



Hawthorne Neighborhood Council

2944 Emerson Avenue North · Minneapolis, MN · 55411

Tel: 612.529.6033 · Fax: 612.529.0218 · www.hawthornecommunity.org

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**Community
Solutions Fund**

September 23, 2009

Chris Wilson
Project for Pride in Living, Inc.
1035 E Franklin Ave
Minneapolis MN 55404

Mr. Wilson,

The Hawthorne Neighborhood Council housing committee and full board have reviewed the PPL proposals to build two new infill construction homes at 3035 6th St N and 400 31st Ave N. The neighborhood residents and its board are excited about moving forward in the EcoVillage and we support the plans brought before us.

I am pleased to announce that the Hawthorne Neighborhood Council has dedicated up to \$10,000 per unit from our "Construct New Single Family Homes" fund. These funds will contribute to any gap financing needed in the construction of 3035 6th St N and 400 31st Ave N.

Sincerely,

Jeff Skrenes
Housing Director

"To improve the quality of life in the Hawthorne neighborhood through empowering the residents in order that they can address the physical, cultural, social, and economic needs of the community"

City of Minneapolis
CPED - Public Land Sale and Acquisition Form

Section I. Property Information

PROJECT COORDINATORS COMPLETE SECTION I.

ENTIRE FORM MUST BE COMPLETED PRIOR TO MARKETING PROPERTY

~~PLEASE ATTACH MAP OF SUBJECT PROPERTY AND ALL ADJACENT PARCELS~~

Submitted by: Edith Johnson

Phone #: 673-5262

Form Initiated Date: 9/21/2009

Complete by Date:

1. Address: 400 31st Avenue North
2. Property Identification Number (PIN): 10-029-24-32-0036
3. Lot Size: 4,756 SF
4. Current Use: Vacant Land
5. Current Zoning: R2B
6. Proposed future use (include attachments as necessary): Housing Development Project
7. List addresses of adjacent parcels owned by CPED/City: 404 and 409 31st Ave. N.
8. Project Coordinator comments: PPL wishes to acquire for Eco-Village project.

PROJECT COORDINATOR: EMAIL FORM TO JOSEPH.BERNARD@CI.MINNEAPOLIS.MN.US

Section II. Zoning Review

9. Lot is Buildable for any structure Non-Buildable for any structure

Explain: Single-family homes are a permitted use in the R2B district with a minimum lot area of 5,000 square feet and a minimum lot width of 40 feet; this parcel is nonconforming as to lot area, but a single family home may be built per the lot of record exception in 531.100.

10. Will any land use applications be required to achieve the proposed future use noted in item 5?
Yes No If yes, what applications? At minimum an administrative site plan review will be required. If a duplex is proposed for this site a variance to reduce the minimum lot area will also be required.

11. Comments: Cluster development is a conditional use in the R2B zoning district; if a cluster development is pursued at minimum a conditional use permit and site plan review will be required.

Completed by: Aly Pennucci Date: 9/25/2009

ZONING STAFF: EMAIL FORM TO JOSEPH.BERNARD@CI.MINNEAPOLIS.MN.US

Section III. Community Planning Review

12. List adopted small area plan(s) in effect for parcel: Lowry Avenue Corridor Plan
13. Future land use/designation(s) identified in The Minneapolis Plan and other adopted plans: The property's future land use is designated as an "urban neighborhood" in the draft TMP for Sustainable Growth, and it is not in a designated land use feature.
14. Is future land use proposed in item 5 consistent with future land use plans?
Yes No If no, why not? _____
15. Does the City own adjacent parcels that could be combined with this parcel to create a larger development?
Yes No If yes, explain possible development scenarios Residential development
16. Is parcel identified in adopted plans as a catalyst/essential site for future development?
Yes No If Yes, what type of development? _____

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Comments: CPED-Planning has had discussions with PPL on the proposed Eco-Village cluster project on this block and supports this initiative.

Completed by: Binoy Panicker Date: 9/25/2009

COMMUNITY PLANNER: EMAIL FORM TO JOSEPH.BERNARD@CI.MINNEAPOLIS.MN.US

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Planning Director Review by: Barbara Spörlein Date: 9/25/2009

PLANNING DIRECTOR: EMAIL FORM TO JOSEPH.BERNARD@CI.MINNEAPOLIS.MN.US

Multi-Family Housing Staff Comments by: Wes Butler Date: 9/25/2009

Comments: Too small for MF development.

Single-Family Housing Staff Comments by: Elfric Porte Date: 9/25/2009

Comments: Development of this parcel for Single Family ownership housing is consistent with the goal of the Northside Home Fund cluster concept and the development is encouraged.

Real Estate Development Services Staff Comments by: Darrell Washington Date: 9/25/2009

Comments: No issues or concerns from REDS vantage point.

Business Development Staff Comments by: Kristin Guild Date: 10/21/2009

Comments: Business Development does not require this property for economic development purposes and supports the sale for housing development associated with the Eco-Village Project.

Economic Development Director Review by: Cathy Polasky Date: 10/22/2009

PLEASE CHECK ONE BOX:

PROCEED to market the property as proposed

Project Coordinator: Contact Community Planner (in Section III) at the time land sale is to occur for presentation to Planning Commission

HOLD this property for discussion at next available Director's Meeting

Note: If there is policy conflict or strategic options outlined in this form, this land sale must be discussed at a Director's Meeting so that a decision on whether or not to proceed can be made

Housing Director Review by: Tom Streitz Date: 10/22/2009

EMAIL COMPLETED FORM TO JOSEPH.BERNARD@CI.MINNEAPOLIS.MN.US

Note: The completed and signed CPED public land form and the Planning Commission action as to the consistency with the City's Comprehensive Plan **must** be attached to the staff report that is submitted to the Community Development Committee.

City of Minneapolis
CPED - Public Land Sale and Acquisition Form

Section I. Property Information

PROJECT COORDINATORS COMPLETE SECTION I.

ENTIRE FORM MUST BE COMPLETED PRIOR TO MARKETING PROPERTY

PLEASE ATTACH MAP OF SUBJECT PROPERTY AND ALL ADJACENT PARCELS

Submitted by: Edith Johnson

Phone #: 673-5262

Form Initiated Date: 9/21/2009

Complete by Date: _____

1. Address: 3035 6th Street North
2. Property Identification Number (PIN): 10-029-24-32-0001
3. Lot Size: 7,081 SF
4. Current Use: Single Family home
5. Current Zoning: R2B
6. Proposed future use (include attachments as necessary): Housing development project.
7. List addresses of adjacent parcels owned by CPED/City: CPED owns other properties in the Eco-Village cluster, but none immediately adjacent to subject property.
8. Project Coordinator comments: PPL wishes to acquire for its Eco-Village project.

PROJECT COORDINATOR: _____ EMAIL FORM TO JOSEPH.BERNARD@CI.MINNEAPOLIS.MN.US

Section II. Zoning Review

9. Lot is Buildable for any structure Non-Buildable for any structure
Explain: Single-family homes are a permitted use in the R2B district with a minimum lot area of 5,000 square feet and a minimum lot width of 40 feet
10. Will any land use applications be required to achieve the **proposed** future use noted in item 5?
Yes No If yes, what applications? At minimum an administrative site plan review will be required. If a duplex is proposed for this site a variance to reduce the minimum lot area will also be required.
11. Comments: Cluster development is a conditional use in the R2B zoning district; if a cluster development is pursued at minimum a conditional use permit and site plan review will be required.

Completed by: _____ Date: _____

ZONING STAFF: _____ EMAIL FORM TO JOSEPH.BERNARD@CI.MINNEAPOLIS.MN.US

Section III. Community Planning Review

12. List adopted small area plan(s) in effect for parcel: None
13. Future land use/designation(s) identified in The Minneapolis Plan and other adopted plans: The property's future land use is designated as an "urban neighborhood" in the draft TMP for Sustainable Growth, and it is not in a designated land use feature.
14. Is future land use proposed in item 5 consistent with future land use plans?
Yes No If no, why not? _____
15. Does the City own adjacent parcels that could be combined with this parcel to create a larger development?
Yes No If yes, explain possible development scenarios _____
16. Is parcel identified in adopted plans as a catalyst/essential site for future development?
Yes No If Yes, what type of development? _____

Comments: Although the parcel is not identified as an essential site for future development in adopted plans, the block directly north of this parcel (southeast corner of the intersection of Lyndale and Lowry) is

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identified as a "neighborhood commercial node" in the draft TMP for Sustainable Growth. Additionally CPED-Planning has had discussions with PPL on the proposed Eco-Village cluster project in the vicinity of this site and supports this initiative.

Completed by: Binoy Panicker Date: 9/25/2009

COMMUNITY PLANNER: EMAIL FORM TO JOSEPH.BERNARD@CI.MINNEAPOLIS.MN.US

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Planning Director Review

by: Barbara Spoorlein Date: 9/25/2009

PLANNING DIRECTOR:

EMAIL FORM TO JOSEPH.BERNARD@CI.MINNEAPOLIS.MN.US

Multi-Family Housing Staff Comments

by: Wes Butler Date: 9/25/2009

Comments: Too small for MF development.

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by: Elfric Porte, II. Date: 9/25/2009

Comments: Development of this parcel for Single Family ownership housing is consistent with the goal of the Northside Home Fund cluster concept and the development is encouraged.

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by: Darrell Washington

Date: 9/25/2009

Comments: No issues or concerns from REDS.

Business Development Staff Comments

by: Kristin Guild

Date: 10/21/2009

Comments: Business Development does not require this property for economic development purposes and supports the sale for housing development associated with the Eco-Village project.

Economic Development Director Review

by: Cathy Polasky

Date: 10/22/2009

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Housing Director Review

by: Tom Streitz Date: 10/23/09

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