

DMNA Land Use Committee Agenda 5/3/2016

Emanuel Housing – Lower Level

Agenda Updated 5.3.16

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 Emanuel Housing for hosting the meeting

PROPERTY DEVELOPMENT AND LAND USE PROJECTS

5/3 Presentations:

- **I-94 Corridor Improvements – Informational Presentation (6:05 pm – 6:20 pm):** The Minnesota Department of Transportation is making the rounds among stakeholders to develop concept plans for I-94 corridor improvements between St. Paul and Minneapolis.
- **Proposed Aeon Health Supported Housing (409 S. 9th Street) – Informational Presentation (6:20 pm – 6:35 pm):** In partnership with Hennepin County Medical Center (HCMC), Hennepin Health, Hennepin County, Touchstone Mental Health, and Westminster Presbyterian Church, Aeon proposes to construct 85-90 affordable apartments for medically fragile adults with on-site services. Aeon will present a brief overview the project at the May 3rd meeting to collect initial feedback. A full presentation is scheduled for the June Land Use Committee meeting.
- **800 S. Washington Avenue South (Hotel, Office, Retail) – Informational Only (6:35 pm – 7:15 pm):** Mortensen Construction won a competitive bid to purchase and develop 800 Washington Avenue South. The development will include a hotel and office space for the American Academy of Neurology. The developer must make the following applications to the City and Planning Commission as part of the project approval process: Conditional use permit to increase the height of the building from 6 stories to 9 stories; variance to reduce the loading requirement; and site plan review.
- **Iron Clad (Luxury Apartments, Office, Retail, & Moxy Hotel at 881 Washington Ave.) – Informational Only (7:15 pm – 8:00 pm):** A new 15-story mixed-use apartment building with 166 dwelling units, 153 hotel rooms (Moxy Hotel – 8 stories), 30,000 square feet of office space (4 stories), 14,000 square feet of retail space, and 465 enclosed parking spaces.

Old Business (FYI):

- **205 Park Avenue RFP** – DMNA Board will host a presentation/Q&A with CM Frey on how development priorities were selected and how projects will be evaluated during the May 16th board meeting at the Guthrie. (5:45 pm).
- **Hennepin Avenue Reconstruction Community Survey** – Mpls Bike processing results.

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- **Washington Avenue Bike Improvements (5th Ave. to 35-W)** – DMNA Board approved letter supporting Mpls Bike Coalition’s request that the County study the inclusion of protected bike lanes in its planned restriping of Washington Ave between 5th Ave S & 35-W. Project lead from County will present to DMNA at June 7th LUC meeting.
- **Washington Ave Reconstruction/Restriping (Hennepin Ave. to 5th Ave)** - County will present update at June 7th LUC meeting.
- **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.

COMMITTEE BUSINESSES

- **Select Committee Chair or Facilitator?**
- **Downtown East Police Substation** – Update on coordination efforts (Conrad Zbikowski)

JUNE DMNA LAND USE MEEETING

JUNE 7th, 6:00 PM

THE HISTORIC NORMANDY INN (405 S. 8th Street)

FEATURED TOPIC: AEON’S PROPOSED HEALTH SUPPORTED HOUSING