



**DOWNTOWN  
MINNEAPOLIS  
NEIGHBORHOOD  
ASSOCIATION**

**NEXT LAND USE COMMITTEE MEETING**

**Tuesday, September 4, 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 6<sup>th</sup> floor meeting room)

Phone: (612) 659-1279; Online: [www.thedmna.org](http://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 08-29-2018)**

6:00 pm	Call to Order & Introductions
6:05 pm	Consideration of Agenda
6:10 pm	<p><b>Update 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.</b></p> <p><b>Purpose:</b> Sharing information and seeking feedback and input from the LUC members.  <b>Request:</b> Seeking letter of support for preliminary concept plan</p>
6:25 pm	<p><b>Presentation regarding Kraus Anderson’s 8<sup>th</sup> and Portland (Wells Fargo Bank site) mixed-use development project by Burt Coffin from ESG Architects</b></p> <p><b>Purpose:</b> Sharing information and seeking feedback and input from the LUC members.  <b>Request:</b> Seeking letter of support for preliminary concept plan</p>
6:40 pm	<p><b>Update regarding Sherman Associates Washington and Portland Mixed Use Development Project (3/4 block, not including the existing buildings on Washington) by Bob Loken</b></p> <p><b>Purpose:</b> Sharing information and seeking feedback and input from the LUC members.  <b>Request:</b> Seeking letter of support</p>
6:55 pm	<p><b>Update 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</b></p> <p><b>Purpose:</b> Sharing information and seeking feedback and input from the LUC members.  <b>Request:</b> Seeking letter of support for preliminary concept plan</p>
7:05 pm	<p><b>Presentation regarding St. Paul Development Corporation’s mixed-use project proposed for the Smith Lot (501 7<sup>th</sup> Street South) presented by Scott England from DJR Architecture</b></p> <p><b>Purpose:</b> Sharing information and seeking feedback and input from the LUC members.  <b>Request:</b> Seeking letter of support for preliminary concept plan</p>
7:25 pm	<p><b>New Business</b></p> <ul style="list-style-type: none"> <li>• Update on LUC workshop held on August 28</li> </ul>
7:40 pm	<p><b>Confirm next meeting date of October 2</b></p> <ul style="list-style-type: none"> <li>• AECOM will present proposal for 800 Washington Avenue</li> </ul>
7:45 pm	Adjourn

**DMNA Board meeting scheduled for Monday, September 17, at 5:45 p.m., at the Mill City Museum**  
**DMNA Annual Meeting scheduled for Monday, October 15, at 6 p.m., at Open Book**

## DMNA Land Use Committee Development Tracker as of 8/28/2018

- **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. 12<sup>th</sup> 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.
- **240 Park Avenue:** Garden Communities presented the project to the LUC on August 6. They will come back to the LUC on September 4.
- **240 and 258 Hennepin Avenue:** Tushie Montgomery and Harlem Erving presented the preliminary proposal for this site at the August 6, LUC meeting. They will present more refined plans at the September 4, LUC meeting.
- **417 N. 2<sup>nd</sup> Avenue:** Roger Christensen from HCM Architects presented a Certificate of Appropriateness to the LUC in August. The LUC provided a letter of support at the August meeting.
- **527 Marquette Avenue:** Elizabeth Gales from Hess Roise will present at Certificate of Appropriateness application to the LUC in August. The LUC provided a letter of support at the August meeting.
- **7<sup>th</sup> 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. Sherman Associates cancelled this project prior to appearing before the City's Planning Commission on August 13.
- **800 Washington Avenue South:** RFP released on 4/12/2018. Emily Stern from CPED provided an update to the LUC at the August meeting. City staff is planning to recommend the proposal from AECOM to the Planning Commission and City Council on August 21 and August 31, respectively. AECOM will present to the LUC on October 2.
- **Aeon project at 301 10<sup>th</sup> Avenue S:** DMNA provided a letter of support for Aeon's application to the City's Affordable Housing Trust Fund in early July. Aeon presented a preliminary design of the project to the LUC on August 6.
- **Aeon project at 920 3<sup>rd</sup> Street:** Project did not receive Tax Credit funding during June 2017 application period. Aeon will continue to see other sources of funding.
- **City Office Building Project:** Presented to the DMNA LUC on February 12. 2<sup>nd</sup> public meeting took place on February 27. Presented update to the DMNA LUC on April 3. 3<sup>rd</sup> public meeting took place on April 18. Presented final plans to LUC on May 1. LUC provided a letter of support. Third public meeting was held on July 31.
- **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. Ryan Companies provided an update to the DMNA LUC on August 6. They have been unable to secure a curb cut on River Road from the MRPB. All traffic will enter the site from 11<sup>th</sup> Avenue.
- **Ironclad:** Seeking update from the developer regarding the final site plan for the dead end public street right of way.
- **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.



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- **Gateway Project on the Nicollet Hotel Block:** United Properties provided an update on the project to the DMNA LUC on May 1. United Properties provided an update to the LUC on August 6. The developer has designed two options, one with a Four Season Hotel and one without. The LUC provided a letter of support with a preference for the project that includes the hotel.
- **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/](https://www.minneapolisparcs.org/park_care_improvements/park_projects/current_projects/water_works/water_works_project_updates/)

### Ongoing conversations

- Dog/pet relief areas