



Lyndale Neighborhood Association

3537 Nicollet Avenue
Minneapolis, MN 55408
Phone (612) 824-9402
Fax (612) 824-6828
www.lyndale.org

CPC 1/11/16
Item #4
BZZ-7486

Lake Street

January 5, 2015

To: Minneapolis Planning Commission
Council Member Elizabeth Glidden

C/O: Lisa Steiner, City Planner
250 South 4th Street, Room 300
Minneapolis, MN 55415

RE: Zoning and Variance Requests for 3255 Garfield Avenue
Master Land Use Application # 7486

Dear Minneapolis Planning Commission and Council Member Glidden,

On November 23rd, 2015 the Lyndale Neighborhood Association (LNA) voted to oppose a request from developer Aaron Parker for a series of zoning changes, variance requests and conditional use permits related to the developer's potential purchase and redevelopment of the property at 3255 Garfield Avenue South. The property is currently owned by Xcel Energy and houses a vacant building once used as a power transfer station. At the time, the developer was proposing a redevelopment of the parcel to include a rehabilitation of the current building and the construction of a second building of similar size directly adjacent to the north. The project envisions a commercial office front and 17 residential units. Since that time, the developer has submitted a significantly different proposal to Minneapolis Community Planning and Economic Development for review by the Planning Commission and the City Council. The currently submitted proposal is limited to a rehabilitation of the existing building to consist of 4 residential units and an office space.

On Dec 22nd, 2015, City staff advised LNA that the developer is requesting the following four requests to enable his proposal for the redevelopment of the existing building without the construction of an additional building on the parcel. As LNA has not been presented with an updated proposal from the developer, the following may not be an exhaustive or all-inclusive list of requests:

- A zoning change from the current R2B to OR1
- Conditional Use Permit to increase maximum height to construct a rooftop greenhouse
- Variance to reduce the required front yard setbacks along Garfield Ave S. to enable the construction of walk-out patio.
- Variance to reduce the required front yard setback along W. 33rd St. to enable the construction of walk-out patio.

36th Street

Lyndale Ave

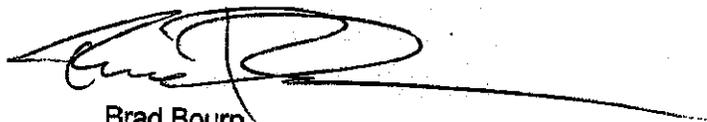
Stevens Avenue

LNA voted to oppose these requests in context to the originally proposed plan by the developer. While LNA has interest in this site being developed, we believe that the proposed development could adversely impact the local area for the reasons below.

• "Office Residence District" (OR1) is a significant change from "Residence District" R2B as currently zoned. The project is inconsistent with the Minneapolis density plan, as Garfield is a residential street. There are no OR1 zoned properties anywhere on the 3200 block of Garfield or Harriet. The nearest OR1 zoned properties are on Lyndale and on Lake, which are commercial corridors. The proposed zoning would only be appropriate for a commercial node or a commercial corridor.

• The series of setbacks and height variances enabling the construction of the rooftop greenhouse and patios are not in the public interest but are requested solely to benefit the residents of development.

Lyndale Neighborhood continues to be interested in the development of the parcel at 3255 Garfield Ave S. that is consistent with the Minneapolis Density Plan and allows for responsible development of the neighborhood. Thank you for considering Lyndale Neighborhood's concerns in regards to the developer's request.



Brad Bourn
Executive Director
Lyndale Neighborhood Association

Steiner, Lisa

From: Ashley Wiese <smashleee@yahoo.com>
Sent: Sunday, January 10, 2016 1:47 PM
To: Steiner, Lisa; Glidden, Elizabeth A.
Subject: my comments for public hearing on 3255 Garfield Ave

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Categories: CPC

Hello,

I am not able to attend the Planning Commission meeting on January 11 so please accept this message as a neighbor's opposition to the zoning and variance requests. I am a homeowner and live directly across 33rd St from this property at 3301 Garfield Ave. I attended a community meeting late last year where the developer presented his plans and requests to the neighborhood. His plans as submitted to you are scaled back from what he presented (and received much opposition) to the neighborhood at that meeting but the zoning and variance requests seem the same which is concerning as I believe these requests are steps towards the original larger plan or worse if another developer enters the picture.

I appreciate that the developer wishes to preserve and find use for a beloved historic building in our neighborhood. I also understand the current zoning of the property may not allow for the building to be used for anything more than a duplex. My building is a 4-plex and wouldn't be allowed under current zoning either (unless I'm mistaken). However, the request to rezone to commercial use goes too far and is not a good fit for this location in the neighborhood. I don't want to live across the street from any commercial property which is why I didn't purchase a home near one. I don't want to deal with the increased traffic and parking issues a commercial location with no parking lot brings. I am afraid that if this rezoning is approved, the door is open for other kinds of commercial businesses that could be developed in the future. I do not have a designated parking space and park my car on the street, our streets cannot take a large increase in vehicles. Street parking space is already an issue, especially when events are going on at the park and in winter. This project and associated commercial traffic are not beneficial to the neighborhood.

The request for commercial zoning is the part I'm most opposed to but the requests for front and side yard variances for stairs and patio are also not consistent with the character of the neighborhood and surrounding properties. The large amount of opposition from the neighborhood members and association should persuade you that this requests you must decide on are not in the interest of those closest to it.

Thank you for your time,
Ashley Wiese

Steiner, Lisa

From: Michael Nelson <mmnelson825@msn.com>
Sent: Sunday, January 10, 2016 9:26 PM
To: Steiner, Lisa
Subject: 3255 Garfield Avenue South - In Support Of

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: CPC

Dear Lisa Steiner,

I am writing in support of the proposed project at 3255 Garfield Avenue South, and in support of the zoning change that would permit the Garfield Aquarium to be renovated and put to a great new use. This project will add a great asset to our neighborhood and the City of Minneapolis.

I have watched this project evolve from the early options Aaron and Karen put together to the final plan recently submitted. The efforts they have gone through to try and make something the rest of the neighborhood could back has been herculean. This project has shown the difficulty in renovating existing buildings and the changing the use to something that both preserves a building that has become a defining piece of our neighborhood and creates something that can function fully and not just be preservation for the sake of preservation.

Thank you -

Michael Nelson
3418 Harriet Avenue
Minneapolis, MN

John Meegan
3228 Harriet Ave S
Minneapolis, MN 55408

January 11, 2016

Lisa Steiner
City Planner, City of Minneapolis
250 South Fourth Street – Room 300
Minneapolis, MN 55415
lisa.steiner@minneapolismn.gov

Re: Proposed zoning change, variance requests, and conditional use permit request for property at 3255 Garfield Ave. So.

After carefully reviewing the documentation provided on the City's web site, the recommendations appear consistent with the applicant's existing plans for 4 residential units with one mixed-use unit for work/live space.

Here are my questions and concerns:

1. Support for the zoning change is based on the developer's plans as submitted. Once the OR 1 zoning designation has been given to this property by the city, what protections do the neighbors affected by the proposal have that the plans will not be changed in a second phase construction that increases the total number of units or commercial uses that might technically be allowed under the new zoning?
2. The developer making this submission does not own the property yet. At previous public meetings with the neighborhood that included plans for 17 units the developer stated that an additional building structure was necessary to make the project financially sustainable. Can the city guarantee that the rezoning be contingent on limiting the number of the units on the parcel as recommended by staff for this proposal, or will the zoning change open the door for this or any other developer to challenge the density on the site to the maximum allowed on this site by the OR 1 zoning?
3. If the city council approves the rezoning, will this take effect regardless of whether or not this developer decides to walk away from the project? Or are we effectively giving the current owner, Excel Energy a new zoning designation to offer any other prospective purchaser a new set of ground rules to maximize development with no need to allow neighborhood concerns to be a part of negotiating how the appropriate development will fit in the character of the neighborhood?

The bottom line is that as presented it appears that the currently submitted plans, coupled with the city's thoughtful recommendations are a good fit for the site, considerate of existing residential setbacks, if executed as presented.

On the surface the documentation provided and the recommendation of city staff are reasonable and consistent with Minneapolis planning, and take into account the affected surrounding property owners.

The assurance that there will be no phase two additional structures increasing the number of units being added down the road is critical to consider in the granting of this developer's proposal. A legally binding document from the developer should be signed as a show of good faith if this scaled back proposal is not an attempt to do an future end-run around the neighborhood being asked for it's support.

Finally, if this developer decides to pull the plug on completing the purchase and pursuant project, the request for rezoning to OR 1 (if required) should be tabled until the next potential owner/developer has delivered their vision to the community to review.

If there can be no protection for the neighborhood from having the scope of these plans significantly altered once the zoning change is granted, then I would request that the city deny the zoning changes to OR 1.

The existence in the plans presented for one work-space unit in the proposal should not change the financial pro forma in developing a compatible residential re-use for the existing property, and the insistence on including it cast suspicion on the real motives for requesting a zoning change. This includes the ability to make a quick gain on the sale from one developer to the next.

Respectfully submitted,

John Meegan
Property owner
3228 Harriet Ave S
Minneapolis, MN 55408
612-824-1041
johnpmeegan@gmail.com

Steiner, Lisa

From: Henrik & Charlotte Nordstrom <nordstrom@mac.com>
Sent: Monday, January 04, 2016 2:02 PM
To: Steiner, Lisa
Subject: Re: 3255 Garfield Ave development

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: CPC

Dear Ms. Steiner,

I am writing to inquire if revised plans for the 3255 mixed-use building development proposal are available either online or through your office?

It is my understanding that the application before the Planning Commission on January 11 differs significantly from the cluster development project memorandum that you issued on July 23, 2015. I would like to be informed about what is now actually being proposed in advance of the meeting.

<http://www.ci.minneapolis.mn.us/www/groups/public/@cped/documents/webcontent/wcms1p-144049.pdf>

Will the Planning Department's recommendation be available prior to the Planning Commission meeting or is that only made public at the time of the meeting?

Appreciative of any information you can provide in advance of the meeting on January 11.

Thank you,
Henrik Nordstrom

Henrik Nordström, translator
Scandinavian Translation Service ~ www.scantran.net
3309 Harriet Ave, Minneapolis MN 55408, USA
office/mobile: (612) 822-6530 ~ home: (612) 822-3526
e-mail: henrik@scantran.net ~ nordstrom@mac.com
Associate Member, American Translators Association
photo portfolio: www.captureminnesota.com/users/nordstrom

Steiner, Lisa

From: Tom Fisher <tfisher@umn.edu>
Sent: Monday, January 04, 2016 9:26 PM
To: Bender, Lisa; Glidden, Elizabeth A.
Cc: Steiner, Lisa
Subject: 3255 Garfield Avenue South

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: CPC

Dear Council Members Glidden and Bender,

I write in strong support of the application for a zoning change and variance for the "Garfield Aquarium" at 3255 Garfield Avenue South. This project creatively reuses an existing building, while providing affordable housing units, semi-public open space, and the increased density that the city needs. The immediate neighborhood is already quite diverse in terms of building massing and single- and multi-family housing, and this project fits that context very well. It also recognizes that we need to reduce our dependence on automobiles, providing fewer parking spaces than we might have required previously. This is a model of what development needs to do in the 21st century, reusing what we have more intensely, and I urge you to embrace the more affordable, equitable, and sustainable future that this project embodies.

Sincerely,

Tom Fisher

--

Thomas Fisher

Director, Metropolitan Design Center
Dayton Hudson Chair in Urban Design
College of Design
University of Minnesota
1 Rapson Hall
89 Church Street S.E.
Minneapolis, MN 55455

612-625-9000 - telephone
612-625-7525 - fax
tfisher@umn.edu - email
www.designcenter.umn.edu - web

Steiner, Lisa

From: Somogyi, Ben
Sent: Wednesday, January 06, 2016 9:48 AM
To: Steiner, Lisa
Subject: FW: Ward 10 Contact Form

For the public record.

Ben Somogyi
 Senior Policy Aide

Office of Council Member Lisa Bender
ben.somogyi@minneapolismn.gov
 350 South Fifth Street, Room 307 | Minneapolis, MN 55415
 (612) 673-3197
www.minneapolismn.gov/ward10 - [Sign up for our newsletter](#)

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From: no-reply@minneapolismn.gov [<mailto:no-reply@minneapolismn.gov>]
Sent: Tuesday, January 05, 2016 10:03 PM
To: Somogyi, Ben
Subject: Ward 10 Contact Form

City of Minneapolis

Name * Frank Alarcon
 Email * frank.j.alarcon@gmail.com
 Phone (612) 716-8052
 Phone Type Cell
 Address 3455 Blaisdell Avenue Apt 10
 City Minneapolis
 State MN
 Zip 55408

Question/Comment * Dear Councilwoman Bender, I wish to express my support for the proposed housing project at 3255 Garfield Avenue, which the City Planning Commission will be considering on Monday afternoon. I'm a new Lyndale resident, having moved here a few months ago after two years in the Peace Corps. I don't have any entrenched local allegiances, nor do I know Aaron Parker, the individual spearheading the project. I simply believe that the Garfield Aquarium it is a perfectly reasonable proposal that will

create some attractive rental properties and allow other young (I'm 24) people who aren't quite ready to purchase homes to enjoy this lovely neighborhood and contribute to it. I feel incredibly lucky to live in a such a charming, vibrant and comfortable neighborhood, and I'd love to see more people like me having the opportunity to live here; turning a presently-moribund parcel into new housing units seems like a great way to do that. I know there's an organized campaign opposing the project, to which I got an introduction at the November 23 Lyndale Neighborhood Association meeting. While vocal and passionate, this group didn't strike me as particularly representative of the Lyndale community. Based on what I witnessed at that meeting, pretty much everyone voicing outrage at the project falls into similar demographic and socioeconomic categories (white, college-educated, professionals, homeowners, Gen-X and older, etc.), so I don't think their campaign should be interpreted as reflective of the sentiment of the Lyndale community at large. Thanks for hearing me out. I plan to attend the hearing on Monday to share my thoughts. Kind regards, Frank Alarcon

This is an email generated from the City of Minneapolis website. * Required fields are indicated with an asterisk.

Steiner, Lisa

From: Glidden, Elizabeth A.
Sent: Wednesday, January 06, 2016 11:22 AM
To: City e-mail form - Do not reply; Lopez Lara, Sara; Sirdar, Deebaa; frank.j.alarcon@gmail.com; Steiner, Lisa
Subject: RE: Ward 8 Feedback Form

Than you Frank. I'm also via this e-mail sharing your comments with the city planner assigned to this project, Lisa Steiner.

Elizabeth

**Elizabeth Glidden | Council Vice President
Eighth Ward Council Member | Minneapolis**

350 South 5th Street – Room 304 | Minneapolis, MN 55415-1382
612-673-2208 | elizabeth.glidden@minneapolismn.gov
[Sign up for 8th Ward E-news!](#)

From: no-reply@minneapolismn.gov [mailto:no-reply@minneapolismn.gov]
Sent: Tuesday, January 05, 2016 9:52 PM
To: Lopez Lara, Sara; Sirdar, Deebaa; Glidden, Elizabeth A.
Subject: Ward 8 Feedback Form

City of Minneapolis

Name * Frank Alarcon
Email * frank.j.alarcon@gmail.com
Phone (612) 716-8052
Phone Type Cell
Address 3455 Blaisdell Avenue Apt 10
City Minneapolis
State MN
Zip 55408

Question/Comment * Dear Councilwoman Glidden, I wish to express my support for the proposed housing project at 3255 Garfield Avenue. I'm a new Lyndale resident, having moved here a few months ago after two years in the Peace Corps. I don't have any entrenched local allegiances, nor do I know Aaron Parker, the individual spearheading the project. I simply believe that the Garfield Aquarium it is a perfectly reasonable proposal that will create some attractive rental properties and allow other young (I'm 24) people who aren't quite ready to purchase homes to enjoy this lovely neighborhood and contribute to it. I

feel incredibly lucky to live in a such a charming, vibrant and comfortable neighborhood, and I'd love to see more people like me having the opportunity to live here; turning a presently-moribund parcel into new housing units seems like a great way to do that. I know there's an organized campaign opposing the project, to which I got an introduction at the November 23 Lyndale Neighborhood Association meeting. While vocal and passionate, this group didn't strike me as particularly representative of the Lyndale community. Based on what I witnessed at that meeting, pretty much everyone voicing outrage at the project falls into similar demographic and socioeconomic categories (white, college-educated, professionals, homeowners, Gen-X and older, etc.), so I don't think their campaign should be interpreted as reflective of the sentiment of the Lyndale community at large. Thanks for hearing me out. I plan to attend the hearing on Monday to share my thoughts. Kind regards, Frank Alarcon

This is an email generated from the City of Minneapolis website. * Required fields are indicated with an asterisk.

Steiner, Lisa

From: Herkenhoff, Douglas <dougherkenhoff@edinarealty.com>
Sent: Wednesday, January 06, 2016 2:10 PM
To: Steiner, Lisa
Cc: Herkenhoff, Douglas
Subject: Rezoning "Garfield Aquarium" 3255 Garfield Ave S *Public Hearing 1/11/16*

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: CPC

January 6, 2016

Re: Rezoning "Garfield Aquarium Building" 3255 Garfield Ave S *Public Hearing 1/11/16 4:30PM*

Dear Lisa,

I am the neighborhood block leader for the 3300 block of Garfield Avenue South. I am strongly OPPOSED to the requests by B. Aaron Parker and Karen M. Parker for rezoning from R2B to OR1 plus the multiple Variance requests and Conditional Use Permits.

This is a Residential R2 street and area. There is no commercial R4 unless you go over to Lyndale Avenue which is commercial and a rightful place to have OR1; Not on residential Garfield Avenue.

The proposed changes are not consistent with the applicable policies of the comprehensive plan. The area in question is not in the density overlay, and the rest of Garfield is zoned residential.

The Lyndale Neighborhood Association has voted and is OPPOSING this project.

The corner of 33rd and Garfield Ave is already congested with residential parking problems. The proposed project will only have 3 off-street parking with possible occupancy of the building at 70+ people.

This residential corner of 33rd and Garfield Ave is a school bus stop for small children. Adding up to 70 more cars for parking on-street will create congestion and a dangerous intersection for our children.

Lastly, as the Block Leader, I urge you to OPPOSE this request. These changes are not in the public interest, are not in the neighborhood interest, and not in the interests of the neighborhood residents.

It would create an island of OR1 in the middle of all residential zoning. I urge you to oppose this request. I have a previous appointment during the public hearing and will not be able to attend. Please note I would have attended so please take my comments to the meeting.

Thank you for your attention.

Doug Herkenhoff

3305 Garfield Ave S
Minneapolis, MN 55408
612-865-3770



Steiner, Lisa

From: Jon Loer <jloer@aol.com>
Sent: Monday, January 04, 2016 2:06 PM
To: Steiner, Lisa; Glidden, Elizabeth A.
Subject: Proposed Zoning Changes to the Garfield Aquarium Building (3255 Garfield)

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: CPC

Dear Elizabeth and Lisa,

I have been a longtime resident at 3213 Garfield Avenue in Minneapolis. I purchased my home here in 1993. At the time I purchased my home the neighborhood was not one of the better ones in south Minneapolis. With time and patience and a substantial investment of my own time and money, in both my own property and the Lyndale neighborhoods initiatives, I feel very good about my neighborhood and am looking to stay here for many years to come. During my tenure here I have also seen my taxes more than triple. This is an expense I am happy to incur as I continue to see my tax dollars spent in ways that continue to impact both our neighborhood and the larger city in positive ways.

Aaron Parker, (a potential developer/architect) has requested several variances and zoning changes for the building at 3255 Garfield also known as the Garfield Aquarium. Over the course of the last several months Mr. Parker has presented several different plans, with various densities. The various plans he presented to the neighborhood started out with 3-4 units, then it went to 6 units, then it went to 11 units and the most recent version was 17 units, which he presented to the Lyndale Neighborhood Association at a meeting in January that was attended by Elizabeth Glidden. At that time the neighborhood voted not to recommend the variances or zoning changes when it went before the city.

I recently received in the mail a notice from the city that a meeting was being held on January 11th Planning Commission meeting to review the Aaron Parker's requests for a zoning change, conditional use permit, and variances for the Aquarium project at 3255 Garfield Avenue. I plan on attending the meeting, but I also wanted to share my feelings about the project in case not all of us get the opportunity to voice our opinion.

Throughout the process Mr. Parker has repeatedly re-iterated that to "save" the existing structure and incur that expense, he finds it necessary to create all the additional revue by increasing the density of units on the lots. He has also mentioned that he has a daughter to put through college and needs the money the property would generate to help her in the coming years. He intends to live in the building. Since the meeting where he presented the plan to the neighborhood in January he has gone back at the plan and adjusted the density down substantially. In spite of the fact, and in addition I have not seen the new plan I continue to oppose it for the following reasons:

1. The zoning change is not consistent with the rest of the street. Approval would create a two lot island of OR1, surrounded by residential property. Although the west side of Garfield, across the street, is zoned R4, that block backs up to Lyndale Avenue, which is commercial and R4. All of the east side of Garfield (other than when it intersects with commercial streets such as Lake Street) is R2.

2. The creation of an island of OR1 in the middle of a sea of residential zoning could lead to commercial development in our residential area.
3. Parking is already a major problem on the block and adding commercial property will exacerbate that. There are currently no parking spots available on our block after 6:00 at night, keeping in mind all the people who live on the East side of the street have garages and use them. When there are games scheduled at Painter Park in the summer, without the development there are no parking spots available for several blocks.
4. The proposed changes are not consistent with the applicable policies of the comprehensive plan. The area in question is not in the density overlay, and the rest of Garfield is zoned residential.
5. There are many reasonable uses of the property in question permitted under the existing zoning classification. The property could be used for residential homes, just like the rest of that side of Garfield.
6. The purposed changes are attached to the property and Mr Parker could sell the property and the new zoning would also go with that sale, and no longer be attached to the plan presented for approval.
7. Through several meetings Mr. Parker (architect/developer) has presented different versions of the plan, and has been unable to verbalize how the project would benefit the neighborhood
8. Although the proposed changes may be in the interest of this developer, the changes are not in the public interest, for reasons noted above.

Thanks for taking the time to read my concerns and I look forward to seeing you both in the meeting on Monday January 11th, 2015.

Jon Loer
3213 Garfield Avenue
Minneapolis, MN 55408
612-499-8082

Jon Lewis
3245 Garfield Ave. So.
Minneapolis, MN 55408

January 7, 2016

Lisa Steiner
City Planner, City of Minneapolis
250 South Fourth Street – Room 300
Minneapolis, MN 55415
lisa.steiner@minneapolismn.gov

via e-mail

Re: Proposed zoning change, variance requests, and conditional use permit request for property at 3255 Garfield Ave. So.

Dear Ms. Steiner,

I write in opposition to the requests for a zoning change, variances, and a conditional use permit for the property located at 3255 Garfield Ave. So. I live at the house immediately to the north of this property and have lived there for over 26 years. What drew us to this block was the residential aspect of this street, which has a diverter at the north end, to limit traffic. Changing the zoning from R2 to OR1 is a drastic change that will fundamentally alter the neighborhood.

I oppose the requests for the front yard variances for the reasons elucidated in the staff report. Our house has a 31 foot setback, which is consistent with the east side of Garfield on that block. Going from a 31 foot setback to no setback at all is way too much. All of the properties on our block have substantial front yards. This one should continue to have one, too.

Regarding the zoning change, I oppose this request for the following reasons:

- The zoning change is not consistent with the rest of the street. Approval would create a two lot island of OR1, surrounded by residential property. Although the west side of Garfield, across the street, is zoned R4, that block backs up to Lyndale Avenue, which is mixed commercial and R4, consistent with a commercial corridor. All of the east side of Garfield and all of Harriet, with which the property shares an alley (other than where they intersect with commercial streets such as Lake Street) is R2.
- The creation of an island of OR1 in the middle of a sea of residential zoning could lead to commercial development in our residential area. If this corner can be OR1, then the corner of Harriet and 33rd, which shares the alley with this property, could be, too. Then the southeast corner of Garfield and 33rd, and so on.

- Although the proposed changes may be in the interest of this developer, the changes are not in the public interest, for reasons noted herein.
- There are many reasonable uses of the property in question permitted under its existing zoning classification, R2. The property could be used for residential homes, just like the rest of that side of Garfield.
- Parking is already a major problem on the block and adding commercial property will exacerbate that.
- The proposed changes are not consistent with the applicable policies of the comprehensive plan. The area in question is not in the density overlay, and the rest of Garfield and Harriet, with which the property shares an alley, is zoned residential.

The Planning Commission and City Council should also note that, after considerable public discussion and debate, the Lyndale Neighborhood Association denied the developer's request for approval of his development and requested changes. Although the current request is for fewer variances than the developer's presentation to the LNA, all requests for changes that he seeks were contained in his presentation to the LNA and his request for neighborhood approval, and were rejected by the LNA.

Further, you should note that the developer, Mr. Parker, is now on, I believe, his sixth iteration of his development of this property. At one point, about a year ago, he started referring to the development of just the substation – a project very similar to the project before the city now – as “Phase One” of his overall development of the property. His “Phase Two” includes buildings on the lot to the north of the substation, containing additional living units, which have ranged from 7 to 13. He presented one version of the full project, including Phase Two, to the neighborhood last spring, another version of the full project to the Planning Commission in the summer, and third version to the Lyndale Neighborhood Association in the fall. In each version, the number of living units increased: from 11, to 13, to 17. Now, he has, apparently, scaled back to four units.

Mr. Parker has made it very clear to many of us that he needs the full project, including Phase Two, to make his development of the substation financially viable. Therefore, it is possible, if not likely, that his purpose in cutting back on the scope of the project at this point is to make it easier for him to convince the city to approve the zoning change to OR1. This, in turn, will make it a lot easier for him to either sell the property to another developer or to come back to the city later and get permission for the variances he needs to complete his Phase Two. I do not believe we have heard the last from Mr. Parker on requests for variances for this property.

Lisa Steiner
January 7, 2016
Page Two

For these reasons, I strongly oppose the developer's request for a zoning change and variances for this property.

Thank you for your consideration.

Sincerely,

Jon Lewis

Steiner, Lisa

From: laura.ann.johansson@gmail.com on behalf of Laura Johansson
<Laura.Johansson@world.oberlin.edu>
Sent: Thursday, January 07, 2016 2:13 PM
To: Steiner, Lisa
Subject: re: Garfield Substation project in Lyndale Neighborhood

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: CPC

Dear Lisa,

I am writing as a neighbor of the property being considered for development variances at 33rd Street and Garfield Av S in the Lyndale Neighborhood. I understand you are receiving comments from neighbors impacted by this potential project.

I recently attended the Lyndale Neighborhood's General Membership, which had a standing room only attendance, and listened to arguments for and against the project. I also live less than a block away on Garfield. I also was the Executive Director of the Lyndale Neighborhood Association back in the late 90s and was involved in community development at time when the neighborhood was incentivizing redevelopment efforts to bring in private development resources and address problem properties. So I have a good sense of this neighborhood and the pros and cons of this type of project.

After weighing the benefits and disadvantages of this particular proposal, I am decidedly opposed to it. While I welcome development at that corner, the zoning variance requests are too many and not appropriate to the location. Moving to an OR1 from the current R2 is inappropriate, especially one block off of a very commercial street as Lyndale Avenue South. This is a residential block with very limited parking, due to a high density block and concerns about children's safety at an already busy and problematic corner across from a park. An OR1 moving into the future is understood to be inappropriate and negatively received by the community.

Also, the front yard variances, aside from being an extremely poor design, also pose safety concerns. North of that block, where muggings occasionally have already occurred, would be screened and cut off from the public eye. Neighbors just north of this project are quite concerned with the proposed variances. This is also a big concern due to the high volume of children using the park across the street and having that kind of lack of visibility and additional parking, in addition to traffic concerns on an already dangerous corner - especially if the property were to move to an OR1.

Finally, after talking to some of the current board members and listening to Mr. Parker at the General Membership meeting in December, it is my understanding that the developer has continually stymied efforts by the Lyndale Neighborhood Association's board, housing committee, and general membership to work together to address concerns. Instead, Mr. Parker has created deep distrust changing proposals from one meeting to the next, moving further away from potential compromises. His last proposal included something like 18 units with only 3 off-street parking spots. Again, totally inappropriate and it has left the neighborhood not trusting his request for a zoning variance because it's not at all clear what his final intentions might be. The only thing that is clear is that Mr. Parker seems intent on not collaborating with the community to build a neighborhood asset, despite his claims to the contrary.

I hope these perspectives will help inform the Planning Commission's decision. Unfortunately, I will be out of town for the Public meeting, but please know there is widespread opposition to Mr. Parker's plans (as evidenced by several neighborhood votes), his request for these types of variances, and for moving ahead with him as the developer because he has built distrust in the community over the last 6-12 months.

Thank you.

Laura

Laura Johansson, MSOD, Certified ToP® Facilitator
Johansson Consulting LLC
3329 Garfield Av S
Minneapolis, MN 55408
(612) 802-3203
laura.johansson@world.oberlin.edu

*"What is it you plan to do with your one wild and precious life?"
Mary Oliver*

Steiner, Lisa

From: Philip Schwartz <philip.n.schwartz@gmail.com>
Sent: Friday, January 08, 2016 8:23 AM
To: Steiner, Lisa
Subject: 3255 Garfield Ave

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Lisa,

I support the project at the Garfield Aquarium. I live at 3418 Garfield Ave and am excited about investment in my neighborhood. I am disappointed that the apartment building has been taken out of the plans, as that would have added more density to support our local businesses and encourage more efficient and sustainable transportation options.

I also support approving all requested variances. I'm not sure why the setback variances were recommended to be denied. A plaza-like stairway would make a great addition to the neighborhood.

I was present at both LNA meetings where this project was discussed. I am concerned that the vocal minority opposition that showed up was not representative of the City's (and LNA's) broader goals.

Thanks,

Philip Schwartz
3418 Garfield Ave

Steiner, Lisa

From: Heidi_Haner <heidi_haner@comcast.net>
Sent: Friday, January 08, 2016 3:49 PM
To: Steiner, Lisa
Subject: Fwd: Public Hearing on 3255 Garfield Ave
Attachments: Public_Hearing_Notice_1_11_2016.pdf

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Categories: CPC

Hello, Lisa! In preparation for this meeting, can you give me a link to both the original plans and, now, the amended plan? It would be helpful to compare the two.

Also, will THIS item begin at 4:30, or are there other things ahead of it?

From: "Brad" <Brad@lyndale.org>
To: "Heidi Haner" <heidi_haner@comcast.net>
Sent: Friday, January 8, 2016 2:19:37 AM
Subject: Public Hearing on 3255 Garfield Ave

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Lyndale Neighborhood Association



3537 Nicollet Avenue
Minneapolis, MN 55408
612.824.9402
www.lyndale.org

Dear Heidi,

The Minneapolis Planning Commission will hold a public hearing on the development proposal of 3255 Garfield (The Aquarium) on Monday, January 11, 2016 at 4:30pm., in Room 317 of Minneapolis City Hall, 350 S. 5th St.

As you may know, there is a proposal from a developer to purchase and redevelop the Garfield Aquarium building at 3255 Garfield Ave S. This is the site of the neighborhood's

annual Fish Fest.

The conversation has raised a lot of strong feelings in our neighborhood about the highest and best use of the aquarium building. In our neighborhood's November meeting, the a resolution was passed asking the city to deny the developers requests for a series of zoning changes and variances that would enable the developer to build a 17 residential unit and commercial/office space that many in the neighborhood felt did not fit the character of the surrounding block and was an inappropriate level of development for that site.

Since that time, the developer has reduced the scope of his proposal to include a rehabilitation of the current building and reduce the number of residential units to four, still include the commercial/office space and build an additional garage. All of the specific requests from the developer to the city can be found in the attached letter. Many are still concerned with the development of the site and the neighborhood has expressed these concerns to the Minneapolis Planning Commission.

LNA is encouraging all of our neighbors to attend the hearing, call or write the Minneapolis Planning Commission to share your thoughts on the project, one way or the other. You can submit your comments to the Minneapolis Planning Commission to:

Lisa Steiner, City Planer lisa.steiner@minneapolismn.gov or 612-673-3737

Thanks for sharing your thoughts on this issue.

Yours in service

Brad Bourn

Executive Director

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3537 Nicollet Avenue South
Minneapolis, MN 55408
United States

CPC 1/11/16

Item #4

BZZ-7486

Lisa Lewis
3245 Garfield Ave. So.
Minneapolis, MN 55408

January 8, 2016

Lisa Steiner
City Planner, City of Minneapolis
250 South Fourth Street – Room 300
Minneapolis, MN 55415
lisa.steiner@minneapolismn.gov

via e-mail

Re: Proposed zoning change, variance requests, and conditional use permit request for property at 3255 Garfield Ave. So.

Dear Ms. Steiner,

I oppose the requests for a zoning change, variances, and a conditional use permit for the property located at 3255 Garfield Ave. So. I have lived at the house immediately to the north of this property with my husband for 26 years.

The zoning change is a problem for several reasons. It is inconsistent with the residential character of the neighborhood. Changing the zoning from R2 to OR1 is a drastic change that will fundamentally alter the neighborhood. This is zoning that would only be appropriate on a commercial corridor, which Garfield is not. All of the east side of Garfield and all of Harriet, with which the property shares an alley (other than where they intersect with commercial streets such as Lake Street) is R2.

In addition, changing the zoning is a permanent change. While Mr. Parker contends that the project he is currently proposing will be consistent with the neighborhood, his plans have changed multiple times during the past year. Once the zoning change is made, he or any other developer will be able to put anything that is consistent with OR1 on those lots.

This zoning change is solely in the interest of Mr. Parker, who has stated on several occasions that he will not be financially able to develop the substation without building an apartment complex on the adjoining lot. Although the proposed changes may be in his interest, the changes are not in the public interest.

Parking is already a major problem on the block and adding commercial property will exacerbate that. Furthermore, if, as we anticipate, he builds the apartment complex he has proposed, that will add multiple additional units without any additional parking spaces.

It is my understanding that several of our immediate neighbors have submitted their statements in opposition to this request. In addition, the Lyndale Neighborhood has

also expressed its opposition, after multiple meetings at which Mr. Parker was given the opportunity to present his plans. These plans are opposed by the neighbors who have spent years working to improve the neighborhood and whose opinions are deserving of consideration.

Thank you for your consideration.

Very truly yours,

Lisa Merklin Lewis

Steiner, Lisa

From: dan.prince.mn@gmail.com on behalf of Dan Prince <dan.prince@alumni.carleton.edu>
Sent: Saturday, January 09, 2016 8:12 PM
To: Steiner, Lisa
Subject: Garfield Aquarium project

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Ms. Steiner,

I live at 3329 Garfield, just South of the Garfield Aquarium, and I want to weigh in on the project proposed by the Parkers. I've lived on the block for 16 years and I was excited when I heard that a developer had expressed interest in the property. The property is an important symbol of our neighborhood but recently Excel Energy has not kept it up well and I would love to see it redeveloped in a way that respects the character of the block and the neighborhood.

Unfortunately the Parkers' proposals do not seem appropriate. The change to commercial zoning would ignore the residential character of the area, and the variances would allow the building to cut off the 3200 block of Garfield visually from the park. The height and setback requirements are there for a reason, and for the most part they should be honored. The Parkers' plans seem to change frequently, but seem to include as many as 18 residential units as well as a commercial space, with as few as 3 parking spaces. This level of scale is completely inappropriate and would overwhelm the area with huge buildings and vehicles.

I hope the Parkers or some other developer will come forward with a development proposal that fits better with the character and scale of the area. I would welcome new neighbors at the Aquarium site.

Thank you,

Dan Prince
3329 Garfield

CPC 1/11/16

Item #4

BZZ-7486

Kelly Pier
3224 Harriet Ave
Minneapolis, MN 55408

January 10, 2016

Lisa Steiner
City Planner, City of Minneapolis
250 South Fourth Street – Room 300
Minneapolis, MN 55415
lisa.steiner@minneapolismn.gov

Re: Proposed zoning change, variance requests, and conditional use permit request for property at 3255 Garfield Ave. So.

Dear Ms. Steiner,

I oppose the requests for a zoning change, variances, and a conditional use permit for the property located at 3255 Garfield Ave. So.

The zoning change is a problem for several reasons:

- A change from R2 to OR1 is a drastic change that could greatly change the neighborhood. It is not consistent with the rest of the properties on the east side of Garfield and all of Harriet, which shares the alley with this property, which are all zoned R2
- There are many reasonable uses of the property permitted under its existing zoning classification of R2. The property could be used for residential homes, which matches the other homes on Garfield and on Harriet. If the developer wishes to develop a multi-family project, then an R3 zoning would be more in-line with the rest of the properties in the neighborhood.
- Parking is already very problematic on this block of Garfield and 33rd St. Adding a commercial property will only increase that issue.
- The requested zoning of OR1 is inconsistent with the City's comprehensive plan, nor is the block included in a density overlay. Garfield and Harriet are zoned residential and are not a commercial corridor where an OR1 would be appropriate.
- Approval of this zoning change is only in the interests of the developer, not the interests of the public

Furthermore, although the currently submitted development plan from the developer is reasonable for the lot and structure that already exists, the developer has publicly and privately shared at least 6 different iterations of his plan. These plans have varied from 4 units to 17 units in 2 large structures (which he proposed to the neighborhood association this fall). In every

conversation about his plan in the past year, the developer has stated that there is no possible way to make the project work financially without additional units (over the 4 proposed now). He has frequently referred to creating 4-6 units in the existing structure as Phase One and an additional building of more units as Phase Two. If the developer is granted the OR1 zoning change, there is little to nothing the neighbors or neighborhood will be able to do to prevent this second phase of development from happening.

In addition, a change of zoning is permanent. The developer requesting this change does not yet own the property in question. If the OR1 zoning is granted and the sale falls through, Xcel Energy would have a 11,000 sq ft lot that would become much more valuable to them and attractive to other developers who could build the exact type of development that the Lyndale Neighborhood Association opposed when it voted on the developer's larger plan this fall.

Thank you for your time and consideration.

Sincerely,

Kelly Pier

Steiner, Lisa

From: sjbrewer1@comcast.net
Sent: Monday, January 11, 2016 5:36 AM
To: Steiner, Lisa
Subject: substation zoning change request for 3255 Garfield

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: CPC

Dear Ms. Steiner,

This letter is in regards to the substation zoning change request for 3255 Garfield which will be discussed at the City Planning Commission meeting today, January 11, at 4:30pm, in Room 317 of City Hall. Our neighborhood is **vehemently** opposed to the changes being requested. The proposed re-zoning and variances are ridiculous and *clearly* benefit NO ONE but the developer. Parking is already a disaster on the block even when there isn't a parking ban due to snow – I challenge you to come over here and find a place to park when there are ball games going on at the park during the summer. The rezoning is not in keeping with the neighborhood and is inconsistent with zoning already in effect. We bought our home in a residential area for a reason. If we wanted to live in a densely populated business zone and enjoyed dealing with lack of parking, increased foot traffic outside our windows, increased vehicle traffic on our street, increased air pollution, and increased noise pollution, we would have bought a loft downtown. There is no reason why that property can't be used for regular residential homes. Please support what is in the best interest of our neighborhood and oppose the requested changes for 3255 Garfield.

Sincerely,

Sarina Brewer and Robert Paetzold

3209 Harriet Ave

Steiner, Lisa

From: Christina McHenry <mchenryce@gmail.com>
Sent: Monday, January 11, 2016 11:26 AM
To: Steiner, Lisa; Glidden, Elizabeth A.
Subject: 3255 Garfield project

Hello Lisa and Elizabeth,

I am writing in regards to the project at 3255 Garfield up for vote today. I do not support the zoning change and feel it would not be good for the neighborhood. This block is not zoned for a commercial business and this should not be changed. I have attending numerous community meetings and votes on this topic and find Mr. Parker to be disingenuous about the intentions of this project. The end goal is for him to profit by building a rental structure next door, plain and simple. The project continues to change and now he is presenting something to the Planning Commission that was not presented at any of the other meetings. I sat at the first meeting last winter (as well as all other subsequent meetings) where he told everyone that he could not financially do the project unless he built the apartment structure on the lot next to the current building. Now that second structure is not in the plan, but what has changed financially for him? Nothing as far as I can tell. Something tells me he has not given up on that second structure and once he gets approval on these first set of variances he will work to pursue his original plan. This will be easier to do once the first hurdle is crossed.

At all these meetings, Mr. Parker and his wife have used the word "community" more times that I can count, telling all of us what a great community space this will be for everyone. I wholeheartedly disagree and it seems to me that he and his family are really the only ones benefiting.

Thank you for your time and please do not support this project.

Thanks,
Christina McHenry
3220 Harriet Ave

Steiner, Lisa

From: Mmh0314 <mmh0314@aol.com>
Sent: Monday, January 11, 2016 1:22 PM
To: Steiner, Lisa; Glidden, Elizabeth A.
Subject: Substation Development

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Ms. Steiner & Ms. Gladden,

I am a long time resident of the Lyndale Neighborhood and like many of my neighbor's am opposed to the current plans for re-development.

The many residents of our neighborhood believe this proposal is the only option but there was a core group from the neighborhood looking to have it deemed historical and then developed into 3 Brownstones when the current architect "beat us to the punch", so to speak.

I was very interested in purchasing one of the Brownstones or a home on the 32nd block of Harriet but with this proposal up for decision, have decided to hold off.

- The creation of an island of OR1 in the middle of a sea of residential zoning could lead to commercial development in our residential area.
-
- Although the proposed changes may be in the interest of this developer, the changes are not in the public interest, for reasons noted above.
-
- Parking is already a major problem on the block and adding commercial property will exacerbate that.
-
- The proposed changes are not consistent with the applicable policies of the comprehensive plan. The area in question is not in the density overlay, and the rest of Garfield is zoned residential.
-
-
- The creation of an island of OR1 in the middle of a sea of residential zoning could lead to commercial development in our residential area.
-

- Although the proposed changes may be in the interest of this developer, the changes are not in the public interest, for reasons noted above.
-
- Parking is already a major problem on the block and adding commercial property will exacerbate that. Not to mention impact the usefulness of the park for visitors and leagues. The leagues generate much needed monies for the park.
-
- The proposed changes are not consistent with the applicable policies of the comprehensive plan. The area in question is not in the density overlay, and the rest of Garfield is zoned residential.
-
- There are many reasonable uses of the property in question permitted under the existing zoning classification. The property could be used for residential homes, just like the rest of that side of Garfield.
-
- Although the proposed changes may be in the interest of this developer, the changes are not in the public interest, for reasons noted above.

I encourage you to visit this block from 5pm on. There is no parking.

Thank you for your time and consideration to this matter.

Sincerely,

Michele M. Hoard
Sent from my iPhone
Please excuse typos or misspellings from my iPhone.

Steiner, Lisa

From: Henrik & Charlotte Nordstrom <nordstrom@mac.com>
Sent: Monday, January 11, 2016 2:09 PM
To: Steiner, Lisa
Cc: Glidden, Elizabeth A.
Subject: Comments re: 3255 Garfield Ave S proposal

Follow Up Flag: Follow up
Flag Status: Flagged

TO: Lisa Steiner, City Planner; City Planning Commission

RE: 3255 Garfield Ave S mixed-use development proposal

FROM: Henrik Nordstrom, 3309 Harriet Ave (neighborhood resident)

DATE: January 11, 2016

To whom it may concern:

I am writing to express my support for the proposed development (The Amp House) at 3255 Garfield Ave South. I am a long-time resident of the neighborhood (20 years) and have watched as the Lyndale neighborhood and Lyn-Lake area has evolved and transformed for the better. New developments have positively impacted this neighborhood and I believe that this project will be another favorable contribution to the urban landscape.

Based on information presented at neighborhood meetings by the developer, Mr. Aaron Parker, I believe that he has a great understanding of urban design and sustainable architecture. There also appears to be a strong sentiment for preserving, through re-use, the landmark structure that is the Garfield Substation ("the Aquarium"). That historic 1911 structure is a landmark in our neighborhood, it has been the center of neighborhood celebrations for almost two decades (The Lyndale Fish Fest) – and despite its long-dormant status, it stands up well both in terms of physical condition and blending into the urban fabric of our neighborhood. It would be terrible to see that structure lost.

That said, the neighborhood has expressed concerns regarding the size of the redevelopment as it relates to the rezoning of the land and the potential higher use(s) that could result. I share those concerns. In fact, despite my overall appreciation of the proposed redevelopment design elements, I too am apprehensive about the addition of multiple additional housing units on the north half of the lot (anywhere from 6-15 additional units have been proposed) that were included in the initial proposal. The original proposed cluster design did not fit in with the neighborhood and it also threatened to overshadow the historic substation building itself.

The current proposal up for public hearing would appear to meet the criteria of both blending in with the neighborhood by not overpowering the lot with high-density development, while also finding a best-reuse for a renovated substation structure. I appreciate the necessity of the rezoning request to accomplish the multi-unit development of the substation structure itself – my only remaining concern is what ramifications that rezoning could have on development of this property should design changes be subsequently made to the current proposed design.

As it is currently proposed, I believe The Amp House redevelopment will be a stunning addition to the neighborhood – the restoration of those large window bays and a rooftop greenhouse will showcase a vibrant and innovative residential

reuse of the substation, adding eyes on the street, while preserving greenspace on most of the north half of the lot for both the neighborhood and the residents who will be living there.

The only way to preserve this structure will be to find a suitable and appropriate reuse plan. I do hope, however, that the City Planning Commission adopts a plan that balances historic re-use with neighborhood concerns about appropriate scale development.

Sincerely,

Henrik Nordstrom
3309 Harriet Ave
Minneapolis MN 55408
612-822-3526

Steiner, Lisa

From: Nathaniel M Hood <nmhood@gmail.com>
Sent: Monday, January 11, 2016 2:36 PM
To: Steiner, Lisa
Subject: In Support of Parkers' AMP House at 3255 Garfield Avenue S

Hi Lisa -

As an urbanist, I wanted to write in **support of the AMP House project on 3255 Garfield in South Minneapolis.**

The AMP house project is the type of **small-scale urban development that we need in Minneapolis.** It is important that we foster this type of development in a location exactly like Garfield Ave. The building **restores what is a rare piece of industrial architecture** and re-purposes it into a **mixed-use** residential-office space.

I think the project is **consistent with the character** of the overall neighborhood, which is a healthy mix of residential and small-scale commercial. This is the precisely the type of project (with added diversity with live-work style units) that will help keep Minneapolis a desirable place.

I do not think the four new dwelling units will have a significant impact on traffic or parking in the existing neighborhood. This site is near transit and is very bike-friendly.

Thank you, and kind regards -Nate

Nathaniel Hood
Co-founder, [streets.mn](#)
Contributor, [Strong Towns](#)

Steiner, Lisa

From: Andrea Eichrodt <Andrea.Eichrodt@dbclaw.com>
Sent: Monday, January 11, 2016 2:35 PM
To: Steiner, Lisa; Glidden, Elizabeth A.
Subject: Garfield Ave/W 33rd Street Substation

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Lisa and Elizabeth,

I live at 3320 Harriet Ave. in Minneapolis, have lived there since 1992, and strongly oppose the proposed development of the Substation site at corner of Garfield Ave S/West 33rd St, for the following reasons:

- The zoning change is not consistent with the rest of the street. Approval would create a two lot island of OR1, surrounded by residential property. Although the west side of Garfield, across the street, is zoned R4, that block backs up to Lyndale Avenue, which is commercial and R4. All of the east side of Garfield (other than when it intersects with commercial streets such as Lake Street) is R2.
- The creation of an island of OR1 in the middle of a sea of residential zoning could lead to commercial development in our residential area.
- Although the proposed changes may be in the interest of this developer, the changes are not in the public interest, for reasons noted above.
- Parking is already a major problem on the block and adding commercial property will exacerbate that.
- The proposed changes are not consistent with the applicable policies of the comprehensive plan. The area in question is not in the density overlay, and the rest of Garfield is zoned residential.
- Although the proposed changes may be in the interest of this developer, the changes are not in the public interest, for reasons noted above.

Thank you for considering my objection.

Andrea Eichrodt
Andrea.eichrodt@dbclaw.com
3320 Harriet Ave
Cell 612-598-3930

Steiner, Lisa

From: Tom Hunter <tomhunterblues@gmail.com>
Sent: Monday, January 11, 2016 2:57 PM
To: Steiner, Lisa
Subject: The Amp House, 3255 Garfield Avenue S, Ward 8

I'm writing to oppose the application for rezoning of this property. I own a home at 3237 Garfield Avenue S, Ward 8. There is serious crowding on the streets, not enough parking. I also have a small child and would like to keep the block residential. I don't favor increased traffic in the alley.

Regards,

Tom Hunter
323 7 Garfield Ave S.
Minneapolis, MN 55408
(612) 300-3140