation under City Code § 259.300. (*See attached Duende Dance Studio Schedule.*)

The neighborhood also includes a mix of residential, commercial, and industrial uses, including a live-work unit in the Kendall building, which shares a common wall with the studio. These late-night social events will be disruptive not only to the residential tenants immediately adjacent in the Kendall building, but will disrupt the residential uses that fill the entire west side of the block as customers leave the premises and are forced to walk throughout the neighborhood to return to their parked vehicles. This will be disruptive at the estimated 60-90 people per night, let alone at the maximum capacity of 230 people for large events.

Granting the variance will effectively make that live-work space in the Kendall building and on immediate properties unlivable as a result of the volume of customers and nature of the use. For these reasons, granting of the variance would not only be detrimental to the livability of the neighborhood, but detrimental to the health, safety, and welfare of the general public or of those utilizing the property or nearby properties.

Conclusion

Granting the variance would be short-sighted and have a lasting detrimental impact on the neighborhood. The City's off-street parking minimums are established to mitigate off-site impacts of uses that require significant parking during peak demand periods, such as the proposed use. Approving the variance would contribute to the existing clogged streets during those peak periods and create conflict with adjacent uses as the Applicant's customers are forced to make due with limited parking in the area. We also encourage the Board to consider the long-term implications of granting the variance. The Applicant is not bound to the 60-90 person maximum it claims, the proposed hours of operation, or even the current land use. Approving the variance would eliminate the parking requirements so that even the most intense land uses regulated under the City Code would be permitted on the Property. If approved, the variance would reduce the parking requirement on site so substantially that, given the zoning of the Property, the Applicant could convert the Property to virtually any other high-impact use, such as a reception or meeting hall, by simply obtaining a building permit. Granting the variance cannot

be undone and would create long-lasting damaging effects on the neighborhood. For these reasons, we respectfully request that the Board deny the Application.

If you have any questions about this letter or any of the above findings, please feel free to contact me directly.

Sincerely,

Jacob W. Steen, for
Larkin Hoffman

Direct Dial: (952) 896-3239
Direct Fax: (952) 842-1738
Email: jsteen@larkinhoffman.com

cc: Earl Kendall, Kendall Photography
Councilmember Kevin Reich, Ward 1

Enclosures

4847-2160-3108, v. 1

Schedule

Home (/) / Classes & Events (/classes-events)

CLASS SCHEDULE
June 2015

Time	Class	Details	Instructor	Duration
Monday				
Tuesday				
6:30pm	Salsa - Foundations 1	Basic Patterns and Technique	Mike	1 hour
6:30pm	Slasa - Intermediate 1	Module I: Creating Patterns and Arm Styling	Byron/Leah	1 hour
7:30pm	Salsa - Foundations 2	Module (B)	Mike	1 hour
7:30pm	Slasa - Intermediate 2	Module I: Creating Patterns and Arm Styling, expanded	Byron/Leah	1 hour
8:30pm	SOCIAL DANCE			2 hour
8:30pm	Salsa - Advanced		Byron/Leah	1.5 hour
Wednesday				
Thursday				
	West Coast Swing		Hieu	
Friday				
Saturday				
12:00pm	Bachata - Foundations 1	Basic Patterns and Technique	Eda	1 hour
12:00pm	Salsa - Intermediate 1/2	Playing with the Music - Combinations	Mike	1 hour
1:00pm	Bachata - Intermediate 1	Basic Patterns and Technique	Eda	1 hour
1:00pm	Salsa - Foundations 2	Module (A)	Mike	1 hour
2:00pm	Bachata - Foundations 2	Module (B)	Eda	1 hour
2:00pm	Salsa - Foundations 1	Basic Patterns and Technique	Mike	1 hour

Duende Dance Studio (/)ites/default/files/june-group-classes.pdf)

Event Schedule

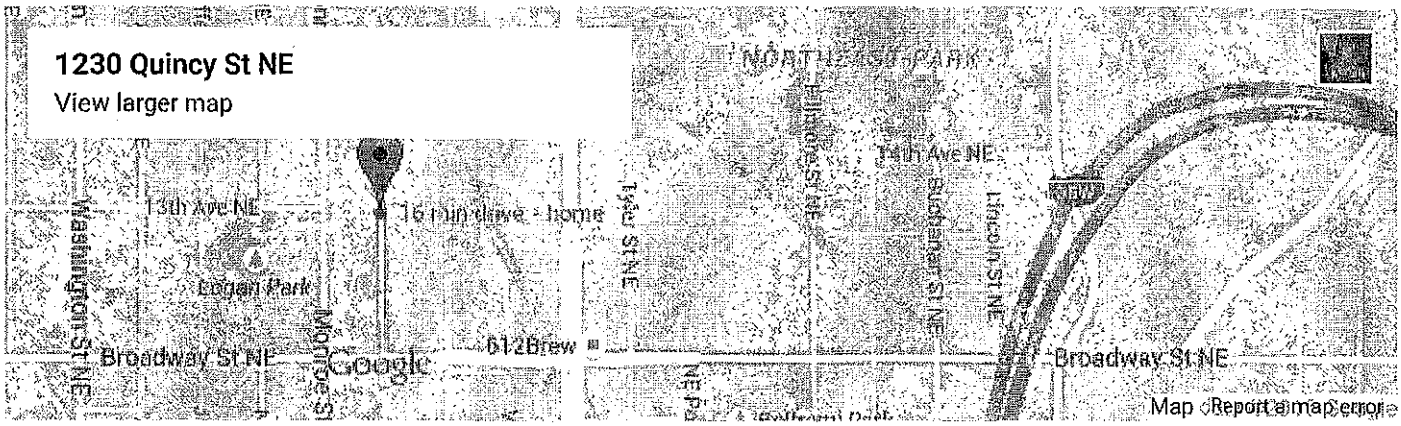
Social Dances at Duende

Club Salsero

First Friday of every month Lessons 7-8pm (beginning and intermediate) Social Dancing 8-12

Bachata Blast

Third Friday of every month Lessons 7-8pm (beginning and intermediate) Social Dancing 8-12



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SOLAR ARTS
by
ChowgiRLS

June 11, 2015

Janelle Widmeier
Senior City Planner
City of Minneapolis
CPED - Planning Division
250 S. 4th Street, Room #300
Minneapolis, MN 55415

Dear Ms. Widmeier,

We're disappointed to read the CPED Staff Report that recommends that the Zoning Board of Adjustment adopt a variance to reduce the minimum parking requirement for Duende Dance Studio on Quincy Street NE from 46 to 0 subject to the addition of 11 bicycle parking spaces.

One of the findings in the report notes that:

3. *The proposed variance will not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity. If granted, the proposed variance will not be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties.*

The hours of peak operation of the dance studio are not expected to overlap with most uses in the immediate area. The dance studio would primarily operate in the evening during the week and Saturday afternoon when other businesses are closed. The anticipated capacity (up to 90 people at most) is also much less than what would be allowed by the building code. Twenty percent of 90 is equal to 18. Parking in the immediate area would be available for the dance studio during their peak hours of operation. Staff is recommending that additional bicycle parking be provided to further reduce parking demand. For these reasons, granting of the variance should not increase congestion in the area or effect surrounding properties. It would also not be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties.

It is untrue that most other businesses will be closed during Duende's proposed hours. Many of the art businesses in the area operate during non-traditional business hours. Uppercut Gym has a robust business that uses parking until 8 pm on weeknights as well as Saturdays. Parking for the very popular Indeed Brewing builds up along Quincy during those same hours. And the Chowgirls event space at the Solar Arts Building frequently hosts evening and weekend events.

In fact, our event space was not approved until a parking lot of 55 spaces was built on Monroe Street NE. I would hope a new business entering the same area would be subject to the same requirements that were upheld for our event space.

We've made efforts to build relationships in the neighborhood to solve current parking troubles. And we're anticipating that with 400-500 jobs coming into at Hillcrest's Highlight development there may be further strain on parking in the area. It would be irresponsible to add a business that would regularly require 46 spaces to have space requirement of 0 before Hillcrest's new development is up and running.

For all of these reasons, Chowgirls and the Solar Arts Building stand in unison with Uppercut Gym, Johnson Paper, Hoff Auctions, Quincy Street Studios, and Hillcrest Development to request that the Zoning Board of Adjustment deny the parking variance for Duende Dance Studios.

Sincerely,

Heidi Andermack and Amy Lynn Brown
Owners
Chowgirls, Inc

Duane Arens
Owner
Solar Arts Building

cc: Kevin Reich, Ward 1, City of Minneapolis
Shannon McDonough, Policy Aid, Ward 1, City of Minneapolis
Jacob Frey, Ward 3, City of Minneapolis
Scott Tankenoff, Hillcrest Development
Charlie Nestor, Hillcrest Development
Lisa Bauch, Uppercut Gym
Reanne Reed-Viken, Logan Park Neighborhood Association

Widmeier, Janelle A.

From: Valerie Carlson <valerie@letterpresslove.com>
Sent: Thursday, June 11, 2015 1:36 PM
To: Widmeier, Janelle A.
Subject: Duende Studio parking concerns

Hi Janelle,

I am sorry that this is so late in getting to you but I wanted to voice my concerns about the dance studios parking issues. I am right next door to them in Earl Kendall's building 1300/1310. I occupy more than 5000sf of the first floor with my award-winning design and print studio. We have been in business for more than 11 years and recently moved our business back to Minnesota last July. I can tell you from day one of leasing our space that parking has always been a concern for my business, so to think that another business could upset what is currently a delicate balance in the neighborhood, is a bit terrifying as another small business owner.

Our typical hours for our shop are 9am to 6pm Monday through Friday. However we also do evening events, workshops and weekend events. Anytime we do this, we have to make arrangements for parking because depending on the day of the week there is little to no parking available at certain times of the day. I am happy to communicate with those around me to make sure we aren't double booking large events, but to think that someone could come in and take up parking that simply isn't there causes me great concern. Right now I am allotted 2 parking spots which isn't enough even for when clients visit. This leaves us with no place to park ourselves let alone my staff. Now that the Highlight building is nearing completion and will effectively overwhelm the neighborhood with their tenant's parking needs (another issue of great concern for me), I don't know where any extra parking will come from.

We desperately need alternative parking solutions in our neighborhood. For now, I would at least strongly suggest that we do not allow parking to a business where it puts the livelihood of other established businesses at risk. The landlord for that building and the business owner who did not plan properly need to take responsibility for this situation and find a resolution that doesn't affect every business around them.

As a small business owner – I understand that there are many challenges we all face and we don't always make the best decision, and have really good intentions. Unfortunately, the size of this blunder is too great for our neighborhood to overcome and we urge the city to step in and help resolve this situation.

Best regards,
Valerie

SPARK
LETTERPRESS

Valerie Carlson OWNER + CREATIVE DIRECTOR
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