## Whittier Housing and Land Use Committee Meeting Minutes

Tuesday, April 18, 2023, 6:30-8:00pm Hybrid Format: MCAD (2501 Stevens Ave, 2nd Floor Emeritus Conference Room) + Zoom Digital Meeting

Attendees: Y Sussman, Morgan Appleberry, Nate Broadbridge, Paul Jablonsky, Kaydande, Joann Musumeci, Willow Kreibich, LXP, Jesse Oyervides Presenters: Paul Gates, Paul Gates Architect Staff: Kaley Brown, Meggie Garcia, George Rishmawi

## Welcome/Introductions

-The meeting is called to order at 6:30pm.

-The meeting chair presented the agenda. Motion to approve the agenda is seconded and passes unanimously.

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

-March Meeting Minutes were reviewed and approved.

-Attendees completed a round of introductions.

## Whittier Alliance - 2116 Nicollet Avenue Lot update/Annual Meeting 4/22/2023

- Newsletter sent out today releasing details on Alliance Housing, WA's chosen development partner
- Alliance Housing
  - Non-profit affordable and supportive housing provider
  - Also based in Whittier; currently shares office space with Agate at 24th and Nicollet
  - Properties they own/manage are mostly in Whittier or in Minneapolis area
  - Manage mostly single room occupancy and older apartment buildings
    - Properties owned weren't originally designed for SRO and have a lot of drawbacks
    - Excited to create what we believe are the first new construction SROs in the area in recent years
  - Alliance Housing started in the 90's to help homeless transitioning out of homelessness by purchasing duplexes
  - Now they manage scattered sites and hire management to deal with the bigger properties they own
  - Work in a low barriers model housing
- Currently applying for grants as a partnership to build up financing for this development
- Q: grant proposal run along with construction? What is the order of this happening?
  - Need to have a design far enough finalized for funders/donors to accept design
  - Funding process can take years but hoping this can be done quicker
  - Do not want to take the design process very far without community involvement upfront
- Q: Are the buildings on each side of the property involved?
  - They have been contacted; still in works to figure out vehicle access options, if any
- Q: Can you share the cost and ownership of the building?
  - $\circ$   $\;$  Alliance and Whittier in progress of figuring out ownership structure  $\;$
  - WA taking lead in community engagement
  - Alliance will be ultimate owner of building/lot

- Alliance also has more experience and funding for this project and it's an opportunity for WA to learn the process with a lesser amount of risk
- Q: Why has this plot been vacant for many years?
  - Previously was a funeral home but was demolished years ago
  - Previous owners had a rough plan to develop in the early 2010s and walked away from it
- Q: What is Alliance's relationship with Simpson church
  - No relationship but have similar models in terms of the supportive housing programs
  - Simpson is going through their own development to have transitional housing for people experiencing homelessness
  - Goal to eliminate homelessness
- Design:
  - Lot has no alley had to accommodate trash/recycling or deliveries; would happen from Nicollet Ave currently
  - This is a 6 story building with 1 floor of commercial use, 2 floors of SRO units, and 3 floors with a mixture of studios and one bedroom units
  - Will come with regular furnishings
  - Common kitchen with built-in dining area, lounge areas, and terrace for SROs
  - Common shower and bathrooms (single user shower/bathroom)
  - Service provider on each floor
  - Proposing a terrace off the second floor facing Nicollet Ave
  - Trying to fit as many uses as possible on ground floor
  - Wanting a lot of windows/multiple entry points to keep the streetscape active
  - Possibility/pursuing art grants for art installations in the building
  - 2 entries: Residents and commercial entry
  - Having professional management hired by Alliance housing on one side
  - Alliance will have office space splitting ground floor with WA
  - Sidewalk has slight 3ft lift to take into consideration affect need for accessibility ramp
  - Bike storage for WA and Alliance staff
  - Small room away from main office to take calls or meetings in
  - Open break room/set up as lobby event space
  - Alliance main office placed in back of main floor
  - Quiet room designed into space
  - Front street facing split between Alliance and WA
- Q: What are the 2 white striped block on south back side of design
  - These are for electrical requirements
  - Air wells for basement equipment
- Q: Does WA share entrances with residents?
  - Not entirely. Shared entrance with alliance for their clients
  - Secured door (fob access maybe)
  - Design shown is not set in stone, more changes coming
- Q: Any garden space? Opportunity on terrace for gardening?
  - No air well vent take up space
  - Cautiously showing patio design maybe taken out because its closeness to site line
  - Very limited space not much room for landscaping
  - Depends conversation hasn't been had yet
- Q: Rooftop gardens?
  - Maybe lots of demand for roof space with mechanical equipment
  - $\circ \quad \text{Demand for solar}$
  - Lots to consider

- Q: Chance that we will have to cut a story? (design is 6 stories tall)
  - No, allowed to have to 6 stories
  - $\circ$  ~ No problem coming from zoning codes so far
- Q: Materials?
  - Concrete first floor, wood upper levels/ concrete very expensive
- Q: Exterior design what it takes to design it?
  - The more efficient envelope the more cost effective
  - $\circ$   $\;$  Leans more into the contemporary look because of this  $\;$
  - With space and cost it makes it difficult to design something outside modern contemporary design.
- Q: Will basement have anything else outside of electrical ?
  - Yes WA storage, extra bike storage. Design still in progress

## Meeting adjourned at 7:47 pm.

HLU Meetings Every third Tuesday of the month NEXT MEETING: Tuesday, May 16th, 6:30-8:00 pm - Hybrid in-person/zoom meeting Meeting minutes submitted by Meggie Garcia.