

Community Issues Meeting Minutes
Monday, September 11, 2017— 6:00-8:30pm — Whittier Park

Attendees: Felino de la Pena, Holly Verhage, Saralyn Romanishan, Greg Schmidt, Samantha Smith, Teresa Murphy, Kathryn VanDyhoven, Jen Kader, Laura Jean, David Schroth, Morgan Bird, David Bagley, Grant Rockwood, Paul Wilmes, Mary Browning, Wanda Classen, Sarah Elfering, Morgan Luzier, Omir Fateh, Aaron Diederich, Kris Martinson, Kaley Brown, Tina Erazmus, Lori Priefer, Rebecca Lewis, Jackie Cherryhomes

Staff: Ricardo McCurley, Dan Stanton

Presenters: Tina Erazmus, ESG Architecture, Lupe Development

Welcome

Welcome at 6:30 by Jen Kader, Whittier Alliance Board Member. Introductions: name, where you are from, and what your hope for the meeting is. Agenda was reviewed. Standard of conduct policy was reviewed. **Motion** to approve the Agenda **Carried**. Introductions were made. Minutes from July CI meeting were reviewed. **Motion** to approve made. CI meeting minutes **Carried**.

Announcements/Community Comments & Discussion

- Ricardo overviews candidate forum that n'hood orgs will put on for Ward 10
- MakeHomesHappen is organizing on forums all over the city specifically regarding affordable housing

- Development
 - Ricardo overviews new way of handling development at Community Issues Meetings
 - Provided contact information for developers, representatives at City/State level

- Developers that come into neighborhood are not coming in as a good neighbor
 - Yellow Tree (2449 Lyndale) choosing to not come to the meeting illustrates that

- Food desert, urban jobs, grow soil → training september 30th + october 1st, scholarships offered

- WA is publishing asset maps on our website: affordability, current rental rates, cultural asset mapping, transit maps based on 2010 census at the latest

Ward 10 Update

Office of Lisa Bender - Tina Erazmus

- **New police chief**
 - Unanimously approved by City Council
 - Organizing event for later this fall
- **Budget**
 - Mayor Hodges budget presentation is tomorrow afternoon

- Affordability, police reform, housing stability, bicycling infrastructure
- **Housing Stability**
- **35W Transit Access Project beginning today**
 - Website: <http://www.dot.state.mn.us/roadwork/current.html>
- **2449 Lyndale Ave S**
 - Went through zoning board
 - Will go to city council if there's an appeal of board's decision, which there has not been
- **510 W Lake**
 - Expressed concerns about the size
- **Bike Lanes**
 - 26/28th St
 - Ballards will go in tomorrow
 - Project will finish next week
 - Community concern: backed up traffic during school drop off on 26th St by Whittier International School
 - Tina will bring this up with Lisa Bender
- **KMART**
 - City purchased land
 - Lease ends in 2053
 - City is working with them to get lease to end earlier
- **Good Grocer**
 - Being displaced by 35W construction
 - Found site on Nicollet Avenue - 27th & Nicollet (vacant lot near Christos Greek Restaurant)
- Question: Are discussions between Bender/Hodges regarding affordable housing available online?
- Concern: many people are running red lights now, because routes on 26/28 are now more congested
 - Issue at 26th & Blaisdell - trying to go straight in a left-turn only
- Question: what kind of signage will be put up in bike lanes
- Concern: 27th & Lyndale: very unsafe, hard to cross
- Clarification: Lyndale is a county road → city officials point us to the county; Lyndale is not yet on the 5-year plan

Development - 2449 Lyndale Ave S

- **2449 Lyndale Ave S**
 - Developers are not here
 - Yellow Tree came to WA for four story development
 - Went back and forth at CI, most of variances passed through us
 - Attempt to save the house that would be lost
 - Planning commission denied variance on height
 - Neighbors believed this would dwarf their houses
 - Height variance was not given
 - Left their FAR variance moot
 - Yellow Tree is coming back to planning commission with 3-story design
- **Comments/Concerns:**

- Clarification: they're going back to City Council, since they already went to the Planning Commission
- Teardown starting next week, based on neighbors' comments
- Pedestrian overlay: creates rules that facilitate a walkable neighborhood
- No longer appealing zoning board, 3 stories tall, which won't require variance, other changes for ped overlay: set further up towards sidewalk
- Can we appeal?
 - Historically, once they have given a variance, or if it's already permissible, they can't deny it
 - Can we get a legal opinion?
- If neighbors care, it matters more than if the Whittier Alliance contacts the City
 - Contact all those listed on the handout (**see:** end of these minutes)
 - Jason Wittenberg, senior planner
 - First resource on page, on CPED's website, there is a list of projects in progress in the City
 - Great resource for any development going on in the neighborhood

Development - 10 W Lake Street

510 W Lake Street - Lupe Development

- ESG Architects
- 110 units of workforce housing, targeting median income
- 74 parking stall below ground
- 34 surface parking stalls
- Amenities: 250 bike parking, bike station, community center, 1/3 of units will have balconies
- LED, high-r-value, low flow plumbing, green roofs
- Projected 14-month schedule until completion
- Don't want to overpark it, ratio is at 0.8
- **Design Team**
 - Met with LynLake Business Association
 - Met w/ Committee of the Whole
 - Fitness Center, community room, bike area, dog area along lake Street
 - Parking on North/Rear of site
 - Unit mix: studios, 1 and 2-bedroom
 - 20% is 2-bedroom
 - Roof deck overlooking North of Whittier
 - Storefront windows on 1st floor facing Lake Street
 - There will still be parking on both sides on street, no streets will be cut
 - Concerns about residents coming out of parking lot onto Harriet, congestion
 - There will also be traffic coming out of the alley
 - There has not yet been a traffic study
 - Open air balcony in the back alley
- **Questions/Concerns**
 - Harriet side: increased congestion
 - Focus group studies with neighborhood groups: we need housing for families

- Concern: this unit will not accommodate families with the size of units
 - Comment: instead of green strip, have a yard
 - Question: what kind of materials are you using?
 - Firestone, steel
 - Will bring back a sample product next CI Meeting
 - Morgan, from LynLake Business Association
 - Lynlake design and development team - renters, property owners, business owners - community liaison between community, city and neighborhood
 - **Found five issues:**
 - This project lacks ground floor retail despite being in a commercial node, pedestrian overlay - want to see vibrant, active use on the ground floor - want to see in all developments
 - Harriet Avenue: avenues are residential life
 - Harriet Avenue side is all screened parking - feedback: move amenities from Lake Street to Harriet side or add walkups to Harriet side
 - Massing - six story building - concern is that it's a very long building.
 - FAR (Floor-to-Area Ratio) variance is double what is supposed to go on a parcel like this
 - Suggestion: reduce the size so it isn't so massive
 - Concern about quarter parcel: Garfield and Lake Street - requesting zero lot line
 - Flyover Alley - just don't like it
 - Area Median Income (AMI) dictates rent of the building - \$86,000 - AMI
 - Around the development is 1 + 2-story buildings
 - Can the building fit the surrounding heights?
 - Contracted to stay for 15 years as affordable. Are there any requirements in terms of renting practices?
 - Fair housing, credit checks, background checks
 - Concern: within those, these checks can be a concern since some that would be applying have these marks against their record
 - How much does one pay to apply to live in this apartment?
 - Serving people that make \$42,000/year-range
 - Jackie Cherryhomes, consults with developers in the neighborhood
 - Recently did a project at Broadway & Penn
 - Rates quoted are very close to market rate in the neighborhood
 - Immigrant-owned business - Auto Repair shop - hate to see them have no place to land
 - Suggestion: utilize large balcony space as green space
 - What is average/median tenant stay in other properties?
 - ~ 3+ years
- 7 units set aside in partnership with Hennepin County

- For people on their list looking for affordable housing
 - They will keep them vacant for 14 days, work with county to see if there are people on their waitlist to find housing for
 - They will be back at next month's Community Issues Meeting to present again based on questions, comments and concerns from this month's
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Representative Contact List:

City Planners:

<http://www.ci.minneapolis.mn.us/cped/planning/index.htm>

2449 Lyndale: Andrew.Liska@minneapolis.mn.gov

Lake & Harriet: Peter.Crandell@minneapolis.mn.gov

City Council Representatives:

Ward 10 - Lisa Bender

<http://www.minneapolis.mn.gov/ward10/index.htm>

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MN Legislature:

District 62A - Representative Karen Clark

www.house.leg.state.mn.us/62A/

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rep.karen.clark@house.mn

District 62 - Senator Jeff Hayden

www.senate.mn/senatorhayden

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MN 5th District - Keith Ellison

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Motion to Adjourn: 8:15pm

Minutes submitted by Dan Stanton