



West Bank Business Association \* 1808 Riverside Ave S. #213 \* Minneapolis MN 55454 \* 612.326.9652 \* thewestbank.org

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City Council Member Cam Gordon  
350 S. 5th St., Room 307  
Minneapolis MN 55415

Joe Bernard, Senior Planner  
CPED  
105 Fifth Avenue South #200  
Minneapolis, MN 55401

April 30, 2012

Dear Sirs,

I am attaching a resolution passed by the West Bank Business Association members. We are concerned about the impact of coming development on the existing business community. While we support development in general, we also recognize the importance of community participation and local government in the development process. A goal we have as the representative Business Association is to provide a voice for local businesses, working alongside the city in nurturing the type of development that preserves the vibrancy of the West Bank community.

We are concerned about the proposed development on the lot behind the Red Sea, "Lot A." The City-owned parking lot provides valuable parking for a wide variety of businesses. Providing adequate parking replacement will be challenging but is essential for the health of the current business community.

If you have any questions please don't hesitate to contact us.

Thank you for your consideration,

Jamie Schumacher  
*Executive Director - on behalf of the board*  
West Bank Business Association



**Re: Transit Oriented Development in the Cedar Riverside Neighborhood**

**Whereas** the City of Minneapolis Community Planning and Economic Development Department (CPED) has indicated its intention to promote extensive new real estate development in the area surrounding the Cedar Avenue Station of the Central Corridor Light Rail Transit and

**Whereas** CPED intends to issue a Request for Proposals (RFP) from developers for a site which includes publicly owned parking behind the Red Sea Restaurant (Lot A) and adjacent property owned by Hennepin County and

**Whereas** development on this site and other station area sites will have a profound impact on existing businesses and residents of Cedar Riverside and  
**Whereas** the loss of public parking on Lot A will have an especially profound negative effect on the many businesses that rely on it and

**Whereas** the City's Small Area Plan calls for replacement of public parking on this site but provides no specific criteria to insure that adequate replacement is provided and

**Whereas** there has been no public community process to determine public purpose, development objectives and development proposal review criteria for Cedar Riverside,

**Therefore let it be resolved** that the Executive Committee and Members of the West Bank Business Association calls on CPED to

- a) postpone any issuance of an RFP on Lot A or any other transit oriented development site in Cedar Riverside until the community has an opportunity to discuss and approve redevelopment objectives and development proposal review criteria
- b) Enter into discussions and negotiations with the community through the West Bank Community Coalition and the West Bank Business Association about the public purposes, objectives, and criteria the city will adopt for new development in Cedar Riverside
- c) Include the criteria generated by the community in issuance of RFPs and selection of development proposals
- d) Insure meaningful participation of the Cedar Riverside / West Bank community in drafting RFP language and selecting development proposals
- e) Incorporate enforcement of community generated criteria in any Contract for Private Redevelopment entered into as a result of the RFP process.