



‘Where the biggies leave off...’

# Hill & Lake Press

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## Spectacular Evening on Lake of the Isles



Photo by Dorothy Childers

The Luminary Loppet at Lake of the Isles became a "boots only" event due to warm temperatures and the lack of snow. With the exception of Speed Skating on Lake Calhoun, every other event was moved to Theodore Wirth Park. A large group of participants took advantage of a beautiful and magical night by walking, some pulling sleds and baby strollers, some biking, enjoying the great outdoors on Lake of the Isles.



Brickstone's original 6-story concept opposed by CIDNA for reasons of design and side yard.

Source: Brickstone Partners and ESG Architects



Brickstone's original 9-story concept opposed by CIDNA for reasons of side yard.

Source: Brickstone Partners and ESG Architects

## Brickstone discussions continue. Public hearing held.

By Bob Corrick

The Cedar-Isles-Dean Neighborhood Land Use Committee has been discussing a 200-unit apartment project with Brickstone Partners at 3100 West Lake Street since October 2016. Discussions about 26-, 21-, 16-, and 13-story designs have been tabled for the time being. Six- and 9-story options also have been opposed by CIDNA for reasons of design and side yard. The CIDNA committee has considered a 10-story option with a wider side yard. No formal vote has been taken concerning the 10-story option, and the committee is seeking input from all stakeholders before a final vote and recommendation. Other options are still being considered. Discussions are currently focused on 5- to 8-story designs, but we are unclear about the direction of discussion. Please go to <http://cidnalanduse.wordpress.com> for latest information about the project.

A 10-story design was discussed because Brickstone has insisted on a 200-unit project. CIDNA has sought to reduce project size, but the zoning ordinance provides the developer with good arguments for floor area. Perhaps the most effective way to fight the large project size is to fall back to a 5-story wood frame building, which would reduce floor area by 15%, but would result in a narrow side yard for the Loop. CIDNA has tried to avoid this tack so far.

Side yard is a big issue for this project because the Loop has faced adverse effects from the Trammell Crow project including \$1.8 million of construction damage. The general sentiment of Loop residents is that a taller building would provide more open green space and move construction activity away from our building. In addition, height would offer the neighborhood high-quality construction with more elegant design. Previously, Loop representatives favored the 13-story concept, but the CIDNA Committee opposed this option.

Dan Otis of Brickstone Partners has provided the following quote for this article: "Brickstone remains committed to developing an extraordinary project at 3100 W Lake St. It was clear, from the public meeting; many in the neighborhood supported a moderately taller structure due to the benefits to the community. This support has not been well quoted for this article but many residents advocated at the meeting for moderate height of 8-10 stories. There were also many that were against the additional height. Also, it is our understanding that the CIDNA Land Use Committee had tentatively approved a possible 10-story version of the project. With the previous approvals of 8 stories at 2622 West Lake Street, and 6 stories at 3118 W Lake Street, there is clearly precedent for both of these height concepts. We will continue to work with Council Member Goodman and the Land Use Committee to find a common ground on a project that will positively impact the neighborhood for many decades."

### Public Hearing:

Brickstone presented its project to the community in a public hearing on January 26. CIDNA heard many con-

Brickstone continued on page 7

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Tom Hoch, Lowry Hill resident and former president of Hennepin Theatre Trust announces run for Mayor of Minneapolis at event at the State Theater.



Photo by Dorothy Childers

The lobby was crowded. left to right: Amol Dixit, owner/operator at Hot Indian Foods, John Sweeney, owner/operator at Brave New Workshop, Tom Hoch, and members of his family, Gloria Freeman: CEO of Minneapolis-based Olu's Home Inc. and board member with Hennepin Theatre Trust.

HAPPENINGS IN THE NEIGHBORHOOD

Feb. 26, 2pm Isles Ensemble at LOI Lutheran  
Mar 1, 6:30 South High mtg in support of immigrant and refugee families. See page 3 for information

March 10, 7pm Woman's Club concert

March 25, Ladyslipper Ensemble at St. Mark's Cathedral.

NEIGHBORHOOD MONTHLY MEETINGS

CIDNA: 2nd Wednesday 6pm Jones-Harrison

EIRA: 2nd Tuesday 7pm Grace Community Church

KIAA: 1st Monday 7pm Kenwood Rec Center

LHNA: 1st Tuesday 7pm Kenwood Rec Center

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Minneapolis is offering trees for \$25 (to be planted on private property). Residents of Wards 3-7 and 10 will be able to order trees beginning Monday, March 6, 9:00 a.m. Ordering for residents citywide opens on March 13. Details at treetrust.org.

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## Meet Your Neighbor, Julie Rosenbaum

**Craig Wilson interviews Julie Rosenbaum about her career in commercial real estate, her passion for the arts and why current SWLRT plans needs to change.**

**Where did you grow up and attend school?** I was born and raised in Fond du Lac, Wisconsin. I attended University of Wisconsin-Oshkosh and UW-Stout obtaining a BBA in Marketing and Graphic Arts. A few years later I moved to Madison, WI and worked for Madison Development Corporation and Munz Development and obtained a Masters in Real Estate and Finance from the University of Wisconsin-Madison.

**What attracted you to study in Real Estate?** Real estate is a business that requires both creativity and a strong analytical mindset. I liked bringing the two together. It is also a very social business where the devil is in the details but relationships are everything! I love people and I love the connection created working together on projects.

**What brought you to Minneapolis?** After graduate school, TCF Bank Savings offered me a position as a Commercial Real Estate Lender and I've stayed in Minneapolis ever since. I love it here because it offers a beautiful quality of life and a great arts scene.

**What was your role at Target and how long were you there?** You could call me "the fixer." I provided

solutions on the Property Development team at Target for over 20 years where I led the re-deployment of real estate on a nationwide basis. I facilitated the sale of closed stores, land redevelopment, shopping center assets....basically anything Target needed me to do. I am beyond grateful for the diversity of projects and wide array of experiences working across the U.S. I had the fortune to work with some of the largest developers and retailers, and, at times in some very challenging circumstances. Deal making is my forte and I was lucky to be a part of one of the best real estate teams in the business.

**Tell me a bit about your consulting practice?** JRA Consulting, my consulting practice, offers real estate services including project management, site selection, lease negotiations, investor based acquisitions and other services catered to my clients' needs. I have regional clients as well as national, which include retailers, boutique fitness operators, investors and developers. I also consult with small businesses on their real estate needs, which provides me some fun challenges, giving me a breadth of experience. It's such a pleasure helping clients realize their dreams.

**You have a passion for the arts and volunteering. How do you feed it?** Art and volunteering are indeed passions of mine. Fortunately, Minneapolis makes it easy due to our vibrant arts community and the strong volunteer ethic we share. I've had the privilege of serving on the Minneapolis College of Art and Design (MCAD)'s Scholarship Fundraiser Committee, participating in Free Arts Minnesota events, and volunteering with SooVac Gallery. When I travel I always check out the local arts scene - a few personal favorites include the Royal Institute of Arts in Antwerp and the Musee Art Moderne in Paris. With Target, I led projects such as makeovers for the American Indian Magnet School,



North High Theatre and the Ritz Theatre. Rolling up my shirtsleeves and serving in the community is something that feeds my soul.

**What is "art club"?** Every other month a group of my art loving friends gather to give art-making a whirl ourselves. It's a mixed group of amazing, educated diverse members that are incredibly fun! We have participated in a wide range of mediums including plein air watercolor painting at Lake of the Isles, printmaking at Highpoint Printmaking, journal-making at the Minnesota Center for Book Arts, pottery at Northern Clay Center, ice fishing (!)...even a sushi making class with John Sugimura, owner and sushi master at PinKU in NE Minneapolis! We have a wide range of skills, and...well...some have no skills at all. But ultimately it's about having a sense of humor, spirit of adventure and just 'playing' together.

**You live near the narrowest corridor of the proposed Southwest Light Rail (SWLRT) in the Cedar Isles Dean neighborhood (CIDNA), what are you concerned about?** Ultimately, the co-location of the heavy freight line with light rail is my greatest concern. I live in a townhome community with homes that are within a stone's throw of the freight rail line that, if developed, will abut both the SWLRT line and heavy freight line. This is the narrowest part of the Kenilworth Trail where you can practically span the corridor with a couple of your friends arm-to-arm. So my first problem with the location is that it's just too narrow and located too closely to residences. Moreover, the current heavy freight line carries highly flammable ethanol, among other things, that could pose a major safety threat due to its flammability and explosivity in such a dense neighborhood. The threat of explosion is very real and the rail could be rerouted to safer, lower density parts of the metro or a rural area.

**What's a perfect Saturday morning for you?** Ahhhhh...waking up and going to the FIRM athletic club for spin or yoga, grabbing a turmeric latte at Tao Foods and then walking around Lake of the Isles with a friend on a sunny day! That's perfection!

### Minneapolis Public Schools will hold community meetings in support of immigrant and refugee families

Minneapolis Public Schools is committed to being a safe haven for everyone. The district knows that recent current events have raised questions for some immigrant and refugee families. To offer support, MPS is joining with community partners to host two meetings to answer questions and connect families with resources both in our schools and in the community:

- **Wednesday, March 1, from 6:30 to 8:30 p.m. at South High School, 3131 S. 19th Ave., Minneapolis**
- **Saturday, March 4, from 2 to 4:30 p.m. at Davis Service Center, 1250 W. Broadway Ave., Minneapolis**

MPS is partnering with the Immigrant Law Center of Minnesota, the Council on American Islamic Relations (CAIR MN), NAVIGATE and the Somali American Parent Association (SAPA) to provide information about changing policies, legal resources and social and emotional supports available. Find more information at:

[http://www.mpls.k12.mn.us/community\\_meetings\\_for\\_immigrant\\_and\\_refugee\\_families.html](http://www.mpls.k12.mn.us/community_meetings_for_immigrant_and_refugee_families.html)

**The Basilica of Saint Mary** invites visual artists to submit images of art that reflects the interior or exterior of the historic Basilica of Saint Mary by July 1, 2017. The original art may be any medium including sculpture, painting, drawing, textile, photograph, etc.

A distinguished panel of judges from the Minneapolis Institute of Art, Minneapolis College of Art and Design, the Vatican Museums, local artists, and The Basilica of Saint Mary will review the art submissions. Selected pieces will be curated for exhibit in The Basilica's Pope John XXIII Gallery in addition to being featured in the Basilica's publications including the annual calendar and award-winning BASILICA Magazine.

"The Basilica wants to reach out to the talented artist community to recognize artists for original work that speaks to the beauty of The Basilica," said Johan van Parys, director of liturgy and sacred arts at The Basilica. "Our mission calls us to be a center for the arts in our community and we want to embrace and engage artists."

Please submit high resolution images (300dpi) of each art piece with an artist statement and contact information to [kdhaemers@mary.org](mailto:kdhaemers@mary.org). For files larger than 12MB please email a file sharing link. Upon selection artist will be contacted to view the original artwork.

[www.mary.org](http://www.mary.org)

[mdesaire@mary.org](mailto:mdesaire@mary.org)  
[vanparys@mary.org](mailto:vanparys@mary.org)

j

## Lowry Hill Neighborhood Association News

**Upcoming LHNA Board Meetings: Tuesday, March 7th and Tuesday, April 4th — 7:00 p.m. Kenwood Rec Center.**

Your neighborhood Board is committed to serving you. All residents are welcome. If you have a concern, question or wish to be on the agenda, contact us at [lhna@lowryhillneighborhood.org](mailto:lhna@lowryhillneighborhood.org)

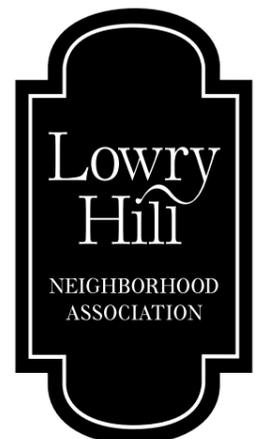
**Sign up at [lowryhillneighborhood.org](http://lowryhillneighborhood.org) for our monthly neighborhood email.**

You'll receive info, news and tips for:

- Upcoming neighborhood events
- Crime & Safety Reports
- LHNA Board Meetings
- Environmental Updates

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**Questions or concerns about neighborhood issues?  
Contact us at [lhna@lowryhillneighborhood.org](mailto:lhna@lowryhillneighborhood.org)**

# Groundswell of opposition delays five-story luxury condo project on Lake Calhoun

By Michael Wilson

The developer of a five-story complex of 18 luxury condominiums on the eastern shore of Lake Calhoun has put the project on hold for the time being, following heated opposition from the East Calhoun neighborhood and beyond and after an unenthusiastic reception at the City Planning Commission.

Basir Tareen, who seeks to demolish his house at 3021 East Calhoun Parkway and the two houses on either side in favor of a massive, 57-foot building that would soar 22 feet over the 35-foot height limit called for by the Shoreland Overlay District, said on February 10 that he wanted to “let the ECCO board know that we are not planning to proceed further at this time.”

The previous day at a Planning Commission Committee of the Whole (COW) meeting, Tareen heard skepticism about his request to upzone his three properties so soon after they were downzoned in 2008 as part of the Uptown Small Area Plan. City Council Member Lisa Bender, who sits on the Planning Commission and in whose ward the project lies, had previously signaled that she did not support the upzoning that Tareen would need.

A flash point for many is that Tareen’s 57-foot, five-story project represents the first time in the 29-year history of the Shoreland Overlay District that the recommended height limit of 2½ stories or 35 feet is being challenged. Although development on West Lake Street within the Shoreland Overlay District has been allowed to exceed those guidelines somewhat, advocates for protecting the lakes point out that Lake Street is a county highway and a heavily used commercial and transit corridor. Tareen’s project sits on narrow parkway in a residential neighborhood.

## Vreeland: protect the public’s amenities

Park Board Commissioner Scott Vreeland, who also sits on the Planning Commission, spoke quietly but forcefully against the project at the COW meeting. Height limits along the city’s lakes and waterways are meant to protect the public’s amenities, Vreeland said. People should be able to experience the lakes surrounded by trees, not by residential or office towers.

Earlier in the meeting, when the project’s architect tried to show that the views of the people who live behind the project would not be seriously compromised, city planner Peter Crandall commented that the goal of the Shoreland Overlay District isn’t to “protect people’s views. It addresses people’s views as they experience the public amenity.”

COW meetings are intended only to provide project reviews, discussion, and feedback. Public testimony is not taken; there are no votes. ECCO residents and others at the meeting were therefore heartened to hear Vreeland state that he would be strongly opposing the project if it were to come before the full Planning



Photo and caption: Michael Wilson.

**A developer proposing to demolish three houses on East Calhoun Parkway and construct a five-story, 57-foot luxury condo complex in their place has put his plans on hold for the time being.**

Commission for a vote.

A major concern is precedence. “If this project is allowed to breach the Shoreland height limits on a parkway for the first time since the height ordinance was enacted in 1988, then no place on any city lake or waterway will be safe from highrises,” said Park Watch co-founder Arlene Fried. “It will effectively gut the Shoreland Overlay District and give free rein to developers chasing big paydays.”

The three houses Tareen plans to demolish, including his own, have a combined 2016 total market value of \$2.396 million, according to the Hennepin County property website. Tareen has stated during meetings with East Calhoun residents that the 18 condos in his project would start at \$1 million on the low end.

In mid-2016 Tareen applied for a demolition permit for a house at 2701 E. Lake of the Isles Parkway that he had purchased one year earlier for \$1.350 million. The demolition permit was strongly opposed by the East Isles Residents Association and was denied. Tareen then obtained a permit to extensively rebuild the house.

Tareen is working with Nick Walton, co-principal and co-founder of CPM. They state that the three houses in question are bookended by multi-family dwellings that exceed 35 feet and thus provide “context” for the condo structure being proposed. In a letter opposing the project, the ECCO board notes however that those two buildings were constructed in 1916 and 1973, well before the passage of the Shoreland height ordinance and thus cannot be considered as precedents for the luxury condo project currently proposed.

## ‘A mockery of the Uptown Small Area Plan.’

Writing as president of the ECCO board, Ralph Knox stated, “The Minneapolis Chain of Lakes is the crown jewel of our park system. If this development were permitted it would make a mockery of the Shoreland Overlay District Ordinance and the Uptown Small Area Plan approved by the City Council in 2008, which supports the Shoreland ordinance. We all know the power of precedence, such that if this project were to be approved there would no way to stop further such tall developments on the parkways surrounding all of our lakes.”

At its February 2 meeting the ECCO board directed its coordinator to send letters to all the city’s 82 or so neighborhoods asking them to join in opposing this first-time-ever violation of the Shoreland Overlay District. So far several have replied that they will con-

sider doing so.

Writing as KIAA chair, Jeanette Colby stated, “The Shoreland Overlay District ordinance was extensively discussed and debated when it was initially proposed, and was passed by a duly elected body. The SH Overlay District protects our unique urban lakes and shoreline environments. The parks and trails around our lakes provide great benefit to all Minneapolis residents and visitors. KIAA feels strongly that the SH Overlay District ordinance must be respected and that variances, especially variances that would result in a permanent change to the lakeshore like the ones needed for this project, must not be granted.”

Council Member Bender replied that “no plans have been submitted to the city for a project here. The developer only recently met with staff and both staff and I have said we do not support a rezoning for this project. The Shoreland Overlay District would allow for this height, if the conditions for approval were met, but the zoning would not allow a building of this size.” Bender reiterated that “staff has said they do not support the rezoning and would not recommend it for approval if plans were submitted, which again, they have not been. I agree with that position of staff.”

Carol Ann Pass, president of the East Phillips Improvement Coalition board, wrote to the ECCO board, “We will write you a letter of support. I sense you are doing a version of what we are trying to do in an area of little economic and political power, i.e. creating and retaining a place of human warmth and historical continuity as well as beauty to keep it from being replaced by oversized buildings for the area, whose harsh size crowds out the places and sensibility for human gathering. These historic aspects are becoming more rare and sought-after all the time.”

As of press time several ECCO residents involved in this issue said they had heard nothing about what Tareen’s next move will be. They said they have little doubt that Tareen will try to bring some version of his luxury condo project to fruition. ECCO residents and the ECCO board all stress that they support development and point to all the new projects in the ECCO sector of Uptown as confirmation. What they and undoubtedly a large percentage of the people who make 5.5 million visits to the Chain of Lakes every year do NOT support is inappropriate development that scars the shorelines of our cherished lakes.

## Southwest High School Performing Arts Calendar

February 23, 7 pm - Guitar Concert, SWHS Commons

### Spot light Musical – Sweet Charity (Musical)

March 16-18 & 23-25 at 7 pm and March 19 & 26 at 2 pm.

Music by Cy Coleman, lyrics by Dorothy Fields and book by Neil Simon. It was directed and choreographed for Broadway by Bob Fosse starring his wife and muse Gwen Verdon.

Charity works at a dance club and has only seen the dark side of life but thinks things are changing when she meets Oscar. Even when things turn sour, Charity stays Sweet and hopeful of her dreams

To find our more or purchase tickets go to <http://southwesttheatre.org/>



**ICE**

By James P. Lenfestey

On February 6th our daughter called from Seattle (actually she texted): The city had a snowstorm and shut down. No one even biked to work, the streets too icy. Schools closed, and the kids played outside in the snow all day. A rare winter delight in rainy Seattle.

Her call reminded me to look out the kitchen window into the back yard. When that same daughter's family visited over the Christmas holiday, her eight-year old twins spent most of their days playing in our regular miracle of snow and ice. Reminders of their feverish activity linger as ice-glazed walls of a snow fort and the sturdy lower body of a snowman, sadly absent head and torso.

My delight in ice blossomed as Susan and I strolled Lake of the Isles the Saturday of Luminary Loppet. We arrived after dark, lake ice shining like polished slate under streetlight and partial moonlight. Thankfully, the organizers of the event had roughed up the ice trail so pedestrians could venture the magical lake highway with reasonable stability, as the rest of the lake, absent snow cover and swept clean by wind, proved slippery as eel skin. Like every other walker (no skiers this year, no snow), we marveled once again at the glowing luminaria spaced with mathematical precision, ice towers elegant as classical Greek columns, the ice sculpture garden, the opaque upright slabs of Icehenge, the pyramid of ice, all illuminated internally with candlelight, a frozen splendor possible only in a north country neighborhood.

Fortunately for Luminary planners and visitors, lake ice this year was also thick and firm. In spite of unseasonable rain and many abnormal above-freezing days, more than enough sub-freezing nights made the ice strong enough to bear the weight of 10,000 visitors without complaint, plus freeze the many hand-made marvels of Iceropolis.

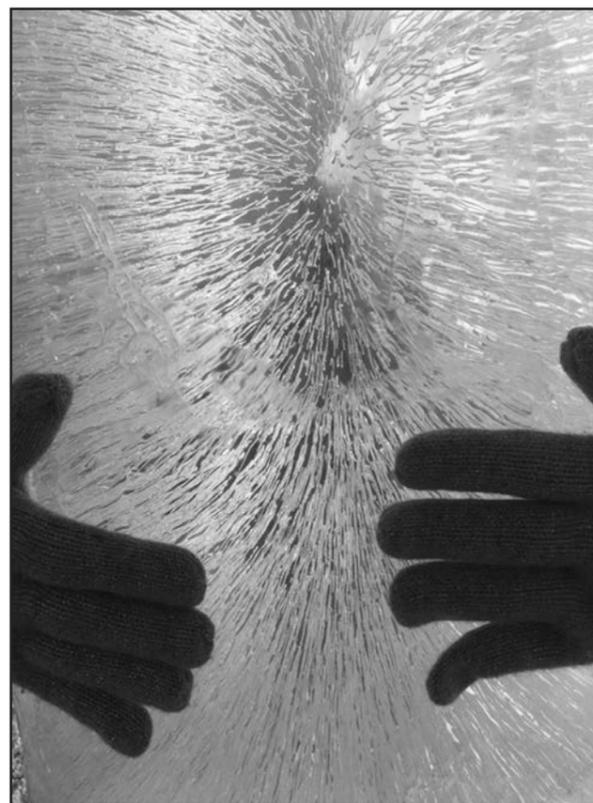
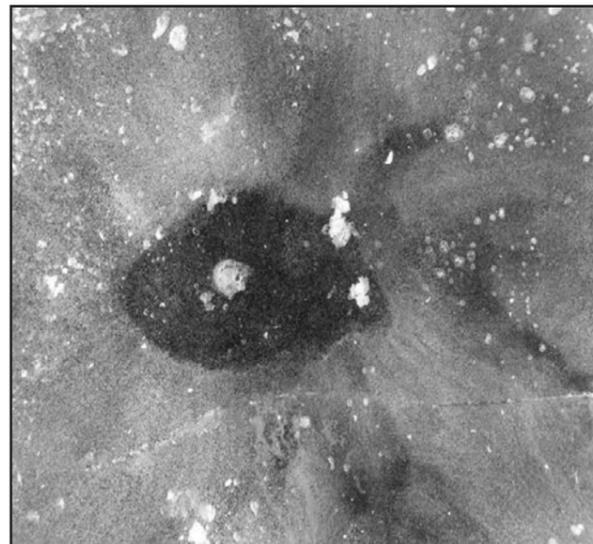
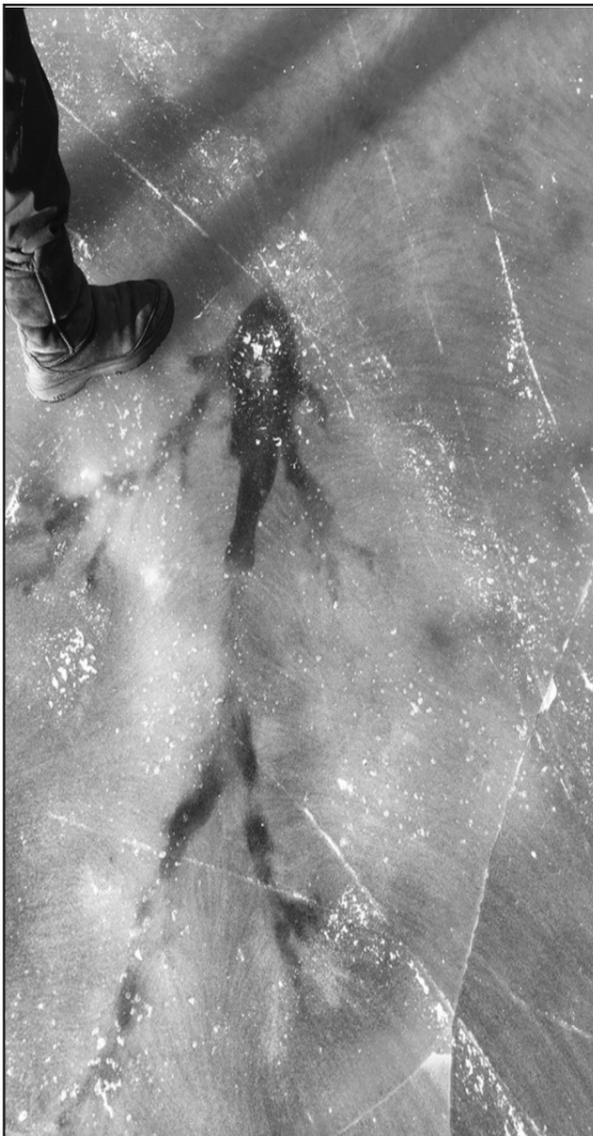
**Ice. Have you ever wondered how it works?**

Did you know ice is considered a mineral? And, unusual in the mineral kingdom, ice, the solid phase of water, is substantially less dense than its liquid phase. Meaning ice floats, not sinks. And because it floats, it insulates any life below the frozen surface instead of freezing to or at the bottom and killing it. This magical property of "solid water," its hexagonal crystalline structures astonishingly strong and light, is one reason life can exist on planet earth.

The nature of ice was again on my mind as we returned the following afternoon to stroll the lake in daylight. There were only a few of us, along with the beaver-like activity of Luminary volunteers disassembling their marvels. The day was sunstruck, windless and quiet. We delighted ourselves by scooting the hollow remains of luminaria over the shiny black ice surface, listening as their musical bass notes faded away, augmented by trebles as we propelled smaller shards the same journey.

Susan then stretched out on the smooth, black ice, to inspect the depths below. But the ice proved too thick to allow her to see any fishy life swimming below. On our lake walk back toward home, however, she noticed several natural ice windows that resembled wondrous fish.

Scientific quandaries about ice remain. Why exactly does a skate slide? Why, in outer space, is hexagonal crystalline ice (the predominant form found on Earth)



so rare?

While scientists search for answers at the outer limits of our skates and universe, our neighborhood lake offers up amazements freely, even – perhaps especially – in winter. It all begins because liquid water, when frozen, takes on the properties of a lightweight, floating solid upon which humans can stroll and sail and twirl. Then neighbors could imagine ice and night and candlelight. And, if one is patient, one can catch, or imagine, fish.

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## Isles Ensemble performs Sunday at 2 pm



Photo by Leslie Shank

Acclaimed guitarist Joseph Hagedorn performs Krouse's "Music in Four Sharps" with the Isles Ensemble on February 26.



Photo by Dorothy Childers  
Captions: Michael Wilson

Isles Ensemble musicians (from left) Sifei Cheng (viola), Stephanie Arrado (violin), Brian Krinke (violin), Leslie Shank (viola), and Laura Sewell (cello) receive waves of appreciative applause at the conclusion of Mendelssohn's Spring Quintet No. 1 in A major at their October 30th concert. Come to LOI Lutheran this Sunday at 2 pm to join in the applause!

## Marvelous Isles Ensemble program this Sunday, Feb. 26, 2pm – don't miss it!

By Michael Wilson

The Isles Ensemble, one of the Twin Cities' finest instrumental groups which we Hill and Lake folks get to claim as our own, returns to Lake of the Isles Lutheran Church this Sunday, February 26th, at 2 pm for its third concert of the season. And what a marvelous concert it will be!

We don't usually think of the guitar as a member of the same family of stringed instruments as violins, violas, and cellos, but we'll get a chance on Sunday to listen to them all play together in Ian Krouse's "Music in Four Sharps" for guitar and string quartet, with acclaimed guitarist Joseph Hagedorn as guest artist. Since his career was launched by winning the 1990 Guitar Foundation of America solo competition, Hagedorn has maintained an active performing career as a soloist and chamber musician. He has been praised for his passionate performances and flawless technique as well as for his varied programs on guitar and Renaissance lute. In addition to teaching at UW-River Falls, Hagedorn is a performing member and managing director of the critically acclaimed Minneapolis Guitar Quartet.

Hagedorn has also performed regularly since 1989 as one-half of the Shank-Hagedorn Duo with violinist and Isles Ensemble co-founder (and wife) Leslie Shank.

Hagedorn says that Krouse's "Music in Four Sharps" (on Dowland's Frog Galliard) for Guitar and String Quartet was completed in 2004 and is a rewriting of an earlier piece for two guitars entitled "Portrait of a Young Woman" from 1992. The composer also rearranged "Music in Four Sharps" for guitar quartet in 2012.

"The rearranging by Ian Krouse is notable for the fact that the English composer John Dowland himself

used this same thematic material in both 'The Frog Galliard' for solo lute and in his song 'Now o Now I Needs Must Part' for voices with lute accompaniment," Hagedorn says. "Krouse's title apparently refers to the fact that the entire work, in the key of four sharps, uses no accidentals. The fourteen minute work overall exhibits a consonant and meditative character."

Sunday's program begins with Haydn's String Quartet in C major, Op. 76, No. 3 – the "Emperor." The six Opus 76 quartets form Haydn's last complete set of string quartets and are among Haydn's most ambitious chamber works, according to critics Floyd and Margaret Grave, deviating more than their predecessors from standard sonata form and each emphasizing their thematic continuity through the seamless and near-continual exchange of motifs between instruments.

The C major quartet was given the nickname "Emperor" because the second movement is a set of variations on "Gott erhalte Franz den Kaiser," an anthem Haydn wrote for Emperor Francis II. If it sounds familiar to you on Sunday, it's because the melody is used in the Deutschlandlied, Germany's national anthem since 1922.

Sunday's program concludes with Ravel's Piano Trio in A minor. In composing the Trio, critic Richard Dowling writes, Ravel was aware of the compositional difficulties posed by the genre: how to reconcile the contrasting sonorities of the piano and the string instruments, and how to achieve balance between the three instrumental voices – in particular, how to make that of the cello stand out from the others, which are more easily heard.

"In tackling the former problem," Dowling continues, "Ravel adopted an orchestral approach to his writing: by making extensive use of the extreme ranges of each instrument, he created a texture of sound unusually rich for a chamber work. He employed coloristic

effects such as trills, tremolos, harmonics, glissandos, and arpeggios, thus demanding a high level of technical proficiency from all three musicians. Meanwhile, to achieve clarity in texture and to secure instrumental balance, Ravel frequently spaced the violin and cello lines two octaves apart, with the right hand of the piano playing between them."

This year more and more Hill and Lake folks have been discovering this musical treasure right on our doorstep. So walk, ski, snowshoe, or drive over to Lake of the Isles Lutheran Church on Sunday for a marvelous concert, with a reception afterwards.

## Harbinger of an Early Spring?



Photo by Dorothy Childers

Thin Ice Warning Sign on Cedar Lake. February 13, 2017.

## Ladyslipper Ensemble performs 'American Salon' at St. Mark's on March 25

Five members of Ladyslipper Ensemble – Sahar Hassan (mezzo-soprano), Helen Chang (violin), Jane Cords-O'Hara (cello), Christopher Brown (bass), and Oleg Levin (piano) present music of both North and South America on Saturday, March 25, at 7:30 pm at St. Mark's Cathedral.

Performing as part of the St. Mark's Music Series' 45th year, the ensemble has chosen a program featuring local composer David Evan Thomas as well as Charles Ives, Samuel Barber, Paul Schoenfield, George Gershwin, and Astor Piazzola. Works with an American connection by Kurt Weill, Nikolai Kapustin, Francesco Santoliquido, and Francis Poulenc are included too, making up an evening that the ensemble describes as "soulful, beautiful, and accessible."

Tickets are \$10. For further information, go to <a href="http://ourcathedral.org/music-series">ourcathedral.org/music-series</a>.

## Brickstone continued from page 1

many important stakeholders.

Lake Point residents generally opposed the project. Susan Mewborn opposed the 9- and 13-story designs because their heights actually translate far above Lake Point's 9th and 13 stories, with the latter reaching around Lake Point's 18th story. Mark Scally, who lives on the 12th floor, said: "The 13-story would present a huge problem for precedent. The 6-story design makes more sense with a wider side yard. Two hundred units proposed by Brickstone are not preordained." But in a contrasting opinion, Carol Brandenburg, who lives on a lower floor facing the project, stated she would prefer her western view to be of a higher-quality building—and that she is very sympathetic to The Loop's concerns—therefore she would support the 13-story option.

Many Loop residents spoke in favor of the 13-story design. Kerrie Acheson said that the 6- and 9-story designs would be too close to her patio, and that the 13-story would provide more attractive green space and views.

Irv Smith, resident of Calhoun-Isles Condominiums facing the project, spoke against a taller building.

Mike Elson from the Lake Calhoun sailing school stated that the Park Board is considering relocation of the sailing school to the northwest side of Lake Calhoun. Another tall building would further interfere with wind patterns. Buildings should stay no higher than 5 stories in Mike's opinion.

Traffic was a major concern expressed by many residents in the hearing. Leela Rao, of the Lake Point board of directors, stated that numerous new projects in the area would add to our traffic problems. She urged Brickstone to consider the safety of the neighborhood when designing the project. Richard Logan of West Calhoun spoke of the ongoing safety hazards and traffic violations near the project site.

Stacia Goodman, a single-family resident in CIDNA, strongly supports maintaining the existing, street-facing public art on the property or replacing it with new public art. She asked the developer to make a commitment to keeping such art truly public for all to see.

**The Shoreland:**

Despite new projects higher than 35 feet, the Shoreland ordinance has helped to limit height of projects on Lake Calhoun. In the 1980s and 1990s, developers proposed many projects of 20-, 30-, to 40-stories. Since passage of the Shoreland Overlay ordinance in the mid-1990s, no very tall projects have been built in CIDNA. Nevertheless, building height in the shoreland is a major concern in the community, and many believe that even existing new projects are too high. David Williams, Lake Point resident at the public hearing, for example, stated that the Shoreland Overlay ordinance was intended to protect public views of the shoreland from the perspective of park users. He urged Brickstone to build a 6-story project.

**Precedent:**

Precedent continues to be of great concern to CIDNA. Despite the higher density goals for the urban plan in the Lake Street Corridor, the neighborhood will continue to fight tall buildings, and advocate for development that respects the context of the neighborhood. Many participants in this dialogue consider the 8-story Lakes Residence to be the maximum height standard. Vern Vander Weide of the CIDNA Land Use Committee strongly opposes a 10-story design for reasons of precedent: "A ten-story structure at 114 feet substantially exceeds anything in the immediate vicinity that was built after the height restrictions were imposed. It is 25 feet taller than The Lakes Residence and even taller than that relative to the Loop. The rationale is to increase setbacks. Setbacks are important to those in close proximity to a building, either as a resident of a neighboring building or those who walk through the area. Height is of great importance to everyone in our and adjoining neighborhoods. A 10-story building would represent a critical precedent for further development in the immediate area. Our neighborhood has been waging a war against height for over 40 years in order to protect the aesthetic effect of the lakes and our urban forest. I view an eight- or nine-story structure with a set-back of 23 feet as a reasonable compromise of the height versus set-back issue."

Please send comments to [corricksidna@gmail.com](mailto:corricksidna@gmail.com) for posting on the Land Use website. Bob Corrick is Chair of the CIDNA Land Use and Development Committee.

# Sand Upon the Waters

By Tom H. Cook

I don't know a soul who's not been battered  
I don't have a friend who feels at ease  
I don't know a dream that's not been shattered  
or driven to its knees  
But it's all right, it's all right  
For we've lived so well so long  
when I think of the road we're traveling on  
I wonder what's gone wrong  
I can't help it, I wonder what's gone wrong  
—Paul Simon "American Tune"

May you live in interesting times  
—Chinese proverb

In war, truth is the first casualty  
—Aeschylus (525 BCE-456 BCE)

Do you swear to tell the truth, the whole truth, and  
nothing but the truth, so help you God?"  
—Sworn Testimony U.S. Court System

As a history major (B- average) from a well-regarded university (10-3 last football season) I can state with some authority that we as a nation have not felt this divided since the height of the Viet Nam War. For those of us of a certain age, fortunate enough to have escaped that and other wars, this is our "Great Depression," a test of character. The final challenge of our privileged life. The "chute" in our life of "Chutes and Ladders". This short piece is not intended to convert even one reader away from their belief about our collective future, yet it ends with a plea. Some of us believe that the president does not have the "real black box/red button." The joint chiefs have replaced it with a fully functioning device designed for other purposes. When the president has a middle of the night urge to retaliate against Albania, he is instead watering the east lawn of the White House.

Many view the chief executive as petty and superficial, a school yard bully, ready to hone in on the slightest physical flaw or imperfection in an opponent. A man congenitally unable to admit to his own flaws and shortcomings. Everyone in his orbit must be a perfect extension. Kellyanne Conway may be a bad hair day from exile. Many derive pleasure from his "see it say it" candor, his lack of a politeness filter, his refreshing disregard for protocol, and his gleeful desire to turn back the clock on out of control progressive ideas. "Drain the swamp", "cut a better deal", "secure our borders", "build a wall." Remove the "unfair competition" foreigners provide. To some, these are badly needed remedies to shift the balance and restore "real Americans" to their rightful place.

The more cynical among us sense a shell game with manufactured issues like "Who really won the popular vote?" "Did Putin hold more sway over the election outcome than a Chicago ward healer?" "Does an Ivanka Trump sale on outerwear at Nordstrom's qualify as "we interrupt this program to bring you breaking news..." Have the "swamp dwellers" been replaced by

a more dangerous species "billionaire businessmen"? Too rich to steal, too smart to fail, too insulated to care.

The issues of race, tax records, conflicts of interest, divestment, shifting foreign policy, cabinet and court appointments barely scratch the surface of citizen concern. What keeps me awake at night is the casual disregard for truth. There was a movie (even IMDB couldn't help me find it) in which a wife comes home unexpectedly to find her husband in bed with another woman. Rather than react with fireworks, the couple in bed casually gets up, dresses, and goes about their day. We are the wife, sputtering and stammering but unable to get an acknowledgement of the betrayal she has just witnessed. We are rubes continually fed the classic Groucho Marx line, "Who are you gonna believe, me or your own eyes?" No wonder 1984 has again become a bestseller.

This president is not a third world banana republic dictator or the reincarnation of Hitler or Mussolini. Alas, he is the homegrown logical extension of the Republican Party writ large and taken to its inevitable conclusion. The GOP has been doing the dance of the seven veils around race and class for decades. The candidates in the Republican debate save one were like Playboy magazine circa 1970, pushing the envelope of propriety with a nod, a wink, and an innuendo. (I just read it for the articles.) The current president observed the coquettish dance and blew the doors off. He is Penthouse and even seamier publications, exposing the sham and blowing the cover. Forty three million people said, "Have at it."

We have lost the core value that evangelicals, philosophers, patriots, conscientious objectors, Cub Scouts, Brownies, secular humanists, poets, and members of the armed forces believe in.

It is the casual disregard for truth or even consistent "alternative truth" that is terrifying. Many immoral opportunists of all stripes privately know what is going on but are willing to ignore, spin, and deflect the blame because the climate serves their own self interests.

Here is the plea part. We risk becoming numb to events. Many of us already take reality breaks. Find your own line of comfort, morality, or decency. Many of us believe that the current administration crossed it long ago with the first birther wolf whistle. We are already contacting our elected officials, marching, and holding prayer vigils. Those with a more wait and see attitude, please write down what it would take for you to re-think your loyalty. In six months today's events may seem like tame stuff by comparison. Will he sell Mars to his sons in a private handshake deal? We cannot imagine the specific chicanery and hubris. But know the president and his enablers are just beginning. At what point do you join the resistance?

**Tom H. Cook has, after thirty years, been promoted to the position of occasional columnist. His next piece will be about the excessive glue put on fruit labels, particularly apples.**

Please turn to page 16 for more on Brickstone project.

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Graphic courtesy Minneapolis Park & Recreation Board.

Congestion and safety are the main targets for improvement at the northeast corner of Lake Calhoun in the draft 25-year Master Plan.

## Public comments, feedback needed on ambitious recommendations for Lakes Calhoun and Harriet

By Michael Wilson

The 25-year Calhoun-Harriet Master Plan continues to inch its way to approval by the full Park Board. Right now, the draft of the Master Plan needs close examination by all of us – plus our comments and feedback, which will be accepted through March 3. Recommendations for the northeast, north, and northwest sides of Lake Calhoun are of particular importance

to Hill and Lake residents.

You can find the draft Master Plan at <minneapolisparcs.org>. Click on “Park Care & Improvements.” Under the “Park Projects” heading, click on “Current Projects.” An alphabetized list will appear; go to “Chain of Lakes Regional Park” and click on “Calhoun-Harriet Master Plan & Improvements,” which

will take you to the project page. The left-hand column provides links to each of the chapters in the draft Master Plan plus a link to the online comment/feedback form.

Printed copies of the plan along with paper surveys will be available after Jan. 25 at the Kenwood Rec Center and Walker Library. We can respond via the online survey, the paper survey, or by emailing or calling the project manager, Deb Bartels, at 612-230-6438 or <dbartels@minneapolisparcs.org>.

It’s important to keep in mind that the draft Master Plan contains recommendations from the Community Advisory Committee (CAC). The Park Board is still several months away from its formal consideration and vote on the draft Master Plan. Also, don’t get confused by a number of the beautiful color sketches and photos sprinkled throughout the document. They’re included as “ideas” borrowed from proposals or actual structures for different park systems around the country.

### Chapter 8: Lake Calhoun’s northeast corner.

Congestion is the major issue at the northeast corner of Lake Calhoun. The bicycle-pedestrian trail under the Lake Street bridge was constructed in 1976 and is inadequate for the heavy use it receives today. Recommendation #6 proposes replacing the bicycle trail under the bridge and along the lagoon with an at grade, shared-use trail on the west side of the intersection of Lake Street and East Calhoun Parkway.

Recommendation #7 calls for creating a “gateway” and landscaped enhancements in the triangle between eastbound and westbound Lake Street. State-of-the-art signaling and pavement markings would assist bikers and pedestrians crossing Lake Street. And the enhancements to the triangle would hopefully encourage motorists to treat westbound Lake Street less like a speedway.

Other recommendations for northeast Calhoun call for removing and relocating the two boat launches currently flanking the Refectory (#2) and relocating the sailing school and yacht club away from this area once the northwest corner is developed as a recreational hub, while retaining the dock and buoy field (#3). Recommendation #9 calls for restoring historic objects and structures (WPA wall along the lagoon, Naval and Marine Corps Memorial Tablets and the World War I Memorial Mast).

### Chapter 8: Lake Calhoun’s north shore.

A major recommendation for the north shore of Lake Calhoun is to create more space for trails along Lake Street by eliminating one lane of eastbound traffic between Thomas Avenue and East Calhoun Parkway. From the Excelsior-Lake intersection to Thomas Avenue there are two lanes for through traffic. A third lane is added just past the Thomas Avenue stoplight, which allows motorists to treat this stretch of roadway like a speedway.

Maintaining two through lanes east of Thomas Avenue would provide space for wider trails on the south side of the bridge over the channel, relieving congestion at this pinch point. The east end of the removed lane could be converted to a right turn lane onto East Calhoun Parkway. Initially this change would be accomplished with barriers and re-striping, but eventually the change would be made more permanent with new curbs and storm sewer inlet modifications.

Because Lake Street is a Hennepin County road and at this location one of the busiest stretches of highway in the county, any modifications within the right-of-way would be designed and controlled by the County.

One of the “big ideas” that captured the imagination of the public during the 2012 Calhoun-Lake of the Isles Charrette was the proposal to build a “lid” over Lake Street, which would be lowered. The “lid” would be a 300-foot-wide bridge providing uninterrupted parkland between Calhoun and Lake of the Isles and could incorporate visitor’s center and creative landscaping. Its construction would require cooperative efforts between Hennepin County and the Park Board. This visionary idea is necessarily a long-term priority due to cost, but you can help to keep the idea alive through your comments and feedback.

### Chapter 8: Lake Calhoun’s northwest corner.

Recasting the northwest corner of Lake Calhoun as a recreational hub will be crucial in easing congestion and improving safety at other areas of the lake. Recommendations to relocate the boat launch, sailing school, and yacht club to the northwest corner will require realignment of the parkway in this area west of its current location, in order to create the space needed for

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a building and parking associated with the launch and school. The poor soils of the area and the utilities required for a building will be costly. Ultimately, a grid of sailboat buoys will be located in this area of the lake.

The sailing school and sailing club building would incorporate at a minimum a storm shelter, restrooms, indoor classrooms, and storage. Some CAC members suggested that the building might also be an interpretive center. Others suggested that the northwest shore would be an excellent location for a visitor's center for the Chain of Lakes Regional Park.

A wide promenade hugging the edge of the Calhoun Executive Center parking lot is recommended to connect the Calhoun Commons and Calhoun Village commercial center and the Midtown Greenway directly to the trails around Lake Calhoun. This sets the stage for possible private/public cooperative redevelopment of the lot into a ramp that also provides at-grade retail, concessions or services for park users. The promenade itself could be used for events such as races, food trucks, and other recreational amenities.

The northwest corner could also provide a location for the three major amenities related to picnicking: parking, picnic facilities, and a large open space for field games such as lacrosse and soccer. Benches and picnic facilities are suggested around the edge of the green space and the central lawn. Smaller shelters, available on a first come-first served basis rather than by reservation, were preferred by the neighborhood and CAC. Grills and movable picnic tables to accommodate larger family gatherings were also favored by the public, though these kinds of amenities pose challenges for MPRB maintenance staff.

**Eliminating 'Calhoun' from Calhoun/Bde Maka Ska.**

Changing the name of Lake Calhoun was one of the few contentious topics during the year-long CAC process. On September 2, 2015, the Park Board voted in favor of the dual name of Calhoun/Bde Maka Ska, and revised signage appeared shortly afterwards.

A majority – but not all – of the CAC members voted to recommend that “the Park Board will support the official and legal restoration of the name 'Bde Maka Ska' to Lake Calhoun and advocate for such restoration

in all appropriate fora, including the Hennepin County Board, the Minnesota Department of Natural Resources, and the Minnesota Legislature.” According to a Master Plan Overview presentation to the board on February 15, “Advocates seek the name restoration only for the park and lake, not to parkways, businesses, etc.”

How this name change would be operationalized – if it were to occur – is not clear, but the goal of the name-change advocates is clear: the dual naming and “Lake Calhoun” is out. (Go to the Project Page and click on “Master Plan Overview – 2/15/17 Board Presentation” in the right-hand column; scroll down to page 21 for more information.)

**What's next?**

At the conclusion of the comment period on March 3, MPRB staff will catalog and categorize each public comment to assess its impact to the plan. The comments will be taken into consideration by the Board when considering approval after a public hearing on the plan. Once approved by the Board, the plan will be submitted to the Metropolitan Council for review and adoption. Future funding of capital improvements at the two lakes and surrounding parkland is contingent upon a Met Council-adopted master plan.

The first round of improvements identified in the plan will begin in spring 2017.

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## KENWOOD ISLES AREA ASSOCIATION

By Shawn Smith

### February 2017 KIAA Meeting Minutes

KIAA Board met February 6th, 2017 at Kenwood Rec Center. Chair Jeanette Colby called the meeting to order at 7:05 p.m.

Directors present: Chair Jeanette Colby, Vice Chair Larry Moran, Treasurer Matt Spies, Mike Bono, Jack Levi, Angie Erdrich, Will Stensruud, Secretary Shawn Smith (Recording Secretary). Absent: Mark Brown, Josine Peters. Also present CM Lisa Goodman, Police Chief Ohotto, and 4 other residents.

The Agenda was Approved Unanimously

### City Council Update – Lisa Goodman

Penn/Oliver Avenue will be ground, patched, and resurfaced, as part of the Concrete Streets Rehabilitation program, and will extend the life of the street for 15 years. There will be an assessment of .22 cents per sq/ft per property owner and contribute 7% of the total budget of \$1M. There will be a large neighborhood meeting held in advance to share details. Work will be completed prior to fall.

The February 22nd Lunch with Lisa topic is Emergency Preparedness, including natural disasters and pandemic readiness. Please contact her office if you would like to attend.

Ward 7 has been prioritized for the City's Tree Planting Program. Residents can get information and order trees March 6-12 at [www.treetrust.org](http://www.treetrust.org). There will be a lottery, and those selected will be notified by March 22. Trees will have a nominal cost to residents.

Jeanette provided an update on the parking situation in Downtown Kenwood. She reported that the business owners did not support a KIAA proposed solution to add restricted parking to one side of 21st St. Another possible solution is to clarify the parking signs on Penn Avenue in front of Kenwood School. One resident from Oliver Ave expressed his concerns on the adverse effect he is experiencing.

### East Cedar Lake Beach (ECLB)– Park Police Chief Ohotto

KIAA dedicated \$5000 for police overtime (80 hours of patrols). 2016 had the second lowest number of police reports since the lowest year (2008).

The Chief continues to recommend a balance of extra patrols with the positive programming that has happened in the last 2 years. Neighborhood involvement/usage of the beach is also important, vs. solely relying on police patrols.

Jeanette moved to spend \$5000 for 2017 continued additional policing, pending the securing of city funding via the Neighborhood Priority Plan contract. Mike will inform the board once city funding is confirmed.

### Lake of the Isles Skating Party – Jeanette Colby

The party was rescheduled for February 12th due to poor ice conditions. KIAA will still contribute cookies towards the event.

### Financial Report – Matt Spies

Residents donated \$747 last month, most in response to the annual newsletter. KIAA also received some city reimbursements, totaling \$2500. KIAA appreciates the local funding of the neighborhood residents.

Jean Deatrack has helped Matt mail thank you letters in response to all donations.

### Letter of Concern over 3020 Kenwood Parkway – Jeanette Colby

Calhoun-Isles Association is opposing the construction of a Residential High Rise on the Northeast Corner of Lake Calhoun that would possibly violate the Shoreland Overlay District and would certainly be in opposition to local ordinance. The building would be 59 feet tall and out of character with the surrounding neighborhood.

Jeanette proposed a letter stating KIAA's position that developers need to respect the overlay district not only for this project/lake but for future projects and other lakes. This position supports the KIAA Neighborhood Priority of protecting the environment,

lakes, and waterways. The Overlay height restriction exists to protect the lake edge from out of scale development, shading, and wind concentration and a negative human caused impact on the environment. Larry moved to send the letter, approved unanimously. A response was received from CM Lisa Bender that it does not violate the Overlay District but does violate local zoning. Jeanette is working with the city and C-I Association to clarify.

### Annual Gathering – Jeanette Colby

The annual gathering and board elections are May 1. Any residents that would like to run for a board position are encouraged to contact KIAA; [ssmith288@me.com](mailto:ssmith288@me.com).

To reduce costs, new food alternatives will be considered for the annual gathering.

### Kenwood School Request – Angie Erdrich

The School requested \$750 in funding to be a sponsor of the Kenwood School Auction and Fundraiser. KIAA supported this request in 2016.

KIAA view is that the funding supports the Neighborhood Priority of supporting robust programming and education our Kenwood School, which not only serves Kenwood children but children from other parts of the city. Shawn moved to support the funding, unanimously approved.

### Southwest Light Rail Transit Project – Shawn Smith

Jeanette attended the January CAC meeting. The Southwest Project Office is developing a website to share updates related to construction of SWLRT.

Shawn shared that at the State Legislature GOP leadership is challenging that the Met Council will rely on the state to pay 50% of ongoing operating costs for light rail and transit but the state has no voice in which or how many projects are built. That would mean that there is no elected voice in the regional transit plan and required state funding.

The Minnehaha Creek Watershed District is meeting on February 23rd to vote whether to approve permits for SWLRT construction and operation in areas that MCWD manages. The MCWD is responsible for maintaining the water quality for the Watershed, which includes the Chain of Lakes. The public comment period closed February 2nd, and many testified concerns about conflicts of interest with MCWD managers. Most managers were appointed by Hennepin County Commissioners that support the project.

As only 3 Kenwood properties are identified to have severe adverse impacts, KIAA will consider funding an independent study of vibration and noise similar to one conducted at the Minneapolis/St Louis Park border. The study would evaluate the Kenilworth Corridor north of the Kenilworth Channel. Jeanette will contact the engineers to find out if there would be any benefit and what the cost would be.

### New Business - All

Matt will kick off the planning for ECLB programming for 2017. He will solicit resident ideas.

The meeting was adjourned by Chair Jeanette Colby at 8:35 p.m.

Updates: If you are interested in receiving monthly email updates, please email us at [kiaa55405@gmail.com](mailto:kiaa55405@gmail.com). Also please visit our website at [kenwoodminneapolis.org](http://kenwoodminneapolis.org) to learn more. If you are interested in participating on the Board, please contact us.

The next Kenwood Isles Area Association Board meeting is Monday, March 1st from 7:00-8:30 p.m. at the Kenwood Recreation Center. Monthly meetings are held on the first calendar Monday of each month unless otherwise noted. KIAA invites and encourages participation by every resident to each program, service, and event organized by KIAA. Should you require an accommodation in order for you to fully participate, or if you require this document in a different format, please let us know by contacting us at [kenwoodminneapolis.org](http://kenwoodminneapolis.org)

## CEDAR ISLES DEAN NEIGHBORHOOD ASSOCIATIONS

By Monica Smith

### CIDNA BOARD MEETING MINUTES, February 8, 2017

The meeting was held at Jones-Harrison Residence. Board members in attendance: Secretary Rosanne Halloran, Treasurer Roger Klimek, Stephen Goltry, Barbara Lunde, James Reid, Vern Vander Weide, and Mike Wilson. Staff: Monica Smith

Rosanne Halloran called the meeting to order at 6:00 p.m.

### City Council Member Lisa Goodman, Ward Seven

Minneapolis is offering trees for \$25 (to be planted on private property). Residents of Wards 3-7 and 10 will be able to order trees beginning Monday, March 6, 9:00 a.m. Ordering for residents citywide opens on March 13. Details at [treetrust.org](http://treetrust.org).

Lunch with Lisa is Wednesday, February 22, Noon at the University of St. Thomas. The topic is emergency preparedness.

Construction will begin this spring on I-94 between Nicollet Ave and Shingle Creek Pkwy. An informational open house will be held on Thursday, February 23, 4:00-7:00 p.m. at Minneapolis Park & Recreation Board, 2117 W River Pkwy. More information at [dot.state.mn.us/metro/projects/i94brooklynctr](http://dot.state.mn.us/metro/projects/i94brooklynctr).

The City Council will be voting to reinstate frozen NRP funds. If approved, \$78K of frozen funds will become available to CIDNA over a two-year period.

### Meg Forney, Commissioner at Large, Minneapolis Park & Recreation Board

The draft of the Calhoun-Harriet Master Plan is available for public comment through March 4. A survey is available at [minneapolisparcs.org](http://minneapolisparcs.org) (search: Calhoun-Harriet Master Plan). \$3.7 million is currently available for trail improvements to be completed by summer 2018. The draft Master Plan recommends changing the name of Lake Calhoun to Bde Maka Ska.

A public art and memorial space to honor Cloud Man and native people will be created at Lake Calhoun.

Commissioner Forney is working with Hennepin County on safety issues in the Lake St/Excelsior area.

### Announcements

The annual Ice Skating Party planned for February 12 may need to be cancelled due to warm weather.

Paint-a-Thon provides free house painting to qualifying low-income seniors and people with physical disabilities. For more information, call 612-276-1579.

### NRP/PPP Report, Monica Smith

Cedar Lake South Beach project: The Park Board will be approving the agreement with the landscape architect and the NRP contract by mid-March. A community meeting will be held in March or April to review the project details with the new feature of a restroom.

The annual Community Connections Conference will be held on Saturday, April 1. Registration opens in late February.

Neighborhoods 2020 is a group working on the future of neighborhood organizations beyond 2020 when the current funding for neighborhoods expires. A meeting for Southwest Minneapolis neighborhoods will be held on March 21 (time and location to be determined).

Neighborhood and Community Relations (NCR) is reminding neighborhood organizations that they may not engage in political activity per their contracts with the City.

### Land Use Committee, Bob Corrick

The Land Use Committee held a public hearing for the Brickstone Partners project (proposed 200-unit building at 3100 W Lake St) on January 26. There was a range of opinions about the three design options. There are also varying opinions amongst the 12-member Land Use Committee. The committee offered a counter-proposal to the developer for a 10-story building using high-quality materials. No formal action has been taken on the counter-proposal.

## LOWRY HILL NEIGHBORHOOD ASSOCIATIONS

By Susannah J. Galiano, Treasurer.

### LHNA Board Meeting February 7, 2017, 7:00 – 9:00 PM, Kenwood Recreation Center

Present Board Members- Phil Hallaway, President, Clint Connor, Emily Beugen, Sara Janacek, Jimmy Fogel, Tom Huppert, Susie Galiano, Michael Cockson

Guest members and Staff- Lisa Goodman, Chelsea Adams, Kathy Waite, Daniel May, Janne Flisrand, Dan Levey.

Call to Order: Phil Hallaway called the meeting to order at 7:02 p.m.

Approval of Minutes Michael Cockson moved to approve the minutes from the January 3, 2017, meeting. Tom Huppert seconded. The minutes were approved

### Community Announcements (Council Member Goodman)

There will be major construction on I-94 from Spring 2017 until October, 2017 including road and bridge repair. The next lunch with Lisa will be Wednesday February 22, and the topic will be Emergency Preparedness. In conjunction with Tree Trust, residents will be able to order trees for \$25 from March 6-12. Many fruit trees are available. Residents are allowed to purchase 1 tree per property.

### Treasurer's Report

a. Current financials- Rebecca Graham not present at the meeting, but sent a report. There were no major outstanding liabilities. The bank balance is over \$25,144.

### Fifth Precinct Police Update (Inspector Kathy Waite, Lieutenant May and Crime Prevention Specialist Chelsea Adams).

The guests discussed the current state of crime and safety in Lowry Hill.

Inspector Kathy Waite indicated that the burglary rate has gone down and the theft rate has gone up. In the Lowry Hill Area, there have been concerns under individuals living under the I94 freeway area near Hennepin and Lyndale. Panhandler problems and public intoxication are often seasonal. Individuals should call 311 if they have concerns regarding speeding issues, and failure to stop at stop signs, and parking. It was stressed that residents should not be hesitant to call 911 if they have concerns about suspicious activity in the neighborhood. Residents can participate in a "buy back" program to pay for off duty officers to patrol or work in specific areas of concern.

Chelsea Adams- If residents have concerns regarding panhandling around the Lyndale/Hennepin/I94 area, they should contact MNDot. She stated that it would make a big difference to hear from the community.

### Committee Reports

#### Environment (Beugen, D'Eramo)

#### Thomas Lowry Park

The park board has removed the dead elm on the SW corner of the park. They are trimming trees and will plant 14 new trees of various species to increase diversity.

#### Zoning and Planning (Cockson, Conner, Shaffer)

The East Calhoun Community Organization (ECCO) is seeking support from LHNA in opposing the proposed 5-story condominium development on

East Calhoun Parkway across from the refectory. This will involve tearing down 3 houses on the parkway to erect the building. Anticipate that the issue will go in front of city in March. Board members were asked to review this request and address it at the next meeting.

#### Crime and Safety (Bickett, Shaff, Fogel) See discussion above.

#### Events (Huppert, Stern)

**Ice Skating Social** - Amy Sanborn from East Isles Neighborhood Association thinks rink may be closed on February 12 and believes we should cancel the event. We could still have neighborhood gathering without skating from 1 p.m. to 3 p.m. Final decision will be made soon by the four neighborhoods that sponsor the event.

**Annual Meeting-** The meeting usually occurs the 2nd or 3rd week of May. Emily Beugen reported that we that we can have it at Temple Israel. Upstairs room accommodates 140 people... Cocktail hour, tours, \$650 cost of room- pay for security. Licensed caterer and a security person are required. There are no restrictions on alcohol. In addition to the business meeting there will be a social hour and tours of the new building. Ms. Janecek moved and Mr. Cockson seconded that the Annual meeting be May 16, 2017, and authorize treasurer to designate funds for the event. Ms. Beugen discussed historical information on houses, and is preparing a presentation on how to research homes. She also suggested making historic information of Lowry Hill available to residents at the Annual Meeting.

#### Neighborhood Priorities (Janecek, Hartzheim)

**Douglas Median-** The City has a plan to landscape the area and we are waiting cost information. Should have this information, including LHNA's portion of the cost for next meeting.

"Paint the Pavement"- Mr. Hallaway reported that NRP/PPP funds can be used for this project.

#### Communications/Outreach (D'Eramo, Madden)

Hill & Lake Press Mr. Hallaway will contact Toni d'Eramo and Chris Madden regarding this month's ad.

**Articles of Incorporation and Bylaws** – Clint Connor discussed proposed changes to the Bylaws that would (i) eliminate the requirement to maintain a list of names and addresses of all members of LHNA and; (ii) allow board action via email voting of a quorum of the Board. A formal vote making these Bylaw changes could not be taken because of a lack of a quorum. This will be addressed at the next meeting of the Board.

**New Business-** Dan Levey, a resident living on lower Kenwood Parkway, spoke about Spring Lake and the problems associated with the area. He has spent significant time and energy cleaning up the area, especially the buckthorns. He is seeking ideas and assistance to address issues such as freeway runoff and pollution, water quality, invasive species, trash and homeless living in the area

Upon motion duly made and seconded, the meeting was adjourned at 9:02 p.m.

NOAH rental properties that are at risk of increased rents.

#### New business

The CIDNA Board approved a donation of \$200 to support Kenwood Community School.

CIDNA's Annual Meeting will be Wednesday, May 10. State and local elected officials will be invited to speak.

The meeting was adjourned at 7:55 p.m.

The next meeting is Wednesday, March 8, 2017, 6:00 p.m. at Jones-Harrison Residence.

Note to CIDNA residents: sign up for our monthly e-newsletter by sending a request to info@cidna.org.

## EAST ISLES RESIDENTS ASSOCIATION (EIRA)

By Nicole Engel-Nitz, EIRA Secretary

### Minutes from the EIRA December BOARD OF DIRECTORS (BOD) Meeting

January 10, 2017 Grace Trinity Community Church. Board members present: Andrew Degerstrom (President), Julia Curran (Vice-President), Brian Milavitz (Treasurer), Nicole Engel-Nitz (Secretary), Peter Mason, Nancy Johnston, Bruce Larson, Amy Sanborn, John Grochala, Steve Havig

Staff: Diana Schleisman

Guests: Council member Lisa Goodman, EIRA Resident Debbie Gold,

EIRA President Andrew Degerstrom called the meeting to order at 7:00 pm.

### Lisa Goodman, Minneapolis City Council Ward 7

Lunch with Lisa topics may include an Art presentation and/or issues with rental licenses.

Hennepin Lyndale construction is complete! Temporary signals will be removed by Dec 16th. Some planting will occur in spring.

The Truth in Taxation public hearing was held on 11/30/16.

There was an error in some of the notices sent regarding property tax valuations. The voter approved school levy was not included. Taxes may be anywhere from 6-10% higher depending on the property value.

Budget referendums were made to move funds from Marketing to Public Safety, and to redirect funds from Greater MSP Regulatory Development to Small Business Navigation, Recruitment, and Retention.

Holiday is at Loring Park this season through Dec 23rd. Many small business vendors are selling local goods for holiday gift giving. A free skating rink with free skate rentals is a nice plus. Through a recycling initiative, art pieces of a wolf and moose were crafted from recycled materials. Lids can ride a bicycle that charges the lights. Movies such as Frozen, Ice Age, and Charlie Brown Christmas are scheduled to be played on different occasions.

A large portion of proceeds from new development growth has been put in a State Fiscal Disparities fund that pools money to offset less lucrative times.

The courts did not approve a receiver to be appointed regarding the Frenz properties. It was not proved that residents were in eminent danger of losing their homes. A request may be submitted later on in the license revocation process.

### Open Forum

Board members were asked to consider who might replace the two board members who will be leaving the board in April. It was encouraged up for BOD Members to think about succession, and to talk to resi-

EIRA to page 12

**Antiques Bel Air**  
PURVEYORS OF FINE ANTIQUES IN LOWRY HILL



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(ONE BLOCK SOUTH OF THE WALKER ART CENTER)

**TUESDAY - SATURDAY 11 - 5**  
**SUNDAY 11 - 4**

  
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For more information about the project, go to cidnalanduse.wordpress.com. Public comments are welcome.

#### Calhoun-Harriet Master Plan, Mike Wilson

The draft of the Calhoun-Harriet Master Plan has been released for a 45-day comment period. Go to minneapolisparcs.org and search "Calhoun-Harriet Master Plan" to link to the online survey. Feedback will be accepted through March 4.

#### Minneapolis NOAH Preservation Fund, Rosanne Halloran

Minneapolis is seeking comments on the proposed Minneapolis Naturally Occurring Affordable House (NOAH) Preservation Fund to assist buyers to preserve

## EAST ISLES RESIDENTS ASSOCIATION (EIRA)

By Diana Schleisman, Administrator

dents who may be interested.

The Wedge neighborhood has a newsletter that includes coupons and ads. This could be duplicated for EIRA. An example will be brought in next meeting.

As a reminder, a 3 day notice is helpful for check requests.

### REPORTS

#### Social Committee

The Ice skating party is rescheduled for Sun Jan 22nd 1-3pm at the Lake of the Isles ice skating rink.

A Christmas Tree Lot is being held at Calhoun Square. Some of the proceeds benefit EIRA. A notification was also posted on Nextdoor.

#### NRP Committee

The following recommendations were made at the NRP meeting. All were approved unanimously by the EIRA BOD.

a. "EIRA NRP Committee recommends the EIRA actively engage to support efforts to replace the warming house on Lake of the Isles and that \$25,000 in EIRA NRP funds be set aside to support the building of a new warming house if the appropriate plans come together and the balance of the funds necessary to build the warming house are secured from other sources. The EIRA NRP Committee will continue to track the warming house efforts taking place in the neighborhood and keep the EIRA Board informed. The EIRA NRP Committee Chair will share the EIRA support with interested parties and the Park Board once approved by the EIRA Board."

b. "EIRA NRP Committee supports the placement of two chess tables close to the top of the Mall near the Library. One to be funded with the \$3,000 grant from People for the Parks and the other by using EIRA NRP funds. The Committee recommends the EIRA fund the placement of the tables on the Mall. The Committee recommends an allocation of up to \$5,000 to purchase one of the two tables and for placement. The EIRA NRP Committee will work with the Park Board to facilitate this process once approved by the EIRA Board."

c. "EIRA NRP Committee recommends the allocation of \$10,000 in EIRA NRP funds to support the purchase of five additional wood benches being placed by the non-profit created by East Isles resident Mark Addicks. The donation will come with the request that at least three of the benches be placed on the East side of Lake of the Isles on an annual basis for the lifecycle of the benches. The other two benches may be placed within the larger community as determined by the bench organization. The NRP Chair will communicate this to Mark Addicks once approved by the EIRA Board."

d. "EIRA NRP Committee recommends working with Mark Addicks who has agreed to approach the Park Board on behalf of EIRA to secure the stewardship agreement necessary to manage and plant the seven triangles created by the sidewalks on the Mall in the spring of 2017. This will likely be the expansion of the agreement he already has in place for the triangle at the SE corner of Lake of the Isles. The EIRA recommends an allocation of up to \$2,500 to support the planting and necessary groundwork to create proper planting areas. The Committee will also communicate the desire to create plantings around the signs on the west and east ends of The Mall."

e. "EIRA NRP Committee recommends the EIRA actively engaging in the SW service area master planning process relating to Lake of the Isles and the East Isles Neighborhood Parks. The NRP Committee will support this effort and dedicate a committee member to help lead this effort once approved by the EIRA Board."

f. "EIRA NRP Committee recommends the EIRA actively work with the Park Board on the recommendation of how to use the funds created by the Park Dedication Fee and how EIRA NRP funds might be leverage with these funds to make park improvements in the EIRA neighborhood. The EIRA NRP

Committee will create a subcommittee to work this effort and that subcommittee will be chaired by Bruce Larson once this is approved by the EIRA Board."

BOD Members should invite other residents to consider joining the NRP Committee.

#### Staff Report

The \$50 late fee from the AG report was not waived. Email for administrator is up and running. Contacts are being entered. Diana asked Committee Chairs to provide a list of Committee Members. The Quickbooks Master license, held under the previous Administrator, was removed to allow installation onto the new EIRA laptop.

#### President's Report

As has been done in the past, it was approved for EIRA to pay Grace Church \$500 for allowing usage of meeting space. This was approved unanimously.

#### AG Report

The form has been completed with the exception of financial data from 2015. This information will be provided after an informal internal informational audit with Diana and Brian. Diana will check with the AG to see if there will be further penalties, or if there is another deadline after the extension that has already passed in November.

#### Closed session

EIRA President Andrew Degerstrom closed the meeting to order at 9:01 pm.

Reminder: The next East Isles Residents' Association (EIRA) Board meeting will be held at 7 pm on January 10, 2017 at Grace Trinity Community Church, 1430 W 28th Street.

EIRA invites and encourages participation by every resident to each program, service and event organized by EIRA. Should you require an accommodation in order for you to fully participate, or if you require this document in a different format, please let us know by contacting us at [info@eastisles.org](mailto:info@eastisles.org) at least five (5) days before an EIRA sponsored event.

### East Isles Residents' Association (EIRA)

#### Minutes from the EIRA BOARD OF DIRECTORS (BOD) Meeting January 10, 2017 Grace Trinity Community Church

Board members present: Andrew Degerstrom (President), Julia Curran (Vice-President), Brian Milavitz (Treasurer), Nicole Engel-Nitz (Secretary), Peter Mason, Nancy Johnston, Bruce Larson, John Grochala, Steve Havig, Mike Erlandson. Board members absent: Amy Sanborn, Staff: Diana Schleisman

Guests: Council member Lisa Goodman, Bridge for Youth Executive Director Michelle Basham, Lowry Hill Neighbor Kathy Spraitz, EIRA Resident Debbie Gold  
EIRA President Andrew Degerstrom called the meeting to order at 7:00 pm.

#### Lisa Goodman, Minneapolis City Council Ward 7

The City of Minneapolis does not profit from snow emergency towing. Proceeds are used to pay the tow companies, city employees, and other expenses. Vehicles are towed because they cause difficulty for the plows. Although snow emergencies are determined by the Public Works Director, often it is when there is 2" or more snowfall during the week. Several notification methods exist, such as Twitter, Instagram, Facebook, website, texting, and calling.

Large sand containers may be requested from the City for areas of special concern at no charge. The sand may be used by residents as needed to increase traction and prevent falls. Contact 311 for more information.

Holiday trees make great homes for wildlife in residential yards. If this is not a desirable choice, they may be recycled. Please ensure the tree is no more than 6' tall and placed by trash for pickup.

Holiday lights may also be recycled. Please visit [recyclemn.org](http://recyclemn.org) or visit a Hennepin County drop off site. Construction planning is here - Hwy 94 in Minneapolis is due for repaving in 2017. More specific details and dates will be provided.

#### Guest Speaker

Bridge for Youth Executive Director Michelle Basham asked for EIRA support of a proposal, attached as an Addendum to these minutes.

Concerns were brought up regarding tenant requirements, including employment, drug testing, alcohol use, and criminal activity. As a recipient of HUD funding, testing is not allowed. However, program requirements will be enforced as will tenant lease laws.

In appreciation for the organization's work with homelessness in the community, the EIRA Board looks forward to continued support of The Bridge for Youth and its future programs.

#### Open Forum

Bordering Neighborhood Associations seem to be following EIRA's lead with financial support of the warming house. Voting is expected this week, although Kenwood is abstaining at this time due to other issues. Although "Super" Bowl funds may be available, this project may not be in compliance with the requirements since it is a more permanent structure, albeit mobile. An equity partner has been found: The North Mississippi Regional Park is interested in using the facility for summer programs. There is an advisory council for which an official EIRA representative will be appointed.

A concern regarding sidewalk clearing was mentioned, it may be the subcontractor used. Diana was given directive to research Special Services Districts not for a complaint but to learn about the process and areas.

### REPORTS

#### Social Committee

The Ice skating party is Sun Jan 22nd 1-3pm at the Lake of the Isles ice skating rink.

#### NRP Committee

Mark Addicks is pursuing the Stewardship Agreement with the Park Board to maintain the Mall plantings and other areas. He is also following through with the wooden benches for the East side of Lake of The Isles and other locations in the community.

BOD President signed a letter to support work on the Park Plan regarding the Mall and other smaller parks.

Committee members are working on obtaining Park Board approval for the benches originally requested. The deadline is January 31st, 2017, so that benches may be installed in 2017 and the project comes to completion.

NRP funding may be considered at a future date to help The Bridge for Youth.

#### Staff Report

A new laptop was purchased with a better processor and Quickbooks is downloaded. It was difficult since it was under the previous Administrator's personal information. Having an organizational laptop for electronic files will be very helpful, as will general registration using organizational information. Business cards are the next purchase no BOD approval needed.

#### President's Report

ECCO raised concerns about a condo building proposal at 3020 East Calhoun Parkway, specifically opposing the height and rezoning. EIRA support or lack thereof would likely not have an influence, so it was not brought up for a vote.

#### 2017 meeting dates

The next BOD meeting will be Tuesday February 14th. There appear to be no religious holiday conflicts for 2017. The meeting date list will be emailed out by the President.

#### AG Report

There are no additional late fees per the AG office. Now that Quickbooks is ready, Diana and Brian will review and prepare financial data.

#### Committee merger

It was motioned to have the Parks Committee merged with the NRP Committee. However, after further discussion, it was tabled to allow more time before voting on the decision.

#### Closed session

EIRA President Andrew Degerstrom closed the meeting to order at 8:40 pm.

Reminder: The next East Isles Residents' Association (EIRA) Board meeting will be held at 7 pm on February

## EIRA from page 12

14, 2017 at Grace Trinity Community Church, 1430 W 28th Street.

EIRA invites and encourages participation by every resident to each program, service and event organized by EIRA. Should you require an accommodation in order for you to fully participate, or if you require this document in a different format, please let us know by contacting us at [info@eastisles.org](mailto:info@eastisles.org) at least five (5) days before an EIRA sponsored event.

### \*\*\*Addendum\*\*\*

#### 2200 Emerson Avenue South Property Proposal January 2017

##### Overview

In 2014, The Bridge for Youth consolidated all of its program operations into its 1111 West 22nd Street building, vacating its 2200 Emerson Avenue property. The organization hoped to explore opportunities for either The Bridge or another organization to re-open the 2200 Emerson property for services to runaway and homeless youth.

Between 2014 and 2016, The Bridge experienced a leadership change. This resulted in some key facts regarding the property to be lost and/or misinterpreted. In particular:

**Zoning:** 2200 Emerson is not grandfathered in and, in fact, was operating subject to a conditional use permit (CUP) which was expressly transferred to the 1111 building. There remained some ability to re-open 2200 for housing and services and secure a new CUP, but that ability expired 12 months following the transfer of services. After that, any use of the property outside of R4 zoning would require a new CUP, which is essentially impossible to secure due to a ¼ mile spacing requirement for uses designated by the City as “Community Residential Facilities” or CRF’s.

**Restrictive Covenant:** The property also was subject to a restrictive covenant arising from a City Emergency Services Grant (ESG) that had been provided over the years which, among other things, required that the original grant amount (\$240,000) be repaid in full if the property was no longer used as “an emergency and/or transitional housing program for populations considered vulnerable.” This covenant continues until March of 2019. In February of 2016, The Bridge retained a new Executive Director who researched the matter in depth, exploring multiple options and talking to City zoning staff. By October of 2016, The Bridge concluded the organization had no reasonable alternative but to sell the building and repay the covenant, since there was no possibility to use the property for any purposes outside of R4 zoning. Then, in November of 2016, the City adopted a new land use plan referred to as “intentional communities,” opening the possibility for The Bridge to use the property for a new program. While The Bridge still cannot use the property for programming that would require state licensing (because this would trigger the CRF designation and thereby zoning violations), under the new “intentional community” land use plan designation, The Bridge could use the building to house homeless youth in individual single rooms, with shared living spaces and common areas.

##### Objectives:

Continue to use the building for a similar purpose as before (i.e.: housing for homeless youth)

Avoid triggering repayment of the restrictive covenant

Satisfy zoning code requirements

Satisfy building code requirements including minor renovations without triggering significant code regulations which would be cost prohibitive (for example: widening doorways and elevators v. repainting and new furniture)

Limit financial risk by operating a program with significantly lower operating expenses than existing programs like ESP and Transitions

**Avoid uses that would require state licensure**

##### The History and Opportunity

The Bridge for Youth occupied 2200 Emerson for most of its organizational history. For a variety of reasons, both the organization and broader community have a deep attachment to this house, and irrevocably link the identity of The Bridge with the 2200 Emerson property.

However, following multiple program expansions, the organization is faced with a limited ability to take on major additional programming and fundraising obligations.

The solution proposed below balances these competing needs by allowing The Bridge to maintain ownership of the property and usage of 2200 Emerson for homeless youth, but to do so in a manner that reduces financial risk and programming.

##### Our Proposal

Use the property as a shared intentional community for homeless youth, providing single rooms rented at a very low subsidized rate, with shared common spaces. The youth who will be eligible to be residents in the house will be between the ages of 18 and 20 years old (up to the 21st birthday), current or past clients of The Bridge or other agencies serving homeless youth, and, as defined by the federal “Runaway and Homeless Youth Act,” are youth not more than 21 years of age, for whom it is not possible to live in a safe environment with a relative, and who have no other safe alternative living arrangement. Youth will develop their independent living skills, gain rental history, and learn how to manage a household, while living in a shared space that is tailored to and supportive of homeless youth. Housing will be provided on a month-to-month basis, with the intention being that youth stay at the house less than 24 months before moving to their apartment.

##### Rationale

By some estimates, there are more than 4,000 homeless, unaccompanied youth per night in Minnesota and fewer than 300 emergency and transitional housing spaces to serve them. Even for those youth lucky enough to get into one of the homeless youth programs, their prospects for excelling after leaving the program can often be bleak. Among other challenges, many homeless youth face multiple barriers transitioning to successful independence as adults even after being served by a runaway and homeless youth program. Some of these challenges include:

Their education has been disrupted due to homelessness which limits their earning abilities;

Facing extreme odds, many homeless youth are forced to engage in illegal activities leading to a criminal record which makes it very difficult for them to find property owners who will rent to them or employers who will hire them; and

Without family support, financial or emotional, to fall back on, many homeless youth start down a successful path and then fall backwards.

This proposal will allow the 2200 Emerson building to continue to be used for homeless youth and to address all of these barriers by providing an intentional, phased continuum within The Bridge for Youth:

**Emergency Shelter Program (ESP):** Youth start out in ESP which typically serves younger runaway and homeless youth, aged 10-17 with a focus on family reunification. When that is not safe or possible, youth can move into The Bridge for Youth Transitions Program.

**Transitions Program:** The Bridge for Youth

Transitions Program provides transitional housing for homeless youth aged 16-18 for up to 18 months. It is a congregate transitional housing model with intensive 24/7 supports and staffing. During their stay, they work with case managers who help them re-enroll in school, secure vital documents and explore their housing options. If youth excel, they can also enroll in The Bridge for Youth “Work Ambassador” program, a three-tiered employment and job training program. Provided in partnership with the Lynx and Timberwolves, youth receive mentoring, job coaching and develop substantive work skills that provide a ladder to livable wage employment.

**“Rita’s House”/2200 Emerson:** Once operational, the 2200 Emerson property, with a program name of “Rita’s House” (in honor of Sister Rita who founded the Bridge) will provide the next step in an intentional, phased process from homelessness to independence. Rita’s House will provide youth with an opportunity to rent their own bedroom at a very affordable subsidized rate and enjoy shared spaces (kitchen, living room, bathrooms etc.) with other homeless youth. Their utilities will be paid and furniture will be provided, but unlike the Transitions Program, youth will not have 24/7 onsite programming. The youth living in the house will have access to a case manager assigned to check in with them weekly, but on the whole they will be running the house and managing their lives on their own, in a setting that is supportive of homeless youth. Rita’s House will offer youth an affordable next step in the continuum to independence, providing an opportunity to learn how to navigate rental agreements (albeit subsidized) and develop a rental history. They can also do this while participating in The Bridge for Youth Work Ambassador program, growing their job skills and earning power, and/or participate in Hennepin County 365 if meeting eligibility requirements for that program. Youth will rent their rooms on a month-to-month basis. The intended length of stay will be over 12 but less than 24 consecutive months. The Bridge for Youth will engage a youth-friendly property manager to handle rentals, providing youth with a “soft lease” that is not overly restrictive but allows them to develop rental history.

##### This proposal also will:

Meet zoning requirements; Not trigger substantial building code renovations; Allow 2200 Emerson to continue to be owned and used by The Bridge to house homeless youth; Avoid triggering repayment of restrictive covenant loan; Provide a use for the property that will have much lower operating/carrying costs than other Bridge programs. (Both renovation and operating budget under development.)

##### Resources

Agency resources (both contacts and funding) that can be leveraged to support this project include:

Existing Bridge for Youth supports may be able to provide some the case management needs/costs including Hennepin County 365 case management and rental subsidies, crime victims programming and others.

EIRA to page 15

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# Hill & Lake Press

www.hillandlakepress.com

## Where we are Now!

By Jean Deatruck

It seems as if last fall's election was yesterday. And now we getting ready for the fall elections in Minneapolis. Lots of interesting developments.

The race for Mayor of Minneapolis has attracted several candidates who plan to run against Mayor Betsy Hodges. Lowry Hill's own Tom Hoch has entered the field. He has had a lengthy and impressive career as president of Hennepin Theatre Trust. Other candidates include Jacob Frey, Raymond Dehn, Abdimalik Askar, Nekima Levy-Pounds, and Captain Jack Sparrow.

State Senator Scott Dibble is going to run for Congress.

Our longtime Minneapolis City Council Member for the Seventh Ward, Lisa Goodman, also has an opponent: Janne Flisrand.

And as many of you already know, our Park Board Commissioner Anita Tabb has chosen not to run for reelection. Jeanette Colby who is currently chair of the Kenwood Isles Area Association is a well qualified candidate. Also running are former commissioner and MPRB president Tom Nordyke and Aron Lipkin.

Plan to attend your caucus meeting this spring and vote for your preferred candidate. It is important that we all turn out for caucus and later for the conventions. Many of us were extremely disappointed and shocked at the result of the 2016 presidential race. We need to participate in our democracy and vote.

I have luckily spent the winter in the sunny environs of Florida. Many of my friends, relatives, and acquaintances are also in Florida so we have had a lovely time socializing while eating and drinking too much. Soon it is back to Minneapolis.

DFL Caucus will take place on April 4 beginning at 6:30, usually at the Unitarian Church on Mount Curve, but the location is still undetermined.

Republican Causes will be held at Burroughs School on West 50th Street.



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Since March 1976, The Hill & Lake Press has served the community as a non-profit newspaper staffed by volunteers. Views expressed are not necessarily those of Hill & Lake Press.

HILL LAKE PRESS  
Selected Real Estate Sales  
December 2016

STREET ADDRESS	ORIGINAL PRICE	Seller Contrib	DAYS MKT	SALE PRICE	TYPE	BED BATH	SQ FT	TAX VALUE	PROP TAX	YR BLT	
1770 Bryant S #415	79,900	0	12	79,900	C	0/1	576	95,000	1,511	1968	
1770 Bryant S #414	147,900	0	24	147,900	C	1/1	754	134,000	1,972	1968	
3151 Dean Crt #B802	189,000	0	90	182,000	C	1/1	750	148,785	2,156	1983	
3116 W Lake St #425	229,000	7,020	27	234,000	C	1/1	936	203,000	3,224	2007	
2501 Girard S #4	359,000	4,000	269	338,400	C	2/2	1,769	350,255	5,582	1914	
2950 Dean Pkwy #1106	365,000	0	25	370,000	C	1/2	1,160	246,705	3,750	1977	
2950 Dean Pkwy #1803	485,000	0	47	495,000	C	2/2	1,500	397,000	6,348	1977	
1908 Fremont S	499,900	1,000	60	488,000	H	4/3	2,264	444,500	7,060	1902	
2716 Drew S	675,000	0	14	675,000	H	3/2	2,732	660,000	11,031	1927	
2015 Queen S	725,000	0	33	709,000	H	4/3	2,925	634,500	10,538	1905	
3110 W Lake St #131	789,000	0	175	674,000	C	2/3	3,025	587,500	9,631	2007	
Sources: Harvey Ettinger - Steve Havig											
Broker Reciprocity Websites / Hennepin County											
					cume	Condo	C				
						Home	H				
						Townhouse	TWN	Go to mpl Realtor.com for additional info			

## It's been warm, but not *that* warm!



Photo: Minneapolis Tribune, Minnesota Historical Society via David C. Smith.  
Caption: Michael Wilson.

Yes, we've enjoyed record-setting warm temperatures the past two weeks, but a dip in Lake Calhoun still would have felt pretty chilly. It was summer 1940 when this young man did a beautiful back flip off the old three-level diving platform, while the empty and unfinished Calhoun Beach Club loomed in the background. He likely would have changed into his swimsuit at the massive Lake Calhoun bathhouse just visible through the wooden supports of the diving platform. The bathhouse opened to much fanfare in 1912 and was demolished in the 1970s.

HILL LAKE PRESS  
Selected Real Estate Sales  
January 2016

STREET ADDRESS	ORIGINAL PRICE	Seller Contrib	DAYS MKT	SALE PRICE	TYPE	BED BATH	SQ FT	TAX VALUE	PROP TAX	YR BLT	
1425 W 28th St #50	139,000		143	125,000	C	1/1	860		1,627	###	
3116 W Lake St #421	314,900		48	296,000	C	2/2	1,307		4,521	###	
3116 W Lake St #215	330,000		4	325,000	C	2/2	1,342		4,427	###	
1408 Douglas S #1	415,000		0	420,000	C	2/1	1,350		4,492	###	
1415 Douglas S	450,000		40	432,500	H	4/2	1,725		6,409	###	
1729 Humboldt S Upper	529,900		224	450,000	C	3/2	2,500		6,186	###	
2549 Washburn S	569,000		21	565,000	H	4/2	1,940		8,289	###	
2420 Sheridan S	674,900		68	634,200	H	3/3	2,577		11,040	###	
2833 E Lake of Isles #2	699,000		259	627,500	C	4/3	2,500		7,794	###	
2504 Humboldt S	699,900		130	615,000	H	4/3	3,613		10,978	###	
1625 W 25th St	699,900		70	645,000	H	4/3	2,571		9,615	###	
1210 Mt Curve Ave	850,000		207	633,850	TWN	3/3	2,423		9,335	###	
2000 Humboldt S	899,900		262	728,000	H	5/4	4,320		16,322	###	
116 Groveland Terrace	1,150,000		3	#####	TWN	3/4	4,411		16,260	###	
1005 Mt Curve Ave	2,395,000		489	#####	H	4/5	7,130		26,074	###	
Sources: Harvey Ettinger - Steve Havig											
						Home	H				
						Condo	C				
						Townhouse	TWN	Go to mpl Realtor.com for additional info			

**EIRA from page 13**

Technical Resources: City staff willing to help address key questions necessary to advance project.

Capacity Building Grants: Ability to leverage existing Bridge for Youth funding relationships to support Rita's House;

Property Management Company: Since the Bridge does not have expertise in managing rental units, we will retain a property management company to manage the units.

**Project Timeline:**

The following are major project milestones and the timeline (note: timeline subject to change as project progresses):

Deliverable	Timeline
CPED permission/approval to not trigger grant repayment	November to January 2017 (preliminary approval achieved)
Bridge for Youth Board Approval	December 2016 (complete)
Develop capital improvements budget	January – February 2017
Develop operating budget	January – February 2017
Apply for grant funding for renovations and start-up	November 2016 to ongoing
Interview/Identify Project Manager Company and Pre-Development Resources	January – February 2017
Research licensing, building and zoning code requirements	November 2016 to January 2017 (complete)
Memorialize program model and rental approach	January – March 2017
Secure capital improvement and operating support	January – June 2017
Start and complete capital improvements/renovation	June – November 2017
Apply for and secure "intentional community" status	January – February 2017
Apply for and secure rental license	January – February 2017
Select youth tenants	August – December 2017
"Rita's House" Grand Opening and Youth Move In!	December 2017 – January 2018

**Published on Feb 20, 2017**

Republican lawmakers called a press conference Monday, February 20, to promote a resolution requesting that a \$929 million dollar federal grant for Southwest Light Rail Transit be used instead to fund statewide transportation projects. Senator David Osmek, R-Mound, and Representative Linda Runbeck, R-Circle Pines, are sponsoring bills that would ask the US Secretary of Transportation to issue the federal funds in a block grant, which would be used for roads and bridges at the state's discretion.

GOP lawmakers argue that the two billion dollar project does not have legislative approval and that the Met Council willfully skirted voters and the legislature.

See: <https://youtu.be/0bgiMIWDqh0>

**Year of the Rooster**

By Madeleine Lowry

Chinese New Year was on Saturday, January 28th and celebrates the first day of the Chinese lunar year. The date is set by the second new moon after winter solstice and is celebrated until the full moon fifteen days later.

One of the few holidays not yet adopted by the U.S. retail industry, it's celebrated by more than 1.3 billion people around the world.

At our house we usually celebrate with a big Chinese dinner. This year my older son wanted to plan the menu for the feast. We agreed and offered to take him shopping at United Noodle for the ingredients. Back at home, my husband and I served as his sous chefs. We started by making dessert: sticky rice cakes with red bean paste and Hong Kong style egg custards. For the dinner we made flavorful Dong Po pork belly, savory fried taro cake and braised bok choy with oyster sauce. It was delicious!

Enjoy your own Chinese feast at home with these classic Chinese dishes. The recipes for the bok choy, egg tarts and sticky rice cakes are available on at [fanciful-fig.blogspot.com](http://fanciful-fig.blogspot.com).

**Chinese New Year Taro Cake**  
Serves 8

- 600 grams taro, peeled and diced
- 180 grams rice flour
- 3 cups water
- 3 Tbsp vegetable oil
- 2 Chinese dried sausages, diced
- 4-5 dried shitake mushrooms
- 10 grams dried shrimp (optional)
- 3 green onions, chopped
- 2 tsp bouillon powder
- 3/4 tsp five spice powder
- 1 tsp salt
- 1 tsp sugar
- white pepper
- sesame oil

Rinse and soak Chinese mushrooms in hot water until tender. Cut into small pieces. Soak the dried shrimp and chop coarsely. Set aside.

Mix the bouillon powder, five spice powder, sugar, salt and white pepper in a cup of water. Add a dash of sesame oil. Combine with rice flour.

Heat the oil over medium high heat to sauté the taro for 3-4 minutes. Pour in 2 cups boiling water and bring to a boil again. Cook for 10 minutes being careful not to let the mixture get dry. Remove from heat, toss in the Chinese sausages, mushrooms and shrimp. Immediately fold in rice flour mixture and mix very well into a thick batter.

Pour the batter into a greased 8-inch round pan. Use a spatula to even the surface. Steam covered over high heat for an hour. (I use a rice cooker for this.) Check the water level and replenish, if necessary, with boiling water. Test for doneness by inserting a chopstick into the middle of the cake. It should come out clean.

Sprinkle with green onions and let cool. Wrap the cake in plastic and refrigerate for 4 hours. Cut into slices and fry both sides until golden brown over medium-low heat.

**Dong Po (Chinese Pork Belly)**  
Serves 4

- 1 lb pork belly
- 3 Tbsp peanut oil
- 1/2 cup tamari or soy sauce
- 1/2 cup Chinese rice cooking wine
- 3 1/2 oz Chinese rock sugar
- 1" piece fresh ginger, peeled and grated
- 8 green onions, sliced

Slice the pork belly into 2" wide strips. Bring a large pot of water to boil and drop in the pork slices. Reduce the heat to a simmer and cook the meat for 10 minutes. Remove the meat with a slotted spoon and let dry on paper towels.

Heat the peanut oil over medium-high heat in a large wok or heavy frying pan. Brown the pork well on all sides. Use a spatter shield for this step.

While the pork is browning, mix together the tamari, rice wine, rock sugar, ginger and green onions in a large soup pot. Bring the mixture to a boil, stirring to dissolve the sugar. Reduce heat to a simmer and lay the pork strips in the liquid. Cover and simmer until the meat is very tender, about 1 1/2 to 2 hours. Add water as needed to keep the sauce from scorching.

Serve hot over rice.

R.T. Rybak to Speak Tues., Feb. 28 at The Woman's Club of Minneapolis  
**"Pothole Confidential and Beyond"**

This very special Tuesday Program is OPEN TO THE PUBLIC. Former mayor R.T. Rybak discusses his memoir *Pothole Confidential* about his 12 years as mayor of Minneapolis. He also shares his vision for the future as President and CEO of the Minneapolis Foundation, one of the oldest and largest community foundations in the country. Woman's Club members: No reservations are required. Nonmembers: \$34.00 (price includes speaker, lunch, tax and service charge). Reservations required by nonmembers. Nonmembers please register through Eventbrite: <https://PotholeConfidentialWomansClub.eventbrite.com>

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## More on Brickstone development by Lake Calhoun

By Rodgers Adams

In recent years, big residential developments near the northwest corner of Lake Calhoun have triggered debates about height, and especially about the impact on the Shoreland Overlay’s goal of avoiding tall buildings that rise above the tree line. As each new project has been proposed, there have been debates about precedence — whether a project fits the pattern of previous new developments, or sets a new, higher pattern. And, at what point does the new pattern invalidate the whole point of the Shoreland Overlay?

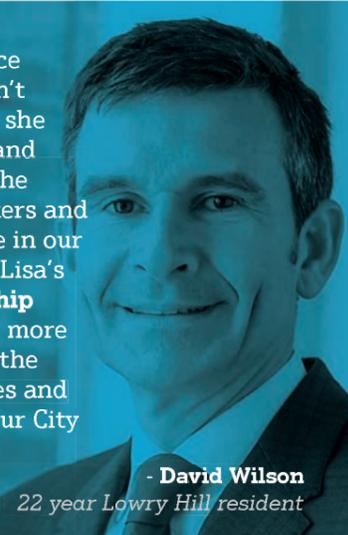
Now, a developer — Brickstone Partners — is negotiating with CIDNA over plans to replace the Lake Pointe Corporate Center building (the one on Lake St. with the large green chairs in front) with a 200-unit residential building, possibly in a 9- or 10-story structure. Dan Otis, Brickstone’s lead negotiator, has written, with regard to the 9- and 10-story proposals: “With the previous approvals of 8 stories at 2622 W Lake St, and 6 stories at 3118 W Lake St, there is clearly precedent for both of these height concepts.”

Comparisons based on height in stories can be

tricky, since buildings sit on different ground levels and since the height of a story can vary. When considering the impact on the spirit of the Shoreland Overlay, the elevation of the tops of buildings may be a more useful guide: How tall does a building appear to be when viewed by, say, a boater on the lake? How respectful is it of the tree line along the shore?

Brickstone has said that its 9-story building would be approximately as high as the 14th floor of an existing building, Lake Point, which was built before the Shoreland Overlay was passed. So, a 10-story Brickstone building would be approximately as high as the 15th floor of Lake Point. CIDNA’s web site already has shown a view of the northwest corner of Lake Calhoun from a boater’s point of view, duplicated here. A black line has been added at the height of Lake Point’s 15th floor, as well as a green block to the left representing the height of a 10-story Brickstone building. This makes comparisons with the new 8-story Lakes building and the tree line possible.

Lisa’s experience and passion can’t be duplicated – she is **empathetic** and **committed** to the residents, workers and business people in our ward. We need Lisa’s steady **leadership** and experience more than ever with the many challenges and opportunities our City is facing.



- David Wilson  
22 year Lowry Hill resident

**Join me in supporting her at DFL precinct caucuses on April 4.**

For more information, go to [FriendsForLisa.com](http://FriendsForLisa.com)

**LISA GOODMAN**  
7TH WARD CITY COUNCIL

Prepared and paid for by Friends of Lisa Goodman

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