

Community Issues Meeting DRAFT Minutes
Monday, May 9, 2016 — 6:00-8:00pm — Whittier Park

Attendees: Megan Lauer, Brooke Erickson, Collin Ehret, David Tauer, Brian Wood, Mary Gazca, Jim Erickson, Ibrahim Demmaj; Mohammed Abdi, Felino de la Peña, Scott Wolf, Brad Utecht, Tyson Kamp, Dan Hanson, Alyssa Cassada, Andrew Nordick, Dave LaViolette, David Schroth, Brian Foster, Greg Schmidt, Graham Hallman, Anne Gorton, Laura Jean, Emanuel Tekle, Kenya Weathers, Joanna Krause-Johnson, Fadumo Abdinur-Anab, Marie E. Listopad **Staff:** Ricardo McCurley, Paul Shanafelt, Lucy Lawson, Camilla Fartun Jamal **Presenters:** Jo Ann Musumeci, Midtown Greenway Coalition; Ben Somogyi, Aide to Council Member Lisa Bender; Don Gerberding, Master; Phil Rooney, Youth Farm; Emily Lund, Whittier Farmers Market

Welcome

Welcome at 6.05 by Brett Vandebussche, CI Chair. Agenda was reviewed. Standard of conduct policy was reviewed. **Motion** to approve the Agenda, with the addition of a street sign issue, **Carried**. Introductions were made. Minutes from April CI meeting were reviewed. **Motion** to approve April CI meeting minutes **Carried**.

Announcements/Community Comments & Discussion

Midtown Greenway Coalition: Appointment Jo Ann Musumeci

Jo Ann is the current representative of the Whittier neighborhood on the Midtown Greenway Coalition and would like to continue in the role this year. The Midtown Greenway Coalition is a nonprofit, and as the board representative, Jo Ann represents the neighborhood and also advocates for the Greenway. She is currently the chair of the Art Space Committee – look out for this year’s upcoming Greenway Glow.

CI Motion 1: That the CI Committee supports the appointment of Jo Ann Musumeci to the board of the Midtown Greenway Coalition. **Motion Carried: 24-0-0**

5th Ward update Ben Somogyi

Ben Somogyi (Councilmember Lisa Bender’s policy aide) briefed attendees on City Council activities and neighborhood issues. They are advocating for a 4-way stop at Clinton & 22nd, Public Works has denied the request, saying there wasn’t a clear and demonstrated safety problem. After some car crashes at 28th & Stevens, the City is working on improving sight lines, restriping the pavement, etc. The Rex 26 project came before the Planning Cttee of the Whole (CoW). Still have some concerns with massing. Lisa Bender invites feedback on the project, beyond the CI meeting. Citywide updates: Have come to City-MPRB agreement to address funding needs for City parks and streets, with a racial equity framework. Also working on the municipal earned sick leave policy. Attendees asked about traffic safety in the n’hood, including the 22nd & Clinton intersection, the 25th & 1st intersection, and the best way to get crosswalks painted/repainted. Ben commented that Public Works is switching to more durable paints. CARAG nhood is looking at using NRP funds for crosswalks. There is also the [Paint the Pavement](#) program: can get a permit from City to do a creative paint treatment to intersection.

Whittier Taskforce Update

Crime & Safety Task Force – Kenya Weathers/Ricardo McCurley

We are rolling out the Bike Patrols this month, and the MPD Open House is Tuesday May 17. Encourages people to contact Councilmember & Neighborhood Association. Wayside House and Hennepin Elementary have written support letters for making more space for school buses, adding a school zone sign & adding stop signs on the E-W corners of Clinton and 22nd, which is currently a

2-way stop-sign. Attendee suggested also talking to MIA, Electric Fetus and St Stephen's. Attendee suggested Pleasant & 27th for another 4-way stop. Livable Streets Task Force has been looking at that one.

CI Motion 2: The CI Cttee supports moving the no parking signs on Clinton Ave to allow for more buses, adding a school zone sign to Clinton Ave and adding stop signs on the E/W corner of the intersection of 22nd & Clinton. **Motion Carried: 25-0-0**

Enviro Sustainability TF meets on the last Wednesday of the month, and is looking at the Blooming Alleys program by Metro Blooms. Community Events: Artmesh Traveling Artshow is at the office on Friday. Spring Clean Up in April was very successful, as was the bike tune up last Thursday: Sunrise Cyclery tuned up 40+ bikes for free for the community.

Rex 26 Project Proposal (Lyndale & 26) Don Gerberding, Master

Don presented his plans for the SE corner of Lyndale & 26, a mixed use development with grocery store on the ground floor and 100 units above. He talked about the project at three previous meetings. He is still in discussions with Aldi. City will call it 6 stories – if 1st floor is above 20 ft it counts as two stories. Project has first floor of 23 feet height because the loading area for the grocery store plus trash disposal is all inside the building and need to get trucks in and out, with road and alley having a 5 ft difference in grade.

Residential floors are shaped like an 'H'. The back of the property will be an urban garden – working with Red Cedar Gardening on a resident garden. The H shape reduces mass and provides light and air. Exterior materials: metal shingles, brick and corrugated metal to define mullions and between windows. Small area plan says area is targeted for more density. Residential 2nd floor has fitness room looking over Lyndale.

Need to rezone some lots from C1 and OR2 to C2 – two of the lots are already C2. Cannot split zoning in one property.

Attendee objected to the height of the building, saying Lyndale looks wonky because of the mix of heights. Another attendee disagreed, saying Lyndale looks wonky because of its awkward mix of commercial and residential. Attendee expressed concern about potential traffic issues on 26th and Lyndale. Don raised the future reconstruction of Lyndale. Other attendees also raised concerns with traffic along Lyndale. Reconstruction of Lyndale is estimated to be 8-10 years out. The Murals building is a similar height, but the Greenway is zoned differently to the rest of the residential neighborhood. Gerberding says a number of buildings in the neighborhood are greater than 4 stories. Attendee said that the development will set a precedent for the Lyndale corridor, not the n'hood as a whole. Another attendee raised the loss of single family homes. Gerberding said that he may be able to relocate the house that is in the best condition.

CI Motion 3: The Community Issues Committee supports rezoning the lots in question at 2601-2621 Lyndale Avenue South from C1 and OR2 to C2. **Motion defeated: 9-14-0**

CI Motion 4: The CI **does not** support the conditional use permit to increase the maximum height from 4 stories/56 feet to 6 stories/67.5 feet. **Motion carried: 15-7-1**

CI Motion 5: The CI Meeting supports the variance to increase the maximum floor area ratio (FAR) from 2.4 to 3.24. **Motion defeated: 7-15-1**

CI Motion 6: The CI **does not** support the variance to reduce the southern interior yard from 13 feet to 5 feet. **Motion carried: 16-7-0**

CI Motion 7: The CI supports the variance to reduce the eastern interior yard setback from 13 feet to 0 feet at its closest point for the upper floors. **Motion defeated: 7-16-0**

CI Motion 8: The CI supports the variance to allow off-site parking for French Meadow, which has C4 zoning. **Motion defeated: 9-11-2**

Youth Farm Site: 2807 and 2809 Pillsbury Ave

Phil Rooney

Youth Farm is a nonprofit that works with youth, community and food justice. Whittier Alliance funding helped to build the garden on Pillsbury, and over the past four years Youth Farm have been growing food and doing summer youth programming at the site. The site is still under lease; there is a garden section with three smaller raised beds and two beds that are 8 by 20, and a nice open grassy space next to the garden. They have had a tough time maintaining the garden as they would like. Many of the kids who built the site have grown up and moved away and had trouble recruiting kids this year. They also had a tough time securing water. They had access to a fire hydrant, but the hoses would get cut. Last year was without water. The long term goal is to reestablish the garden next year, but will not be doing this year. Due to publicity around this meeting, the property managers of the building on the northside of the site have offered water. Lots of kids don't have access to youth programs in the neighborhood, especially with the closure of Bethlehem Community Center and Jabbook. Phil wants to spread the word in the neighborhood about Youth Farm's programming – they want kids for their other nearby summer gardens to the south. He asked for ideas from attendees for the site. Attendees suggested: fruit trees, community gardeners who are on the Soo Line waiting list who are comfortable with a one-year commitment. Youth Farm would love some volunteers who are willing to do mowing and picking up trash, or someone who was willing to act as a coordinator for the garden. Other suggestions to WA from the community: butterfly habitat, watershed, native plantings or a rock garden.

Whittier Farmers Market

Emily Lund, Market Manager

Whittier is getting a brand new farmers market in the lot behind Calvary Church, with 15 vendors. One day may move to the Cheapo parking lot. Will be a Craft & Produce market with tradespeople, craftspeople, place-making art projects, and Eat Street businesses. Market opens June 4. They are looking for volunteers, vendors, entertainers, etc. [Look at the website](#). Vendor fees are cheapest deal in Minneapolis!

Motion to Adjourn: 8:10pm. Motion Carried.**Minutes respectfully submitted by Lucy Lawson.**