

## **DOWNTOWN MINNEAPOLIS NEIGHBORHOOD ASSOCIATION**

Minutes from the Board Meeting on Monday, August 20, 2018

*Mill City Museum Mill Ruins Building*

710 South 2nd Street, 6th Floor ADM Room

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

Chair Joe Tamburino called the Board meeting to order at 5:50 p.m.

Other Board members in attendance were:

Kevin Frazell  
Pamela McCrea, Vice Chair  
Tomek Rajtar  
Joey Senkyr  
Carletta Sweet, Secretary  
Dianne Walsh, Treasurer

Staff member Christie Rock Hantge was also present.

Board members Jennifer Bernhardt and Stephanie Hill were absent.

Guests in attendance included:

Randy Manthey, The Caryle  
Cynthia Newsom, 609 Washington Lofts  
Tom Novak, American Trio Lofts  
Laura Ross, Downtown resident  
Cathy Sallas, American Trio Lofts  
Tom Schmid, Washburn Lofts  
Grace Sheely, Alliance for Sustainability  
Patrick Walsh, Bridgewater Lofts

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

After McCrea added a discussion about Board member absences, which was added to the Chair's report, and Frazell added a discussion about Senkyr's proposal for an outreach meeting at The Crossings, which was added to the Outreach and Engagement Task Force report,

*Rajtar moved and Frazell seconded a motion to approve the Board meeting agenda as amended. Tamburino called for discussion. The motion passed.*

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

After Treasurer Dianne Walsh advised she reviewed the financial documents and found no issues,

*Sweet moved and Rajtar seconded a motion to approve the consent agenda which included the Board meeting minutes dated June 18, 2018; the F2018 Budget vs. Actual for the periods ending June 30, 2018 and July 31, 2018; the Neighborhood Coordinator / Finance Coordinator staff reports for June 2018 (Invoice #042) and July 2018 (Invoice #043), all of which was made available online for advance*

review. Tamburino called for discussion. The motion passed.

#### IV. Ward 3 Update

Council Member Steve Fletcher reported on the following activities that have occurred since his last visit:

- They have been able to observe how the bollards placed on South 2nd Street and 10th Avenue were received; he's seen people slowing down, stopping for pedestrians and his office has received positive feedback. He encouraged everyone to continue sending feedback as he's interested in knowing how it'll work around snow removal once that season begins.
- They are a couple months into their grand experiment with dockless shared motorized scooters (<http://www.minneapolismn.gov/publicworks/trans/WCMSP-212816>). The scooters were allowed in relatively small numbers so the City wouldn't be overwhelmed; Fletcher has tested them himself and has received mostly positive feedback with a little amount of negative feedback about seeing them being ridden on sidewalks. They have spoken with both Lime (<https://www.li.me/>) and Bird (<https://www.bird.co/>) about the need for greater user education to prevent accidents, illegal use and dumping. They'll keep an eye on them, but the program seems to be working well.
- Because the dynamics have changed in downtown – there are more residential uses, fewer clubs (currently only two active nightclubs in the Warehouse District) and it isn't as busy as it use to be – they have been doing some good downtown work around security to make it more pleasant for people walking around and to encourage patronage of the businesses, i.e., balancing between public safety measures and having a vibrant economy. This weekend they experimented with the traffic plan by *not* blocking 1st Avenue, 4th Street and clearing everybody out the moment bar closes at 2 a.m. This experiment went well and they didn't have to gridlock the people who are most feared. They also tried food trucks on 2nd Avenue North between 4th and 5th Streets which were never before permitted past midnight and that was very successful. To observe the experiment, Fletcher went out with Joanne Kaufman, Executive Director of the Warehouse District Business Association (<http://www.mplswarehouse.com/>) on Friday night, and did a ride along with officers from the 1st Precinct ([http://www.ci.minneapolis.mn.us/police/precincts/police\\_about\\_1st-precinct](http://www.ci.minneapolis.mn.us/police/precincts/police_about_1st-precinct)) on Saturday night. The biggest problem was with Uber and Lyft who feel entitled to stop wherever the GPS indicates whether or not it's safe or legal; the City will do some driver and passenger education and maybe some designated pick-up and drop-off spots around bar closing.
- Responding to Tamburino's request for background on the August 16th *Star Tribune* article regarding the Public Utilities Commission's vote to pull money from the Crown Hydro project (<http://www.startribune.com/regulators-pull-money-from-controversial-downtown-minneapolis-riverfront-power-project/491067881/>), Fletcher advised in approximately 2007, Crown Hydro applied for a grant from Xcel Energy to generate hydroelectric power on the west bank of the Mississippi River which would have been attached to the Crown Roller Mill building. CRM determined this operation would inordinately vibrate the building and since then Crown Hydro has been searching for a home; it has a grant to pay for the turbine but no place to attach it. Opposition to the project is based on it drawing too much and thus lowering the flow of the

river. In consideration of alternative uses of the river (read <http://thefalls.org/>) between here and the Upper Harbor Terminal now that the Upper St. Anthony Falls Lock and Dam has been closed, such an installation at this location would not be safe for recreational water activities and would impede access to the river.

Fletcher further advised early in his term on the City Council, he brought a resolution to the Intergovernmental Relations Committee to oppose Crown Hydro and support the Friends of the Lock and Dam's proposal to turn the Lock and Dam into a visitors center. After an extensive amount of back and forth efforts made on this project, the PUC has subsequently ordered Xcel to terminate Crown Hydro's grant. Does this mean the proposal is 100% dead? No, but it means it no longer has funding from Xcel Energy. The sooner we can get a positive use up and running for the Lock and Dam, the better.

- The protected bike lane for 11th Avenue South is scheduled to be installed in September. Minor prep work has started on the project, and more noticeable work will begin next week, with striping removal and installation. The most disruptive work will take place the week of September 17 during the construction of the concrete buffer. In short, it will be closed to all but local traffic during that phase. More details and a map are included in the letter to residents about the impacts during construction activities. This work could last up to a week, but they will do their best to make the duration as short as possible.

Thereafter, Fletcher entertained questions from the Board during which he advised there has been some growth in the total levy; for most people property values have gone up so the tax rate has actually gone down. The City is short on shelter beds and is strategizing with public and private partners to develop a solution. Regarding the status of the Stone Arch Bridge, an estimated \$13 million is needed to restore and repair it, the first \$1 million of which is for inspection, design and plan preparations (<http://www.dot.state.mn.us/newsrels/18/05/15-stone-arch-bridge.html>).

## V. Land Use Committee Report

Tamburino prefaced this report by stating he doesn't like the Garden Communities' project; it is cookie cutter and like every other building coming up in our neighborhood. There are only two buildings that have any genuine character: AECOM's proposed mixed-use project at 800 Washington Avenue, and Ryan Companies' Eleven in the 1100 block of West River Parkway (<https://www.ryancompanies.com/news/timeless-new-high-rise-riverfront-condominium-planned-minneapolis-0>).

Tamburino then opened the floor to residents of American Trio Lofts and other concerned residents for their feedback during which LUC Chair Kevin Frazell, whose position at the League of Minnesota Cities (<https://www.lmc.org/>) requires him to work with many cities, provided a brief primer on land use regulations in Minnesota. He noted the authority of local governments to regulate land use is delegated by the state and it has to be consistent with state laws. The first big step in the metropolitan area is to have a comprehensive plan (<https://minneapolis2040.com/>) that is consistent with the regional plan (<https://metro council.org/Planning/Projects/Thrive-2040/Thrive-MSP-2040-Plan.aspx?source=child>). The next step is for the City to adopt specific zoning ordinances that enacts the goals and principles of the comprehensive plan which becomes law. Ultimately, the Planning Commission and City Council have to act consistent with those

ordinances.

This generated further clarification from CM Fletcher on the City's development process, and the importance of having a LUC where the community can provide input and negotiate for a better development. Then Frazell reported on the following projects presented at the September 4th LUC meetings and, stemming therefrom, the recommended letters of support:

- A. Garden Communities Mixed-Use Project.** This project is located on a vacant lot at the corner of Park and Washington Avenues. Garden Communities is proposing to build a 17-story building with 201 market rate apartments and 5,000 square feet of retail. The project includes six levels of parking, with one level below grade.

During the feedback period earlier, concerns expressed were over the height of the building, its placement on the site, the architectural style of the building when placed in context with historic properties in the Mill District, and the plan for the public realm space. There was also a lot of discussion regarding the height of the parking podium and the proposed number of parking spaces; there is concern over the overall lack of parking available in this part of downtown.

The LUC took no action on this item, but provided feedback to the developer regarding the concerns expressed at the meeting.

- B. 7th Street and Portland Mixed-Use Project.** Sherman Associates presented the final plan for this project at the August 6, LUC meeting. The LUC recommended a letter of support (<https://www.thedmna.org/wp-content/uploads/2018/08/DMNA-Board-letter-of-support-Sherman-Associates-7th-and-Portland-Mixed-Use-Updated-Site-Plan-presented-on-July-10.pdf>); however, Sherman Associates cancelled the project prior to presenting to the Planning Commission scheduled on August 13.

- C. 417 2nd Avenue North Alterations/Modifications.** Roger Christensen from HCM Architects presented a Certificate of Appropriateness application on behalf of Voyageur Investments to the LUC on August 6th, the purpose for which is to allow for alterations facing the street including, but not limited to, a new entrance canopy, modification of the entry stair/ramp, and new signage and lighting. He then reviewed the architectural plans for these improvements with the committee. The building owners, Clientek (<https://www.facebook.com/ClientekInc/>) which develops custom software solutions, have already done significant interior renovations and are now seeking to make improvements to the exterior of the building.

The LUC recommended a letter of support for this application (<https://www.thedmna.org/wp-content/uploads/2018/09/DMNA-Board-letter-of-support-417-2nd-Avenue-North.pdf>) which was ratified via email.

- D. Rand Tower Rehabilitation.** Elizabeth Gales from Hess, Roise and Company presented a Certificate of Appropriateness application for the Rand Tower at 527 Marquette Avenue to the LUC on August 6th, the purpose for which is to allow for the rehabilitation of the building in

order to convert it into a hotel. The application also includes a 2,135-square foot addition on the roof of the annex portion of the building, as well as new lighting, signage and flagpoles.

The LUC recommended a letter of support for this application (<https://www.thedmna.org/wp-content/uploads/2018/09/DMNA-Board-letter-of-support-527-Marquette-Avenue.pdf>) which was ratified via email.

- E. OX-OP Gallery and Residences (on Grumpy's Bar and Grill site).** TE Miller Development and Solhem Companies first presented to the LUC on July 10th. The project is located on Washington Avenue and 11th Avenue South; it essentially wraps the Day Block Brewing Company building. Plans call for an 8-story building with 150 market-rate apartments; three two-story live/work apartments with frontage on 11th Avenue South, and commercial space along Washington Avenue. The project includes one level of underground parking and a partial story of at-grade garage parking resulting in a total of 103 parking spaces. There are 220 bicycle parking spaces proposed. After Solhem's first presentation to the LUC, there were many concerns raised about the design of the building, placement of the building on the site, and the amount of parking.

Solhem came back to the DMNA LUC on August 6th, with revised plans. The committee expressed appreciation they listened to the feedback offered at the July meeting. They were very impressed with the changes made to address the neighborhoods concerns. Some committee members still had reservations about the ratio of apartments to parking spaces, but others were fine with the number of proposed spaces.

In addition, Jeff Hahn, the owner of the building at the corner of Washington and 11th Avenues, expressed concerns about potential conflict between his Day Block Brewing Company business and future residents of the OX-OP project. Day Block has an event center on the second floor that hosts weddings and other parties. Hahn is concerned activity generated from his business could lead to noise complaints from the apartment tenants. He wanted to be sure the DMNA LUC took this into consideration when making its recommendation and that the developer looks for ways to remediate the potential conflict through the building design.

The LUC recommended a letter of support for this project (<https://www.thedmna.org/wp-content/uploads/2018/09/DMNA-Board-letter-of-support-Solhem-Companies-OX-OP-Project-REVISED1.pdf>) which was ratified via email.

- F. Gateway Mixed-Use Project.** Rick McKelvey from United Properties previously presented to the LUC on May 1st and August 6th. The project sits on an approximately 1.7-acre surface parking lot bounded by Hennepin Avenue, South 3rd Street, South Washington Avenue and the Nicollet Mall (the former Nicollet Hotel Block). United Properties prepared two scenarios, Plan A and Plan B because it has not secured financing for the hotel proposed in Plan A. Plan A is approximately 589,700 square feet of office, 9,000 square feet of retail, 280 hotel rooms, 50 attached residential units and 511 off-street parking spaces. Plan B is approximately 486,750 square feet of office, 15,070 square feet of retail, 140 attached residential units and 530 off-street parking spaces.

The committee likes the public plaza space on Nicollet and Washington Avenues proposed in both Plan A and Plan B. The committee also likes the porte cochère proposed in Plan A because it keeps the hotel delivery and drop-off / pick-up traffic from backing up on Hennepin Avenue. Some members of the committee expressed concern about the egress from the underground parking onto Hennepin Avenue in Plan B, due to the fact that it crosses over a protected bike lane. They would prefer to see one egress onto South 3rd Street. The committee also likes the skyway connection to the Library.

The LUC recommended a letter of support for this project (<https://www.thedmna.org/wp-content/uploads/2018/09/DMNA-Board-letter-of-support-United-Properties-Gateway-Development.pdf>).

*Sweet moved and McCrea seconded a motion to approve the above-mentioned letters of support as recommended by the LUC. Tamburino called for discussion. The motion passed.*

## **G. Other Projects**

- 1. 800 Washington Avenue South.** Emily Stern, Senior Project Coordinator at Minneapolis CPED, advised they received four responses to their RFP, two of which best met their requirements, AECOM and Sherman Associates. Of these two, the City will be recommending exclusive development rights to AECOM. Frazell noted since the developer did not come before the DMNA, it took no action on this proposal. Rock Hantge advised a letter was drafted in support of many elements contained in the proposal. CM Fletcher clarified they will be voting on giving AECOM a 6-month period (<https://lims.minneapolismn.gov/RCA/2953>).
- 2. 301 10th Avenue South.** Miranda Walker, Senior Project Manager at Aeon, presented on their proposed 6-story, 102 affordable housing project on a surface parking lot owned by Hennepin County (<https://finance-commerce.com/2018/08/stadium-area-housing-heats-up/>). Since the project is at the conceptual stage, what was shown was considered very bland and unimaginative, Aeon did not seek any action from the LUC.

## **VI. Litter Be Gone**

Grace Sheely, Water Quality Outreach Coordinator at Alliance for Sustainability, explained the Litter Be Gone event scheduled for October 4 – 13. The purpose of the event is to help us beautify our streets and public spaces by picking up recyclable and non-recyclable litter on our blocks, boulevards, sidewalks, streets, alleys and community green spaces. Individuals and groups of all sizes are encouraged to find a day during the week-long event to get out and pick up litter in the community. Rock Hantge stated the DMNA is partnering with the North Loop Neighborhood Association to host another Washington Avenue Cleanup event as part of Litter Be Gone week on Saturday, October 13, from 10 a.m. to Noon. Elliot Park Neighborhood Inc. is also hosting an event on this same day.

For more information, please visit: <http://www.litterbegone.org/>.

## VII. Chair's Report

- A. Police Substation Update.** Tamburino provided an update on the proposed MPD Substation to be located on the northeast corner of Sherman Associate's Vicinity development at 205 Park Avenue. Rock Hantge shared the User Agreement / Lease with (10 years at \$1 each) the Board prior to the meeting. Discussion ensued with several questions regarding the DMNA's level of commitment and involvement, during which CM Fletcher added his perspective on the benefits of having a substation.

Thereafter, Tamburino agreed to invite 1st Precinct Inspector Frizell, and Michael Rainville from the Northeast Business Association who informed the DMNA on the substation model used in Northeast, to the September 17th Board meeting to help provide insight and clarification.

- B. 2018 Annual Meeting.** After a brief discussion on possible dates and locations, Monday, October 15th at 6 p.m. was settled upon and Rock Hantge will find out if Open Book is available. Tamburino and McCrea will work on the meeting agenda, and Tamburino will contact Peter Zenner to see if he would be willing to create another Year in Review video presentation. Frazell will talk with the Land Use Committee about any projects they would like to highlight in Zenner's video.

- C. Occupancy Regulations in Zoning Code.** Tamburino spoke with Kimberly Holien, Principal Planner at CPED, and was advised the Planning Commission continued the text amendment ([http://www.minneapolismn.gov/www/groups/public/@cped/documents/webcontent/wcms\\_p-212421.pdf](http://www.minneapolismn.gov/www/groups/public/@cped/documents/webcontent/wcms_p-212421.pdf)), but it may come back in some form in December/January. Tamburino's concern is the way it's written, there wouldn't be a cap on the number of residents; it's not safe and it's unhygienic.

CM Fletcher stated it's an outdated law. Initially it was done for public health reasons to get rid of brothels. Generally, the view is if a bunch of students want to live together in a big house, then it's no big deal. Right now they're not allowed to do it, but they do it anyway and are afraid to report a rental violation. Students in particular are finding it exposes them to rental abuse. Fletcher believes it achieves the same density as well as allowing a fourplex on the site and is something he and Mayor Frey proposed when Frey was on the Council but it didn't get passed.

Discussion ensued wherein differences in opinion were expressed.

- D. Board Member Absences.** McCrea led a brief discussion about the importance each Board member plays for the organization and her concern over the number of absences exhibited by some members. Tamburino noted the Bylaws provide guidance on how to handle offending members.

## VIII. DMNA Outreach and Collaboration

- A. East Town Business Partnership Membership Renewal.** Because of the DMNA's longstanding efforts to foster and strengthen relationships with other downtown organizations

who share similar goals, Sweet requested the Board renew its Gold level membership with the ETBP and reminded them of the cross-sector benefits of allowing her to serve on its Board of Directors and having Rock Hantge as staff for both organizations. All Board members are welcome to attend the business forums on the third Thursday of the month. Rock Hantge advised their registration fees for the business forums could be reimbursed.

*McCrea moved and Frazell seconded a motion to renew the DMNA's membership with the East Town Business Partnership at the Gold level. Tamburino called for discussion. The motion passed.*

**B. 2018 Community Engagement Survey.** Walsh advised she has been busy walking surveys to condos and apartment buildings in downtown and many were handed out in the instant meeting, but some members of the Board have not yet responded. Currently, she has received 229 responses and the goal is to receive 250. It should be a big agenda item at the Annual Meeting because she promised last year we would do outreach and get responses on how we should spend our money. If enough responses are received, we should have enough information to let the community know how they want us to spend our money. Thereafter, we can meet as a Board to brainstorm about the community's priorities. Walsh encouraged those you haven't responded yet to do so. Rock Hantge will continue to promote the survey via the weekly e-blasts.

**C. Outreach Meetings in Residential Buildings.** After checking dates, Senkyr will schedule a meeting at The Towers on September 18th.

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 August 2018 Board materials on the DMNA's website.

**IX. Adjournment**

There being no further business,

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

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Chair

\_\_\_\_\_  
Secretary