
NEIGHBORHOOD NOTICE

Proposed Development | 5009 Beard Ave S. (Lake Harriet Christian Church & Day Care)

For more information & to join our email list visit <http://www.FultonBlocks.com>

What You Need To Know

Lake Harriet Christian Church at 50th and Beard was recently purchased by private developers. The developers have put forth a proposal for a five story, 63 unit apartment complex with mixed use commercial/retail usage on the ground level. The project requires significant zoning variances and we anticipate the process will be complex. A group of neighbors have organized so that we can work as a team to share information and partner to support an outcome that makes sense for our community.

There are numerous concerns about adding a project of this size to our neighborhood; below are just a few that will affect **everyone** in the surrounding blocks:

- **Traffic** - 63 units could be an additional 100+ residents and ***potentially 100+ more cars***. The developer has proposed alley-only access to (paid) underground parking with 48 spots. The existing one lane alley cannot accommodate this many people and there will be a significant impact to traffic on all surrounding blocks. Safety is a concern as is on-street parking.
- **Infrastructure** - The sewer systems and storm drains are already severely taxed. Major flooding occurs on 51st St with every major storm; many cars are totalled every year. The residential sewer system on Beard collapsed two years ago, then again last winter. The road is in disrepair and signs of another collapse are imminent.
- **Height** - A 5 story building will tower over everything on the block. As a point of reference, The Waters retirement community is only 4 stories and on an entire city block without homes.

What Happens Next?

The process is not linear. As of today, here is what we know about next steps. According to our City Planner, Peter Crandall, there are several phases including a review by the Heritage Preservation Commission, and land use approval hearings. Neighborhood groups and adjacent property owners are informed of hearings by email. Peter estimates this will be a two month process.

How Can You Get Involved

1. Please email our City Planner with your concerns. Your comments will be reflected in the public record so please provide substantive, meaningful concerns.

Peter Crandall Senior City Planner – Land Use, Design, and Preservation
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2. **Get on our email list.** We will provide updates on actionable next steps as we move forward.

There is more detailed information on our website: www.Fultonblocks.com
