



**DOWNTOWN
MINNEAPOLIS
NEIGHBORHOOD
ASSOCIATION**

LAND USE COMMITTEE MEETING

Monday, August 6, 2018, AT 6 P.M. | THE MILL CITY MUSEUM – ADM Room

(Please enter the doors to the right of the main museum entrance and use the elevator to get to the 6th floor meeting 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 (REVISED DRAFT 07-32-2018)

6:00 pm	Call to Order & Introductions
6:05 pm	Consideration of Agenda
6:10 pm	Update on 800 Washington Avenue RFP by Emily Stern, CPED Project Coordinator Purpose: Sharing information and seeking feedback and input from the LUC members.
	Presentation regarding Kraus Anderson's 8th and Portland (Wells Fargo Bank site) mixed-use development project by Burt Coffin from ESG Architects (ESG has decided to wait until September to present this project to the LUC). Purpose: Sharing information and seeking feedback and input from the LUC members. Request: Seeking letter of support for preliminary concept plan
6:30 pm	Presentation regarding Aeon's project at 301 10 th Avenue S by Miranda Walker. (*The DMNA provided a letter of support for Aeon's application to the City's Affordable Housing Trust Fund.) Purpose: Sharing information and seeking feedback and input from the LUC members. Request: Seeking letter of support for preliminary concept plan.
6:45 pm	Presentation regarding Heritage Preservation Commission application for 417 N. 2 nd Avenue by Roger Christensen from HCM Architects. Purpose: Sharing information and seeking feedback and input from the LUC members. Request: Seeking letter of support
7:00 pm	Presentation regarding a Certificate of Appropriateness application for 527 Marquette Avenue by Elizabeth Gales from Hess Roise Purpose: Sharing information and seeking feedback and input from the LUC members. Request: Seeking letter of support
7:15pm	Update regarding Ryan Companies Eleven project by Carl Runck Purpose: Sharing information and seeking feedback and input from the LUC members.
7:30 pm	Update regarding Solhem Companies OX-OP Gallery and Residences project located on Washington Avenue and 11 th Avenue S. (Grumpy's Bar) presented by Curt Gunsbury and Jason Lord Purpose: Sharing information and seeking feedback and input from the LUC members. Request: Seeking letter of support for preliminary concept plan
	Update regarding Sherman Associates Washington and Portland Mixed Use Development Project (3/4 block, not including the existing buildings on Washington) by Bob Loken (Sherman Associates has decided to wait until September to update the LUC regarding this project). Purpose: Sharing information and seeking feedback and input from the LUC members.

7:45 pm	Update regarding United Properties Gateway Development proposed for the corner Hennepin and Washington by Rick McKelvey Purpose: Sharing information and seeking feedback and input from the LUC members. Request: Seeking letter of support
8:00 pm	Presentation regarding Harlem Irving Companies and CA Venture's project at 240 and 258 Hennepin Avenue by Evan Jacobson from Tushie Montgomery Architects and Rick Filler from Harlem Erving Purpose: Sharing information and seeking feedback and input from the LUC members. Request: Seeking letter of support for preliminary concept plan
8:15 pm	Presentation regarding Garden Communities project proposed for 240 Park Avenue (surface parking lot located on Park and Washington Avenues) presented by Chris Palkowitsch from BKV Group and Don Becker from Garden Communities. Purpose: Sharing information and seeking feedback and input from the LUC members. Request: Seeking letter of support for preliminary concept plan
8:30 pm	Old Business
8:40 pm	Confirm next meeting date of September 4
8:45 pm	Adjourn

DMNA Board meeting scheduled for Monday, August 20, 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 presented the final site plan with public realm details 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 presented an updated plan at the July LUC meeting and received a letter of support.
- **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 will present the project to the LUC on August 6.
- **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.



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- **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. UP will provide an update to the LUC again on September 4.
- **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.
- **Washington and Portland Mixed-Use Project.** Sherman Associates presented a preliminary concept plan to the LUC on July 10. They will come back in September with more information.
- **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