

March 24, 2013

Jarrold Friedel,

Thank you for engaging Mesta Park in dialogue prior to your full development of 730 NW 23rd. We are very excited that you chose to locate your business on 23rd Street, adjacent to our neighborhood. While we are excited, we have some reservations. Would you please read the concerns and comments below and reply with remedies or consolations.

Our primary concerns about your development are:

1. Noise from the patio speakers carrying into the neighborhood.
 - a. 55 decibels (until 10 pm) and 50 decibels (after 10 pm) are rather loud when you consider that normal indoor conversation is ~50-55 decibels. Yes, "normal conversation" is not loud by itself, but it is relatively loud when one imagines trying to sleep yet noise as loud as a normal conversation could be occurring outside their bedroom window. We understand that the upstairs patio will mostly be covered other than to the north, but we imagine the sound can carry backward. We have experience with sound travelling far and disrupting people trying to sleep: the mill between 2nd and 4th on Western often wakes up residents in the south half of Mesta Park (1.5 miles away) and the decibel level at their homes is 40-50. One of those residents measured a gas powered leaf blower's decibel level from inside their home at 50 decibels.
2. Noise from people walking to their cars parked in the neighborhood.
 - a. This concern is not for customers departing from dinner. Rather, it is for the late night crowd that might have a more vocal jaunt to their vehicle and perhaps spend some time chatting, talking on the phone, arguing with a significant other, etc in a front yard before departing with the radio turned up and windows down. We are concerned that this would be a common chorus during the late night exoduses.
3. Patrons cars blocking full access to driveways
 - a. Achieved by cars being parked across the street and also on each side of the driveway. Or also achieved by cars parking across the driveway—this actually happens often on Shartel near the Heritage Museum.

4. Street parking residents being displaced by 23rd Street patrons
 - a. Street parking by residents is not abundant on the 22nd Street blocks around Shartel. This concern is for for full 23rd Street development. We don't anticipate this being an issue with your development alone, but it will be a problem when 23rd Street is fully developed.

Items 1 and 2 are our primary concerns.

I have heard that some rooftop bars in Midtown and Downtown have self-imposed early end-of-music or end-of-service hours. I think this is to not bother nearby residential buildings.

Does your establishment really need to be open until 2 am? Guernsey Park, a nearby restaurant/bar is only open until 10 pm on the weekend. We think not being open late would prevent the occurrence of concern #2.

We greatly appreciate that you have taken steps to secure parking to prevent your guests from having to park entirely on neighborhood streets. On that note, would you pledge to have your staff not park in the neighborhood?

The background for our concerns is to keep the perimeter blocks of Mesta Park family friendly and desirable to new home owners. 22nd Street is still very fragile in terms of recovery from blight, and any changes that decrease the attractiveness of this street could stall the recovery and doom these blocks to dilapidation and minimally maintained rental properties.

Please let us know what you think about our top concerns and corresponding remedy ideas.

Many Thanks,

David DeWitt

President

Mesta Park Neighborhood Association

P.S. Attached is the agenda to the last MPNA meeting regarding your development