

**DRAFT—WHITTIER ALLIANCE BOARD OF DIRECTORS—MOTIONS & ACTIONS  
TAKEN—DRAFT  
meeting held November 23, 2009; Whittier International Elementary School**

**Potential Rezoning Motion**

**CI Motion 1:** The Community Issues Committee supports the non-conforming use permit for a 3<sup>rd</sup> unit at 2021 Pleasant Ave S. in an R2B zoning. **Motion passes. 11-0-0. Motion Carried at Board.**

**FC 1 Motion:** The Finance Committee moves to accept the Oct 2009 financial report for the Whittier Alliance. **Motion Carried at Board.**

**Old Business: Sept Postponed Motion**

**CI Motion 9:** The Community Issues Committee moves to support an application for historic designation for the 1904 portion of Salem English Lutheran Church at 608 W. 28<sup>th</sup> St. and asks that Councilman Lilligren recommend the designation to the Heritage Preservation Commission. **Motion Carried at Board on Nov. 23, 2009**

**BD Motion 3:** The Whittier Alliance Board moves to postpone discussion on CI Motion from the Sept. meeting regarding historic designation of the 1904 portion of the Salem English Lutheran Church **Motion Carried. 13-0-1.**

**Whittier Alliance Resolution Regarding  
Proposed Rezoning of South of 28<sup>th</sup> St  
November 23, 2009**

The Whittier Alliance Board of Directors applies the comments below on a broad basis to the proposed Midtown Greenway Rezoning Plan west of 35W and specifically to the proposed zoning changes bound by the north side of Lake St, the south side of 28<sup>th</sup> St, east side of Lyndale and Stevens Ave.

- We acknowledge that the city needs to plan for the future and further development
- We acknowledge that if the proposed rezoning is approved, the existing zoning/use would be “non conforming” until or unless a development parcel was proposed, a building sold, a rebuild from a fire, vacancy, etc did not happen within one year
- We acknowledge that there will be development, transit, land use alteration that

- will occur that might not be preferred but is part of the growth of a City
- We acknowledge that Lake/Lyndale and Nicollet/Lake are transit and commercial corridors
- We are not advocating for no change, we are advocating for a less impactful change that transitions the housing and retains the businesses

The Whittier Alliance board objects to the proposed rezoning in the Whittier neighborhood for the following reasons:

- The proposed rezoning removes housing choice from the neighborhood
- The proposed rezoning is a blanket rezoning lacking sensitivity diversity in housing, texture of streets, retention of green space, environmental impacts, historical assets, etc.
- It sets the stage for enforced blight
- The Whittier neighborhood is dense. The housing surrounding the Greenway is dense. A more thoughtful and managed approach to rezoning in the Whittier neighborhood would server the neighborhood and the City more effectively.

**BD Motion:**

The Whittier Alliance Board of Directors moves that the proposed Midtown Greenway rezoning decision be postponed until a more thorough evaluation of and data on the impacts can be provided with specific attention to:

- Economic and population projections for the proposed rezoning vs existing status
- Socio-economic impacts of the proposed rezoning
- A count or range of the potential number of units that could be built with the up-zoning of approximately 115 parcels from I1-2-3 and R-2 to R 5 & 6
- The anticipated absorption rate of the current housing/commercial surplus and the anticipated absorption of the proposed R 3-5-6 density & retail/commercial uses
- The economic impact of the job loss from living wage, professional and blue collar jobs that are in the path of the rezoning
- The impacts and associated costs for infrastructure, traffic mitigation, storm water run off, environmental losses, public safety and law enforcement, etc. improvements and changes associated with the increase in proposed density
- The impact of loss of historic fabric of the neighborhood and City

The board further request that the current parcels of single family homes and duplexes with R2 zoning in the Whittier neighborhood be retained or rezoned no higher than R3

**Motion Carried at Board.**