



October 23, 2018

Ms. Mei-Ling Smith,

The Lowry Hill East Neighborhood Association (LHENA) would like to express its support for the proposed Yellow Tree development project located at 2924-2932 Bryant Ave. Upon meeting with the DJR Architecture & Yellow Tree representatives, we would like to offer our support for this project in our neighborhood.

LHENA supports the project for the following reasons:

- The attention to designing mixed-use commercial/residential to fit within a high-density area
- The three current property owners on this joint parcel partnered together and approached the developer, meaning no forced displacement will occur
- Parking and traffic flow were thoughtfully addressed
- Design included more than the minimum required setback to allow for more vegetation and landscaping
- The project will place residents in immediate proximity to a commercial corridor, the Midtown Greenway, a bike boulevard, and near excellent high-frequency and express transit service and other amenities for its target audience.
- Potential for street-level commercial space
- Inclusion of over 100 bike parking stalls
- We feel the design fits contextually both with the LynLake, Uptown Small Area Plan, and the City's master plan guidelines.

Our feedback on the project is as follows:

- Encourage using its two street-level bays for commercial tenants as opposed to residential to increase safety and enhance the streetscape vibrancy/public realm
- Consider the exterior lights focused on the building itself to minimize light pollution
- We would recommend that the project incorporate the planting of mature trees on all sides of the building; consider incorporating a green roof; help manage stormwater runoff, and support strong neighborhood ecological health by employing the following practices:
 - Use of neonicotinoid-free seeds and plants only, and organic when possible
 - No use of pesticides (herbicides or insecticides)
 - Use of true native regional plant types, not nursery-modified cultivars

Establishing a native habitat like this is a way we can protect pollinators, increase biodiversity and improve the quality of life in our neighborhood.

Best,



Paul Shanafelt
LHENA Executive Director

Alex Bowen & Abigail Johnson
LHENA Zoning & Planning Committee Co-Chairs

Cc:

Lisa Bender
Minneapolis City Council President

Sean Sweeney
Hall Sweeney Properties

Robb Lubenow
Yellow Tree Development Corporation