

Debbie Crippen - Fwd: Cupcake Parking Variance

FILED
11-202158

From: YaYa Diatta
To: Crippen, Debbie
Date: 1/6/2012 9:10 AM
Subject: Fwd: Cupcake Parking Variance



Yaya Diatta
Zoning Inspector
DSI
375 Jackson St. Ste #220; Saint Paul, MN 55102
P: 651-266-9080
F: 651-266-9009
Yaya.diatta@ci.stpaul.mn.us



Falsehood has an infinity of combinations, but truth has only one mode of being.

Jean Jacques Rousseau

>>> "Sam Newberg" <sam@joe-urban.com> 12/10/2011 10:29 AM >>>

Please grant Cupcake a zoning variance for parking. Grand Avenue is an urban environment, and providing sufficient parking in front of every last store on the avenue would destroy the very thing that makes Grand Avenue special.

Thank you.

Sam Newberg
Joe Urban, Inc.
3913 29th Av. S.
Minneapolis, MN 55406
(612) 251-4662 (direct/mobile)
(612) 721-1407 (fax)
sam@joe-urban.com
www.joe-urban.com

Debbie Crippen - Fwd: Please approve the Cupcake parking variance

From: YaYa Diatta
To: Crippen, Debbie
Date: 1/6/2012 9:09 AM
Subject: Fwd: Please approve the Cupcake parking variance

FILE
 11-282158



Yaya Diatta
 Zoning Inspector
 DSI
 375 Jackson St. Ste #220; Saint Paul, MN 55102
 P: 651-266-9080
 F: 651-266-9009
Yaya.diatta@ci.stpaul.mn.us



Falsehood has an infinity of combinations, but truth has only one mode of being.

Jean Jacques Rousseau

>>> Faith Cable <faith.cable@gmail.com> 12/9/2011 8:44 PM >>>

Dear YaYa,

I do not live in St. Paul, but I do like Grand Avenue a lot. It is a vibrant street with many businesses I enjoy visiting. Part of its vibrancy is attributable to the low amount of parking provided. St. Paul has been a leader in lowering parking restrictions downtown and should consider doing the same along Grand Avenue. I strongly encourage you to approve the parking variance for Cupcake.

I copied a relevant article that summarizes a study completed at the University of Connecticut by Norman Garrick. I encourage you to contact him to read more of his work on the results of providing too much parking.

<http://www.engr.uconn.edu/~garrick/>

Parking datapoints of the day

Emily Badger has found a fantastic paper (not online, sadly) from the University of Connecticut. Authors Chris McCahill and Norman Garrick took aerial photographs of New Haven, Hartford, and Cambridge, and started counting up the number of off-street parking spaces over time.

There's a general tendency, in American cities, for the number of parking spots to rise inexorably — and that's exactly what happened in New Haven and Hartford. As McCahill and Garrick write:

If places were to grow, it was assumed that most of the growth would be served by automobile, so new development would require supplemental parking facilities. In the city of Hartford, Connecticut, city officials stated in 1972 that, "the most critical improvement to [neighborhood shopping districts] which could be made at this time is the provision of off-street parking facilities". In 1982, responding to the claim that his city had more parking than any other Connecticut city, New Haven Mayor Biagio DiLieto stated that he was "strongly committed to maintaining and improving parking facilities for workers, shoppers, and visitors in the downtown area".

The authors add, waspishly:

Applying this thinking to U.S. cities, without knowing any other information, one would expect that the cities with the greatest increases in parking over the past fifty years have also experienced the greatest growth of development and activities. And conversely, the cities in which parking has not increased substantially might be struggling to achieve growth.

Of course, that's not what happened at all. New Haven had 21,690 parking spots in 1951, and 106,410 in 2009; Hartford went from 47,000 to 141,000 in the same time period. But both were shrinking, rather than growing, in population.

Meanwhile, Cambridge took a different tack, and decided in 1985 to essentially ban the creation of any new parking spots. That decision marked the beginning of a reversal in its population trend: it started growing quite impressively. Here's the chart:

Parking lots are — with only a handful of exceptions — the best possible way of destroying a city's soul. They're gruesome, lifeless places, and I'm constantly astonished by the way in which governments and developers are convinced that they're a great idea. Instead, local government should act as a brake on private developers' desires to build out new parking: while that might (or might not) be good for an individual commercial operation, it can at the same time be bad for the city as a whole. Cambridge is living proof that this can be done: other cities, including New Haven and Hartford, should follow its lead.

See the link for images: <http://blogs.reuters.com/felix-salmon/2011/11/17/parking-datapoints-of-the-day/>

--

Faith Cable Kumon
faith.cable@gmail.com
612.578.6395

"Never doubt that a small group of thoughtful, committed people can change the world. Indeed, it is the only thing that ever has." - Margaret Mead.

Debbie Crippen - Fwd: Cupcake on Grand

11-282158

From: YaYa Diatta
To: Crippen, Debbie
Date: 1/6/2012 9:09 AM
Subject: Fwd: Cupcake on Grand



The Most Livable City in America

Yaya Diatta
Zoning Inspector
DSI
375 Jackson St. Ste #220; Saint Paul, MN 55102
P: 651-266-9080
F: 651-266-9009
Yaya.diatta@ci.stpaul.mn.us



Falsehood has an infinity of combinations, but truth has only one mode of being.

Jean Jacques Rousseau

>>> Benjamin Latz <benjamin.latz@gmail.com> 12/10/2011 9:42 AM >>>

To Whom it May Concern,

I believe **Cupcake** bakery on Grand would be a wonderful addition to our city. They provide great, high quality products that I think will bring many people to the area to support not only their business, but others near by. Please provide them with the parking variance, so they can open their business in our city.

Thank you,

Benjamin Farrey-Latz
St. Paul Resident

Debbie Crippen - Fwd: Cupcake

From: YaYa Diatta
To: Crippen, Debbie
Date: 1/6/2012 9:05 AM
Subject: Fwd: Cupcake

ELA
11-282158



The Most Livable
City in America

Yaya Diatta
Zoning Inspector
DSI
375 Jackson St. Ste #220; Saint Paul, MN 55102
P: 651-266-9080
F: 651-266-9009
Yaya.diatta@ci.stpaul.mn.us



Falsehood has an infinity of combinations, but truth has only one mode of being.

Jean Jacques Rousseau

>>> <jfsbecker@aol.com> 12/9/2011 12:39 PM >>>

YaYa Diatta, Hi, I'm writing in regards to Cupcake opening a new store at 949 Grand Ave. I would like to please ask that you find a way for Cupcake to operate out of this location. They are a fantastic store, bakery and eatery operated by extremely talented and professional people. They have even been seen on cable shows that could ultimately promote the city of St. Paul also. Please please grant Cupcake the parking variance. They would be a great asset to the neighborhood, surrounding area and to the people of St. Paul. Thank you for your consideration. Faye Becker Blaine, MN 55449 email:jfsecker@aol.com 612-207-9537

Debbie Crippen - Fwd: Cupcake

11-282158

From: YaYa Diatta
To: Crippen, Debbie
Date: 1/6/2012 9:05 AM
Subject: Fwd: Cupcake



The Most Livable
City in America

Yaya Diatta
Zoning Inspector
DSI
375 Jackson St. Ste #220; Saint Paul, MN 55102
P: 651-266-9080
F: 651-266-9009
Yaya.diatta@ci.stpaul.mn.us



Falsehood has an infinity of combinations, but truth has only one mode of being.

Jean Jacques Rousseau

>>> Jenny Worland <jennyw@franchisetimes.com> 12/9/2011 12:34 PM >>>

Good Afternoon-

I live in St. Paul and I think Cupcake would make a great addition to Grande Avenue. Please grant them the parking variance they need. It's only 7 spaces!! Having a business like Cupcake in the area will draw more customers for the other shops on Grande as well!

Jenny Worland
Franchise Times Corporation
2808 Anthony Lane South
Minneapolis, MN 55418
jennyw@franchisetimes.com

Debbie Crippen - Fwd: Zoning approval for Cupcake in St. Paul

From: YaYa Diatta
To: Crippen, Debbie
Date: 1/6/2012 9:04 AM
Subject: Fwd: Zoning approval for Cupcake in St. Paul

FILE
11-28-2158



The Most Livable
City in America

Yaya Diatta
Zoning Inspector
DSI
375 Jackson St. Ste #220; Saint Paul, MN 55102
P: 651-266-9080
F: 651-266-9009
Yaya.diatta@ci.stpaul.mn.us



Falsehood has an infinity of combinations, but truth has only one mode of being.

Jean Jacques Rousseau

>>> Brian Farrey-Latz <brianfarrey@gmail.com> 12/9/2011 12:33 PM >>>

Dear YaYa Diatta,

I live in St. Paul, not far from where Cupcake would like to build a new location for their business on Grand Avenue. I recently learned about the difficulties they're having in regards to zoning ordinances and wanted to write on their behalf. My understanding is that they require a parking variance from the Board of Zoning appeals and I'd like to respectfully request they be given one.

Cupcake is one of only a handful of bakeries I regularly patronize in the Twin Cities. I could talk about how much easier it would be to have a close location so I don't have to drive all the way to Minneapolis (a feeling I'm sure is shared by many in St. Paul). But, really, this is about allowing Cupcake to bring a much needed commodity to the area. They would offer a unique, fairly priced product that no other nearby business can provide. Their wide selection of cupcake flavors is second to none and can't be found anywhere else. Surely, something as one-of-a-kind as Cupcake has a home in St. Paul's "destination shopping" district.

Again, I am hoping that the Board of Zoning appeals will see fit to allow Cupcake to bring their own special brand of delicious goods to a very welcome home in St. Paul by granting them a parking variance.

Thank you for your time.

Sincerely,

Brian Farrey-Latz
1115 Elway St. #307
St. Paul, MN 55116
612-387-4090

Debbie Crippen - Fwd: Parking Variance Requested for 949 Grand Ave

From: YaYa Diatta
To: Crippen, Debbie
Date: 1/6/2012 9:03 AM
Subject: Fwd: Parking Variance Requested for 949 Grand Ave

FILE
11-282158



The Most Livable City in America

Yaya Diatta
Zoning Inspector
DSI
375 Jackson St. Ste #220; Saint Paul, MN 55102
P: 651-266-9080
F: 651-266-9009
Yaya.diatta@ci.stpaul.mn.us



Falsehood has an infinity of combinations, but truth has only one mode of being.

Jean Jacques Rousseau

>>> "Greg Seifert" <gseifert@ame-corp.com> 12/9/2011 10:50 AM >>>

Dear Ms. Diatta-

I am writing in regards to the proposed zoning variance requested for 949 Grand Ave (the Cupcake bakery). My wife and I own 976 Summit, which stands at the SW corner of Summit and Chatsworth. With 350 feet of frontage on both Chatsworth and Summit overlapping more than 16 street parking spaces, I believe that we are the residence that will be most affected by the proposed parking variance.

We are in favor of GRANTING the variance and wish these prospective restaurateurs luck in their new endeavor.

We do however request that the parking load of the STAFF at the new bakery, which we believe makes up the bulk of the multi-hour parking along our frontage, be instructed to park over a broad base of available parking spaces extending well north of Summit or south of Grand. We find the retailers on Grand to be an asset for the entire neighborhood and feel it is appropriate for all of us to share in the parking load that their employees bring. Customers can be hard to herd, but staff can be trained to be respectful in this regard.

Best Regards,

Greg and Sara Seifert
976 Summit

Corinne Tilley - Grand Avenue Cupcake ~ parking variance

FILE
11-28-158

From: Angela Heiss <heissang@gmail.com>
To: <corinne.tilley@ci.stpaul.mn.us>
Date: Tuesday, December 27, 2011 12:00 PM
Subject: Grand Avenue Cupcake ~ parking variance

Hello Ms Tilley ~ I am writing in support of the new Cupcake location on Grand Avenue in St. Paul. Please consider allowing the parking variance as I think this business will be a tremendous asset to Grand Avenue and St. Paul. Please consider this request.

Thank you,

Angela Heiss
651/2356801