



CPED STAFF REPORT

Prepared for the City Planning Commission

CPC Agenda Item #4
April 7, 2014
BZZ-6463

LAND USE APPLICATION SUMMARY

Property Location: 920 East Lake Street (2843 Elliot Avenue)
Project Name: Eastlake Craft Brewery
Prepared By: [Lisa Steiner](#), City Planner, (612) 673-3950
Applicant: Eastlake Craft Brewery, LLC
Project Contact: Ryan Pitman
Request: To allow a limited production and processing use in the existing Midtown Exchange building

Required Applications:

Conditional Use Permit	To allow a limited production and processing use in the C3A District.
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SITE DATA

Existing Zoning	C3A, Community Activity Center District PO, Pedestrian Oriented Overlay District
Lot Area	163,263 square feet / 3.78 acres
Ward	9
Neighborhood(s)	Midtown Phillips; Powderhorn Park
Designated Future Land Use	Mixed Use
Land Use Features	Activity Center, Commercial Corridor (Lake Street)
Small Area Plan(s)	Midtown Minneapolis Land Use and Development Plan

Date Application Deemed Complete	March 6, 2014	Date Extension Letter Sent	N/A
End of 60-Day Decision Period	May 5, 2014	End of 120-Day Decision Period	N/A

BACKGROUND

SITE DESCRIPTION AND PRESENT USE. The subject site is located in the Midtown Global Market within the existing Midtown Exchange building. The property is bound by East Lake Street to the south, 10th Avenue South to the east, Elliot Avenue to the east, and the Midtown Greenway to the north. The property is within the C3A–Community Activity Center District and the PO–Pedestrian Oriented Overlay District.

The existing building was constructed in 1928 as a Sears, Roebuck & Company mail order warehouse and retail store. The retail store closed in 1994 and the building sat vacant for a decade until it was redeveloped into Midtown Exchange. The building was designated as an individual local landmark in 2005 and was listed in the National Register of Historic Places in the same year. The Midtown Global Market opened at 920 East Lake Street in 2006.

SURROUNDING PROPERTIES AND NEIGHBORHOOD. The surrounding area contains a mix of uses. Directly to the west, a transit facility, surface parking lot, and hotel exist. To the east, a parking structure that was constructed as part of the overall Midtown Exchange redevelopment exists. Many hospitals and other institutional uses are located north of this site. South of the property across East Lake Street is a bank and surface parking lot.

Predominantly commercial uses line East Lake Street as well as nearby Chicago Avenue. Low and medium density residential uses are also present in the surrounding area. Additionally, the Midtown Greenway is directly north of the building and Powderhorn Park is located a few blocks southeast of the subject property.

PROJECT DESCRIPTION. The applicant is proposing to establish a limited production and processing use within the existing building. Limited production and processing in commercial districts includes food and beverage products such as beer brewing. The proposed brewery and taproom will be located in several stalls in the southeast corner of the Midtown Global Market. The use will be operated by Eastlake Craft Brewery, LLC.

Limited production and processing is a conditional use in the C3A district and the applicant has submitted an application for a conditional use permit accordingly. Limited production and processing is allowed as a principal use provided that the use does not exceed 1,200 square feet of gross floor area, and the main entrance to the use opens to a retail or office component that is at least 15 percent of the floor area of the use. The proposal will comply with both of these provisions. The production area of the proposed brewery will be less than 1,200 square feet and the taproom and retail component will comprise 1,600 square feet or 75.4 percent of the total area.

Of the 2,122 total square feet for the brewery and taproom, the production area will be limited to 522 square feet. The remaining 1,600 square feet will be occupied by the serving area, seating area, two restrooms, and an entry hall. The taproom will serve only beer brewed on-site and will be open until 11 pm, three hours later than the Midtown Global Market. No food will be served at this site, although customers will be allowed and encouraged to bring in food from other vendors in the market to consume on-site.

During regular market hours, access will be provided through the market directly into the seating area of the taproom. The after-hours entrance into the taproom will be located through the lobby of the

Lake Street entrance of the Midtown Global Market. An additional exit will be available through the market's door along 10th Avenue South.

No exterior modifications to the building are proposed aside from sign changes. The applicant is proposing 122 square feet of new signage along Lake Street and 26 square feet of new signage along 10th Avenue South. All signs will be window signs. Window signs do not require a sign permit and window signs on historic landmarks are not regulated by the Heritage Preservation Commission. However, per Section 548.480, window signs cannot exceed thirty percent of the window area and cannot block views into and out of the building in the area between 4 and 7 feet above the adjacent grade. The proposed signs will not exceed thirty percent of the window area and because the proposed signs will be mostly transparent, they will not block views into or out of the building. The proposed signs do not cause the 10th Avenue South or East Lake Street building walls to exceed their total permitted sign area.

PUBLIC COMMENTS. Staff has not received any correspondence from the neighborhood group as of the writing of this staff report. Any correspondence received prior to the public meeting will be forwarded on to the Planning Commission for consideration.

ANALYSIS

CONDITIONAL USE PERMIT

The Department of Community Planning and Economic Development has analyzed the application to allow a limited production and processing use based on the following [findings](#):

1. *The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare.*

All activities related to the use will be conducted indoors and no excessive noise or odors are expected to result from the use. Spent grain, the major by-product of the brewing process, will be stored in containers and taken to a waste disposal room for pick-up by a pig farmer already serving the Midtown Global Market's other restaurants. The proposed use will not be detrimental to or endanger the public health, safety, comfort, or general welfare provided that the new use complies with all applicable building codes, life safety ordinances, and licensing requirements.

2. *The conditional use will not be injurious to the use and enjoyment of other property in the vicinity and will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.*

A wide range of uses are present within the Midtown Exchange building as well as in the surrounding area. The proposed use will bring additional activity to the ground floor of the Midtown Exchange building along East Lake Street and will meet the intent of the Pedestrian Oriented Overlay District. Seating for the taproom will look out on East Lake Street and the public sidewalk, providing additional "eyes on the street" and enhancing safety and security. The use will not be injurious to the use and enjoyment of adjacent properties.

3. *Adequate utilities, access roads, drainage, necessary facilities or other measures, have been or will be provided.*

Many restaurants and other vendors are currently operating within the Midtown Global Market with adequate existing utilities, access roads, drainage, and other necessary facilities. The proposed use is not expected to affect the adequacy of these services.

4. *Adequate measures have been or will be taken to minimize traffic congestion in the public streets.*

The development is not expected to contribute to traffic congestion in the public streets. Delivery and loading will take place at the Midtown Exchange loading dock area on 10th Avenue South. The site is also well-served by transit, as the Chicago Lake Transit Center, which serves three bus lines, is located directly west of the building. Additionally, the building is located directly south of the Midtown Greenway which provides easy walking and bicycling access.

The parking requirement for limited production and processing is 1 space per 300 square feet of gross floor area up to 4,000 square feet but not more than four spaces. Because the subject property is located in the Pedestrian Oriented Overlay District, the minimum parking requirement is reduced by 25 percent. The proposed use would require 3 parking spaces. The Midtown Exchange redevelopment project was approved for 1,652 parking spaces in 2004. This approval included parking for the proposed shopping center that is now the Midtown Global Market. The establishment of the proposed use replaces previous vendors within the market. Because this is only tenant turnover and the overall parking for the Midtown Global Market has already been approved, the current parking available for the Midtown Global Market is sufficient to provide the 3 spaces required by the proposed use.

Additionally, limited production and processing has a bicycle parking requirement of 2 spaces or 1 space per 20,000 square feet of gross floor area. The proposed use would require 2 bicycle parking spaces. There are currently at least 6 bike racks near the market entrance on East Lake Street, as well as a Nice Ride bike share station on 10th Avenue South. The applicant has stated that they will work with Midtown Global Market to provide additional bicycle parking if it proves necessary.

5. *The conditional use is consistent with the applicable policies of the comprehensive plan.*

The future land use map in *The Minneapolis Plan for Sustainable Growth* designates this site as Mixed Use. The site is also within an Activity Center and East Lake Street is a Commercial Corridor. Mixed Use areas include a mix of retail, office, or residential uses within a building or district. Activity Centers have a mix of uses with citywide or regional draw and a high intensity of uses. Commercial Corridors have historically been prominent destinations with a mix of uses, though commercial uses are most common. The proposed use is compatible with the guidance provided for these land use features. Additionally, the proposed development would be consistent with the following general land use policies of *The Minneapolis Plan for Sustainable Growth*:

Land Use Policy 1.1: Establish land use regulations to achieve the highest possible development standards, enhance the environment, protect public health, support a vital mix of land uses, and promote flexible approaches to carry out the comprehensive plan.

- 1.1.5 Ensure that land use regulations continue to promote development that is compatible with nearby properties, neighborhood character, and natural features; minimizes pedestrian and vehicular conflict; promotes street life and activity; reinforces public spaces; and visually enhances development.

Land Use Policy 1.4: Develop and maintain strong and successful commercial and mixed use areas with a wide range of character and functions to serve the needs of current and future users.

- I.4.1 Support a variety of commercial districts and corridors of varying size, intensity of development, mix of uses, and market served.
- I.4.2 Promote standards that help make commercial districts and corridors desirable, viable, and distinctly urban, including: diversity of activity, safety for pedestrians, access to desirable goods and amenities, attractive streetscape elements, density and variety of uses to encourage walking, and architectural elements to add interest at the pedestrian level.
- I.4.4 Continue to encourage principles of traditional urban design including site layout that screens off-street parking and loading, buildings that reinforce the street wall, principal entrances that face the public sidewalks, and windows that provide “eyes on the street.”

Land Use Policy 1.5: Promote growth and encourage overall city vitality by directing new commercial and mixed use development to designated corridors and districts.

- I.5.1 Support an appropriate mix of uses within a district or corridor with attention to surrounding uses, community needs and preferences, and availability of public facilities.
- I.5.3 Promote the preservation of traditional commercial storefronts wherever feasible.

Land Use Policy 1.10: Support development along Commercial Corridors that enhances the street’s character, fosters pedestrian movement, expands the range of goods and services available, and improves the ability to accommodate automobile traffic.

- I.10.1 Support a mix of uses – such as retail sales, office, institutional, high-density residential and clean low-impact light industrial – where compatible with the existing and desired character.
- I.10.2 Encourage commercial development, including active uses on the ground floor, where Commercial Corridors intersect with other designated corridors.

Land Use Policy 1.12: Support Activity Centers by preserving the mix and intensity of land uses and by enhancing the design features that give each center its unique urban character.

- I.12.1 Encourage a variety of commercial and residential uses that generate activity all day long and into the evening.
- I.12.2 Encourage mixed use buildings, with commercial uses located on the ground floor and secure entrances for residential uses.
- I.12.3 Encourage active uses on the ground floor of buildings in Activity Centers.

Transportation Policy 2.8: Balance the demand for parking with objectives for improving the environment for transit, walking and bicycling, while supporting the city’s business community.

- 2.8.3 Maximize the efficient use of off-street parking by developing district parking strategies in high density mixed-use areas such as Activity Centers and Growth Centers.

Economic Development Policy 4.9: Focus economic development efforts in strategic locations for continued growth and sustained vitality.

- 4.9.1 Prioritize economic development efforts around designated neighborhood commercial nodes, commercial corridors, activity centers, and growth centers.

Heritage Preservation Policy 8.10: Promote the benefits of preservation as an economic development tool and a method to achieve greater environmental sustainability and city vitality.

- 8.10.1 Encourage rehabilitation of buildings and landscapes to stimulate economic activity in depressed areas.

Urban Design Policy 10.10: Support urban design standards that emphasize a traditional urban form in commercial areas.

- 10.10.6 Require storefront window transparency to assure both natural surveillance and an inviting pedestrian experience.

- 6. *The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located.*

With the approval of the requested Conditional Use Permit, the proposal will comply with all applicable provisions of the C3A–Community Activity Center District and PO–Pedestrian Oriented Overlay District.

RECOMMENDATIONS

Recommendation of the Department of Community Planning and Economic Development for the Conditional Use Permit:

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt the above findings and **approve** the application for a conditional use permit to allow a limited production and processing use at the property located at 920 East Lake Street (2843 Elliot Avenue), subject to the following conditions:

- I. The conditional use permit shall be recorded with Hennepin County as required by Minn. Stat. 462.3595, subd. 4 before building permits may be issued or before the use or activity requiring a conditional use permit may commence. Unless extended by the zoning administrator, the conditional use permit shall expire if it is not recorded within two years of approval.

ATTACHMENTS

- 1. Written description and findings submitted by applicant
- 2. Zoning map
- 3. Plan set
- 4. Photos
- 5. Correspondence

Statement of Proposed Use and Description of Project

Property Address: 920 E. Lake St #123 Minneapolis, MN 55407

Tenant: Eastlake Craft Brewery, LLC

The proposed use of the project is a brewery and taproom in compliance with the designation in C-3A zoning. This will require a conditional use permit to allow for the limited production and processing use of the building.

The proposed work for the project is a buildout of several stalls inside the Midtown Global Market. The construction will include two ADA restrooms, a brewery, and a taproom / seating area. The taproom will sell exclusively Eastlake beers and non-alcoholic beverages made on-site. Food will be supplied by vendors inside the building, and encouraged to be eaten along with our beers. During the day, our intention is to be a family-friendly destination, with house-made cane sugar and stevia sodas and kombucha available on tap, in addition to our craft beer. We expect to charge \$5 for a typical pint of beer, with a children's soda available in a small kid-friendly cup for 50¢.

We plan to stay open three hours after the market closes (11 pm). After the market closes at 8 pm, there will be an entrance along Lake St. for the tap room. An indoor vestibule will be available for people to wait in during busy times. An employee will be stationed at the door at all times after the market closes, in addition to the 24-hour security already employed there. A valid state ID showing an age of 21+ will be required to enter the premises after 8 pm, one hour before Minneapolis curfew laws come into effect. An additional emergency exit will be available via the market's 10th Ave. door.

When the market is open, patrons will be encouraged to enter through wide entrances that can be closed in the evening with a gate, keeping all activity within our space. At present, we have no plans for sidewalk seating, although if the demand exists, it is an option we would explore for the future. Security would be our first concern for the 10th Ave and Lake St. location if and when a sidewalk cafe is pursued, with paid security officers stationed in the area.

We plan to be an anchor for the Midtown Global Market, located in a mostly vacant corner, and we hope to attract new business. We also plan to add to the growing magnetism of the area and keep nearby residents in Midtown as an alternative to nearby Uptown and Seward.

The work would include drilling floor sinks in the existing cement floor, in addition to any plumbing, electrical, exhaust, and carpentry involved with a brewery and a bar-type setting. The brewery will be done with functional water-resistant finishes. The taproom will be finished with a modern-rustic look, while matching the rest of the market and the neighborhood in general. The entire project will take up 2122 sq. ft.

The work will be completed in a manner consistent with sustainable building practices and will include durable materials, locally sourced and reclaimed materials wherever possible, and use low flow toilets.

Applicants: Ryan Pitman

Address of Property: 920 E. Lake St. #123

Project Name: Eastlake Craft Brewery

Contact Person and Phone: Ryan Pitman, (612) 203-3005

Proposed Use: Limited production and processing for a brewery and taproom

Request for Conditional Use Permit to allow a limited production and processing use in the C3A Community Activity Center District.

1. Will not be detrimental to or endanger the public health, safety, comfort or general welfare.

We propose to convert several empty stalls inside the Midtown Global Market into a brewery and taproom, which is considered a limited production and processing use in commercial districts. All brewing activities and beer service will be conducted indoors in a well-lit building in a vibrant area. No excessive noise or odors will result from the brewing. The building already has 24-hour security, and we expect to have an additional employee stationed at the door with a walkie-talkie connection directly to building security.

2. Will not be injurious to the use and enjoyment of other property in the vicinity and will not impede the normal or orderly development and improvement of surrounding property for uses permitted in the district.

The surrounding area is a fully developed urban center. It is in a designated growth area, located on the Lake St. Commercial Corridor, and is at the hub of the Chicago & Lake Activity Center. Numerous restaurant locations are nearby. With our robustly flavored beers being sold at the market rate for craft beer, we don't anticipate contributing to any existing problems of alcohol abuse in the area. We will also have security at all times and our servers will understand our mission of being a tasting room, not a bar or nightclub. With business being conducted indoors, we don't expect to cause any additional noise to the streetscape, and our expected closing time of 11pm will help contribute to responsible behavior by our patrons.

3. Adequate utilities, access roads, drainage, necessary facilities or other measures, have been or will be provided.

The Midtown Global Market is served by existing utilities, roads, and drainage. We will follow building code for any necessary updates to the building, but the building is currently set up to allow for the dozens of restaurants currently operating.

4. Adequate measures have been or will be provided to minimize traffic congestion in the public streets.

Deliveries will take place at the building's existing dock along the side (10th Ave.) The building has 1950 parking spaces, which are typically not used after 8pm. Many bike racks are installed on all sides of the building, including several next to the taproom's entrance. The Midtown Greenway provides easy walking and cycling access from Uptown and Seward. The

building is located next to the Chicago & Lake Midtown Transit Station, served by the two busiest MetroTransit bus routes, with connections to Uptown, Downtown, St. Paul, and south Minneapolis along Chicago Ave. With these amenities, as well as 219 housing units inside the building, people won't need to drive to get to the taproom.

5. Is consistent with the applicable policies of the comprehensive plan.

The brewery location is at the center of a designated Activity Center, in a Mixed Use area on the city Future Land Use map. Lake St. is a Commercial Corridor, as well at Chicago Ave, located one block west.

The limited production and production use would be established in several empty stalls inside an existing mixed-use building. The production use is small-scale with no ability to become a large-scale brewery at this location. The brewing and storage area will occupy a quarter of the leased space along the side of the building, while the taproom will face E. Lake St. via six very large windows, bringing Jane Jacobs' ideals to an area that needs eyes on the street. Access to the taproom, including after market hours, will be through the very prominent Lake St. entrance, the historical main entrance to the former Sears department store, and an entrance that is currently the least used in the building. We expect the taproom to be a very active use of a ground floor space along a Commercial Corridor. The historical value of the former Sears building will be preserved, as no changes will be made to the exterior of the building.

6. And, does in all other respects conform to the applicable regulations of the district in which it is located, with the approval of this conditional use permit.

With no external modifications, located inside an already active neighborhood hub with a large amount of parking, and being located in such an active commercial area, we expect to conform to the district. Any changes in signage will be to replace existing window decals and existing hanging non-flashing neon signs with signs of our brand.

Additional information for Conditional Use Permit

Spent grain will be picked up by a pig farmer already serving the Midtown Global Market's other restaurants. After the grain is used, it will be put in a container and wheeled to a waste disposal room to await recycling.

The brewery will be 2122 sq. ft., of which 522 are the production area, and 1600 are the seating and serving area. The exterior door for after hours will open directly into the seating area. During regular market hours (until 8 pm), access will be provided via wide openings in a low fence, also directly into the seating area.

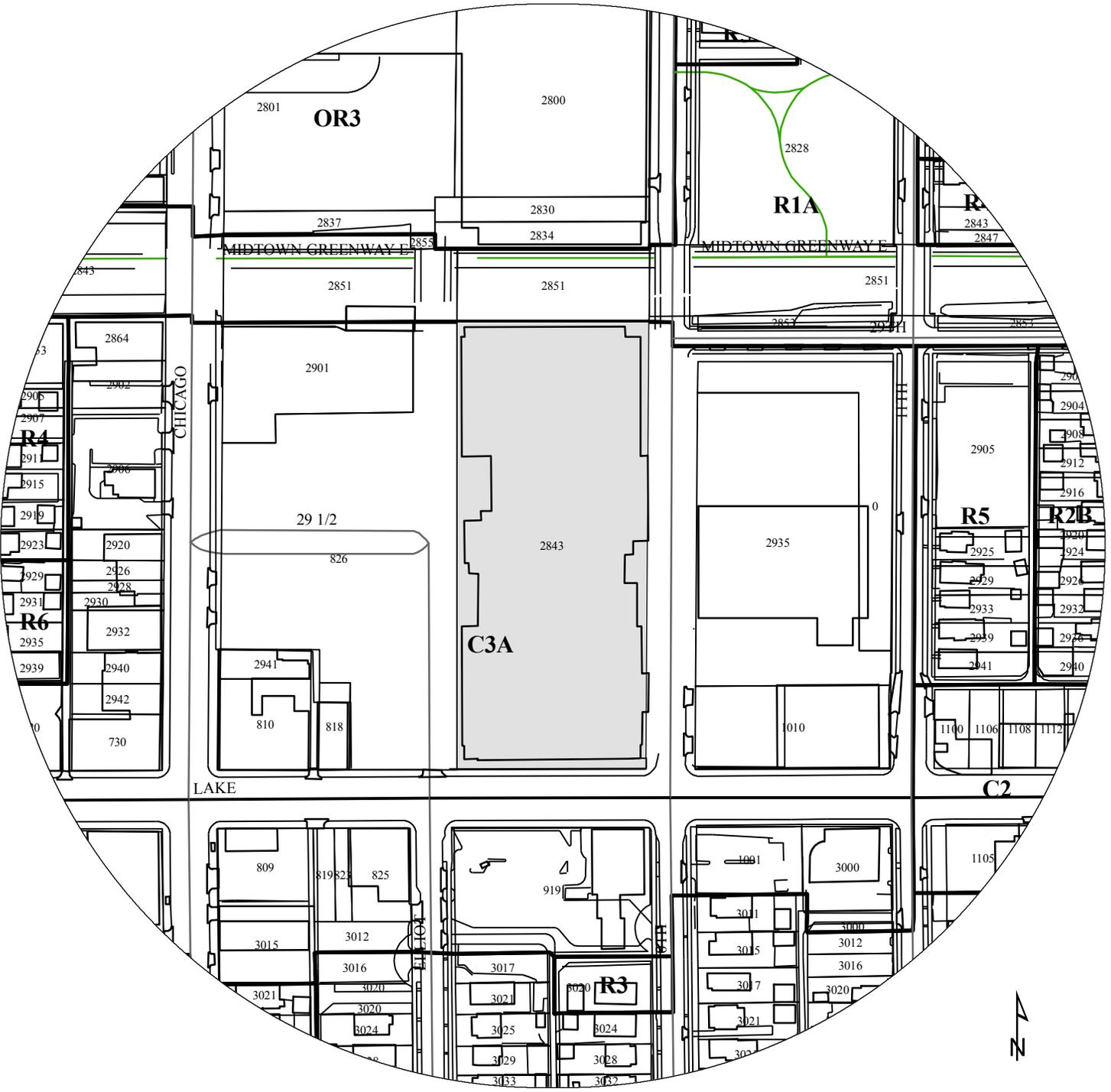
No changes to parking are planned. 1950 spaces are currently available to the building. There are many existing bicycle racks, including several next to the taproom door, located outside the windows. The building is also well served by Nice Ride MN. We plan to use the current bicycle parking as is, and will closely monitor the level of use so we can work with the owners of the market to add racks as needed. Ryan Pitman, the company's owner, is a daily bike commuter, and as such will take this very seriously.

Ryan Pitman

9th

NAME OF APPLICANT

WARD

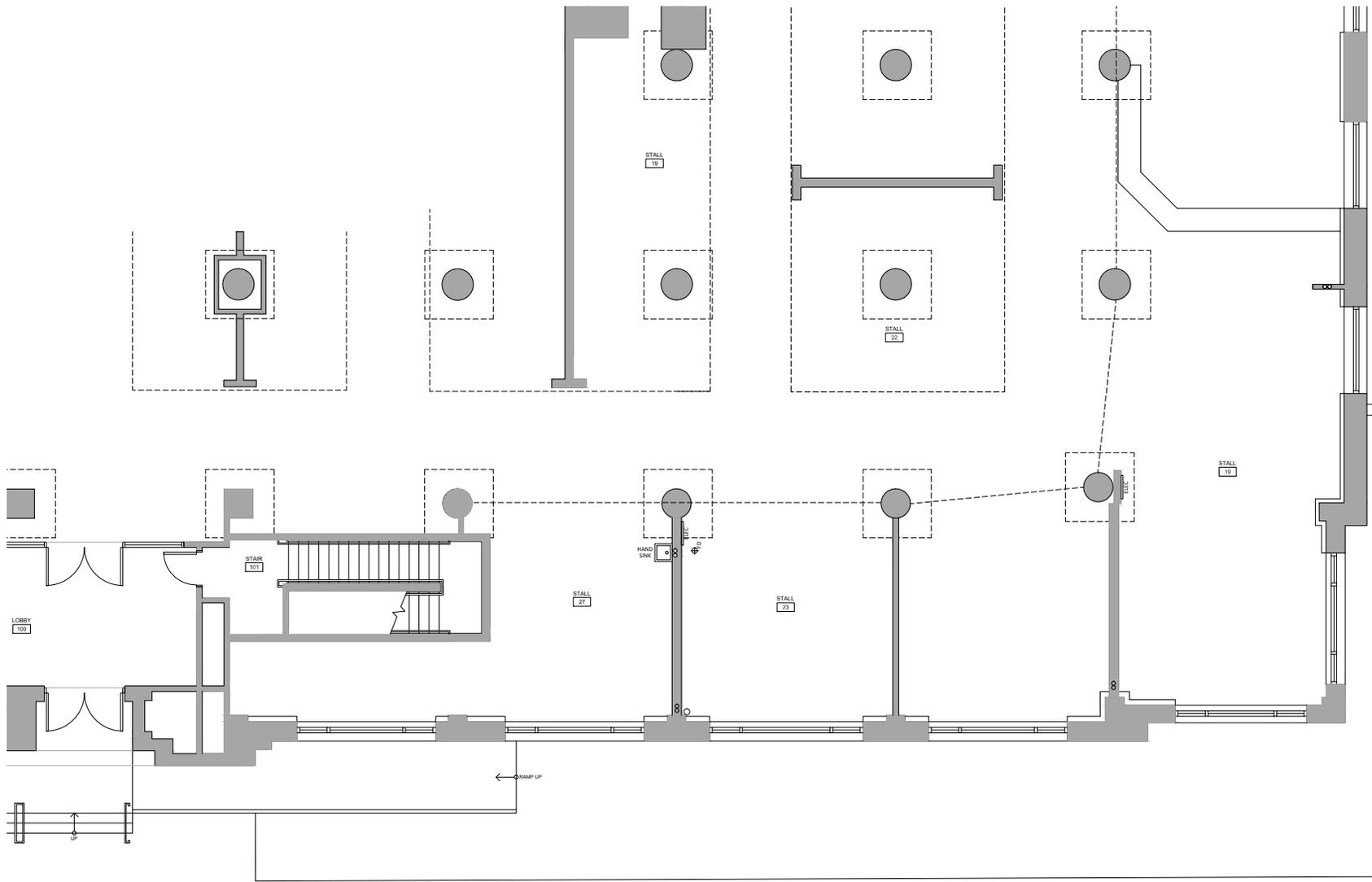


PROPERTY ADDRESS

920 East Lake Street (2843 Elliot Avenue)

FILE NUMBER

BZZ-6463



1 DEMOLITION PLAN
 AT 5 SCALE: 1/4" = 1'-0"



Andy Campbell
 Design Company



EASTLAKE CRAFT BREWING
 920 EAST LAKE ST., MINNEAPOLIS MN 55407

Architect
 Andy Campbell
 Design Company

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 Minneapolis, MN 55409
 612.432.1891
 andy@acdesignco.co

Current Issue
 C.U.P. APPLICATION
 3.5.2014

Not For Construction

Sheet Title
 DEMOLITION
 PLAN

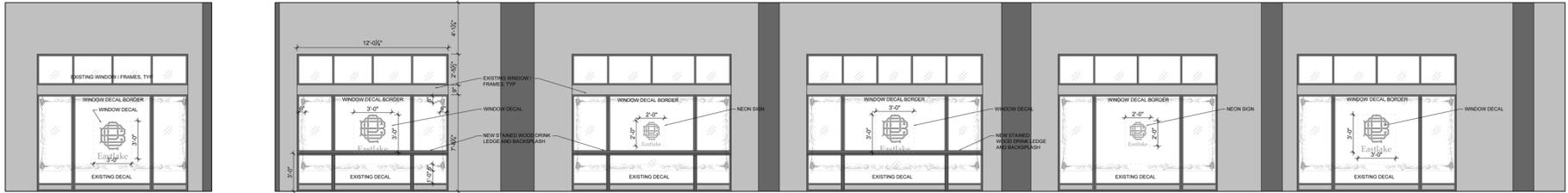
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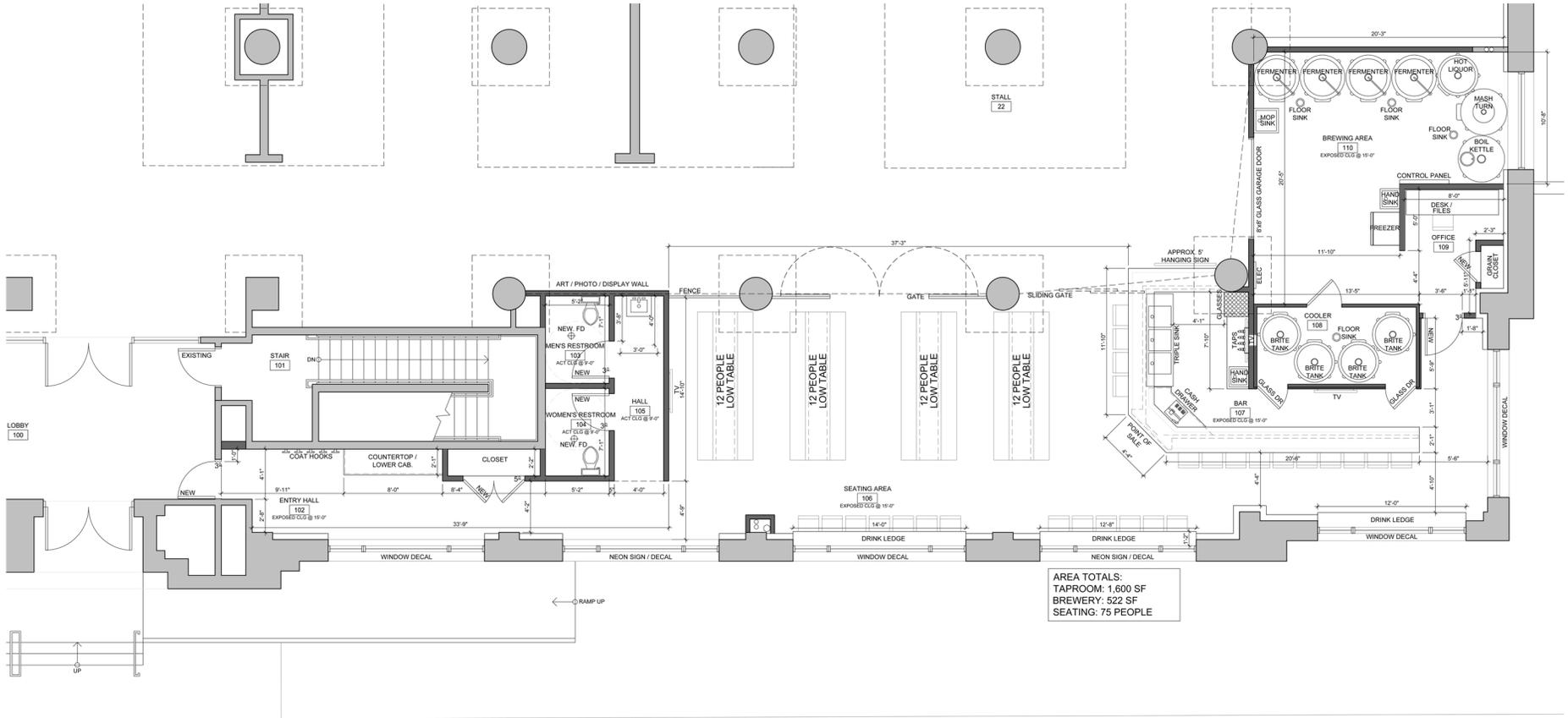


Andy Campbell Design Company



2 TAP ROOM 10TH AVE INT. ELEVATION
A2.0 SCALE: 1/4" = 1'-0"

3 TAP ROOM LAKE STREET INTERIOR ELEVATION
A2.0 SCALE: 1/4" = 1'-0"



AREA TOTALS:
TAPROOM: 1,600 SF
BREWERY: 522 SF
SEATING: 75 PEOPLE

EASTLAKE CRAFT BREWING
920 EAST LAKE ST., MINNEAPOLIS MN 55407

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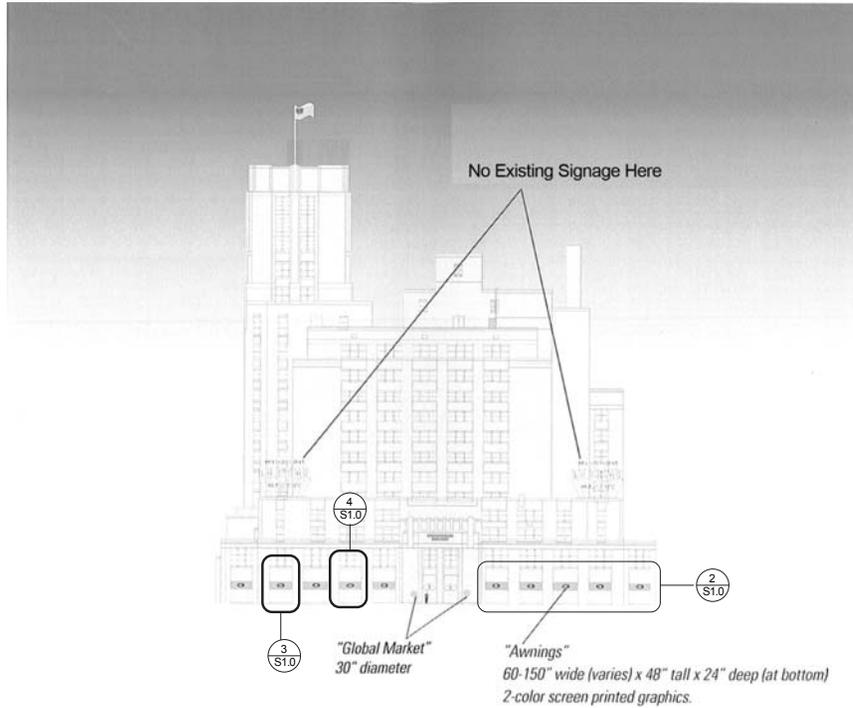
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Sheet Title
TAP ROOM AND
BREWERY PLAN

Sheet Number
A2.0

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1 TAP ROOM AND BREWERY PLAN
A2.0 SCALE: 1/4" = 1'-0"



1 OVERALL SOUTH FACADE ELEVATION LAKE ST)
S1.0 SCALE: 1/32" = 1'-0"

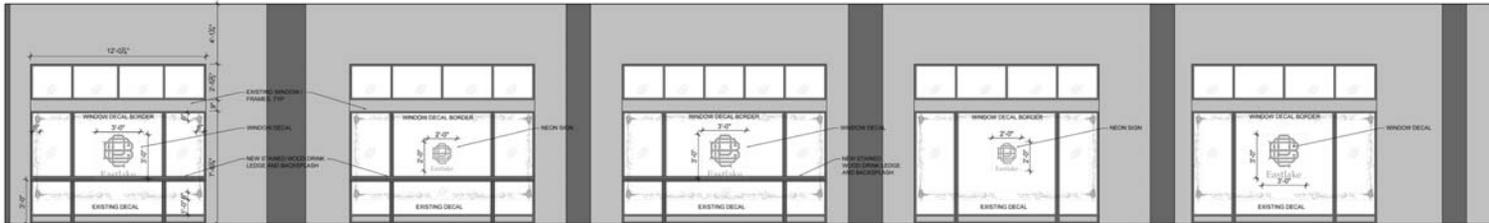
SIGNAGE CALCULATION:
 "Global Market (Round)" - 8 SF x2
 "Awnings" - 7 SF (oval) x10
 "El Mexicano" - 6 SF
 "Fresh Produce" - 14 SF
 "Bottom border Decal" - 123 SF

Proposed decal borders - 87 SF
 Proposed decal logos - 27 SF
 Proposed neon signs - 8 SF

Total Proposed + Existing Signage - 351 SF
 Total facade length - 242 FT
 Total allowable signage - 363 SF



4 EXISTING PHOTO
S1.0



2 TAP ROOM LAKE STREET INTERIOR ELEVATION
S1.0 SCALE: 1/4" = 1'-0"



3 EXISTING PHOTO
S1.0



Andy Campbell
Design Company



EASTLAKE CRAFT BREWING
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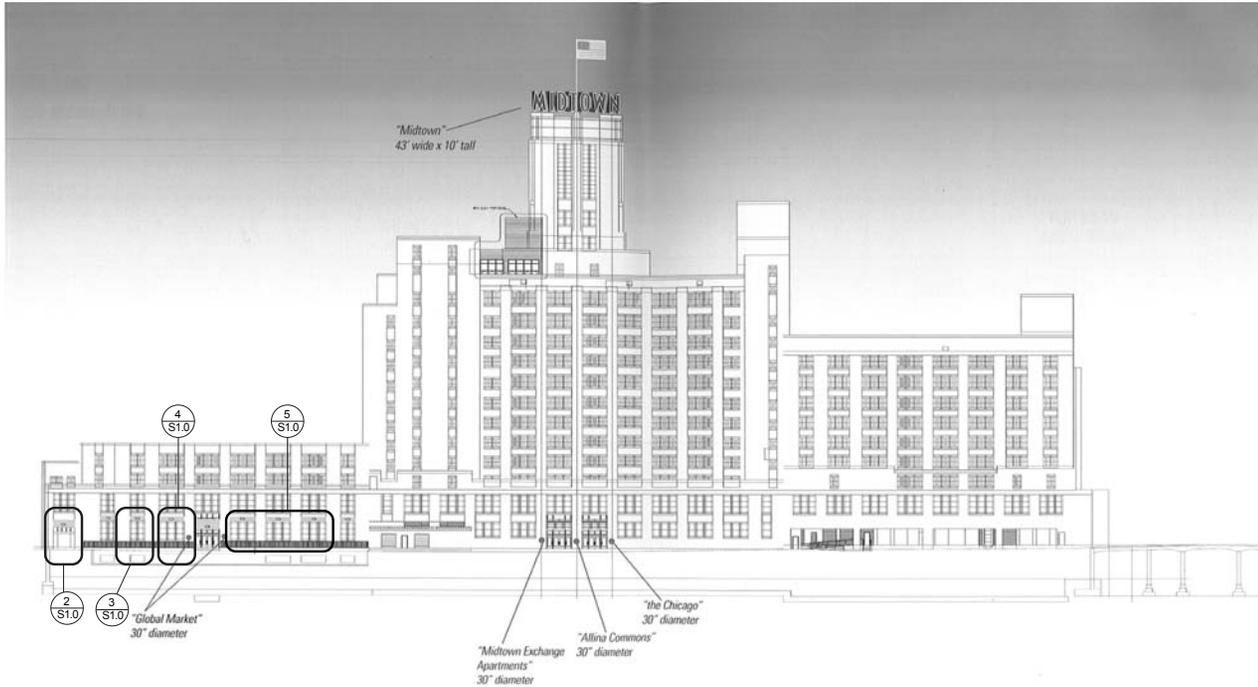
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Sheet Title
SOUTH FACADE
SIGNAGE DRAWINGS

Sheet Number

S1.0

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1 OVERALL EAST FACADE ELEVATION (10TH AVE)
S1.1 SCALE: 1/32" = 1'-0"

SIGNAGE CALCULATION:
 "Midtown" - 430 SF
 "Round Entry Signs" - 8 SF x3
 "Awnings in the Market" - 7 SF x9
 "Kitchen in the Market" - 7 SF x3
 "El Burrito" - 8 SF
 "El Burrito Square" - 6 SF
 "Decal bottom border" - 12 SF

Proposed decal borders - 17 SF
 Proposed decal logo - 9 SF

Total Signage - 590 SF
 Total facade length - 600 FT
 Total allowable signage - 900 SF



Andy Campbell
Design Company



EASTLAKE CRAFT BREWING
 920 EAST LAKE ST., MINNEAPOLIS, MN 55407

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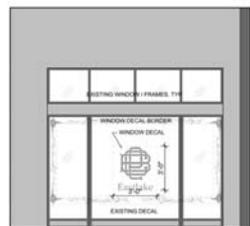
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Sheet Title
 EAST FACADE SIGNAGE
 DRAWINGS

Sheet Number

S1.1

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2 TAP ROOM 10TH AVE INT. ELEVATION
S1.0 SCALE: 1/4" = 1'-0"



3 EXISTING PHOTO
S1.0



4 EXISTING PHOTO
S1.0



5 EXISTING PHOTO
S1.0



From Lake & 10th Ave



Brewery and Bar from North



Brewery from West



Serving Area from Lake Street Entrance



Bar and Serving Area from North



Serving Area from East



Serving Area from West

From: Jim Gillham <jimgillham@hotmail.com>
Sent: Monday, March 24, 2014 8:14 PM
To: Steiner, Lisa
Subject: Conditional Use Permit - Midtown Global Market

I support the application for the conditional use permit sought by the Eastlake Craft Brewery at the Midtown Global Market, 2843 Elliot Ave. I believe this business would be a great addition to the neighborhood.

Thank you,

James Gillham
2900 11th Ave. S
Minneapolis, MN 55407