

Glasper, Tiffany P.

From: Leighton, Tom J
Sent: Wednesday, October 20, 2004 11:10 PM
To: Glasper, Tiffany P.
Subject: Sale of 2750 Thomas Ave N

Tiffany,

Thanks for the opportunity to look at the proposal concerning the sale of the properties at 2750 Thomas Ave N. Single family infill development is appropriate at this location. There is no site plan in the materials you sent me, so I can't comment on the proposed layout of houses and garages on the lots. The house presents a front facade that would add value to the surrounding properties. The window area appears to be sufficient facing the front and rear of the lot. Window area is clearly inadequate at the south side of the property. South facing windows are important for provision of light and enhancing energy efficiency, as well as for reasons of public safety. Policy 9.8 of the Minneapolis plan states that "Minneapolis will maintain and strengthen the character of the city's various residential areas." One of the implementation steps associated with this policy states, "Infill development standards must reflect the setbacks, orientation, pattern, materials, height and scale of surrounding one and two family dwellings." Policy 9.16 states, "Minneapolis will encourage new development to use human scale design features and incorporate sunlight, privacy, and view elements into building and site designs." Based on these comprehensive plan policies, I would suggest that you ask the builder to incorporate windows into the south side of the proposed house.

Given the information I received I see no other issues concerning conformance with The Minneapolis Plan.

Tom

Thomas Leighton, AICP
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10/21/2004

Glasper, Tiffany P.

From: Leighton, Tom J
Sent: Thursday, November 18, 2004 8:34 AM
To: Glasper, Tiffany P.
Subject: RE: Sale of 2750 Thomas Ave N

Tiffany,

Thanks for sending the site plan for this property. The house and garage are appropriately situated on the property. And your notes indicate that the developer has agreed to increase window area at the north and south sides of the property. I see no issues concerning conformance with The Minneapolis Plan.

Tom

-----Original Message-----

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11/18/2004