



WA Community Issues Meeting Minutes

Whittier Park

Monday, January 9th, 2017

6:00 - 8:00 p.m.

Attendees: Felino de la Pena, Christine Popowski, Brian Foster, Jen Braith, JoAnn Musumeci, Marie E. Listopad, Dave La Violette, Mary Gazca, Joanna Krause-Johnson, Jesse Oyervides, Michelle Bruch, Kevin Beaudin

WA Staff: Ricardo McCurley, Camilla Fartun Jamal, Joey Whitesman

Presenters: Lindsey Wallace- Ward 10 representative
Scott Nelson and Daniel Oberpriller- Development presentation on Lyndale & Franklin

Welcome/Call to Order -

Welcome at 6:12 by Michael Malone. Agenda was reviewed, Introductions are made. Standard of conduct policy was reviewed. **Motion** to approve the Agenda **Carried**. Minutes from 12-12-2016 CI meeting were reviewed. **Motion** to approve 12-12-2016 CI meeting minutes **Carried**.

Announcements/Community Comments & Discussion

Ricardo:

- B.A. meeting coming up 4:00pm on Wednesday, January 11th G and L Furniture/ The Eat street 20th anniversary will be discussed
- Affordable Housing Complaint update- check out affordable housing web page for more info.
- Possible Comp Plan meeting January 25th 6:30-8:30
- Strategic Plan and Asset Mapping projects underway. Mike is heading up outreach Task Force, contact him with questions

Ward 10 updates- Lindsey Wallace

- Budget was passed and an overview of projects CM Bender supported is listed in her newsletter
- Development on 26th and Lyndale approved by council and is moving forward
- White Castle plan is to renovate the building and site but it is not currently in line with pedestrian overlays passed in November
- Upcoming events- Renters Rights Meeting 8am January 10th at the Wedge Table
- Priorities for the city's infrastructure program are being discussed: some resurfacing projects are being moved up as a result. Hennepin between Lake Street and 36th street is one of those projects (Hennepin is a city road not county road south of downtown)
- The other priority project is 26th and 28th street protected bikeways- part of the city's bicycle master plan. Ward 10 will want to hear from Whittier in this area

- Staff recommendations on \$15 minimum wage are due in June, 2017

A discussion of the Lyndale and 26th development follows with the following key ideas:

- What changes have been made to the project to get it approved? Main differences are the removal of a floor and altering some street scaping.
- They went to their neighbors for signatures. Signatures were required to re-zone. Facade has changed to include more brick.
- **There is a request to get renderings for the project on Whittier website.** It's currently on city's website under planning commission meetings. Google rex 26 minneapolis.gov, scroll to bottom for renderings.

Development Presentation: Scott Nelson of DJR & Daniel Oberpriller of CPM

Proposed development on five lots from 2009 to 2017 Lyndale Ave

- We want to continue our investment in Whittier
- CPM is a Minneapolis based development company
- Lyndale and Franklin is one of the busiest streets, we want to make sure our designs appropriately fit into the neighborhood
- Mortimers will stay and surface lot behind will stay along with the house behind Mortimers
- New proposal streetscape: street trees, bike rows, parking accessed from behind alley, landscape on south, common areas and social areas all facing street
- Entire site is zoned C2 so still thinking about exact zoning code
- Plan as presented does not cast any additional shadows
- 6 stories, 75 units planned. mostly studios and some one bedroom apartments planned
- Dan states that \$1,000 for a studio is affordable and realistic for the market and that this is not a family-oriented site in general
- Range of units- 394 SF to 600 plus SF
- CPM's business plan is to replace housing stock with market forces and affordability without government subsidies
- This is a private development with private money. We're not applying for housing tax credits

Questions and concerns about the development proposal follow with the key ideas being:

- We are a one bedroom/ studio heavy neighborhood so the development increases concerns for diversity in housing stock
- The costs are unaffordable for such small square footage. Dan responds to this and justifies cost by explaining the struggles developers face with construction and land prices
- Questions and concerns about parking and traffic situation-the development has 28 stalls inside the property and another 8 outside (36 total, all surface parking). They still need 2 more to meet requirements. There's no parking requirement for Mortimers currently. Site not big enough for underground parking. We're moving towards transit.
- Discussion of traffic- CPM is trying to make the development multi-modal and pedestrian friendly for transportation since so close to CBD. They will provide bike repair to tenants
- CPM tries to reduce price of rent without sacrificing quality- no balconies example. Large windows in small units another example. More social spaces, rooftop gardens
- Affordability through smaller building type and material vs. money from city. Cement construction first floor, wooden frame above
- Will you allow section 8 in this building? No plans at this time
- As a comparison, CPM's Chroma has 75 units, with roughly 1/3 of apartments being studio, 1/3 one bedroom, 1/3 2 bedroom units

- Full presentation at next planning commission meeting in Feb. / CPM will present to WA at Feb. CI meeting with more details on streetscape/lighting. CPM seeks a little design input from neighborhood as well
- Center units recess for entryway of building
- Concerns for Stormwater management- site is small enough that there are no official requirements
- Mortimers 10,000 square feet. Parking defines what will be there
- Bottom floor retail? Not enough square footage for amenities in building so won't have retail on first floor
- What are you doing to address crime? No balconies is not good for eyes on the street
- How do you keep people in Whittier long-term with this model of development?

New Year New Ideas Visioning- CI topics/ engagement: Michael Malone CI Chair

- Following up on November's CI Engagement strategy meeting
- "Big sky" example of sharing thoughts introduced (Robert Thompson idea from the city) / less centralized and more open approach for setting agendas.
- New updates are coming to the CI page on WA website including agenda item form to participate and contribute to the agenda more easily. A way to make things more transparent
- Joey introduces idea discussed in office of having broad, important topics (collected from CI feedback) as part of the set agenda and gets feedback/ additional topics written out
- Request to add November CI feedback to the website
- Discussion on feeling helpless with developments coming into the neighborhood and politicians not representing Whittier or coming to meetings. Attendees share several differing views on development in general and clarification on what can be done to influence type, affordability, etc.
- Ways to address development concerns include the Strategic Plan as well as Comp. Plan
- Suggestion to change meeting date and time of CI discussed and WA staff will create a Survey monkey to see if better time for CI meeting

Old/New Business

- City comp plan and whittier's stake in it discussed
- From Eat Street with Love- Cookbook for sale. Sell at farmer's market?
- Ricardo explains Board Application process and eligibility requirements

Mike and Ricardo thank everyone for coming and for their participation.

Meeting adjourns at 7:50pm

Minutes respectfully submitted by Joey Whitesman