

**Addendum to the Minutes of September 11, 2019
FNA Meeting**

Prior to the regular FNA Meeting, an informal open house, presentation and Q & A was held with Shafeco, LLC regarding proposed developments at 51st & France and 53rd & France.

Tim Brown of Shafeco introduced himself and the company as an infill housing developer of condos, townhouses, etc. They evaluate available space options within zoning code to determine feasible infill projects. They have evaluated two spaces along France Ave within the 2040 Built Form Guidance for size, density, type of use, etc. to determine what could be developed. These proposed plans are in the conceptual and informational stage; they still need city approval.

5337 France Ave S

This is an 80 ft. lot and could bring “medium” density to the area. They propose a 5 unit condo building that is within the 1.8 floor-to-area (FAR) ratio. The building would be 3 stories and have 10 at-grade, enclosed parking stalls. This project would require a rezoning classification from R1 to R4. The limiting factor which would require a variance is the needed front yard setback of 15 ft.; adjacent properties are set back 30-60 ft.

51st & France Ave S

This proposed project would combine 3 existing lots along France Ave. (5117, 5121 and 5129). They propose a 17 unit condo building that is right at 1.8 FAR. The building would be 4 stories with underground parking; the fourth story would be set back to maintain FAR. This project would require a rezoning classification from R1 to R4. The limiting factor which would require a variance is the needed front yard setback of 15 ft. Additionally, the current zoning regulations only allow for 3 stories; they plan to ask for a Conditional Use Permit (CUP) for a 4th story because they believe the project helps meet density goals within the 2040 Comprehensive Plan.

Q: What makes these projects special that they would qualify for rezoning classification from the city?

A: The 2030 and 2040 Comprehensive Plans call for medium density use. Rezoning is consistent with long term city planning and land use guidance.

Q: Will there be affordable housing units within either project?

A: No, they will all be market rate.

Q: What is their definition of market rate?

A: 53 France: \$900K+

51 France: \$1.1 M+

Q: These proposed buildings might be consistent with what is available across the street in Edina, but did they consider the consistency with the neighboring homes that are there now?

A: As France Ave. develops over time it will grow to fill in within the 2040 guidance; this would be the first project.

Q: At 53 France, have they considered how much it will drop the values of the surrounding properties? Have they considered compensating neighbors?

A: They do not know what will happen to nearby property values; no, they are not considering compensation.

Q: Would they consider decreased price points to attract families rather than empty-nesters?

A: No, this project would not be viable at decreased price points.

Q: What does the setback of 15 ft. mean for an R4 property?

A: It is supposed to be 15 ft., but this may change within 2040.

Q: What is the application timeline?

A: They hope to present their application materials to the city within 30-45 days.

Q: 2040 calls for incremental change; this proposal is not incremental. This proposal is right next to single family homes. This will not allow for adequate light, privacy, air quality and occupancy of space. These are 2040 requirements.

A: This is not speculative. This proposal could have happened under 2030 guidance.

Q: Will these properties be pedestrian friendly? Can they include a boulevard, which provides a buffer?

A: The existing sidewalk and boulevard will remain.

Comment: People need to speak up with their thoughts and feedback; tell the city.

Comment: In feedback to the city, speak to the actual code and criteria- that is concrete and likelier for them to consider.

Comment: This affects more than just the immediate neighbors- it affects the entire neighborhood as well as other transit corridors. The size and scope of this project is untenable.

Comment: The actual zoning code for 2040 doesn't even exist, yet. It will be another 2 years.

Council Member Palmisano: She is surprised by this proposal as no one approached her office. Shafeco has not developed anything in the City of Minneapolis and she disagrees with their interpretation of zoning code. The 2040 plan has not even been approved, yet. When it is, the zoning code changes will start with tri-plexes. It is unclear how their land use application would be considered and under what conditions it would be applied. A huge goal of 2040 is affordable housing; the only thing about these proposed projects that reflect the goals of 2040 is increased density, but certainly not affordable housing nor the maintenance of adequate light, privacy and air quality.

CM Palmisano also highlighted:

- There will be a community meeting on 9/24 regarding the possibility of adding an affordable housing development on the site of the existing Ewing Ave parking lot.
- The Audit Committee is reviewing the use of police as off-duty officers.
- The Budget Committee: there will be a proposed 7% tax levy in the Mayor's budget. The Park Board is also requesting additional tax levy for youth programming.

Steve Young encouraged neighbors to provide feedback to FNA and the city on the proposals.