



**DOWNTOWN
MINNEAPOLIS
NEIGHBORHOOD
ASSOCIATION**

LAND USE COMMITTEE MEETING

Tuesday, June 5, 2018, AT 6 P.M. | THE MILL CITY MUSEUM – ADM Room

Phone: (612) 659-1279; Online: www.thedmna.org

The mission of the DMNA is to promote the common good and general welfare of the residents, businesses, and employees of Downtown Minneapolis.

Agenda (DRAFT 07-09-2018)

6:00 pm	Call to Order & Introductions
6:05 pm	Consideration of Agenda
	<p>Update on 800 Washington Avenue RFP by Emily Stern, CPED Project Coordinator Emily plans to come to the August LUC meeting. Staff are still in the process of reviewing the submitted proposals.</p> <p>Purpose: Sharing information and seeking feedback and input from the LUC members.</p>
	<p>Presentation regarding Kraus Anderson's 8th and Portland (Wells Fargo Bank site) mixed-use development project by Burt Coffin from ESG Architects ESG asked to postpone their presentation until the August LUC meeting.</p> <p>Purpose: Sharing information and seeking feedback and input from the LUC members. Request: Seeking letter of support for preliminary concept plan</p>
6:10 pm	<p>Update on Sherman Associates 7th and Portland Avenue Project presented by Shane LaFave and Bob Loken</p> <p>Purpose: Sharing information and seeking feedback and input from the LUC members. Request: Seeking letter of support</p>
6:30 pm	<p>Presentation regarding Sherman Associates Washington and Portland Mixed Use Development Project (3/4 block, not including the existing buildings on Washington) by Bob Loken</p> <p>Purpose: Sharing information and seeking feedback and input from the LUC members.</p>
6:50 pm	<p>Presentation on final site plan / public realm improvements for Sherman Associates 205 Park Avenue project presented by Shane LaFave</p> <p>Purpose: Sharing information and seeking feedback and input from the LUC members.</p>
7:10 pm	<p>Presentation regarding Solhem Companies OX-OP Gallery and Residences project located on Washington Avenue and 11th Avenue S. (Grumpy's Bar) presented by Curt Gunsbury and Jason Lord</p> <p>Planning Commission Committee of the Whole Staff Report: http://www.minneapolis.gov/www/groups/public/@cped/documents/webcontent/wcmosp-211982.pdf</p> <p>Purpose: Sharing information and seeking feedback and input from the LUC members. Request: Seeking letter of support for preliminary concept plan</p>
7:30 pm	<p>Old Business</p> <ul style="list-style-type: none"> ▪ Last opportunity for any formal DMNA comments on the Minneapolis 2040 Comp Plan
7:40 pm	<p>Discuss next meeting date. Regular meeting date is August 7, and that is National Night Out. Possible alternatives are Monday, August 6, or Tuesday, August 14.</p>
7:45 pm	Adjourn

DMNA Board meeting tentatively scheduled for Monday, July 16, at 5:45 p.m., at the Mill City Museum

DMNA Land Use Committee Development Tracker

- **205 Park Avenue:** Closing took place on February 20, 2018. Groundbreaking took place in May. Shane LaFave from Sherman Associates will present the final site plan to the LUC on July 10.
- **228 S. 12th Street:** Alatus redevelopment project – DMNA LUC submitted letter of support for preliminary design concept. Project is under review by City staff. Presented final design to LUC on May 1. LUC provided a letter of support.
- **417 N. 2nd Avenue:** Dan Lawrence from HCM Architects will present a HPC application to the LUC in August.
- **527 Marquette Avenue:** Elizabeth Gales from Hess Roise will present at Certificate of Appropriateness application to the LUC in August.
- **7th and Portland:** Sherman Associates plans to develop the south half of the Thrivent Corporate Headquarters block with two buildings, a 150-unit, roughly 12-story apartment building and a 120-room, nine-story hotel. A preliminary plan for the buildings feature 25,000 square feet of commercial space split evenly between day care and fitness facilities. Sherman presented this project at the DMNA LUC meeting on May 1. The LUC provided a letter of support for the concept plan. They will present again at the July 10, meeting.
- **800 Washington Avenue South:** RFP released on 4/12/2018. Emily Stern from CPED will update the LUC at the August meeting.
- **Aeon project at 301 10th Avenue S:** DMNA provided a letter of support for Aeon’s application to the City’s Affordable Housing Trust Fund in early July. Aeon has not presented the project to the LUC yet.
- **Aeon project at 920 3rd Street:** Project did not receive Tax Credit funding during June 2017 application period. Aeon will continue to see other sources of funding.
- **Eleven on West River Parkway:** Ryan Companies and Luigi Bernardi redevelopment project. Presented to the DMNA LUC on March 6 and the DMNA Board on March 19. The DMNA provided a letter of support for the preliminary concept plan. The developers plan to come back to the DMNA LUC in August, with more refined plans.
- **City Office Building Project:** Presented to the DMNA LUC on February 12. 2nd public meeting took place on February 27. Presented update to the DMNA LUC on April 3. 3rd public meeting took place on April 18. Presented final plans to LUC on May 1. LUC provided a letter of support.
- **JR Hospitality Cambria Hotel project in Downtown West:** Presented to the DMNA LUC on March 6. Presented again on April 3 and received a letter of support.
- **Nicollet Hotel Block:** United Properties provided an update on the project to the DMNA LUC on May 1.
- **Thrivent Corporate Headquarters Project:** Presented to DMNA LUC on March 6. DMNA provided a letter of support. Submitted Land Use applications to the City on April 20. Presented an update to the LUC on May 1. LUC provided a letter of support for the land use applications associated with the project.
- **Village Green - 1000 – 1016 Marquette Avenue – City Club Apartments:** The DMNA LUC provided a letter of support for the project back in 2015. The property sold, but the project remains unchanged with the exception that there is no longer a connection to the historically designated Handicraft Guild building and the exterior material is now metal; not EFIS.
- **Water Works:** Last Update at DMNA LUC was on November 8. Kate Lamers from the MPRB will provide an update to the DMNA on May 1. LUC recommended providing a letter outlining support for the MPRB to commit the Parkland Dedication dollars collected from development projects in Downtown West to the Water Works project. The DMNA Board approved this letter at its meeting on May 21.
https://www.minneapolisparcs.org/park_care_improvements/park_projects/current_projects/water_works/water_works_project_updates/

Ongoing conversations

- Dog/pet relief areas



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