



**West 7th/Fort Road Federation**  
974 West 7th Street  
Saint Paul, Minnesota 55102

651-298-5599  
FortRoadFederation.org

January 28, 2016

Mr. Richard Dana, Chair  
Saint Paul Heritage Preservation Commission

RE: 445 Smith Avenue

Dear Richard,

The Federation supports the application of Limestone Properties to revise the site plan in order to meet off street parking requirements for accessibility and a trash enclosure.

Sincerely,



Shawn Devine, President

**From:** joann.schreiner@usbank.com [mailto:joann.schreiner@usbank.com]  
**Sent:** Thursday, January 28, 2016 1:45 PM  
**To:** amy.spong@ci.stpaul  
**Cc:** Dermody, Bill (CI-StPaul); Noecker, Rebecca (CI-StPaul)  
**Subject:** Heritage Preservation Commision Hearing (1/28/16)

Hellò Amy,

Just want you to see how close we get to 445 Smith when backing out of our garage into the alley going onto Smith Ave, it would be that close going out the other way to head towards 7th street. It is very narrow now, there really is no room for a walkway (sidewalk). Even less room when you have to pile snow on that side and that is where it would have to go, there is no boulevard in front of 445 Smith because of the entrance to the Stone House.

This is my husband's truck, I drive a Chevy Cruze which is smaller, however I too get that close, because of the way our garage is situated, we have to be very careful not to hit the building (445 Smith), which we can see, not to sure if we will be able to see someone in a wheelchair, it will definitely be more difficult and extremely dangerous.

Joann Schreiner  
433 Smith Ave  
St. Paul, MN 55102





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**From:** [dickhaus@comcast.net](mailto:dickhaus@comcast.net) [mailto:dickhaus@comcast.net]  
**Sent:** Wednesday, January 27, 2016 8:23 PM  
**To:** City of Saint; Dubruiel, Paul (CI-StPaul)  
**Subject:** Re: 445 Smith Ave zoning application early notification

Planing Division this is in response to the plan to move the brew building to the south 22 feet in order to allow a handicap parking place and a 4 foot sidewalk on the side of the alley. The objections to this plan are numerous the alley is narrow and is currently used by a number of trucks and as a short cut by people going from Smith to 7th street this is done at all hours of the day and evening. The plan to move the brew house (building) changes the view of the property from seeing 20-30 ft of the building to seeing all but 4-6 feet of it with the glass connection will becoming a very visible part of the building if it's even possible to be built and used. The other question that this raises is the level of brewing that will be at this location; the larger building has a capacity of 28 bbl's with the smaller building having a 42 bbl ability with cold storage for 30 bbl's this doe's not match what Tom S told the city councele back last year. Again I object to the fact that Tom doe's not feel that the handicap entrance needs to be the same as the one his friends will use. Richard P. Haus 444 Smith Av N St Paul Mn 55102

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**From:** joann.schreiner@usbank.com [mailto:joann.schreiner@usbank.com]  
**Sent:** Friday, January 22, 2016 12:39 PM  
**To:** Noecker, Rebecca (CI-StPaul)  
**Cc:** Spong, Amy (CI-StPaul)  
**Subject:** Heritage Preservation Commission Agenda for January 28, 2016

Hello Rebecca and Amy,

Happy Friday to you both! Rebecca congratulations on being our representative for Ward 2.

I am sending this email to you in regards to the hearing on January 28, 2016 regarding 445 Smith Ave, Tom Schroeder's property which is right across the alley from our property, 433 Smith Ave. According to his plan (#5 in the attachment below) he would like to cut a 4' wide sidewalk in the alley. I definitely hope and pray that this request is denied. Not only would this be extremely dangerous for disabled people, it would be extremely dangerous for any person walking in the alley. With Bad Weather Brewing at the other end of the alley we have more vehicle traffic in the alley then we ever have had, in the last 28 years we have lived at 433 Smith Ave.

We use the alley daily to get in and out of our garage, the alley is not very wide and pulling in and out is tight, no matter which end, which way, we pull in or out of the alley or the garage, we come very close to the building at 445 Smith Ave, and to have a walkway (sidewalk) right there it will be too dangerous. Disabled or not, backing out of our garage into the alley is hard enough to see vehicles coming from either end of the alley, and if someone is in a wheelchair, it will be even more dangerous. Also we have to consider the weather conditions, if icy or slippery will cause even more dangerous conditions for pedestrians (disabled or not) and vehicles. The alley is used by vehicles daily, not only by the people that live there and use the alley however, garbage trucks, service trucks for Bad Weather Brewing and also their employees and their customers.

I am in fear for people's lives if approved to have a walkway (sidewalk) in the alley for 445 Smith Ave.

If Tom Schroeder needs a walkway (sidewalk), I don't mind, I just ask that it be on the other side of his building not in the alley.

Sincerely,

Terrance and Joann Schreiner  
433 Smith Ave  
St. Paul, MN 55102  
(651) 340-1749

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**From:** Lindsay Marie Lopez [mailto:LXLopez@primetherapeutics.com]  
**Sent:** Thursday, January 28, 2016 4:13 PM  
**To:** Spong, Amy (CI-StPaul); Noecker, Rebecca (CI-StPaul)  
**Subject:** HPC File 16-014 / 16-016 445 Smith Avenue

Good Afternoon Amy and Rebecca -

I am writing to bring into testimony for this evenings hearing in regard to the request of 445 Smith Avenue

for a single ADA parking space in the rear of the property along with the request of a 4 foot walkway to be conjoined into the alleyway. As a neighboring resident of the location in question for more than 25 years, that has no other choice but to use that entryway of the alley to access parking on my private property, it is the most hideous proposal I've ever read. This particular alleyway joins one busy street to yet another and had already been highly traveled by people cutting through from West 7th Street to Smith Ave or vice versa. Now that Bad Weather Brewer occupies the other end of the alley business patrons are also in use of traveling through.

I would like to bring attention to specific statements within Title III of the ADA: Public Accommodations - Public accommodations must comply with basic nondiscrimination requirements that prohibit exclusion, segregation, and unequal treatment. They also must comply with specific requirements related to architectural standards for new and altered buildings; reasonable modifications to policies, practices, and procedures; effective communication with people with hearing, vision, or speech disabilities; and other access requirements. Additionally, public accommodations must remove barriers in existing buildings where it is easy to do so without much difficulty or expense, given the public accommodation's resources.

#### ADA Parking Space

Point number 1 of the "Description of Changes" states that there has been an ADA accessible parking space added. Let me elaborate that a cement slab had been added behind the property shortly after construction of the project started. Meaning that an ADA parking space has not been "added", rather that the space has been deemed as a convenient ADA parking space. This ADA parking space has limited visibility on both the left and the right side of the space, as the proposing property is directly on one side and a privacy fence boarding the neighboring property is on the other. Directly behind this parking space is a wooden electrical pole and an attached deck to the Bad Weather Brewing Company's building. The limitations of visibility and the physical limitations of accessibility to the parking space are considered barriers depending on an individual's disability. Because not all of these barriers are not public property it would be impossible to remove or better accommodate the parking space for the safety of a disabled person and the rest of the public that uses the alleyway to get through.

Point number 5 requesting the :4-foot wide marked, exterior path running along the south edge of the alley..." Let me point out (pics have been provided via email by other neighbors in which have addressed similar concern, please reference those if needed) that a 4-foot wide walkway would not run along the edge of the alley, rather it would take up more than half the alley. To create a walkway with the intention for a disabled person to use, if need be, in a busy alleyway is putting a person with a disability in extreme danger. With the size of the alleyway, amount of traffic that travels through, the type of people (leaving the brewery after an evening of having a few), and the remaining residents trying to get on and off of our private properties the idea of a walkway is ridiculous.

Bike paths have been added to public streets around St. Paul, in which the City had to build room to accommodate the safety of the cyclists and the motor vehicle operators, this should be viewed no differently.

I would like to recognize the first portion of the ADA listed above: Public accommodations must comply with basic nondiscrimination requirements that prohibit exclusion, segregation, and unequal treatment. - this proposal is separating those without disability to those with disabilities by one class being capable to use the front doors verses the incapable having no other choice but to use the back door. Almost reminds me of the old times where it was "man" or "woman", "white" or "colored" people. We shouldn't have to be subject to limitations of access to a venue because planning chose to not securely and physically make it possible for convenience.

Thank you for your time,  
-Lindsay Lopez

433 Smith Ave North, St. Paul, MN 55102

**Lindsay Lopez**  
Insurance Specialist  
Family Planning  
Prime Specialty Pharmacy  
Prime Therapeutics

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**From:** Paulette Myers-Rich [mailto:pmrich22@hotmail.com]  
**Sent:** Tuesday, January 26, 2016 11:49 AM  
**To:** Spong, Amy (CI-StPaul)  
**Cc:** #CI-StPaul\_Ward2  
**Subject:** HPC File 16-014 and 16-016 445 Smith Avenue



I am writing to oppose the addition of a parking spot and adjoining sidewalk to accommodate handicapped access at 445 Smith. The attached photos are the view from my window. I am somewhat startled that this plan is even being considered, much less officially submitted for approval.

I've lived across the street from this property for 14 years and have witnessed numerous times the large garbage trucks and semi-trucks that enter and exit this alley with barely inches to spare between the stone house and the garage on the north side of the alley. Vacating four feet for a sidewalk is logistically impossible for the vehicles that use it, and hazardous to any able-bodied person, much less a handicapped one. There simply isn't the room. The grass alongside the stone house is driven over all the time, and it is where snow piles up in the winter when the alley is plowed. You can see in the photo above that a car parked alongside the building has narrowed the distance for a car to pass, making it a very tight fit. How can a walkway work in this location?

Also, the adjoining property on Smith Avenue has a driveway directly across from the area proposed for a sidewalk. There is just enough room for them to back out without making contact with the stone house. A walkway would impede their ability to use their drive. The loading dock for Bad Weather Brewery is also adjoining this walkway. Needless to say, this alley is much more active than it was formerly- and as it is, too narrow for larger trucks. In fact a complaint was sent to the Fort Road Federation about this years ago when the building was operating as Armstrong Tires, as their trucks would knock the bollards over that protected the gas meter on the side of the stone house. That meter was relocated due to this hazard. The issue of the trucks was resolved only when Armstrong Tires closed. Semis and large trucks are frequent in the alley once again now that a new business has moved into that site. And there are numerous taproom customers that use this alley at all hours to exit onto Smith Avenue, without regard to the signage directing them to vacate the alley at W. 7th St. This plan is hazardous, and ill conceived in terms of the needs and activity of the other users of this public right-of-way.

There is also the ongoing issue with icing conditions in this part of the alley, which has been diligently cared for by neighbor Terrence Shriner, who has always taken care of that area for his driveway. He will not be there in the future to do so, as he is moving. This area of the alley must be very well-maintained due to the slope that is present. Melting snow tends to turn to ice in that section and it can get very slippery for both vehicles and pedestrians. Therefore, once again, this is not a good location for access for a wheelchair or walker due to these conditions. Needless to say, a very busy Smith Avenue is at the base of this slope with a drive that runs right into it. Anything on wheels is liable to slide back into Smith. And there really is nowhere for snow to be placed now that the large walkway recently installed in the front of 445 Smith by the owner has removed the boulevard. This means snow gets piled up in areas that creates a

barrier and a blind entrance for drivers entering the alley from the north on Smith Avenue. Another hazardous condition. I simply cannot imagine that the city could approve this plan given the significant exposure and liability for any accident that would result from these conditions. I ask that you deny this plan for handicapped access for these reasons.

Sincerely,

Paulette Myers-Rich  
David Rich  
436 Smith Avenue  
St. Paul, MN 55102