December 14, 2016

Peter Crandall  
City Planner, City of Minneapolis  
Department of Community Planning & Economic Development-Planning Division  
250 South 4th Street, Room 300  
Minneapolis, MN  55415

Dear Mr. Crandall,

On November 21, 2016, developer Curt Gunsbury of Solhem Companies presented a proposal to redevelop 3009-3013 Holmes Avenue to members of the ECCO Livability Committee and other interested neighbors.

The project would replace two exiting commercial buildings and an asphalt parking lot with a six-story, 71-unit market-rate apartment building. It would include half a story of aboveground parking and one story of underground parking. The parking entrance would be off the alley between Holmes and Hennepin Avenues.

While overall comments were positive, neighbors had these concerns:

• Increased alley traffic, especially considering construction of the Graves project at the corner of Holmes and 31st Street.
• Building height, which exceeds the limit for C3A zoning.
• Lack of on-street guest parking, creating competition for other block residents, including those in the Graves project.

On December 1, 2016, the ECCO Board voted to accept the Livability Committee recommendation of No Objection to the project, as long as Solhem Companies addresses neighborhood concerns.

Sincerely,

Ralph Knox  
President, ECCO Board

cc:  Council Member Lisa Bender  
Susie Goldstein, Chair, ECCO Livability Committee