05 April, 2016
Statement of Reason for Appeal for 2008 Bryant Avenue Apartments, 2008 Bryant Ave S BZZ-7594

James Boyle and additional concerned neighbors having formed as *Minneapolis Neighbors United*, do hereby appeal all final actions taken by the Minneapolis City Planning Commission on 28 March, 2016 approving the Land Use Application by DDMZ Real Estate, the Site Plan Review by City Planner Mei-Ling Smith, and the process by which the Minneapolis City Planning Commission reached its decision, for the 2008 Bryant Avenue Apartments proposed at 2008 Bryant Ave. S., Community Planning and Economic Development (CPED) # BZZ-7594.

The Minneapolis City Planning Commission (CPC) erred in that it adopted the staff findings for the application by Michael Stoddard, on behalf of DDMZ Real Estate and the Site Plan Review for the 2008 Bryant Avenue Apartments at 2008 Bryant Ave S.

By approving the Site Plan Review for the 2008 Bryant Avenue Apartments at 2008 Bryant Ave S., the CPC's decision will be injurious to the use and enjoyment of adjacent properties and overall neighborhood livability. In addition, this approval will cause other decisions by the CPC to appear suspect due to the decision making process used for this application.

This appeal is based on the following facts:

- The plan is inadequate and impractical for garbage and recycling storage and removal and snow removal
- The neighbors to the south at 2012 Bryant Ave. S. will suffer injury to the use and enjoyment of their property as there is no landscape buffer at the south lot line and the plans include a rooftop deck
- Incorrect information exists in the Site Plan Review regarding the Uptown Small Area Plan, Historic Preservation, and the Minneapolis City and Metropolitan Council Comprehensive Plans
- The Site Plan Review is incomplete as the methods of Alternative Compliance are not provided and relevant public comment is not included
- The process leading to the decision by the CPC was incomplete

1) Garbage and recycling storage and removal and snow removal

Garbage and recycling storage and removal

Current practice is 1 garbage bin and 1 recycling bin per unit. The Site Plan indicates the use of 4 plastic bins for the garbage and 4 bins for recycling for a 10 Unit Commercial building. Every Triplex on the same street has 3 bins for garbage and 3 bins for recycling; the standard 1 per unit. 10 units should require a total of 20 bins. There is no

space for 20 bins, or even 10. The 8' x 4'6" single waste collection point right up next to the sidewalk does not address the waste management needs of a 10 unit building. The necessity for someone to drag trash bins to the pad and then drag them back is not a practice allowed for any other modern multi-unit in the neighborhood.

In addition, the city of Minneapolis does not usually offer garbage and recycling collection contracts for commercial buildings (more than 4 residential units). This is a 10 unit commercial building. Therefore, the owners would need to have a contract with an outside company that will normally require dumpsters, *not* individual bins. Although necessary, there is not enough space for 2 dumpsters. And if the owners must have dumpsters, that would necessitate a wider driveway to allow trash and recycling collection. This is a shared driveway. The wear and tear of a garbage truck on residential driveways is well known in Minneapolis and is one of the reasons the practice was discontinued several years ago. The owners of the single family home at 2012 Bryant Ave. S. should not be held responsible for the wear of the increased traffic on their driveway by garbage, recycling, delivery, service, and moving trucks servicing 2008 Bryant Ave. S. The Site Plan states; *Service vehicles are not expected to access the site…* referencing a building in a neighborhood with crowded streets, high rental turnover, an abundance of moving and delivery trucks, with nowhere to put them, blocking the streets, alleyways, and emergency responders.

The location of garbage and recycling bins or dumpsters is also problematic as it is placed on the south property line shared with 2012 Bryant Ave. S.

Snow removal

The Site Plan shows a flat roof and a roof top deck. There is also a parking lot in the back and a shared driveway. The snow removal plan of piling the snow into one parking space is not feasible. It must be fully removed from the property. It must also not impede the use of the driveway or become the responsibility of the owners of 2012 Bryant Ave. S.

2) Landscape buffer and rooftop deck

Landscape buffer

There is no landscape buffer at the south lot line. The residents of 2012 Bryant will have no screening from the commercial property to the north.

Rooftop deck

A rooftop deck is unnecessary to the plans and would deter the enjoyment of the property for the residents of 2012 Bryant Ave S. Noise will be an issue along with other practices that come with non-family oriented rental units.

3) Uptown Small Area Plan and Historic Preservation

Uptown Small Area Plan (USAP)

The Uptown Small Area Plan was used incorrectly as a reference in this Site Plan. The USAP *does not provide specific land use guidance for this parcel* because it is *not* within the purview of the Uptown Small Area Plan (see Document A). Although *next* to a Hennepin Commercial Corridor building and *next* to the Franklin Community Corridor building it is not within either category. It is a residential multi-unit property in the neighborhood.

Historic Preservation

The Site Plan Review states: *Not applicable…This site is neither historically designated nor is it located in a historic district*.

This statement distorts the fact that little research was done on the property. Although, demolition is not part of the City Planning Commission's review, this statement does affect the decision to demolish a historic structure and allows a new structure to be built on the land. Blanket categorization of all properties not already *historically designated* or not already located in a *historic district* as not falling under *Historic Preservation* deters research into our history and disallows the formation of new historic designations and historic districts. It allows indiscriminate destruction of our city cultural and architectural history. Local residents are able to look up the history of the buildings in this neighborhood but CPED does not seem to have the inclination. (See Document B)

Comprehensive Plans

The City Comprehensive Plan and the Metropolitan Council Plan place a priority on affordable housing and mixing income levels in neighborhoods. The continued removal of affordable housing in the Lowry Hill East "Wedge" neighborhood and the systematic replacement of the affordable housing with a few market rate, but mainly above market rate (luxury), housing goes completely against both plans. Eradication of affordable housing is the opposite of our city's goals and plans.

4) Incomplete Site Plan Review

Alternative Compliance

The methods of Alternative Compliance are not provided. The neighbors to the south, west, and north do not know how these issues will be addressed.

Public Comment

3 letters were received prior to the hearing on 28 March, 2016. 2 were not provided to the CPC. The comments with the most relevance to the development; the writer being an owner of 2012 Bryant Ave. S., on the south property line and sharing the driveway, were not included in the Staff Documents. Both letters showed concerns regarding the project. (See Documents C1-3)

5) Incomplete process

Incomplete process leading up to the CPC decision to approve the project

- The Minneapolis City Planning Commission based its decision on a Site Plan that was inadequate, impractical, incorrect, and incomplete.
- The developers have not appeared at the Lowry Hill East Neighborhood Association Zoning and Planning Committee and no official comment has come from the Association.
- The neighbors on the south property line at 2012 Bryant Ave. S. spoke with the City Planner Mei-Ling Smith but their correspondence was not given to the CPC Commissioners.
- Another letter from the new owner of a property across the street was also not provided to the Commissioners.
- The CPC never reviewed or discussed the Land Use Application and the Site Plan Review for 2008 Bryant Avenue Apartments at the City Planning Commission – Committee of the Whole or at the CPC meeting on 28 March, 2016.
- Upon review of the video of the CPC 28 March, 2016 meeting, the following occurred; 2.16 minutes into the meeting, item 3 (2008 Bryant) was moved to the consent agenda. At 3.17 minutes the Chair asked one more time if anyone present wished to speak (including staff) regarding item 3 and as no-one was present or chose to speak, 3 minutes into the meeting, item 3 was approved via the consent agenda. Soon after, a concerned resident arrived and a notice was posted on the door that item 3 had already been approved. The privilege of a public hearing had been taken from that resident.

Conclusion: A *Site plan review is required for the development of a new multiple-family residential structure*. That Site Plan should be thorough, complete, and correct. The 2008 Bryant Avenue Apartments Site Plan Review is none of these things and, thus, provided flawed data by which a decision should not have been made. The process by which the Minneapolis City Planning Commission reached that decision was also none of these things.

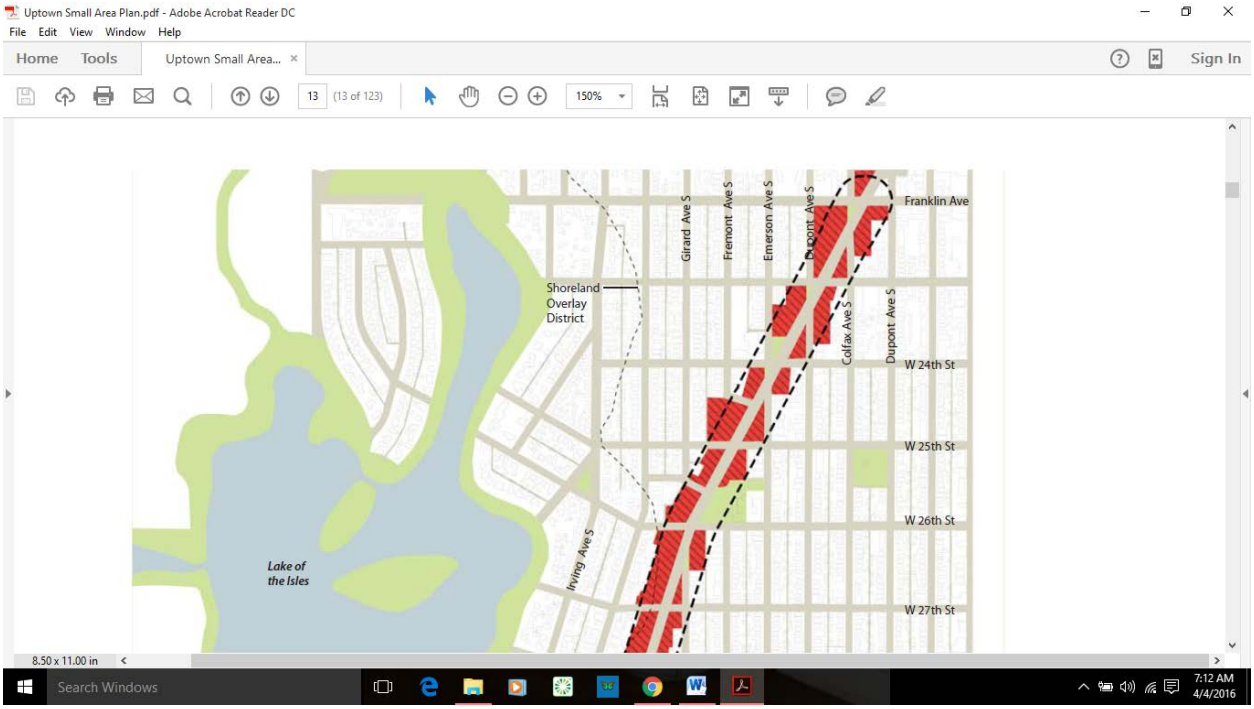
This project sets a dangerous precedent for residents in our neighborhoods. This project does not fit the historic character of the neighborhood and does not take its neighbors into consideration. We request that this appeal be upheld and, in addition, that a thorough historic review of 2008 Bryant Ave S. (and every house over 100 years in this neighborhood) be conducted by the Heritage Preservation Commission, not an in-house review by a CPED planner.

Additional concerns and further evidence may be brought forward during the public hearing.

Attached Documents:
A. Graphic of the north end of the Uptown Small Area Plan
B. Historic Outline of 2008 Bryant Ave. S.
C. 1-3 Letters submitted to CPED as public comment

DOCUMENT A (Uptown Small Area Plan p.13 – Franklin & Bryant)

NOTE: Bryant is mislabeled as Dupont in the official USAP graphic prepared by CPED Staff



B. Historic Outline of 2008 Bryant Ave. S.

2008 BRYANT AVENUE SOUTH

PROPERTY IDENTIFICATION

Historic Name	Joseph B. Starkey/ Joseph U Barnes Residence
Property Address	2008 Bryant Avenue South
Historical Addresses	2008 Bryant Avenue South
PID	33-029-24-11-0070
SHPO Inventory Number	

CLASSIFICATION

Historic Use of the Primary Building	Single-family home
Current Use of the Primary Building	Two unit building
Contributing Resources Within Property Primary Building:	Contributing
Secondary building:	None

HISTORIC BUILDING INFORMATION

Date of Construction	1893
Original Owner	Joseph B Starkey
Architect	Smith & Clark
Builder	Smith & Clark

The two and one-half-story residence at 2008 Bryant Avenue South was built in the late Victorian style and displays an unusual full half rounded front porch that wraps the east facing facade north to the main entrance. Though most of the structure is currently covered in a plaster stucco veneer, the original siding would have been clad in traditional wood siding. There is evidence that some of the wood may still exist beneath the present plaster sheathing. There are many original details remaining including the painted plain Doric columns supporting the curved porch roof. Original leaded windows on the first floor living room, second floor front window and an oval leaded window on the second floor north side remain behind later aluminum storm windows. On the third floor front and north side windows, the

original wood pilastered frames also remain. This detail is very similar to the window surrounds on neighboring homes on the street.

The original building permit for 2008 Bryant Avenue South, built in 1893, lists Smith & Clark as the owner, more than likely building on speculation. By December 9, 1894, the *Tribune* reported: "Mr. and Mrs. J. B. Starkey entertained at their new home in Sunnyside in honor of Bishop and Mrs. Fowler, and during the evening more than 200 guests passed in and out the brilliantly lighted parlors to exchange greetings with the hosts and their guests of honor. The house at 2008 Bryant avenue south is charmingly located, and its pleasantly opening rooms gave ample field for the decorator's skill."

The 1895 Minneapolis city directory lists Joseph B. Starkey as the primary resident as well. He was also listed in the 1896 Minneapolis City directory as a partner in the firm of Starkey & Tyre (Joseph B Starkey, Joseph Tyra, Edward T. Teitsworth), Cornice Manufacturing and Roofing, 1113 S. 5th Street, tel 870.

Additionally there was a wedding conducted in the residence, in 1895, as announced in the Minneapolis *Tribune* of **August 26, 1895:**

"The City in Brief: Miss Myrtle Moore and Henry R Higgins were married Saturday at 2008 Bryant ave south by Rev. J.B. Starkey."

The Starkeys vacated the premises by 1898 and various residents occupied it until the house was sold to John J. Conway, a real estate investor. The Conway family occupied the single family home and also entertained extensively until 1913. Conway held major real estate properties in the Dakotas and as reported in the August 20, 1905 *Tribune*: **Minneapolis Man Sells Tract of Thirty-Two Quarter Sections for $76,800 cash**

"One of the largest sales of South Dakota land recorded in years has just been consummated by **John J. Conway** of 2008 Bryant avenue south. The sale comprehends thirty-two quarter sections of prairie land in Faulk and Hand counties, twenty-eight quarter sections being located in Faulk."

In 1913, the home became the residence of Mr. Joseph Uriah Barnes, realtor and owner/president of the Inter-State Securities Company, until his death in 1931.

Mr. Barnes was a well known, respected mortgage lender and real estate owner in Minneapolis with extensive holdings in downtown Minneapolis. Prior to Mr. Barnes being the president of the Inter-State Securities Company he was the president/owner of the Minnesota Title and Insurance Company from the 1880s to 1906. He was also on the executive committee of the Minneapolis Real Estate Board. Barnes was instrumental in pushing through three major contributions to Minneapolis.

- **Building the Third Avenue Bridge**
- **Building the Union Railroad Depot in Minneapolis,**
- **Building the Lake Calhoun to Lake Minnetonka Boulevard**

One of his greatest desires was to see a new bridge built over the Mississippi. In the January 18, 1906 report of the *Tribune* following a meeting of the Real Estate Board, "Two important public questions,

the proposed bridge over the Mississippi river at Third avenue south and a new Union Depot, which would be all that it's name implies, provoked a spirited discussion. J.U. Barnes and others argued strongly in favor of the bridge proposition, and Mr. Barnes silenced the handful of objectors who pleaded the heavy bonded indebtedness of the city as an excuse for ignoring the project, by quoting interesting figures regarding the city's finances. His statement of the case showed municipal finances to be in first rate condition and the bonded indebtedness very much less than many people supposed." Additionally Barnes continued to advocate for improving the city and attracting more businesses and residents to the city. In the May 23, 1906 Minneapolis *Tribune*: **"Real Estate Men Work Up New Schemes Important Work for Future Consideration Laid Out at Meeting of Executive Committee of Minneapolis Real Estate board.**

Ambitious plans for exploiting the manifold attractions of Minneapolis as most desirable city in the country in which to own real estate were considered by the executive committee of the Minneapolis real estate board at the Commercial club last night. A number of comprehensive advertising schemes were brought to the attention of the committee and much important work was laid out for future consideration. The meeting was thoroughly representative of the board. Besides Walter A. Eggleston, chairman; Horace Lowry, Edmund G. Walton, J. U. Barnes and W.H. Davis of the executive committee, president W.Y Chute, Lester B. Elwood, Walter L. Badger and C.L. Sawyer took part in the proceedings. Wallace G. Nye of the Commercial club, was also present and explained a number of matters pertaining to railroad discriminations ....."

In January 1907, J.B. Barnes ran for president of the Minneapolis Real Estate Board against W.Y. Chute but was defeated.

Unfortunately Barnes, in March of that year, in order to protect creditors, voluntarily resigned from his mortgage and title insurance company, and deeded to the company a large amount of his real estate holdings, many of which were located in the central business district. The State bank examiner had closed the business after "an exhaustive examination of its assets and liabilities and its methods of doing business and by order of the court was placed in the hands of a receiver, James. D. Shearer. This action precipitated concern for depositors but were reassured that claimants would be reimbursed to their fullest."

Barnes real estate holdings were widely scattered. On May 30, 1907, the *Tribune* reported "The real estate is scattered from beyond Lake Harriet on the south to Thirty-fourth avenue north and from east to west of the city. There are a number of valuable pieces of downtown property, which, however, are quite heavily encumbered. The receiver has endeavored to place market values upon the real estate as nearly as possible." But things turned worse for J. U. Barnes. On June 28, he was accused and indicted of embezzling $13,000 of the funds of the Title company. To defend himself in court, he hired his friend, the former Minnesota Governor, John Lind as defense attorney. Witnesses for the defense included Minneapolis city Mayor, David P. Jones and state senator George P. Wilson. The indictment charged Barnes with grand larceny in the first degree. Much to his surprise, Barnes was found guilty of embezzlement. An appeal was set for February of 1909. Finally in April of 1910, he was acquitted.

J. B. Barnes had built a large mansion at 2312 Blaisdell Avenue south. As a result of the years of alleged persecution by the state auditor against his business between 1906 and 1910, he traded his Blaisdell home in a deal with Mr. P. M. Starnes of the American Timber Holding company and received as part of the consideration, the home at 2008 Bryant Avenue South to retain as his residence. (Minneapolis *Tribune,* October 24, 1913.)

Another consuming issue for Barnes and many wealthy men who had summer residences on Lake Minnetonka was better road access through the western suburbs to the lake. He was part of a newly formed organization in 1921 which was comprised of citizens, businessmen from eleven organizations and residents of St. Louis Park to connect Lake Calhoun to Lake Minnetonka by way of a 200 foot wide boulevard. The organization incorporated as the Minnetonka Parkway association in February of 1921. J. U Barnes was one of the directors of the new corporation.

2008 BRYANT AVE SOUTH

HISTORIC REFERENCES

Year Built: 1893 First Owner: Joseph B. Starkey

Builder: Smith & Clark Present Owner: DDMZ

Sept 17, 1893: Real Estate: Building Permits, Smith & Clark, 2008 Bryant Ave South, 2 story frame dwelling $6,000

Aug 26, 1895: The City in Brief: Miss Myrtle Moore and Henry R Higgins were married Saturday at 2008 Bryant Ave south by Rev. J.B. Starkey

June 6, 1900: Yankton, SD, report on Democratic Convention: …..”the convention appeared to be unanimous in indorsing Senator Pettigrew's position on various public questions, but a number of delegates, notably those from Minneheha county, strongly opposed going to the extent of indorsing him for re-election. The discussion at one time became quite personal between Lynch of Beadle, and Conway of Minnehaha. The resolutions as reported were finally adopted. They affirm allegiance to the Chicago platform, oppose the policy of imperialism; condemn trusts and combines; sympathize with the Boers in their struggle to maintain their liberty; indorse Bryan as a candidate for president, and commend the administration of Andrew E. Lee.”

The sections related to Messrs. Towne, and Pettigrew are as follows: “That, while leaving the selection of a candidate for vice-president to the wisdom of the delegates to the national convention, we express our admiration for the honorable political records made by Charles A. Towne, of Minnesota. That we commend the course in the United States senate of Richard. F. Pettigrew, and recommend that the Democratic convention to be held in Yankton for the nomination of state officers indorse him for re-election.”

The convention then proceeded to the election of delegates and alternates to the Kansas City convention, the only contest being between Stephen Donahoe of Minnehaha,and Thomas Brady, of Unions, in the Second district, resulting in the election of Donahoe.

The delegates are as follows: …..**John J. Conway,** Faulk.....

Jan 23, 1904: Real Estate Transfers: Otto Munson and wife to John J. Conway, part Lot 3, Block 3, Sunnyside Addition, $8,400.

Aug 20, 1905: Minneapolis Man Sells Tract of Thirty-Two Quarter Sections for $76,800 cash

One of the largest sales of South Dakota land recorded in years has just been consummated by **John J. Conway** of 2008 Bryant avenue south.

The sale comprehends thirty-two quarter sections of prairie land in Faulk and Hand counties, twenty-eight quarter sections being located in Faulk.

The purchases of this immense block is James Meehan, a retired lumberman of Milwaukee. The lands sold for $15 an acre straight, or $76,800.

This is but one of a number of important sales made by Mr. Conway, who is a recent acquisition to Minneapolis realty circles. He has long been identified with the land business of the Dakotas and will maintain offices at Faulkton and Orient while establishing his main office in Minneapolis.

Speaking of general conditions in the land business, Mr. Conway siad: "The land lies nearer to Faulkton and Seneca than any other towns, and I presume Mr. Meehan has bought it for an investment. South Dakota is growing rapidly and making wonderful strides toward commercial greatness, the growth in the last five years being simply phenomenal. "Land," is everywhere the cry and the state is host to a small army of investors from neighboring states, Iowa, Illinois, Wisconsin and Minnesota men being most strongly in evidence.

"We are developing along the lines of prosperity, manifest in all parts of the country, and the land business must continue a most important factor in all business transactions of South Dakota for many years to come."

Sept 21, 1906: Police After an Auto Driver. Machine Hits Buggy and Woman is Injured: Mrs. J. J. Conway 2008 Bryant ave south met with a painful accident while driving out Hennepin avenue Wednesday. She was driving the horses herself and had her baby with her. [John Herbert] Just opposite Lowry Hill an automobile, said by spectators to have been going at a high rate of speed, crashed into her buggy from behind, throwing both the occupants to the pavement.

Mrs. Conway was seriously bruised, though not dangerously injured. The baby was only slightly hurt. The buggy, however, was badly shattered.....

Jan 10, 1908: School Classes: Douglas School: Maurine Conway, Myron Conway, J.J. Conway

Sept 2, 1913: Informal Entertaining : Miss Alice Walker and Miss Maurine Conway were hostesses at a shower yesterday afternoon at the home of Miss Conway, 2008 Bryant av south for Miss Leah Purssell, a bride of September.

Sep 11, 1918: Lieutenant Seriously Hurt, Is Recoverying: Lieutenant Richard C. Thompson met with a serious accident the second day after he landed in France with his company and is now recovering in a military hospital in Paris. He is the son-in-law of Joseph U. Barnes, 2008 Bryant ave south. A fellow officer telegraphed the lieutenant's wife a few days ago of the accident.

Sep 11, 1918: Minneapolis: Officer Hurt by Low Bridge (see attached) The day after his arrival in France with his company, on August 10, Lieut. Richard C. Thompson, of Minneapolis, a graduate of the second officer's training camp at Ft. Snelling and an officer of the 85th division of the 340th infantry, was seriously injured in an attempt to board a troop train which was pulling out from a small station in France about half hour before its scheduled time.

April 27, 1919: Engagements Announced: Mr. And Mrs. John J. Conway, 2309 Newton avenue south, announce the engagement of their daughter, Miss Maurine, to Mr. Leonard J. Murray of Columbus,Ohio, formerly of this city, son of Mrs. Anna Murray, 2300 Girard avenue south.

July 2, 1919: Weddings: Maurine Conway married Leonard J. Murray

June 1, 1920: $12 Per Week: Competent girl to assist with housework and children. 2008 Bryant ave south

April 24, 1921: John J. Conway, 617 Andrus building, who deals extensively in cut-over lands in Beltrami county, closed three cash sales last week to Iowa buyers. Mr. Conway said the buyers were tenants on high value land. The price paid for the land was $35 an acre.

DOCUMENT C-1 (Letter included in Staff Documents and provided to CPC)

From: Paul Ryan
Sent: Monday, March 14, 2016 3:23 PM
To: Smith, Mei-Ling C.
Subject:
RE: 2008 Bryant Ave S
Hello Ms Smith, I am aware that the demolition is not part of the City Planning Commission's review. My perspective is, it should be. Any structure being demolished should be done so with great caution especially a structure built in a pre-World War Two historic period with classic architectural detailing, which this existing structure has. If the City's Planning Commision, which ostensibly plans what the City should look like, takes no interest or initiative into demolitions and what buildings and streetscapes look like and how demolitions will impact the existing fabric of a neighborhood, then why have such a commission?
Sincerely,
Paul Ryan

DOCUMENT C-2 (Owner 2012 Bryant Ave S)

Smith, Mei-Ling C. <Mei-Ling.Smith@minneapolismn.gov>

Subject: RE: 2008 Bryant Ave S

Hello Ms Smith,

We own the historic home directly to the south of the home under consideration for demolition. My family has taken great pains to maintain the original feel of our house, which was built in 1900. There are still solid oak sliding-panel doors in the original varnish, hardwood floors throughout, and the stained glass windows were all painstakingly re-leaded and reinstalled. Generations of previous homeowners have done the same, as evidenced by the art deco lighting fixtures that were installed in the 1920s and replaced the original gas lighting features. Demolishing the home to our north to build an apartment complex goes against the spirit of generations of homeowners in our house, and many similarly-minded homeowners on the block.

We have some specific concerns about the proposal as well, which I will enumerate below:

1) We believe that the demolition should be part of the City Planning Commission's review. We are concerned about the destruction of a turn of the last century, historic building, with classic architectural features, as well as altering the streetscape of the neighborhood.

2) Adding a ten-unit apartment building with only two parking spots is irresponsible. There is so little parking on the block that frequently people block our driveway as it is. To argue, as this builder does in his proposal, that we are near a bus route so parking is not a consideration is disingenuous, at best. The existing structure has three small units and four parking spaces and their lot is always full. I do not see how adding seven much larger units and taking away two existing parking spaces can be absorbed by on-street parking. And again, the block is already so congested with parked cars that cars regularly block our driveway out of desperation.

3) Our house has shared a driveway with 2008 Bryant for 115 years. We depend upon each others shared driveway space in order to turn around to exit our respective driveways. If the new structure alters this time-honored arrangement, it will dramatically and negatively impact our quality of life.

4) Perhaps most importantly, the proposal also allows for a rooftop deck where people can congregate only 6 feet from our windows. We are very concerned about noise and privacy. This is not downtown Minneapolis loft living. This is a neighborhood with many historic houses that we take pride in, and a rooftop party area in the summer is not in keeping with the neighborhood.

5) Finally, we are concerned about the dust and noise associated with a full demolition and construction of a structure that large. Remodeling the existing structure would be a more Green alternative for the resources being used, and it would preserve the neighborhood feel, while more minimally impacting the structures nearby.

Thank you for your consideration.

Sincerely,

Mathew Paymar, LPCC and Dr. Meredith Gill, PhD

DOCUMENT C-3 (Letter from new property owner across the street)

From: Alicia Gibson <gibson.alicia@gmail.com ><mailto:gibson.alicia@gmail.com>>
Subject: 2008 Bryant Ave S
Date: March 28, 2016 at 10:54:41 AM CDT
To: Mei-Ling.Smith@minneapolismn.gov <mailto:Mei-Ling.Smith@minneapolismn.gov>
Cc: Meredith Gill <meredithgill@gmail.com ><mailto:meredithgill@gmail.com>>

Dear Ms. Smith,

Meredith Gill who lives next door to the proposed development at 2008 Bryant Ave S forwarded me the staff report for the development and your email regarding comments for today's Planning Meeting.

My husband and I are relocating back to Minneapolis from Cincinnati and have a purchase contract on the house across the street at 2105 Bryant Ave S where we will live with our 4 year old, 20 month old, and family dog. We are excited about living in such a dynamic neighborhood and chose this house and this street in large part because of the wonderful balance it offers for both a family-friendly residential housing alongside more densely urban housing that takes advantage of public transportation and bicycle friendly street design.

With that said, we have a couple of concerns about the proposed development at 2008 Bryant Ave S. First, we are concerned about the serious lack of parking for a development that will have 10 units, 9 of those with two bedrooms that will likely have multiple tenants. Several of those will likely not have cars to park, but out of the possible 19 plus tenants, one imagines that there will be a great deal more than two cars to park, and this does not account for the number of visitors arriving in cars that will also be likely. I recently spent the night at the house next to the proposed development the night before our house inspection (the home of Meredith Gill and Matthew Paymar). This gave me an excellent opportunity to see the amount of traffic that I can anticipate once our family moves in. While the amount of street traffic is relatively light (one major benefit of being on a bicycle thoroughfare), I did notice that as people come home the sides of the streets fill up with cars and the street parking is completely maxed out. The proposed development promises to significantly contribute negatively to this situation. First, the parking needs to be increased to at least half a dozen spots, and second I would propose that if the developer is indeed serious about encouraging tenants without cars using bicycles and public transit only there should be at least one indoor bike parking per unit, as well as at least 20 outdoor bicycle parking spots to accommodate second tenants and visitors.

The next item in the plan that we have concerns about centers on the rooftop patio. Before putting an offer in on the house at 2105 we walked the street from the playground at 26th up to Franklin with our 4 year old. A development with a rooftop patio in no way conforms to the character of the street and would have negatively impacted our impression of the street's prospect as a home for our children. Not only would we not want a rooftop party patio across the street from our single-family home, we are gravely concerned about the precedent this sets for further development on the street. Again, if the developer is serious

about attracting the kind of tenants who want to lessen their carbon footprint by foregoing cars in favor of public transit and bicycles, I would recommend a better use for the rooftop -- perhaps a green rooftop or a rooftop on the cutting edge of the "community solar" movement.
https://www.washingtonpost.com/news/energy-environment/wp/2016/03/24/why-this-new-solar-market-could-be-set-to-explode/ https://www.washingtonpost.com/news/energy-environment/wp/2016/03/24/why-this-new-solar-market-could-be-set-to-explode/>;

Thank you for your time and consideration of our concerns,

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Alicia Gibson, JD, PhD