

**Minutes of May 12, 2021  
FNA Meeting held on Zoom**

**Board Members Present:** Chris Black, Andrea Davila, Ray Klahr, Jane Kohnen, Jill Lock, Michael Wagner, and Kirk Weber

**Guests:** Ruth Olson, Stephanie Tom, Melissa Whittler, Erin Black, CM Linea Palmisano, James Howarth, Julie Snow, Doug Gerlach, Nate Wissink and John Wanninger

**Meeting called to order at 7:05 p.m.** There were no additions or revisions to the agenda. Brief introductions were held.

**Minutes:** Minutes from the April 14, 2021 FNA meeting were reviewed. Michael moved to approve the Minutes; Jane seconded the motion. Motion carried by unanimous vote.

**Proposed 50th St. Development:** Team members from Snow Kreilach Architects, Streeter Custom Builder and Tetre Rouge presented plans for a proposed six-story, 16 unit condo building at 5011-5015 France Ave S. There will be retail space on the ground floor, five floors of condo units and 2 levels of underground parking. They are currently in the Design Concept Phase of the project and expect construction in 2022-2023. Their goal is to redevelop two parcels on France Ave to improve the retail space and add housing. They have focused on sustainability, neighborhood aesthetics and continuity in their initial plans. The 50th & France shopping district and walkability of the broader area are attractive for this type of development. Details:

- There is currently about 6,000 sq. ft. of retail space with four tenants. There is no green space.
- The project area is 17,000 sq. ft. It is in the Corridor 4 designation of the Minneapolis 2040 Plan, which allows 4 stories (up to 6 with “premiums”) and a Floor-to-Area ratio of 2.4 (3.6 with premiums).
- The proposed project is 6 stories (82’ 4”) and 3.6 FAR, including 5 premiums. The project complies with setback and area footprint guidelines. There will be 53 underground parking spaces (32 resident, 21 retail/commercial).
- They are marketing to empty-nesters, snow birds, etc., who desire a lower maintenance lifestyle. Each of the 16 units will have a garden terrace, like a backyard, to allow indoor/outdoor living. It is expected that the units will cost \$1-3M.
- The building will step back at each level to allow for sunlight in each unit and for the building to match the height of potential development to the south and east.
- The ground level retail is expected to be one or two storefronts and will likely be leased by some sort of service provider (financial planning, bank, etc.). There will be 4 units each on floors 2-3, 3 units each on floors 4-5 and 2 large units on the 6th floor. The roof will have green space to help manage stormwater runoff and will offer a gathering space for residents.
- The building has been designed to maximize energy savings and sustainability. The materials will be high quality featuring large, dark panels.

Questions and Comments:

- The building across the street on the Edina side is 4 stories; Nolan Mains on Market Street is 6.
- The underground parking will allow for 2 spaces per condo unit. They anticipate that the type of buyer they are trying to attract will have 2 cars. It is not possible to allow use of residential spaces for commercial use during the winter months when the residents may be gone.

- It is unclear if the 21 retail/commercial spots are just for the retail of the building or if they will be available to the general business node.
- The developer does not have retail tenants lined up, but expects that it will not be a restaurant or a local, independent business given the current retail climate. None of the current tenants are planning to renew their leases.
- A concern was expressed about the amount of new, expensive housing and the lack of affordable or even moderately priced new housing in the proposal. This development is for condos whereas everything else in the area is apartments. It is not feasible in today's market to develop lower priced housing given the land acquisition cost, price of building materials and increasing labor costs.
- This housing will not be affordable to the average Fulton resident.
- It is concerning that a service provider as a retail tenant (versus cute, local shops) will impact foot traffic and the appeal of the entire node. It is possible those type of tenants might be interested in two years when we have recovered from the financial impact of the pandemic.
- The environmental aspects and the step backs are appreciated.
- A request was made to use minority or black-owned contractors in the construction to help meet the equity goals of FNA.
- The streetscape component will have bike racks and be appealing to pedestrians. The goal is sustainable and safe transportation opportunities for all. There will be electric charging stations in the garage in anticipation of an increasing number of electric vehicles in the future.
- Further comments: It would be great to have a reservable community space on the ground level; 5 stories rather than 6 should be considered; and a request to have the retail/commercial parking available to the entire business district, not just their own retail tenants.

**Ward 13 Update:** Council Member Palmisano shared her impressions of the development proposal:

- In her conversations with the developer, she tried to reflect the values of Fulton neighborhood to have a sense of inclusiveness, be environmentally friendly and have neighborhood cohesiveness. She believes they have taken into account the potential zoning of the future.
- There is no affordable housing, but they have not removed any existing housing.
- The proposed design adds to the pedestrian realm of the area and allows for joining spaces.
- Fulton neighbors can participate in the planning hearings regarding this project.

CM Palmisano has extra "20 is Plenty" yard signs.

**Treasurer's Report:** Chris reviewed the April Treasurer's report. Business support grants, security rebates, newsletter and regular monthly expenses were paid out; we receive a reimbursement from the City.

**Board Openings and Vice President Role:** We still have two openings on the Board and the role of Vice President needs to be filled. There are 2-3 people interested in the Board seats and we will revisit this issue in June.

**Business Support Grants:** We are proceeding with a second round of grant funding to struggling neighborhood businesses and will open the eligibility to all businesses, regardless of prior partnership. The deadline to apply for the second round is May 31 and it is hoped to have recommendations for further grants at the June 9 FNA Board Meeting.

**Plan Modification:** With the closure of the 50th St. Traffic Plan contract, we have ~\$87K of Phase I funds available to be redirected. It was agreed to do a Plan Modification of \$25K to support park upgrades, racial equity goals and administrative costs. The rest will be under considerations for other uses and will be discussed during the neighborhood/business walk on 5/15. The Board and affected parties were provided a 21-day notice that a vote of the proposed Plan Modification would be taken at the June 9 FNA meeting.

**Coordinator's Update:**

- The yard signs promoting the racial equity survey are ready; Andrea will help distribute.
- The next Lake Harriet School equity workshop, made possible by FNA grant funds, will be on June 6. Ruth will send the registration link.
- Another grant recipient focusing on positive programming at Pershing Park will host a flower planting event on 5/15. Ruth will post the info on social media.
- It has been confirmed that the wading pool at Pershing will be open this summer. Ruth will ask about opening the bathrooms and the water fountain.
- There will be a significant amount of work necessary to create new policies for the Neighborhoods 2020 program as well as an Equitable Engagement Plan.

**FNA Committees:**

- Racial Equity: A survey has been launched. The committee is also looking at several other opportunities and will be trying to partner with the Fulton Farmers Market on a Juneteenth event.
- Streetscape/Traffic/Transportation and Business (STTAB): Michael will send info about the walk on May 15 to look at various needs in the neighborhood and business nodes.

Meeting Adjourned at 9:15 p.m.

Minutes prepared by Ruth Olson, Neighborhood Coordinator

Approved by FNA Board President: \_\_\_\_\_

Signed:

*Andrea Davila*

Andrea Davila, Secretary