



August 6, 2014

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1700 WEST HIGHWAY 36, SUITE 650
ROSEVILLE, MN 55113
651.361.8941 FAX 651.361.8949

City of St. Paul
Legislative Hearing Officer
310 City Hall
15 West Kellogg Boulevard
St. Paul, MN 55102

RE: LICENSE NUMBER 20140001613
Licensee: Eagle Street Grille, 173 Western Avenue

Ted Glasrud Associates is the owner of Hill Plaza Apartments and Blair Arcade and the attached parking lot, located at 400 Selby Avenue. Our parking lot on Selby Avenue is for the private use of our apartment residents and the tenants and clients of Blair Arcade. Our parking lot is contiguous to the La Grolla restaurant's parking lot and share a common entrance off Selby Avenue.

WE OBJECT TO THE CITY GRANTING A LICENSE FOR THIS RESTAURANT UNLESS THE OWNERS/OPERATORS CAN PROVIDE FOR ADEQUATE OFF STREET PARKING FOR ITS PATRONS AND EMPLOYEES. While we are supportive of new business in the Cathedral Hill neighborhood, we are very concerned about the lack of on-site vehicle parking that is necessary to support the addition of yet another restaurant.

The recent opening of the Red Cow restaurant having 13 parking spots for its 70 seat capacity has already put added pressure on our lot. The proposed opening of the 173 Western Avenue restaurant with 160 seats and only 9 onsite parking spots will place considerable additional pressure on our parking lot, the parking lots of other established businesses, and on neighborhood residences requiring street parking.

Our parking lot is already being used by trespassing patrons and employees of other local businesses, neighboring residents, and commuters as a "park and ride" lot for metro transit buses. These unauthorized vehicles are preventing the rightful vehicles from their use of the lot resultng in Blair Arcade businesses losing customers and apartment residents parking on local streets. We are being forced to hire parking lot attendants to control access to our lot and have unauthorized vehicles removed at the owners' expense. This will result in negative publicity for all the area establishments, ultimately discouraging future customers from patronizing the businesses.

Regards,

A handwritten signature in cursive script that reads "Ken Dallman".

Ken Dallman
Commercial Property Manager

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July 21, 2014

RE: License No. 20140001613

This letter is in reference to the request by Eagle Street Grill LLC for on sale liquor at 173 Western Ave. N.

I am a property owner at 155 Western Ave. N. (24 unit apartment building) and long time resident/investor in the area. The concern I have is related to the parking problems that will come with this type of occupancy. The applicant is requesting seating for 101-180 seats which will overtax an already busy intersection. As it is, there is already parking problems for our residential residents, many of whom have to park several blocks away in the surrounding neighborhood. This is creating rental problems and we are losing good residents who cannot find parking, particularly in the Winter when the streets are full of snow and parking is limited.

I understand that under the current zoning the site is in compliance (given they have a parking variance grandfathered in). I would ask though that the parking issue be addressed and perhaps a lower seating capacity be allowed or some enforceable provisions made for overflow parking.

Although this is a mixed use residential/commercial neighborhood, the limited capacity of parking is rapidly changing the "flavor" of a very pleasant, safe and relatively quite neighborhood that desperately needs to be addressed.

Regarding the request for the liquor license, there are already 5 establishments within a 3 block radius that have on sale liquor. I am concerned about the heavy concentration of drinking establishments that provide hard liquor in the neighborhood. Again, this is primarily a residential area with lots of kids, families, students, etc. Perhaps a beer/wine license would be more appropriate.

Thank you for your consideration,

Jeffrey Austin

August 13, 2014

To: The Legislative Hearing Officer – City of Saint Paul
From: Kevin O'Brien – 385 Laurel Ave, Unit 207, St Paul, MN 55102
651.206.2820 kevinobrien@edinarealty.com

Subject: Liquor license transfer – Eagle Street Group – 173 N. Western Ave.

I am writing to you to express my concerns about and opposition to the proposed liquor license transfer for the above-referenced property. My opposition regards parking. There is simply no additional parking available in the area to support a use change such as I understand is being proposed. None.

I live in a condominium building on the northwest corner of Laurel and Western Avenues. Exactly one block to the south of this proposed restaurant and bar. I have lived in the Ramsey Hill neighborhood since 1978 and in my present home since 1980.

I have seen many changes in that time and have with many of my longtime friends and neighbors, worked very hard to make and keep the area a safe, comfortable and desirable place to live. I have served on the board of directors for both the Ramsey Hill Association and the Summit University Planning Council multiple times. I mention this just to show that I am relatively familiar with the process.

The proposal for 173 N. Western Avenue, as I have been able to understand it is for a 130 + seat restaurant which serves liquor. Since it is primarily a restaurant vs. being primarily a bar, it will close at 12AM. My further understanding is that it has access to approximately 12 parking spaces. These are located between the 173 N Western Avenue building and the building located to the immediate west at xxx Selby, currently occupied by the Red Cow and behind that and the 173 building. At, least that is what I believe. I haven't been able to get anyone to actually confirm where these spaces are. I do know, from actual observation, that the spaces between the building are currently being used by either patrons or employees of the Red Cow.

In the letter that I received announcing the legislative hearing it was stated that the proposed project had a variance for 30+ non-conforming parking

spaces since that is what the previous occupants of the building, The College of Visual Arts had. This does not make sense to me for several reasons. The proposed restaurant and the College of Visual Arts are two totally different uses of the property. It would seem logical to me that, since the use is changing, there would be no "grandfathered" conditions and the new use would need to conform to current zoning regulations. And even if "grandfathered" the 30+ parking variance granted to the CVA should be reviewed and revised. Things have changed in the area since that variance was approved. There is no more available parking.

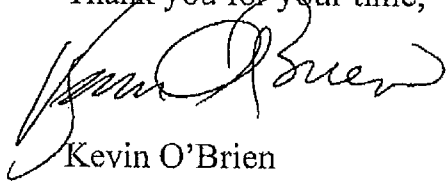
I was told by someone in the City of Saint Paul zoning department office that the parking space requirement is 1 space for 400 feet of restaurant bar space. This may be the rule, but it does not seem logical either. I would think that conservatively, you could put 4 or 5 tables of 4 in that amount of space. That would mean 16-20 people. They will not be arriving in one vehicle. I realize that the concept is that the property of project would require a certain number of off-street parking spaces and the variance assumes that the rest of the parking spaces needed would be on street spaces. Never assume. The reality is that there are no more available parking spaces on the street. Furthermore, that 1 space per 400' of restaurant space does not factor in that besides diners, there will likely be, again conservatively, 20 staff people working at any given time. They most likely will not have walked to work.

Whatever the current zoning requirements are as regard parking, I think they need to be revised or at least reconsidered in this case. There are truly no more available parking spaces on the street. I would invite someone who is involved in making the final decision on this license transfer to come to the corner of Selby and Western on a Friday or Saturday evening and look at what is currently happening. There is no possible way that the current available parking spaces can support another business, of whatever type, that does not have adequate off-street parking.

It has always been my belief and understanding that the purpose of a variance is to deal with an issue that on its own is contrary to current zoning, but if not alleviated does or could cause a hardship to a resident or neighborhood. Or a variance would be granted to provide a benefit to a neighborhood or project that without the variance it would not enjoy. There is no hardship here. The neighborhood has many fine establishments that provide excellent food and liquor. We do not need another one. So there is not benefit either.

I urge you to deny this license transfer, or at the very least, delay a final decision and schedule a public hearing so that the issue can be fully discussed and analyzed and those in the neighborhood will be affected either positively or negatively, can have their say.

Thank you for your time,

A handwritten signature in black ink, appearing to read "Kevin O'Brien", written in a cursive style.

Kevin O'Brien