

"Development Tracker" - DMNA Land Use Committee (LUC)

Version: 03-1-16

Phase: 1, 2, 3, or 4.	Project Name	Address	Developer or Owner	Received Required Notice Letter	Project Review Package Received	Present to DMNA LUC	Letter of Support Approved & Issued	DMNA Action Req'd.	Comments: Scope of work, Developer contact, City file number. Next Steps. **NOTE: Verify all dates.
0 - Early Stage Project to Watch	Southside Greenway	Proposed North-South Greenway starting @ Gold Medal Park	Minneapolis Bike Coalition					No	Proposed greenway that would extend from Gold Medal Park to southern boarder of Minneapolis. In early planning/feasibility stage. Minneapolis Bike Coalition is leading a volunteer-based planning committee. Next meeting 4.20.16. http://www.mplsbike.org/southsidegreenway
1 - City Infrastructure Project - Planning	2020 Hennepin Ave Reconstruction (12st St to 1st St)		City						City has initiated in early planning and community engagement in preparation to apply for Federal funding. City staff presented initial engagement plan at 2.9.16 LUC meeting. Initial community meeting held in mid-February. Follow-up meeting with design proposal will be TBA. LUC Action: Track project and identify opportunity for LUC to review proposed design.
1- City Infrastructure Project - Planning	11th Ave Protected Bike Lane		City					Yes	City presented initial plans for a protected bike lane on 11th Ave between 5th Street and the River on 2.9.16. The LUC requested that the City explore an alternative design that would preserve parking on 11th Ave between Washington & the River. (http://minneapolismn.gov/bicycles/projects/WCMSP-171549) LUC Action: Simon Blenksi will provide an update to the committee at the April 2016 meeting.
1- County Infrastructure Project - Planning	Washington Ave Restriping (5th Ave to 35-W)		County					Yes	County DMNA has issued a letter supporting the Minneapolis Bicycle Coalition's request that the County study the feasibility of including protected bike lanes along the corridor. Letter acknowledged by County on 2.29.16. LUC Action: Schedule project update at LUC meeting. Follow-up on status of request.
1-City Review & PreConst.	The Legacy		Stanton		Yes, but updated designs will be required.	Yes, but 2nd presentaiton required.		Yes	DMNA held informational public forum on 2.9.16. Project went before CoW on 2.11 for discussion-only. Developer was asked to make significant changes to the proposed massing. Developer will follow-up with DMNA to request letter of support after it integrates CoW's recommendations into the design. LUC Action: Contact developer to schedule 2nd presentation.
1-City Review & PreConst.	Saks Off 5th Sigange	City Center		Yes				Yes	Signage contractor notified the DMNA on 2.13.16. LUC leadership expressed some concerns over sign quality. CPED staff said it is unlikely the planners will ask Saks to make significant changes. Will be held to similar standards as Sports Authority. Sign will be made of black aluminum with cutout backlit lettering. Variances requires for the size, but the same were granted for Sports Authority.

Phase: 1, 2, 3, or 4.	Project Name	Address	Developer or Owner	Received Required Notice Letter	Project Review Package Received	Present to DMNA LUC	Letter of Support Approved & Issued	DMNA Action Req'd.	Comments: Scope of work, Developer contact, City file number. Next Steps. **NOTE: Verify all dates.
1-City Review & PreConst.	205 Park Ave.	205 Park Ave.	City of Minneapolis					Yes	City will issue an RFP for development proposals in early 2016. The Land Use Committee is circulating a survey to collect input on development priorities for the site until 1/8/16. 2.19.16 - Results have been shared with CM Frey, CPED and via DMNA website/FB. LUC Action: Identify committee follow-up steps
1-City Review & PreConst.	Bobby and Steve's Auto World	1207 Washington Ave South	Steve Williams	?	Waiting	Waiting	TBD	Yes	Improve site access, parking & circulation. Owner working with City to resolve issues - Access points and parking variance, CPED Staff Report to demo bldg: BZH-28717 8/11/15. NOTE: Building was demolished. Now a vacant lot. LUC Action: Owner will contact Joan when they are ready to present the project to LUC. (Last contact 2.16.16 - Closing in on a "most likely" site plan with Public Works. Planning staff still has strong reservations. Will follow-up with committee.)
1-City Review & PreConst.	Downtown East Commons Park. Part of Downtown East PUD.	2 City Blocks, Btwn S 4th & 5th Sts and 5th Ave & Portland Ave	City of MPLS with Ryan Co's	?	?	?	?	Yes	4.2 Acre Urban Park, Start new const. work in spring 2016, CPED Staff Report BZZ-7417, Phase 3 was approved by Planning Comm. on 10/19/15. City contacts: Miles Mercer & Brian Schaffer. DMNA Board sent the Dog Relief letter on 11/16/15. Received response from Mercer 11/20/15. Mercer is waiting for response from Hargreaves. LUC Action: Waiting for a written response to questions about dog relief from Miles Mercer (City of Mpls project manager). (Last contact 2.12.16 - Hargreaves provided drawings for a proposed location in The Commons & materials. Miles will assemble a formal responses. The Committee should refer questions re: long-term/downtown-wide dog relief plans to Beth Elliott, Sector Planner. Miles forwarded the letter to Beth.)
1-City Review & PreConst.	Graves - Marriott Moxy Hotel and Apartment.	Southeast corner of the Washington Avenue/Chicago Avenue intersection.	Graves	TBD	TBD	TBD	TBD	Yes	Graves Hospitality is partnering with landowner Basant Kharbanda to develop 150 luxury apartments and a 150-room Marriott Moxy hotel near U.S. Bank Stadium. Site is currently a two-acre parking lot. The project includes a fitness center, parking and retail space that would likely be restaurants. Schedule is not known. 11/5/16 - CPED Staff Report UC Action: Track the project and schedule. Arrange future presentation to LUC. 2.16.16 - Project not quite ready to present. DMNA staff will follow-up in mid-March.
1-City Review & PreConst.	Guthrie Liner Parcel - By Mortenson. Verify Name.	800 Washington Ave South	Mortenson	Waiting	Waiting	1/5/16 VERIFY	TBD	Yes	Mixed use new building, 9 floors, Hyatt Centre Hotel, Neurology office space, restaurant. LUC Action: Waiting for developer to send project package and make presentation to LUC. Presentation to LUC suggested for February 2016 meeting.

Phase: 1, 2, 3, or 4.	Project Name	Address	Developer or Owner	Received Required Notice Letter	Project Review Package Received	Present to DMNA LUC	Letter of Support Approved & Issued	DMNA Action Req'd.	Comments: Scope of work, Developer contact, City file number. Next Steps. **NOTE: Verify all dates.
1-City Review & PreConst.	Target Center Renovation	600 1st Street North	City of Mpls.	#####	?	1/5/16 = VERIFY	?	No	\$129 million renovation, Three phases. Exterior & interior changes, Expected to be completed in fall of 2017. Started the City review process in December 2015. Contact: Jeff Johnson, MPLS Convention Center. LUC Action: Developer presented at 1-5-16 Land Use Meeting. Letter of support approved by DMNA 1-19-16. Project approved by Planning Commission 1-25-16
1-City Review & PreConst.	3rd Avenue Redesign	Third Avenue from 1st Street to 16th Street.	City of Mpls. Public Works Dept.	?	?	2/5/2016	NA	No	The City of Minneapolis Public Works will be redesigning the street to add a north-south bike lane, landscaping. Const. start spring 2016. Const end fall 2017. LUC Action: Developer presented at 1-5-16 Land Use Meeting. Letter of support approved by DMNA 1-19-16.
1-City Review & PreConst.	Franklin Street Mixed Use Tower (Project Name TBD)	801 Marquette Ave	Franklin Street Partners	TBD	TBD	TBD	TBD	No	Project announced Oct. 2015. 50 story mixed use building, Apt., office and hotel, Replaces existing TCF Bank building. Proposed const. start date is second half of 2016. Consultants: Perkins and Will, Ryan Co and CBRE Broker. E-mail to project contact on 2.16.16 - waiting for response.
1-City Review & PreConst.	Handicraft Building City Apartments	1000 Marquette Ave South	Ordway Pratt & Village Green	#####	?	?	?	No	What is the status of this project? New micro unit apartment. 20 floors, 293 units. Includes restaurant. Preserve the historic Guild Building. CPED Staff Report: BZH 28630 5-19-15. DMNA provided letter of support in March 2015. 2-16-15 - Project has been approved. Project is still undergoing final design/financial analysis. Construction start TBD.
1-City Review & PreConst.	Millwright Building Ryan Co's Headquarters and Office Building - Part of Downtown East PUD.	513 3rd Street South	Ryan Co's	#####	12/1/2015	12/2/2015	1/16/15 Approved	No	New office building. Headquarters for Ryan and other tenants. 4 floors, 17,000 sf, Dtown East PUD Phase III. Conditional Use Permit & City Site Plan Review. LUC review occurred on 12/2/15. Contact: Tony Barranco at Ryan. Start const. spring 2016. Const end spring 2017. DMNA Board approved the Letter of Support on 12/16/15. Project fully approved by City. Construction very likely Spring 2016.
1-City Review & PreConst.	Nicollet Hotel Block, "The Gateway"	365 Nicollet Ave South. Nicollet & 3rd St.	United Properties	?	?	?	?	No	United Properties was selected by City to develop property. 30+ floors, mixed use project. Residential, hotel, retail, restaurant, parking. United Properties teamed up with business partner Greystar for housing & hotel. Complete design and start City review in Mid 2016.
1-City Review & PreConst.	Ritz Block Apt. Phase I Name: "365 Nicollet"	315 Nicollet Ave S	Opus	?	?	?	4/28/2015	No	Luxury apt. bldg, 32 floors, 364 apts., Retail on ground floor, Phase One - south half of block. Start const. late 2015. DMNA provided letter of support in Spring 2015. Open 2017. Planning Comma: Approved 9/8/15. Staff Report: BZZ-7308 & PL-297. Design expected to be completed by Spring 2016. Construction expected to wrap up by Spring 2018.
1-City Review & PreConst.	Stone Arch Hotel	903 Washington Ave North	Michael & Ann Roess	?	10/1/2015	10/7/2015	11/16/2015	No	Hotel & restaurant, 10 floors tall, 121 rooms, Start cost in spring 2016, Open spring 2017. Seeking a sideyard variance. City Site Plan Review is required.

Phase: 1, 2, 3, or 4.	Project Name	Address	Developer or Owner	Received Required Notice Letter	Project Review Package Received	Present to DMNA LUC	Letter of Support Approved & Issued	DMNA Action Req'd.	Comments: Scope of work, Developer contact, City file number. Next Steps. **NOTE: Verify all dates.
1-City Review & PreConst.	The Washington (aka: Sex World remodel)	121 & 125 Washington Ave North	Falcon Ridge Partners	?	11/1/2015	11/4/2015	11/16/2015	No	Remodel 3 buildings. Create 2 Restaurants, Creative office space and a much smaller Sex World. CPED Staff Report: BZH-28893. Contact: Amanda Hawn - Falcon Ridge. Heritage Preservation Commission (HPC) Mtg occurred on 12/1/15. Project was approved with conditions. Work will start in early 2016.
1-City Review & PreConst.	Thresher Square Block	721 Washington Ave S	Sherman Associates.	#####	?	8/7/2014	8/18/2014	No	Convert Thresher Sq. bldg to hotel and office space, construct a new apt. bldg with 175 apts and 30,000 sf of retail space, Includes a Trader Joes store, CPED Staff Report: BZZ-7218 7-6-15, NOTE: Skyway was dropped from project. Note: Verify cost date. Opens first half of 2017.
1-City Review & PreConst.	Viking Stadium Parking Ramp - Liner Parcel & Air Rights	?	Ryan Co's	?	?	?	?	No	Currently on hold. Ryan Co's was selected to develop the air rights above the new parking garage next to stadium. Ryan is studying options. Potentially an office building.
1-City Review & PreConst.	Water Works Park	102 Portland Ave S	Mpls Park & Rec Board with Park Foundation	?	?	?	?	No	Overhaul of Mill Ruins Park, 2 Phases, Phase 1: Demo Fuji Ya bldg., build visitor center, expose mill ruins. Phase 2: Add lawn, outdoor play and ped. connections to river front. Next steps: Raise funds (\$27m) & demo Fuji Ya in 2017. Start work 2017 & complete in 2023 (7 years).
2 - County/City Infrastructure Project - Scheduled	Washington Ave. Reconstruction (Henneping to 5th Ave)		County					No	Scheduled. (http://www.minneapolis.gov/cip/all/cip_wash-henneto5th_index) LUC Action: County will provide update at April or May 2016 LUC meeting.
2-Const	100 Washington - Plaza reconstruction	100 Washington Ave South		5/5/2015	?	?	?	No	To enclose a portion of existing open-air first floor, reconstruct the plaza area, and install a new site sign. CPED Staff Report: BZZ-7172 7-6-15. To be completed by summer 2016.
2-Const	4 Marq	400 Marquette Avenue S.	Mortenson	?	?	?	?	No	30 floors, 262 units. Opens December 1, 2016.
2-Const	Abiitan - Mill City Quarter Phase II - Senior Housing.	428 2nd Street	Ecumen	?	?	?	?	No	Senior Housing project, 5 floors tall, 151 apts, includes 45 memory care units & a public restaurant. Opens fall of 2016.
2-Const	AC Hotel by Marriott	401 Hennepin Ave South	Mortenson	?	?	11/6/2014	11/10/2014	No	New hotel, 9 floors, 244 rooms, \$48 million. CPED Staff Report: BZZ-6956, Dated 1-12-15. Proposed to open in mid 2016.
2-Const	Ceresota Building	115 5th Ave South	Jay Dworsky	#####	?	?	?	No	Remodel historic office into assisted living facility. 57 senior units, Opening is ??
2-Const	Downtown East Planned Unit Development (PUD)		Ryan Co's	?	?	?	?	No	5 block multiphase redevelopment. PUD incudes: 1.5 million s.f of office, 203 dwelling units, 20,000 s.f. commercial, a parking ramp. PUD will be revised over time as projects come on line. CPED Staff Report: BZZ-6309 11-12-13.
2-Const	Editon Apartment Buildings (3)	511 4th St S - 5th Ave & 4th St.	Ryan Co's	?	?	?	?	No	Edition is 3 separate apartment buildings within the Downtown East PUD development.
2-Const	Excel Energy Headquarters	401 Nicollet Mall	Opus with Excel Energy	?	?	?	?	No	New office bldg. for Excel Energy, Opus will lease bldg. to Excel Energy. 9 floors tall, 223,000 s.f., Expected to open in July 2016.

Phase: 1, 2, 3, or 4.	Project Name	Address	Developer or Owner	Received Required Notice Letter	Project Review Package Received	Present to DMNA LUC	Letter of Support Approved & Issued	DMNA Action Req'd.	Comments: Scope of work, Developer contact, City file number. Next Steps. **NOTE: Verify all dates.
2-Const	Mill City Quarter - Phase I. Affordable Apartment.	300 South 2nd Street	Lupe Dev. - Steve Minn, John Wall	?	?	9/10/2013	9/23/2013	No	Affordable housing apartment, 6 floors, 150 apts, 150,000 sf retail, Opens: Fall of 2016. First Letter of Support was 2/16/13. CPED Staff Report: BZZ-6616 dated 7/7/14. BZH-27892, BZH-27893 (Woonerf)
2-Const	Nicollet Mall Redesign	Nicollet Ave. from Washington Ave to Grant Street.	City of Mpls & Dtnw Council	?	?	?	?	No	Plans call for a \$50 million redesign of mall from building face to bldg. face, from Washington Ave. to Grant St. Includes features that prioritize space for pedestrians, includes hardier trees, enhanced sidewalk spaces, improved lighting. Opens in 2017.
2-Const	Plymouth Building/ Embassy Suites	12 South 6th Street	HRI Properties	?	?	?	?	No	Converting the historic Plymouth Building to an Embassy Suites, 290 rooms
2-Const	Radisson Red Hotel	609 3rd Street South	Ryan Co's	#####	?	?	?	No	New hotel on north half of the Wells Fargo block, 5 floors, 164 rooms. Dtnw East PUD Phase 3, CPED Staff Report BZZ-7225 & RLS-79 7/20/15. Expected to open ???.
2-Const	The Depot Renaissance Hotel	225 3rd Ave South	CSM	#####	?	?	?	No	Adding a 6th floor to existing Marriott hotel building. Adds 110 new guest rooms. Start const. fall 2015. Work to be completed early 2017. CPED Staff Report: BZH-28550.
2-Const	The Encore - Apartment building.	935 2nd Street South	Sherman	?	?	?	?	No	124 unit luxury apartment, 12 floors tall. Phase II of PUD that includes the existing Zenity Condo. CPED Staff Report: BZZ-6843 10-27-14. Expected to open late 2016.
2-Const	US Bank Stadium	900 South 5th Street	MN Sports Facilities Authority	?	?	?	?	No	65,000 seat multi use stadium. Budget: \$1.027 billion. Construction will be completed July 2016 for start of Viking's season. SMG is stadium operator. Super Bowl: Feb. 2018. Final Four: March 2019.
2-Const	Wells Fargo Office - Two separate buildings	?	Ryan Co's	?	?	?	?	No	Two new office buildings, 15 Floors each, 1.1 million s.f total, 5000 workers in both buildings. A part of the Downtown East PUD. First building to open Feb. 2016. Second building to open in May 2016.
3-Opened	Hampton Inn and Suites	19 North 8th Street	Mortenson	?	?	?	?	No	Hotel, 9 floors, 211 rooms, Opened fall 2015
3-Opened	Latitude 45	301 Washington Ave S	Alatus	?	?	?	?	No	Luxury Apartment Building, 320 Apts & Restaurant, 13 floors tall, Eastside restaurant, Opened September 2015.
3-Opened	Mayo Clinic Square	600 Hennepin Ave South		?	?	?	?	No	Converted the E Block property into a Mayo Clinic and a basketball practice facility for Timber Wolves and Lynx. Opened 2015.
4-Project is Dead	Name of Project - Place Holder			?	?	?	?	No	
	End							Z	