

**Date:** March 5, 2024

**Location:** Kenwood Community Center

**Time Meeting Called to Order After Quorum: 7:05PM by William Goodnow.**

**Board Members Present:** Will Goodnow (Acting President); Sue Westerman (Treasurer); Fran Davis; Will Stancil; Sarah Grundhoefer; Anne Nelson; John Lillehei, MD; Jackie Brown-Baylor; Jennifer Breitingner; Jon Suk.

**Other Attendees:** Carla Godwin, Barb Davis, Inspector Nelson, Tim Baylor & Company.

### **Minneapolis City Council Update**

Ward 7 Council Member Katie Cashman was not in attendance.

### **Minneapolis Police Department Update**

Inspector Christie Nelson provided an update. MPD is saturating the area with patrols in an attempt to combat a spike in crime as the weather has warmed and days lengthen. There have been numerous arrests with handguns recovered. MPD has identified 20 juveniles who are responsible for a disproportionate amount of crime in the city. Inspector Nelson urged us to continue to pester elected officials to act and support the police. She stated that cameras help with time and place when presenting evidence in court. There have been numerous thefts in Lowry Hill and a spike in catalytic converter thefts. Several carjackings on two Sundays in February.

### **Crime & Safety Update**

Treasurer Sue Westerman provided an update. There has been an increase in crime citywide but not west of Hennepin recently per the MPD website crime map. The safety walk is going well with many attendees. The sign advertising the walk need to state what time they will meet, for example "Coffee @ 10am, Walk @ 11am." The next safe walk is on March 23. The MPD buyback was discontinued at the end of 2023 and there are \$8000 of funds remaining that may be donated to LHNA to support security in Lowry Hill (for example another camera is a possibility). We plan to accept the money if it is offered formally.

### **Treasurer's Report**

Treasurer Sue Westerman provided an update. It is possible we will not be able to carry forward out budged to 2025. Sue is supportive of provided coffee at the safety walk meetings. Sue brought up financing an annual meeting mailing.

### **Events Update**

Events Chair Jackie Brown-Baylor provided an update. We need to settle on a date for the Ice Cream Social, a weekday was discussed to avoid losing people to cabins. Jackie is considering doing an Earth Day Cleanup event and perhaps merging an Earth Day event

with the walking club.

### **Communications Update**

Communications Chair Sarah Grundhoefer provided an update. We discussed how Cuyler will use his hours. So far, he is working on modernizing the website, doing some market research with Google analytics, coming up with a list of rental properties in the area to target with marketing and event promotions, and other projects. Cuyler suggested pop-up vendors at the ice cream social (food, cottage industries, etc) which he has organized in the past.

### **Zoning**

Zoning Chair Fran Davis provided an update. The Baylor family made a presentation about a project they are proposing for redevelopment of two adjoining lots on the NW corner of Fremont and Douglas. They own two adjacent buildings which they will tear down and replace with one large multi-unit building of condos. Tim engaged AWH Architects to design the building. They currently plan to seek three variances related to setbacks. There were many questions and Tim and the two architects provided thoughtful answers. For a copy of the proposal see the end of this document.

### **Governance**

Approval of the February 2024 Minutes: deferred as they are not yet prepared.

Business District Improvement Grant & Façade Grant Update: Will Stancil provided an update. Façade Grant was approved, discussed at last meeting, and the Business District Grant was rejected (unsurprisingly). Will asked the City for advice on how to improve the grant application in the future.

Annual Meeting Discussion: Tuesday June 4 is set and the venue at First Unitarian is reserved. Katie Cashman agreed to speak so long as she could do so first as she has another commitment immediately following. Other speakers pending. Total cost for the venue came in just under \$1000.

Jon Suk Replacing Will Goodnow as Secretary: Jon Suk volunteered to replace Will Goodnow as LHNA Secretary as of April 2024 now that Will is acting president. Motioned by Sue Westerman, seconded by Jackie Brown-Baylor. Passed by unanimous vote.

### **PERIS Hill Update**

Carla Godwin provided an update. Carla is working on submitting the \$15,000 NRP grant proposal and is seeking another \$25,000 from the Partnership Engagement Grant as well. PERIS is running well and the residents are thriving. There was a plumbing issue which caused some water damage.

---

**Definitions**

LHNA: Lowry Hill Neighborhood Association

MPD: Minneapolis Police Department

HLP: Hill & Lake Press

NNF: Neighborhood Network Fund

EEF: Equitable Engagement Fund

NRP: Neighborhood Revitalization Program

As there was no further business,

**Meeting adjourned by William Goodnow at 8:50 PM by motion carried.**

The next LHNA Board Meeting will be held in-person at the Kenwood Community Center on April 2, 2024 at 7PM.

Minutes by William Goodnow  
Secretary, LHNA Board

FREMONT AND DOUGLAS MULTIFAMILY | ZONING STUDY, FAR AND LOT COVERAGE MATERIALS, COLOR, AND FINAL DESIGN SUBJECT TO CHANGE

03-04-2024

## FAR AND LOT COVERAGE

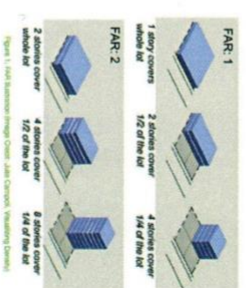
### ESTIMATED FAR

RANGES FROM 0.6 TO 1.68 ON NEIGHBORING SITES. CURRENT BUILDING FAR IS AT 0.96 AND 1.0 FOR THE NORTH AND SOUTH SITES RESPECTIVELY.

### ESTIMATED LOT COVERAGE

MOST SITES ARE OVER LOT COVERAGE REQUIREMENT, THE LARGEST FROM THE ANALYZED SITES BEING 92% CURRENT FREMONT DOUGLAS SITE AT 52% AND 53% FOR THE NORTH AND SOUTH SITE.

### FAR CALCULATION



<input type="checkbox"/>	PROPOSED STRUCTURE	
	PROPOSED FAR	1.39
	PROPOSED LC	60.5%





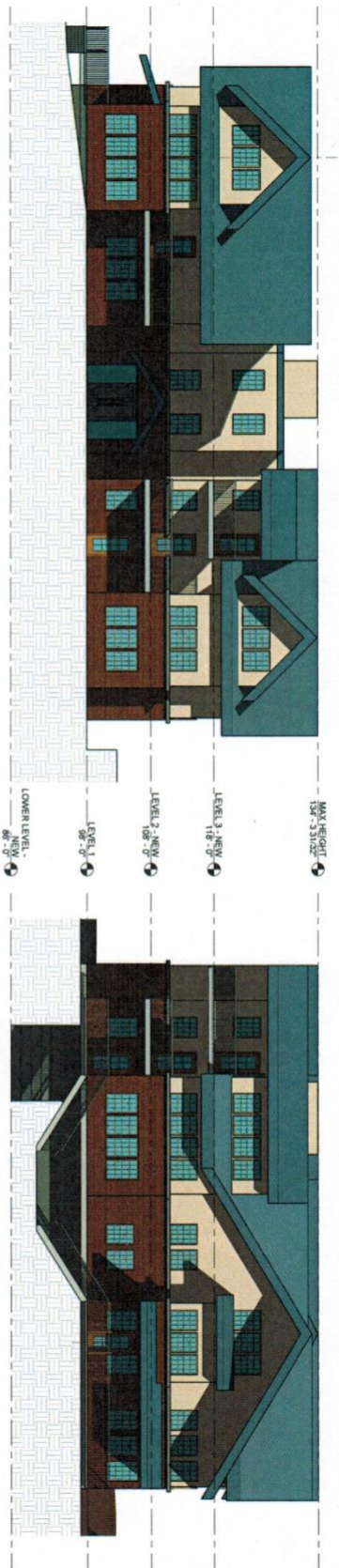
03-04-2024

[illegible]

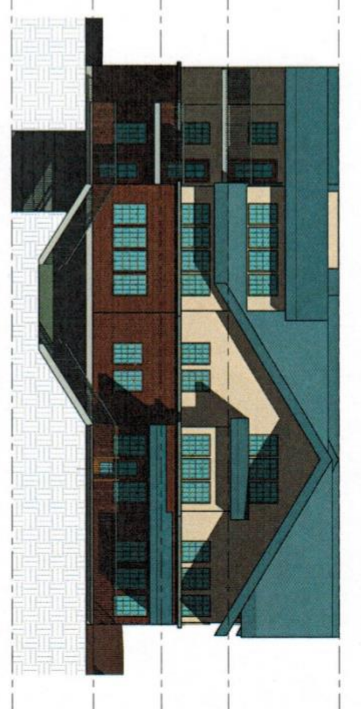
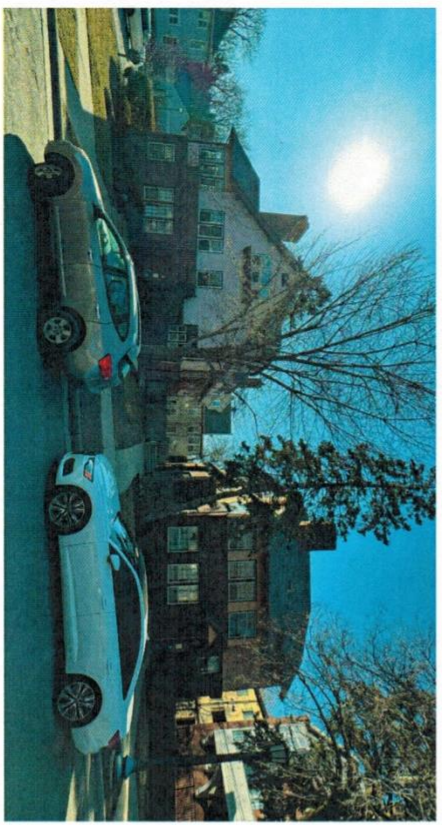
# FREMONT AND DOUGLAS MULTIFAMILY | SCHEMATIC ELEVATIONS

MATERIALS, COLOR, AND FINAL DESIGN SUBJECT TO CHANGE

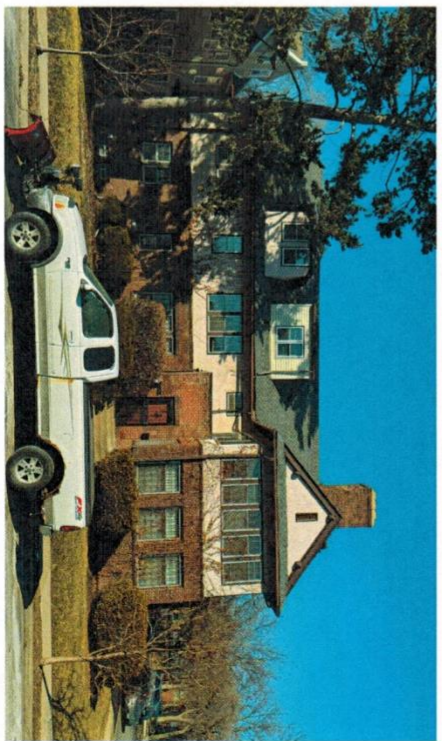
03-04-2024



1 EAST ELEVATION PRESENTATION



2 SOUTH ELEVATION PRESENTATION



AWH ARCHITECTS

