



Shingle Creek
Neighborhood Association
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Mr. Ramadan
Senior Project Coordinator
CPED Residential and Real Estate Development
105 5th Avenue South Rm 200
Minneapolis, MN 55401
612-673-5095

August 22, 2018

Dear Mr. Ramadan,

The Shingle Creek Neighborhood Association appreciates the opportunity to participate in this important process regarding housing development in the Shingle Creek neighborhood. We were excited to work with you and your office during this comment period and to have the opportunity to set a meeting to hear from both developers at our recent Housing Committee meeting on August 13, 2018. Eleven residents were present that chiefly reside within close proximity to the property, and who all contributed their important input regarding the two proposals.

The Shingle Creek Neighborhood Association Executive Committee has reviewed the resident feedback from the Housing Committee meeting and based on their contributions would highly recommend the Harvest Management Group, LLC proposal for the following reasons:

- *Timely, prepared, gave a thorough presentation
- *Appeared more open and flexible to input from the community regarding possible changes to the original proposal that would help with improving the property and creating a home that fits more in line with the character and size of the homes in the neighborhood.
- *Willing to return with design alternatives and work with the community
- *Has connections to the community
- *Appears financially sound to complete a project

The key feedback from residents was that they realize that the City of Minneapolis is currently looking to increase its affordable housing stock. And affordable defined is \$250k or under for the price of a home. Shingle Creek neighborhood has the most affordable housing in the State! It has great yard space also that residents enjoy when raising families. The average size of homes in the neighborhood is roughly 1000-1500 sq. ft. per home, that are a story to a story and half. Seeing a home that fits more in character with the neighborhood for this property was preferred by attendees.

Some of the chief concerns of the Harvest Management Group, LLC proposal that residents identified were:

*The height of a three story proposed home not fitting in with the character of the other homes on the block

*4-5 Bedrooms seem more than adequate having the only full sized bathroom in the proposal in the proposed basement development area along with an additional 2 Bedrooms was very alarming to residents.

*Applying Green Standards ie: insulation, windows, heat/cooling, energy, etc. is important

*In attempting to add additional affordable housing to the area the price point and size of the home seemed overly ambitious

*One suggestion was offered that the oversized lot might hold two smaller homes rather than one 3000 sq ft home that could possibly help meet the needs of affordable housing

Overall, the Shingle Creek residents attending the meeting were asked to take a “straw poll” about the two presentations and voted unanimously to support the Harvest Management LLC proposal with proposed changes that the developer seemed responsive to make and return for a second meeting. No residents attending indicated support for the CTW Group proposal.

Again, we appreciate the opportunity to contribute community input regarding this property. We look forward to continuing to work with CPED and the chosen developer to create the best home for this community.

Thank you,
Respectfully,



SCNA Board Chair
Mpls.scna@gmail.com

cc: Council Member Cunningham