



**DOWNTOWN
MINNEAPOLIS
NEIGHBORHOOD
ASSOCIATION**

NEXT LAND USE COMMITTEE MEETING

Tuesday, March 5, 2019, 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 Draft 02-26-2019)

6:00 pm	Call to Order & Introductions
6:05 pm	Consideration of Agenda
	Presentation regarding proposed masonry restoration project at the McKesson Building (251 N. 1st Avenue) by Erlend Larson from Building Restoration Purpose: Sharing information and seeking feedback and input from the LUC members. Request: Letter of support
6:10 pm	Update regarding the 800 Washington Avenue south project presented by representatives from AECOM Purpose: Sharing information and seeking feedback and input from the LUC members.
6:25 pm	Update on the Water Works project presented by Katherine Lamers from the MPRB Purpose: Sharing information and seeking feedback and input from the LUC members. Request: Letter of support
6:40 pm	Presentation regarding Kim Bartmann restaurant proposed for 205 Park Avenue presented by Anne Saxton from the Bartmann Group Purpose: Sharing information and seeking feedback and input from the LUC members. Request: Letter of support
6:55 pm	Update on 240 Park Avenue by Chris Palkowitsch from BKV Group Purpose: Sharing information and seeking feedback and input from the LUC members.
7:10 pm	New / Old / Other Business <ul style="list-style-type: none">• Continued discussion regarding the tracking document• Feedback from the Board on presentation of potential public realm improvement projects
7:25 pm	Next meeting is April 2, 2019 at the Mill City Museum
7:30 pm	Adjourn

DMNA Land Use Committee Development Tracker as of 2/11/2019

- **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. The project received approval from the Minneapolis Planning Commission on November 13. They plan to attend the March 5, LUC meeting to provide an update.
- **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. The project received approval from the Minneapolis Planning Commission on November 13.
- **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. The project received approval from the Minneapolis Planning Commission 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.
- **600 5th Avenue South:**
- **700 4th Street South (Ryan Companies air rights parcel next to the Mills Fleet Farm Ramp):** Preliminary concept plan presented to the LUC on November 13. Proposal is a 25-story, 345 unit market rate apartment building. Ryan presented an update to the LUC on January 8, 2019. The LUC provided a letter of support.
- **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 presented to the LUC on November 13.



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- **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. The Minneapolis Planning Commission approved the project in October. Construction is expected to begin in early 2019 and completed in 2021.
- **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. Four Seasons committed to the project in November. The project received approval with conditions from the Minneapolis Planning Commission on November 13. UP filed an appeal on two conditions, which was approved by Zoning & Planning in January of 2019. Construction is expected to start in late spring of 2019.
- **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. The project was approved by the Planning Commission on April 23, 2018.
- **OX-OP Gallery and Residences (1107 and 1111 Washington Ave S and 1100 3rd St S).** Representatives from Solhem Companies, TE Miller Development and Momentum Design Group presented their initial plans to the DMNA Land Use Committee on July 10, and revised plans on August 6. The DMNA LUC provided a letter of support at the August 6, meeting. The Planning Commission approved the project at the August 13, meeting.
- **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.
- **Handicraft City Club Apartments (1000 – 1016 Marquette Avenue):** 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. The LUC provided a letter of support for a registered land survey at their February 5, meeting).

- **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. The LUC provided a letter of support at its meeting 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/

Kate Lamers will present an update to the LUC on March 5.

Ongoing conversations

- Dog/pet relief areas