

June 9th, 2021
City of Minneapolis
Planning Commission
Re: 2648 Marshall St NE



Dear Commissioners,

Sheridan Neighborhood Organization (SNO) stands in support of the precepts of the Above the Falls Regional Park Master Plan, the Mississippi River Corridor Critical Area (MRCCA) Overlay District ordinance, the Shoreland Overlay District ordinance, the Minneapolis 2040 Comprehensive Plan built form guidelines, MPRB future park plans, and with our friends and neighbors with the Audubon Society, Bottineau Neighborhood Association, and St. Anthony West Neighborhood Organization.

We strongly oppose the request for variances and a Conditional Use Permit (CUP) for 2648 Marshall St NE. This land has long been planned to join MPRB, thus expanding the Grand Rounds trail, extending Marshall Terrace Park, and increasing public access in an area long ignored regarding park amenities and water access.

If this proposed development is allowed to proceed, it will violate several policies that the City of Minneapolis has put in place to protect the Mississippi River and will delay any possibility of completing the trail - indefinitely. Furthermore, this will set a dangerous precedent as others may seek similar accommodations, thus walling off our River to public access.

We oppose the variance to build within 40 feet of a steep slope within the Shoreland Overlay District, the variance to structure placement within the MRCCA Overlay District, and the CUP for a cluster development on the grounds of that:

1. The project violates several policies adopted by the City to protect the River.
2. Granting these variances not only fails to recognize past inequity but also perpetuates it into the future.
3. The project does nothing to remediate River health and in fact may contribute to added pollution or inhibit future habitat restoration initiatives.
4. The project does not follow the Minneapolis 2040 Comp Plan to increase parkland and public access to the River.

We respectfully ask that you deny the variances and the CUP at 2648 Marshall Street NE, and ask the City to engage with the owners to find a fair and equitable solution.

Sincerely,

A handwritten signature in black ink that reads "Carin K. Peterson". The signature is written in a cursive style with a large initial 'C' and a distinct 'K'.

Carin Peterson, Board Vice President
On behalf of the SNO Board of Directors

Sheridan Neighborhood Organization
1304 University Ave NE #301,
Minneapolis, MN 55413
(612) 379-0728
sno@sheridanneighborhood.org