

The following is a letter that I sent to Dave Thune and Bill Dermody regarding the use of the warehouse building in my neighborhood (actually, across the street). I feel that approving the use of the existing building as a self-storage facility will be something that is useful to the artists who've moved into the neighborhood, and will be create a low impact use for a neighborhood that's had an incredible influx of new neighbors and their vehicles over the last year.

Todd Jones has visited my house and explained what his plan is for the building, and I feel that it would be a really good match to the immediate neighborhood. I am hoping that the city can approve of his plan and allow him to put the long vacant building to use.

I know that many people in the neighborhood are suggesting that the building be converted into a brew-pub type facility, but I feel that the building is ill-suited for that use (you can't punch windows into a building made of span-crete panels without compromising their structure), and there are already plenty of bars along West 7th. I would like to see the 'vitality and activity' developed on the lots to the west of the brewery building. New construction there would have a clean slate in creating a more aesthetically inviting environment with adequate parking as part of the design rather than trying to shoehorn it in to this concrete warehouse with little parking available on any side. Todd's plan for the building is a good use for the building.

Thank you.  
Alan Meyer

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From: [alanrmeyer](mailto:alanrmeyer)  
To: [bill.dermody@ci.stpaul.mn.us](mailto:bill.dermody@ci.stpaul.mn.us)  
CC: [ward2@ci.stpaul.mn.us](mailto:ward2@ci.stpaul.mn.us); [fortroadfed@fortroadfederation.org](mailto:fortroadfed@fortroadfederation.org)  
Subject: Brewery Neighborhood resident requests that self-storage facility be approved  
Date: Wed, 22 Oct 2014 14:35:25 -0500

Mr. Bill Dermody and Councilman Dave Thune,

My name is Alan Meyer and I live at xxx Duke Street, at the corner of Duke Street and Palace, and the warehouse building that is being considered for a self-storage facility is directly across the street from my house. I have called Dave's office about this a while back, and I have participated in discussion on the 'West 7th is where all the cool kids hang out' Facebook group that Dave will be familiar with. If you come down to my corner, you will notice that there is no one who lives closer to this building than me.

I am one of the neighbors who was visited by Todd Jones, heard his plans for the warehouse building, and felt that what he was proposing would be a really good use for that building. I am one of the neighbors who signed the petition in favor of his proposal, and I would hope that his proposal can be approved.

I was really hoping that Phil, the ex-brewmaster, could have pulled together his plan of using a portion of the building for a brewery museum and micro-brewery in the SW corner of the building while using the north side for an indoor parking facility. I would have trusted Phil to have a place that respected the neighborhood.

Now that Phil's plans have apparently been shelved and I hear the alternatives, I think that the warehouse building, given it's close proximity to so many homes (including the Brewery Townhouse development) should be put into a low-profile use such as the proposed storage facility.

As I mentioned, the immediate neighborhood around that building has had a very substantial influx of neighbors and cars, with property to the west side of the brewery still to be developed. I know that 'vitality and activity' have been words often mentioned (especially on the 'Cool Kids' postings) for what the neighborhood needs, but we've just introduced a huge amount of vitality (and cars) to the neighborhood with all of the new tenants and townhouses.

I know that many neighbors are suggesting a brew-house or club of some sort for that property, and my take on that is that this neighborhood has enough alcohol-serving establishments. This building has too many close residential neighbors to be a good location for that kind of use and, unlike Phil, I wouldn't have faith that a club owner would have any sense of history or respect for the neighborhood - especially when located in a windowless spancrete structural panel box. I would prefer to see the development that attracts crowds left to the western side of the brewery where there will be more parking opportunities and the direct vitality of West 7th Street just footsteps away.

Again, when Todd Jones paid me a visit, I felt that his project would be a very good match for this particular neighborhood - not necessarily geared towards what people in the greater neighborhood would like to come to visit - but good for the people who live in the pocket neighborhood in between the brewery and the school administration building. Todd impressed me as very respectful of the neighborhood. I hope that the City of St. Paul will see to it to approve his plan and put this building back into use.

Thank you.

Alan Meyer  
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