

DOWNTOWN MINNEAPOLIS NEIGHBORHOOD ASSOCIATION

Minutes from the Board Meeting on Monday, March 19, 2018

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 5:45 p.m.

Other Board members in attendance were:

Jennifer Bernhardt
Kevin Frazell
Stephanie Hill
Pamela McCrea, Vice Chair
Tomek Rajtar
Carletta Sweet, Secretary

Board members Travis Nordgaard and Dianne Walsh, Treasurer, were absent from the meeting.

Staff member Christie Rock Hantge was also in attendance.

Guests in attendance included:

Jeff Azen, Stonebridge
Luigi Bernardi, Aurora Investments, LLC
Barb and Jack Blasen, Stonebridge
Jeff Built, Legacy
Lynn Burn, Cynthia Froid Group
Cindy Carlson, Legacy
Nicholas Cichowicz, Neighborhood and Community Engagement Commission
Doug Craven, Bridgewater
Joshua Ekstrand, Ryan Companies US, Inc.
Cynthia Froid, Cynthia Froid Group
Diane Gulden, Stone Arch
Farida Kathawalla, Legacy
Mahmoud Khalita, Legacy
Joanne Kuehl, Stonebridge
Brenda Langton, Mill City Farmers Market
Suzanne Lehsten, Stonebridge
Holly Lewis, Bridgewater
Steve Lindenberg, Stonebridge
M. Lougee, Legacy
Dave Michela, Stonebridge
Brady Mueller, Stonebridge
Luke Nichols, Minneapolis Downtown Improvement District
Keith Radloff, Legacy

Lisa Romonowski, Stonebridge
Carl Runck, Ryan Companies US, Inc.
Steve Sheppard, Legacy
Greg Simbeck, Neighborhood and Community Relations
Beth Shogren, Green Minneapolis
Keith Thompson, Bridgewater
John Tollefson, Stonebridge
Doug Verdier, RiverWest
David Zaffrann, Ward 3 City Council Office

II. Consideration of the Agenda

Sweet moved and Bernhardt seconded a motion to approve the Board meeting agenda. Tamburino called for discussion. The motion passed.

III. Consideration of the Consent Agenda

Vice Chair Pamela McCrea noted she spoke with Treasurer Dianne Walsh who advised she reviewed the financial documents and received clarification from Neighborhood Coordinator Christie Rock Hantge about those in doubt. Walsh asked that it be known that Hantge did an excellent job on the financials.

Sweet moved and Rajtar seconded a motion to approve the consent agenda which included the Board meeting minutes dated January 16, 2018; the F2018 Budget vs. Actual for the period ending March 31, 2018 and February 28, 2018; and the Neighborhood Coordinator / Finance Coordinator staff report for January and February 2018 (Invoices #037 and #38), all of which was made available online for advance review. Tamburino called for discussion. The motion passed.

IV. Neighborhood and Community Engagement Commission

Nick Cichowicz, NCEC Chair and Commissioner for District 5 (<http://www.ci.minneapolis.mn.us/www/groups/public/@ncr/documents/maps/wcmssp-207729.pdf>), explained he served on the DMNA Board for 4 years and served 2 years as the Chair and he's here to provide a brief overview of who they are and what they do. The NCEC was established to advise the Mayor, City Council, and City departments on community participation policies and processes; it replaced the Neighborhood Revitalization Program in 2011. Pursuant to a City Council's request for recommendations for future funding, NCEC's major focus now, along with many other groups, is determining the future of Minneapolis neighborhood organizations after 2020.

Cichowicz advised there are 16 residents who comprise the NCEC, 8 of which are appointed by neighborhood organizations and that appointment process is beginning soon (<http://www.ci.minneapolis.mn.us/ncr/boards/ncec/WCMSP-209652>). He encouraged those who are passionate about learning a broader view of neighborhoods to contact him and/or Hantge. Then he provided an update on the following:

- **Draft Grievance Process for the NCR and NCEC** (<http://www.ci.minneapolis.mn.us/www/groups/public/@ncr/documents/webcontent/wcmssp-208777.pdf>). For a number of years there has been a grievance process, i.e., if you're a neighborhood Board or Board member with a grievance

or obstacle to participation, you can deal with it at the Board level, after which if you're dissatisfied you could appeal to the NCR which then reviews it for determination. If you're still dissatisfied you could appeal to the NCEC. When Cichowicz first joined the NCEC, there was a lot of confusion about this process as well as how they got to where they are today. The new proposed policy, which has been submitted for public comment and is now going before the City Council, will not change at the neighborhood level, however, now the NCEC will be the destination where appeals for grievances from the neighborhoods, i.e., skipping NCR because 99% of grievances that appealed to the NCR ended up before NCEC. This was a NCEC-driven effort to streamline the process.

Cichowicz explained there are approximately 70 neighborhood associations, many of which represent multiple neighborhoods, and NCEC is averaging 5-6 grievances per year, and the vast majority of grievances are worked through at the neighborhood level. An example of a grievance has been violations of Bylaws such as failure to timely post a meeting agenda or meeting location, or violations related to funding.

- **Neighborhoods 2020 Roadmap** (<http://www.minneapolismn.gov/www/groups/public/@ncr/documents/webcontent/wcmssp-208855.pdf>). The document was put together by NCR with input from residents and neighborhood Boards over the past several years. It is a roadmap to developing a brand new neighborhood system by 2020 and provides recommendations on how Minneapolis neighborhood organizations could be funded in the future. It is important that the community understands it will impact their level of participation.

Cichowicz's goal for serving on the NCEC is to be a conduit for neighbors and residents giving feedback directly to the City Council, e.g., they are taking their normal NCEC meeting on Tuesday, March 27th and opening it up to the public to talk specifically about the Roadmap. There are two additional opportunities to learn more about and provide feedback on the Roadmap: Thursday, March 29th and Wednesday, April 4th (<http://www.minneapolismn.gov/www/groups/public/@ncr/documents/webcontent/wcmssp-209442.pdf>).

Cichowicz then described the pros and cons and answered questions about the four funding options within the Roadmap. Option 3 resembles the CPP model currently in use and, because of its variability, Option 4 is gaining momentum; they are all starting points for discussion.

Greg Simbeck, Policy Specialist with the NCR (<http://www.ci.minneapolis.mn.us/ncr/WCMS1P-122935>) who replaced Robert Thompson as the interim specialist for downtown, introduced himself, thanked the Board for inviting him, and provided a brief overview of his previous experience with neighborhoods and the City. He loves neighborhoods and working with them and he came here to work hard. He also highlighted the Neighborhoods 2020 Roadmap, and the various opportunities to provide feedback.

V. Ward 3 Update

David Zaffrann, Ward 3 Senior Policy Aide, reported on the following on behalf of City Council Member Steve Fletcher who was ill:

- Fletcher attended the National League of Cities' annual legislative conference (<https://www.nlc.org/event/congressional-city-conference>) and had a conversation with Minnesota Senators Klobuchar and Smith regarding the St. Anthony Falls Lock and Dam. The first step in the

process of having it turned into a visitor center is getting the Army Corps of Engineers to decide what to do with it.

- As the VC of Public Safety & Emergency Management, Fletcher wants us aware of two upcoming community forums to receive input on what the focus should be: Wednesday, scheduled March 28th (<https://www.facebook.com/events/1691762167550951/>); and Tuesday, April 10th (<https://www.facebook.com/events/159415211436870/>).
- There are openings on numerous City boards and commissions and if interested in serving go to <http://www.ci.minneapolis.mn.us/boards/openings/index.htm>. Zaffrann also served on the NCEC for 2+ years and it was how he became involved with the City before joining Fletcher's office.

Zaffrann explained the main reason he's here tonight is to sit in on the next community conversation about Ryan Companies' Eleven project. Since its announcement their office has received comments from residents about what they like and dislike about it and they are interested in hearing more from community members. Send comments to <http://www.minneapolis.gov/ward3/contact-ward3>.

McCrea, who represents a group concerned over increasing property taxes, asked for Fletcher's office to work on this issue.

Tamburino, who is a Nice Ride Minnesota member, inquired about the City's position on dockless bike sharing and whether they looked at the situation in DC and Dallas; his fear is folks leaving them on and around the Stone Arch Bridge. Zaffrann stated it has not come through the Transportation Committee yet this year but will keep the DMNA updated. For more info on dockless bike sharing, please read the article published by the Star Tribune at <http://www.startribune.com/nice-ride-chooses-firm-to-transition-to-dockless-bike-sharing/469609033/>.

VI. Community Conversation: Eleven on the River Project

Carl Runck, Director of Real Estate Development at Ryan Companies US, Inc., advised they are co-developers on this project with Luigi Bernardi, and the design architect is Robert A.M. Stern Architects (RAMSA). The team presented this 39-story, 101 luxury unit project before the DMNA Land Use Committee on March 6th and because it will go before the Planning Commission's Committee of the Whole on April 12th, they were asked to come and present before the DMNA Board today.

While using a slide presentation (<https://www.thedmna.org/wp-content/uploads/2018/03/1101-River-Parkway-DMNA-Board-Presentation.pdf>) Runck introduced the RAMSA team, RAMSA's publications on architecture, experience on multifamily residential – the most famous of which is 15 Central Park West which set records on condominium sales prices in 2009, as well as institutional and office buildings. RAMSA-designed features they are proposing for this project include 12' x 14' outdoor living rooms as they have at One St. Thomas Residences in Toronto, terrace space above the 385-stall parking podium (185 for the office tenants plus 2 for each residential unit), private motor court for safe entry/exit, quality library amenity space, all of which have been received well by the residents.

The design proposal began with a view taken from the southeast of the Padilla building (River Parkway Place) that Ryan Companies developed in 2001 and held until November 2017 when they sold it in a partnership with Luigi Bernardi. When RPP was developed it included surface parking for the office

tenants which they are proposing to replace in the parking podium and it would be available nights and weekends for the neighborhood.

When taking the site in context, i.e., at the end of the district toward the I-35W Bridge, they thought it deserved an iconic anchor on the riverfront. The proposed site plan positions the tower on the northeast with 5 units per floor on the widest floor or 10,000 square feet, a landscaped amenity terrace, and parking podium that matches the height of RPP, i.e., 85' from the sidewalk.

To enhance pedestrian circulation around the site, they are proposing to extend the sidewalk beyond the Red Cross building, a wide boulevard with trees connecting surrounding buildings to West River Parkway, a crosswalk to the trail system (a 300 square foot encroachment requiring Minneapolis Park and Recreation Board approval), and curb cuts to alleviate traffic concerns.

For the ground floor they are proposing to activate it with commercial use; however, not a restaurant as it currently doesn't seem viable. They are also proposing a public plaza, a great anchor point to cross West River Parkway if the crosswalk is approved.

While displaying a view of how the project would look from a view above the Stonebridge, Runck noted there is parking but it is wrapped with glass opaque windows and stone façade to appear as a building. And while displaying a view from West River Parkway, he explained the residential units start on Level 8 beginning with 5 units per floor, then 4 per floor, 3 per floor, 2 per floor, then some single unit floors near the top. Interest has been very strong and they'll adjust as needed based on demand. The idea is to have minimal hallways with direct elevator access to the units. The masonry and glass building will reflect the historic character of the Mill District.

Runck entertain questions from the Board during which he advised they will have a full Travel Demand Management Plan (TDMP) study for the City's approval process. Because there are only 101 units which will not be occupied at all times as they will be second and third residences for many owners, the preliminary study conducted by Swing Traffic Solutions predicted a net 6% increase to the network, a negligible impact to West River Parkway. A copy of the traffic studies will be forwarded to the Board.

Thereafter, Runck and Josh Ekstrand, Director of Design at Ryan Companies, entertained questions from the audience which included residents from adjacent buildings, i.e., Stonebridge, Bridgewater, and future residents of the Legacy. The consistent theme expressed related to the cumulative impact new residential development in this part of Downtown East has caused on traffic congestion and pedestrian safety. While the traffic impact of the Eleven alone will not be significant, it will add to an existing problem that the neighborhood would like to see addressed. Many residents suggested a stoplight on 12th and Washington Avenues with a left-hand turn signal would help alleviate some of the traffic problems occurring during morning and evening rush hours. Additionally, neighborhood residents who are active Gold Medal Park users felt strongly that the City should improve pedestrian crossing safety at the intersection of 2nd Street and 10th Avenue South.

The audience also expressed concerns over blockage of views and light due to building height – Runck advised shadow studies are mandatory for the application process, and where employees [four tenants of RPP] will park during construction – the Mill City Municipal Ramp and Riverfront Municipal Ramp will be made available and in the winter employees will be shuttled to those ramps.

Runck will take all of the feedback and concerns under advisement and return to the DMNA Land Use Committee on May 1st with more refined plans. Rock Hantge will also try and get someone from Public Works to attend that meeting to respond to residents' concerns about traffic congestion and pedestrian safety in this part of Downtown East.

Because they are requiring 50% presales before beginning construction, an aggressive best case scenario to start would be late 2018/early 2019 with an opening occurring 24 months later.

VII. Land Use Committee Report

Frazell reported on the following projects presented at the February 12th and March 6th LUC meetings:

- A. 800 Washington Avenue RFP.** The City has not finalized the new RFP language yet. They intend to share it with Council Member Fletcher prior to releasing to the public. Emily Stern from CPED still anticipates it will come out at some point this spring.
- B. 205 Park Avenue.** Tamburino presented the plans for the police substation in the northeast corner of the project; he'll forward the site plan to be placed online. He met with Inspector Eddie Frizell from the 1st Precinct to review his needs and they will probably be ready to present again in the next couple meetings.

Shane LaFave, Director of Multifamily Development at Sherman Associates who was in the audience for another item, indicated that groundbreaking should take place later this spring or early summer.

- C. 228 South 12th Street.** Chris Osmundson from Alatus and Gretchen Camp from ESG Architects presented a more refined preliminary site plan, including both interior and exterior drawings, of this mixed-use, luxury, multifamily apartments with commercial on the former site of Second Church of Christ. The Heritage Preservation Commission approved demolition of the property. The preliminary site plan depicts a 30+ story building over a parking podium with 360+ residential units. The 6-story podium will wrap a parking garage that accommodates 583 parking stalls, with approximately 200 available to the public.

The plan calls for 8,800 square feet of retail / restaurant on the corner of 12th Street and 2nd Avenue and 12th Street and 3rd Avenue. There is also a skyway connection between the parking garage and the Minneapolis Convention Center. The skyway level would have 4,800 square feet of office space and another 3,500 square feet of retail space. There is an amenity deck on the seventh floor with a pool, fitness center and pet relief area. The building's exterior façade will be mainly glass, but would also have some metal panels.

The committee welcomes the proposed public realm improvements, including the public art and water feature. The committee encourages the City to make similar improvements to the public realm on the Convention Center side of 12th Street. There is a need for more green space in this part of the downtown community to enhance the pedestrian experience.

Additionally, the committee very much appreciates the concept of the "arrival court" located off of 12th Street. The committee was disappointed to hear that members of the COW were asking to reduce the size of this feature. As residents of downtown condominiums themselves, the committee

members understand the importance of having a place for delivery drivers, taxis and ride sharing services to pull off the street so as to not block traffic, or be a safety hazard to bikers and pedestrians. The committee strongly encouraged the developer to work with the City to retain this important element of this project.

The LUC recommended sending a letter of support for this application.

D. Thrivent Corporate Headquarters Project. HGA Architect Bill Blanski and Kirsten Sprecht, Thrivent's Vice President of Real Estate Development, guided the LUC through the site plan for the new headquarters building to be constructed on the north half of their East Block bounded by 5th Avenue on the east, Portland Avenue on the west, 6th Street on the north and 7th Street on the south. Sprecht stated that there is a strong desire by Thrivent to make sure this project embraces the surrounding neighborhood, serves as a focal point for the East Town business district, and a gateway into the core of downtown. Blanski highlighted the following aspects of the project:

- The corner of Portland Avenue and 6th Street features a public plaza or park. This space would offer outdoor seating and public art, including the possibility of a larger, distinctive sculpture. A coffee shop and grab-and-go café would connect to the plaza and would be open to the public.
- In addition to the coffee shop/café, a chapel and meditation room, similar to those in Thrivent's current offices, would be located on the first floor.
- A company art gallery as well as a branch of the Thrivent Federal Credit Union would be located on the skyway level, easily accessible to the public.
- A "central court drive," or "woonerf," would run through the center of the block and allow car entry to the two levels of underground parking as well as pedestrian traffic.
- Skyways would connect the headquarters to development in the southern half of the block, a proposed residential project to the west and HCMC to the east.
- Thrivent is in discussions with Metro Transit about the possibility of integrating nearby bus stops into the project.

The committee appreciated that the overall site plan does a very nice job with the public realm space; however, they would like to see the Park and Portland Avenue Vision emulated along 5th Avenue by possibly adding windows to the façade of the building or by featuring a piece of public art.

The LUC recommended sending a letter of support for this application.

E. East End Apartments. Shane LaFave from Sherman Associates presented a request to amend the existing PUD to allow for a variance on sign height. He explained that the purpose of the variance request is to increase the maximum height of the apartment signage from 28 feet to 64 feet to eliminate the potential for sign clutter with the retail tenants on the first floor.

The LUC recommended sending a letter of support for this application.

F. Eleven on the River. Carl Runck from Ryan Companies, developer Luigi Bernardi and architect Paul Whalen, a partner with the NYC-based Robert A.M. Stern Architects, presented plans to build an owner-occupied residential tower at 1111 West River Parkway. The DMNA LUC recommended providing a letter of support for the preliminary concept plan for Eleven for the following reasons:

- The project complies with the zoning for the site;
- The project also fulfills a neighborhood preference for more owner-occupied housing;
- The project meets extremely high architectural and construction standards;
- The building height is consistent with the Carlyle, an existing riverfront residential building and the two residential towers will serve as bookends for riverfront development in Downtown East;
- The project provides ample parking for residents and adjacent building tenants. The parking will also be available to the public after hours, which will benefit other neighborhood activities and the Guthrie Theater.

The Land Use Committee members asked the developers to present to the committee again after meeting with the Committee of the Whole and further refining the proposal.

The next LUC meeting has been scheduled for Tuesday, April 3, 2018.

VIII. NRP Funding Requests

A. Mill City Farmers Market. Market founder Brenda Langton provided an update on the 2017 market accomplishments, including the Tuesday night market in The Commons. She also did a preview of the 2018 season; opening day for the Saturday market is May 5th. Langton thanked the DMNA Board members for their generous contributions to the market in the past and then requested \$10,000 to help support the 2018 season.

McCrea moved and Sweet seconded a motion to approve a \$10,000 contribution to the 2018 Mill City Farmers Market. Tamburino called for discussion. The motion passed.

Rock Hantge will work with Bob Cooper at CPED Development Finance to get the monies contracted. It will likely be a combination of NRP and CPP dollars as in years past.

B. Downtown Tree Watering Project. Beth Shogren, Executive Director of Green Minneapolis, and Luke Nichols, Graduate Research Assistant for the Minneapolis Downtown Improvement District, provided an update on the 2017 Downtown Forest / Greening Lab's mission which is to maintain and sustain the downtown's existing forest, create opportunities to expand and enhance downtown's forest, and engage with residents and visitors around downtown's forest. The Greening Lab has many partners, including:

- Minneapolis Downtown Improvement District
- Minneapolis Park and Recreation Board
- Mississippi Watershed Management Organization
- Green Minneapolis
- DMNA
- City of Minneapolis
- Metro Transit
- Hennepin County

The Greening Lab (<https://www.mplsdid.com/greeninglab>) takes a three-prong approach to fulfill its mission which includes installing tree tags that identify the species of the tree and when it was planted, tree watering bags, and the Street Tree Enhancements project which would set precedence for retrofitting street tree planting. 2017 accomplishments were:

- Gathering data on all existing downtown trees;
- Establishing a text-a-tree system for public engagement;
- Tagging nearly 500 trees, which led to engaging with over 200 people;
- Partnering with MWMO to educate users about stormwater; and
- Supplemental watering of 248 trees planted in 2016/2017 over a period of 20 weeks.

Nichols and Shogren thanked the DMNA for their generous contribution to the Greening Lab in 2017 and requested an additional \$10,000 for 2018. They also sought \$5,000 to help reach their fundraising goals for the almost shovel-ready projects in downtown chosen for the Street Tree Enhancements. Rock Hantge advised she'd need more information on the latter.

Board member Stephanie Hill inquired as to why the Minneapolis Park and Recreation Board does not financially support the watering of new trees as it seems to be within their purview. Shogren stated based on all of the other work they do the MPRB just does not have the financial resources available to do so; however, the DMNA's contribution did bring them to the table.

McCrea moved and Sweet seconded a motion to provide a \$10,000 contribution to the 2018 Tree Watering Project. Tamburino called for discussion. The motion passed with Hill opposing.

IX. Chair's Report

Tamburino reported on his meeting with House of Charity Executive Director Bert Winkel and tour of the existing facility located at 510 South 8th Street. Winkel provided him with an update on the proposed supportive housing project which is moving forward with the housing component, but is putting the supportive services component on hold. Therefore, Winkel asked the DMNA Board to table his request for funding at this point in time.

X. DMNA Outreach and Collaboration

Frazell reported that he, Rock Hantge and Nordgaard got together in January to lay out plans for four onsite meetings, one of which is at 314 Hennepin. Rock Hantge noted the April Board meeting will be held at YouthLink.

McCrea reported she has written a letter to the apartment managers and Board chairs of the condominiums in the area and will incorporate the feedback received from Walsh who is working on a survey. Condo Board chairs, including her own, are excited about it and foresee a follow up meeting.

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 March 2018 Board materials on the DMNA's Website.

XI. Adjournment

Sweet moved and Tamburino seconded a motion to adjourn the meeting. Tamburino called for discussion. The meeting adjourned at 7:45 p.m.

Signed this _____ day of _____, 2018.

Chair

Secretary