

DMNA Land Use Committee – Tracking (04-02-2019)

Phase 1: Review Phase. Phase 2: Construction and Implementation Phase. Phase 3: Archive Phase.

Phase	Project Name	Developer	Comments	Letter of Support approved by LUC on xx/xx/xxxx	City Planner contact info	Date of Planning Commission Approval xx/xx/xxxx	6 month follow-up	12 month follow-up
1	315 Nicollet (site north of 365 Nicollet)	Opus	Christie has reached out to developer contacts Bob Loken at ESG and Matthew Rauenhurst to provide an update to the LUC.		Peter Crandall			
1	16-18 4 th Street North (Rockler Fur Building)	Beacon Interfaith Housing Collaborative	Multi-family affordable housing project. Beacon will present to the LUC on May 7, 2019.					
1	251 3 rd Avenue N.	Dennis Buchanan	The owner of Lickety Split plans to turn these two buildings into offices, retail and apartments. There will also be a new skyway connection. https://www.bizjournals.com/twincities/news/2019/03/08/lickety-split-owner-plans-to-redevelop-two.html The owner will present to the LUC on May 7, 2019.		Mei-Ling Smith			
1	800 Washington Ave S.	AECOM	Made initial presentation to the LUC on November 13, 2018. 3/13/19 update from Emily Stern: The City extended AECOM's exclusive negotiating rights period for the site through June 8, 2019, with an option to extend an additional three months to September 8, 2019, subject to AECOM paying option fees to the City.		Emily Stern			
1	Eleven	Ryan Companies and Luigi Bernardi	Presented to the LUC on March 6, 2018, and the 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 11 th Avenue.	March 6, 2018	Peter Crandall	October xx, 2018		

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			Construction is expected to begin in early 2019 and completed in 2021.					
1	Fairfield and Cambria Hotel	JR Hospitality	Presented to the DMNA LUC on March 6, 2018 and on April 3, 2018.	April 3, 2018	Hilary Dvorak	April 23, 2018		
1	Gateway Project (Nicollet Hotel Block)	United Properties	United Properties presented to the LUC on May 1, 2018, and August 6, 2018. Four Seasons committed to the project in November of 2018. The project received approval with conditions from the Minneapolis Planning Commission on November 13, 2018. UP filed an appeal on two conditions, which were approved by Zoning & Planning in January of 2019. Construction is expected to start in late spring of 2019.	August 6, 2018	Hilary Dvorak	November 13, 2018 (with conditions) January 8, 2019 (appeal approved by Zoning & Planning)		
1	700 S. 4 th Street	Ryan Companies	Presented the project to the LUC on November 13, 2018, and again on January 8, 2019.	January 8, 2019	Hilary Dvorak			
1	Portland & Washington Avenues Mixed Use.	Sherman Associates	Sherman Associates presented a preliminary concept plan to the LUC on July 10, 2018. They presented updates on the project at the September 4, 2018, and November 13, LUC meetings. (The DMNA Board also provided a letter of support for the City’s application for this project to Hennepin County’s Environmental Response Fund.) EAW completed in March of 2019.	November 13, 2018	Hilary Dvorak			
1	228 S. 12 th Street	Alatus (ESG Architecture)	Project approved by the DMNA LUC and the City Planning Commission. Construction has not started. Followed up with City staff who suggested connecting with ESG and Alatus. No response from Alatus in February of 2018. Chris Osmundsen expects construction to start in late 2019 per email dated 2/25/2019.	February 12, 2018 (prelim) May 2, 2018 (final)	Mei-Ling Smith	June 11, 2018		Response from Chris Osmundsen w/Alatus on 2/25/19

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1	240 Park Avenue	Garden Communities	Garden Communities presented the project to the LUC on August 6, 2018 and September 4, 2018. The developer provided an update to the LUC on March 5, 2019. They gave Compliments to the developer for bringing a more upscale apartment building alternative to the mix in the neighborhood. Still some frustration about their 4 – 5 story parking structure next to American Trio lofts, but LUC acknowledged city regs. allow it so not much more we can do. Ground breaking expected on or around March 25.	September 4, 2018	Hilary Dvorak	November 13, 2018	3/5/2019	
1	240 & 258 Hennepin Ave.	Harlem Irving and CA Ventures	Tushie Montgomery and Harlem Erving presented the project to the LUC on August 6, 2018, and September 4, 2018.	September 4, 2018 (prelim) October 2, 2018 (final)	Janelle Widmeier	November 13, 2018		
1	501 11 th Ave. S. – Parking lot expansion	Kharbanda Family	LUC working with the Kharbanda’s on a landscape plan.	October 2, 2018 Submitted letter of support for the appeal on November 6	Hilary Dvorak	October 15, 2018 with conditions Appealed to Z&P Approved November 8, 2018		
1	Water Works	MPRB	Last update from the MPRB was May 1, 2018. LUC and Board provided a letter of support for the use of park dedication fees collected from developments in Downtown West for Water Works Park. Bruce Chamberlain and Kate Lamers provided an update at the March 5, 2019, meeting. Some changes substantial changes have been made due to complexities they found in excavation. But still a beautiful park and enhancement to the neighborhood. Bids likely awarded in mid-March with partial opening in spring 2020 and full opening in summer 2020. They did not present the land use	May 1, 2018 (approval of park dedication fees for Water Works)	Kate Lamers Hilary Dvorak	March 25, 2019 1. Variance of Sign Standards. 2. Site Plan review for an addition to an existing structure.		

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			applications associated with the project, so the LUC did not provide a letter of support.					
2	OX-OP Gallery and Residences (Washington and 11 th Avenue)	Solhelm Companies	Representatives from Solhelm Companies, TE Miller Development and Momentum Design Group presented their initial plans to the DMNA Land Use Committee on July 10, 2018, and revised plans on August 6, 2018.	August 6, 2018	Lindsey Wallace	August 13, 2018		
2	Consolidated City Office Building (501 S. 4 th Street)	City of Minneapolis	Presented to the LUC on February 12, 2018, April 3, 2018 and May 1, 2018.	May 1, 2018	Peter Crandall			
2	Iron Clad	Kharbanda Family	This project is currently under construction.	May 3, 2016	Lisa Steiner Jason Wittenberg	February 21, 2017		
2	Thrivent Headquarters (located in Elliot Park)	Thrivent	Presented to DMNA LUC on March 6, 2018. Submitted Land Use applications to the City on April 20. Presented an update to the LUC on May 1, 2018	March 6, 2018 (concept plan) and May 1, 2018 (land use apps)	Stephanie Rouse	May 21, 2018		
2	Handicraft City Club Apts. (formerly Village Green – 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. This project is currently under construction.	2015 and again on February 5, 2018 for a registered land survey.	Hilary Dvorak	HPC – June 9, 2015		
2	Vicinity (205 Park Avenue)	Sherman Associates	Closing took place on February 20, 2018. Groundbreaking took place in May of 2018. Shane LaFave from Sherman Associates presented the final site plan with public realm details to the LUC on July 10, 2018. This project is currently under construction.	April 5, 2017	Emily Stern Mei-Ling Smith	May 8, 2017		
2	600 5 th Avenue Mixed Use	Thrivent and ESG	The LUC provided a letter of support for the project at their meeting on September 5. The board ultimately decided to rescind the letter due to concerns about height. The board wanted to see the building	September 5, 2017 (DMNA Board rescinded	Aaron Hanauer	December 4, 2017		

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	(Thrivent Parking Lot)		more closely reflect the height and character of adjacent buildings in the neighborhood. This project is currently under construction.	the letter due to concerns about height)				
3	301 10 th Avenue South	Aeon	DMNA provided a letter of support for Aeon’s application to the City’s Affordable Housing Trust Fund in July 2018. Aeon presented a preliminary design of the project to the LUC on August 6, 2018. Project did not receive grant from the AHTF. Developer will continue to pursue financing.	July 2018 for Affordable Housing Trust Fund				
3	920 S. 3 rd St.	Aeon	Project did not receive Tax Credit Funding. Developer will continue to pursue financing.					
3	7 th and Portland		North half of the Thrivent Corporate Headquarters block. Sherman proposed a project, but pulled it after it was approved by the PC.		Stephanie Rouse			
3	813 Portland Avenue South (8 th Street Apartments) (Elliot Park)	Kraus Anderson	Redevelopment of the Wells Fargo bank block. 16-story apartment tower with approximately 330 units; a new building for Wells Fargo; and some additional street level retail. They are proposing three levels of underground parking.	September 4, 2018	Stephanie Rouse Peter Crandall	November 13, 2018		
3	501 7 th Street S. (Elliot Park)	A Hamilton LLC DJR Architecture	Six-story mixed use building with 150 dwelling units and approximately 3,000 square feet of ground floor commercial. Applicant presented to the LUC, but no letter of support was issued. This project is in Elliot Park.	No letter	Janelle Widmeier	November 13, 2018		