

## **DOWNTOWN MINNEAPOLIS NEIGHBORHOOD ASSOCIATION**

Minutes from the Board Meeting on Monday, October 16, 2017

*Mill City Museum*

710 South 2nd Street, 6th Floor ADM Room

Minneapolis, MN 55415

### **I. Call to Order and Introductions**

Chair Joe Tamburino called the Board meeting to order at 5:55 p.m.

Other Board members in attendance were:

Kevin Frazell  
Stephanie Hill  
Pamela McCrea, Vice Chair  
Travis Nordgaard  
Tomek Rajtar  
Carletta Sweet, Secretary  
Dianne Walsh, Treasurer

Board member Jennifer Bernhardt was absent.

Staff member Christie Rock Hantge was also in attendance.

Guests in attendance included:

Kelsey Fogt, City of Minneapolis Public Works Department  
Donald Pflaum, City of Minneapolis Public Works Department  
Randy Manthey, The Carlyle Condominiums  
Tom Novak, American Trio Lofts  
Tom Schmid, Washburn Lofts

### **II. Consideration of the Agenda**

*Sweet moved and Rajtar seconded a motion to approve the agenda. Tamburino called for discussion. The motion passed.*

### **III. Consideration of the Consent Agenda**

Treasurer Dianne Walsh explained she has been spending the last several months getting up to speed on the financials and Christie Rock Hantge has been very responsive which generated her October 2nd email and discussion under the Financial Update section of the agenda. With Walsh having no issues with the September financials,

*Sweet moved and Rajtar seconded a motion to approve the consent agenda which included the Board meeting minutes dated September 18, 2017; the F2017 Budget vs. Actual for the period ending*

*September 30, 2017; and the Neighborhood Coordinator / Finance Coordinator staff report for September 2017 (Invoice #033). Tamburino called for discussion. The motion passed.*

#### **IV. 4th Street Reconstruction Project**

After asking the Board to gather around a table with a map of the project between 2nd Avenue North and 4th Avenue South with proposed changes highlighted in various hues, Donald Pflaum, Project Manager at City of Minneapolis Public Works Department, introduced himself and his colleague Kelsey Fogt, Project Planner who presented before the Board back in April 2017. Then he explained 4th Street is in need of something more than a mill and overlay as it has not been repaired since 2001 when the reversible bus lane was installed to move bus routes off of 5th Street in anticipation of the Central Corridor LRT. During the reconstruction planning process, the big question arose what would happen if they removed the reversible bus lane which is considered obsolete since it only serves three routes. Removal would require rerouting those buses, but another big question was what to do with the 15' of gained space; that amount of street space in a downtown environment is considered gold.

After conducting meetings with key stakeholders (e.g., property owners, Pedestrian Advisory Committee, Bicycle Advisory Committee, Metro Transit), open houses to engage the community, and an online survey earlier this year to determine what elements are important to them to have along this corridor, they resoundingly heard to prioritize pedestrian safety and walkability. However, for those who drive or take transit they don't want to get stuck in traffic and the bicyclists want better facilities. Hence, a multimodal street requires a multimodal solution while keeping in mind things are changing, i.e., the center of gravity in downtown is moving slightly north of the core and a lot more pedestrian activity is occurring on 4th Street.

The traffic model of this corridor indicated there are 30,000 vehicles that flow into downtown off of I-394 daily, by the time they reach Hennepin Avenue there are 20,000 vehicles, and when they reach Marquette Avenue there are 10,000 vehicles, all turning right into the downtown core and you don't want bicyclists mixing in with them or the express transit vehicles. Being mindful of how traffic and nonmotorized users flow, the proposed layouts include generous sidewalks, shorter pedestrian crossings, more amenities and greenscape. There will be challenges with the utilities, but there are a lot of opportunities along this corridor. Every segment will be designed differently but they tried to keep some common themes as far as the cross sections are concerned, nevertheless they have been able to narrow the road to get the sidewalks wider. Tradeoffs being considered in a couple locations include a bumpout at 1st Avenue North or keep as is to allow event traffic to flow through; maintain the protected bike lane at 1st Avenue or remove it under the assumption it will become a more pedestrian thoroughfare; maintain City Hall block as is under the assumption double parking will continue to happen or enforce no parking with MPD. In any event, this project design must tie into the Nicollet Mall design.

Pflaum then described the project timeline: they are now in the process of getting public input – there is a public open house scheduled for Wednesday, October 18th at the Central Public Library; for approval of the layout they will go before the City Council sometime in November; a full plan will be developed over the winter in order to share with Xcel Energy and the Metropolitan Council who will conduct utility work in 2018; and construction is anticipated to begin in 2019.

For more information, visit the project page at <http://www.ci.minneapolis.mn.us/www/groups/public/@publicworks/documents/webcontent/wcmssp-205753.pdf>.

## V. Financial Update

- A. NRP Plan Modification.** Rock Hantge explained the Board needs to approve a plan modification to move funds from the Affordable Housing strategy to the Arts, Culture and Education strategy in order to fully fund the contribution to the Memorial to the Survivors of Sexual Violence it approved at the September 18th Board meeting.

*Frazell moved and Walsh seconded a motion to approve the plan modification to move \$5,000 from the Affordable Housing strategy to the Arts, Culture and Education strategy to support the contribution to the Memorial to the Survivors of Sexual Violence. Tamburino called for discussion. The motion passed.*

Rock Hantge will develop the scope of services and work on the contract with Bob Cooper from the City's Finance Department.

- B. Skyway Commons Pocket Park.** Rock Hantge provided an update on the status of the park (<http://www.midwestskateboard.com/projects.html>); it is moving forward and the Minneapolis Park and Recreation Board has added the park to the Downtown Service Area Master Plan. The MPRB and MnDOT are working out an agreement on the ownership of the land. Over the past 30 days, Green Minneapolis has stepped forward and offered to be the fiscal sponsor for the Midwest Skateboarding Alliance to collect fundraising dollars for the SCPP. Rock Hantge thinks this is a great plan because GM has more accounting infrastructure than the DMNA; however, it can still support the project in other ways. It is possible the MSA will ask for a financial contribution to support the construction of the park.

- C. Neighborhood Revitalization Program, Community Participation Program, and Neighborhood Priorities Plan Funds.** In light of the conversations Rock Hantge has had with Walsh about the various funding sources, she provided an update on the balances in each of these three primary funding sources of the DMNA. She distributed and explained a spreadsheet that showed the balances in each funding source as of 9/30/2017, and she'll go over this information again after the October Board elections when she does the financial training.

Thereafter, discussion ensued regarding the feedback Frazell and McCrea received in April from NCR Director David Rubedor and Policy Specialist Robert Thompson regarding the DMNA's need to improve its community outreach, engagement and partnerships to ascertain what projects the community considers priority for support and funding. After numerous suggestions were made, Tamburino reminded everyone all of these activities require a great deal of time and dedicated volunteers because the DMNA cannot afford a paid staff person to work on these activities as was done in the recent past.

## VI. Land Use Committee Report

Sweet reported on the following projects presented at the October 3rd LUC meeting:

- A. Proposed Changes to the Regulation of Parking Garages** by Jason Wittenberg, Manager of Land Use, Design and Preservation at Minneapolis CPED. Staff is analyzing a zoning code text amendment that would revise regulations governing principal and accessory parking garages. Along with citywide standards, the proposed amendment would revise the manner in which principal parking garages are regulated in downtown zoning districts ([http://www.minneapolismn.gov/www/groups/public/@cped/documents/webcontent/wcms\\_p-204904.pdf](http://www.minneapolismn.gov/www/groups/public/@cped/documents/webcontent/wcms_p-204904.pdf)). The changes would allow more opportunities for public/district/shared parking while imposing new design and size restrictions on both principal and accessory parking garages and podiums in order to minimize their impact on the public realm.

Since 2006, principal parking garages in downtown districts have only been allowed below grade unless they are integrated with a transit facility. Those restrictions were incorporated into the zoning code in response to the Downtown East/North Loop Master Plan, originally adopted in 2003. The plan suggested that structured parking should be “built below or embedded within mixed-use development projects that feature active uses on all street frontages...” and that “future single-use parking ramps” should be prohibited. Proposed regulations would more closely align with this guidance.

What is motivating the regulation change is, it is not always clear when a parking garage is a principal garage or an accessory garage and, in some cases, projects are meeting the intent but not the spirit of the regulation.

A public hearing before the Planning Commission was scheduled that day at 4:30 p.m., and then it will go before the City Council on Friday, November 17th. In the meantime, if you have questions, Wittenberg can be reached at [Jason.wittenberg@minneapolismn.gov](mailto:Jason.wittenberg@minneapolismn.gov).

No action was taken; the presentation was for informational purposes only.

- B. Conditional Use Permit and Variances Application for the YMCA at Gaviidae** by Bob Thomas, Chief Experience Officer, and Emily Roland, Senior Advisor at Cresa Minneapolis.

Since receiving a letter of support for their signage height variance application back in December 2016, they have been thinking about the right solution to help activate Nicollet Mall in their ground floor windows while protecting those within the space who are participating in their health and fitness services. The City code allows for black mini blinds, but on this “must see” street they have found a low-cost, technological solution to mini blinds, i.e., Smart Tint® (<http://www.smarttint.com/>), a film placed on regular glass that turns from clear to opaque on demand providing control over the amount of light, privacy and heat that enters the space. Since opaque is not appealing, the CUP would allow them to project dynamic, YMCA-related images onto the film giving the perception of healthy activity going on within the space. At night when windows aren’t being screened for privacy, they would project information promoting YMCA’s social services to the downtown community. A variance is required to cover

a portion of the window. They are also seeking a height variance for the lettering signage they are placing on the turret at South 7th Street and Nicollet Mall. Since they plan to open by mid January in advance of the Super Bowl, they would like to submit a letter of support for the CUP and two variances along with their application within the next week in order to get on the City's schedule for review.

Concerns related to the content of the images projected and whether the CUP would rollover to the next occupant were expressed. Wittenberg advised the City cannot regulate the content of the images projected; only the time, manner and place of it. And the CUP goes along with the property. Beyond signage, the City can regulate whether it's a billboard.

Rock Hantge explained when the LUC recommends a letter of support, it goes before the Board for review and approval and the next Board meeting is on October 16th, then, if approved, the letter would be sent directly to City staff and there is time to do so within their planning process.

The LUC recommended placing this matter under further consideration; it will appear on the November 8th LUC meeting agenda.

- C. 12th Street Apartments at 288 South 12th Street (formerly the Second Church of Christ Scientist site)** by Chris Osmundson, Director of Development at Alatus, and Gretchen Camp, VP at ESG Architects. They introduced very preliminary plans for this site they have under purchase agreement and plan on developing into a 27-story multifamily tower with podium parking that will tie into the existing skyway to the Convention Center on the second level (<http://finance-commerce.com/2017/10/alatus-plans-tower-next-to-minneapolis-convention-center/>). They are proposing some retail/commercial/office space on the skyway level, 580 parking spaces, and 375 apartment units. Floors 3-7 are liner apartments to the parking podium, potentially an affordable housing component, and floors 9 and above are the tower apartments, floor 8 will have a large courtyard, terraces and the amenities. They feel it's appropriate for the area with a dense B2 zoning, no height restriction, dense floor area ratio mix and an existing skyway connection that can bring more vitality to the Convention Center area.

Headquartered in Minneapolis, Alatus has a lot of experience developing multifamily properties within the area: Grant Park Condominiums, The Carlyle Condominiums, Latitude 45 Apartments (where Osmundson resides), 7 West Apartments, and is working on 200 Central Condominiums. Alatus also has experience in developing commercial properties with Mayo Clinic Square being a premier downtown example. Alatus's pedigree is transformative projects in areas where many have tried before and it will replicate that in this project as well.

ESG Architects has a lot of experience in urban, mixed-use apartment projects and in this vicinity they just finished the Encore, prior to that the Zenith, and 205 Park Avenue is under design with an anticipated groundbreaking in spring 2018. Other projects in the area include the Aloft Minneapolis hotel and the Renaissance Minneapolis at The Depot recent renovation.

As this is preliminary information, they are not seeking a letter of support, but will return

before the DMNA as the design progresses.

Rock Hantge commented she received an email advising they submitted a demolition permit but because it has been designated historic they will have to go before the Historic Preservation Commission which they should have shared with the LUC.

**D. Minneapolis Armory On-Sale with Sunday Sales Class A Liquor License Application** by Nancy Aleksuk, Property Manager at Swervo Development Corporation. SDC specializes in historic properties and renovating buildings others wouldn't consider. They own a lot of buildings in the Warehouse District, and the Uptown Theater was one of their renovations.

Aleksuk described the renovations at the Armory and advised it will be a multipurpose event center, not an actual armory, which fits its history. It will host corporate events, such as HCMC's Light Up the Night on Friday, December 1st (<http://www.hcmc.org/light/>), the first concert on New Year's Eve as a test run for the Super Bowl, trade shows, some sporting events and, hopefully, neighborhood group events. Currently, there is nothing in the works to use the ancillary garage buildings. A landscape plan is in place but will not be implemented until spring 2018. They will need a liquor license to facilitate all that will be happening there.

Aleksuk also described the Certificate of Appropriateness application that was submitted today to add LED uplighting that will hit the pillars between the windows, and the marquee signage. They are working with Schuler Shook (<https://schulershook.com/>) on the exterior lighting.

The LUC recommended writing a letter of support for the On-Sale with Sunday Sales Class A liquor license application for Board review; however, since it just received the information related to the Certificate of Appropriateness, it decided to take it under further consideration.

**E. Other Project Updates**

- 1. Depot Minneapolis.** Rock Hantge stated the missing tree was replaced by the developer. Manthey mentioned there are still two trees missing from the property that relate to the landscaping plan from when the Depot Hotel project was originally constructed. Discussion ensued about how the neighborhood group can work with the City to ensure that a developer adheres to approved landscaping plans.
- 2. 9th Avenue South Right-of-Way.** Rock Hantge advised there was some controversy between two property owners over the future use of the 9th Avenue ROW. In conversations with the property owners on both sides and City staff, it sounds as if things are stable and the City has no intention in vacating. She was directed to Jack Byers, Manager of Long Range Planning, who she could invite to a future LUC.

Manthey clarified the irony of the situation is the property owner to the east wasn't part of the conversation and felt left out, but once he became a part of the conversation with the property owner to the west, he no longer had a problem. Now the DMNA isn't part of the conversation. It is a piece of public land that we should weigh in on to ensure its accessibility. He posed the question where do we get involved and engaged in the political

and planning process, or do we sit here and wait for someone to show up and throw a plan on the table? It goes back to one of the primary reasons he advocated for setting up the LUC, i.e., when the time is appropriate to do a small area plan for the neighborhood which we don't have, and it can't be done until the Comprehensive Plan is done. Without a small area plan we have no leverage with which to go to the table and negotiate.

## VII. President's Report

Tamburino reported on the following items:

- A. Land Use Committee Procedures.** Due to recent circumstances related to the letter of support for the Thrivent Corporate Parking Lot Project, Tamburino referenced and read Article X of the Bylaws, as well as the document that the Board approved on April 20, 2015 that established the committee and specifies the Land Use Committee actions must be approved by the Board. But for the breakdown in the process on the Thrivent project, it has been working fine. This is just a gentle reminder that all committee actions need to be approved by the Board.

Manthey commented the LUC exists at the will of the Board and any letters of recommendations and commentary have gone to the Board for review and action before it was sent out. What is missing is a LUC charter that clearly defines its purpose and goals and lives on the LUC website page; this would help everyone to better understand the City planning process, political environment, and on what projects the DMNA can have an impact.

After some discussion which included the fact that developers have no legal obligation to present before the DMNA, the lack of support from CPED staff, and the possible expansion of LUC's area of responsibility, Tamburino recommended getting together after the elections to put together a charter for Board review and approval.

- B. Washington Avenue Cleanup.** Tamburino reminded the Board that at its July 2017 meeting, it agreed to partner with the North Loop Neighborhood Association, when possible, on Washington Avenue cleanup events as well as on the City Council forum. He believes the 2-hour forum went well; he just wished more people attended.

The first cleanup event was held on Saturday, September 9th and there will be another on Saturday, October 28th. Meet him at Whole Foods at 10 a.m., and he'll provide the supplies. The NLNA will walk west and the DMNA will walk east. Walsh and McCrea expressed concern the DMNA T-shirts purchased prior to the September 9th Washington Avenue Cleanup event was done without Board approval. Tamburino advised the T-shirts were his call and apologized for not having notified the Board. Thereafter,

*Hill moved and Rajtar seconded a motion to ratify the purchase of the DMNA T-shirts in the amount of \$500. Tamburino called for discussion. The motion passed.*

Frazell then recommended adopting a policy to give the Chair some level of discretion in expending funds as urgent matters may arise. Rock Hantge advised the DMNA has a financial policy that allows the Board chair to make purchases of up to \$500 without prior Board

approval. Walsh, however, requested that all expenditures be treated equally, i.e., be approved by the Board.

**VIII. Old, New or Other Business**

Rock Hantge clarified that her entries on the billing for Ward 4 should have been District 4. Although there was no cost related to Tamburino’s moderation of the MPRB District 4 candidates forum, there were staff costs involved related to the arrangements.

Tamburino then reminded everyone the annual meeting is coming up on Tuesday, October 24th, 6:00-8:00 p.m., at Open Book. He met with Travis Nordgaard who is facilitating the 800 Washington Avenue public forum, the proposed agenda has been posted on the website, and his assistant at his office is putting together a PowerPoint presentation.

**IX. DMNA Outreach and Collaboration Report**

For a complete listing of the organizations and committees in which the DMNA is engaged, please reference the Outreach and Collaboration Chart prepared by Sweet included in the October 2017 Board materials on the DMNA’s Website.

**X. Adjournment**

*Sweet moved and Tamburino seconded a motion to adjourn the meeting. Tamburino called for discussion. The meeting adjourned at 7:55 p.m.*

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
Chair

\_\_\_\_\_  
Secretary