



**DOWNTOWN
MINNEAPOLIS
NEIGHBORHOOD
ASSOCIATION**

NEXT LAND USE COMMITTEE MEETING

Tuesday, November 13, 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 (Updated 11-09-2018)

6:00 pm	Call to Order & Introductions
6:05 pm	Consideration of Agenda
6:10 pm	Presentation by AECOM regarding 800 Washington Avenue project Purpose: Sharing information and seeking feedback and input from the LUC members.
6:30 pm	Presentation regarding the Target Center Plaza Enhancements by representatives from the Minnesota Twins and Populous Purpose: Sharing information and seeking feedback and input from the LUC members. Request: Seeking letter of support
6:45 pm	Update regarding 501 11th Avenue South Parking Lot expansion – The Zoning and Planning Committee granted the CUP on appeal Purpose: Sharing information and seeking feedback and input from the LUC members.
6:55 pm	Presentation regarding Class A liquor license application for 600 S. 4th Street (business name Bus Stop Brewhouse) by owner Brian Ingram Purpose: Sharing information and seeking feedback and input from the LUC members. Request: Seeking letter of support
7:05 pm	Presentation regarding Class E with Sunday Sales liquor license application for 313 1st Avenue North (proposed business name Wild Greg’s) by owner Greg Urban Purpose: Sharing information and seeking feedback and input from the LUC members. Request: Seeking letter of support
7:15 pm	Presentation regarding a Certificate of Appropriateness and Historic Variance application to allow for the retention of a sign on a non-primary building elevation at 1111-1113 Hennepin Avenue, a noncontributing building to the Harmon Place Historic District by Brianna Norstrom Purpose: Sharing information and seeking feedback and input from the LUC members. Request: Seeking letter of support
7:25 pm	Update regarding Sherman Associates mixed-use project at Portland and Washington Avenues Purpose: Sharing information and seeking feedback and input from the LUC members. Request: Seeking letter of support

7:40 pm	<p>Update regarding Ryan Companies Block One air rights parcel next to US Bank Stadium and Mills Fleet Farm Ramp</p> <p>Purpose: Sharing information and seeking feedback and input from the LUC members.</p>
8:00 pm	<p>New / Old / Other Business</p> <ul style="list-style-type: none"> • Last opportunity to comment on the Minneapolis 2040 Comp Plan is on Wednesday, November 14, at the City Council meeting, which starts at 4:30 p.m., at City Hall • Continued discussion of LUC goals and process, etc.
8:10 pm	Next meeting is December 4, 2018 at the Mill City Museum
8:15 pm	Adjourn

DMNA Board Meeting scheduled for Monday, November 19, at 6 p.m., at the Mill City Museum

DMNA Land Use Committee Development Tracker as of 10/29/2018

- **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. Received a letter of support at the October 2, LUC meeting. They have submitted their land use applications to the City and will appear on the November 13, Planning Commission agenda.
- **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. Said they would come back after meeting with the CoW. However, they are now scheduled to present to the Planning Commission again on November 13.
- **501 11th Avenue South (511 Building parking lot expansion):** Presented to the DMNA LUC on October 2. The LUC provided a letter of support with some conditions. The applicant presented to the Planning Commission on October 15. Received a denial. Submitted an appeal with the City the week of October 22.
- **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



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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 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 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. The DMNA Board provided a letter of support for the City's application for this project to Hennepin County's Environmental Response Fund.
- **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