

WBCC Land Use committee:

Purpose: The committee plans to fully inform the neighborhood, to listen to concerns and views voiced by the community, and to effectively communicate those concerns and views to the decision makers in City Hall and elsewhere. The Land Use Committee provides a forum for the community to review development proposals. It makes recommendations to the WBCC Board that would ultimately be presented to the city on behalf of the neighborhood as part of the City's Citizen Engagement Program.

Meeting Notes

Wednesday, June 13, 2007

6:30 to 8:00 p.m.

Community Room, Seven Corners Apartments
420 15th Avenue South, Minneapolis

In attendance: Suri Vorine, Sharon Johnson, Rossi Snipper, James Black, Bob Satamoinen, Kay Joseph, Stephanie Van Elder, Leone Carstens, David Lieberman, Steve Barberio, Glenn Follard. Rosemary Knutson, David Markle, Dudley Riggs, Dorothy Fairbanks, Joan VanWirt, Mina Oztuvik, Peg Wolff, Karen Gehrke, Stephen Kupris, Bob Lux, Deb Wolking, Tim Mungavan, Peter Brown, Emily Stern, Beth Elliot,

6:40: Meeting began with Deb Wolking, WBCDC, presented a slide presentation of the Red Nelson Project Proposal for site located at 20th Avenue and 7th Street. The WBCDC and the African Development Center will be working in partnership. A developer's checklist was provided for attendees. See attached checklist for Red Nelson Project. The CDC/ADC Partnership is proposing to build two new single-family homes at the vacant corner lot. The homes are designed to accommodate large households, but also have the flexibility to be converted to duplexes. The Units have 1900 sq. ft. with 5 bedrooms and 3 bathrooms. They include an attached 2 stall garage for parking. The homes will be sold to families with incomes at 60% or less of the area median. This is \$47,100 for a family of four and \$62,160 for a family of eight. Site Plan and Floor Plans were passed out to attendees. As more detailed plans are developed, elements for Green Development, energy efficiency and sustainability will be incorporated. Each Unit would cost \$339,778 with out subsidies. Financing is shown on green sheet passed out. Questions were asked about the percentage of equity available for subsidized housing. The Land Trust model will be used to share equity.

The CDC/ADC are requesting a vote of support for the project. They will be submitting this proposal to the City of Minneapolis and the State of Minnesota for assistance to make the homes affordable.

A vote was taken with a majority vote to support the project with a letter from the WBCC board chair.

II. Bob Lux, Peter Brown of Alatus Partners and Emily Stern of the Minneapolis Planning and Economic Development presented plans for the purchase of the 7 Corners Parking Ramp and the redevelopment of the Grandmas property into high density housing. A developer's checklist was provided for attendees. See attached checklist. Mr. Lux is planning a mixed-use development including residential and some retail. Grandma's Restaurant may continue to operate in the new development. There are no site plans available yet. Mr. Brown and Mr. Lux saw this meeting as a chance to receive neighborhood input only. Specific action will be request at a later date.

Most of the discussion centered on the ramp. Seven Corners Ramp is one of 8 being sold by the city to generate money. Next month a recommendation for the sale will be made. Questions were raised as to the amount of spaces in the ramp? maybe 800 - 240 are assigned to the Holiday Inn. If a variance or zoning change is needed the issue will go back to committee. Comments were made about the great deal of congestion for residents to find parking. Mr. Lux noted that during this summer Lunch period the ramp was only 25% full. The ramp is the least expensive (most affordable) ramp for businesses and residents in the neighborhood and around the Campus area. The current sale does not include restriction with would protect businesses in the 7 Corners (except Holiday Inn) .

Mr. Lux and partners want to work with the neighborhood. He sees that Seven Corners has been overlooked in the past few years, with little development and economic vitality. He is not interested in a 4-8 story building. He has a lot of experience with higher density housing ie The Carlyle and Grant Park condos. He will not buy the ramp unless he can build on the adjacent site. He has no intentions of tearing down the ramp

Mr. Lux proposed a subcommittee of the Land Use Committee to work with him on future planning efforts. There were no volunteers during the meeting (one person volunteered at the end of the meeting). The committee will work on forming a subcommittee for the Seven Corners development project and get back to Alatus Partners.

People in attendance expressed overwhelming support for home ownership opportunities as opposed to rentals. Also, Alatus Partners will be following LEED green building standards. He sees that in two years time there may be demand for more condos. Faculty or Alumni housing was a proposal.

Time line for decisions:

July 10th Public Works and Community Development Committee will meet.

July 20th Council will vote on the sale.

The Parking Committee of CRBA will meet weekly to determine how to keep affordable parking available for business and public use. These requirements will be incorporated into the Redevelopment Contract .

The Parking Committee will report back to the Land Use Committee with the language to be included with the sale of the ramp.

Meeting Adjourned – 8:00

Report prepared by Doris Wickstrom
Please send comments, suggestions to:
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WBCC Land Use Chair
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There was not time available for discussion of other planning issues.

- Maintain pedestrian access along vacated 5th Street between Cedar Ave. and 19th Avenue. Preserve the highly traveled pedestrian route linking destinations in the eastern and western sections of the Cedar Riverside neighborhood.
- City sale of land to owner who encroached upon Dania lot.
- Small Area Planning update
- Update Central Corridor Cedar Avenue Station

The city's future is shaped through thoughtful and responsible leadership in partnership with residents and coordinated with a regional vision.