

Whittier Housing and Land Use Committee Meeting Minutes
January 18, 2022, 6:30-8:00pm
Zoom Digital Meeting

Attendees: George Rishmawi, Stephanie Brown, Stephanie Bradley, Renee Munro, Nate Rastetter, Nate Broadbridge, Kami Brodie, Chuck Smith, Patience, Jeff Mandycy, Nick Hutchinson, Danny Villars, Joseph Kunkel, Jessica Harner, Mayrah Udvardi, Andy Goke, Beth Schmiesing, Christian Dean, Becky, Caleb Crossley

Presenters: Niko Kubota (Juxtaposition Arts), Faith Kumon (Project for Pride in Living), Michael Pink (Left Lane Ventures), José Antonio Zayas Cabán (Our Streets Minneapolis)

Staff: Kaley Brown, Robb Larson

Welcome/Introductions

-The committee went through a round of introductions.

-The meeting chair presented the agenda. **Motion to approve the agenda. Seconded. The motion passed.**

-The meeting chair recognized Standard of Conduct; Non-discrimination and Anti-racism; and Conflicts of Interest Policies.

-The committee reviewed the November minutes. **Motion to approve the November 2021 minutes. Seconded. The Motion passed.**

Development

- **Whittier Alliance - [2116 Nicollet Avenue Lot Purchase](#)**
 - Committee is beginning preliminary RFP development process and has been assigned a city planner
- **Lake & Nicollet Future**
 - Community share back sessions are underway this week
- **MCAD New Campus Project** - Niko Kubota, Juxtaposition Arts
 - MASS Design Group shared overview of masterplan
 - MCAD is in pre-design phase of student housing and mixed use project on southwest corner of site
 - Cuningham shared high-level project schedule, project priorities, and potential designs for student housing
 - Online Community Conversation - Saturday, January 22, 11 am - 12 pm. Online via Zoom at <https://us02web.zoom.us/j/82462420619>
- **2607 2nd Ave S** - Michael Pink, Left Lane Ventures
 - Site of former single family residence that was destroyed by a fire
 - Christian Dean Architecture shared presentation on proposed development
 - Development questionnaire is available on the [Whittier Alliance Development Tracker](#).
- **Wells Fargo Development** - Faith Kumon, Project for Pride in Living
 - PPL presented updated plans for the development at the Wells Fargo site at Lake & Nicollet, including updated renderings, cost estimates, funding and schedule
 - 3030 Nicollet project: mixed-use building with 110 units of affordable housing
 - 15 studios, 10 1-br, 55 2-br, 20 3-br, 10 4-br units
 - 12 project-based Section 8 units (2-, 3- and 4-br units)

- Earliest completion date is winter or spring of 2024

Planning

- **Futsal/Multi-use courts at Clinton Field Park**
 - Futsal/Multi-use courts were approved to be constructed at Clinton Field Park using existing Whittier Park Dedication fees. Read more at the [Star Tribune](#) and [Sahan Journal](#).
- **Soo Line Garden ADA Ramp**
 - Stakeholder group has been meeting regularly to discuss the proposed access ramp to the Midtown Greenway through the Soo Line Garden. Most of the discussion has been focused on alternative proposals for the ramp on the south slope of the Midtown Greenway. Hennepin County and the Railroad Authority have been intransigent on these proposals, since the south slope is reserved for future high speed rail projects.
 - Committee looked at preliminary timeline and potential designs for the ramp
 - **Q:** Has the county addressed the contaminated soil under the garden from the former Brownfield site?
- **Whittier Lyndale Bikeway** - José Antonio Zayas Cabán, Our Streets Minneapolis
 - The City of Minneapolis had committed to the Whittier Lyndale Bikeway project as an immediate remedy to street concerns before the 2024 reconstruction of 1st Ave S.
 - The City of Minneapolis went through with planning a protected, two-way bikeway between Downtown and 40th Avenue S on 1st Avenue and Blaisdell Avenue. Construction was due to be completed in the fall of 2021, but Public Works recently pushed the timeline back to 2022. Public Works has also delayed the planned reconstruction of 1st Avenue S from 2023/2024 to potentially as late as 2026.
 - Our Streets Minneapolis is advocating for the city to construct the remaining portion of the bikeway in 2022 and restore the original timeline for 1st Ave reconstruction. More information at [Our Streets Minneapolis](#).

Meeting adjourned at 8:21 pm.

HLU Meetings Every third Tuesday of the month

NEXT MEETING: Tuesday, February 15th, 6:30-8:00 pm @ Zoom

Meeting minutes respectfully submitted by Robb Larson.