

DOWNTOWN MINNEAPOLIS NEIGHBORHOOD ASSOCIATION

Minutes from the Board Meeting on Tuesday, September 10, 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:

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

Board members Andrea Christenson and Wally Swan were absent.

Staff member Christie Rock was also present.

Guests in attendance included:

Ann Calvert, City of Minneapolis CPED
Gretchen Camp, BKV Group
Lina Goh, Zen Box Izakaya
John Wall, Wall Companies

II. Consideration of the Agenda

Hauer moved and Sweet seconded a motion to approve the September 10, board meeting agenda as amended to remove consideration of the August 13 board minutes. Ewald called for discussion. The motion passed.

III. Land Use Update

Land Use Chair Andy Hauer introduced the following projects.

- **800 Washington Avenue South.** CPED Principal Project Coordinator Ann Calvert introduced herself and gave a presentation on an RFP the City is working on for 800 Washington Avenue South. The parcel is located between Chicago and 9th Avenues on Washington Avenue. The American Academy of Neurology and the Riverfront Ramp sit to the northeast of the parcel. It is a very small parcel, slightly more than 24,000 square feet in size.

Calvert indicated that the City is seeking a development that complies with the following:

- *The Minneapolis Plan for Sustainable Growth*

- C3A (Community Activity Center District) zoning; Downtown Height Overlay District (DH) and Downtown Parking Overlay District (DP)
- *The Historic Mills District Plan and Update*

Calvert suggested some potential uses include:

- Commercial (e.g., retail, office, hospitality)
- Residential
- Arts and culture

The City would like to see the following included in the future development:

- Active ground floor uses, with retail or restaurant strongly encouraged at corner of Chicago and Washington and encouraged at corner of Ninth and Washington.
- High quality exterior design and materials, with design in accordance with LEED or other environmental standards encouraged.
- Tall enough to hide Riverfront Ramp (i.e., 4 – 5 stories), with maximum of 8 stories (unless conditional use permit is granted allowing additional height).
- Continuation of special streetscape along Chicago Avenue to enhance Chicago as a pedestrian connection from riverfront, past site to LRT station and beyond. Streetscaping along Washington and Ninth also required.

Calvert noted that a buyer would have to take into account the following site considerations:

- Ten foot setback required along Chicago Avenue
- 15 foot service alley easement along inner edge next to parking ramp
- Parking available in adjacent Riverfront Municipal Parking Ramp
- Limited environmental concerns
- Must pay appraised fair market value for site, which is expected to be around \$1 million.

Calvert indicated that the tentative plan is to issue the RFP in early October, with responses due in mid to late November. She will come back to the neighborhood in late November or early December for input on the responses. She anticipates staff making a recommendation to the City Council at the end of 2013, or early in 2014.

The City will post the RFP when it is ready at www.ci.minneapolis.mn.us/cped/rfp/index.htm. Additional feedback regarding the RFP can be sent to Calvert at ann.calvert@minneapolismn.gov.

No action was taken on this item.

- ***Zen Box Izakaya (602 Washington Avenue South)***. Lina Goh from Zen Box Izakaya introduced herself and explained that she is seeking a letter of support from the DMNA for an Interim Use Permit for their Ramen Attack Block Party on Sunday, September 29th to celebrate their 2-year anniversary (reference the handout distributed). The event will take place near the corner of Washington and Portland Avenues in the Mill District of Downtown East. It will feature live music, liquor and food demonstrations.

Ewald moved and Cichowicz seconded a motion to approve the Interim Use Permit for Zen Box Izakaya. Hauer called for discussion. The motion passed.

- **Mill City Quarter.** John Wall from Wall Companies and Gretchen Camp with BKV Group gave an update on the Mill City Quarter project, which is proposed for the vacant parking lot in back of the RiverWest Condominiums. Camp presented the revised site plan and architectural renderings for the Phase I project. She indicated that the changes are a result of the State Historic Preservation Office's Section 106 review process. Camp highlighted the following:
 - The front and rear (RiverWest side) of the building façade now mirror each other.
 - The exterior building materials have a more neutral color pallet. There is also less Hardie Board siding in the construction than in the previously reviewed design.
 - The building now has a stone base, which eliminates the appearance that it is floating.
 - The woonerf concept remains basically the same, aside from some modifications to the locations of trees and other plants. The landscaping planting pattern is now more irregular so as to keep with the period of significance. Construction of the woonerf would take place during Phase I.

Camp stated that the goal is to break ground on the Phase I aspect of the project in the winter of 2014. The construction timeframe is roughly 14 months and Phase II could start shortly thereafter. She also mentioned that they are working with Southwest Transit to relocate the idling busses on South 2nd Street and 3rd Avenue South. After entertaining questions from the board (e.g., if pets would be allowed and if so where would they go),

Ewald moved and Cichowicz seconded a motion to approve the revised site plan for Mill City Quarter. Hauer called for discussion. The motion passed.

- **Colwell Partners/Media Beacon (123 Third Street North).**

Sweet moved and Laska seconded a motion to ratify the electronic vote recommending support for the Certificate of Appropriateness application for Media Beacon. Ewald called for discussion. The motion passed.

IV. Neighborhood and Community Engagement Update

Rock updated the board on the 2014-2016 Community Participation Program allocations. The Downtown East and Downtown West neighborhoods received a combined total of \$258,110. There is still a substantial amount in the 2012 funds that she will apply to roll over.

V. NRP Implementation Update

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

The DMNA Board met with Heather Huseby, EdD, Executive Director, and Frances Roen, Development Director, from YouthLink prior to the board meeting to learn more

about the program and its needs. No additional discussion took place regarding the issue of homelessness.

- **Consideration of request for monies for trees in the Mill District.**
Discussion on this item was postponed until a future board meeting.

VI. Consideration of Financial Report as of September 2013 and September Staff Report

Hauer moved and Sweet seconded a motion to receive and file the September 2013 Financial Reports and Rock's staff report for the period 08-10-13 to 09-06-13. Ewald called for discussion. The motion passed.

VII. Old business / new business / other business

- **Continued discussion regarding October 8, Annual Meeting.** Rock highlighted the following with regards to the 2013 Annual Meeting:
 - The meeting will take place at Open Book starting at 6 p.m.
 - The agenda will feature a candidates' forum for the Third Ward City Council seat. Sarah McKenzie from the *Downtown Journal* will serve as the moderator for the forum.
 - Representatives from the First Precinct will give a crime and safety update.
 - JJ's Coffee + Wine Bistro will extend its happy hour specials during the Annual Meeting.
- **Consideration of letter of support for the City of Lakes Community Land Trust.** Rock will present this request via an electronic vote at a later date.
- **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.
 - **DID Update.** Cichowicz gave a report on the DID Crime Prevention through Environmental Design / Hot Spots Advisory Committee. He highlighted a number of projects that the group has been working on over the past few months, including LED lights on parking meters, pop-up gardens and updating seating patterns on the Nicollet Mall.
 - **Stadium Public Realm Advisory Committee.** Laska announced that Mayor Rybak is appointing him to the new Public Realm Advisory Committee that is succeeding the Stadium Implementation Advisory Committee.

VIII. Adjournment

Being no further business, the meeting adjourned at 6:58 p.m.

Signed this _____ day of _____, 2013.

Chair

Secretary