Attendees: Nate Rastetter, Ben Cowper, Cassie Tommerdahl, Brigid Higgins, Kevin Beaudin, Walker Reiss, Emma Sherman, Greg Schmidt, Win Hornig, Jesse Oyervides, Steve Hornig, Matt Barthelemy, Stephanie Brown, Nicole Weiler, Phou Silivay, Mariana Arriaza, Shannon Dotson

Staff: Kaley Brown
Speakers: William Wells, Morgan Luzier, Rebecca Parrell

Meeting called to order at 6:36pm by Kaley Brown, Whittier Alliance Executive Director.
Agenda & Code of Conduct are reviewed.

June 2019 meeting minutes reviewed; approval to be taken up again at August meeting alongside July minutes**.**

Motion to approve agenda. **Seconded**. **Approved.**

Development Project Presentation: 2520 Grand Ave S, William Wells & Win Hornig
- This is the first time they will be presenting at this committee; they will incorporate feedback and ideas into the project and come back in August to present updated plans. They have plans to submit designs to the City in October.
- Currently on this site is a vacant parking lot; there are lots of multi-family apartment building surrounding the site with mixed zoning - some up to R5. Classified as "Urban Neighborhood" under the 2040 plan, which allows for multifamily properties of up to 3 stories.
- They plan to build a 2 story building under the specifications for the 4d Affordable Housing program through the City of Minneapolis in one of two possible designs/layouts:
    - A 6 unit building made up of 1 bedroom apartments all at roughly 510 sq. ft.; would not require any variances but a possible need to rezone it to R4. $1125 per month.
    - A 10 unit building made up of studio apartments all at roughly 490 sq. ft.; $1050 per month
- Feedback requested on potential building design & the breakdown of unit types/sizes/costs:
    - Design: Committee overwhelmingly preferred aesthetic of a single family home-like design over a "modern" design with metal panels like other new developments in recent years have had - **vote tally of 14-0-0.**
    - Unit type/breakdown: Committee did not have a preference for six 1-bedroom units vs. 10 studio units - **vote tally of 5-4-5 (one bedrooms, studios, don't care either way)**
- Architect and owner intend to come back in August to demonstrate feedback was incorporated into an actual design for the site vs. just inspiration.

Development Project: Garfield Parking Lot
- Rebecca Parrell, City of Minneapolis - Community Planning & Economic Development (CPED)
    - CPED is a large department at the City with lots of different divisions; Rebecca works with programs that provide loans and grants to businesses and organizations to help

administer them; she works with bonding, access to resources, and the purchase/sale of commercial or public land in the City of Minneapolis.
- ○ The Garfield parking lot was purchased by the Public Works dept in conjunction with other stakeholders -- property owners and business owners in Lyn-Lake.
- ○ Current challenges for that parcel are that wayfinding is poor, people do not know the public parking is there.
- ○ The 2040 comp plan indicates that on that parcel there should be a 2-6 story, mixed-use space with commercial frontage to Lake St; could be a mix of housing and commercial; likely to be 6 stories on 2 commercial corridors, Lake and Lyndale.
- ○ All of the Garfield stretch needs to be activated in some way; no visible surface parking allowed. Some public parking will most likely be included in the final proposal.
- ○ There needs to be an affordable housing component included; could be 100% affordable, could be a percentage of units designated as such.
- ○ Process: currently in the stage of RFP development; this project will be slightly different in that they want to solicit as much public feedback as possible on what elements to include in the RFP because it is publicly-owned land.
    - ■ The Ward 10 Office and CPED hope to host an open house in September within the actual lot to generate ideas and creativity for the RFP.
    - ■ They hope to release the RFP for developer applications before the end of the year and have selected a proposal in Q2 of 2020.
- ● Morgan Luzier, Lyn-Lake Parking Committee & Lyn-Lake Business Association
    - ○ Small business & property owner in Lyn-Lake, including a parcel adjacent to this proposed development area. She has been involved and activated with regard to this project for a few years as a representative of the Lyn-Lake Parking Committee & co-chair of the Lyn-Lake Business Association.
    - ○ Wants to get the neighborhood excited about the possibilities of this project and the chance to shape the RFP that developers ultimately respond to -- it's public land!
    - ○ What is important to you? Pedestrian experience, public realm elements, interesting architecture? Lyn-Lake and Whittier deserve an amazing development.
    - ○ The parking study revealed there's enough parking available now, but it's difficult to find, and what about when density in the area is increased?
    - ○ Let's stay engaged and bring more neighbors into the process at the September open house!

Updates & Upcoming Opportunities

- ● Past development project updates
    - ○ 28th & Garfield - Yellow Tree
        - ■ Approved by City Council & moving forward
    - ○ 318 W Lake St. - Abe Demmaj/G&L Furniture
        - ■ Approved by City Council & moving forward
    - ○ 26th & Blaisdell - Yellow Tree
        - ■ Approved at Planning Commission
        - ■ Deadline for any appeals to be filed in the coming days
- ● Bender/Ellison rental screening and deposit ordinances and the "Safe and Affordable Neighborhoods" campaign

- A small group will be meeting to discuss ideas for approaching this conversation; individuals interested in being a part of that group should reach out to the WA staff or talk to Brigin Higgins after the meeting to be looped in.
- 2nd draft of developer questionnaire for review/feedback/vote at the August meeting
- Solar Easements Research / Discussion to continue at the August meeting
- City of Mpls Long term Affordability Pilot Program feedback sessions - 7/17 and 7/18

Meeting adjourned at 8:03 pm.

Minutes submitted by Kaley Brown.