



August 5, 2015

Council Member Lisa Goodman
Chair, Community Development and Regulatory Services Committee
City Hall, 350 South 5th Street #307
Minneapolis, MN 55415

Dear Council Member Goodman,

On July 2nd, 2015 the Land Use and Housing committee of the Corcoran Neighborhood Organization (CNO) heard a presentation from developer Wellington Management and members of city staff regarding the proposed development and TIF district to be located at 3120 24th Avenue South (Corcoran Triangle). CNO residents have had numerous opportunities to review and comment on the development of this site over the previous four years, and have appreciated the opportunity to provide input on the design, site plan, amenities and mix of housing units. At the end of the meeting the committee found that the project was largely in keeping with our Corcoran Midtown Revival Plan, as well as CNO adopted policies regarding sustainability, street design, and the pedestrian realm.

The project was reviewed again at the July 9th meeting of the CNO Board of Directors. The Board took action on three separate items related to the project.

1. The CNO Board voted to support the May 29th, 2015 draft of the Corcoran Triangle Tax Increment Financing Plan.
2. The CNO Board voted to support Wellington's request for three variances related to building setback, surface parking location, and drive aisle width.
3. The CNO Board voted to request the City Council reconsider restrictions placed by Public Works staff that prohibit the project's designers from complying with the Corcoran Midtown Revival Plan (CMRP). At issue is an existing cul-de-sac that terminates at 31st street on the west side of Hiawatha Avenue. The CMRP (which was adopted into the city's Comprehensive Plan in 2002) calls for removal of the cul-de-sac, and the construction of a connector street that will extend 24th Avenue South north until it connects with 31st Street. Under the plan advanced by Wellington, retention of the cul-de-sac will no longer be needed since perimeter access to the new building will be provided via a new private road. Additionally, if the cul-de-sac remains, it inhibits the developer from extending a planned bicycle trail and pedestrian walkway that would connect 32nd Street to the planned redevelopment of 2225 East Lake Street on the north

side of 31st Street. This development project, led by Hennepin County, includes the current and future permanent home of the Midtown Farmers Market, as well as critical bike and pedestrian connections to the Lake Street LRT station. Wellington has shown a willingness to build and maintain the bike and pedestrian trails, as well as the landscape adjoining its property. This is a once-in-a-generation chance to build this needed infrastructure the right way – and it will not cost the city anything to allow it.

We ask that our elected representatives on the City Council and Mayor's office provide the much needed leadership to ensure we do not squander this golden opportunity.

Thank you for the opportunity to comment on the proposed Corcoran Triangle development.

Sincerely,

A handwritten signature in black ink, appearing to read "LisaBeth Barajas". The signature is fluid and cursive, with the first name being more prominent.

LisaBeth Barajas
Board Chair
Corcoran Neighborhood Organization

Cc: Council Member Alondra Cano
Council Member John Quincy – Chair, Ways & Means Committee
Peter Wagenius, office of Mayor Betsy Hodges
Hennepin County Commissioner Peter McLaughlin
Wellington Management