

# DOWNTOWN MINNEAPOLIS NEIGHBORHOOD ASSOCIATION

## Minutes from the Board Meeting on Tuesday, June 11, 2013 Hennepin County Central Library 300 Nicollet Mall, Room N-202, Minneapolis, MN

### I. Call to Order and Introductions

Board Chair Gerry Ewald called the board meeting to order at 6:00 p.m.

Other board members in attendance were:

Andrea Christenson  
Nick Cichowicz  
Andy Hauer  
Eric Laska, Treasurer  
Wallace Swan, Secretary  
Carletta Sweet  
Jesse Winkler, Vice Chair

Staff member Christie Rock was also present.

Guests in attendance included:

Burt Coffin, ESG Architects  
Jim Doyle, Ryan Companies  
Nate Gundrum, Mortenson Construction  
Trace Jacques, ESG Architects  
Sue Jahn, North Loop National Night Out  
Tadd Kreun, Oslund and Associates  
Sarah McKenzie, *The Journal*  
Dean Ramos, Washburn Lofts Condominiums  
Walter Rockenstein, Westminster Presbyterian Church  
Mark Swenson, ESG Architects  
Heather Whalen, ESG Architects

### II. Consideration of the Agenda

Hauer requested that a brief discussion concerning National Night Out be added to the agenda under Old/new/other business.

*Thereafter Hauer moved and Sweet seconded his motion to approve the June 11, board meeting agenda as amended. Ewald called for discussion. The motion passed.*

### III. Land Use Update

Land Use Chair Andy Hauer explained to the presenters that they would be allowed a 5-minute presentation on the project itself to include what action they are seeking from the DMNA (e.g., variance, letter of recommendation), followed by a 5-minute Q&A period.

- **Hampton Inn & Suites (North 8th Street and 1st Avenue North).** Burt Coffin introduced the project, as well as the other guests from Mortenson Construction and ESG Architects. Mortenson and ESG are seeking a letter of support from the DMNA for a site plan of their proposed select-service/limited-service Hampton Inn & Suites that will be comprised of 210 guests rooms located at the intersection of North 8th Street and 1st Avenue North. They are not seeking any variances. To qualify as a 'suites' hotel, 30 percent of the keys have to be suites-access rooms. This select-service hotel will provide a full breakfast, a meeting space and exercise facility but no ballroom, restaurant or bar; a price competitive hotel that they feel is important in downtown Minneapolis. They brought display boards of the site plan and described the building materials and noted that there will be a skyway connection. The entrance will be on 8th Street and they will pull in a drop off lane. All parking will be in adjacent lots that they are negotiating with the City. The service entrance will be off 9th Street but they will have no loading dock; however, they will have loading access between 6 a.m. and 7 a.m. at the parking meters at that entrance. They have not met with the City's Committee of the Whole; they wanted the DMNA's input and feedback prior to meeting with City officials.

*Christenson moved and Swan seconded a motion to provide a letter of support for the Hampton Inn & Suites site plan as presented. Any significant changes would require a revised or additional letter from the DMNA. Hauer called for discussion. The motion passed.*

The Land Use update was put on hold at this point to accommodate Council Member Goodman's schedule.

#### **IV. 7th Ward Update**

Council Member Lisa Goodman reported on the following items:

- Contrary to her normal schedule, there will be a June 26th 'Lunch with Lisa' and will feature Commissioner Anita Tabb and Superintendent Jayne Miller from the Minneapolis Park and Recreation Board, the recipient of a 2013 Arbor Day Award in honor of its outstanding contribution to tree planting, conservation and stewardship. Tabb will officiate in Goodman's absence. A representative from The Trust for Public Land will also be in attendance to talk about parks downtown. They will take a break in July and August and reconvene on September 25th with election-related topics and perhaps Minnesota energy options or the Board of Estimate & Taxation <http://www.minneapolismn.gov/bet/>.
- The Secret City Festival, a free festival of art and performance taking place outdoors and indoors on June 22nd from 6 p.m. to midnight. For more information, visit: <http://www.minneapolis.org/minneapolis-convention-center/secret-city-festival> or reference the 1-page document she distributed. Goodman explained that Northern Spark didn't get a grant from the City but was funded by someone else so moved to St. Paul where it held its festival on June 8th. The City had to rank all these different projects and Northern Spark didn't rank high enough. Nevertheless, the Mayor's office felt it should have its own overnight festival and thus created SCF.
- Pitched the public art installation project at the Convention Center Plaza. The City submitted an RFP for local and international public art experts to show what they would do at CCP. What was chosen is a project called Minneapolis Interactive Macro-Mood Installation (MIMMI). For more information, visit

<http://www.minneapolis.org/article/mimmi-comes-minneapolis-convention-center-plaza>.

- The Planning Commission approved Mortenson Development's proposed 4Marq, a 30-story luxury apartment tower at Marquette Avenue and South 5th Street.
- Izzy's Ice Cream will open soon; there will an announcement in advance.
- Ryan Companies' 222 Hennepin Apartment project expects occupancy in August.
- City approved Westminster Presbyterian Church's interim use application for the temporary expansion of a parking lot at 1200 Marquette Avenue. Goodman stressed that this is truly an interim use, its only 21 more spots (for a total of 52), they have greened it to over 20% which is required by code, and they'll probably need it for staging when they build something in the future. Leaving it vacant was the worst option; this is the best of a hybrid solution.
- The one paving resurfacing project that would affect our area: on South 11th Street between I-35W Bridge and 3rd Avenue South, on East Grant Street between I-35W Bridge and Park Avenue, and on East 14th Street between Park Avenue and 11th Avenue South. For more information, visit <http://www.ci.minneapolis.mn.us/cip/all/WCMS1P-102005>.
- Bike Walk Week June 9-15, 2013. For more information, visit <http://bikewalkweek.org/>. Goodman encouraged us to register your bike with the Minneapolis Police Department. For more information, visit [http://www.minneapolis.gov/police/about/evidence/police\\_about\\_bicycles](http://www.minneapolis.gov/police/about/evidence/police_about_bicycles).

## V. Land Use Update (Continued)

- ***Westminster Presbyterian Church Temporary Expansion of Surface Parking Lot (Parcels at 1221 and 1226 Marquette Avenue South)***. Westminster Presbyterian Church is seeking a letter of support from the DMNA for an interim use permit for the temporary expansion of a parking lot adjacent to its church in the 1200 block of Marquette Avenue. Although this project is located in the Citizens for a Loring Park Community neighborhood (who have not reviewed the application as yet), City staff requested that they also present the application to the DMNA since it is the adjacent neighborhood organization. And, as previously mentioned by Council Member Goodman, the permit has already been approved by the Planning Commission.

Walter Rockenstein of the WPB explained that he was tasked with overseeing the temporary parking lot expansion project and explained what their plans involve (<http://www.minneapolis.gov/www/groups/public/@clerk/documents/webcontent/wcms1p-109367.pdf>). They are currently engaged in an internal and external planning process and listening sessions that will lead to a concept planning process this summer with design architects.

Tadd Kreun from Oslund and Associates presented the site plan and described the design elements such as re-waterproofing, restriping to maximize number of spaces on the existing deck, removing existing medians and traffic control systems that don't function anymore, running irrigation to existing planters then replant with ornamental grasses, and new permeable paving to the combined parcels, etc.

*Ewald moved and Swan seconded a motion to provide a letter of support for Westminster Presbyterian Church's interim use permit application for the temporary expansion of a parking lot*

*in the 1200 block of Marquette Avenue. Hauer called for discussion. The motion passed with Winkler abstaining.*

- **Washburn Lofts Condominiums (700 South 2nd Street).** Dean and Mary Ramos are seeking a letter of support from the DMNA for a certificate of appropriateness application they are submitting to the Heritage Preservation Commission (reference the email from Paul Mellblom of MS&R Architecture dated May 23rd submitted by Rock in the board package). The COA is necessary in order to install a window in their condominium at Washburn Lofts.

*Ewald moved and Swan seconded a motion to provide a letter of support for Dean and Mary Ramos' certification of appropriateness application. Hauer called for discussion. The motion passed.*

- **222 Hennepin Apartments (222 Hennepin Avenue South).** Ryan Companies is seeking a letter of support from the DMNA for a sign variance application for its new apartment project located on the former Jaguar site at 222 Hennepin Avenue. Although this site is located in the North Loop Neighborhood Association area (who has already approved a letter of support for the sign variance), City staff requested that Ryan Companies also present the request to DMNA since it is the adjacent neighborhood organization.

Jim Doyle from Ryan Companies presented drawings of the proposed signage and explained that the variance is necessary because the high limit off the ground for signage at that particular location is only 28 feet. Ryan Companies would like to put the numerals (222) to the address at the top of the architectural feature or tower, which is located at the intersection of Hennepin and Washington Avenues. The height of the tower is 95 feet. Hauer advised that he sent this request to residents of The Towers and has not heard any objections to it.

*Ewald moved and Sweet seconded a motion to provide a letter of support for Ryan Companies sign variance application for 222 Hennepin Avenue. Hauer called for discussion. The motion passed.*

- **Izzy's Ice Cream (1100 South 2nd Street).** Izzy's is seeking a sign variance. Jeff Sommers, the owner, was unable to attend the board meeting.

*Christenson moved and Swan seconded a motion that before entertaining a sign variance for Izzy's that the DMNA first receive feedback from Bridgewater, Zenith and the Guthrie. Hauer called for discussion. The motion passed.*

## **VI. Neighborhood and Community Engagement Update**

Rock and Cichowicz provided an update on the Neighborhoods USA Conference held in Minneapolis from May 22 to 25, 2013. Both attendees agreed that it was very well done and worthwhile to attend. For more information, visit <http://www.nusa.org/>.

## **VII. NRP Implementation Update**

- *Continued discussion regarding how the DMNA can have an impact on the issue of homelessness in the Downtown community.*

Laska indicated that he has been in communication with Paul Mellblom who sits on the Downtown Council's 2025 Plan Subcommittee to End Youth Homelessness. Mellblom expressed an interest in meeting jointly with the DMNA Board, Cathy ten Broeke from the State of Minnesota, and Lisa Thornquist from Hennepin County to present what they presented to the Downtown Council.

Rock stated that she has been on contact with Heather Huseby from YouthLink, and she is also interested in meeting with the DMNA Board to discuss possible opportunities to work collaboratively to address the issue of homeless teens.

Laska suggested setting up a time to meet with both Mellblom's group and Huseby. Rock noted that at this point she has no agenda items for the July 9, board meeting. Laska stated that he would talk with Mellblom and give him a few dates to work with. Rock will keep in contact with Huseby.

*Christenson moved and Hauer seconded a motion to support finding a time/place to meet with both Mellblom's group from the 2025 Plan and Huseby from YouthLink. Ewald called for discussion. The motion passed.*

#### **VIII. Consideration of Board Meeting Minutes from May 14, 2013**

*Christenson moved and Sweet seconded a motion to approve the May 14, 2013 board meeting minutes. Ewald called for discussion. The motion passed.*

#### **IX. Consideration of Financial Report as of June 2013**

*Swan moved and Cichowicz seconded a motion to receive and file the Financial Report as of June 2013. Ewald called for discussion. The motion passed.*

#### **X. Consideration of June Staff Report**

*Swan moved and Cichowicz seconded a motion to receive and file Rock's staff report for the period 05-11-13 to 06-07-13. Ewald called for discussion. The motion passed.*

#### **XI. Old business / new business / other business**

- **National Night Out.** Hauer reminded the board that National Night Out is scheduled for Tuesday, August 6th and suggested the DMNA reach out to neighboring groups that host NNO celebrations to see if they would like financial support for their events. Laska stated that he would contact David Tinjum of the Mill District Neighborhood Association.
- **East Downtown Surface Parking Lot study.** Laska provided an update on the presentation with CPED Principal Planner Beth Elliott and HR&A Vice Chairman Candace Damon gave on June 4th at the Elliot Park Recreation (see attached HR&A Recommendations document) that he and Sweet attended. Laska will provide the final report when it becomes available.

- ***Joint downtown neighborhood organization meeting scheduled for June 24.*** Ewald announced that the DMNA would be co-hosting a meeting with the Mill District Neighborhood Association, Elliot Park Neighborhood, Inc., and the East Downtown Council to hear presentations from the MSFA Chairperson Michele Kelm-Helgen on the new Peoples stadium and Ryan Companies' East Village redevelopment proposal for the Star Tribune properties. The event will take place at Open Book.
- ***Update on outreach and collaboration with other downtown organizations.*** Reference the Outreach and Collaboration chart and attachments emailed from Sweet in advance of the meeting.
  - ***Downtown Minneapolis School Initiative.*** Laska advised that the subcommittee formed with the North Loop Neighborhood Association to bring an elementary school to downtown would be conducting a grass root, 10-question survey. He is working with Mary Bujold of Maxfield Research, the Downtown Council and others on its content. The survey will go out after Labor Day when families return from vacation and they will reach out to the neighborhood groups to post a link to the survey and will post flyers throughout the neighborhood as well as in *The Journal*. Laska is seeking funding from the DMNA to host 3 months of Survey Monkey at \$27 per month.

*Christenson moved and Cichowicz seconded a motion to provide funds to the downtown school subcommittee to cover the cost of hosting 3 months of online Survey Monkey at \$27 per month. Ewald called for discussion. The motion passed.*

- ***DID Hotspots Advisory Committee.*** Cichowicz advised that he is representing the DMNA on the DID Hotspot Advisory Committee to address crime and safety issues at specific locations in the downtown community. They are looking at solutions that use a methodology called Crime Prevention through Environmental Design (CPTED), a multi-disciplinary approach to deterring criminal behavior through environmental design. The group is meeting weekly for over the next 6 weeks to develop recommendations to make these hotspots safer. He'll keep the board updated on their progress.
- Sue Jahn apprised the board of the difficulty she encountered from the last National Night Out event (i.e., the non-reimbursement to a chef for the cost of foods). She will conduct a fundraiser to cover this debt. Then she requested the DMNA to continue supporting the event that takes place along the riverfront in front of the Federal Reserve Bank in the North Loop neighborhood. She stated that it would be very similar to years past with lots of food and varied entertainment. As in the past, the board requested a financial accounting for the event before it would give it consideration.

## **XII. Adjournment**

Being no further business, the meeting adjourned at 7:15 p.m.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

---

Chair

---

Secretary