



**CEDAR-ISLES-DEAN NEIGHBORHOOD ASSOCIATION (CIDNA)**  
**RESOLUTION NOT TO OPPOSE THE APARTMENT PROJECT BY**  
**3100 MSP, LLC AT 3100 WEST LAKE STREET**  
**JULY 12, 2017**

WHEREAS, 3100 MSP, LLC (“3100 MSP”) has submitted plans for an 8-story apartment project with 200 units and 205,000 gross square feet at 3100 West Lake Street (the “Project”; see attached architecture, engineering, landscape plans, draft logistics drawing, and draft earth retention drawings).

WHEREAS the Project is located within the Shoreland Overlay District of Lake Calhoun as defined by the zoning code.

WHEREAS West Lake Street is an extremely busy thoroughfare with only two lanes of westerly traffic.

WHEREAS 3100 MSP has submitted a study of projected traffic to and from the site (see attached draft by Wenk Associates).

WHEREAS the Project is adjacent to four multi-occupancy residential buildings: the Loop Calhoun Condominiums to the west (the “Loop”), Lake Calhoun City Flats (to the north), and Lake Point condominiums and Lakeshore Arms apartments (to the east).

WHEREAS the Loop is located between the Project and the Trammell Crow apartments, and Trammell Crow construction is alleged to have caused \$1.8 million of damage to the Loop, for which Loop owners have been financially responsible, and for which a lawsuit is pending, and because of which the neighborhood wants to avoid similar damage from the Project.

WHEREAS Magic Paks on the Trammell Crow project allegedly have caused significant noise to Loop residents, and Magic Paks will be used for the Project as the primary source of HVAC.

WHEREAS 3100 MSP has communicated the following 8 intentions for the demolition process:

- Remove any environmentally sensitive materials according to industry standards.
- Salvage any reusable or recyclable materials.
- Use backhoe equipment to push the building into the hole.
- Haul material off the site to landfills.
- Use fire hoses to wet the material and control dust or fire hazards.
- Visible demolition work should only last a few weeks after the site is prepared.
- Hours of operation will be consistent with city standards.
- Vibration monitoring equipment will be in place prior to the start of the building demolition.

NOW THEREFORE BE IT RESOLVED THAT:

1) CIDNA does not oppose the Project with the following conditions:

- The Project will be constructed and staged entirely on the site (or off-site away from the adjacent street and sidewalk), so that no lane-closures are expected to occur, other than for emergencies, right-of-way work required by the City to improve curb and gutter and other facilities, utility improvements, and staging mistakes (the latter of which will be quickly corrected).

- 3100 MSP will seek to minimize disruption and damage from construction for the community and all adjacent neighbors, including where possible, use of drilled pier earth retention systems (vs. a driven pile system), layback excavation system to minimize use of earth retention, and location of storm water retention to minimize excavation.
- 3100 MSP will respect CIDNA's resolutions dated May 2, 2005 and January 17, 2006 (attached) which address traffic and safety issues in the neighborhood regarding the exit ramp to Dean Parkway from Lake Calhoun City Flats, including conversion of the alley to one-way, and closure from midnight to 7 a.m. and during dangerous icy winter conditions.
- If necessary 3100 MSP would minimize dust from demolition with extra water from fire hoses.

2) CIDNA does not oppose the basic design of the Project for the following reasons:

- Height and setback, while not ideal, would reasonably respect the neighbors and the intent of the Shoreland Overlay ordinance.
- The height precedents of Lakes Residences and Edgewater on Lake Calhoun within the Shoreland Overlay District would be reasonably respected.
- The Project would offer attractive design with glass, materials, articulation and clean contemporary lines.
- There would be reasonable setback from Lake Street to address the interface with adjacent buildings including a respectful pedestrian environment.
- The emergency generator would be located away from the neighbors on the northeast ground corner.
- The 8th-floor roof would be clear with no overruns except the elevator, and the swimming pool attractively located on the 7th-floor roof.
- Other than the elevator overrun, there are no significant roof structures.

3) CIDNA makes the following requests to 3100 MSP, the City, and Stuart Ackerberg related to the Project:

- The City should explore prohibition of U-turns for easterly traffic on West Lake Street at Dean Parkway. The City should consider U-turns at the quieter intersection of West Lake Street and Thomas Avenue South.
- A small appropriately designed retaining wall should be constructed on the Project's east property line to preserve the ash tree, jack pine, and other landscaping on the adjacent property at 3026 West Lake Street (Lakeshore Arms apartments).
- The three mature trees on the southwest corner of the site (the linden, spruce and box elder) should be preserved; in addition, all other trees within 10 feet of the west property line should be preserved.
- Existing environmental art work on the site (the "Green Chairs" and the "Fish Mobile") should be moved to the south side of Excelsior Boulevard on the front lawn of the Executive Center (Stuart Ackerberg, owner of the art and the Executive Center, already has informal plans to move this art before the Project starts), provided that 3100 MSP shall have no obligation to complete the removal and re-installation of the third-party owned art.
- If possible, louvers on the Magic Paks should be permanently set to point to the side away from nearby neighbors.
- To help relieve congestion at the Dean Parkway intersection, eliminate the bump out at the beginning of the left turn lane from West Lake Street to Dean Parkway (see the bump-out in the lower left corner of the attached Google Earth photo).
- The left-turn lane from the west on Lake Street into the existing westerly curb cut should be eliminated (see attached photo).
- CIDNA invites 3100 MSP to host a grand opening of the cornerstone box placed in the Ministers Life Building when construction commenced in 1953 (see attached letter from Michael Wilson with supporting newspaper articles).

