

[News of the 8th Ward]

A publication for Ward 8 neighborhoods: Bancroft, Bryant, Central, Field-Regina-Northrop, Kingfield, Powderhorn Park

Councilmember Elizabeth Glidden
350 South 5th Street • Minneapolis • MN 55415
612-673-2208 • elizabeth.glidden@minneapolismn.gov

Sign up for monthly e-news at minneapolismn.gov/ward8



Frequently Asked Questions About the Seward Coop Friendship store

Seward Co-op: Development Proposal for a Second Store in South Minneapolis

Seward Co-op has announced a location for a proposed second store, called the “Friendship” store, across the street from Sabathani Community Center. The location is on the south side of E 38th Street, between 3rd Avenue and Clinton. This would be a full service grocery store.

How did this proposed development come about?

This is a sale of property between two private parties: Greater Friendship Missionary Baptist Church is selling its property; Seward Co-op has negotiated a purchase agreement with Greater Friendship for its property at this location for the purpose of building a second coop, or full service grocery store.

Who is in charge of the project?

The Seward Co-op is the developer of this proposed project.

What is the role of the Carrot Initiative?

The Carrot Initiative website, carrotinitiative.com, states it is an autonomous partner in this process and plans to continue to engage and advocate with and on behalf of the community. The Carrot Initiative is funded through community donations and is not funded by the Seward Co-op.

How far along is this project? Is it finalized or approved?

This project is not finalized or approved; The Seward Coop still needs important zoning approvals, environmental review, and to finalize financing for the project, among other items. To move forward, the Seward Co-op will need approvals of the nearest neighbors on a rezoning request, and the neighborhood will be asked for input on land use applications. The city will have a role in evaluating this project, particularly from a zoning perspective and evaluation of the actual development site plan, which includes traffic and parking issues.

Why doesn't this project involve a traditional supermarket, like Rainbow or Cub or SuperValue?

This is a private sale of property between Greater Friendship Missionary Baptist Church and the Seward Co-op. To date, despite outreach, no supermarkets have indicated interest in opening a store at the location across from Sabathani, or in our general area of South Minneapolis.

What is the neighborhood's role in a project like this?

The proposed project is within the Bryant neighborhood, and directly across the street from the Central neighborhood. On a private development project like this, zoning issues (including evaluation of parking and traffic issues) are presented to the neighborhoods for input and there will be public hearings. The neighborhoods also play a role in helping to facilitate community engagement and getting comments from neighbors on aspects of this project. Engaging with neighbors can also happen with many community partners including Sabathani, faith organizations, labor and food related organizations, senior groups, youth serving organizations and schools – and many other partners in our community.

What is the role of the city in a project like this?

The city reviews and evaluates all applications for land use and zoning changes for redevelopment projects. The city will request input from the neighborhoods as part of its evaluation process, which includes review of variances, parking issues, conditional use permits, and other applications. The city licenses business like grocery stores, and so will evaluate from this perspective as well.

The city provides support to neighborhoods and the broader community to help with structure and process for community engagement. The city can assist the neighborhoods in outreach methods, in translation and interpretation services, and in developing relationships with groups outside of the neighborhood organization. The city is ready to assist the community as next steps are developed cooperatively.

As a project like this may touch expertise in many city departments, other areas in the city are ready to engage. This includes our economic development division, as there will be construction and career/permanent jobs associated with this project, our health department, which is very engaged in assisting with food access to all communities, and other areas within the city.

How can my voice be heard?

Multiple community gatherings have already occurred, providing opportunity for both the Seward Coop and Bryant and Central neighborhood organizations to hear from neighbors, and more are scheduled for the future.

Zoning issues like variance or rezoning requests, will have formal opportunities for comment. Once applications for land use issues are submitted to the city, the city will request comment by neighbors and hold a public hearing at City Hall before the Planning commission.

Other contacts:

- Council Member Elizabeth Glidden, at (612) 673-2208 or elizabeth.glidden@minneapolismn.gov.
- Bryant neighborhood: www.welovebryant.org
- Central Neighborhood (CANDO): www.thecentralneighborhood.com/

Background and history of neighborhood plans for E 38th Street

Through the years, many neighbors have worked on redevelopment plans and economic projects for E 38th Street. In the mid 1990's, neighbors worked on a plan for a proposed food co-op at the intersection of 4th Avenue and E 38th Street, organizing political support and funding from multiple neighborhoods and sponsoring a market study. Identifying opportunities for commercial development and housing along E 38th Street is also a focus of the East 38th Street Economic Enhancement and Urban Design Plan prepared for the Bryant Neighborhood Organization and the Bryant Village Initiative in 2000. The current adopted plan, the 38th Street and Chicago Avenue Small Area/Corridor Framework Plan, also identifies parcels on 38th Street as potential for mixed use and commercial development opportunities.

For more information about the proposed development from the Seward Co-op and the Carrot Initiative, here are links to their websites:

<http://seward.coop/friendshipsite>

<http://carrotinitiative.com/friendship-store/>