

East Calhoun Community Organization



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 existing 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