

**Seward Neighborhood Group
Community Development Committee (CDC)**

March 10th, 2020 | 7:00pm - 8:30pm

**SNG Community Development Committee
March 10, 2020**

In Attendance (14): Tiger Worku, Lisa Boehlke, Claire (Metroplace Board), Bill (Metroplace resident), Sheldon, Daniel, John Tripp, KeeJay, Michelle, Brett, Nate (Owner of Lawless Distilling), Chris Romano (Seward Redesign), Mark Splett, Marina Luger

7:08pm Meeting called to order - Introductions
Suggestion to send agenda to CDC Listserv in the future

7:10pm March 2020 agenda approved with additions
February 2020 minutes unavailable - not passed

7:15pm **Variance of a resident deck**

Robbie and Brett purchased a house at 3402 24th St. The house was moved onto the lot in 1940's. Robbie and Brett are hoping to add a small deck off the back of the house but a variance is needed and the application asks about notification to the neighborhood group. The deck plans would increase the structure past the 45% allowed. Robbie and Brett hope to start building as soon as possible once the weather warms up. The deck would be roughly 6' and 16' from lot lines.

Per Sheldon from Seward Redesign: The traditional process is that the application/request is reviewed by the SNG CDC committee. People ask questions at the committee meeting. If liked by the committee, a motion is made and if the motion passes, it is then sent to the full SNG board for approval. If the motion is approved by the SNG board, SNG staff will then draft a letter to the residents.

Motion (Maker: Sheldon; Second: Lisa Boehlke) : That CDC recommends that the full SNG board support the application for variance of the buildable land issue of variance to go over 45% as requested at 3402 E 24th St.

Motion Passes

7:26pm **Revisit safety concerns regarding the intersection of 31st Ave and 26th St**

Robin reporting on response to emails he sent to public works staff identifying the higher-than-normal crash rate at that intersection. The Minneapolis Public Works Department looked at newer data and concluded the intersection should receive a stop sign. Robin noted that this is the first time a four-way stop was implemented at his/Cam's request. City will put it up when the ground thaws. Robin also notes that the approval of this request doesn't necessarily set a precedent for future requests.

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Motion (Maker: Sheldon; Second: Marina) CBC moves that SNG send letter thanking councilmember Gordon and aide Robin CC Steve Mosing cc Councilmember and Robert Hutchinson.

Motion Passes

7:35pm **Expansion of operations and patio at Lawless Distilling (public hearing on 3/17). 26th St & 28th Ave**

Lawless has been operating in a cramped space for the past 2-3 years. In February 2020, a neighboring tenant moved out and Lawless is going to take over the lease which will double their square footage from 2,700 ft-sq to 5,400 ft-sq. There is additional area on the building's northern exterior that Lawless wants to extend their current patio onto. The patio expansion would add a few hundred feet and would be able to seat an additional 12 patrons (double the current patio seating capacity). They have come to the SNG Community Development Committee meeting to share this information with the community and get feedback in advance of the City's public hearing on 3/17/20.

Lawless Distilling currently closes at 10pm on weekdays and 12am on weekends. They report no complaints from neighbors and report that Councilmember Gordon hasn't reported any complaints either.

CDC Motions are traditionally not brought forward if there is a public hearing coming up shortly so no motions were made relating to Lawless's sharing.

Robin notes that if the neighborhood group wanted to take a position on this, it would be appropriate for us to bring it from the Community Development Committee meeting. The hearing will be downtown at EDRS and the city has flyer'd the neighborhood.

Motion (Maker: Winston; Second: Daniel) Motion to support Lawless' plans

Motion Passes

7:40pm **Updates on Perkins Site (addition)**

Sheldon: Alexis has been working with the developer and there will be 2 public meetings. The dates and times are not yet set. The meetings will most likely be in the Seward Towers and the outcomes and summaries will be brought up in the April CDC meeting. The Minneapolis Planning Commission has discussed but not yet voted on the developer's proposal but has expressed no concerns. The development's current proposal is for a 7 story building - 6 stories of apartments and a greenhouse on top. Details of parking and land coverage are uncertain or unspecified. The units will be mainly subsidized, affordable housing and won't be as steeply affordable as the Seward Towers. Some folks will be at 30% of median metropolitan income but most will be 50% of median metropolitan income. The designs are extremely energy efficient.

Seward Redesign hasn't taken a formal position on the proposed development but personal views were expressed that the neighborhood should create a set of priorities and

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outcomes of the development sooner than later so the developer can work with those requests. The best way to have an impact is to determine the things that are important to the neighborhood and residents. The Seward Neighborhood has credibility with planning staff and could use that leverage with requests. Emphasis was expressed that the neighborhood has a lot of say on these things.

Affordable projects traditionally a covenant that makes them affordable for a specific period of time after which a private developer could make the housing non-affordable housing which would then change the population of residents. Neighbors are encouraged to have an open mind about what they want and the impact those have on the neighborhood. Financers will ask Becky (developer) if they have neighborhood support.

Suggestions for development feedback:

- Building should include something on the ground level that brings people in, puts eyes on the streets to reduce crime.
- Advise against community rooms.
- Advise against parking or entrances to apartments on front of building.
- Retail should be in the front of the building.
- As above, suggestion to push for this to be mixed-use development as storefronts and retail spaces on Franklin Ave are generally less vacant than Lake St (no commercial component included in proposal's current form)
- Evaluate access: Have developer answer questions of traffic flow impact, sight lines, and traffic flow.
- Encourage developer to implement programs or moves that would provide social benefit - mirroring those of the Arbor House in the Bronx.

Income calculations for affordability are based on the person's income as long as it's below a threshold of median metropolitan income. These residents would be for people who are in the bottom $\frac{1}{3}$ of income in the metropolitan area. Limit would be higher than those at Seward towers. 30% number for 2019 would be \$562 rent; 50% of AMI would be \$937; 70% of AMI is \$1,124 rent.

Concern was expressed about the requested height and setback variances and uncertainty of whether the proposed development's current form fits in with the neighborhood.

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Discussion of Next Steps:

Redesign encourages SNG to identify how a development like this could fit with Redesign's Great Streets Plan. It was proposed that SNG conduct a Dedicated meeting before the open houses and next CDC meeting as the open houses are tentatively scheduled sometime during the week of the 23rd. Room mixed vibe that a couple week notice wouldn't be necessary for such a meeting and that one week notice could be appropriate but there is risk that conducting it within one week may not be sufficient notice for some individuals who may hold interest in the project. Open houses could potentially be postponed. Suggestion to have the process be as transparent and inclusive as possible. Suggestion to gather peoples' ideas at the open house and using that as a focus group environment. Desire for SNG to be thoughtful about our response with the guiding values and feedback.

Contrast of this developer's approach to SNG with plans versus the approach that Touchstone took asking for community input prior to developing plans.

Additional information on LIMS site (website on where to get submissions)

<http://LIMS.Minneapolismn.gov>

Work is being done to set up the open houses and the information would be reviewed at the next CDC meeting. The CDC could then be the vision meeting in which the neighborhood would determine their values, desires, etc.

Lisa: Suggestion that we add this discussion onto SNG's upcoming executive committee meeting to make sure this gets address

Motion (Maker: Dan; Second: Sheldon) SNG should take an active role in providing facilitation, translation, and receiving public input resources for this process as well as identify who would compile all this and bring to the next CDC meeting with the values of the Great Streets Plan.

Motion Passes

8:15pm **Discussion of 5G implementation**

Fiber-optics are being put in to support wireless provider 5G towers. Concerns expressed that no notice was given to residents about the work being completed and no option for public comment - this is in contrast to Centerpoint's recent work. Concerns about the quality of subsequent concrete work. Robin suggests that if residents feel the concrete work is of sub-par quality (West side of Metroplace building and in front of the grocery store), they should call 311 and report it to the Sidewalk department of the Public Works department. Verizon may have a franchise agreement with the city for certain things and may not be required to flyer.

Motion (Maker: Sheldon; Second: Winston): SNG request that Verizon fix the concrete work on the street corner in front of Metroplace Condominiums and Seward Co-Op

Motion Passes

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8:29pm **Staff Updates - none**
Robin for Cam - already gave update

8:29pm **Redesign Report**
Started work on Focus Arts Building (formerly Fun City Dogs) - (20k Ft-sq) - MN
FOSI will be anchor tenant. Red-eye theater will be there; Somali TV production group; 2
existing tenants will continue to stay.

8:30pm **Discussion of the April CDC Agenda Items**

- **Touching Base on Perkins Site**
 - **Creating a community values statement (as part of the above motion)**