



bottineau
neighborhood association

BOTTINEAU GAZETTE

A Publication of the Bottineau Neighborhood Association
2205 California Street #107 Minneapolis, MN 55418
612.367.7262 bn@bottineauneighborhood.org

In This Issue

Developers March Up
The River..... 1

2040 Comp Plan
Community Discussion 1

Phone Numbers..... 2

Bottineau
Beautification..... 2

California Farm..... 2

Silos Area
Development..... 3

Paddle Share 2018..... 3

Web Sites..... 3

Calendar..... 4

Legislative Wrap-up..... 4

NEighbors Garage Sale 4

Bottineau Neighborhood Association

Board of Directors:

- Mariam Slayhi
- Amanda Winterer
- Matt Ruby
- Liz Reiser
- Bob Marget
- John Olson
- Seth Nesselhuff



Please Recycle

JUNE
2018

Developers March Up the River, Unrestrained?

*By Erich Wunderlich and Jeff Wright,
Neighbors for East Bank Livability
(NEBL)*

Many of us have been trying to make sense of Minneapolis land use policies and the newly proposed **2040 Comprehensive Plan**. But, at the same time, a court case has emerged that could impact the way comprehensive and small area plans are applied.



As some of you have heard, there has been a challenge to a 40 story high-rise development in the Saint Anthony Falls Historic District. The official lawsuit, which has lasted for several years now, is called Neighbors for East Bank Livability vs Alatus L.L.C.

Quick background: The site was recently upzoned to a new "Very High Density" designation, thus allowing massive scale development even within an historic district. As a result, this type of upzoning pits significant

2040 Comp Plan Density, Housing & Development Discussion

Monday June 18
7pm – 9pm
ESNS
1700 Second St. NE

changes to the Comprehensive Plan against ratified and codified Small Area Plans already developed by the community. Obviously, this sets a terrible precedent for other sites across the city!

The community group's attorney, Bill Griffith, is pushing back against the Court of Appeals ruling in favor of the developer because the law has not been settled regarding the role of Comprehensive Plans and Small Area Plans. This is why NEBL wants to petition the State Supreme Court to review this case.

According to a letter of explanation by Erich Wunderlich, this appeals court decision sets a very troubling precedent for how land use policies can be applied or changed:

"Significantly, the appeals court's published opinion presents a statewide precedent in an area that has no clear legal guidance based on

DEVELOPERS & UPZONING next page >

Phone

Police, Fire and Medical
Emergency:
911

Minneapolis City Info:
311

Bottineau Neighborhood
Association
367-7262

3rd Ward Councilmember
Fletcher
673-2203

Hennepin County
Commissioner Higgins
348-7882

Parks Commissioner
Meyer
230-6443

Bottineau Park
370-4958

Family Violence,
Domestic Abuse, Child
Abuse
673-3072

Housing Inspections
673-5858

East Side Neighborhood
Services (ESNS)
781-6011

Community Crime
Prevention
673-2797

Pierre Bottineau Library
630-6890

Minneapolis Park Board
230-6400

Minneapolis Solid Waste
and Recycling
673-2917

Traffic Enforcement
673-3443

> DEVELOPERS & UPZONING *cont.*

precedent. As it stands, municipalities across the state would be free to ignore details of their adopted comprehensive plans, to unilaterally apply revisions retroactively nullifying detailed guidance of small area plans and historic district guidelines, and essentially have the latitude to approve whatever they deem appropriate."

Some of us have been very frustrated by the way land-use policies seem to be applied on a case by case basis by the city planning department and city council, regardless of small area plans or the City's comprehensive plan. The leg work required to advance this legal challenge has been years (and thousands of dollars) in the making. Our understanding from discussions with other legal experts is that the overwhelming majority of cases taken up by the State Supreme Court end up overturning the lower court's decision.

NEBL would like to finish the job it started and petition the MN Supreme Court to review this case, but they need to raise additional funds soon if they are to file a petition in time.

We believe local communities have a vital stake in determining the types of development that occur within their borders. If you would like to support this effort, please directly contact either Erich Wunderlich (612-363-3066) or Jeff Wright (612-868-0045) for more information.

Bottineau Beautification

On May 12, Liz Reiser, BNA board member, showed eager neighbors how to make native flower seed bombs at BNA's annual flower/plant giveaway. Flower bombs like this make the neighborhood bloom with pollinators. A bee keeper and certified water steward, Liz educated many children

and adults about how to naturally improve the neighborhood landscape.



Making Flower Bombs with Liz Reiser

Other residents showed up to get vegetables, annuals like marigolds and impatiens, and perennials like Echinacea (cone flower) and butterfly plants. A record 46 Bottineau families showed up to get plants this year.



And a good time was had by all!

California Farm Has New Farmer



CALIFORNIA FARM next page >

Conner Fisher is the new steward of the California Farm, located on 22nd Ave between California St NE and the rail road tracks. This season, he plans to sell vegetables he grows on that site to **Mojo Coffee**. Next year Conner hopes to expand by signing up residents for CSAs. Stop by and admire (from behind the fence!) his tomatos, beans and other delicious vegetables.

It is wonderful to see this land under cultivation again. Stop by and give Conner a warm Bottineau welcome!

Silos Area Development



The silos at 2301 California St NE are down. The property's current owner—Rome Companies LLC—will transition away from ownership of the vacant property by entering into an arrangement with the Land Bank Twin Cities (LBTC), a financing entity. LBTC will purchase the site and take title to the property, agreeing to hold it for a specified period of time before selling it to a developer. This future developer can be either a market rate developer or a non-profit that specializes in low income homeownership or apartment living.

The LBTC works closely with the City of Lakes Community Land Trust (CLCLT). The two entities are easily confused. CLCLT retains ownership of the land but sells the structures on it, offering long-term land leases to the new owners of those structures. To create permanently affordable

homeownership, CLCLT sells houses with a resale price restriction. CLCLT also develops and maintains affordable rental housing, commercial spaces, gardens, and community facilities. The CLCLT has a director's seat on the LBTC board and the two groups cooperate on many sites.

The Bottineau Neighborhood Association board of directors will be following this development closely and welcomes community input regarding the end result. It will be quite a while before a developer is chosen and the project is financed and built. When contacted for further information, the Land Bank Twin Cities would not venture a guess, at this time, as to how long the process would take. We do know, however, that it will entail housing.

Paddle Share Reopening for Summer Season 2018

On Saturday, May 26, the Mississippi River Paddle Share stations reopened for the summer 2018 paddling season!

Paddle Share is a first-of-its-kind kayak sharing system. It provides a unique opportunity to engage with the river, allowing users to paddle through the *Mississippi National River and Recreation Area* on a self-guided kayaking trip. The **Mississippi Watershed Management Organization (MWMO)** is a partner in the program and hosts a station at its Stormwater Park and Learning Center in Northeast Minneapolis. For more info, visit tinyurl.com/paddle-share-2018



Bottineau Neighborhood Association
bottineauneighborhood.org

BNA's Facebook Page
tinyurl.com/zmgldlw

Minneapolis
www.minneapolismn.gov

3rd Ward
www.minneapolismn.gov/ward3

Inspections
www.minneapolismn.gov/inspections

Hennepin County
www.hennepin.us

Park Board
minneapolisparcs.org

Minnesota Pollution Control Agency
www.pca.state.mn.us

Public Education NE
publicedne.blogspot.com

Friends of the Mississippi
fmr.org

NE Minneapolis Arts Association
nema.org

Northeast Investment Cooperative
neic.coop

MN State Legislature
www.leg.state.mn.us

Minneapolis Crime Alerts
www.minneapolismn.gov/police/crimealert

Dislocated Worker Program
tinyurl.com/mn-gov-deed

Neighborhood & Community Relations
www.minneapolismn.gov/ncr

Bottineau Neighborhood Association
2205 California Street #107
Minneapolis, MN 55418
612.367.7262
bna@bottineaneighborhood.org

Mark Your Calendars



- 6/12 BNA Board Meeting, 7pm
2205 California St NE, Suite 107
(Call 612-801-7834 if door is locked)
- 6/18 2040 Comp Plan Discussion, 7-9pm
ESNS 1700 Second St. NE
- 6/23 Legislative Session Wrap-up, 1:30pm
Van Cleve Park, 901 15th Ave SE

MN Legislative Session Wrap-up

Rep. Diane Loeffler & Sen. Kari Dziedzic invite you to learn about and discuss the recent session of the MN legislature, and to share your priorities for the Future.

Saturday, June 23
1:30-3pm
Van Cleve Park (901 15th Ave SE)

NEighbors Sale Weekend

Reminder: Northeast Garage Sale weekend happens on Friday June 22 and Saturday Jun 23rd. Unload some junk, find a deal or just visit your neighbors. Kids, this is a great time to sell lemonade and make some money!

NOTE: The public is welcome at all BNA meetings. All meetings are accessible and requests for special accommodations at BNA meetings may be made by contacting us no less than one week prior to the event. This publication can be made available in an alternative format. Please contact BNA with specific requests.

For more information or for deadlines,
please call 612-367-7262