

# DMNA Land Use Committee – Tracking (05-07-2019)

Phase 0: Non-Project. Phase 1: Entitlements in Process. Phase 2: Entitlements Received / Construction. Phase 3: Archive Phase.

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801 Chophouse			Jamie Lynch (owner)	1	<p>Erica Freeman from Shea Architects and owner Jamie Lynch presented a variance application for a blade sign on the Nicollet Mall at the April 4, LUC meeting. The LUC liked the design of the proposed signage, but they were hesitant to provide a letter of support. The LUC sees this business and its proposed signage as an opportunity to bring life back to this part of the Nicollet Mall. The LUC is concerned about recommending approval for something that doesn't meet the current standards.</p> <p>Rock Hantge reached out to Andrew Frenz, the city planner assigned to this project, and he indicated that the sign is likely to receive approval if the owner submits an application. Additional follow-up prior to the DMNA Board meeting revealed that he has yet to submit an application and is now considering a second variance. Rock Hantge recommended that the board hold off on approving the letter of support until a final decision is made regarding the number of variance applications. Rock Hantge followed up with Erica Freeman after the board meeting. She will keep in contact. If a second variance is applied for, she and Lynch will come back to the LUC to present.</p>	4/4/2019	Andrew Frenz	
Smith & Porter Restaurant				1	Amanda Iverson from Yellow Dog Studio presented an HPC Certificate of Appropriateness application to install a new trellis, monument sign and pedestrian lighting at Smith & Porter Restaurant. The request to present came in after the April 4, LUC	Approved by DMNA Board on 4/22/2019	Aaron Hanauer	4/23/2019

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					meeting, so Amanda presented at the April 22, board meeting. The application was scheduled to be heard by the HPC on April 23.			
St. Olaf Catholic Church (215 S. 8 <sup>th</sup> Street)			Aeon	1	St. Olaf recently announced plans to develop its downtown surface parking lot and an eight-story building on the same block into 200 units of affordable housing. Groundbreaking won't take place for at least two years. Scheduled to present at the May 7, LUC meeting.			
315 Nicollet (site north of 365 Nicollet)			Opus	1	Christie has reached out to developer contacts Bob Loken at ESG and Matthew Rauenhurst to provide an update to the LUC. They plan to meet with CM Fletcher prior to presenting to the LUC. Developer plans to follow-up with the DMNA when they are ready to move forward with the project.		Peter Crandall	
16-18 4 <sup>th</sup> Street North (Rockler Fur Building)	X		Beacon Interfaith Housing Collaborative	1	Multi-family affordable housing project.  Scheduled to present at the May 7, LUC meeting.			
Oakland Apartments (213-215 S. 9 <sup>th</sup> Street)				1	This apartment building was badly damaged by a fire back in October of 2016. Owner Gonyea Properties applied for a demolition permit, but it was denied by the HPC in February of 2019. The building was designed by renowned architect Harry Wild Jones. There is a possible new owner for the property with plans to rehabilitate it.  The new owners, John Kistler and Norm Kulba presented at the April 4 LUC meeting. They are excited to begin the restoration project. You can follow their progress on their Facebook page: <a href="https://www.facebook.com/pg/oaklandson9th/about/?ref=page_internal">https://www.facebook.com/pg/oaklandson9th/about/?ref=page_internal</a>		Aaron Hanauer	

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251 3 <sup>rd</sup> Avenue N.			Dennis Buchanan	1	<p>The owner of Lickety Split plans to turn these two buildings into offices, retail and apartments. There will also be a new skyway connection.</p> <p><a href="https://www.bizjournals.com/twincities/news/2019/03/08/lickety-split-owner-plans-to-redevelop-two.html">https://www.bizjournals.com/twincities/news/2019/03/08/lickety-split-owner-plans-to-redevelop-two.html</a></p> <p>The owner will present to the LUC at the June meeting. The owner has not submitted plans to the City as of May 1, 2019.</p>		Mei-Ling Smith	
800 Washington Ave S.	X		AECOM	2	<p>Made initial presentation to the LUC on November 13, 2018.</p> <p>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.</p> <p>The developer will provide an update to the LUC at the June meeting.</p>		Emily Stern	
Eleven (1101 West River Parkway)			Ryan Companies and Luigi Bernardi	2	<p>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<sup>th</sup> Avenue. Construction is expected to begin in early 2019 and completed in 2021. Construction fence installed April 2019.</p>	March 6, 2018	Peter Crandall	October 15, 2018

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Fairfield and Cambria Hotel	X		JR Hospitality	2	Presented to the DMNA LUC on March 6, 2018 and on April 3, 2018.	April 3, 2018	Hilary Dvorak	April 23, 2018
Gateway Project (Nicollet Hotel Block)	X		United Properties	2	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. As of May 1, 2019, construction has not yet started. Per Rick McKelvey at United Properties, construction is expected to begin in late May with a groundbreaking ceremony in June.	August 6, 2018	Hilary Dvorak	November 13, 2018 (with conditions) January 8, 2019 (appeal approved by Zoning & Planning)
740 S. 4 <sup>th</sup> Street	X		Ryan Companies	2	Presented the project to the LUC on November 13, 2018, and again on January 8, 2019.  As of May 1, 2019, construction has not yet started. Construction is expected to start in late fall. Joseph Peris from Ryan Companies intends to come back to the LUC in late-summer to present landscaping and lighting plans.	January 8, 2019	Hilary Dvorak	March 11, 2019
Portland & Washington Avenues Mixed Use.	X		Sherman Associates	1	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	

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					Waiting for project update presentation from Sherman. In early stage of City review.			
228 S. 12 <sup>th</sup> Street	X		Alatus (ESG Architecture)	2	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 from Alatus expects construction to start in late 2019 per email to DMNA Neighborhood Coordinator dated 2/25/2019.	February 12, 2018 (prelim) May 2, 2018 (final)	Mei-Ling Smith	June 11, 2018
240 Park Avenue			Garden Communities	2	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 regulations allow it so not much more we can do. Ground breaking expected on or around March 25.  As of April 2019, project is under construction.	September 4, 2018	Hilary Dvorak	November 13, 2018
240 & 258 Hennepin Ave.	X		Harlem Irving and CA Ventures	2	Tushie Montgomery and Harlem Erving presented the project to the LUC on August 6, 2018, and September 4, 2018.  As of May 1, 2019, construction has not yet started.	September 4, 2018 (prelim) October 2, 2018 (final)	Janelle Widmeier	November 13, 2018

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501 11 <sup>th</sup> Ave. S. – Parking lot expansion	X		Kharbanda Family	2	LUC working with the Kharbanda's on a landscape plan.  Emailed Varun Kharbanda for update on the status of the project on April 29, 2019. Waiting for owner to share final design and planting plan with the LUC.	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
Water Works	X		MPRB	1	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 applications associated with the project, so the LUC did not provide a letter of support.  Project approved by City. Bids were due in March. Were they within budget? When does construction start?	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.
OX-OP Gallery and Residences (Washington and 11 <sup>th</sup> Avenue)			Solhelm Companies	2	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. Project is under construction.	August 6, 2018	Lindsey Wallace	August 13, 2018

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Consolidated City Office Building (501 S. 4 <sup>th</sup> Street)			City of Minneapolis	2	Presented to the LUC on February 12, 2018, April 3, 2018 and May 1, 2018. Project is under construction.	May 1, 2018	Peter Crandall	
Ironclad	X		Kharbanda Family	2	<p>This project is currently under construction. There is some degree of disagreement over the architectural plans for the building. The City is following up with the developer to resolve the situation.</p> <p><b>Update from City Planner Janelle Widmeier regarding the sidewalk connection between 9<sup>th</sup> Avenue S., and Washington Avenue (5/1/2019):</b> “There is a pedestrian connection provided between 9<sup>th</sup> Ave and Washington. It includes an accessible route as well. It will be open to the public, but there is not a public access easement over it. There will also be public realm improvements on 9<sup>th</sup> (e.g. curb and gutter, defined sidewalks, trees, and bike parking) up to where the street right-of-way ends at the Metro properties property line.”</p> <p><b>An update from City Planner Jason Wittenberg on 5/3/2019 indicates the seeking is trying to connect with Ironclad’s architect.</b></p> <p>Kevin Frazell, Randy Manthey and Tom Schmid met at the Ironclad site on Sunday, May 5, to review the complexities of the problems with the project.</p>	May 3, 2016	Lisa Steiner Jason Wittenberg	February 21, 2017
Thrivent Headquarters (located in Elliot Park)			Thrivent	2	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. Project is under construction.	March 6, 2018 (concept plan) and May 1, 2018 (land use apps)	Stephanie Rouse	May 21, 2018

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Handicraft City Club Apts. (formerly Village Green – 1000-1016 Marquette Avenue)				2	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
Vicinity (205 Park Avenue)	X		Sherman Associates	2	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.  Restaurant owner Kim Bartmann plan's to discuss concept ideas with DMNA at May 28, board meeting.	April 5, 2017	Emily Stern Mei-Ling Smith	May 8, 2017
600 5 <sup>th</sup> Avenue Mixed Use (Thrivent Parking Lot)			Thrivent and ESG	2	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 more closely reflect the height and character of adjacent buildings in the neighborhood. This project is currently under construction.	September 5, 2017 (DMNA Board rescinded the letter due to concerns about height)	Aaron Hanauer	December 4, 2017
301 10 <sup>th</sup> Avenue South			Aeon	1	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		
920 S. 3 <sup>rd</sup> St.			Aeon	1	Project did not receive Tax Credit Funding. Developer will continue to pursue financing.			



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7 <sup>th</sup> and Portland				1	North half of the Thrivent Corporate Headquarters block. Sherman proposed a project, but pulled it after it was approved by the PC.		Stephanie Rouse	
Samatar Crossing Public Art Feature	X		City of Minneapolis	2	Follow the status of the design of the public art feature.			