



News

July 2005

The Fulton Neighborhood's boundaries are 47th Street to 54th Street and France Avenue to Penn Avenue.

Fulton Neighborhood News is published every other month by a committee of the Fulton Neighborhood Association (FNA) with funding from the Fulton Neighborhood Revitalization Program (NRP).

FNA is a nonprofit organization created by and for the residents and businesses of the Fulton neighborhood. Its board meetings are held: **The 2nd Wednesday of every month at 7 p.m. at Pershing Park—all meetings are open to the public.**

Fulton NRP is an organization of FNA that implements neighborhood improvement projects. Its committee meetings are held: **the 1st Wednesday of every month at 7 p.m. at Pershing Park.**

Fulton Neighborhood
At Pershing Park
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Consider the Value of Boulevard Trees

Mature boulevard trees add to property values, reduce air conditioning costs, and help to create a pedestrian-friendly community that distinguishes our neighborhoods from the wind-swept suburbs. Losing a mature tree to Dutch Elm disease creates a large removal expense and a stark gap on the block that takes decades to replace. Our remaining elms have become all the more valuable when one considers the seven million ash trees that Michigan and Ohio have lost since the Asian Emerald Ash Borer Beetle arrived there five years ago. (Nearly one in five boulevard trees in Minneapolis is an ash.)

In the hectic day-to-day of life, it's all too easy to take boulevard trees for granted or say "the city is responsible for those." The good news is that we don't have to wait for the tree inspector's orange spray paint to condemn a valuable tree. Several local tree care companies offer a preventative treatment (fungicide injected once every three years) for Dutch Elm disease, however it's up to homeowners to ask for this service.

For a limited time, Fulton Neighborhood can secure a bulk discount for injections covering either boulevard or private elms in your yard. Donations are also being accepted to help encourage residents to treat boulevard elms. For more information contact Will Cowden (5025 Upton) at 612-920-3248 or Neighborhood Coordinator Rhea Sullivan at 612-922-3106 by July 23, 2005.

Plan Ahead for Fall

Housing, Education Committees to reorganize

Fulton Neighborhood Association will be reorganizing its Housing and Education committees this fall to implement strategies from the Fulton Phase II NRP Plan. Fulton allocated \$271,110 to Housing strategies and \$43,380 to Educational Enhancement Initiatives. If you are interested in getting involved, send an e-mail to info@fultonneighborhood.org or call the Fulton Neighborhood Line at 612-922-3106.

Fulton Festival Spotlight

Show off your talents or your wares

The festival is fast approaching! Mark your calendar for Sat., September 17 from 11:30 a.m. - 3 p.m. at Pershing Park. The Second Annual Fulton Festival Talent Show has added two new features this year – prizes and an opportunity to audition for a TV commercial! Children and adults who enter the talent show will be eligible to win a first prize of \$50, second prize of \$25 or third prize of \$10. Winners will also be guaranteed an audition with a local casting agent.

To register, send an e-mail to community@fultonneighborhood.org that includes your name, address, phone number and a description of your act or call the Fulton Neighborhood Line at 612-922-3106.

The Festival Marketplace is a great place to showcase your small business. A six-foot table is only \$25. To register, call Mary Rogers at 612-920-3622.



How Not to Manage Stormwater

Managing stormwater on your property is good for your budget, good for area lakes and streams, good for recharge of the groundwater, and can help avoid costly public works investment in stormwater management!

Certainly it is important to direct rainwater away from your house to avoid wet basement problems. However, systems that direct water from your downspouts through pipes discharging directly into the alley or onto the sidewalk increase the burden on the city's stormwater system. (See photo.)

It's preferable to direct water from your downspouts onto your yard, into a rain barrel, or to a rain garden. To learn more, be sure to attend the Fulton Rain Garden Tour, August 5-7. (See page 4.)

Pershing Park Happenings

SWAC Fall youth sports sign ups for soccer and volleyball are in progress now until July 23. You can sign up online at www.swac.info or pick up a form at either Pershing or Linden Hills Park. SWAC Fall sports sign up/information dates are Wed., July 13 or Tues., July 19 from 7-9 p.m. at Linden Hills Park. Soccer season for 10U and up has been changed to begin the last week of August. Fundamental and squirt soccer will begin after Labor Day. Interested in coaching a soccer or volleyball team? See Rosey Vogan at Pershing Park.

All Minneapolis Recreation Centers will be closed from Aug 13 through 28. Fall registration begins August 8 at 6:00 p.m. Sign up at www.minneapolisparcs.org or at your local park. Programs start after Labor Day.

To Say Thanks...

A very special thank you to the neighborhood businesses who made the June 13th Volunteer Recognition Event possible:

Dunn Bros
Arezzo Ristorante
Broders Cucina Italiana
Dairy Queen
Pearson's Edina Restaurant

We appreciate your generous donations!

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To submit article suggestions, please contact the Fulton Neighborhood Line at 612-922-3106 or e-mail to info@fultonneighborhood.org.

Fulton Neighborhood Communication Disclaimer: FNA publishes this newsletter to enhance public access to neighborhood information. While we try to keep the information timely and accurate, we make no guarantees. Readers should be aware that information in this publication may not reflect official positions of the Fulton Neighborhood Association Board of Directors or its individual members. FNN does not print unsolicited input from readers, though it welcomes any comments or suggestions readers may wish to provide.

Major Condominium Development Planned for 50th and Chowen

By Morgan Clawson, Fulton Neighborhood Association Zoning Committee Chair

Big changes are being planned for the piece of land that is currently used by Werness Brothers at 50th Street between Beard and Chowen. Pinehurst Properties is developing plans for a 4-story condominium development with 40-70 residential units at the site.

Background: Werness Brothers' parent company elected to sell the property in 2004. CVS Drug Stores was initially interested in building a large suburban-style drug store at the site. However, this would have required a zoning change from the current office/residential designation to commercial. Zoning changes are generally difficult to make in Minneapolis, particularly if the affected residents are in opposition. Fulton residents were clearly in opposition to the CVS proposal and the company scuttled its plans.

This spring, a number of local companies made offers for the site. Pinehurst Properties was the winning bidder and now has a purchase agreement. Pinehurst Properties developed the Pinehurst Building which is located in Fulton on the east side of France Avenue between 49 ½ and 50th Streets.

The Project: Pinehurst is planning a condominium development with the following features:

- 4 stories / 56 feet high
- Brick and stone exterior w/ornamental metal railings & fences
- Underground parking – 109 stalls
- Extensive landscaping including trees on all sides of building
- 40 - 70 units
- Green roof technology which helps hold rain water on the site

Pinehurst presented their plans in two meetings to affected residents, the last of which was July 7. Beth Elliott, Minneapolis Planner, attended the last meeting and explained that the proposal falls within the current zoning guidelines. Increasing population density is one of Minneapolis' goals and the zoning classification of the Werness site (OR2) provides a platform to accomplish that.

Pinehurst will be seeking several variances that deal primarily with making the building more visually appealing to the neighborhood and more accessible to its residents. The variances include wide sidewalks and canopies at the main building entrances, and high stairways and fences that extend to the property line at the entrances of individual homes. Most of the residents present at the July 7 meeting felt that the variances enhanced the visual appeal of the project and didn't unduly encroach on adjacent neighbors.

Neighbor Feedback: Feedback on the project from Fulton residents has been mixed. Residents are primarily concerned about the height and mass of the building, increased traffic and parking, and the style of the building not fitting the neighborhood. However, many residents have stated that they like the quality and design elements of the building. Pinehurst and its architects have openly sought feedback from affected residents. Some of the feedback received in the first meeting was used to adjust the plans for the second meeting. These adjustments included setting back the fourth floor to reduce the overall mass of the building, and adding more underground car spaces to help reduce street parking.

Next Steps: Once Pinehurst has submitted a formal proposal to the Minneapolis Planning Department, the Planning Department will provide a review timeline, which will include additional public input meetings. We will publish this timeline on our website at www.fultonneighborhood.org. If you are interested in receiving e-mail updates related to the development, e-mail Rhea Sullivan at rsullivan@fultonneighborhood.org.

Rain Garden Tour 2005 or Stormwater Management 101

August 5 - 7

8:30 a.m. – 7:30 p.m.



Free!

4740 Beard Ave S

5240 Beard Ave S

5016 Chowen Ave S

5209 Chowen Ave S

5241 Chowen Ave S

5332 Xerxes Ave S

5016 York Ave S

3118 West 49th St

3601 West 49th St

Why should I be interested in stormwater/rainwater management?

For the past three years, Fulton Neighborhood Association has promoted rain gardens and other innovative approaches to rainwater management. There's more incentive now than ever for Minneapolis residents to learn how to manage how rainwater flows on and off their property. In March 2005, the City of Minneapolis separated the stormwater management and sewer fees. Each customer now pays only for the estimated demand their property places on the city's stormwater management system based on the amount of impervious surface on their lot.

The stormwater system in the city was adequate when our neighborhood was developed 60-75 years ago. However, since that time many people have added patios, two-car garages, and additions to their homes. Churches, schools and commercial properties have enlarged their parking lots. All of this adds up to more impervious surface. By retaining stormwater on your lot you can help the city avoid costly and disruptive construction projects, reduce the amount of stormwater (and pollutants) that enter Lake Harriet and Minnehaha Creek, and help reduce street flooding. It can also help you reduce your bill for lawn watering and recharge the groundwater.

How do I learn more?

- ◆ Take the tour and see rain gardens and other effective stormwater management practices in various stages of completion at homes in Fulton. Go to any of the addresses listed above to pick up a guide for the tour and information about the project.
- ◆ **Informational Workshop with Doug Mensing from Applied Ecological Services - August 8, 2005 at 7 p.m. at Pershing Park.** Following the workshop, the neighborhood will be offering one-hour rainwater management consultations (valued at \$80) for \$25, matching grants of up to \$400 to Fulton residents who redirect their gutters on their property and \$50 rainbarrel grants.
- ◆ **“How to Make a Rain Barrel” Workshop - August 31, 2005 at 7 p.m. at Pershing Park.** Demonstration of how to make your own rain barrel. Prepayment of \$25 if you want to build your rain barrel at the workshop. Register at the August 8th workshop or contact Rhea at 612-922-3106.

For more information, call the Fulton Neighborhood Line at 612-922-3106.