

Johnson, Nick M

From: Anne Snyder <asnyder@alliedparkinginc.com>
Sent: Friday, March 30, 2018 12:56 PM
To: Council Secretary
Cc: Johnson, Nick M
Subject: Conditional Use Permit for Westwood Community church, case # PL2018-48

Dear City Council Members:

I am writing to address some concerns about the potential Conditional Use Permit for place of assembly at 6301 Cecilia Circle where Westwood Community Church is looking to lease approximately ½ of the 70,000 SF building. My concerns have to do with traffic and parking.

As Property Manager of Dewey Hill Business Center located next door to the property on the west side, traffic, parking and safety are constant concerns for my Tenants. The Owners of Dewey Hill purchased the property in May 2014 and at the time it was only 35% occupied and had been that way for at least 10 years prior. From the day I took over as Property Manager, the Tenants have been complaining about how difficult it is to get out of the property driveway on to West 78th Street. I contacted the City of Edina to see if there could be a sign added to the Cecilia Drive stop light saying No Right Turns between 4-6 pm M-F and if we could get a left turn lane onto the property. They completed a traffic study and gave the property a left turn lane, but denied the signage because they felt that it was more important to have the flow of cars get out from Cecelia Drive.

Fast forward to today. Dewey Hill is 91% occupied with a full parking lot during business hours. The property has Tenants including a 24/7 courier company which takes up approximately 1/3 of the building, a distribution center, and a dance studio that has about 90 kids picked up and dropped on weekday evenings, plus up to 50 kids per hour on the weekends. This has substantially increased traffic going in and out of Dewey Hill since 2014. I recently contacted the City of Edina to see if they would complete another traffic study but they said it is too soon, but would consider looking at the timing of the traffic lights.

I attended the Bloomington Public hearing on March 22 to express my concerns and learned a new piece of information that could cause additional potential issues for our Tenants. I don't recall the exact numbers, but the church is proposing to take approximately ½ of the building square footage but needs 255 parking stalls of the total 266 stalls to accommodate their parking Assembly guidelines. That leaves 11 stalls for the remaining ½ of the building. I understand that the church will be using the lot primarily during off hours and on weekends so some overlap is acceptable, but this is beyond "overlap". This would stretch the parking beyond its limits for the building. What if the Tenant for the other ½ of the building is a 24/7 operation or after hours, similar to the church; what if the church occupies the rest of the building because it successfully grows as proposed (which I understand is a strong possibility)? I have already been asked by the church about the possibility of the church using Dewey Hill for overflow parking. This will create issues with my Tenant's business operations because the east ½ of the building closest to Cecilia Circle is occupied by the dance studio, the warehouse distribution center, and the 24/7 courier service. If you look at the Westwood Church website, their other locations have many meetings on weekdays and evenings during the week, ½ day pre-school classes, all of which have pick-up and drop -offs. If this location follows suit, will significantly increase traffic. There is simply not enough parking for this use at this location, especially if the other half of the building is occupied plus the increased traffic has safety concerns.

As Certified Commercial Investment Member (CCIM), Commercial Property Manager (CPM) , and Real Property Administrator (RPA), I try and look at both sides in a professional and unbiased way. Allowing a Tenant renting only half of a building to utilize 96% of the parking, even on “off” hours isn’t logical, especially since the other half of the building is vacant, taking options away for a potential user. If the church expands into the remainder of the square footage, the parking will be even worse, causing the neighboring buildings to take on the parking issues. This is more than a Sunday issue. If the neighboring Tenants have complaints after the Conditional Use Permit is approved, will the City help to solve the issues or will it become a “neighbor” issue? Don’t look at only what is in front of you today, but also what potentially could happen, based on your decision today. The plan is that the church will take the entire building in the future. Traffic will increase at the Cecilia Drive stoplight by a large percentage and parking will be an issue with neighboring Tenants. The location works better for office/warehouse.

Thank you for your consideration.



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