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The Dayton's Bluff Land Use Committee voted unanimously to oppose the conditional use permit allowing for the height requested for Dominion's proposed building on East 7th Street.

One crucial element of our opposition to the conditional use permit lies in the scale of the proposed building. The height is disproportionate to the current neighborhood scale--a Historic District. As proposed, it would be the tallest building on East 7th Street outside of downtown. Its most immediate neighbors to the west, Metropolitan State University, recently revised their plans for an almost equally high parking structure on East 7th because of fierce neighborhood opposition to its size. (They moved the parking lot away from 7th and decreased its height.) To its east, the new Mississippi Market (which has been wonderfully responsive to neighborhood feedback) was carefully built within height and size restrictions.

Dominion's neighbors to the south are residential and would be dwarfed by the new building. Its neighbor to the north, across East 7th Street, the Stutzman's Building, is a model of urban architecture. If built as proposed, the building would block almost all the needed sunshine from the community garden across the street west of the Stutzman Building. One of the Stutzman Building's tenants whose business is on its second floor talks with dread of the way the Dominion building ("a monstrosity") will erect an urban barrier that will literally darken all around it.

Dayton's Bluff Community Council- Land Use Committee opposes the conditional use permit because Dominion has consistently refused to follow neighborhood recommendations that it abide by the spirit of the East 7th Street Development Plan. Recent developments in the immediate vicinity of the proposed Dominion building have given new life to the plan's vision of an urban, walkable streetscape. The new Metropolitan State Student Center, with its restaurant open to East 7th Street; the newly opened Dancing Goat coffee shop across East 7th Street; the soon to be enlarged Common Ground; and the new Mississippi Market will all promote a vibrant street culture. Neighborhood suggestions that Dominion add street level retail have fallen on deaf ears.

Dominion has worked to plan a building with an appealing exterior. However, its mass, like its height, is out of scale with the Historic District where it is proposed. The gargantuan mass does not reflect the current or desired landscape of East 7th Street. The expansive parking lots and lack of green space are also concerns.

DBCC Land Use Committee supports Dominion in its efforts to provide low income senior housing in Dayton's Bluff and welcomes the opportunity to partnership with a company that has had an outstanding track record in other communities. However, given the scope of the current plan, impact on the community, and lack of response to community feedback, we urge you to reject Dominion's request for a conditional use permit.

Dayton's Bluff Community Council looks forward to continuing to work with Dominion on ways to modify their proposal to meet the community needs.

Sincerely,

Land Use Committee, Dayton's Bluff Community Council

Sage Holben, Chair

