



West Bank
Community Development Corporation

Mayor R.T. Rybak
350 South 5th Street, Room 331
Minneapolis, MN 55415

Council Member Lisa Goodman, Chair
Community Development Committee
Minneapolis City Council
350 South 5th Street, Room 307
Minneapolis, MN 55415

July 5, 2013

Re: Lot A Development in the Cedar Riverside Neighborhood

Dear Mayor Rybak and Council Member Goodman:

Several community members were informed last August by CPED staff that a request for proposals for the "Lot A" site, primarily located on a city-owned parking lot behind the Red Sea Restaurant, was going to be issued by the end of 2012. This was alarming because the lot now provides almost 100 commercial parking spaces that serve all of the businesses near the intersection of Cedar and Riverside.

In response to this news, the three major community organizations in the neighborhood, the West Bank Community Coalition, the West Bank Business Association and the West Bank Community Development Corporation, called for a comprehensive planning process addressing the totality of development and changes that will be spurred by the new Central Corridor LRT station. We also created a task force of community stakeholders including representatives from each of the sponsors, the University of Minnesota, the University District Alliance and Council Member Cam Gordon's office. The charge of the Task Force was to write development criteria for the Lot A site that expressed the specific reasoned concerns of the Cedar Riverside community.

The Task Force met 11 times and presented recommendations to five community meetings. The Task Force presented its analysis and recommendations and revised the proposed criteria based on community comments. The attached resolution emerged from this process and was approved by all three neighborhood organizations.

We encourage you and your staff to conduct a comprehensive neighborhood-based planning process for Cedar Riverside which includes at a minimum the criteria outlined in the attached resolution and to work with our task force in doing so.

If you have any questions or comments, please feel free to contact any of the following organizational staff: Jamie Schumacher, Executive Director of the West Bank Business Association, 612-326-9652, Hussein Ahmed, Executive Director of the West Bank Community Coalition, 612-669-2180 or Tim Mungavan Executive Director of the West Bank CDC, 612-673-0478.

Sincerely,

Todd Smith
West Bank BA

Osman Ahmed
West Bank CC

Anne Gomez
West Bank CDC

CC City Council members, David Frank, Joseph Bernard

**Resolution
of West Bank Business Association**

**Re: For Lot A Development Site
April 18, 2013**

Whereas the City of Minneapolis Community Planning and Economic Development Department (CPED) has announced that it intends to issue a Request For Proposals (RFP) from real estate developers for a development site made up primarily of the City-owned parking lot known as "Lot A" located behind the Red Sea Restaurant and

Whereas part of every RFP is a list of criteria the City will expect any developer to meet as part of their proposal and, while the City is not obligated to include criteria proposed by the community, it is prudent for the community to specify its expectations prior to the issuance of the RFP and incumbent on the City to consider these expectations seriously and

Whereas this site now provides nearly 100 public parking spaces that serve the business and residential communities near the intersection of Cedar and Riverside Avenues and

Whereas the West Bank Community Coalition (WBCC), West Bank Business Association (WBBA) and the West Bank Community Development Corporation (WBCDC) all think the nature and character of future development on this site will have a profound impact on the existing business community and the character and quality of its future and

Whereas the WBCC, WBBA and WBCDC formed the Lot A Task Force made up of stakeholders in the community and including representation from the University of Minnesota, the University District Alliance and Council Member Cam Gordon's office and

Whereas this Task Force met regularly for several months to analyze the issues and implications of potential development on this site including its impact on the character and parking supply for the existing community and

Whereas the Task Force drafted proposed Community Criteria for development on Lot A, disseminated its recommendations widely, presented them to the Land Use Committee of the WBCC on March 14, 2013 and the Land Use Committee unanimously approved the recommended Criteria as amended and

Whereas WBCC, WBBA and WBCDC are all approving this resolution language.

Therefore Be It Resolved that the West Bank Business Association Board of Directors

- a. Approves the Community Criteria for Development on Lot A as recommended by the Lot A Task Force and amended by the WBCC Land Use Committee (attached) and
- b. Authorizes the President or other Officer to sign a joint letter with WBCC and WBCDC supporting the Criteria and urging the CPED to include them in its Request For Proposals as described in the Criteria.

A. Parking	<ol style="list-style-type: none"> 1. Any proposal for development on Lot A must include a comprehensive plan for replacing the existing affordable public parking in the long term and providing interim parking during the construction period. 2. The new development should replace the parking now provided on the site on a one-for-one bases in addition to providing adequate parking for any new uses included in the proposal. 3. The cost of this replacement parking to the user and to businesses should be comparable to the costs involved in the existing validation system. Interim parking during construction should have the same cost structure. 4. Policies for the control of the replacement parking must insure that parking is reserved primarily for business users and that theater venues, like Mixed Blood, have adequate spaces available for performance events. 5. Control policies should also minimize use by university-generated and park-and-ride users. 6. Part of the replacement spaces on the site should be easily accessible street level parking, if possible
B. Pedestrian/bike	<ol style="list-style-type: none"> 1. Any proposal for development on Lot A should enhance the existing pedestrian and bicycle environment both within the development and where it interfaces with the surrounding community. 2. Where the development abuts Cedar Avenue, structures should replicate the setback and massing of the existing buildings to the south. 3. Commercial uses with direct access for pedestrians on Cedar should be developed along this edge. 4. The new structure should extend as far north as possible to help narrow the “trench gap” between the Lot A site and the Seven Corners area. 5. Multiple pedestrian egress options from commercial parking should be included in the design 6. The vacated 3rd Avenue west of Cedar should not be re-opened to vehicular traffic but a generous pedestrian and bike travel way should connect Cedar to 16th Avenue. 7. An ample bike and pedestrian path should be provided along the north edge of the expanded Lot A site in conjunction with the Central Corridor Light Rail right-of-way. This path should be integrated into the design of new buildings on the site and provide opportunities for intercourse between the path and other uses on the site.

	8. The 4th Street edge of the site should be pedestrian friendly
C. Vehicular	<ol style="list-style-type: none"> 1. There should be no direct vehicular access off of Cedar Avenue. 2. Pedestrian friendly vehicular access from 16th is preferable. 3. 16th Avenue should provide service access to the buildings on Cedar Avenue and vehicular access to new development on Lot A.
D. Uses	<ol style="list-style-type: none"> 1. Priority should be given to development proposals that meet the needs of the local community.
E. Building Design	<ol style="list-style-type: none"> 1. Building massing along Cedar 16th and 4th Street should maintain a pedestrian scale 2. Building designs should not create a “wall” on the south side of the Trench which would block sunlight from entering. 3. Building designs should make good use of sun light on the 4th Street side. 4. Building designs should be environmentally sustainable, as close to LEED standards as practical.

F. Community Review Process:

CPED should present the following information to WBBA and WBCC for review and comment:

1. Draft RFP-with CPED recommended Criteria before presentation to City Council
2. WBBA and WBCC should have access to the review of competing proposals by having representation on the RFP review team traditionally established by CPED.
3. Forty-five day review of the final recommendation CPED will make to the City Council
4. Implementation details including, building plans, parking plan, financial plans and public infrastructure requirements at least one month prior to the real estate closing on the land sale.