

Whittier Housing and Land Use Committee Meeting Minutes
April 19, 2022, 6:30-8:00pm
Zoom Digital Meeting

Attendees: George Rishmawi, Jim Kumon, Jo Ann Musumeci, Kobie X Price, Aaron Tag, Brigid Higgins, Morgan Luzier, Bruce Brunner, John Crawford, Josh Potter, Laura Andrews, Kelsey Fogt, Ron Johnson, Hassan, Nick Hutchinson, Ryan Kronzer, Stuart Stephens, Shannon Dotson, Aaron Keith, Danny Villars, Dean Tautges, Saed Wadi

Presenters: Brigitte Bjorklund (Zan Associates), Christina Perfetti (MnDOT), Jim Kumon (Heirloom Properties)

Staff: Kaley Brown, Robb Larson

Welcome/Introductions

- The committee went through a round of introductions.
- The meeting chair presented the agenda. **Agenda approved.**
- The meeting chair recognized Standard of Conduct; Non-discrimination and Anti-racism; and Conflicts of Interest Policies.
- The committee reviewed the March minutes. **March minutes approved.**

Transportation

- **Lyndale Ave Lane Conversion Project** - Josh Potter (Hennepin County), John Crawford (KLJ)
 - Hennepin County is piloting a 3-lane configuration for Lyndale Ave between Franklin Ave and 31st St to evaluate effects on safety, access, and community impact
 - Two one-way traffic lanes with one center turn lane
 - Current schedule aims to re-stripe roadway in June 2022 and evaluate results from July to October
 - Community conversation about full reconstruction of Lyndale Ave from Franklin Ave to the Midtown Greenway will be informed by the results of the pilot project
 - More information at hennepin.us/lyndale-avenue-safety
- **I-35W Green Crescent Landscaping Project** - Christina Perfetti (MnDOT), Aaron Tag (MnDot)
 - MnDOT is finishing up the 35W reconstruction project and is planning to install resident-focused landscaping on the neighborhood side of the sound walls at 26th St & Clinton Ave, 27th St & 3rd Ave, and Green Crescent on 29th St / Greenway & Stevens Ave
 - Project will go out for bid later this year, and plantings will happen in 2023
 - Committee discussed planting indigenous plants and pollinators, public art and murals to deter graffiti, and lighting and branding for entrance to Whittier

Development

- **Whittier Alliance - 2116 Nicollet Avenue Lot** (George Rishmawi, HLU Chair)
 - Work is underway on developing on RFP to select a development partner for the lot at 2116 Nicollet Ave
- **Kmart Site Development - Community Engagement Process Update** (Kaley Brown, Whittier Alliance)

- Whittier Alliance bid on an RFP from the City of Minneapolis to conduct community engagement for the development of the Kmart site in partnership with other community partners
- **Eilat Group LLC & Locus Architecture - 2542 Blaisdell Ave and 110 W 26th Street** (Jim Kumon, Heirloom Properties)
 - Heirloom Properties is partnering with Langerman Construction under Eilat Group LLC to construct two multi-family housing projects at 2542 Blaisdell Ave and 110 West 26th St.
 - The current design proposes two 3-story buildings of 26 units at 2542 Blaisdell and 15 units at 110 West 26th.
 - The developer is pursuing a setback variance for the building at 2542 Blaisdell.

General updates, announcements, opportunities

- Whittier Neighborhood Earth Day Cleanup is Saturday, April 23 from 9 AM to 12 PM at Clinton Field Park, Whittier Park and Soo Line Garden.
- The Annual Neighborhood Meeting is Saturday, May 14 from 1 PM to 2:30 PM. Find Zoom call information, register to vote, learn about running for board, and nominate a Good Neighbor and Good Business at whittieralliance.org/annualmeeting.

Meeting adjourned at 8:10 pm.

HLU Meetings Every third Tuesday of the month

NEXT MEETING: Tuesday, May 17th, 6:30-8:00 pm @ Zoom

Meeting minutes respectfully submitted by Robb Larson.