

DOWNTOWN MINNEAPOLIS NEIGHBORHOOD ASSOCIATION

Minutes from the Board Meeting on Monday, November 19, 2018

Mill City Museum Mill Ruins Building

710 South 2nd Street, 7th Floor Cargill Conference Room

I. Call to Order and Introductions

Chair Joe Tamburino called the Board meeting to order at 5:45 p.m.

Other Board members in attendance were:

Max Erickson
Kevin Frazell
Stephan Hill
Pam McCrea, Vice Chair
Tomek Rajtar
Joey Senkyr
Carletta Sweet, Secretary
Dianne Walsh, Treasurer

Staff member Christie Rock Hantge was also present.

Guests in attendance included:

Tom Novak, American Trio Lofts
Dale White, RiverWest Condominium

II. Consideration of Agenda

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

III. Election of Officers

Tamburino began with the position of Chair and expressed interest in serving for another year. Then he asked if others were interested in the position. When no one else expressed interest he gave a summary of the activities he's been involved with over the past year.

- He along with three others comprise the community members on the Stakeholders Advisory Committee for the Hennepin Avenue Reconstruction project (<https://www.hennepindowntown.com/>) which meets on a monthly basis. Although they do not have any veto power, they advocate for enhanced lighting, safer streets, and accessible transit stops.
- He collaborates with other downtown entities comprised of private, public and nonprofit members, e.g., Downtown Safety Collaborative (<https://www.mplsddid.com/downtownsafetycollaborative>), an alliance of downtown neighborhoods, Hennepin Avenue Safety Committee, to help create a safer, cleaner, pedestrian-friendly environment for those who life, work and recreate downtown.
- Occasionally has lunch with Steve Cramer, President and CEO of the Minneapolis Downtown Council/Downtown Improvement District, to keep abreast of what's happening with those two organizations and how the DMNA became involved with such programs ranging from the Greening Lab (<http://www.greenminneapolis.org/projects/greening-lab/>) to Pianos on Parade

(<https://www.mplsdowntown.com/pianos/>).

After Sweet suggested voting for a slate of officers rather than individually, McCrea, who accepted as Vice Chair, would like to follow through with the HOA group to gain political influence in raising concerns and the community engagement initiative.

Walsh then accepted the position of Treasurer, and Sweet accepted the position of Secretary. Thereafter, when no one else indicated interest in these officer positions,

Hill moved and Frazell seconded a motion to accept the slate of candidates for the officer positions. Tamburino called for discussion. The motion passed.

IV. Consideration of Consent Agenda

Dianne Walsh reviewed the financial documents and found no issues.

Sweet moved and McCrea seconded a motion to approve the consent agenda which included the Board meeting minutes dated October 15, 2018; the F2018 Budget vs. Actual for the period ending October 31, 2018; the Neighborhood Coordinator / Finance Coordinator staff report for October 2018 (Invoice #046), all of which was made available online for advance review. Tamburino called for discussion. The motion passed.

V. Land Use Committee Report

Frazell reported on the following projects presented at the November 13th LUC meeting and, stemming therefrom, the recommended letters of support:

- A. 600 South 4th Street.** Well known restaurateur Brian Ingram (<https://www.linkedin.com/in/brian-ingram-3a4a2a37>) presented the application for the On Sale Liquor with Sunday Sales Class E liquor license for the Bus Stop Brewhouse (<https://www.busstopbrewhouse.com/>) to be located in the ground level commercial space of the Wells Fargo East Twin Tower. He provided some background on his experience in the restaurant business highlighting a number of other restaurants he owns in the metro area, including New Bohemia in Uptown and the 7th Street Truck Park in St. Paul.

Then he described the theme of this new restaurant, which is to celebrate the golden age of bus travel (<http://mcpmag.com/eat-and-drink/foodie/brian-ingram-opens-bus-stop-burgers/>) with real vintage busses brought into the restaurant and on the patio. The public realm will be similar to McKinney Roe to complement the feel of the surrounding neighborhood. The menu will include small batch brewed beer, draft cocktails, blended beef, pork and chicken burgers and a vegan option, and freshly made pies all of which will be sourced locally. Hours of operation will be from 11 a.m. to midnight on weekdays and 11 a.m. to 1:00 p.m. on weekends.

The LUC recommended approval of the Class E liquor license application for Bus Stop Brewhouse.

- B. 313 1st Avenue North.** Owner Greg Urban presented the application for the Class A liquor license for Wild Greg's Saloon (<http://wildgregssaloon.com/minneapolis/>), a country-themed nightclub (<http://www.startribune.com/country-bar-opening-in-former-troubled-nightclub-spot-in-downtown-minneapolis/500290842/>). He provided some background on his experience in the nightclub business

noting he owns two other WGS in Florida, one in Pensacola and one in Lakeland. This third one will occupy the former club Karma space and be similar to Cowboy Jack's. They will not serve a full menu, but will have bar food such as nachos, tacos, chicken wings, etc. Because they will offer dancing, he is seeking a Class A license which allows dancing.

The LUC inquired about his safety and security plans and explained the City and community are working hard to address crime in this part of downtown, not just inside but in the streets and sidewalks as well, particularly at bar closing time. Urban stated he has already been in conversations with the Minneapolis Police Department and plans to employ off-duty police officers to keep problems out of the nightclub. The LUC emphasized it's imperative he get involved with the new crime and safety collaboration between the City, neighborhood and business associations who are working to find creative ways to address the bar-close chaos.

The LUC recommended approval of the Class E liquor license application for Wild Greg's Saloon and stressed their support be hinged on Urban getting involved in the safety initiatives in the Warehouse Business District.

- C. 800 Washington Avenue South.** Having been granted exclusive development rights (<https://lms.minneapolismn.gov/RCA/2953>) because its project was deemed, among other things, more innovative, Sandra Rieger from AECOM and Colin Oglesbay at Dwyer Oglesbay shared information about their proposed 12-story, 125-unit, mixed-income and mixed-use project and sought feedback from the LUC.

The building has a unique architectural design with a smog-eating, bio-concrete façade. The unit mix will include both market rate and 10% affordable ownership with no tax credits. There will be a lot of public and private greenspace throughout the property with a rooftop garden and art gallery in the lobby. A restaurant and some retail are proposed for the ground level, as well as a dog run open to the public.

Since AECOM will come back to the LUC in 2019 after further conversations with City staff and plan refinement, no action was taken on this project.

- D. Target Field Plaza Enhancements.** Representatives from the Minnesota Ballpark Authority, the Minnesota Twins and Populous presented a site plan and variance for the plaza enhancements at Target Field (<http://www.startribune.com/more-gates-more-turf-more-accessible-photo-ops-going-in-for-2019-season-at-target-field/500428111/>). Dan Kenney, Executive Director for the MBA, explained the reason for the project, i.e., since Target Field opened in 2010, there have been significant changes in security procedures and in ticket verification methods and technology. The goal of the redesign is to screen and process fans more promptly, maintain the open feel of the plaza, and avoid the use of temporary fencing and tents on game days.

Then he reviewed the redesign, which shifts Gate 34 out in a staggered, stair-step pattern starting from the corner of the ballpark under Bat & Barrel and running across the existing plaza located above Interstate 394 toward Ramp B. This new configuration will add two more gates for screening and scanning fans into the ballpark, while maintaining public access to and through the plaza space at all times. He emphasized the popular baseball glove sculpture will remain outside of

the gate and completely accessible to the public. A permanent canopy will cover all of the new gates to protect the magnetometers and ticket scanning equipment from the weather. Kenney also highlighted a benefit of the new gate configuration, an expanded greenspace feature just inside the gate that will allow parents with young children more area to run and play during games.

The new configuration requires two variances from the City relating to seating and plantings and site plan review. There is a net loss of pedestrian plaza space at Gate 34 to accommodate the new gate line alignment, which is required to add additional entry points. However, the loss of plaza space is not significant due to the decrease in usage of the Gate 34 since the ballpark opened in 2010.

The LUC recommended approval of the Minnesota Ballpark Authority's site plan and variance applications for their proposed enhancements to the Target Field Plaza.

E. 501 11th Avenue South Update. The Zoning and Planning Committee granted the Conditional Use Permit on Appeal.

As background, Robert Dew from LS Black Contractors and Varun Kharbanda from Timeshare Systems, Inc., initially presented the project to the LUC on October 2nd which it recommended providing a letter of support with the understanding that TSI would update its landscaping plan and be willing to plant canopy trees along the perimeter of both the existing and new parking areas. The Minneapolis Planning Commission denied the application and the Kharbandas appealed the decision with a modified plan. The LUC reviewed the updated plan which called for a fewer number of parking spaces. Although it expects to have further discussions about the details of that plan, the LUC continued to support the project in the preferred form as a CUP only because of the greening opportunity it presents to the city.

The site of this project is located at the intersection of two important public corridors and there has been steadily increasing pedestrian, bicycle, and automobile traffic on 11th Avenue because of U. S. Bank Stadium, new commercial enterprises on Washington Avenue, and the recently installed protected bike lane. Running parallel and directly adjacent to South 5th Street is the Samatar Crossing, a public realm improvement the DMNA supported since its initial proposal. The DMNA considers this pedestrian and bicycle thoroughfare, which reconnects the Cedar Riverside neighborhood to Downtown, to be symbolic of the kind of city Minneapolis is, and regularly proclaims itself to be. The DMNA has been actively involved in the selection process for the artists who will create the art installations for this new public space.

The LUC believes a robust landscape at the 11th Avenue terminus would further enhance the design of the crossing. In its present state, the project site is an unsightly, vacant lot characterized by weeds, tree stumps, and temporary barriers to keep people from parking on this property during stadium events. It does not offer a welcoming image to people using the Samatar Crossing, the 11th Avenue Corridor, or the east entrance to the U.S. Bank Stadium. The LUC believes that denying this CUP appeal is likely to extend these conditions indefinitely, while granting it would allow for the installation of landscaping and a decorative fence. The LUC and the Kharbanda's will continue to work together on tree selection and other design elements of the landscape plan.

F. 1111-1113 Hennepin Avenue. Brianna Norstrom presented a Certificate of Appropriateness application and a Historic Variance application to allow for the retention of a mural of two bulldogs (<http://www.journalimpls.com/news/biz-buzz/2017/12/bulldog-building-gets-mural-of-mutts/>) on the one-story, non-primary building elevation occupied by Bulldog Restaurant and Bar and Domino's Pizza (<http://www.minneapolismn.gov/www/groups/public/@cped/documents/webcontent/wcmsp-215459.pdf>), a noncontributing building to the Harmon Place Historic District. Norstrom submitted the application after already having a mural painted on her property last fall not realizing she needed permission from the City to install the mural. She explained her goal was to improve her exterior building façade and create a positive and friendly public realm experience for pedestrians in that part of the downtown community.

The LUC recommended approval of the CUP and variance and expressed great appreciation to Norstrom for the well-done mural art as it positively enhances the public realm of the downtown community.

G. Portland and Washington Avenues Mixed-Use Project. As a follow on to a previous presentation on September 4th, Andrew Bollig from Sherman Associates, Bob Loken from ESG Architects, and Jesse Symynkywicz from Damon Farber returned on November 13th and presented an updated site plan reflecting feedback received from the LUC and the Committee of the Whole.

Loken summarized the components of the project, which include a 282-unit, 22-story market rate apartment building with 220 parking stalls and two levels of below grade parking, and 6,000 square feet of retail space. There is also a smaller 6-story, 90-unit affordable apartment building with 312 public parking spaces. The project relocates the existing Minneapolis Fire Department Station 1 from the corner of 3rd and Portland Avenues to 3rd and 5th Avenues. He also reviewed the architectural features and proposed building materials. Each component of the project has a complementary but distinctively different design.

Symynkywicz went over the public realm improvements and described the plant palette, including the type of trees and the perennial plants. The overall design complements the surrounding area and they intend to carry the existing Portland Avenue bike lane through the development; however, they hope to reduce the size of the buffer that runs parallel to the bike lane in order to expand the interior greenspace next to the sidewalk. He highlighted the public space at the corner of Portland and Washington Avenues and indicated they will promote active uses in this location. They would like to include a Nice Ride Bike Rack on Washington Avenue, and a dog run within the site.

Bollig provided information on the housing unit mix and the rents. Questions were raised about the reasons for keeping the market-rate and affordable units in separate buildings. Bollig explained it relates to construction costs. When asked about financing, he indicated SA has almost completely secured funding for the project, and anticipates closing on the property in early 2019 with construction starting in the spring.

The LUC recommended providing a letter of support for Sherman Associates' Portland and Washington Avenues mixed-use project with the MFD Station and stressed the importance of designing a building that has a distinctive skyline profile to complement the existing skyline view

from the East and North. The LUC wants Sherman Associates to pay particular attention to the architectural lighting at the top of the building. Additionally, the LUC continues to have a strong interest in the public realm and wants to see the developer meet or exceed the guidelines established in the Downtown Public Realm Framework and those established for the Washington Avenue reconstruction.

- H. Block One Liner Parcel.** Joseph Peris and Josh Ekstrand from Ryan Companies presented their proposal for a 24-story, 345-unit market rate residential tower with 145 parking stalls (<http://www.startribune.com/offices-out-apartments-in-for-ryan-cos-project-near-u-s-bank-stadium/500151741/>) on the narrow vacant Block One Liner Parcel adjacent to the Mills Fleet Farm parking ramp, and received feedback from the LUC which had many comments about the exterior building design and suggestions for making it fit better into the existing neighborhood character. RC presented to the Committee of the Whole on November 15th and will come back to the LUC in January to present an updated plan.

Frazell moved and McCrea seconded a motion to approve the above-mentioned letters of support Hantge submitted in advance of the instant meeting. Tamburino called for discussion. The motion passed.

Lastly, Frazell noted the LUC has been keeping an eye on *Minneapolis 2040*, the City's comprehensive plan; the last opportunity to comment was last Wednesday, November 14th. Since LUC member Thomas Schmid didn't see anything in it we needed to comment on and hadn't heard much from downtown residents expressing a strong opinion one way or another, the LUC didn't submit any comments in time for the public hearing.

The next Land Use Committee meeting is Tuesday, December 4th.

VI. Old / New / Other Business

- **Police Safety Center at Vicinity.** Tamburino advised Inspector Eddie Frizell at the First Precinct has assured him of having one officer per shift for the PSC at 205 Park Avenue. When he spoke with Crime Prevention Specialist Renee Allen, she agreed to work with the DMNA should stakeholders in the neighborhood want to hire any additional off-duty officers. Allen also advised him because Gold Medal Park is private property, the MDP will respond to calls there but the Minneapolis Park Police will not, contrary to what happens at The Commons. At the beginning of 2019, he will meet with Allen and someone from the Gold Medal Foundation to talk about hiring security on certain nights. Walsh continued to express concern over unleashed dogs at the park.
- **Annual Meeting Debriefing.** The Board agreed, despite the low attendance, the 2018 Annual Meeting went well. Tamburino then reviewed the ranking of the priorities resulting from the public engagement exercise. Crime and safety was identified as the most important priority, followed by land use, affordable housing, and traffic.

The Board will continue to discuss 2019 priorities at their Work Session on December 11th and ways to attract a larger audience.

VII. DMNA Outreach and Collaboration

- **NūLoop Partners Membership.** Sweet explained this is the former 2020 Partners that the DMNA has been a member of since it was known as 2010 Partners. Its Steering Committee decided to rebrand itself since it was approaching the year 2020 and wanted a more long-term name. The pro bono branding effort was led by former DMNA Board member and current LUC member Denise Holt, VP of Strategy & Insights at ICF Olson’s Loyalty Division. Since they are still working on the website and other marketing materials, the transition to NūLoop Partners will not officially go into effect until the New Year.

Sweet advised DMNA’s membership – 1,000 annually to match what the North Loop Neighborhood Association contributes – supports activities that promote and enhance neighborhood vitality and transit connections in and around the greater North Loop area.

Further discussion on this topic was postponed until the December 11th Work Session in order to receive a direct report on the organization’s work from Dan Collison, its Executive Director; Hantge will invite him to attend.

Sweet then extended an invitation to the Board to attend the next NūLoop Partners meeting on Tuesday, November 27th, 5:00-6:30 p.m. at HGA Architects and Engineers.

- **Other Updates.** 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 November 2018 Board materials on the DMNA’s website.

VIII. Adjournment

There being no further business,

Sweet moved and Hill seconded a motion to adjourn the meeting. Tamburino called for discussion. The meeting adjourned at 6:53 p.m.

Signed this _____ day of _____, 2018.

Chair

Secretary