To: Minneapolis Historic Preservation Commission

From: West Calhoun Neighborhood Council

August 12, 2019

Dear Members:

We are writing to comment on the application for a Conservation District for the neighborhood of 32nd-Zenith-Ivy Lane submitted by Meg Forney.

We strongly support the neighborhood’s application. Our board voted unanimously in support of this application.

We believe that this neighborhood is unique and worthy of preservation. It is a strong pedestrian area leading to Bde Maka Ska. As such there is a great deal of pedestrian and bicycle traffic to and from the lake. This will only increase with the West Lake light rail station.

As one board member, Richard Logan stated, this neighborhood is a “treasure.”

The neighborhood is representative of a lake-oriented, modest group of homes. The lots and homes are modest in size. Homes are lower than average Minneapolis city homes, with second floors built into the roofs. The houses are well below the tree canopy. The house fronts are 17’ to 25’ back from the sidewalk and have large multiple windows giving an open feel. There are front porches, front yard patios and sitting area, and front yard gardens that create an active and welcoming pedestrian feel. Garages are typically behind the homes and driveways are shared or narrow. The styles of homes are eclectic, with lake cottages, bungalows and mid century moderns.

The neighborhood is especially dense with trees and vegetation. Maintaining green areas to support our environment is critical for the future.

88% of the 26 tax parcels have signed on to this application. 80% of the 26 parcels possess contributing attributes. The area is contiguous and compact.
The neighborhood is the best of lake-style housing in the city, as well as the best of a friendly Midwestern neighborhood. It is one of the last truly pedestrian oriented residential neighborhoods adjacent to a city lake.

Thank you for your consideration of this application for a Conservation District.

Sincerely,

[Signature]

Allan Campbell

Chair: West Calhoun Neighborhood Council

CC: Meg Forney, Applicant

John Smoley, Development Services Division of the community Planning and Economic Development, City of Minneapolis

Linea Palmisano, Minneapolis City Council Member
Mr. Smoley,

I'm writing to encourage the denial of the Ivy-Zenith-32nd Conservation District PLAN9131 Study. I won't pretend to know more about this than I do -- I read about this issue through the Neighbors for More Neighbors group, and I live in southeast Minneapolis, so not the immediate area under consideration. However, I am a strong supporter of the principles underlying the 2040 Plan, and I believe that approval of the proposed study would portend more of the same elsewhere. I hope that this proposal will be evaluated on its merits, which I believe are poor, rather than automatically afforded a lengthy and laborious process.

Thanks for your consideration.

Best,
Mark Thomson
On Friday, August 30th, I emailed the 25 tax parcels if they were in favor of deleting the property at 3412 West 32nd Street from the Conservation District application. To date, I have received 17 responses that are affirmative regarding deleting this parcel. Upon deletion from the Conservation District, Mr Carlson has offered to be a supportive advocate of the District application going forward.

MEG FORNEY
Please note new email address
C: 612-926-7707/F: 612-920-4706
Commissioner-At-Large
Minneapolis Park & Recreation Board
www.megforney.org
www.facebook.com/meg.forney

Note: If this is a reply to a constituent's email that had multiple MPRB Commissioners copied on it, I am prevented from replying to all by Open Meeting Rules (https://www.revisor.mn.gov/statutes/?id=13D). Replying staff members are able to reply to all and will do so with their response, if needed.
Hello,

I am writing to express my strong opposition to the proposed initiation of the Ivy-Zenith-32nd Conservation District study. This study is a waste of time and tax-payer resources. The move to create a conservation area in this area is a clear effort by wealthy homeowners to skirt the approved 2040 plan.

Thank you,
James Gleckner
Minneapolis Resident
The proposal for a conservation district on the edge of Lake Calhoun must be denied. The reasons are patently obvious, though you won't find them in the proposal. Residents in support want to live in the city but shoulder as little responsibility for their choice as possible. I would think the proponents would be ashamed of themselves to act so falsely toward their city by trying to step outside of our common need for new housing near transit centers, but pretending their ordinary neighborhood needs special protection. If the internal equity of the 2040 Plan is to be defended, this conservation district needs to remain a pipe dream. That's all it deserves to be. Shameful.

James Weaver
Ward 13
Dear Mr. Smoley:

Please give the application for historic/conservation district for the West Calhoun neighborhood a fair and impartial hearing. Why did the Minneapolis City Council pass this law in 2014, if only to then later have its proponents be accused of "elitism" and "transparent attempts to circumvent the 2040 plan"?

There are in fact historic areas of the city of Minneapolis that have disappeared due to redevelopment. Downtown Minneapolis and adjacent areas are a perfect example; there are so few historic buildings downtown, it’s heartbreaking for me as a lifelong resident of Minneapolis to visit downtown and see so few buildings I remember from my childhood. Let’s not continue to make the same mistakes in our residential neighborhoods as well. If this is something new for the city, a thorough review of how other cities in the US handle historic preservation of housing stock would certainly be a good use of somebody’s time and energy. What about the city of St. Paul - how does it handle development pressure in its historic neighborhoods - Summit Avenue, Crocus Hill, Ramsey Hill?

I do not live in this neighborhood, but I am familiar with the area, and it is already so congested with traffic and very large apartment buildings. Please just leave this one little corner of the "old Minneapolis" alone! There are plenty of other places to continue to build massive 10 story apartment buildings. Isn’t it nice to have a variety of housing choices within a given neighborhood? Not everyone wants to live in a high rise.

Catherine Fuller
4517 Garfield Avenue South
Minneapolis MN 55419
Hi John,

My name is Clem Foltz my wife and I live less then a 10 minute walk from the proposed conservation district site. We are at 3519 W 29th St.

We are newer to the area and trying to understand how certain projects are pushed. My wife and I are still learning but at the surface level this doesn't seem like a good idea...

Practically speaking:

- This is an amenity rich area with access to jobs, transit, parks, and local businesses. Adding more people and housing near a transit site would reduce car trips and provide more opportunities for these future residents.
- Adding additional people and housing units to the area may also be able to support more local businesses and restaurants nearby that my wife and I could benefit from! Increasing our quality of life.
- I don't think people who are against this development realize how much they might love the area when it is finished.
- There is a housing shortage and we need more homes.

Please reject the conservation district that would deny these opportunities!

I am also very aware that I am one citizen who reads some urban planning on the side with limited knowledge of the whole situation. I trust that you are the expert on this project and will be able to evaluate the full project/scope.

If I have misguided information or bad ideas please tell me. Also if I could be of assistance in any way as a neighbor on this project please don't hesitate to ask!

Happy Thursday,

Clem
Please support the Ivy-Zenith -32nd Conservation District study initiative. Please also help concerned citizens preserve at least some of the history, architecture and character of Minneapolis.

Sincerely,
Dr. Mary Harlow
Hello,

My name is Ben and I live a block away from the proposed conservation district plan at Ivy, Zenith, and 32nd. I have multiple concerns regarding this conservation plan. 1. I walk through that neighborhood on a daily basis to get to that lake and the neighborhood does not appear special, unique and architecturally important in the city compared with other areas. I believe the mentality behind this conservation plan is strictly linked to fear regarding the 2040 plan rather than intention to preserve important architectural designs. The area is already surrounded by condominiums and apartment buildings, thus density is nothing new to this area and I believe the infrastructure can withstand small additions in density.

2. This area will be near a light rail station, and added density can add culture and amenities that are needed within the area. Increased density may inspire additional restaurants and bars in which the residents in this area would benefit. Restrictions on density may inhibit this possibility.

3. There are other areas in the city that hold aspects that are unique and special which should be preserved. This neighborhood is not one of them. If this city is granted the conservation exception, this may spread to many areas in the city which would negate the effects of 2040. The housing crisis may not be able to be solved if this conservation effort sets a precedent of repelling progress centered on fear linked to 2040.

I hope the city will take my thoughts into consideration.

Take care,
Ben
Smoley, John

From: Bonnie Kiley <bkkiley612@gmail.com>
Sent: Wednesday, August 14, 2019 5:14 PM
To: Smoley, John
Subject: Density in Chain of Lakes

Why can’t the high density 10 story apartment buildings you feel is needed, be built over Calhoun Village?? I’m sure I’d rather walk to the train station indoors from an apt located north of Lake Street than walk from 32nd Street West-neighborhood attempting to cross Excelsior Blvd in the cold, wind, rain and snow!!!
Leave the cozy, calm, historic neighborhood located near all this action and let the developers HAVE AT IT, building their Ivory Towers away from the lake sacred to the Native Americans. Develop the air over Calhoun Village and develop retail and services on the ground floor. Having lived in Chicago for years, activity near the L Stations provided services and entertainment for the people coming and going in their difficult weather like we have as well. Act logically, as if YOU were going to LIVE there.

Appreciate the opportunity to voice an opinion.
Sent from my iPhone
Hi John,

My name is Francis Sheehy and I live at 5123 Park Ave. S in Minneapolis, where I have lived for the past 28 years.

I am writing to you today to request your full support of this effort to designate this area as a Conservation District.

We are at great risk of losing many of the properties with architectural history and/or significance. The new zoning provides huge incentives to developers to tear down smaller properties and replace them with - in this case - 10 story buildings.

This unfettered development requires urgent oversight, and the HPC is the only body to provide that. We need someone at City Hall to fight for the history and architecture of our diverse city, instead of constantly caving to developers in the name of short term gains. We deserve better than that.

Please help in this important matter.

Francis Sheehy
I am writing to encourage the denial of the Ivy-Zenith-32nd Conservation District PLAN9131 Study. The majority of the homes in this area are no more unique than others in Minneapolis. The sole purpose of the conservation district process seems to be a NIMBY attempt to skirt the pace of change while excluding non home-owners from the process.
Smoley, John

From: Stuart Noun <stuart.noun@gmail.com>
Sent: Wednesday, August 14, 2019 10:32 AM
To: Smoley, John
Subject: I support the initiation of Ivy-Zenith-32nd Conservation District study

I am writing to you today to request your full support of this effort to designate this area as a Conservation District. We are at great risk of losing many of the properties with architectural history and/or significance. The new zoning provides huge incentives to developers to tear down smaller properties and replace them with - in this case - 10 story buildings.

This unfettered development requires urgent oversight, and the HPC is the only body to provide that. We need someone at City Hall to fight for the history and architecture of our diverse city, instead of constantly caving to developers in the name of short term gains. We deserve better than that.

Please help in this important matter.

Thanks,
Stuart Noun
Dear Mr. Smoley,
I am a homeowner and resident of south Minneapolis. I'm writing to encourage the city of Minneapolis to deny the application for the Ivy-Zenith-32nd Conservation Plan (PLAN9131).

This is a transparent effort by a privileged part of the city to opt out of goals outlined in the 2040 plan. With the proximity of this area to a future transit station, now is not the time to restrict the ability to develop denser housing options when the city is desperately in need of more housing units (and in particular, units with transit accessibility).

I live in close proximity to both a large number of rental units and multi-family housing buildings, and a neighborhood of great wealth and privilege with large, single family homes. I love the mix of people in my neighborhood, and see daily how much many of my neighbors (of all income levels) value their proximity to transit. I wish more of the city could see how positive this mix can be. The 2040 plan makes it clear that dense housing with transit access is a priority for the city, and the creation of this conservation district would set a dangerous precedent that would undermine the work the city has already done in laying a plan for the future that prioritizes the battle against climate change.

The neighborhood in question is nothing unique, and is located in an amenity rich area. Please reject the conservation district that would deny these opportunities to more residents.

Thank you,
Chelsea Couillard-Smith
4610 Blaisdel Ave.
Dear John,

I am writing to you today to request your full support of this effort to designate this area as a Conservation District. We are at great risk of losing many of the properties with architectural history and/or significance. The new zoning provides huge incentives to developers to tear down smaller properties and replace them with - in this case - 10 story buildings.

This unfettered development requires urgent oversight, and the HPC is the only body to provide that. We need someone at City Hall to fight for the history and architecture of our diverse city, instead of constantly caving to developers in the name of short term gains. We deserve better than that.

Please help in this important matter.
Thank you in advance for your consideration.

Regards,

Angie Lillehei
3346 Ivy Lane
Hi John,

I am writing to you today to request your full support of this effort to designate this area as a Conservation District.

We are at great risk of losing many of the properties with architectural history and/or significance. The new zoning provides huge incentives to developers to tear down smaller properties and replace them with - in this case - 10 story buildings.

This unfettered development requires urgent oversight, and the HPC is the only body to provide that. We need someone at City Hall to fight for the history and architecture of our diverse city, instead of constantly caving to developers in the name of short term gains. We deserve better than that.

Please help in this important matter.

Thank you,

Allison Plummer
Hello again,

I am emailing you again tonight to ask for your full support for this effort to designate this area as a Conservation District.

We are at great risk of losing many of the properties with architectural history and/or significance. The new zoning provides huge incentives to developers to tear down smaller properties and replace them with - in this case - 10 story buildings.

Who wins? The developers. Our neighbors get pushed out. Our city's architectural history gets wiped out.

This unfettered development requires urgent oversight, and the HPC is the only body to provide that. We need someone at City Hall to fight for the history and architecture of our diverse city, instead of constantly caving to developers in the name of short term gains. We deserve better than that.

Please help in this important matter.

Thank you in advance for your consideration.

Respectfully,

Susan Saly (Always spell check!)
600 West 53rd Street
Minneapolis, MN 55419
I am writing to you today to request your full support of this effort to designate the Ivy-Zenith-32 conservation district area as a Conservation District. I have been a resident of the Lynnhurst neighborhood since 2004 and am an active community member. I treasure the beauty and history of Minneapolis and am becoming more and more concerned about the aggressive development activities occurring and planned for our city.

We are at great risk of losing many of the properties with architectural history and/or significance. The new zoning provides huge incentives to developers to tear down smaller properties and replace them with large complexes.

This unfettered development requires urgent oversight, and the HPC is the only body to provide that. We need someone at City Hall to fight for the history and architecture of our diverse city, instead of enabling developers in the name of short term gains. We deserve better than that.

Thank you.

Best regards,

Mary Schneider
5300 Girard Avenue South, Minneapolis
952.693.3969
Dear Mr. Smoley,

I am writing to ask you to fully support the initiation of the Ivy-Zenith-32nd Conservation District Study.

We are at great risk of losing many of the properties with architectural history and/or significance. The new zoning provides huge incentives to developers to tear down smaller properties and replace them with, in this case, 10 story buildings, many of which are too modern, cold, and plain old ugly. Minneapolis is continually losing what charm is left of it. I fight for all sorts of environmental causes but letting developers have their way will make the city unlivable for everyone but the wealthy. This is not helping to make Minneapolis more affordable.

This unfettered development requires urgent oversight, and the HPC is the only body to provide that. We need someone at City Hall to fight for the history and architecture of our diverse city, instead of constantly caving to developers in the name of short term gains. We deserve better than that.

Please help in this important matter.

Sincerely,

Carolyn Stark
Long time Minneapolis resident near 40th and Lyndale
Hi John,

I'm a renter in Minneapolis, living in Ward 3 (Saint Anthony East), and I just wanted to send a note expressing my opposition to the proposed Ivy-Zenith-32nd Conservation District as well as a request for you to deny the initiation of any kind of study validating this attempt to circumvent coming zoning changes to the city.

As a renter and supporter of public transit, the idea that homeowners can create these bureaucratic districts near high-density transit areas (the future SWLRT stop is like three blocks from this zone) defeats the stated purpose of the 2040 plan, and I believe is an egregious misuse of conservation districts. Conservation districts should not be a tool for wealthy homeowners to circumvent the coming zoning changes. And this proposal is particularly troubling, given its proximity to jobs, public transit, and many of our city’s finest parks. Please reject this request, and please reject future applications of a similar nature outright.

Further, the fact that an elected member of the Parks Board, who also happens to be a homeowner and realtor in the proposed district, is incredibly suspect. That does not feel like proper stewardship of the public trust.

Thank you,
Drew Halunen
Hi John,

We live in a strip of higher value/every house unique part of St Paul named Pahlen Heights, or Pill Hill. I don't think it would be appropriate for our piece of the Eastside to get special treatment because we are still predominately white and wealthier than the folks south of Maryland.

Same logic applies to this conservation district effort to thwart a city wide plan.

Thanks for your consideration,

Stuart Knappmiller
1112 Orange Ave East
St Paul, MN 55106
Smoley, John

From: Aldo Rustichini <aldo.rustichini@gmail.com>
Sent: Tuesday, August 13, 2019 5:23 PM
To: Smoley, John
Subject: Ivy-Zenith-32nd Conservation District.

Dear

I strongly support the idea of an Ivy-Zenith-32nd Conservation District.

I hope the idea will be considered seriously. I am extremely concerned by the current urban planning choices. I hear the rhetoric, and then I see the facts. I hear the claim that the environment has to be preserved, and then I see the destruction of the trees. I hear that development has to sustainable, and I see projects being set up that will destroy the chain of lakes. I hear that bicycling has to be extended, and I see bicycle trails being shut down. I hear the proclamations on affordable housing, and I see apartments that cost more per square foot than the buildings they are replacing.

The only people I see rejoicing are the local Donald Trump, the real estate developers. And I am running out of argument when I have to argue in favor of the benevolent interpretation that these are errors due to naivete, and not something worse.

Aldo Rustichini

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Aldo Rustichini
Professor of Economics

Department of Economics
University of Minnesota
1925 4th Street South 4-101, Hanson Hall
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Hi. I’m writing to encourage the denial of the Ivy-Zenith-32nd Conservation District PLAN9131 Study. There is a housing shortage and we need more homes. The intent of this conservation district is to preserve exclusionary zoning and deny much needed housing in a privileged part of the city.

Thank you,

Sarah McGee
I am a St Paul resident who works in and frequents restaurants and businesses in Minneapolis. I am writing to encourage denial of the proposed Ivy-Zenith-32nd Conservation District Plan study. Clearly the group petitioning for this designation is doing so as an end-around to avoid any upzoning associated with the Minneapolis 2040 comprehensive plan. It will set a bad precedent if any privileged group of home-owners with the money and time to do so can gerrymander themselves a protected district for their single-family homes via the conservation process, thereby opting out of the goals of the 2040 plan.

The houses in the proposed district have nothing distinct or notable about them, compared to other Minneapolis neighborhoods, and they are located five minutes away from a future light rail station. This is not the appropriate location to restrict housing development. I oppose wasting city time and resources to study a conservation district whose transparent purpose is to prevent the addition of neighbors and density to a growing area of the city.

Sincerely,
Audrey Hendrickson
Hello,

I fully support this effort to create this conservation district. The city has been running rough-shot over everything that makes the city unique and a beautiful place to live. So much of the recent agenda has been to support developers at all costs. This needs to end. We need to recognize that Minneapolis is unique because of its neighborhoods and the historical significance they offer.

In the same light we need to recognize some of the unique natural features of the area that are at risk because of unchecked development.

Please support this effort.

Thank you,
Steven Verdoorn
I am writing to you today to request your full support of this effort to designate this area as a Conservation District. We are at great risk of losing many of the properties with architectural history and/or significance. The new zoning provides huge incentives to developers to tear down smaller properties and replace them with - in this case - 10 story buildings. This unfettered development requires urgent oversight, and the HPC is the only body to provide that. We need someone at City Hall to fight for the history and architecture of our diverse city, instead of constantly caving to developers in the name of short term gains. We deserve better than that. Please help in this important matter.

Linda and Lance Lavine
3350 Humboldt ave S
I am writing to you today to request your full support of this effort to designate this area as a Conservation District. We are at great risk of losing many of the properties with architectural history and/or significance. The new zoning provides huge incentives to developers to tear down smaller properties and replace them with - in this case - 10 story buildings. This unfettered development requires urgent oversight, and the HPC is the only body to provide that. We need someone at City Hall to fight for the history and architecture of our diverse city, instead of constantly caving to developers in the name of short term gains. We deserve better than that.

Please help in this important matter.

Sincerely,

Beth Addington
Dear John,

My name is Mari Taffe. My husband Kurt Thompson and I have lived in our home at 3335 W 32nd St in the West Calhoun neighborhood in Minneapolis since June 1999. We just celebrated our 20th anniversary of living here!

I am writing to you today to request your full support of this effort to designate this area as a Conservation District.

We are at great risk of losing many of the properties with architectural history and/or significance. The new zoning provides huge incentives to developers to tear down smaller properties and replace them with—in the case of our neighborhood—ten story buildings!

When we first saw our 1950's rambler in this little hidden gem of a neighborhood, we fell in love with it. We bought it for $219,900—at the very top of our budget. We knew this would be our forever home and have joked that our next home is pine boxes. We don’t plan to ever live anywhere else. We have done a lot of remodeling and landscaping over the years to make it perfect for us. We love our home and our special little neighborhood and neighbors.

I am horrified at the thought of our home someday being surrounded by ten story buildings, like a little island, if we do not cave in to the pressure to sell our home to developers, resembling Chicago’s Gold Coast. The founders of our city who had the foresight to envision and create the parks system surrounding the lakes would not have wanted that for our chain of lakes. In cases like this you only get one chance to do it right.

This unfettered development requires urgent oversight, and the HPC is the only body to provide that. Please, we need someone at City Hall to fight for the history and architecture of our diverse city, instead of constantly caving to developers in the name of money and short-term gains.

Thank you for your consideration.

Sincerely,

Mari Taffe
I am writing to you today to request your full support of this effort to designate this area as a Conservation District. We are at great risk of losing many of the properties with architectural history and/or significance. The new zoning provides huge incentives to developers to tear down smaller properties and replace them with - in this case - 10 story buildings. This unfettered development requires urgent oversight, and the HPC is the only body to provide that. We need someone at City Hall to fight for the history and architecture of our diverse city, instead of constantly caving to developers in the name of short term gains. We deserve better than that.

Please help in this important matter.

William F Dehning, 71 year resident of Minneapolis, 50 year home owner, operated and owned a business and warehouse in Minneapolis. Please do not add more high rises and density to this fragile area near the lakes.

Sent from my iPad
Hi John!

Below are talking points straight from Neighbors for more Neighbors, but I fully agree with them.

I’m an architect who has been working in housing for the past 20 yrs and if we’re going to help save ourselves as more and more people move to our city, we need flexibility for density. I know people are afraid of density here, but there are so many positives to it. From diversity to sharing already existing infrastructure to help mitigate putting more CO2 into our atmosphere.

I urge you to consider these points:

I’m writing to encourage the denial of the Ivy-Zenith-32nd Conservation District PLAN9131 Study.

The homes on these blocks are no more unique or special than the homes you find in neighborhoods throughout Minneapolis.

This is a five minute walk to a future Southwest Light Rail station. A $2 billion transit investment is not an appropriate location to restrict housing.

I oppose this transparent effort to allow a privileged part of the city to opt out from goals outlined in the 2040 plan. The 2040 plan was approved by the city council just eight months ago. Please reject this backdoor downzoning effort.

City climate policies call for reducing car trips, and that means not implementing a conservation district that restricts housing near a $2 billion transit investment.

Thank you for your time and attention,
Sincerely,
Nicolle VanWie

Nicolle VanWie, Senior Architect, AIA, LEED AP BD+C, WELL AP
Smoley, John

From: Lynette Davis <lynettedavis@comcast.net>
Sent: Tuesday, August 13, 2019 2:08 PM
To: Smoley, John
Subject: West Calhoun conservation district

I strongly support the efforts of this very small residential area in West Calhoun to become a conservation district. The FAR majority of housing in this neighborhood is already multi-housing and rental units, with more currently being built and over 750 additional units planned for this tiny neighborhood. There is already enough congestion on the two through streets (Lake and Excelsior). We have too little green space and progressively decreasing blue space (sky) as it is in this corner of Bde Maka Ska. This insistence on more and more density around our beautiful parklands is hardly good for our earth or our city.

Sent from my iPhone
I am writing to you today to request your full support of this effort to designate this area as a Conservation District.

We are at great risk of losing many of the properties with architectural history and/or significance. The new zoning provides huge incentives to developers to tear down smaller properties and replace them with - in this case - 10 story buildings.

This unfettered development requires urgent oversight, and the HPC is the only body to provide that. We need someone at City Hall to fight for the history and architecture of our diverse city, instead of constantly caving to developers in the name of short term gains. We deserve better than that.

John

===================================================================

"Things turn out the best for those who make the best of the way things turn out."

- John Wooden

===================================================================

John R Bedard
612-369-3194 cell
JB@JohnBedard.Net
Dear Mr. Smoley,

My name is Andy Lambert and I have been a Minneapolis resident since 1996. I’m writing to encourage the denial of the Ivy-Zenith-32nd Conservation District PLAN9131 Study in the interest of the following:

- Protecting and honoring the years of public engagement around the Minneapolis 2040 plan process
- Continuing the City’s efforts to expand LRT and affordable housing
- Protecting access to jobs, transit parks and schools

In order for the City to tackle the climate crisis in a meaningful way, we need to reduce car trips. These backdoor downzoning attempts by property owners act out of self-interest, disrespect the public engagement process and take power away from renters.

Thank you for your time,
Andy Lambert
PLEASE! support the initiation of Ivy-Zenith-32nd Conservation District study.
Dear John,

My husband, Jack Pfaff, is the owner of the home at 3332 W. 32nd Street in Minneapolis noted as part of the conservation district application submitted by Meg Forney. We decided to remain neutral and not support the application for a variety of reasons.

From my standpoint (not reflecting my husband’s views), many of the properties on our street appear outdated, reflect different architectural styles, a few are poorly maintained and a few would be prime for redevelopment. Our house has no architectural features worth preserving. They were probably removed years ago. I’m a little confused what the argument is for preserving this neighborhood. Can you email me the application submitted?

Is it safe to say if our property was re-zoned for a high-rise development, our property would be worth more after the zoning change? Not sure if everyone signing the application understands the pros/cons of redevelopment versus preserving.

Regards,

Susan Friske Pfaff
Cell: (763) 221-8057

Sent from my iPhone
I am writing to you today to request your full support of this effort to designate this area as a Conservation District.

We are at great risk of losing many of the properties with architectural history and/or significance. The new zoning provides huge incentives to developers to tear down smaller properties and replace them with - in this case - 10 story buildings. This unfettered development requires urgent oversight, and the HPC is the only body to provide that. We need someone at City Hall to fight for the history and architecture of our diverse city, instead of constantly caving to developers in the name of short term gains. We deserve better than that.

In seeing what is happening throughout our city, especially my neighborhood — the Kenilworth Corridor and a hotel on the BP Gas Station lot, I am most grateful you are stepping forward to be a voice in this important matter.

Sincerely,

Carol G. Smith
Dear John: My name is Rosemary Lundell. I am a resident in the small neighborhood that will be affected by your vote this afternoon. I have lived at 3326 Ivy Lane since August 1982. I am writing to you today to request your full support of this effort to designate this area as a Conservation District.

We purchased our little home (built in 1908, as I assume a small “lake cottage” at the time that this would have been considered on the outskirts of Minneapolis) for $69,000, and over the years, worked hard to improve it, as we love our home, and treasure our location. I am not a wealthy, “elite” homeowner.

Now I am more than concerned at the prospect of our sweet little neighborhood turning into one of 8-story buildings. I am sure that any such developments here, so close to Bde Maka Ska, would accomplish two goals: Make a load of money for developers, and build new housing in a price range (rental or purchase) that only very wealthy residents could afford. We need only look to the Calhoun Beach Club apartments, Lake Point Condominium, and even the condominiums down at the lake end of our block, to see the kind of (yes, taller) buildings that would take the place of a quiet tree-filled neighborhood, that is enjoyed not only by the immediate residents, but by many who walk thru our neighborhood to the lake. Those high-rises are far beyond the affordability level of myself and most Minneapolitans! If we replaced all our homes with 8-story buildings, we would simply be building a condominium village for the ultra-rich! Is that the goal of the 2040 plan??

Must the nearby location of the planned light-rail station mean that NO SINGLE-FAMILY HOMES can even exist any longer in the area? That seems a radical solution, in a city where much of the beauty, enjoyed by most everyone, includes our lakes, AND the homes around them!

When I walk around Lake of the Isles, or Lake Harriet, much of the beauty I enjoy is in the residential neighborhood, the homes, surrounding the lake! That is part of the charm of our city! Not lakes surrounded by 8-story buildings! I can go to Chicago to see such a lake!

Please give us the opportunity to proceed with our case, and consideration of designation of our little neighborhood as a Conservation District.

Thank you for your time and consideration.
Smoley, John

From: Bush, Leslie C <LCBush@CBBURNET.COM>
Sent: Tuesday, August 13, 2019 1:10 PM
To: Smoley, John
Subject: I support the initiation of Ivy-Zenith-32nd Conservation District study

Dear John,

I am a home owner and resident of the neighborhood seeking to be a conservation district. I am writing to you today to request your full support of this effort to designate this area as a Conservation District. We are at great risk of losing many of the properties with architectural history and/or significance. The new zoning provides huge incentives to developers to tear down smaller properties and replace them with - in this case - 10 story buildings. This unfettered development requires urgent oversight, and the HPC is the only body to provide that. We need someone at City Hall to fight for the history and architecture of our diverse city, instead of constantly caving to developers in the name of short term gains. We deserve better than that.

Please help in this important matter.

Thank you,
Leslie

Leslie Bush
Coldwell Banker Burnet
lcbush@cbburnet.com
612-419-1441

*Wire Fraud is Real*. Before wiring any money, call the intended recipient at a number you know is valid to confirm the instructions. Additionally, please note that the sender does not have authority to bind a party to a real estate contract via written or verbal communication.
Mr. Smoley

I'm writing to voice my opposition to Meg Forney's proposed conservation district. The district does not meet city guidelines for three reasons. 1. The district is not in keeping with the proposed comprehensive plan goals of spreading housing near transit corridors and throughout the city. 2. The submission of the district is not adequate to support the idea that the district contains structures of sufficient novelty, importance or even coherence to support the wholesale classification of the district as worthy of protection. The materials provided rely heavily on injections of appeals to a saccharine, Norman Rockwell-esque Americana rather than the quality of the structures. 3. Because conservation districts allow a minority of property owners to override the voice of the population at large, they should be narrowly applied and used in the most deserving cases. Here, applying the conservation district to a generally unremarkable neighborhood opens the door precedentially to allowing any neighborhood to override the comprehensive plan.

Best,

Nick Muellerleile
| From: | Nicholas Muellerleile <muell359@umn.edu> |
| Sent: | Tuesday, August 13, 2019 12:17 PM |
| To: | Smoley, John |
| Subject: | Opposition to the Ivy Zenith conservation district |

Mr. Smoley
I'm writing to voice my opposition to Meg Forney's proposed conservation district. The district does not meet city guidelines for three reasons. 1. The district is not in keeping with the proposed comprehensive plan goals of spreading housing near transit corridors and throughout the city. 2. The submission of the district is not adequate to support the idea that the district contains structures of sufficient novelty, importance or even coherence to support the wholesale classification of the district as worthy of protection. The materials provided rely heavily on injections of appeals to a saccharine, Norman Rockwell-esque Americana rather than the quality of the structures. 3. Because conservation districts allow a minority of property owners to override the voice of the population at large, they should be narrowly applied and used in the most deserving cases. Here, applying the conservation district to a generally unremarkable neighborhood opens the door precedentially to allowing any neighborhood to override the comprehensive plan. Best,
Nick Muellerleile
I'm writing to encourage the denial of the Ivy-Zenith-32nd Conservation District PLAN9131 Study
The homes on these blocks are no more unique or special than the homes you find in neighborhoods throughout Minneapolis.
This is a five minute walk to a future Southwest Light Rail station. A $2 billion transit investment is not an appropriate location to restrict housing.

I oppose this transparent effort to allow a privileged part of the city to opt out from goals outlined in the 2040 plan. The 2040 plan was approved by the city council just eight months ago. Please reject this backdoor downzoning effort.
To John Smoley:

After leaving Minneapolis in the 1970s to live in the New York City and Phoenix areas, I returned to Mpls. with love in my heart for a special city. However, after being here five years, I am dismayed at how "behind the times" the city is regarding preservation of historic treasures — particularly architecture and neighborhoods. You may be in a position to support causes that preserve a city's architectural history, which is much more than buildings, but preserving a way of thinking and living. Please help in this important matter.

Joanne Netland

Living in an historic downtown Minneapolis district that is being harmfully dismantled by the city as it approves each and every developer's plan.
Good morning Mr. Smoley, I believe every city needs to preserve parts of it's historic districts. I had assumed this study would be a part of all city planning. How shocking that an effort has to be made to consider a STUDY of conserving an city district. My husband and I strongly support Meg Forney's proposal. Thanks, Aroti Bayman.
Smoley, John

From: Lauren Richards <laurenerichards@gmail.com>
Sent: Tuesday, August 13, 2019 10:46 AM
To: Smoley, John
Subject: Reject the Ivy-Zenith-32nd Conservation District PLAN9131 Study

John,

I'm writing in opposition to the Ivy-Zenith-32nd Conservation District. This is an area near a future LRT station and as such the city should prioritize housing for people over nebulous historic conservation efforts. Approving this district would directly counteract the goals of the approved 2040 plan, especially those related to equity.

Thank you,

Lauren Richards
3405 18th Ave S

--
Lauren Richards
(612) 850-3969
laurenerichards@gmail.com
Smoley, John

From: Meredith Hanson <mere_29@hotmail.com>
Sent: Tuesday, August 13, 2019 10:32 AM
To: Smoley, John
Subject: Preserve historic neighborhoods and buildings

Mr. Smoley,

I am writing to you today to request your full support of this effort to designate areas throughout Minneapolis as a Conservation District. We are at great risk of losing many of the properties with architectural history and/or significance. I encourage you to read the following brief article from the National Trust for Historic Preservation which highlights reasons to save historic areas including economic advantages.

https://savingplaces.org/stories/six-reasons-save-old-buildings#.XVLWfS2Z0kc

Six Practical Reasons to Save Old Buildings | National Trust for Historic Preservation

1. Old buildings have intrinsic value. Buildings of a certain era, namely pre-World War II, tend to be built with higher-quality materials such as rare hardwoods (especially heart pine) and wood from old-growth forests that no longer exist.

savingplaces.org

Sincerely,

Meredith Hanson
Dear Dr. Smoley,

Attached please find a letter in support of creation of a 32nd-Zenith-Ivy Lane Conservation District. This letter was approved by a unanimous vote at the West Calhoun Neighborhood Council's August 4, 2019 meeting.

Sincerely,

Allan Campbell
Chair, West Calhoun Neighborhood Council
I am writing to request you support this effort to designate this area as a Conservation District. I am concerned that the new zoning for Minneapolis provides huge incentives to developers to tear down these smaller properties and replace them with huge developments. This neighborhood is a gem in Minneapolis, and to have historic architecture of significance and charm be replaced by 10 story buildings is a loss to the whole city.

I am hoping the HPC will fight for the history and architecture of our diverse city as the zoning laws are changing, and prevent developers razing whole communities with profit as their motive.

Minneapolis should preserve distinctive neighborhoods and historic architecture when appropriate. The density around Bde Maka Ska is already so high, preserving some small scale single family homes that are historically and architecturally significant, is a good thing environmentally as well.

When you lose these attributes for a city, you can never get them back.

Thank you for listening, please support the study.

Sincerely, Terrell Daniels

Terrell Daniels
terrell@adlibmpls.com
Smoley, John

From: Jason Walker <jasonwalker262@gmail.com>
Sent: Tuesday, August 13, 2019 10:06 AM
To: Smoley, John

John,
I'm writing to encourage the denial of the Ivy-Zenith-32nd Conservation District and am severely disappointed that a community member would even suggest it in the first place.
I oppose this transparent effort to allow a privileged part of the city to opt out from goals outlined in the 2040 plan. Please reject this backdoor downzoning effort.
Sincerely,
Jason Walker
4924 Upton Ave S
651.283.9228
John,

I support studies by the city of Minneapolis. I believe the city should have intelligence gathering capabilities to review data provided by studies. It is not appropriate for special interest groups to control the city’s ability to study. Once studies are completed then the city will be able to make better decisions based on collected data.

Walter Pitt
Resident Minneapolis
Hello John. We understand that you are assigned to the Conservation District project, thus this email. We are very, very concerned about the negative effect the 'density at all cost' fanatics will do to our city. Once fine, beautiful, historic homes are demolished, the damage is done and cannot be undone. We don't want to leave this city - but we will - as will many tax paying good citizens - if beautiful, historic, fine homes are destroyed to make way for rental. This is of extreme importance. Many people want homes and many people want to live in the city. Please help keep this a reality.

Support the initiation of Ivy-Zenith-32nd Conservation District study.

Genevieve Lubbers, Lynnhurst
Hi John,

I hope the request to create a conservation district at Ivy/Zenith and 32nd St W is denied. I am concerned about the intent behind this request, given the area’s close proximity to future transit development, exclusion of renter’s voices in the approval process, and potential to prevent future creation of much-needed housing. Uptown is an awesome area because of its walkability and accessibility to shops, services, etc, but the housing shortage that has led to prohibitively high rents & purchase costs will not be solved by downzoning - this proposal seems like a sneaky way to opt out of the 2040 plan when we can’t afford to do so.

Thank you,
Valerie

--

Valerie Hurst-Baker  
262.308.1035
Dear Mr. Smoley,

I’m writing to you today to ask for your support in designating an Ivy-Zenith Conservation District. We were in Savannah this year and marveled at what an extraordinary job they’ve done in keeping the better parts of their history alive through preserving older homes. It has been a boon for tourism and for residents to maintain the character of their city. The residents of Savannah are quite proud of what they’ve preserved. This is not the case in Minneapolis.

Minneapolis is at a turning point. We have a City Council and Mayor who have no interest in preserving any of Minneapolis’ signature architecture, history or neighborhoods. In fact, they seem intent on doing the opposite. Please, take a tour of the new apartment buildings going up and the impact on existing neighborhoods and the history they embody. Could they look any worse or scream “We don’t care about history, heritage, character, architectural integrity or consistency, just show us the money.” any louder? The HPC is the only entity left to provide some oversight on what seems to be a crusade to strip Minneapolis of its heritage. Thank you for your attention to this matter.

Bill Mease
wpmease44@gmail.com
612-382-9675
Dear John Smoley,

I urge you to please deny the Ivy-Zenith-32nd Conservation District PLAN9131 study. We are currently in both a housing crunch and a climate crisis and this proposal is directly at odds with addressing those important issues. Over the past several years the city has developed a Comprehensive Plan that included several opportunities for public input. The application for the conservation district appears to be a naked run-around of current zoning and the Comprehensive Plan. The proposed district lies at a five-minute walk from the future Southwest light rail and is in an area with access to jobs, transit, parks, and local businesses. As we aim to increase transit and walkability in our city, as well as address our tight housing market, this area should not be subject to backdoor downzoning. I oppose the use of staff time and city resources to study a conservation district whose only purpose is to nullify the recently adopted 2040 plan. Thank you.

Dave Blomquist
Minneapolis Resident (Ward 3)
Dear Mr. Smoley,

I live in the area of the proposed conservation district and I’m writing in support of this designation. I’m opposed to the density-at-all-cost stance that some of the 2040 plan proposes. There is certainly a lot of density in this area—the three big condo buildings at the end of 32nd St and Ivy Lane and the many other tall condos and apartments all around this area.

I’ve heard from countless people who walk our street to go to the lake from some of the apartments/condos how lovely our little neighborhood is with its gardens, houses close together and near the street, neighbors sitting in their front yards or front porches. That just wouldn’t happen with 10 story buildings lining the streets.

My husband and I worked to organize the neighborhood when we moved in 11 years ago and now we all know each other and get together several times a year to welcome new neighbors, get to know each other better, and to socialize. This again doesn’t happen with big apartment buildings.

None of us are “lakeside”. We live in normal houses near the lake and feel incredibly fortunate to be able to live here without living in apartments or incredibly expensive homes.

Please do your best to support our neighborhood. I’ll be at the meeting this afternoon.

Thank you,

Maggie Pastarr
3326 W. 32nd St
Mpls. 55416

Sent from my iPhone
I’m writing today to ask you to deny the study of the area near 32nd and Excelsior as a potential conservation district. This area is less than a 5-minute walk from a future LRT stop, and this effort is clearly an attempt by a handful of homeowners to opt-out of the Minneapolis Comprehensive Plan. This area is very amenity-rich and is an area where more people should live, not less. Minneapolis has made great strides in correcting the injustices of exclusionary zoning, but neighborhoods should not be able to downzone themselves when it suits them or all the hard work that went into the comprehensive plan is for nothing.

Thank you for your time,

Anton Schieffer
Smoley, John

From: nan stevenson <nanstevenson@yahoo.com>
Sent: Tuesday, August 13, 2019 9:21 AM
To: Smoley, John
Subject: I support the initiation of Ivy-Zenith-32nd Conservation District study

I am writing to you today to request your full support of this effort to designate this area as a Conservation District. We are at great risk of losing many of the properties with architectural history and/or significance. The new zoning provides huge incentives to developers to tear down smaller properties and replace them with - in this case - 10 story buildings. This unfettered development requires urgent oversight, and the HPC is the only body to provide that. We need someone at City Hall to fight for the history and architecture of our diverse city, instead of constantly caving to developers in the name of short term gains. We deserve better than that. Please help in this important matter. PLEASE, don't let these beautiful places go away...we need them...PLEASE HELP us.

Thank you,

Nan Stevenson, shoreview, MN
Hi John,

I am writing to you today to request your full support of this effort to designate this area as a *Conservation District*.

The City of Minneapolis is at great risk of losing many of the properties with architectural history and/or significance. The new zoning provides huge incentives to developers to tear down smaller properties and replace them with - in this case - 10 story buildings.

This unfettered development requires urgent oversight, and the HPC is the only body to provide that. We need someone at City Hall to fight for the history and architecture of our diverse city, instead of constantly caving to developers in the name of short term gains. We deserve better than that.

Please help in this important matter.

Sincerely,

Camille Benoit
4905 Upton Ave S
Minneapolis, MN 55410
612-210-8828
I support—and ask you to do likewise—the efforts of folks seeking to designate the Ivy-Zenith-32nd Street area as a Conservation District.

Minneapolis has a long and shameful history of destroying architecturally significant and interesting buildings in the name of "progress." I especially am aware of this when I visit St. Paul which I believe has done a much better job of preserving its historical buildings while still finding creative ways to use them.

New zoning and the 2040 plan provide developers with an irresistible incentive to tear down smaller properties and replace them with larger, uninteresting—but profitable for the developer—buildings. Most of the new condo/apartment buildings I see going up throughout the City look the same: and, in my view, are not attractive nor noteworthy. City leadership has historically—and especially now with the adoption of the 2040 plan—given their developer shameful cover for their greed and disrespect of history.

It appears that the HPC is one of the few entities that can check this rampage toward mediocrity. Please be a force at City Hall for respecting the City's history and architecture and support the efforts to study this area for conservation and historic designation NOT development.

Toni Beitz
I am writing to you today to request your full support of this effort to designate this area as a Conservation District.

We are at great risk of losing many of the properties with architectural history and/or significance. The new zoning provides huge incentives to developers to tear down smaller properties and replace them with - in this case - 10 story buildings.

This unfettered development requires urgent oversight, and the HPC is the only body to provide that. We need someone at City Hall to fight for the history and architecture of our diverse city, instead of constantly caving to developers in the name of short term gains. We deserve better than that.

Please help in this important matter.

John Speltz
Business Analyst
763.512.5245 (o)
WSB | wsbeng.com
Hello, John-
I am writing to you today to request your full support of this effort to designate this area as a Conservation District. We are at great risk of losing many of the properties with architectural history and/or significance. The new zoning provides huge incentives to developers to tear down smaller properties and replace them with - in this case - 10 story buildings.
This unfettered development requires urgent oversight, and the HPC is the only body to provide that. We need someone at City Hall to fight for the history and architecture of our diverse city, instead of constantly caving to developers in the name of short term gains. We deserve better than that.
Please help in this important matter.
-Robert Nichols
4600 Xerxes Avenue South
Minneapolis, MN 55410
I am writing to you today to request your full support of this effort to designate this area as a Conservation District. We are at great risk of losing many of the properties with architectural history and/or significance. The new zoning provides huge incentives to developers to tear down smaller properties and replace them with - in this case - 10 story buildings. This unfettered development requires urgent oversight, and the HPC is the only body to provide that. We need someone at City Hall to fight for the history and architecture of our diverse city, instead of constantly caving to developers in the name of short term gains. We deserve better than that.
Please help in this important matter.

Lori Dockendorf-Nudd
Dear John,
I am writing to you today to request your full support of this effort to designate this area as a Conservation District.

We are at great risk of losing many of the properties with architectural history and/or significance. The new zoning provides huge incentives to developers to tear down smaller properties and replace them with - in this case - 10 story buildings.

This unfettered development requires urgent oversight, and the HPC is the only body to provide that. We need someone at City Hall to fight for the history and architecture of our diverse city, instead of constantly caving to developers in the name of short term gains. We deserve better than that.

Steve Woldum
4132 Colfax Ave So
I'm writing to encourage the denial of the Ivy-Zenith-32nd Conservation District PLAN9131 Study.

The homes on these blocks are no more unique or special than homes you would find anywhere else in Minneapolis, like mine at the 39xx block of Aldrich Avenue South,

More importantly this area is a 5 minute walk to a future SW LRT station, which is a huge $2B investment in transit. This is especially egregious given the area's easy walk to stores, restaurants, parks, etc.

Finally, I find it outrageous that this small group of neighbors are trying to find a back door way out of the 2040 plan. If this conservation district passes, other neighbors will try the same.

So once again I encourage denial of the Ivy-Zenith Conservation District Plan.

Dean Carlson

3937 Aldrich Avenue South.
Smoley, John

Smoley, John
I support the initiation of Ivy-Zenith-32nd Conservation District study

I am writing to you today to request your full support of this effort to designate this area as a Conservation District. We are at great risk of losing many of the properties with architectural history and/or significance. The new zoning provides huge incentives to developers to tear down smaller properties and replace them with - in this case - 10 story buildings. This unfettered development requires urgent oversight, and the HPC is the only body to provide that. We need someone at City Hall to fight for the history and architecture of our diverse city, instead of constantly caving to developers in the name of short term gains. We deserve better than that. Please help in this important matter.
Smoley, John

From: Ryan Brown <ryan.brown42@gmail.com>
Sent: Tuesday, August 13, 2019 7:59 AM
To: Smoley, John
Subject: Ivy-Zenith-32nd Conservation District PLAN9131 Study

Mr. Smoley,

I’m writing to share deep reservations about the request for a Conservation District study. After all the time, outreach, and engagement on the 2040 Comprehensive Plan, a conservation district in this location is directly in conflict with the goals of the comp plan. The potential district would effectively downzone an area with a significant, easily walkable connection to transit, parks, and commercial space, thereby limiting the number of residents who could enjoy such amenities.

Sincerely,
Ryan Brown
1435 W 31st St
I am writing to you today to request your full support of this effort to designate this area as a Conservation District.

We are at great risk of losing many of the properties with architectural history and/or significance. The new zoning provides huge incentives to developers to tear down smaller properties and replace them with - in this case - 10 story buildings.

This unfettered development requires urgent oversight, and the HPC is the only body to provide that. We need someone at City Hall to fight for the history and architecture of our diverse city, instead of constantly caving to developers in the name of short term gains. We deserve better than that.

Please help in this important matter. If Minneapolis loses it’s history, hence character, it’s personality which you understand when looking at the workmanship and design that went into these old homes and commercial buildings. By seeing these structures and walking through these old neighborhoods the younger generation is given a glimpse into the past. This city tells a story when you look at it’s old architecture, please don’t quiet all the voices, erase the sweat and enthusiasm that went into building this special city. Once these neighborhoods and buildings are gone it’s just another generic place to race around and overcrowd. People move to new places because they like how things feel and look just as much as they like a paycheck,

Sincerely,

Annie Martin
Dear Mr. John Smoley,

I am writing to you to request your full support for designating the area Ivy-Zenith-32nd area as a Conservation District.

We are at great risk of losing many of the homes and properties with architectural history and/or significance. The new zoning provides huge incentives to developers to demolish smaller properties and replace them with, in this case, 10 story buildings.

The rampant development of high rises in the area will ruin the architectural character and history of the homes in the area and instead create an area of concrete/metal/fabricated eyesores with wind tunnels, heat generation, and ugliness.

This unfettered development requires urgent oversight, and the HPC is the only body to provide that oversight. We need someone at City Hall to fight for the history and architecture of our diverse city, instead of constantly caving to developers in the name of short gains. We deserve better than that.

Thank you.

Sincerely,

Judy Penhiter

3131 Excelsior Blvd., Unit 513,
Minneapolis, MN
Mr. Smoley,

I respectfully request that the Heritage Preservation Commission deny the Ivy-Zenith-32nd Conservation District PLAN9131 Study.

The proposed district does not in any way meet the purpose of conservation districts. There is nothing "notable" in the proposed district's architectural detail, building type, or development pattern. The proposed district will not educate, inspire, please, or enrich Minneapolis citizens nor will it support the long-term sustainability and vitality of the city. These homes, ranging from 1900s ramblers to 1980s snubnoses, are not unique under any criteria.

Unfortunately, this appears to be an effort of a small group of individuals to, essentially, opt-out of the city's zoning code and newly approved (and in process of adopting) comprehensive plan. The proposed district is not only inconsistent with the city's zoning code and comp plan it is also inconsistent with the development plans and development objective adopted by the city council. In a word, this is an attempt to downzone through the backdoor.

These districts need only home owner approval within the proposed boundaries. Thus, how the boundaries are drawn should be looked at closely. Here, the proposed district includes every lot between Excelsior and West Calhoun Parkway EXCEPT the three properties on West Calhoun Parkway (which are multi-family buildings) and one on 32nd Street (owned by the Minikahda Club). Renters are left out of having any representation, apparently by design.

The government is currently building the Southwest LRT line. There will be a stop mere minutes from this proposed district. Housing should not be further restricted near such a critical mass transit hub.

Staff has already had to spend time to prepare the report to your commission. They should not have to spend any further resources or time studying a proposed conservation district that fails to meet any of the purposes or criteria established for such a district.

Thank you for including my letter to the HPC.

-- Peter Mason

Realtor®/Attorney

651.505.3386
devomase@gmail.com
Twitter & Facebook
www.mplsrealtorpete.com
1428 West 28th Street,
Minneapolis, MN 55408
Looking to buy? Text "search" to 612.324.0957 to search all homes!
Looking to sell? Text "sell" to 612.324.0957 to see your home value!
Mr. Smoley,

I'm writing to express my opposition to initiating a study for Ivy-Zenith-32nd Conservation District. I live nearby, in Cedar-Isles-Dean. The area in question is not distinctive enough from surrounding areas, or indeed from the rest of Southwest Minneapolis, to merit preservation. Moreover, it is in the immediate vicinity of a grocery store, bike trails, a drug store, and a future SWLRT station, and a Conservation District designation would effectively ban apartments in a high-amenity area. This would work at cross purposes to the Comprehensive Plan that the city just passed. I ask that you deny the initiation of this study.

Thanks,

--David Cook
Dear Mr Smoley,

I am writing to you today to request your full support of this effort to designate this area as a Conservation District.

We are at great risk of losing many of the properties with architectural history and/or significance. The new zoning provides huge incentives to developers to tear down smaller properties and replace them with - in this case - 10 story buildings.

This unfettered development requires urgent oversight, and the HPC is the only body to provide that. We need someone at City Hall to fight for the history and architecture of our diverse city, instead of constantly caving to developers in the name of short term gains. We deserve better than that.

Please help in this important matter.

Thanks,
Kathy Shipp
I am writing to you today to request your full support of the effort to designate the area around Ivy Lane, Zenith, and 32nd Street as a Conservation District.

We are at great risk of losing many of the properties and livable neighborhoods with architectural history and/or significance. The new zoning provides huge incentives to developers to tear down smaller properties and replace them with - in this case - 10 story buildings.

This unfettered development requires urgent oversight, and the HPC is the only body to provide that. We need someone at City Hall who cares about the history and architecture of our diverse city, instead of constantly caving to developers in the name of short term, unproven, and quite questionable gains. We deserve better than that.

Please help in this important matter. See the big picture: the psychological and physical welfare of all of the inhabitants of the city.

There are important ways to mitigate climate change that don’t destroy the health-enhancing quality of neighborhoods. So many of the new infills actually contribute to climate change by removing huge trees and grassy areas and stuffing people into small areas with nowhere to put their cars, requiring them to circle areas seeking parking spots while emitting pollution. The push to give up cars will not be effective in this part of the country where the weather requires people to have transportation during much of the year in order to reach their doctors, relatives, and other needs. People can’t give up their cars until a vast mass transportation system is created and even then people with children, the elderly, the handicapped won’t be able to. Only the young and able-bodied can hope to give up their cars in the world we have created. We need non-polluting cars, which are on the horizon. The zoning “solution” of smashing people into small spaces without trees and grass around them will contribute to the violence that is plaguing this world.

Efforts need to focus on proven methods of reducing carbon emissions, such as eliminating the raising and killing of animals for unnecessary pleasure eating and using the sun and the wind for energy needs.

Please remember that humans need trees, grass and beauty around them to be psychologically and physically healthy. Don’t contribute to the trend to make people robots by enacting zoning that fosters greenless boxes for them to live in, where they are both insulated from their neighbors and at the same time crammed in next to them in architecturally insignificant, overcrowded dwellings.

Jeanne Long
4516 York Avenue South
I am writing to you today to request your full support of this effort to designate this area as a Conservation District. We are at great risk of losing many of the properties with architectural history and/or significance. The new zoning provides huge incentives to developers to tear down smaller properties and replace them with - in this case - 10 story buildings.

I'm not sure if you remember the Urban Renewal Project of the 1960's that destroyed so many beautiful structures in Downtown Minneapolis. If you get a chance watch the TPT The Lost Twin Cities documentary about the destruction. Now you want to do the same to neighborhoods throughout the city. Why not destroy old, unkept homes in neighborhoods rather than destroy those that have been cared for over decades.

I can't believe these 10 story apt buildings in the Lakes area will be AFFORDABLE HOUSING, unless of course the economy tanks and they stand empty or rents drastically reduced just to fill them.

This unfettered development requires urgent oversight, and the HPC is the only body to provide that. We need someone at City Hall to fight for the history and architecture of our diverse city, instead of constantly caving to developers in the name of short term gains. We deserve better than that.
Please help in this important matter.

I often look at some of the apartment buildings developers have built in the last few years and wonder WHAT they will look like in 40/50 years or if they too like so many buildings in Mpls last only a few years and have to be rebuilt. Developers must LOVE that.

Americans go to Europe and admire the buildings built hundreds of years ago, but here we have the need to build, tear down, build, tear down. We are regrettfully a disposable Society still.

By the way St Paul has done a much better job of preserving their history and their neighborhoods. Mpls needs to grow up and be the adult on this side of the river.

I wish the Ivy-Zenith-32nd support group success in their quest to save some parts of the city. Some history of our past needs to be preserved, unless it was all in vain the struggle our early settlers made.

Thank you for reading, listening and hopefully HEARING.
John -
I am writing to request your full support of the effort to designate Ivy-Zenith-32nd area as a Conservation District.

We are at great risk of losing many of the properties with architectural history and/or significance. The new zoning provides huge incentives to developers to tear down smaller properties and replace them with - in this case - 10 story buildings.

This unfettered development requires urgent oversight, and the HPC is the only body to provide that. We need someone at City Hall to fight for the history and architecture of our diverse city, instead of constantly caving to developers in the name of short term gains. We deserve better than that.

Thank you,
Joel Ingvalson
47th and York
Good Morning,

I'm writing to encourage you to deny the Ivy-Zenith-32nd Conservation District PLAN9131 Study proposed by MPRB Commissioner Meg Forney. It's a transparent attempt to undermine the city's 2040 comp plan by carving out an exemption for a privileged few. It runs counter to the city's stated environmental, climate and transportation goals.

Thanks for your time.

Nick Busse
Minneapolis, MN
Hello,

I'm writing to ask for the denial of the Ivy-Zenith-32nd Conservation District PLAN9131 Study.

The intent of this conservation district is to preserve exclusionary zoning and block more homes in a privileged part of the city. There is nothing particularly notable about this neighborhood - there are others like it.

What is notable: it is a five minute walk to a future Southwest Light Rail station. A $2 billion transit investment is not an appropriate location to restrict housing. We need more homes that are walkable to reliable public transit - for the climate, for congestion, and to make a dent in our housing affordability problem.

I oppose this effort by a neighborhood to opt out from goals of the 2040 plan. Please do not spend City resources on furthering this effort.

Thank you,

Anna Nelson, 401 N 2nd St
I am writing to you today to request your full support of this effort to designate this area as a Conservation District. Please help in this important matter.
From: Gretchen L. Williams <williampgretchenl@yahoo.com>
Sent: Monday, August 12, 2019 11:59 PM
To: Smoley, John
Subject: I support the initiation of Ivy-Zenith-32nd Conservation District study

I am writing to you today to request your full support of this effort to designate this area as a Conservation District. We are at great risk of losing many of the properties with architectural history and/or significance. The new zoning provides huge incentives to developers to tear down smaller properties and replace them with - in this case - 10 story buildings. This unfettered development requires urgent oversight, and the HPC is the only body to provide that. We need someone at City Hall to fight for the history and architecture of our diverse city, instead of constantly caving to developers in the name of short term gains. We deserve better than that.

Please help in this important matter.

Sincerely,

Gretchen L Williams

Sent from my iPhone
Dear Mr. Smoley,

I urge the HPC to reject a potential Ivy-Zenith-32nd Conservation District.

We just finished a multiyear engagement process that resulted in the city council approving the 2040 plan. That plan calls for more housing in neighborhoods like this, just a 5 minute walk from a future light rail station. The city has goals to add more housing to address a shortage. The city also has goals for carbon reduction/climate change that require a significant reduction in car trips. That means letting more people live near high frequency transit. SWLRT is a $2 billion investment at this point. Let's not squander that opportunity.

The properties in this potential conservation district are no more unique than any number of other neighborhoods in the city. It's clear from the timing of this, and other reported proposals for conservation districts in other parts of the city, that this tactic is going to be used as a tool to carve out exemption from the 2040 plan before it's even official. I ask that you not waste staff time and city resources studying something that works against adopted city goals and policies.

I have heard that Prospect Park is pushing for a conservation district. Is this ordinance intended to let white people opt out of the zoning code when their single family homes are very close to a billion dollar transit investment?

-John Edwards
Ward 10
Dear Mr. Smoley:

I am a long time resident of Minneapolis. I am deeply concerned with the current trend of our city development policies towards unbridled development that does not account sufficiently for green spaces and the value of historic architecture and neighborhoods and quite frankly what has made Minneapolis a special place. As one small step, I ask you to support of the initiation of Ivy-Zenith-32nd Conservation District study.

We are at great risk of losing many of the properties with architectural history and/or significance. The new zoning provides huge incentives to developers to tear down smaller properties and replace them with - in this case - 10 story buildings.

This unfettered development requires urgent oversight, and the HPC is the only body to provide that. We need someone at City Hall to fight for the history and architecture of our diverse city, instead of constantly caving to developers in the name of short term gains. We deserve better than that.

Please help in this important matter.

Very Sincerely,

Carl
Mr. Smoley

I am writing to you to request your full support of the designated Conservation District. We are going to lose many properties with architectural history and significance. The new zoning is simply an invitation for developers to tear down smaller properties and in this case replace those homes with 10 story buildings. The unfettered development requires urgent oversight, and the HPC is the only body to provide this. We need someone at City Hall to fight for the history and architecture of our diverse city, instead of caving to developers for short term monetary gain. Minneapolis deserves so much better than that.

Please please help.

Susan Hellstrom
homeowner
To whom it may concern:

I am writing in opposition to the Ivy-Zenith-32nd Conservation district. The homes in this area are no more unique or special than the homes found throughout Minneapolis, moreover this conservation district is transparently an effort by a privileged part of the city to try and opt out of the 2040 plan. The 2040 plan rightly labels this area as Transit 10 given its close proximity to the currently under construction SWLRT. Given the fact that we are currently experiencing a climate crisis and that transportation is the largest source of CO2 emission it is essential we allow high density housing near transit stations. The proximity of this proposed district to some of the most walkable areas of the city and some of the most popular parks further reinforces the importance of denying the conservation district proposed here as well as any other attempts to water down the transit 10 built form called for in the recently passed 2040 plan. In addition, the focus the conservation district process puts on owners fails to include renter voices and therefore excludes half the city.

Respectfully,

Dan Bryant
Ward 2 Resident
Hello tonight,

I am emailing you tonight to ask for your full support for this effort to designate this area as a Conservation District.

We are at great risk of losing many of the properties with architectural history and/or significance. The new zoning provides huge incentives to developers to tear down smaller properties and replace them with - in this case - 10 story buildings.

Who wins? The developers. Our neighbors get pushed out. Our city's architectural history gets wiped out.

This unfettered development requires urgent oversight, and the HPC is the only body to provide that. We need someone at City Hall to fight for the history and architecture of our diverse city, instead of constantly caving to developers in the name of short term gains. We deserve better than that.

Please help in this important matter.

Respectfully,

Susan Saly
600 west 53rd Street
Minneapolis, MN 55419
I am writing to you today to request your full support of this effort to designate this area as a Conservation District. We are at great risk of losing many of the properties with architectural history and/or significance. The new zoning provides huge incentives to developers to tear down smaller properties and replace them with - in this case - 10 story buildings. This unfettered development requires urgent oversight, and the HPC is the only body to provide that. We need someone at City Hall to fight for the history and architecture of our diverse city, instead of constantly caving to developers in the name of short term gains. We deserve better than that. Please help in this important matter.

Tudor Stiharu
Hi John

I am writing to you today to request your full support of this effort to designate this area as a Conservation District. Our family chose to in live in Mpls on purpose, and pay higher taxes as a result. Lately, we’re questioning that choice and out of control development is part of the problem.

I’m tired of seeing cheap ugly cookie cutter buildings being thrown up all over the city - in addition to many other choices that the city has made in recent years that feel more like career building and social engineering and less like actual livability... but, I digress...

I urge you to give this real consideration.

With gratitude,

Julie Kucinski
2509 Irving Ave S
Mpls 55405
Hello John,

I request your support of the initiation of Ivy-Zenith-32nd Conservation District study. I think it is critical that this study be allowed to proceed to allow for informed considerations. Please commit your support for this conservation district study at tomorrow’s Heritage Preservation Commission (HPC) meeting on Tuesday, August 13th at 4:30 pm.

Thank you,

Anne Feicht
Hi John,

I'm writing about the proposed conservation district study. I am a Minneapolis resident who opposes this effort. I am familiar with the neighborhood and am not convinced that such a district would be appropriate here. For being so close to such a massive transit investment, it's not appropriate to pre-emptively stop development in the area. I don't necessarily believe that the area must be developed, but to preclude the possibility of more housing construction in this amenity-rich and close-to-transit neighborhood by implementing a conservation district would be a mistake, and counter to the recently adopted 2040 plan.

Thank you for your time and attention to this matter.

Kyle Olson
I am writing to support the study in connection with the request to establish a conservation district in West Calhoun. The subject area is a unique neighborhood of diverse housing types that evolved organically and is a model for similar progressions in other Minneapolis neighborhoods. It is worthy of study for that reason alone, and more. Thanks for your attention.

Best,

Kathy Connelly
763-381-7372
3337 Ivy Lane
Minneapolis, MN 55416
Sent from my iPad
Hi John,

I'd like to voice my opposition to the potential conservation district at Ivy/Zenith/32nd. I am very familiar with the area and have been in a couple of the homes. There is very little unique among them other than they are on undersized yards which caused unusual circumstances. This goes against the intention of the 2040 plan especially when located so near to new transit options. It is essentially a backdoor way to skirt the 2040 plan.

Regards,
Bruce

Bruce Brunner
Minneapolis Resident
Smoley, John

From: Janne K. Flisrand <janne@flisrand.com>
Sent: Monday, August 12, 2019 8:01 PM
To: Smoley, John
Subject: please deny Ivy-Zenith-32nd Conservation District request

John,

I'm writing to express my opposition for the proposed Ivy-Zenith-32nd Conservation District.

The conservation district process fails to include renter voices in setting important housing policy in Minneapolis, a city where the majority of residents rent. This is especially problematic when we have too few homes for the people who want to live in our city, and the intent of this district is to preserve exclusionary zoning and deny much needed homes in a privileged and amenity-rich part of the city. Please reject the conservation district that would deny access to jobs, transit, parks and local businesses to more residents.

Thank you,
Janne Flisrand

she | her
612-816-2115 (cell)
2112 Dupont Avenue South
Minneapolis, MN 55405
Due to my responsibilities as primary caregiver to a young child, I am unable to attend the meeting tomorrow evening. However I would like to note my objection to this proposed conservation district. Minneapolis has a shortage of housing, and a shortage of reliable public transportation, especially in Ward 13. This area will be a short walk from the SWLRT, a $2B public investment. The 2040 plan rightly upzones this area to encourage dense housing near SWLRT and the recreation amenities around Bde Maka Ska. The city should not approve or further study this proposed conservation district. It is a waste of city resources for a plan meant to secure access to public transportation and recreation amenities for a wealthy few.

Sincerely,
Melissa Whitler
Resident of Ward 13
(Minneapolis resident since 1999, homeowner since 2005)
Hello,

I am writing to **strongly oppose** the proposed Ivy Lane Conservation District. This area is not unique and doesn't deserve special status. The area is similar to many neighborhoods in Minneapolis.

My neighborhood, Bryn Mawr, contains blocks with small set backs, front yard gardens, and homes built from the 1900s-1980s, but that is standard in Minneapolis and doesn't deserve special status.

The proposal is a transparent attempt to opt out of the 2040 plan. The 2040 plan works because it applies to the entire city. Using criteria that can apply to most of the city effectively derails the entire point of the plan - to help more people live in the city.

There is a housing shortage and we need more homes. The intent of this conservation district is to preserve exclusionary zoning and deny much needed housing in a privileged part of the city.

This is an amenity rich area with access to jobs, transit, parks, and local businesses. Please **reject** the conservation district that would deny these opportunities to more residents.

Sincerely,

-Jackie Foster
Hello John Smoley,

I’m Courtney Overby, a graduate student at the Humphrey School of Public Affairs. I also rent and work in the City of Minneapolis.

I’m writing to encourage the denial of the Ivy-Zenith-32nd Conservation District PLAN9131 Study.

This is a five minute walk to a future Southwest Light Rail station. A $2 billion transit investment area is not an appropriate location to restrict housing. The conservation district process fails to include renter voices in setting important housing policy in Minneapolis. This conservation district proposal represents exclusionary zoning and preferences single family landholders, encouraging more neighborhoods to follow precedents. We just had several years of outreach for the 2040 plan that involved all city residents. Now is not the time to initiate a conservation district process that only requires the approval of owners.

I oppose that staff time and city resources be dedicated to study a conservation district whose purpose is to nullify the recently adopted 2040 plan. I’d like us to continue taking the courageous and inclusive path, to avoid being in the position of Seattle and Portland and many others whose housing supply is stunted.

Thank you,

Courtney

Courtney A. Overby

"To succeed in life you need three things, a wishbone, a backbone and a funny bone" Reba McEntire

Master of Public Policy Candidate 2020
Humphrey School of Public Affairs | University of Minnesota
Finance Chair, Executive Committee - Public Affairs Student Association (PASA)
Outgoing Curator, 2019-20 Minneapolis Global Shapers | Initiative of World Economic Forum
Email - over0286@umn.edu Mobile - (612)750-0808
LinkedIn - https://www.linkedin.com/in/caoverby
Hi Mr. Smoley,

I’m writing to encourage the denial of the Ivy-Zenith-32nd Conservation District PLAN9131 Study.

As a resident of this city, I believe that housing is a right and the rights of the few cannot come at the cost of the many where it makes sense to add to the housing density. Please do not let wealth and privilege guide city housing policy.

Sincerely,
Rebecca Johnson
Windom Neighborhood
Hello,

I believe that the proposed Ivy-Zenith-32nd Conservation District study is in opposition to the goals outlined in the Minneapolis 2040 Plan. I oppose this transparent effort to allow a privileged part of the city to opt out from goals outlined in the 2040 plan. The 2040 plan was approved by the city council just eight months ago. Please reject this backdoor downzoning effort.

Thank you,
Jordan Kocak
Minneapolis Resident
Hello,

My name is Max Singer, and I am a citizen of Minneapolis, living in Ward 7. I am writing in opposition to the proposed conservation district at 32nd and Ivy.

First of all, from my professedly limited knowledge, a conservation district has no additional responsibility towards the environment, despite special treatment. Whereas historic districts include requirements for how they may change, conservation districts have no requirements for carbon neutrality, native habitat, or alternative mobility. They do not conserve the environment, but rather the status of well-connected neighborhoods that already benefit from disproportionate representation.

Especially considering recent efforts led and enabled by the City of Minneapolis to redevelop the Upper Harbor on the North side, and a parking lot in Cedar Riverside, it is essential for Minneapolis to stand firmly for incremental change everywhere—even a park commissioner’s backyard—instead of the historic precedent of foisting dramatic change on neighborhoods that aren’t considered for the special status of “Conservation District.”

Thank you,

Max Singer
Lowry Hill, Minneapolis
Dear John Smoley,

I am writing in opposition to the proposal to designate a couple dozen parcels near the SWLRT line as the Ivy-Zenith-32nd Conservation District. Broadly speaking I oppose making exceptions to land-use policies unless there is a clear public interest in doing so, and in this case I don't see any such interest. And allowing a few wealthy property owners to essentially "opt out" of the Mpls 2040 plan would set a terrible precedent, particularly so near such an enormous public investment as the SWLRT line. There is a public mandate for more housing and we shouldn't carve up the plan with a thousand cuts of exceptions for privileged property owners.

Thank you for your consideration.

Chris Lynch
1934 Buchanan St NE, Minneapolis, MN 55418
I would like to add my support for the conservation study.

Joseph Crotty
Minneapolis, MN
Hello, I am writing in opposition to the proposed ivy lane conservation district. This area is not unique and doesn't deserve special status. The first application contains wiggles words and appears to be conserving the attributes of the homeowners and not the homes, which are similar to nearly every neighborhood in Minneapolis. (Almost a cul-de-sac, nice but not too fancy, etc)

My neighborhood, Bryn Mawr, contains blocks with small set backs, gardens, and homes of varying eras, but that is standard in Minneapolis and doesn't deserve special status. My home has a small front yard, a boulevard garden, and I am out there often, but that should not be used to prevent more people from living in my neighborhood.

Furthermore, this proposed conservation district is a transparent attempt to opt out of the 2040 plan. The 2040 plan works because it applies to the entire city. Using dubious criteria upends the entire point of the plan, and will leave the plan null and void wherever well connected (wealthy, elected officials, white, all of which describe Ms. Forney) citizens would like, shifting development pressures to underserved neighborhoods.

This proposed conservation district is even more troubling in that it would ban new housing so close to a light rail stop along the SWLRT. This is one of the few places near a new light rail stop and preventing new people from using it will irreparably harm the city as a whole.

Please halt the conservation district, and please (if you haven't already) do visit my neighborhood and others to see that there is nothing special that needs conserving. It might be a nice neighborhood but there are dozens just like it.

Thanks,

Jonathan
Smoley, John

From: John Benda <jmbenda@hotmail.com>
Sent: Monday, August 12, 2019 4:59 PM
To: Smoley, John
Subject: Conservation Study

Dear John,

I am emailing in full support of a Conservation Study to be done at and around the 32nd and Zenith Avenue South centered district. I recommend the Approval and Initiation of a Conservation District and to direct the planning director to prepare or initiate to be prepared a Conservation District Plan and Design Guidelines.

Thank you for receiving and supporting these be done as soon as possible.

John Benda - MA, MSW, LICSW
Minneapolis Resident (64 years)
Dear John -
I was remissed in not pointing out the very close proximity of the proposed conservation district to Bde Make Ska. It is unconscionable that any city board would allow 10 story building in this location adjacent to the lake shore. The Shoreland Overlay District is being blatantly ignored, and we need to be concerned for the environmental damage of permitting so much impermeable surface so close to our treasured lakes.
The "conservation" needed is architectural, historical AND environmental.
Please support the conservation district.
Thanks for your time and consideration.
Colleen Kepler
I am writing in favour of Meg Forney's proposal to list West Calhoun neighborhood as an historical conservation district. This makes sense to me due to the history of the area, its connection to Fort Snelling, and some of the buildings in the neighborhood. Please vote to enact conservation status to West Calhoun neighborhood.

Melissa Cathcart
3018 38 Ave S
Mpls 55406
612.735.9993

The text in this email is large so that I can see it and hopefully you can see it too.

m. cathcart, L.Ac., manual therapist, corrective exercise specialist
www.mcathcart.com
612.735.9993

“The road to health is paved with good intestines!”
— Sherry A. Rogers

“Poetry heals the wounds inflicted by reason.”
— Novalis

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Smoley, John

dear sir,
please support and help facilitate the creation of this district. we cannot afford to lose more green space around the lakes, especially given the steep decline of water quality. i note that cedar lake in particular has become a green lake. in the past, when i was a boy and young man, it was crystal clear, cold, and spring fed.
erik f storlie
ECCO resident
Good afternoon Heritage Preservation Commission,

I hope you will look seriously at the proposal that is being put forward by Park Board commissioner, Meg Forney, to create a conservation district in the West Calhoun neighborhood. This would protect 26 historic, architecturally significant properties in Ward 13 from further development in the area. There are already many existing high density properties adjacent and several new ones being built and several more in the planning stages. To remove these homes for even more development would only increase traffic congestion and completely lose the remaining character and charm that Minneapolis is renowned for in this area.

I have seen appeals from the Neighbors for More Neighbors to try to plant people at the HPC hearing to vocally oppose the conservation district designation. I am concerned that this would not truly reflect the concerns of those long time property owners most affected by all these oversized developments. I hope we can do things in a respectfully way that addresses these concerns and still meet the cities goals.

I support the initiation of Ivy-Zenith-32nd Conservation District study to see if we can preserve these architectural gems.

Thank you for your consideration,
Jean Ross
Minneapolis resident since 1972
Smoley, John

From: Kayla Meyers <muell.kayla@gmail.com>
Sent: Monday, August 12, 2019 4:13 PM
To: Smoley, John
Subject: Ivy-Zenith-32nd Conservation District PLAN9131

Hello,

I am writing to encourage the denial of the Ivy-Zenith-32nd Conservation District PLAN9131 Study. I live one block from this proposed district, and utilize this neighborhood for my daily commute and activities. The homes on these blocks are no more unique or special than the homes you find in neighborhoods throughout Minneapolis. This is a five minute walk to a future Southwest Light Rail station. A $2 billion transit investment is not an appropriate location to restrict (highly needed) housing. I oppose this transparent effort to allow a privileged part of the city to opt out from goals outlined in the 2040 plan, set out to establish equitable access to affordable housing throughout the city of Minneapolis, across lines of race, ethnicity, and class. The 2040 plan was approved by the city council just eight months ago, I ask you to reject this backdoor downzoning effort as it seeks to further racist traditions of red lining and zoning.

City climate policies call for reducing car trips, an that means not implementing a conservation district that restricts housing near a $2 billion transit investment. Much, if not all, of these homes are single-family units, which are absolutely inaccessible to much of the city's population. There is a housing shortage and we need more homes. The intent of this conservation district is to preserve exclusionary zoning and deny much needed housing in a privileged part of the city. This is an amenity rich area with access to jobs, transit, parks, and local business. This move would deny access to these resources and conserve them for the privileged elite of Minneapolis.

As a renter who lives within one block of this proposed conservation district and does not have the wealth to access the homes currently located within this neighborhood, I ask the city to take time to include renter voices in setting important housing policy in Minneapolis. I oppose wasting staff time and city resources to study a conservation district whose only purpose is to nullify the 2040 plan and "protect" their neighborhood from the working class of Minneapolis.

In gratitude,

--

Kayla
Dear John Smoley,

I am a Minneapolis resident and I'm writing to request a denial of the initiation of the Ivy-Zenith 23rd Conservation District Study. The area is located adjacent to a future light rail station. Such a conservation district would undermine the policy goals agreed upon in the 2040 comprehensive plan. Successful transit and housing density go hand-in-hand. I believe that the area should not be limited to more stringent land use requirements than the "transit 10" zoning.

Additionally, I am opposed to a process that only requires approval by property owners, excluding renters. Housing is a human right, which is more important than property rights.

Thank you for taking the time to read my request,

John Fleming
I'm writing to express my opposition to the designation of the Ivy-Zenith-32nd as a conservation district. This is a transparent effort to allow a privileged part of the city to opt out from goals outlined in the 2040 plan. The 2040 plan was approved by the city council just eight months ago, after years of outreach and feedback from all city residents. Please reject this backdoor downzoning effort.

Thank you,
Rebecca Taurog
Mendota Heights, 55118
John,

Please support the initiation of the Ivy-Zenith-32nd Conservation District study.

Bruce

Bruce A. Center Ph.D.
Statistical Maven
cente001@umn.edu
Hello,

I'm writing to express my opposition to the Ivy-Zenith-32nd Conservation District. We should be encouraging density in a neighborhood that is so close to the new SW light rail station. Specific areas or neighborhoods should not be exempt from or have specific conditions that apply to them outside of the citywide 2040 plan.

I encourage the city to deny the Ivy-Zenith-32nd Conservation District Plan9131 study.

Regards,
Anna Arkin
3132 Harriet Ave, Minneapolis, MN 55408
I'm writing to encourage the denial of the Ivy-Zenith-32nd Conservation District PLAN9131 Study. The homes on these blocks are no more unique or special than the homes you find in neighborhoods throughout Minneapolis.

-Carl McBurney
3301 Mondamin St.
Minneapolis MN, 55417
Smoley, John

From: Carol Dines <cdinesmn@gmail.com>  
Sent: Monday, August 12, 2019 2:50 PM  
To: Smoley, John  
Subject: Ivy Zenith conservation district.

Dear John Smoley,  
I am writing to voice my support for the IVY to Zenith conservation district. We need to protect the lakes by creating a buffer zone between development and the actual lakeshore. I live in the east Bde Maka Ska neighborhood (ECCO), and I have watched the increase in density around the lakes have a negative affect on the environment. This year has been one of the worst for water quality and trash around the lakes. We need to protect our green spaces for all the people of Minneapolis and future generations. Not all development is green, especially if it means tearing down trees and habitat, and making it difficult for migrating birds. We are reaching a tipping point around the lakes. I want to voice my strong support for the IVY Zenith conservation district. Thank you, Carol Dines
Smoley, John

From: Constance Pepin <cpepin@bitstream.net>
Sent: Monday, August 12, 2019 2:47 PM
To: Smoley, John
Subject: I support the initiation of a Conservation District in the Ivy Lane neighborhood (PLAN9131)

Mr. Smoley,

I support CPED’s recommendation to approve the initiation of a Conservation District consisting of 26 tax parcels in the vicinity of Ivy Lane, Zenith Avenue South, and 32nd Street West near Bde Maka Ska. I live very near this unique and historical neighborhood and feel that this effort is necessary and important to the vitality and history of Minneapolis. As the Staff Report states, the proposed district meets the criteria to be eligible for a conservation district, geographically and distinctively.

I wholeheartedly support CPED’s recommendation and ask the Commission to direct the planning director to prepare or cause to be prepared a conservation district plan and design guidelines.

Thank you.
Constance Pepin
4031 Zenith Ave S
Minneapolis 55410
Hello,

I'm writing to encourage the denial of the Ivy-Zenith-32nd Conservation District PLAN9131 Study.

The homes on these blocks are no more unique or special than the homes you find in neighborhoods throughout Minneapolis.

This is a five minute walk to a future Southwest Light Rail station. A $2 billion transit investment is not an appropriate location to restrict housing.

I oppose this transparent effort to allow a privileged part of the city to opt out from goals outlined in the 2040 plan. The 2040 plan was approved by the city council just eight months ago. Please reject this backdoor downzoning effort.

City climate policies call for reducing car trips, and that means not implementing a conservation district that restricts housing near a $2 billion transit investment.

There is a housing shortage and we need more homes. The intent of this conservation district is to preserve exclusionary zoning and deny much needed housing in a privileged part of the city.

This is an amenity rich area with access to jobs, transit, parks, and local businesses. Please reject the conservation district that would deny these opportunities to more residents.

We just had several years of outreach for the 2040 plan that involved all city residents. Now is not the time to initiate a conservation district process that only requires the approval of owners.

The conservation district process fails to include renter voices in setting important housing policy in Minneapolis.

I oppose wasting staff time and city resources to study a conservation district whose only purpose is to nullify the recently adopted 2040 plan.

Thank you,

Ajith George

105 35th St W

Minneapolis MN.
Hi John Smoley,

I'm writing to request the denial of the study for this conservation district, limited staff time and resources would better be spent elsewhere. I do not support restricting more housing a mere five minute walk from a future light rail station. While it's lovely that people have fences, a red door, gardens, sit on their porch, and talk to their neighbors that's not unique to this area and unremarkable. I ask that you listen to everyone providing feedback even from people like me who don't live near a lake in Ward 13. Transit investments and housing benefit the entire community. We're stuck with the selected SWLRT line route so let's make sure this massive $2 billion dollar investment works for more people. I'm concerned about climate change and want to make sure the City is strong in tackling it, which means less trips by cars and increasing other modes like transit, walking, biking. The potential to reduce housing near a light rail stop with this conservation district is something I do not support.

I also want to request that renters have a voice in this process, all that was needed was property owners to initiate this study. Given our housing history and areas that were successful in keeping renters out we need to acknowledge this and name it. Restricting housing supply mainly impacts renters. I wish preservation wasn't exploited by people looking to block housing and am disappointed that this continues to happen. This will continue to happen as privileged people try to use all the various measures available to them to wiggle out of the Mpls 2040 comp plan. I would like to request that the City become more selective and keep in mind how these conservation/historic districts conflict with bigger city goals outlined in the Mpls 2040 comp plan which involved more city residents and not just a handful of lakeside property owners.

Thank you,
Chandra
Ward 10
Mr. Smoley,

I read your summary of the Ivy-Zenith-32nd Conservation District PLAN9131 and am writing to encourage that the committee deny conservation district status to this area. The intention of this proposal seems to be to preserve exclusionary zoning in a desirable part of the city close to a future Southwest light rail station. As others such as John Edwards of Neighbors for More Neighbors have noted (https://medium.com/neighbors-for-more-neighbors/defend-the-2040-plan-stop-the-ivy-zenith-32nd-conservation-district-bdfa2e8b2e2), this seems to be a backdoor effort to downzone the area and limit housing opportunities, essentially “opting out” of the Minneapolis 2040 plan.

I also worry about the precedent that this could set for other neighborhoods in the city who may use such tactics to attempt to curtail or block housing that our city so desperately needs.

Thank you for your consideration.

Sincerely,

Aaron Ilika
Kingfield Neighborhood, Minneapolis
I support the Department of Community Planning and Economic Development recommendation that the Heritage Preservation Commission adopt staff findings for the application by Meg Forney for the properties centered upon the intersection of Zenith Avenue South and 32nd Street West for initiation of a conservation district plan and preparation of design guidelines. I also support initiation of a conservation district and direct the planning director to prepare or cause to be prepared a conservation district plan and design guidelines.

This area, like many neighborhoods has architecturally interesting homes that make Minneapolis a charming place to live. Once these neighborhoods are demolished, they can not be restored. The design process should be deliberate and well thought out.

Sincerely,

Patricia Venus
Bryn Mawr Neighborhood
Hi John,

I’m writing to encourage the denial of the Ivy-Zenith-32nd Conservation District PLAN9131 Study. The homes on these blocks are no more unique or special than the homes you find in neighborhoods throughout Minneapolis. This is a five minute walk to a future Southwest Light Rail station. A $2 billion transit investment is not an appropriate location to restrict housing. I oppose this transparent effort to allow a privileged part of the city to opt out from goals outlined in the 2040 plan. The 2040 plan was approved by the city council just eight months ago. Please reject this backdoor downzoning effort. City climate policies call for reducing car trips, and that means not implementing a conservation district that restricts housing near a $2 billion transit investment.

Regards,
Blake Bailes
Dr. Mr. Smoley,

I am writing in full support of the effort to designate this area as a Conservation District.

Meg Forney and her neighbors have done the work and made the application for these 26 properties to be put into a conservation district. This meeting should not be delayed at short notice. This district is unique in its architectural history and Lake cottage significance. Current zoning provides huge incentives for developers to tear down these small homes and build buildings that overshadow the lake and are in violation of the Shoreland Ordinance. The HPC is the only body that can protect historical and small house districts like this.

Cordially yours, Lisa McDonald

4241 East Lake Harriet Parkway, Minneapolis, MN 55409
Dear Mr. Smole,
Please support the proposed Ivy-Zenith-32nd Conservation District.
There's no need to rush development of a nature-filled and historic neighborhood.
Thank you,
Christina Banks
4057 11th Avenue South
Minneapolis
Smoley, John

Dear Mr. Smoley -

I am writing to you today to request your full support of this effort to designate this area as a Conservation District.

We are at great risk of losing many of the properties with architectural history and/or significance. The new zoning provides huge incentives to developers to tear down smaller properties and replace them with - in this case - 10 story buildings. This unfettered development requires urgent oversight, and the HPC is the only body to provide that. We need someone at City Hall to fight for the history and architecture of our diverse city, instead of constantly caving to developers in the name of short term gains. We deserve better than that. Please help in this important matter.

Thanks for all you do -

Colleen Kepler
(HPC property owner sat 5329 Washburn Ave S)
From: Sam Penders <sam.penders10@gmail.com>
Sent: Monday, August 12, 2019 12:38 PM
To: Smoley, John
Subject: Deny the Ivy-Zenith-32nd Conservation District PLAN9131 Study

Dear John,

I am writing to encourage the denial of the Ivy-Zenith-32nd Conservation District PLAN9131 Study.

This proposed conservation district is a clear attempt to exempt this privileged area from the goals of the Minneapolis 2040 plan. The houses in this area are not special compared to the rest of the city, so attempts to "preserve" this neighborhood are just efforts to keep others out. All of Minneapolis deserves housing opportunities in this amenity-rich area.

Furthermore, this neighborhood is a 5 minute walk away from a future Southwest Light Rail station. A $2 billion transit investment should not be degraded by restricting access to housing along the line.

Sincerely,

Sam Penders
606 7th St SE
apt 1F
Minneapolis, MN 55414
Dear Mr. Smoley:

I’m writing to encourage the denial of the Ivy-Zenith-32nd Conservation District PLAN9131 Study. This is a five minute walk to a future Southwest Light Rail station. A $2 billion transit investment is not an appropriate location to restrict housing, and the homes on these blocks are no more unique or special than the homes you find in neighborhoods throughout Minneapolis.

We just had several years of outreach for the 2040 plan that involved all city residents. Now is not the time to initiate a conservation district process that only requires the approval of owners.

As a brand new parent who’s concerned about the climate in which my daughter will grow, I am concerned, and city climate policies call for reducing car trips, and that means not implementing a conservation district that restricts housing near a $2 billion transit investment.

I oppose this transparent effort to allow a privileged part of the city to opt out from goals outlined in the 2040 plan. The 2040 plan was approved by the city council just eight months ago. Please reject this backdoor downzoning effort.

Sincerely,
Ted Harwood
4026 Nicollet Ave, Minneapolis
Smoley, John

From: Ben Merchant <benmerch@gmail.com>
Sent: Monday, August 12, 2019 12:32 PM
To: Smoley, John
Subject: Ivy-Zenith-32nd Conservation District study

Hello John,

Thank you for your work. I am a Minneapolis resident and I cordially request the denial of the initiation of the Ivy-Zenith-32nd Conservation District study.

I oppose this transparent effort to allow a privileged part of the city to opt out from goals outlined in the 2040 plan. The 2040 plan was approved by the city council just eight months ago. Please reject this backdoor downzoning effort. Please allow the future market to determine whether different housing options near the planned light rail stop would be better than keeping the current, varied housing stock in this area.

Thanks for your consideration,
Ben Merchant
I'm writing to encourage the denial of the Ivy-Zenith-32nd Conservation District PLAN9131 Study. Rich property owners shouldn't get special privileges and a bunch of staff time just to make sure no new neighbors will be allowed into their area. We need more housing everywhere in Minneapolis - especially in walk-able, high amenity areas close to transit. After years of outreach involving all city residents, our council approved the 2040 plan. It would be obscene to give a handful of rich people some special rules exempting them from equitable growth.

Thanks for your time.
Ben Frank
Lind-Bohanon
Hello,

I'm writing to oppose the study for a conservation district next to bde Maka Ska and the proposed, recently ground broken southwest light rail.

This proposed conservation district is a five minute walk to a future Southwest Light Rail station. A $2 billion transit investment is not an appropriate location to restrict housing. The area is supposed to be transit corridor 10. In order to fully support our light rail investments we need to have the area zoned appropriately, with higher density homes.

Please deny this request, and future requests that maintain privileged people's ability to "opt out" of having more neighbors.

Thank you,
Brit Anbacht
Ward 8
Volunteer with N4MN
Hello Mr. Smoley,

I wanted to express my concern about the proposed conservation district in the West Calhoun Neighborhood. All neighborhoods should be places where more concentrated housing can be built in order to provide the housing needed for all the families in our community. These feels like an equity issue to me. As a parents I want my child to have the best and as an educator I want my students to have the same access to safe, affordable housing that my child has. Thank you.

Elizabeth Christenson
Hi John,

I urge you to deny the proposed conservation district around West 32nd Street and Ivy Lane.

I have two main reasons: the proposal doesn't meet the establishment criteria, and this conservation district would contravene adopted city goals.

**Establishment criteria**
The properties fail the "notable attributes" part of the establishment criteria. As you know, this is the criteria determining if properties are eligible to be in a conservation district:

(2) Seventy-five (75) percent of properties embody notable attributes common to the district:

a. distinctive characteristics of an architectural or engineering type or style, or method of construction; and

b. a landscape design or development pattern distinguished by quality of design or detail, innovation, rarity, or uniqueness; or which may include scale that creates a cohesive identifiable setting.

First, there is no distinctive architectural style common to the district. The application states that "the architectural style varies greatly" among the properties, including cottages, art deco duplexes, and mid-century modern homes. There is no further mention of engineering type or method of construction, so the district fails criterion 2a.

Second, the development pattern is not unusually high-quality, innovative, or unique. Lot sizes between 3200 and 6000 square feet is standard throughout Minneapolis. The application asserted that the existence of "front porches, decks, or patios" was a common characteristic among the properties, but of the 26 properties photographed, only seven have street-level porches activating the front yard. Another supposed shared trait is "minimal impact by driveways, garages, and fences," but most of the properties (seventeen) have their own private driveways cutting across the sidewalk.

But even if the named design characteristics were common to all the properties, it wouldn't distinguish the area from most neighborhoods in Minneapolis. The characteristics that the applicant names, to the extent that they're common within the district, they're common to most neighborhoods in Minneapolis and Saint Paul. There are many neighborhoods with the applicant's list of characteristics (modest Midwestern homes with porches on small, tree-shaded lots with narrow driveways and a mix of 20th century architectural styles), so this list of characteristics doesn't distinguish the area. I believe the application fails criterion 2b.

**City goals**
I won't go into too much detail, but I wanted to share a cursory list of adopted city goals that this district would undermine. These are the goals that would be implemented by the Minneapolis 2040 comprehensive plan, which City Council is due to adopt sometime this fall.

- More residents and jobs
- Affordable and accessible housing
- Healthy, safe, and connected people
- Complete neighborhoods
• Climate change resilience
• Proactive, accessible, and sustainable government

After two years of public engagement and technical analysis, City Council submitted a comprehensive plan to the Met Council that designated the future land use of this neighborhood as Transit 10. Right now, the area is directly adjacent to one of the most attractive parks in the region and a five-minute walk to a grocery store.

In just a few years, this area will be a five-minute walk from the Green Line extension: a fast, high-frequency transit line that will provide a one-seat ride to the three largest employment centers in the state. People want to live here, we have the infrastructure to accommodate more people living here, and we have adopted goals saying that we should let more people live in places like this. I think it would be bad planning to allow this conservation district as backdoor downzoning that would limit this amenity-rich area to small lots and short buildings.

Please do not approve this conservation district.

Scott Shaffer
Powderhorn Park resident
(612) 400-9756
Hello John,

I'm writing to encourage the denial of the Ivy-Zenith-32nd Conservation District study.

- I oppose this transparent effort to allow a privileged part of the city to opt out from goals outlined in the 2040 plan. The 2040 plan was approved by the city council just eight months ago. Please reject this backdoor downzoning effort.

Thanks,
Nathan Bakken

B.S. in Urban Studies and Planning
Hi John,

I’m writing today to oppose a specific conservation district, Ivy-Zenith-32nd. This district is a bad idea for all the reasons outlined below:

I oppose this transparent effort to allow a privileged part of the city to opt out from goals outlined in the 2040 plan. The 2040 plan was approved by the city council just eight months ago. Please reject this backdoor downzoning effort.

City climate policies call for reducing car trips, and that means not implementing a conservation district that restricts housing near a $2 billion transit investment.

We just had several years of outreach for the 2040 plan that involved all city residents. Now is not the time to initiate a conservation district process that only requires the approval of owners.

Wondering what the point of conservation districts even is if not to build wealth for those already wealthy. At any rate, this one is absurd and I hope you can put it to rest without wasting more time than you spent reading this email.

Thanks for your time.
Ban cars.
It’s the right thing to do!
I love at 4023 Zenith and am writing in opposition to the proposed Ivy-Zenith-32nd Conservation District PLAN9131 and any study there of.

If people there want to secure the right to smaller scale housing, they can move outstate.

I choose to live in a city and welcome both the population density and the amenities that come with it.

This district will be directly in my path as I walk to the West Lake station and I could welcome its rezoning as either higher density residential or fully commercial, but I absolutely oppose a naked grab for the benefit of those few who happen to be there now.

Sincerely,

Thomas Lunde
I'm writing to encourage the denial of the Ivy-Zenith-32nd Conservation District PLAN9131 Study for several reasons:

1. I oppose this transparent effort to allow a privileged part of the city to opt-out from goals outlined in the 2040 plan. The 2040 plan was approved by the city council just eight months ago. Please reject this backdoor downzoning effort.

2. This is a five-minute walk to a future Southwest Light Rail station. A $2 billion transit investment is not an appropriate location to restrict housing.

3. I oppose wasting staff time and city resources to study a conservation district whose only purpose is to nullify the recently adopted 2040 plan.

David Lambert
3231 Nicollet Ave
Minneapolis, MN 55408
Smoley, John

From: Robert Haider <robert.j.haider@gmail.com>
Sent: Monday, August 12, 2019 10:42 AM
To: Smoley, John
Subject: Ivy-Zenith-32nd Conservation District

Hello, John.

My name is Robert Haider and I live at 2718 W 40th St, Minneapolis, MN 55410. I am a member of the Linden Hills Neighborhood Council.

I am writing to state my opposition to the Ivy-Zenith-32nd Conservation District Plan, and I am asking you to deny it.

Not telling you anything you don’t know, but the City spent years getting the 2040 plan to a place that, while not perfect, will address serious long-term concerns regarding climate change, transportation, housing, etc. Allowing a back-door workaround like this would undermine all of the city employees who worked on developing the plan while taking us backwards in our fight against climate change for the benefit of a privileged few.

Thanks for your consideration.

Robert Haider
I'm writing to encourage the denial of the Ivy-Zenith-32nd Conservation District PLAN9131 Study. The homes on these blocks are no more unique or special than the homes you find in neighborhoods throughout Minneapolis. I oppose this transparent effort to allow a privileged part of the city to opt out from goals outlined in the 2040 plan. The 2040 plan was approved by the city council just eight months ago. Please reject this backdoor downzoning effort.

Sincerely,
Chris Jones
2900 41st Ave S
MPLS, 55406
Dear Mr. Smoley:

I'm writing to encourage the denial of the Ivy-Zenith-32nd Conservation District PLAN9131 Study.

No one should have the right to deny others from using the land to create more homes. More homes will bring down housing costs and help fight climate change, which is why the 2040 plan was passed. No rich neighborhood should be so arrogant as to think they can be exempt. Please don't hand out special favors to those who need none, while so many struggle with the costs of housing.

Thank you for taking the time to read.

Sincerely,

Eric
Hello John and Councilmember Johnson,

I'm a south Minneapolis resident and a Minneapolis Realtor selling in neighborhoods across our city. I am sensitive to the housing needs facing our city and applaud the Council's efforts to expand housing opportunities. For this reason and many others, I am writing to encourage the denial of the Ivy-Zenith-32nd Conservation District PLAN9131 Study. The homes on these blocks are no more unique or special than the homes you find in neighborhoods throughout Minneapolis. This is a five minute walk to a future Southwest Light Rail station – a 2 billion transit investment is not an appropriate location to restrict housing.

I oppose this transparent effort to allow this opt out from goals outlined in the 2040 plan. Please reject this backdoor downzoning effort. City climate policies call for reducing car trips, and that means not implementing a conservation district that restricts housing near a $2 billion transit investment.

There is a housing shortage and we need more homes. The latent effect of this proposed conservation district would preserve exclusionary zoning and deny much needed housing in a privileged part of the city.

We just had several years of outreach for the 2040 plan that involved all city residents. Now is not the time to initiate a conservation district process that only requires the approval of owners - the conservation district process fails to include renter voices in setting important housing policy in Minneapolis.

In summary, I oppose wasting staff time and city resources to study a conservation district in an area without significant historic value, whose only apparent purpose is to nullify the recently adopted 2040 plan.

Thank you for your consideration.
Hello,

I'm writing to encourage the denial of the Ivy-Zenith-32nd Conservation District PLAN9131 Study. In my view, and others' as well, this is an attempt of getting around the 2040 Plan through "backdoor downzoning". This conservation district is primary single-family dwellings located a 5 minute walk away from a future light rail station.

Minneapolis climate goals state that we must significantly reduce driving trips if we wish to reduce our GHG emissions by our deadlines. Converting to electric cars isn't enough; we must build denser housing in locations with good access to transit. Allowing a conservation district that would limit this area to low-density housing is contradictory towards our goal of addressing climate change.

We should be allowing dense development in this area to maximize the investment we're receiving in our transit system. The Green Line extension will allow people in the area to have good access to jobs, shopping, and parks. Preventing denser development in this corridor would ensure that only those who are wealthier than average in this city will be able to enjoy living in close proximity to Bde Maka Ska and all the amenities it offers.

Thank you for considering my feedback,
Joshua Christianson
2315 Colfax Ave S
Minneapolis, MN 55405
Hello,

I am writing to urge you to deny the initiative of a study for a conservation district at Ivy-Zenith-32nd. The current push for this conservation district is an attempt by property owners to circumvent the Minneapolis 2040 plan, which was thoroughly debated and passed council nearly unanimously last year.

The proposed location is prime for density due the SW LRT being built as well as decent current bus and bike service. The claims for a conservation district on environmental grounds misses the forest for the trees. To meet the City’s aggressive Climate Action goals, we need density and robust transit pared together, which is exactly the direction of Minneapolis 2040. In addition, the City rightfully is starting to focus on equity and the way big land use decisions disproportionally benefit or harm different groups. Adding a conservation district and maintaining the low density that comes with it, would make achieving climate and equity aims much more difficult.

I urge you to reject a call for a study for this conservation district. It is not worth the City’s precious time and resources and giving credence to such a study would be a detriment to the great trust-building work among underrepresented communities that the City did as part of the 2040 process.

Thank you very much for your time and for your work to improve the lives of Minneapolitans!

Katie Jones
I'm writing to encourage the denial of the Ivy-Zenith-32nd Conservation District PLAN9131 Study. This is plainly an effort by wealthy, vocal homeowners circumvent the 2040 plan, and if granted, will serve as a template for wealthy homeowners elsewhere in the city to do the same thing.

This area is near a planned transit station and should not be protected from increased density.

I oppose this transparent effort to allow a privileged part of the city to opt out of the City's comprehensive plan. The city just overwhelmingly figured out that wealth and privilege should not govern the growth of the city. To allow this conservation plan would be creating a mechanism to reinstate and enshrine old, bad, and now rejected form of city planning that exempts the wealthy from sharing in the benefits and burdens of growth.

The homes on these blocks are no more unique or special than the homes you find in neighborhoods throughout Minneapolis. I oppose wasting staff time and city resources to study a conservation district whose only purpose is to nullify the recently adopted 2040 plan.

This proposal is a harbinger for a systematic effort to undo the work and leadership of Minneapolis’s comprehensive plan, to benefit a select few homeowners. Please reject this backdoor downzoning effort.

-Christa Moseng
2929 Chicago Ave.
Smoley, John

From: John Maycroft <johnmaycroft@yahoo.com>
Sent: Monday, August 12, 2019 10:19 AM
To: Smoley, John
Subject: Reject the Ivy-Zenith-32nd Conservation District study

The whole thing is shameless and harmful to the rest of us in the city.

Thank you,

John Maycroft
339 Chester St
Minneapolis
Hi John -

I'm writing to encourage the denial of the Ivy-Zenith-32nd Conservation District PLAN9131

I oppose this transparent effort to allow a privileged part of the city to opt out from goals outlined in the 2040 plan. The 2040 plan was approved by the city council just eight months ago. Please reject this backdoor downzoning effort.

City climate policies call for reducing car trips, and that means not implementing a conservation district that restricts housing near a $2 billion transit investment.

There is a housing shortage and we need more homes. The intent of this conservation district is to preserve exclusionary zoning and deny much needed housing in a privileged part of the city.

I oppose wasting staff time and city resources to study a conservation district whose only purpose is to nullify the recently adopted 2040 plan.

Thanks,
Virginia Brown
Minneapolis resident

Virginia Brown
(email) virginia.warren.brown@gmail.com
(linkedin) http://www.linkedin.com/in/virginiawarrenbrown
(cell) 612.840.3058
Hi John,

A note to let you know I think the Ivy-Zenith-32nd Conservation District PLAN9131 Study should be denied.

Truly an insane move to protect and elevate the already wealthy in Minneapolis at the expense of everyone else living in this city.

Sent from my iPhone
Mr. Smoley,

I'm writing in opposition to the proposed Conservation District at Ivy-Zenith-32nd.

To begin with, there's little coherent basis for a conservation district in an area that's primarily characterized by variety, with bungalows from 1900 next to street-facing garages from the 1960s and 1980s, all of which are surrounded by larger condo and apartment buildings.

Beyond the lack of justification, a Conservation District in this location is in consistent with the 2040 Plan and other city policies and goals. This location is a 5 minute walk from a future light rail stop and designated Transit 10 in the 2040 plan. It's also a short walk to a grocery store, several places to eat and many other retail needs, and with two blocks of Bde Maka Ska. In short, this is a place where we shouldn't be taking steps to keep neighbors out.

Regards,

Adam Miller
4931 18th Ave S
John,

I’m writing to encourage the denial of the proposed Ivy-Zenith-32nd Conservation District Study. This area is a five minute walk to a future light rail station, and an expensive transit investment is not an appropriate location to restrict housing. One community pursuing conservation status could lead to others along the SWLRT route doing the same, nullifying much of what the SWLRT project is meant to achieve.

Thanks for reading and have a great rest of your day.

Sara
Hello,

I am just shooting a quick note urging you to oppose the initiation of the study for the Ivy-Zenith-32nd Conservation District in the West Calhoun neighborhood. This is a direct attempt to circumvent the recently passed Minneapolis 2040 Plan and exempt a set of landowners from that Plan. This area is a short walk from the SWLRT, a massive transit investment meant to partially serve this specific neighborhood. Limiting how many people can live there in the future is the exact opposite of what that investment and the 2040 Plan are meant to accomplish.

Over the coming days/weeks/months, I imagine that you will hear ad nauseam about how this is allegedly an environmental move. Though that may be true on the micro level, that is still willfully ignoring the bigger picture of density, housing opportunity, and per capita greenhouse gas emissions. If we want to be serious about meeting Minneapolis’s climate goals, this proposed Conversation District goes in the exact wrong direction. It could even be more widely detrimental, as it would likely spur other neighborhoods into trying the same tactic.

I know that City staff are already burdened with a lot of work. I hope this is denied to not waste your time with a policy that directly aims to circumvent all of the work that was just put in on the 2040 Plan. Please protect that (nationally heralded!) Plan and reject this request for a conservation district study.

Thank you for your time and work!
Peter
Hello, Mr. Smoley!

I'm writing you today to request the denial of the initiation of the Ivy-Zenith 32nd Conservation District PLAN9131 study. This neighborhood is close to a future Southwest Light Rail station, and is going to be a great asset to Minneapolis and the neighborhood. Restricting housing in this neighborhood by allowing a privileged few opt out of the goals outlined in the 2040 plan does not help us move forward to meet the challenges of climate change - and the housing shortage we face in Minneapolis. The houses in this neighborhood are no more unique or special than those found throughout Minneapolis, and this transparent effort screams of backdoor down-zoning. Please don't allow this to move forward - we just passed 2040, and we have the opportunity to do so much more - not less, as this proposes.

Thanks for your time,
Christy
Dear Mr. Smoley,

I'm a Minneapolis resident writing to express my belief that the HPC should deny the Ivy-Zenith-32nd Conservation District PLAN9131 Study. There's nothing that distinguishes homes on these blocks from homes found throughout Minneapolis. This area would be a five minute walk from one of the few SW light rail transit stations near Minneapolis population centers. It's inappropriate to use such extraordinary measures to restrict housing near a $2 billion transit investment.

If the city is serious about meeting its climate policies to reduce car trips and GHG emissions, reducing the housing shortage, and combating racial inequities in the zoning code, we can't afford to ban multifamily housing in white, wealthy, and transit and amenity-rich areas like this one. This looks like a backdoor effort by a privileged group in the city to opt out of the 2040 plan approved by the Council eight months ago. The 2040 plan built on years of outreach to all city residents. By definition, the conservation district process includes only homeowners and thus denies renters (who make up more than half the city population) a voice in housing policy.

Best,
John Hanley
Dear Mr. Smoley,
I have become aware of this potential study from the group Neighbors for More Neighbors. It does seem that this study would be a backdoor effort to undermine the Minneapolis City 2040 plan, and progressive zoning that allows for denser growth, especially near public transportation.
Please pass on my request for denial of this study to the HPC, the CPC and the City Council. It's time to deny rich white people the ability to bypass community efforts for the public good. And I'm saying this as a relatively rich white person, who lives in Linden Hills, quite close to the proposed Conservation District. I would much rather have public transportation and low income housing there.
Thank you,
nance kent
612-437-6338
Hello Mr. Smoley

I'm writing to encourage the denial of the Ivy-Zenith-32nd Conservation District PLAN9131 Study. The proposed conservation district is in an amenity rich part of the city and will be adjacent to one of the stops of a major investment in public transportation. This is exactly the kind of area we should be encouraging people to live in and one where we should be seeing more homes built in the near future. The proposed conservation district appears to be an attempt by citizens in a more privileged part of our city to circumvent the adopted goals of the Minneapolis 2040 Comp. Plan and not the kind of work we need to be doing to pursue a more sustainable, equitable Minneapolis.

Thank you and regards,
Matt Clark
2519 Humboldt Ave. S.
Minneapolis, MN 55405
Hi John,

I’m writing to you to ask that you deny the Ivy-Zenith-32nd Conservation District PLAN9131 Study. Once the SWLRT project is complete, this area will only be a five minute walk to the Lake Street light rail station. As such, this area is particularly inappropriate for backdoor downzoning. I live in Ward 13, and it’s a great place to live. We should be letting more people live here.

Thank you,
Jesse Lorenz
I'm writing to encourage the denial of the Ivy-Zenith-32nd Conservation District PLAN9131 Study.

The homes on these blocks are no more unique or special than the homes you find in neighborhoods throughout Minneapolis.

This is a five minute walk to a future Southwest Light Rail station. A $2 billion transit investment is not an appropriate location to restrict housing.

I oppose this transparent effort to allow a privileged part of the city to opt out from goals outlined in the 2040 plan. The 2040 plan was approved by the city council just eight months ago. Please reject this backdoor downzoning effort.

City climate policies call for reducing car trips, and that means not implementing a conservation district that restricts housing near a $2 billion transit investment.

There is a housing shortage and we need more homes. The intent of this conservation district is to preserve exclusionary zoning and deny much needed housing in a privileged part of the city.

This is an amenity rich area with access to jobs, transit, parks, and local businesses. Please reject the conservation district that would deny these opportunities to more residents.

We just had several years of outreach for the 2040 plan that involved all city residents. Now is not the time to initiate a conservation district process that only requires the approval of owners.

The conservation district process fails to include renter voices in setting important housing policy in Minneapolis.

I oppose wasting staff time and city resources to study a conservation district whose only purpose is to nullify the recently adopted 2040 plan.

Thanks,
Matt Steele
Mpls resident
Dear Mr. Smoley,

I write to briefly express my opposition to the proposed Ivy-Zenith-32nd Conservation District. Having reviewed the application itself as well as your summary, in my opinion the proposal is frankly absurd. It is a blatant attempt by the homeowners in that district to opt out of Mpls 2040 and inflate their property values via exclusionary zoning.

There is nothing special or conservation-worthy about that district that cannot be said about hundreds of other contiguous 3-4 acre tracts of property in Minneapolis. I fear that if the city grants this application it is going to be inundated with hundreds of copycat applications from the many other Mpls 2040-phobic and politically-connected Minneapolitans out there. It will lead to death by a thousand cuts for Mpls 2040, and seriously undermine public confidence in the integrity of our government.

Thank you for your time and consideration.

Eric Barstad
Hello John,

I am a Minneapolis resident and am writing to express opposition to the Ivy-Zenith-32nd Conservation District project. I feel that it should be denied and not given the chance to get off the ground. It is a back-door attempt by the property owners in this area, near the planned new transit corridor, to circumvent the goals of the 2040 plan, and would set a dangerous precedent that would significantly undermine the goals of the plan.

Thank you for your time.

—

Dan Helvick

Please print responsibly.
Hello,

I oppose this proposed conservation district. This proposal is located within walking distance of a future transit location. It would undermine the investment the city and the state has put in to restrict the housing stock and by extension access to jobs and walkable neighborhoods. It also is in direct opposition to the recently passed Minneapolis 2040 plan which aims to reduce car trips within the city.

Please do not move forward with this proposal.

Thank you for your time,

-Aaron
Hello John,

I'm writing to encourage the denial of the Ivy-Zenith-32nd Conservation District PLAN9131 Study. I share the concerns of many that certain privileged home owners are attempting to circumvent the wishes of the City Council and the 2040 plan.

- The homes on these blocks are no more unique or special than the homes you find in neighborhoods throughout Minneapolis.

- This is a five minute walk to a future Southwest Light Rail station. A $2 billion transit investment is not an appropriate location to restrict housing.

- I oppose this transparent effort to allow a privileged part of the city to opt out from goals outlined in the 2040 plan. The 2040 plan was approved by the city council just eight months ago. Please reject this backdoor downzoning effort.

- City climate policies call for reducing car trips, and that means not implementing a conservation district that restricts housing near a $2 billion transit investment.

- There is a housing shortage and we need more homes. The intent of this conservation district is to preserve exclusionary zoning and deny much needed housing in a privileged part of the city.

- This is an amenity rich area with access to jobs, transit, parks, and local businesses. Please reject the conservation district that would deny these opportunities to more residents.

- We just had several years of outreach for the 2040 plan that involved all city residents. Now is not the time to initiate a conservation district process that only requires the approval of owners.

- The conservation district process fails to include renter voices in setting important housing policy in Minneapolis.

- I oppose wasting staff time and city resources to study a conservation district whose only purpose is to nullify the recently adopted 2040 plan.

Sincerely,

Maura Trout
2726 Fillmore St NE
Mpls 55418
Mr. Smoley,

I am writing to express my strong recommendation that a conservation district not be created in this area.

It is not clear what public interest would be served by creating such a conservation district. In contrast, I could see such a conservation district bringing significant adverse consequences to the city and the immediate area.

The area is poised to serve a critical regional role with the upcoming light rail transit station. Pursuant to the city's comprehensive plan and Met Council guidance, and consistent with broad public opinion, areas within walking distance of light rail transit stations are appropriate for higher density development. This allows more residents to live and more commercial activity to be concentrated in areas that have greater transportation access to all, and the resulting evolution of land use is more sustainable from an environmental perspective. Advancing discussion of a conservation district in this critical location would stymie these beneficial outcomes and would set a bad precedent for other areas of the city.

Thank you. Happy to discuss.

Jamie

James A. Stolpestad II
Minneapolis resident, Ward 3
203-585-7248
Jastolpestadii@gmail.com
Dear Mr. Smoley,

I’m writing to respectfully encourage the denial of the Ivy-Zenith-32nd Conservation District PLAN9131 Study. The homes in the proposed conservation district are no more unique than other homes in Minneapolis. With the planned investment of the new Southwest Light Rail station, it isn’t an appropriate location to restrict housing. This proposed conservation district runs contrary to the goals stated in the 2040 plan and would be tantamount to down-zoning. Thank you for your time and consideration.

Sincerely,

Shelby Macaulay
Hello,

I'm writing to encourage the denial of the Ivy-Zenith-32nd Conservation District PLAN9131 Study. You will probably hear the same boilerplate reasons from other constituents, but they all ring true of this area and my thoughts:

- The homes on these blocks are no more unique or special than the homes you find in neighborhoods throughout Minneapolis.

- This is a five minute walk to a future Southwest Light Rail station. A $2 billion transit investment is not an appropriate location to restrict housing.

- I oppose this transparent effort to allow a privileged part of the city to opt out from goals outlined in the 2040 plan. The 2040 plan was approved by the city council just eight months ago.

- City climate policies call for reducing car trips, and that means not implementing a conservation district that restricts housing near a $2 billion transit investment.

- There is a housing shortage and we need more homes. The intent of this conservation district is to preserve exclusionary zoning and deny much needed housing in a privileged part of the city.

- This is an amenity rich area with access to jobs, transit, parks, and local businesses. Please reject the conservation district that would deny these opportunities to more residents.

- The conservation district process fails to include renter voices in setting important housing policy in Minneapolis.

- The proposed conservation district ignores the character of the area that already includes several buildings of much greater height and bulk directly nearby, all of which contribute to the feel/character of the neighborhood in addition to the smaller-scale buildings. This change over time to increased density is natural and should not be ignored. Furthermore, they are buildings people frequently *enjoy* viewing while running, biking, or otherwise, whether immediate near or from across the lake.
Thank you,
Alex Cecchini
3525 Fremont Ave S
I am writing to express my concern about the following application: Ivy-Zenith-32nd Conservation District. The application does not meet the establishment criteria.

Under 599.720(a)(2), at least 75% of the properties must embody notable attributes common to the district. The applicant has failed to identify attributes that are notable. The characteristics that have been listed could be applied to many houses/streets/blocks/neighborhoods in Minneapolis.

Below are the characteristics identified by the applicant and how they fail to meet the test:

- houses close to the street
  - This would only be notable due to circumstance (small lots), but you can find houses close to the street all over Minneapolis. This is not a notable attribute.
- small front yards, activated by gardens, sitting areas or little library
  - You can walk any neighborhood in Minneapolis and encounter front yards, gardens, furniture and the occasional little library. This is not a notable attribute.
- small and dense lots
  - Most side streets have smaller lots – I myself have one, without alley access or a garage. So does my neighbor. This is not a notable attribute.
- modest size
  - You can find similarly sized homes as those in this proposed district all over Minneapolis. This is not a notable attribute.
- front porches, decks or patios
  - Many Minneapolis homes have front porches/patios. This is not a notable attribute.
- tree-shaded lots
  - Many Minneapolis homes have trees on their lots. This is not a notable attribute.
- “lake cottage” aesthetic
  - This is a made-up cutesy word a realtor would use to list a smaller house for top dollar near the lakes. This is not a notable attribute.
- minimal impact by driveways, garages and fences
  - This is a product of circumstance (small lot). This is not a notable feature.
- representation of Midwestern, twentieth century architectural styles
  - You can find examples of this all over Minneapolis. This is not a notable feature.
- pedestrian orientation and scale
  - There are examples of this throughout Minneapolis. This is not a notable feature.

I would also like to highlight some of the statements in the application, which further demonstrate that the application does not meet the applicable standards.
• The application says that the proposed district features “landscape design and development pattern distinguished by modesty in design, materials, spacing, and frontage not found in today’s development”.
  o Many Minneapolis neighborhoods are old and could be described as being modest in design, materials, spacing, and frontage.
• “The application states that the intimate scale and distinctive character of houses and landscaping exist nowhere else in the city”.
  o What about Milwaukee Avenue in the Seward neighborhood? The application, I fear, is relying on hyperbole.
• “The houses vary in architectural style, reflecting their ages”.
  o This is contrary to what is required – that 75% of the properties embody notable attributes common to the district.

Finally, I want to comment that I fear this proposed district is being used as a means to prevent even the possibility of future density in this neighborhood. Under the 2040 plan, this neighborhood will become transit corridor 10. There will be a stop across the street from this proposed district. It would be lunacy to prevent future density next to a light rail station.

I urge the Heritage Preservation Commission to reject this application.

Regards,

Adam Wysopal
11 W 34th Street
Minneapolis
Hi John - I'm dropping you this line because I'm opposed to the Ivy-Zenith-32nd Conservation District PLAN9131.

This is just a couple blocks from a future light rail station, one of the few on the new line that goes through Hopkins and Eden Prairie.

This area is ripe for high density housing because of the light rail stop.

The light rail should have gone through existing high density housing (down Lyndale or Hennepin to Lake St.) but the next best option is to leave the door open so that this area next to the new light rail stop can get developed into high density housing. This would maximize the benefit of this transit line for the citizens of Minneapolis.

Let's shut down this proposal from the SFH owners in this area and continue to evolve the City into one that values all of the ideals that come with reduction in car travel.

Thanks,

Ben Osa
5246 Girard Ave S.
(single family home owner)
Hello John, please note my personal objection to the Ivy-Zenith-32nd Conservation District being considered.

Even though I am not a fan of the SWLRT due to the incredible costs burden, now that we are moving forward with it we must allow for the investment to take hold and maximize what it can. I've been so proud of the work we did as a community to pass the incremental changes in the 2040 plan it would be really damaging to allow for a few parties to begin chipping away at the flexibility it allows.

Thanks,
Mark
Good morning Mr. Smoley,

I'm writing to encourage you to deny the initiation of the Ivy-Zenith-32nd Conservation District study being heard today. The City and its residents just went through a rigorous comprehensive plan update process that resulted in property owner's ability to increase the number of residential units on their property. This policy paired with the oncoming $2b Southwest light rail line will create a more attractive city to present and future residents by offering more housing choices that are conveniently located near high quality regional transit.

Should the conservation district be approved, it would subvert those gains by allowing property owners (Read: everyone but renters) to opt out of goals outlined in the 2040 comp plan. It's discriminatory, bad for the environment, and bad for the City's prosperity. The area in question is amenity rich, with good access to jobs, parks, and local businesses. If placed within conservation district, those amenities would be wasted to prop up an exclusionary artifice.

Thank you for your consideration. Have a great day.

Tom
I'm writing to encourage the denial of the Ivy-Zenith-32nd Conservation District PLAN9131 Study.

I oppose wasting staff time and city resources to study a conservation district whose only purpose is to nullify the recently adopted 2040 plan.

This is a transparent effort to allow a privileged part of the city to opt out from goals outlined in the 2040 plan. The 2040 plan was approved by the city council just eight months ago. Please reject this backdoor downzoning effort.

Thank you for your consideration,
Liz Moen
Minneapolis Resident
Dear Mr. Smoley,

I'm writing to ask you to deny the Ivy-Zenith-32nd Conservation District PLAN9131 Study. This area will be a five minute walk from a future light rail station, and thus is an ideal area for increased housing density and affordability. The current buildings in the area are of no more historical import than others throughout the city. The city's 2040 plan is laudable, I hope the city will protect it from downzoning efforts on the part of the wealthy in our city.

Thank you for your time,

Victoria Mercer
Minneapolis, MN 55414
Dear John,

I am writing you today to encourage you to reject the initiation of the Ivy-Zenith-32nd Conservation District study. As a resident of Minneapolis, I believe we have a responsibility to allow residents more affordable housing options. This is an amenity rich area with access to jobs, transit, parks, and local businesses. Please reject the conservation district that would deny these opportunities to more residents.

I oppose wasting staff time and city resources to study a conservation district whose only purpose is to nullify the recently adopted 2040 plan.

Thank you,
- Kevin
Hi John,

I'm writing to strongly advocate against the conservation district study. It is ludicrous to me that this is even being considered, given the $2 billion SWLRT being built just a few minutes from this area. This push for a conservation district is people of privilege using their resources to put themselves above those who need it. This is not equity.

Additionally, we just had YEARS of outreach re: the 2040 comp plan, and it was decided that this was the exact type of area that we need MORE people to live in, given its proximity to transit and other amenities.

Thanks for hearing me!

John

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John Barnett
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