



**DOWNTOWN
MINNEAPOLIS
NEIGHBORHOOD
ASSOCIATION**

NEXT LAND USE COMMITTEE MEETING

Tuesday, October 2, 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 #5 10-02-2018)

6:00 pm	Call to Order & Introductions
6:05 pm	Consideration of Agenda
6:10 pm	501 11 th Avenue South, seeking CUP and variance to expand the 511 Building parking lot, presented by Basant Kharbanda (owner of the 511 Building) and Robert Dew, LS Black Constructors Purpose: Sharing information and seeking feedback and input from the LUC members. Request: Seeking letter of support
6:25 pm	Hibachi Daruma - 820 Marquette Avenue South, seeking sidewalk café license, presented by Ying Alvarez Purpose: Sharing information and seeking feedback and input from the LUC members. Request: Seeking letter of support
	Update regarding Harlem Irving Companies and CA Venture's project at 240 and 258 Hennepin Avenue by Dan Pellinen and Evan Jacobson from Tushie Montgomery Architects and Rick Filler from Harlem Irving Purpose: Sharing information and seeking feedback and input from the LUC members. Request: Seeking letter of support for final plan
6:40 pm	Discussion regarding Lee Lofts Certificate of Appropriateness application to hang a leasing banner – No one representing this application is able to attend the October 2, LUC meeting Purpose: Sharing information and seeking feedback and input from the LUC members. Request: Seeking letter of support for CoA
6:55 pm	Discussion regarding 240 Park Avenue <ul style="list-style-type: none"> • Review letter of support for the preliminary plan that was submitted to the City • Decide whether to host a special LUC meeting with Garden Communities to review the final plan for 240 Park Avenue prior to the Planning Commission meeting on November 13
7:15 pm	New / Old / Other Business <ul style="list-style-type: none"> • Continued discussion of LUC goals and process, etc. • Public Hearing on the 2040 Comp Plan document at the Planning Commission meeting on October 29, at 4:30 p.m., at City Hall
7:45 pm	Next meeting is November 13, 2018 at the Mill City Museum
8:00 pm	Adjourn

DMNA Annual Meeting scheduled for Monday, October 15, at 6 p.m., at Open Book

DMNA Land Use Committee Development Tracker as of 10/2/2018

- **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. 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.
- **240 Park Avenue:** Garden Communities presented the project to the LUC on August 6. They will come back to the LUC on September 4. LUC provided a letter of support for the preliminary concept plan at the September 4, meeting. They have submitted their land use applications to the City and will appear on the November 13, Planning Commission agenda.
- **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. LUC provided a letter of support for the preliminary concept plan at the September 4, meeting. They will be seeking a letter of support at the October 2, LUC meeting.
- **417 N. 2nd 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.
- **501 7th Street South (Smith Lot):** Presented to the LUC on September 4. Will come back after meeting with the CoW. Tentatively scheduled for November 13, LUC 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.
- **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. Sherman Associates cancelled this project prior to appearing before the City's Planning Commission on August 13.
- **8th and Portland:** Kraus Anderson mixed use project on the Wells Fargo site. The LUC provided a letter of support for the preliminary concept plan at the September 4, meeting.
- **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 be presented to the LUC on November 13.
- **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 presented a preliminary design of 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.
- **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. 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



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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 11th 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.
- **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 presented an update on the project at the September 4, LUC meeting. They plan to come back to the LUC on November 13.
- **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