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?
  - 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
   ○ 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
  ○ 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
  ○ 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.