



To: Basir Tareen, Nick Walton, Matt Krelich
From: ECCO Livability Committee
Re: East Calhoun Parkway Condo Project
Date: Nov. 5, 2016

Dear East Calhoun Parkway Condo Team,

Thank you for attending the ECCO Livability Committee meeting on October 17, 2016, and presenting your proposed condo project. The neighbors appreciate the opportunity to collaborate and work with you to build the best project possible for our community.

We look forward to meeting with you again on November 21, 2016 at the ECCO Livability Committee meeting and ask that you please provide the following information prior to the meeting.

Height: As this project is located mid-block along a Minneapolis Parkway, is within the Shoreland Overlay District (is located on the first block from Lake Calhoun shoreline) and the parcels are currently zoned R2B and R3, we request a revised proposal for a building that conforms to the requirements of these ordinances and zoning without the use of a Conditional Use Permit.

The Minneapolis Zoning Code § 551.480, Shoreland Overlay District guidance requires a height limit of 2.5 stories or 35 feet.

Additionally, the Uptown Small Area Plan calls for a building that is a maximum of three stories tall, and the proposed height will block neighbors' views of the lake and impact the light and air of homes surrounding the building.

Alleyway Impact: This project will significantly increase alley vehicle traffic, potentially adding 28-32 cars. This alley is very narrow in spots with multiple vehicles parked along the sides. The large increase in vehicles using the alleyway will increase light pollution as cars exiting the parking garage will have headlights shining into the homes across the alley. These additional cars will also decrease the safety of the existing alley.

We request a proposal for steps you will take to increase safety and decrease light pollution in the alleyway.

Please also provide information on City of Minneapolis requirements for alley width.

Construction Impact: This project has construction access via East Calhoun Parkway and a very narrow alley. The alley is used daily by East Calhoun Pkwy residents, Knox Avenue residents and 1805 W. Lake Street residents. We are concerned about the very real impact on the alley and East Calhoun Parkway in regard to traffic flow, parking and



access. We request information regarding construction vehicle access, construction vehicle parking, and construction material staging and stacking.
Please also provide information on your suggested alley improvements.

The pile driving necessary to support this large-scale development is a major concern. The vibration can cause damage to neighboring properties driveways, garages, foundations and retaining walls. What steps will be taken to prevent damage, and if damage does occur, how will this be resolved?

Environmental Impact: This project will dramatically increase the amount impervious surfaces (rooftop and parking) resulting in increased storm water runoff into Lake Calhoun. Increased storm water runoff and the associated pollutants in runoff are harmful to lake water quality. Please provide information on how the development will address these concerns.

Presentation Slides requested for the next meeting:

- 1) A slide showing the shadows of the building in all seasons.
- 2) A slide showing the scale of the building as it relates to the neighboring structures.
- 3) Two slides showing all sides of the building with the absence of parcel trees, both in the summer and winter. We would like to see how the building would look without leafy coverage from the boulevard trees.
- 4) A slide showing the alley view of the project.
- 5) A slide that shows what the view will be from Lake Calhoun lakeshore looking directly at the proposed development.
- 6) A slide with a view from the Tin Fish looking southeast toward the development.

Additional Information Requested for the next meeting:

- 1) If you plan to request zoning changes, variances, or conditional use permits, please provide a list.
- 2) Information on the number of units and their projected sale price. The economic viability of this project and any underlying economic calculations that support any requested height variances.
- 3) The potential impact of your project on traffic patterns and housing values in the neighborhood.



We look forward to hosting your team at our next meeting to review with you the additional information requested. Please forward any information as you compile it so we can get started on our review prior to the meeting.

If you have any questions in the meantime, please feel free to contact Susie Goldstein at susiegoldstein@msn.com.

Thank you,

A handwritten signature in black ink that reads 'SF Goldstein'.

Susie Goldstein, Chair
ECCO Livability Committee