

DOWNTOWN MINNEAPOLIS NEIGHBORHOOD ASSOCIATION

LAND USE COMMITTEE MEETING

July 5th, 2016 | 6:00 pm | Open Book, Rm 203

Agenda Updated: 7/5/16

Committee Purpose: The Land Use Committee will support the DMNA development review by serving as a body that: tracks development activity/land use issues to identify and facilitate opportunities for early DMNA involvement; tracks and facilitates opportunities for DMNA involvement in outside land use committees and task forces; recommends land use priorities; provides technical and tactical guidance to the DMNA board; receives presentation on select land use issues and makes recommendations to the board; and leads neighborhood engagement in land use issues.

Land Use Committee Membership: Any DMNA Member (live, work or own property in DT East or West) may sit on the Land Use Committee. A group of core volunteers gather feedback at community meetings and use this information to draft committee recommendations for Board approval. Any DMNA Member may participate in this group of core volunteers. To join this group e-mail info@thedmna.org. While regular attendance at DMNA Land Use Committee meetings is strongly encouraged, no DMNA Member will be turned away.

INTRODUCTIONS

- Committee Volunteers and Presenters
- Thank you to Open Book for hosting tonight's meeting

PROPERTY DEVELOPMENT AND LAND USE PROJECTS

7/5 Presentations:

- **5th Street Towers Expansion (100 & 150 S. 5th Street) (6:10 – 6:30):** The project team will present preliminary plans to connect the two office towers on levels 3 through 9.
- **Office Project at 728 4th Street (6:30 – 7:15):** Ryan will propose a 17-story office tower adjacent to and above the MSFA parking ramp (aka Block 1 ramp) across from the US Bank Stadium. The City selected Ryan as the developer for this site through an RFP process in early 2014.

Old Business (Discussion):

- **Dog Relief at The Commons:** The construction of the "interim" park design is underway. Final design and program elements will be initiated after additional funds have been raised. At the DMNA's suggestion, a dog relief area will be installed. As the dog relief area is in the southeast corner of the site, there are some concerns that this area is too far from residential properties to be useful. (Ryan's adjacent residential buildings have on-site dog relief areas.) Elliott Park would also like to ensure that this corner is actively programmed and has some concern that a dog relief area may not support that goal. Would the committee like to provide formal feedback at this point or just continue to follow the issue?

Old Business (FYI):

- **205 Park Avenue RFP** – A public forum has been scheduled for Tuesday, 7/12 at 6:30 at Open Book (Target Performance Hall). Both potential developers will present.
- **Iron Clad** – Selecting contractor. Next CoW date TBD.
- **800 Washington Ave** – Will present to the DMNA again on 8/2. Mortenson and City moving closer to finalizing land sale.
- **Bobby & Steve's Site Expansion (1207 Washington Ave.) (City file # BZH-28717)** – The project has experienced delays with Public Works regarding site access. Must also seek parking variance. Presentation now on hold.
- **Update from Sherman on Downtown East projects (City files #'s: Encore at 233 Park Ave (under construction) BZZ-6843, Thresher Square Block at 713 Washington Ave (proposed) BZZ-7218 & PL-297, Interim parking agreement at 205 Park (Dec 2015-April 2017)** – Board will extend invitation for update at upcoming board meeting.

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