

LINDEN HILLS NEIGHBORHOOD COUNCIL

Minutes of the regular monthly meeting, November 13, 2018

LHiNC Board Members Present: Adam Beck, Ed Bell, Steve Birch (Chair), Jane Elias, Leah Fish, Robert Haider, Tom Harlan, Elizabeth McDonald, Wendy Ponte (Secretary), Abdi Sahal, and Jeff Stites

LHiNC Board Members Absent: Laura Ginsburg, Jana Griffin, Lauren Linderman and Patricia Miller

Coordinator: Becky Allen

The meeting was called to order at 7:00 p.m. The November agenda and September minutes were approved.

Welcome to New Board Members

Chair Steve Birch began the meeting by welcoming new members elected in October: Adam Beck, Jane Elias, Robert Haider, Jane Elias and Abdi Sahal.

LHiNC Treasure Award

Chair Steve Birch recognized one of the winners of the annual LHiNC Treasure Awards. Ginny Halloran was recognized for her many contributions to the neighborhood, including spearheading Bike-to-Work and other bike-friendly events, planning Kite Fest, co-lead for the Linden Hills Little Homes Tour and Nice Neighbors Day and much more.

Art Shanty Projects

Jason Buranen and Cali Mastny from the Art Shanty Projects discussed with the board reasons why the Art Shanty was unable to return to Lake Harriet in 2019. The group did not receive primary grant funding for 2019. The board is working hard on funding and outreach with goal of being back on the ice on Lake Harriet in 2020. Their goal is to get to a point where they have sustainable funding. For quite some time, they were heavily reliant on grants for 32 – 92 percent of their budget. They have held two community meetings to invite artists and community members and have received good feedback and ideas. They received very positive comments about location around accessibility and ease of access. They plan to diversify their funding stream. They are also planning to participate in the Kite Festival this year. When asked about a realistic budget, they said \$175K. Their current timeline for 2020 is to call for artists in June 2019 – would like to have ¾ of the money secured by then.

Ed Bell asked if they had considered allowin corporate sponsors to sponsor shanties; is there a way to separate art from impact of company?

Response to second draft of Minneapolis 2040

Steve Birch said that LHiNC submitted the neighborhood's concerns in a 7-page document. The concerns were not incorporated into this second version.

Ed Bell suggested writing a letter and requesting to delay vote for 60 days to allow for adequate integration of comments.

Wendy Ponte supported writing a letter to outline concerns representing our neighborhood.

Jeff Stites asked if we should find out what Linea is going to do. If we like those things, we could show our support behind her as a council. We have 2 weeks.

Steve Birch made a motion that LHiNC contact Council Member Palmisano's office, turn over the information to the Housing Committee to discuss at their next meeting, the Housing Committee will then develop a response that the full council can vote on at the next meeting.

Motion seconded. All in favor.

Variance Requests for 2620 44th Street

Developers John Gross and Andrew Commers and their architect Dan Pellinen came to the council meeting to present their variance requests for a 36-unit apartment building at 2620 44th Street. John Gross said their last development proposed for the site had been approved but for a story less. This new project is at that height. They have taken into consideration a lot of feedback from the first process: no balconies; physical footprint is smaller; variance – we are going for 36 units; unit sizes are smaller; reflects market better; prices lower because of less square footage

Dan Pellinen then spoke about the logistics of the project. The building will be three stories at a height of 42 feet with an underground garage, which will include 36 parking spaces. There will also be first floor parking off the alley. The variances on the buildings being requested are: (1) the walkout patios on ground level are too close to the property line; (2) the front entry canopy is too close to the property line; (3) part of the garage is in the setback. Pellinen describe the building as simple and elegant, and will fit in with other multifamily buildings; (4) zone for 2.5 stories 35 feet requesting 3 stories 42 feet.

The building will have "Micro units" for people wanting to live alone. Pellinen says people who live in micro-unites tend to use mass transit, bike, walk; lots of microbuildings in the city find less than 1 to 1 parking. Front wall matches retaining wall; natural vegetation on the front lawn; flat roof of garage will be a green roof, as will be the entrance canopy.

Dan said because they are in shoreline district, they are required to treat storm water that comes from the building. Our site will treat the water before leaves the site. Any water coming off roof will go through storm water system. Will have a white roof for energy reasons. Trash room inside the building. All services will happen out of the alley.

When asked about how many of each type of bedroom, Dan said 23 microunits or studios (550 sq ft), 1 one bedroom, three 1-bed plus den and nine 2-bedrooms.

Wendy Ponte aske what the rental rate will be? Answer: Smaller units attended to hit affordable market rate housing \$1400-\$2K.

Tom Harlan asked if there would be two points of access or all access off alleyway. Dan said it would be all off alleyway. Tom asked if there was a reason you didn't want to put the lot back there. John Gross said the city didn't want it.

Ed Bell said, "This is exactly what the 2040 plan is going to do. The alley access is the only one. I think it's bad planning. I think it's irresponsible. The fact of what we are doing to our neighbors. Everything should be self-sustaining.

John Gross responded by saying, "We are deeply invested in this. We are trying to be responsible. We do believe strongly that we aren't going to be overparked. People are transitioning. It's a delicate balance, a tricky bunch of lots. We are open to more parking, just not sure how to proceed.

Dan Pellinen added that they want to build as much parking as development will take. The city won't let them overbuild the parking. There's bikes, scooters, uber, and transit.

Steve Birch asked the group what they would like from the board. Dan Pellinen requested a vote to support their variance requests.

Pat Tootan, a Linden Hills homeowner, said he moved here to retire and spend the rest of his life here. He agreed with Ed – it's irresponsible. Parking is a problem. I love progress, but you cannot progress and ruin history. I'm concerned about the units, about the lot size. City vote on Dec. 3rd on this matters. Density is way too high.

Steve Birch made a motion defer the decision to the Housing Committee. They would present their decision to the board, which would vote on their decision via electronic voting, since the city hearing is on Dec 3. Motion seconded. All in Favor.

EXECUTIVE OFFICER ELECTIONS

Each candidate spoke briefly about why they want to hold the position. Candidates were:

- Chair: Steve Birch (unopposed)
- Vice Chair: Elizabeth McDonald (unopposed)
- Secretary: Wendy Ponte (unopposed)
- Treasurer: Tom Harlan (unopposed)

Board voted via secret ballot. All candidates were elected to their selected position.

TREASURER'S REPORT

Tom Harlan reported that LHiNC is in good financial health and provided a full budget breakdown. He then presented the Executive Committee's recommendations for the Fall Grant cycle.

Prime Time at Southwest High School: \$1000

This grant will provide healthy and nutritious meals to students participating in the after-school Prime Time program at Southwest High School. The mission of Prime Time is to encourage diverse

students to fully engage in the SWHS community by participating in after-school activities. The goal is to assist students to connect, achieve, and thrive personally as SWHS and Linden Hills community members.

SHINE Program – RUBIES: \$820

This grant will fund a STEM outreach program created by the RUBIES, an all-girls, Linden Hills-based robotics team. The SHINE program is an initiative to promote access to STEM education for all students regardless of race, gender, or socioeconomic background. SHINE accomplishes its mission by engaging students from underrepresented and diverse areas through enriching STEM activities.

The Southwest Lakes Community Choir - \$960

This grant will fund scholarships for Southwest Minneapolis residents who would like to participate in the choir but cannot afford the registration fee. The Southwest Lakes Community Choir's mission is: 1) to provide choir members with a welcoming environment and an opportunity to develop and improve musical and performance skills, and 2) to enrich the community through choral performance.

He then asked the board grant \$2K for Midwest Food Connection. They had applied last spring, and we were only able to partially fund them.

Motion made to approve 3 grants and add \$2K for Midwest Food Connection. Motion seconded. All in favor

COMMITTEE REPORTS

COMMUNICATIONS – Wendy Ponte, chair of the Communications Committee, provided a year-end report. It's been a very productive year: the newsletter, the welcome packet, gave our E-news editor a stipend, and almost done with a new website. The committee will soon be presenting the site to the board as a whole.

ENVIRONMENTAL - Jeff Stites, chair of the Environmental and Sustainability Committee reported that SWAC has gotten taken over by MPRB. If Executive Committee is willing, we could work with SWAC and increase the pool. Steve Birch suggested we talk about it more at the next meeting.