



December 2, 2013

Betsy Hodges, Mayor Elect
City of Minneapolis
350 S. 5th St.
Minneapolis, MN 55415

Brian Schaffer, Principal City Planner
CPED-Long Range Planning Division
105 5th Ave. S., Room 200
Minneapolis, MN 55401

Linea Palmisano, City Council Elect
City of Minneapolis
350 S. 5th St.
Minneapolis, MN 55415

Ladies and Gentlemen:

We write to you at the conclusion of a multi-year process to develop a Linden Hills Small Area Plan (LHSAP). This process began with the establishment of a Steering Committee to inform and engage the community and coordinate a framework for public participation. To that end, the Steering Committee held public meetings, conducted surveys, and solicited comments on draft plans in order to ensure that the final LHSAP represented the neighborhood's diverse interests. On November 25, 2013, the Linden Hills Neighborhood Council (LHiNC) convened a special meeting of the Board of Directors and approved the final draft by an 8-1 margin. LHiNC's overwhelming vote in favor of the LHSAP is indicative of the response we received from the community and should be viewed as a strong endorsement of the allowances and limits set forth in the LHSAP. As you discuss and evaluate the LHSAP, we ask that you consider the time and effort it took to develop the plan and respect the compromises made that allow us to pass along a plan that has the full support of our neighborhood.

One of those compromises is the LHSAP's balance between the neighborhood's preference to preserve a small profile and footprint, and the Minneapolis Plan for Sustainable Growth's goals of greater density and population growth. The Linden Hills community expressed great concern in the Steering Committee's surveys and open houses regarding the height limit for future buildings and sought a hard cap of 2.5 or 3 stories for all buildings in the 43rd/Upton commercial node. After much thought and discussion, the Steering Committee reached a compromise with Minneapolis Community & Economic Development (CPED) wherein the 43rd/Upton commercial node would remain zoned at C-1 but allow development up to 44 feet. This compromise did not sanction a C-2 zoning designation for the 43rd/Upton commercial node.

The decision to compromise was not an easy one and came with the understanding that CPED, the Minneapolis City Planning Commission, and the City Council would recognize the community's concessions and not seek to upset the balanced result. At this late stage in the process, and with the opportunity for community participation waning, we believe that the LHSAP should stand as written and that any effort to increase the 43rd/Upton commercial node's zoning designation from C-1 to C-2 should be abandoned. Any other result

would be unfair to our community and completely undermine the public process through which the Linden Hills community developed the LHSAP.

Overall, this process was intense, time consuming, and at times contentious, but the end result is a community-embraced plan for the future that allows Linden Hills to support the City's plan for greater density and population growth while maintaining the neighborhood's beloved character and charm. We thank you for your assistance on this project and look forward to working with you to implement our shared goals.

Sincerely,

Bonnie Bolton, Thomas Braun, Dawn Chapman, Russ Cheatham, Elin Hansen, Eric Hansen, Tim Hermann, Matthew Mohning, Sean Madigan, and Cameron Slick.

Linden Hills Neighborhood Council