

As a property owner in the area I have welcomed the new Commodore Restaurant and go to it often . I see no reason not to allow John Rupp to continue to use the west addition as well .

Parking in the area is a concern but there lot is generous in size and many patrons walk there from the neighborhood as they should!

Thank you –

Lorri Steffen

Steffen Zenner Properties

Hello,

I am writing to offer commentary regarding an appeal submitted by John Rupp regarding a zoning question related to the Commodore Bar and Restaurant. (I know the hearing was originally scheduled for February 7, but I understand it was postponed, so I trust my input is still useful.)

I am a 24-year resident of the Commodore Condominium association and have served for several years as President of the condominium board. I am writing to you with my individual opinion, but it is informed by several years of experience in association governance.

I have nothing to contribute to the specific question at issue, but since this is coming before the City Council, I expect that a decision will be reached that is sensitive to broader issues of context and neighborhood well-being.

The Commodore Bar and Restaurant is very important to the homeowners of the Commodore Condominium Association. The bar and restaurant comprises 10% of the association, which translates into the restaurant, in effect, paying 10% of the budget of the association. This means that the financial success of the restaurant is very important to our homeowners. I would hate to see a bureaucratic snafu potentially compromise the fiscal health of an association containing 48 homes and 3 businesses.

Since the restaurant opened, there has been measurable impact on property values in the building. It also serves as an appreciated amenity for our owners and residents and their guests.

Beyond the financial interests of our owners, however, it really is important to emphasize the historical and cultural importance of the restaurant. The bar and restaurant have been beautifully restored to capture an important era in St. Paul's history. It is, in my view, nothing less than a local treasure. It is an important destination point in a neighborhood that has developed considerably over the last 30 to 40 years. (I recently saw a video review of the bar and restaurant that cited the rich history preserved by the restoration.)

The vision of the owner in developing this neighborhood landmark deserves to be fully supported by the city.

It is true that the opening of multiple new restaurants and entertainment spots in the neighborhood has added to congestion and parking challenges. I do believe the city has been slow in recognizing the changes to the neighborhood. We need more streets that allow parking on both sides of the street as well as more one-way streets to facilitate both traffic flow and parking volume. I notice that this has been done elsewhere in the city, and hope that the city can move forward with better support for the many visitors that come to this neighborhood.

Thank you.

Carl Brandt
79 Western Ave. N.
St. Paul, MN 55102