

Minneapolis City Planning Department Report
Waiver From Moratorium
2401 Dupont Ave S; 1101 24th St W

Date: August 28, 2003

Applicants: Mike Fernandez, John Parod, and Spiros Zorbalas

Address Of Property: 2401 Dupont Ave S; 1011 24th St W

Contact Person And Phone: Spiros Zorbalas, 612-685-8271

Planning Staff And Phone: Tom Leighton, 612-673-3853

Ward: 3 **Neighborhood Organization:** Lowry Hill East Neighborhood Association

Existing Zoning: R2B

Reason For Waiver: To allow for the construction of a 33 unit multiple family condominium development.

Background

Interim Ordinance, Chapter 577, of the City Code, provides for “a moratorium on the establishment or expansion of any multiple family residential use within the recognized boundaries of the Lowry Hill East neighborhood (bounded by Lyndale avenue, Hennepin avenue and Lake Street), except where property has frontage on Hennepin Avenue, Franklin Avenue, Lagoon Avenue, Lyndale Avenue or Lake Street.” It was introduced November 22, 2002, and adopted by the City Council on February 28, 2003. This application is for a waiver of the moratorium to allow the below-described development to proceed.

The applicants are proposing to combine the two identified properties for the development of a 33 unit condominium building. Each of the co-applicants has ownership interest in one of the properties, and they intend to work together as a developer team in the development of the property.

The existing building at 2401 Dupont Ave S contains two ground floor commercial spaces and five dwelling units. The commercial and multiple family uses of the building presumably preceded the 1963 zoning of the site as R6, and the mid-1970s rezoning to R2B. Although the building at 1011 24th St W is described as a single family dwelling in the applicant’s written narrative, according to Mr. Zorbalas it is actually a duplex. The applicants propose to demolish the mixed use building and move the duplex residence to a nearby vacant property prior to developing the site.

The subject property is the northernmost property on the east side of the 2400 block of Dupont Avenue. It is zoned R2B, as is the rest of the block on which it is situated. All property on the west side of the 2400 block of Dupont Avenue is zoned R6. The property across the 24th Street to the north of the subject property is zoned R6 as well.

Minneapolis City Planning Department Report
Waiver--2401 Dupont Ave S

The subject proposal calls for the development of a three story condominium building with underground parking. The 11 units per floor would be a mix of single bedroom and efficiency units. One parking space per unit would be provided in the basement parking level. If the waiver is granted, the developers propose to apply for a rezoning to R5 and a lot area variance of around 30%. It appears that the development can include the proposed 33 units if the rezoning and variance is approved, and the applicant utilizes the available density bonuses for underground parking and affordable housing.

The applicants supplied a detailed narrative (attached) that describes the process undertaken to date in pursuit of a development concept that could be supported by the surrounding community and would be workable from a development perspective. Mr. Fernandez and Mr. Parod began this exploration in November, 2001, and initially focused on the 2401 Dupont parcel. In August, 2002, the LHENA Board reportedly voted in support of a scaled-down 16 unit development concept for this parcel.

Since that time, the development team, the property involved, and the development concept have been expanded. Mr. Zorbalas has joined the development team, along with the 1011 24th St. parcel he controls. The development concept has been expanded to the 33 units condominium concept that is the subject of this waiver application.

This concept was reviewed by the Lowry Hill East Neighborhood Association (LHENA) Zoning and Planning Committee board on August 15, 2003. The Board voted to not support the application for waiver of moratorium. Six e-mails have been received from community members opposed to granting the waiver. One has been received from a resident in favor of granting the waiver. Most The owner of 1101 24th St E called after receiving public notice of the waiver hearing to request that no public hearing be held until the sale of the property is final.



800 Franklin Avenue West
Minneapolis, MN 55405
Main: 612.870.8500

REAL ESTATE DEVELOPMENT GROUP

To: Zoning Administration Office
From: Mike Fernandez, John Parod, and Spiros Zorbalas
Date: August 5, 2003
Re: Moratorium Waiver Application Narrative

The purpose of this memorandum is to outline the applicant's position in detail concerning their application for a waiver of the Zoning Study Moratorium, implemented in November 2002, for the LHENA neighborhood (10th Ward). Mike Fernandez, John Parod and Spiros Zorbalas, herein referred to as "Applicants" are applying for this waiver as part of their 22 month effort to develop the site located at 2401 Dupont Avenue South, which now also includes the adjacent lot at 1011 West 24th Street, herein referred to collectively as the "Site."

This narrative will include the following components:

1. **History:** Detailed history of the applicants efforts since they started their development efforts on or about November 2001, including all discussions with LHENA, City Councilperson Dan Niziolek, and various other City Planning, Zoning, and outside consultants and advisors;
2. **Adjacent Homes ("350 feet"):** A photographic analysis of the properties that are within 350 feet of the Site, and their current zoning;
3. **Site Plan:** A site plan of the proposed development, with a current elevation and rendering, as modified with the help of the LHENA zoning board;
4. **Hardship:** A Hardship analysis, explaining why this application for waiver should be approved, including a discussion on the current zoning conditions of the Site, and the implications of not approving this waiver;

As part of this application, the Applicants have obtained the "350-foot" Property mailing list, and formally notified LHENA of their application for a moratorium waiver on July 31, 2003. A copy of that letter included with this narrative, along with the "350 foot" Property mailing list. See Attachment A and B.

1. History

The Applicants, and more particularly Mike Fernandez and John Parod, have been working on developing the Site for nearly 2 years, starting on or about November 2001. The initial plan for redevelopment of 2401 Dupont Avenue, South was for the demolition of the existing "end of lifecycle" building and the construction of a 24-unit rental apartment building to be built on the 2 ½ lots at 2401 Dupont. Based on feedback from the LHENA neighborhood, City of Minneapolis Department of Planning, Council Member Dan Niziolek, and other architectural and legal experts the Site Plan was revised (over time) to provide for a 16-unit apartment building with 16 underground parking spaces. The research, development, information gathering, and site plan/architectural material creation were the most significant part of the redevelopment effort at 2401 Dupont Avenue, So. The timeline below provides the details of key meetings,

communications and milestones during the nearly two-year development process before the Moratorium Waiver went into effect

- November 14, 2001: John Parod, (Owner, 2401 Dupont) met with the full LHENA Board to discuss existing zoning of 2401 Dupont and presented the concept of redevelopment of the site; no formal plan was submitted. John took note of the comments and questions of the board and began to work with Mike Fernandez (Owner, 2401 Dupont Ave) on plans to redevelop the Site.
- November 27, 2001: Mike Fernandez and John Parod exchanged letters & calls with Council Member Lisa McDonald regarding their interest in redeveloping 2401 Dupont Avenue.
- April 10, 2002: Mike Fernandez, John Parod, and Clark Wicklund (Alliant Engineering) met with the LHENA Zoning & Planning committee to seek input and field questions about their initial site plan for 2401 Dupont Ave. The committee made a recommendation "not to approve" the initial site plan presented. John & Mike took the feedback/suggestions from this meeting and revised the site plan to better address the issues/concerns of the neighborhood.
- April 23, 2002: John Parod and Todd Phelps (Attorney – Leonard Street & Deinhard) met with Gary Dorek & Steve Poor (City of Minneapolis - Planning Staff) to discuss the proposed Site Plan and Zoning issues. This meeting helped to clarify the issues regarding the specifics of zoning classifications and possible variances necessary to complete the project.
- May 8, 2002 (Approximately): Mike Fernandez, John Parod, Todd Phelps (Attorney, Leonard, Street & Deinhard) met with Council Member Dan Niziolek and Staffer Gay Noble to discuss their redevelopment effort and seek input on the project.
- May 15, 2002: Mike Fernandez, John Parod, Todd Phelps (Attorney, Leonard, Street & Deinhard), and Lonnie Straussman, (Architect, ESG Inc.) met with the full LHENA Board and Council Member Dan Niziolek to seek input and comments on the Site Plan to build for-rent apartment units. The meeting was open to the public and served to provide a forum for neighborhood views on the development.
- July 12, 2002: Mike Fernandez and John Parod submitted a formal petition to the LHENA Board to redevelop 2401 Dupont Avenue, So. The petition addressed the Minneapolis Planning Commission's "five" findings that must be addressed prior to forwarding a rezoning petition to the Planning and Zoning committee of the Minneapolis City Council.
- July 12, 2002: Mike Fernandez and John Parod sent out a letter and comprehensive Site Plan materials to all LHENA board members to fully acquaint them with the revised Site Plan and allow them to study the plan and prepare any additional questions for a future meeting.

- July 17, 2002: Mike Fernandez, John Parod, Todd Phelps (Attorney, Leonard, Street & Deinhard), and Lonnie Straussman, (Architect, ESG Inc.) met with the full LHENA Board to present the Site plan and architectural drawings for the development. The LHENA board took no vote at that time. Fernandez & Parod continued to revise the Site Plan and prepare for another meeting with the LHENA Zoning & Planning committee to discuss the specifics of zoning classifications.
- August 1, 2002 (Approximately): Mike Fernandez, John Parod and Todd Phelps (Attorney, Leonard, Street & Deinhard) met with Gary Dorek, Steve Poor (City of Minneapolis – Planning Department) and Dan Niziolek to further discuss the redevelopment site plan and zoning classifications.
- August 14, 2002: Mike Fernandez, John Parod, Todd Phelps (Attorney, Leonard, Street & Deinhard), and Lonnie Straussman, (Architect, ESG Inc.) met with the LHENA Zoning & Planning committee to provide a revised Site Plan and architectural drawing and address neighborhood concerns and seek further input. Council Member Dan Niziolek and David DeQuisto (Supervisor, Planning Department) attended meeting. Mr. DeQuisto provided expert comment on the Zoning classification necessary to proceed with the project and made it clear that an R5 zoning classification would be necessary to support a building that consisted of 16 rental units with 16 underground parking spaces. The meeting was open to neighborhood suggestion and comment, however, no neighbors attended the meeting. The Zoning & Planning committee voted on a motion to support the Site Plan and it failed on a 3 to 2 vote.
- August 21 2002: Mike Fernandez, John Parod, Todd Phelps (Attorney, Leonard, Street & Deinhard), and Lonnie Straussman, (Architect, ESG Inc.) met with the full LHENA board and presented final Site Plan/architectural drawings. The board made a motion that the 2401 Dupont Site Plan be supported and that a R5 zoning classification be granted to the development. The board voted in support of the plan and R5 Zoning classification with an affirmative vote of 5 in-favor and 2 opposed.

Since the time of the LHENA Board's approval of the Site Plan for 2401 Dupont Ave, South, Mike Fernandez and John Parod have continued to meet with architects, several builders, banking institutions, and developers regarding the 2401 Dupont project. Based upon these interactions, they have sought to find a development partner to continue the development process and create a project that takes the needs and concerns of the neighborhood into consideration as a means to creating a development that is beneficial to the neighborhood and proves to be an asset to the city of Minneapolis. Fernandez and Parod interviewed several builders/developers in an attempt to seek a development partner that would be able to lend their expertise and experience in managing the complex process of demolition, architectural planning, building and interaction with the LHENA board and City of Minneapolis. This interview process brought them into contact with Spiros Zorbalas (a developer and local owner of over 200 apartment units in the LHENA neighborhood).

After receiving the support of the LHENA board to proceed with a 16-unit apartment building on the Site, which at the time did not include the property at 1011 W. 24th Street, Mike Fernandez and John Parod presented their development plan to Spiros Zorbalas as a means of investigating the feasibility of continuing with the implementation of their plans. With the positive mandate

from LHENA, they were looking for a developer to build that 16-unit apartment building. See Attachment C.

Zorbalas reviewed their plans in late 2002 and advised them that building an apartment building at this time was not economically feasible. He also recommended that they consider building a for-sale project with units in the \$150,000-\$300,000 range, where there currently is very little supply. Zorbalas believed that would be the best use of Mike Fernandez and John Parod's property, and would serve the neighborhood better. Zorbalas believes the owners of for-sale housing at the Site will be current renters of LHENA who can afford lower priced units but cannot find them due to short supply.

After further conversation in early 2003, Mike Fernandez, John Parod and Spiros Zorbalas decided to team up and develop the Site in concert. The Site plans that will be presented later in this narrative include developing both Mike Fernandez and John Parod's property, and property at 1011 W. 24th Street, which Zorbalas is scheduled to close on in October 2003.

Zorbalas has hired William Hickey, of Collaborative Design, herein referred to as "Hickey", to work with his firm, Real Estate Development Group, to create a 33-unit for-sale design for the Site. Hickey has done numerous projects in and for the City of Minneapolis, and has worked closely with many different neighborhood organizations as part of his design efforts over the last ten years.

The Applicants have proceeded under the direction of Zorbalas, and have created the Site Plan that is attached with this application. In arriving at this design, they have continued to involve the LHENA Zoning & Planning committee, meeting with them again on July 9, 2003, and incorporation their new suggestions into the design included with this application. (See Attachment D: Agenda from July 9, 2003 LHENA meeting). LHENA's Zoning & Planning committee recommended that the Applicants make the following changes or consider the following questions as part of their new 33-unit design:

1. Exterior: Work on a Brick Exterior that mixes in other materials that were used in the 1920's for the building.
2. Balconies: Bigger balconies on the outside front of building
3. American with Disabilities Act: Is there a way to construct the front steps differently?
4. Elm trees on 24th: Make sure to preserve the Elm trees on 24th and try to incorporate the trees into the green space design
5. Alley entrance to building: Make sure we consider the traffic issues raised here.
6. Bike/storage: Show where the bike rack would be placed
7. Windows: What is the right height on the first floor considering the privacy issues versus aesthetic issues?
8. Green space: Add more green space to drawing and rendering produced. Perhaps show an additional rendering of the common space inside the U on the back of the building.

On August 13, 2003, the Applicants will be presenting these changes to the LHENA Zoning & Planning committee, and then ask for a positive recommendation and vote at the September 2003 LHENA Board meeting.

Additionally, the Applicants have been working with 10th Ward Council Member Dan Niziolek, and keeping him informed of their progress through emails and direct conversation, as well as asking for his direction. As a result of his direction, the Applicants have met with both Neil Anderson and Steven Poor (City of Minneapolis – Planning) on July 30th to get their direction and input. The Site Plan that is included with this application has incorporated all of these comments.

2. Adjacent Homes (“350 feet”)

The Applicants have included a photographic analysis and overview of the zoning district boundaries of the homes within 350 feet of the Site for your review. As you can see, the Site is bordered by R6 on the North, a large apartment building directly across the street from Site on the 24th Avenue Side. It is bordered by R5 on West side, directly across the street from the Site on the Dupont Avenue side. To the South is a Conditional use Triplex. Kitty-corner to the Site, it is zoned C1, where Goloney’s, Autopia, and the Valvoline Oil shop are located. See Attachments E.

The 2401 Dupont & 1011 West 24th Street Site is located on the alley, and is the most northwesterly property of the R2B zoning in the LHENA neighborhood - approximately 50 feet from Hennepin Avenue South. The Site itself has two zoning designations. Mike Fernandez, John Parod’s property at 2401 Dupont Avenue South is zoned non-conforming C1, and the property at 1011 W. 24th Street is zoned R2B.

The property at 1011 W. 24th Street is an anomaly in terms of zoning as it sited directly on the alley to the East and is approximately 5 feet from the existing building to the West (2401 Dupont Ave, So.). The house is also built close to 24th Street and obscures the view of cars entering onto West 24th Street from the alley. More importantly, 2401 Dupont Avenue South is zoned nonconforming C1, and in order for Fernandez and Parod to upgrade that site with their current tenants and apartment renter combination, they would have to rezone it to conforming C1, which is opposed by the neighborhood and the City of Minneapolis. Therefore, the only way to renovate the site in a financially feasible way and create a new asset for the neighborhood and the city of Minneapolis would be to rezone both sites to a lower zoning classification of R5. Any other lower zoning would not be economical and would be highly unlikely to attract a developer. R5 is the zoning change that was already approved by the LHENA board prior to the moratorium, and it is the same zoning that is part of the development described in this moratorium waiver.

The Applicants preliminary discussions with Neil Anderson and Steve Poor at the Planning Department also have led them to believe that R5 is the proper zoning change for this Site, not only because it would allow for the investment into the two properties, but because it would solve the zoning anomaly of the property at 1011 W. 24th Street. Additionally, purchase and development of the 1011 West 24th Street property addresses the desire of several LHENA board members and neighbors to have Fernandez and Parod include the property in their development. If this site were rezoned to R5, it would only be an “out parcel” on the zoning boundary district of the current R5 district directly to the Site’s West, and not in anyway interrupt the R2B zoning that pervades to the East and South of the Site. Please note that in all but two cases, the homes to the South of 2401 Dupont Avenue (odd side of the street) have been converted to “apartment

houses" and in some cases have been granted conditional use permits to operate as duplexes, triplexes, and four-plexes. The properties to the South and West on Dupont Avenue (even side of the street) are zoned R5.

3. Site Plan

The Site Plan for the proposed development, along with the Rendering showing a simulation of the outside of the building was prepared by William Hickey, of Collaborative Design. As you can see, the Applicants upgraded design is proposing 33 units with 33 underground parking spaces. The site plan represents nine (9) studios, eleven (11) one bedrooms and thirteen (13) 1-plus bedrooms. The prices ranges will be from a low of \$160,000 to a high of \$300,000.

This plan allows for traffic flow in and out of the building along the alley, and as result alleviates the neighborhood of the current traffic and other related issues caused by the property currently at 1011 W. 24th Street. An aerial view of the neighborhood is also included with our development superimposed on the Site.

A courtyard can be found in the center of the building where residents can enjoy a nicely landscaped backyard, and use it for outside events. This courtyard also keeps eyes on the alleyway and increases the safety level for the neighborhood through "Community Policing by Design".

These plans and drawings are included as part of this application, and can be found as Attachments F.

4. Hardship

The applicants strongly believe that the moratorium presents a hardship on their current development. If they are not granted a waiver, their development project will not only suffer a severe financial loss, but the project will lose the opportunity to take an end-of-lifecycle building and improperly sited home and create a new asset to the neighborhood in the form of a development that provides ownership opportunities to individuals at a price that is unattainable in the neighborhood.

Mike Fernandez and John Parod began their development effort on or about November 2001. From that time through the date that LHENA approved their application to lower the zoning on their property to R5 on August 21, 2002, they spent over \$20,000 for plans, architects, and other work completed. Since deciding to join with Fernandez and Parod, Spiros Zorbalas has spent an additional \$18,000 on the purchase agreement for 1011 W. 24th Street, architects, plans, and other related work documents. Similar to the waiver that was granted to the Midtown Greenway project, this project was more than 12 months underway before the moratorium was put into place.

If this waiver is denied, the Applicants will not only lose the above \$38,000 investment, but Zorbalas will not be able to complete his purchase of 1011 W. 24th Street, and this Site and the development is unlikely to occur in the foreseeable future. Zorbalas' participation in this process is time sensitive, as is the purchase of 1011 W. 24th Street, which will be put up for sale to other private parties if the closing does not occur in October, 2003. Without the property at 1011 W.

24th Street, this development process is not economically feasible, since a 16 unit building as originally proposed by Mike Fernandez and John Parod would not be profitable to build. The additional 17 units make this project profitable, and allow for for-sale ownership pricing that is unattainable in this neighborhood and as such this waiver is time sensitive.

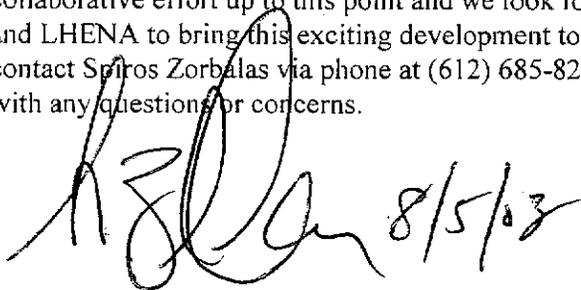
Additionally, this site plan meets the spirit of the moratorium in multiple ways. The moratorium attempts to protect development in the core of LHENA, and looks to promote development along the "corridors" and "fringes" of the neighborhood. This Site sits directly on the northwest corridor of the 10th Ward, approximately 50 feet from Hennepin Avenue South. It borders zoning districts that are C1, R6 and R5. The property at 2401 Dupont Avenue South is itself non-conforming C1, and a re-zoning to R5 would compliment the Site, and allow for a residential building that is consistent with adjacent property uses. As stated earlier, the only way to develop the current property at 2401 Dupont Avenue South is to re-zone high enough to make it economical to develop. R5 is the zoning classification that is required to accomplish this goal.

Besides being on the "fringes" of LHENA, this development plan also proposes maintaining the single family home currently at 1011 W. 24th Street, which further compliments the spirit of the moratorium. Instead of demolishing the home, Zorbalas has offered LHENA and the City Planning Department, to move the home to a vacant lot. Zorbalas has vacant land at 32nd and Pillsbury where he can put the home. Alternatively, Zorbalas would be happy to move the home to a site designated by LHENA, and either donate it to the neighborhood, the MCDA, or any other place chosen by 10th Ward Council Member Dan Niziolek.

In summary, the hardship to the Applicants is substantial. If the waiver is not granted, this development will never happen, and the Applicants will sustain a severe financial loss, the majority of which was spent prior to the moratorium being put into place. Additionally, this development meets the spirit of the moratorium, both in terms of where the Site is located within LHENA (10th Ward), and the fact that the single-family home at 1011 W. 24th Street will be preserved. Finally, while meeting both the spirit and purpose of the moratorium, it creates affordable housing within LHENA (10th Ward) that will highly appeal to its current residents, most of whom rent apartments.

This development is a good project not only in terms of new direction that LHENA and the City of Minneapolis are trying to achieve as part of the moratorium, but for the actual residents of LHENA themselves. The Applicants truly believe that this project will sell out completely shortly after going for sale. But that all depends on getting the moratorium waiver approved at this time and proceeding forward with permitting in the fall, 2003.

The Applicants invite you to call them for further clarification of any of the above narrative, and to answer any questions you may have concerning this application. This has been a very collaborative effort up to this point and we look forward to working with the City of Minneapolis and LHENA to bring this exciting development to the neighborhood in 2003. Please feel free to contact Spiros Zorbalas via phone at (612) 685-8271 or by email at szorbalas@upionline.com with any questions or concerns.



Lowry Hill East Neighborhood Association

August 20, 2003

Dan Niziolek
10th Ward Council Member
City Hall
350 S. 5th St.
Minneapolis, MN 55415

Re: Letter of support to Moratorium in Lowry Hill East

Dear Councilmember Niziolek,

- Whereas, the Lowry Hill East Neighborhood Association (LHENA) Board supports the current moratorium contained in Minneapolis City Ordinance 577;
- Whereas, the LHENA Board is concerned with traffic congestion and preserving our existing stock of single-family and two-family residences;
- Whereas, the LHENA board will not consider any proposal which will change the current zoning in the neighborhood until such time as the neighborhood planning study has been completed;
- Whereas, any consideration of a proposal which is inconsistent with the current zoning will negatively impact the planning study and process currently underway;
- Whereas, any development proposal which is inconsistent with the moratorium, raises serious concerns for the goals and planning process of our neighborhood;
- Whereas, the present proposal to redevelop 2401 Dupont Avenue South and 1011 24th Street West would require a waiver of the existing moratorium and the rezoning of both parcels;

The LHENA Board requests that no development inconsistent with the existing zoning or requiring any waiver or zoning changes, specifically 2401 Dupont Avenue South, be granted a wavier by the City of Minneapolis unless and until such a land use is recommended by the current zoning study underway in our neighborhood.

Sincerely,

John Dietrich
LHENA Board President

CC: Thomas Leighton
Michael Trebnick

Lowry Hill East Neighborhood Association

Phone 612-377-5723 ♦ Jefferson School, 1200 West 26th Street, Room 107, Minneapolis, MN 55405 ♦ Fax 612-377-5467

Leighton, Thomas J

From: Niziolek, Dan
Sent: Tuesday, August 19, 2003 10:10 AM
To: Leighton, Thomas J
Subject: FW: 2401 Dupont project - upzoning and new condo building

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

From: Rhondask@aol.com [mailto:Rhondask@aol.com]
Sent: Sunday, August 17, 2003 6:12 PM
To: lhena@thewedge.org
Cc: Niziolek, Dan
Subject: 2401 Dupont project - upzoning and new condo building

Hi Lhena - Twyla Staiger Dixon came by the house today to discuss the up-zone condo project that the owners are hoping to build at 2401 Dupont. Twyla has strong concerns about the extra traffic this will generate, and the possibility of inappropriate design.

I live a half block away from this property and from what I've heard, this project will not degrade our neighborhood. Yes it will add more cars - that's life here in wonderful Uptown. A nice looking building and more home ownership seem to be potential assets of this project.

I have no problems with the current building or tenants. But it seems reasonable that the owner would want to make better use of this valuable piece of land.

Rhonda Kuehl 2416 Dupont Av S 377-5253 rhondask@aol.com

Leighton, Thomas J

From: Niziolek, Dan
Sent: Tuesday, August 19, 2003 10:09 AM
To: Leighton, Thomas J
Subject: FW: Feedback Form

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

From: hanso175@tc.umn.edu [mailto:hanso175@tc.umn.edu]
Sent: Monday, August 18, 2003 10:00 PM
To: Niziolek, Dan
Subject: Feedback Form

This is an email generated from the City of Minneapolis' web site.
Zip Code : 55405
Phone_Number : 612-374-2746
Name : Pam Hanson
email : hanso175@tc.umn.edu
Address : 2529 Dupont Ave So
City : Minneapolis
Message : Hi,

I was recently notified of a request for a zoning change at 24th and Dupont which would allow the property owner to build an apartment. I've been a resident of this neighborhood for 19 years, a homeowner for 16, and a very frustrated walker, biker, driver, parker for the majority of that time. I feel we can help preserve the livability of our neighborhood by limiting the number of new apartments in the area. I am writing to urge you to oppose any zoning changes for the property at 24th and Dupont. It's busy enough around here already.

Thanks for your time,
Pam Hanson

Email from page : <http://www.ci.minneapolis.mn.us/council/ward10/>

Leighton, Thomas J

From: Niziolek, Dan
Sent: Tuesday, August 19, 2003 10:09 AM
To: Leighton, Thomas J
Subject: FW: no zoning changes during the

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

From: Robert Taylor [mailto:rtaylor2@mn.rr.com]
Sent: Monday, August 18, 2003 6:47 PM
To: Niziolek, Dan
Cc: lhena@thewedge.org
Subject: no zoning changes during the moratorium

As a homeowner living nearby the corner at 24th and Dupont, I strongly support the moratorium on rezoning currently in place in our neighborhood and strongly urge that you reject the request of the owners at 24th and Dupont for an exception to the current R2b zoning.

I wasn't at the meeting of the Zoning Committee in early August, but my wife was. I believe that the proposal presented by the developer for the owners at 24th and Bryant is without merit and doesn't belong in our neighborhood.

Regards,

Robert G. Taylor
2428 South Bryant Avenue
Minneapolis, MN

8/19/03

Leighton, Thomas J

From: Niziolek, Dan
Sent: Tuesday, August 19, 2003 10:08 AM
To: Leighton, Thomas J
Subject: FW: 2401 Dupont

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

From: Andy Paulson [mailto:andy_paulson@yahoo.com]
Sent: Tuesday, August 19, 2003 9:50 AM
To: lhena@thewedge.org; Niziolek, Dan
Cc: twlya_dixon@msn.com
Subject: 2401 Dupont

To Whom it May Concern:

My name is Andy Paulson and I live on the 2400 block of Dupont Avenue South. I understand there will be a meeting this Wednesday evening regarding the possibility of building a multi-unit rental dwelling at 2401 Dupont. I have spoken to Mr. Niziolek's office in the past regarding this issue, and once again I wish to make my feelings on the matter known since I will be unable to attend the meeting. I am opposed one hundred percent to the construction of ANY new rental property in the wedge.

To understand why I feel this way, I think it is important to look at this (or similar) issues in black and white, meaning: is the proposed initiative good or bad for the neighborhood? In this case the "cons" far outweigh the "pros". While government officials may see an opportunity to collect more taxes or create affordable housing through adding a large rental dwelling, the potential long term effects will in fact be negative. The wedge already contains one of the highest (if not THE highest) concentration of rental dwellings in the city. While there is inherently nothing wrong with the people that rent apartments in the wedge, renters are not invested in the neighborhood for the long term when compared to owner occupied dwellings. Excess rental property can degrade large areas quickly (to see an example of this, just drive north up I94 to Brooklyn Park). The simple fact is that long-term residents invested in a neighborhood are more likely to care for the neighborhood. The city should encourage more owner occupation of housing in the wedge instead of adding more rental property.

Second, adding a multi-unit building to the wedge will further increase congestion and parking woes regardless of the inclusion of an underground parking ramp. Additionally, the intersection of 24th and Dupont is already hazardous: drivers on 24th regularly do not see red lights at Dupont.

Third, most residents see the Stop-and-Buy market as a valuable neighborhood asset, and would hate to see it lose its neighborhood location. I think it is important for residents to support existing small businesses in the wedge.

Thank you for providing a forum for this issue to be discussed, and I trust the correct decisions will be made.

Sincerely,

Andy Paulson
612-381-9490

Do you Yahoo!?
Yahoo! SiteBuilder - Free, easy-to-use web site design software
<http://sitebuilder.yahoo.com>

Leighton, Thomas J

From: Niziolek, Dan
Sent: Tuesday, August 19, 2003 3:09 PM
To: Leighton, Thomas J
Subject: FW: I am against the proposed development at 2401 Dupont Ave S

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

From: David K. Loy [mailto:dloy@earthlink.net]
Sent: Tuesday, August 19, 2003 2:52 PM
To: Niziolek, Dan
Subject: I am against the proposed development at 2401 Dupont Ave S

Dan,

I am writing to voice my opinion on the proposed development at 2401 Dupont Ave S.

I have been a homeowner in this neighborhood for 10 years and for the previous 10 years I was a renter in the Wedge area. I have seen the Wedge neighborhood become revitalized house by house and block by block. The past mistake of replacing neglected houses with apartment buildings is thankfully a distant memory. I am not against rental units in my neighborhood -- I am against starting a trend toward upzoning in the name of capitalism at the expense of overcrowding an already dense neighborhood. I am also not against affordable housing. Rent is determined by the relationship between supply and demand and will be as high as can be sustained in any given neighborhood. To advocate increasing the supply of rental units in a neighborhood in order to keep rent affordable is putting the cart before the horse.

Currently there is a moratorium against further upzoning and development in the Wedge. This should be enough to at least put the 2401 Dupont development plan on hold.

I believe that any upzoning would negatively affect the neighborhood by opening a door that we have worked so hard to close. What is to stop others from building multi-unit buildings on lots where houses have been neglected? It is nearly impossible to decide fairly on a case by case basis who must adhere to existing law and who is exempt.

Specifically, the proposed 2401 Dupont development would have the following negative impacts on the neighborhood:

- 1) Increase the number of cars and amount of traffic. Available parking space in the 24th & Dupont area is currently minimal at best.
- 2) Force the closing of neighborhood small businesses that are currently tenants of the existing building.
- 3) Open the door to further upzoning and large-scale developments.
- 4) Waiving the moratorium would deny the people of the neighborhood their desire to study the issues and make an informed decision.

Since the initial development plan was first presented to the neighborhood, it has met with much resistance. Each time the proposal has been reintroduced, the scale of the development has grown. I have

not talked to a single person in the immediate area of 2401 Dupont that has been contacted by the developers to find out what the neighborhood feels is in its own best interest. The developers have succeeded in creating an "us vs. them" environment that will only strengthen the resistance to their project.

The only items that I recall in the presentation that were said to be a positive for the neighborhood were an increased setback from the sidewalk and some landscaping and shrubs. Many statements about the development increasing everyone's property values were made with absolutely no evidence or argument to back it up. If I wish to increase my property value I can certainly do some work on my house.

The thought of the developers using hardship as an argument is a slap in the face to anyone who bought into this neighborhood in the past and put blood, sweat and tears into making not only their property but the neighborhood what it is today. Properties don't fix themselves – they require maintenance. The current owners of 2401 Dupont certainly knew the condition of the property when they bought it and decided for whatever reason to not maintain it. To reward this behavior with an upzoning and permission to build a larger building is ludicrous.

Thank you,

David K. and Catherine A. Loy
2424 Colfax Avenue South
Minneapolis, MN 55405
612.377.8952

Leighton, Thomas J

From: Mary Jo Eide
Sent: Tuesday, August 19, 2003 6:34 PM
To: Leighton, Thomas J
Subject: Zoning Application for 24th & Dupont

Mr. Leighton,

Please do not grant the application for Wavier of Moratorium for a 33-unit apartment building at 24th Street and Dupont Avenue South. I choose to reside here because this neighborhood provides a rare and important blend of historic homes and contemporary diversity of population. We have found charm, comfort, and the true meaning of the word 'neighbor' in the character of this area that I feel is unique within the City of Minneapolis. I understand the market forces driving this project, and I sincerely hope the consequences of this kind of short-term, high-profit thinking will not be visited on our community. Thank you for your consideration in this matter, sir.

Mary Jo Eide

Mary Jo Eide
2417 Colfax Ave. S.
Minneapolis, MN 55405-2942
(612) 377 - 3302
mary@eideconsulting.com

8/20/03

Leighton, Thomas J

From: Niziolek, Dan
Sent: Wednesday, August 20, 2003 10:16 AM
To: Leighton, Thomas J
Subject: FW: Potential Re-Zoning of 2401 Dupont Avenue

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

From: Jim Moffet [mailto:jmoffet@ghqmodels.com]
Sent: Wednesday, August 20, 2003 10:20 AM
To: Niziolek, Dan
Subject: Potential Re-Zoning of 2401 Dupont Avenue South

I write today to express my concern about the potential re-zoning of the property at 2401 Dupont Avenue South.

Honor the current moratorium on changes to existing zoning, prior to the findings of the Zoning Study currently underway.

Please DO NOT permit any up-zoning at this time. I believe that our neighborhood is sufficiently dense already. As a former LHENA board member, I am well aware that this organization was founded specifically due to re-zoning and density-creep within my neighborhood. A switch from R2B to R6 would be quite inappropriate, particularly at this time.

Jim Moffet
2525 Dupont Avenue South
Minneapolis, MN 55405

h - 612-377-5181
w - 612-823-5622
jmoffet@ghqmodels.com

Leighton, Thomas J

From: Niziolek, Dan
Sent: Wednesday, August 20, 2003 5:28 PM
To: Leighton, Thomas J
Subject: FW: Zoning of Property at 2401 Dupont Ave.

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

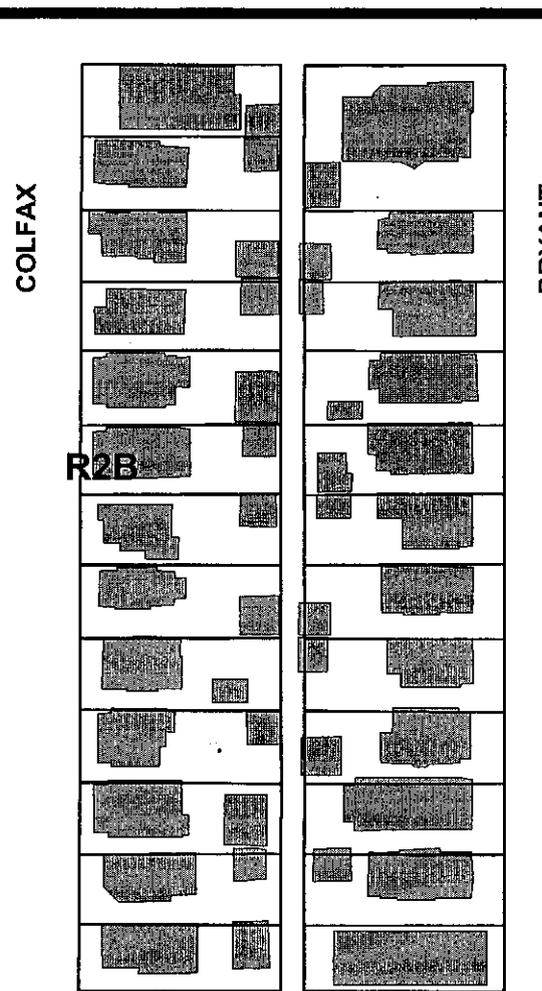
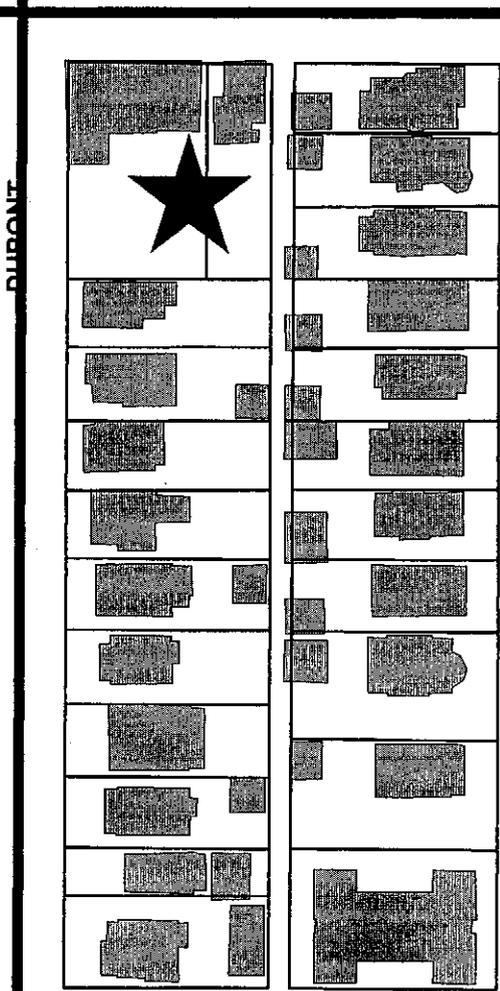
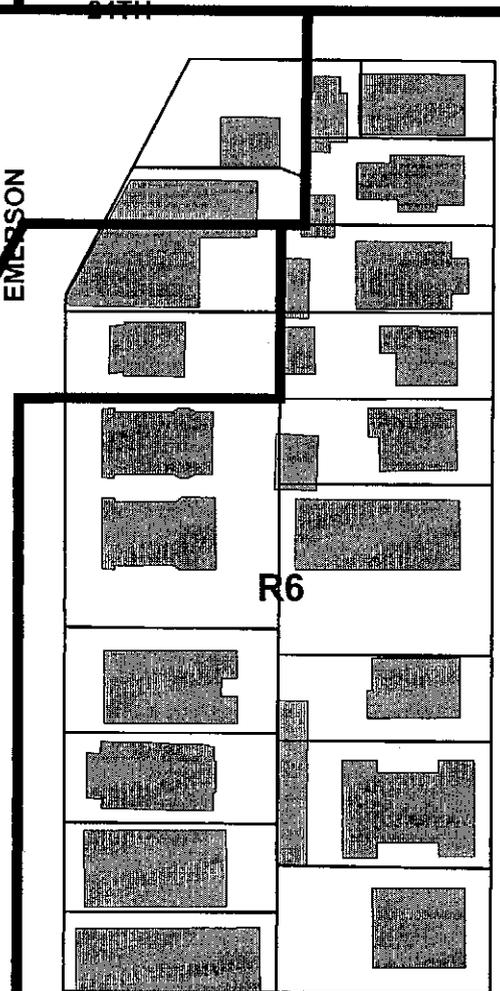
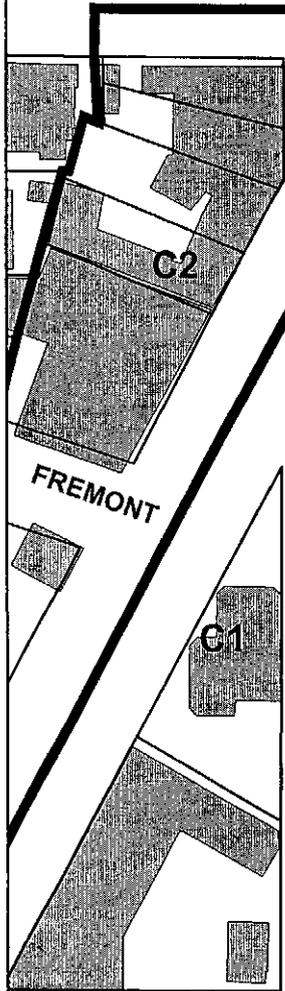
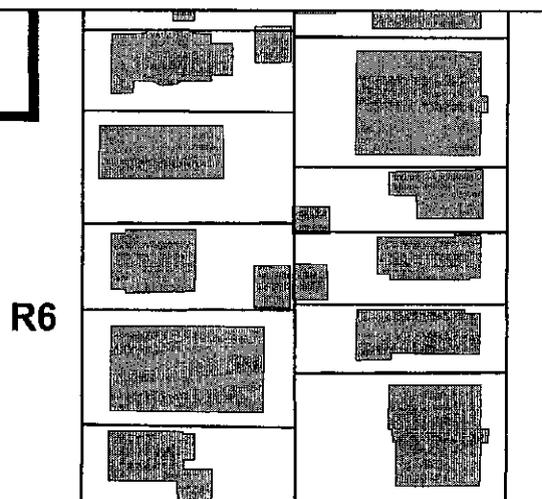
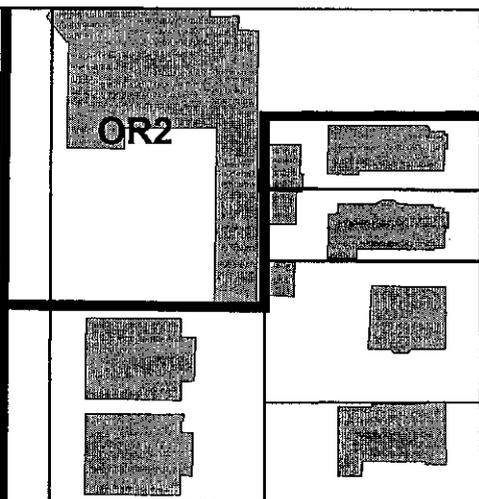
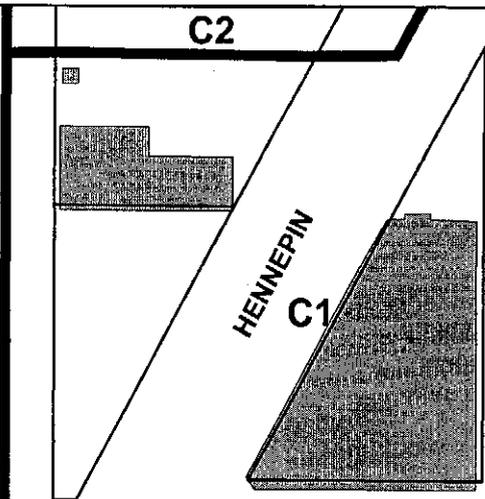
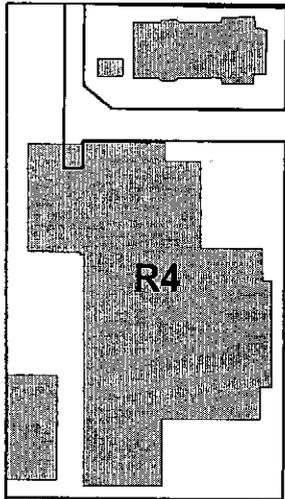
From: Virgine McAloon [mailto:vmcaloon@mpls.k12.mn.us]
Sent: Wednesday, August 20, 2003 4:23 PM
To: Niziolek, Dan
Cc: lhena@thewedge.org
Subject: Zoning of Property at 2401 Dupont Ave. South

My husband and I own and have lived at the house at 2404 Colfax Ave. South since 1966. We are just across the alley from the 2401 Dupont property.

We both strongly feel we do not want the zoning changed from the R2b that it currently is. A nice new **duplex** on that corner would be fine, but **not** a large apartment building. The population is already very high in this neighborhood.

Thank you
Virgine McAloon
2404 Colfax Avenue South
Minneapolis, Mn 55405

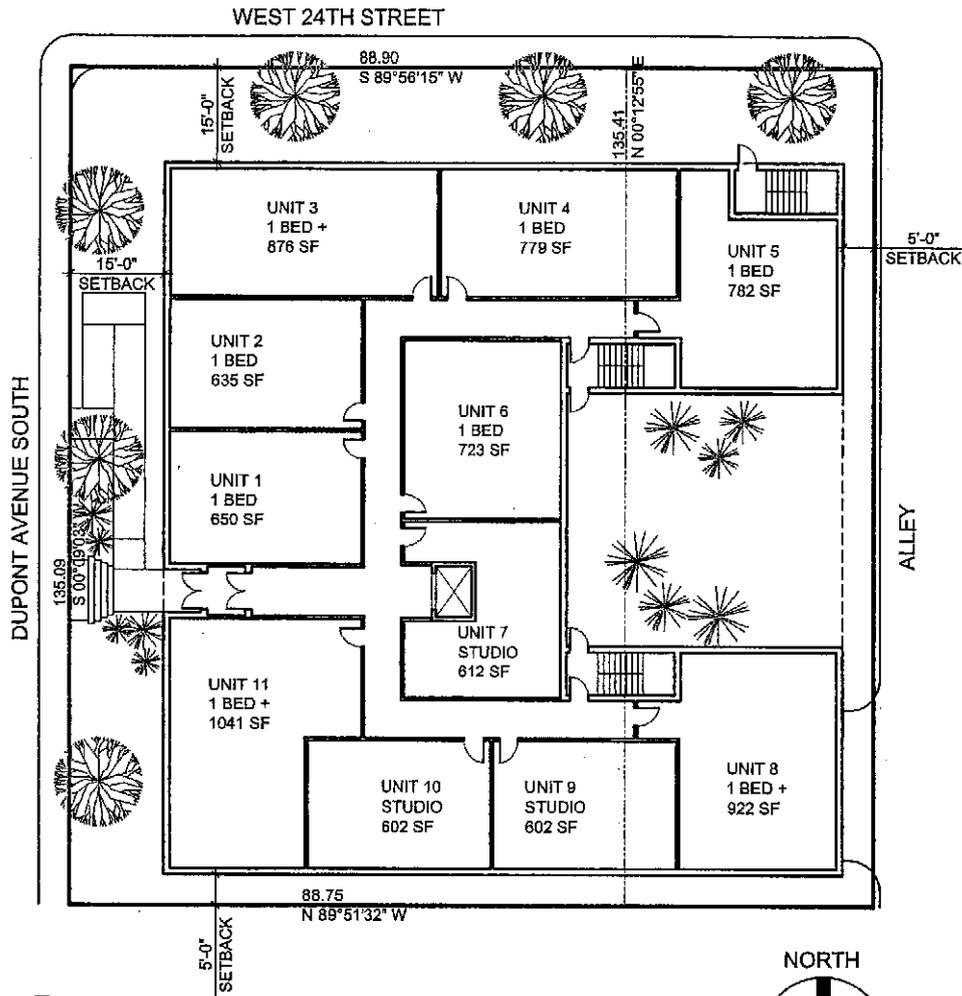
8/20/03





DUPONT AVENUE SOUTH

7-30-03



DUPONT AVENUE SOUTH

WEST 24TH STREET

ALLEY

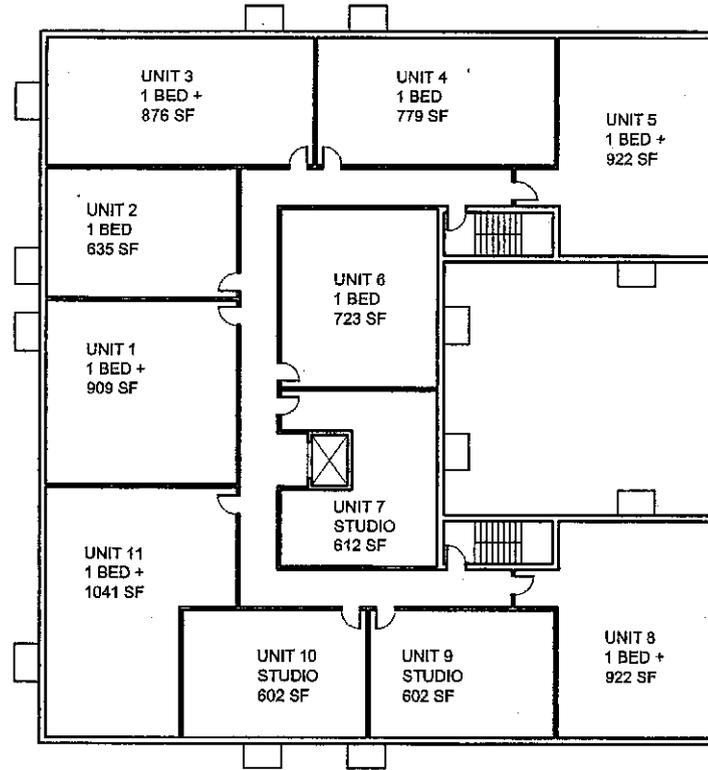
NORTH

1 SITE PLAN-FIRST FLOOR

SK-09 SCALE: 1"=20'-0"

CURRENTLY ZONED = R2-B
 RECOMMENDED ZONING = R-5
 BUILDING FOOTPRINT = 10,668 SF
 TOTAL BUILDING SF = 32,088
 UNIT COUNT = 11 PER FLOOR
 3 FLOORS = 33 UNITS TOTAL

UNIT BREAKDOWN
 1 BEDROOM PLUS = 13
 1 BEDROOM = 11
 STUDIO = 9



2 SECOND & THIRD FLOOR

SK-09 SCALE: 1"=20'-0"

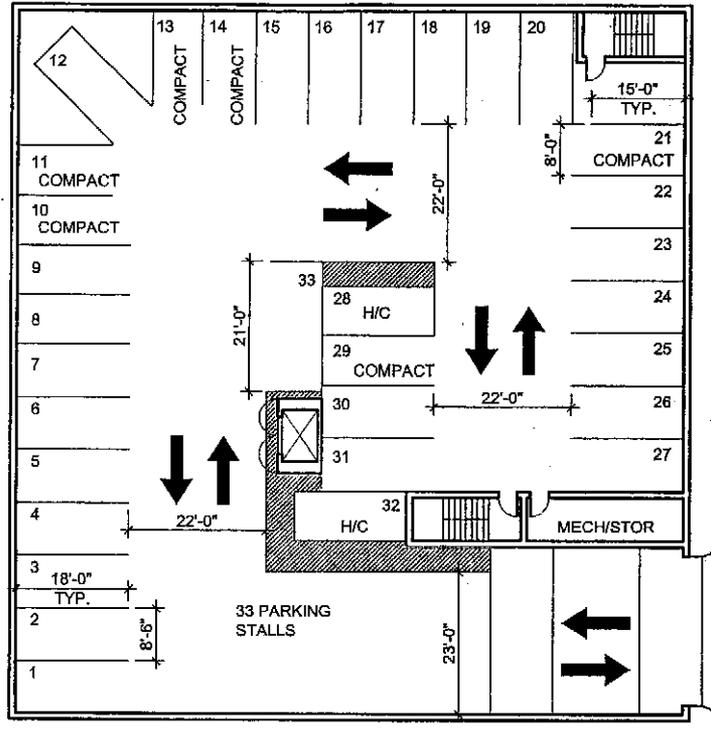


**COLLABORATIVE
 DesignGroup, Inc.**
 1601 Washington Avenue South, Suite 300
 Minneapolis, Minnesota 55454
 612.332.3954 / Fax 612.332.3955

DUPONT AVE. & WEST 24TH STREET
 MINNEAPOLIS, MN

SCHEMATIC SITE PLAN/ FLOOR PLAN LAYOUT
 R-5 ZONING

DATE	7.9.03	SK 09
SCALE	1" = 20'-0"	
DR. BY	KRL	JOB NO. 03029.00
CK. BY		



1 PARKING LAYOUT
 SK-10 SCALE: 1"=20'-0"

 COLLABORATIVE DesignGroup, Inc. <small>1801 Washington Avenue South, Suite 300 Minneapolis, Minnesota 55454 612.332.3634 Fax: 612.332.3638</small>	DUPONT AVE. & WEST 24TH STREET MINNEAPOLIS, MN		DATE	7.9.03	SK 10
			SCALE	1" = 20'-0"	
SCHEMATIC PARKING LAYOUT R-5 ZONING			DR. BY	KRL	JOB NO. 03029.00
			CK. BY		