

# DMNA Land Use Committee – Tracking (06-10-2019)

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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> <p>Erica Shea will present an update to the DMNA LUC on June 10, 2019.</p>	4/4/2019	Andrew Frenz	

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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 meeting, so Amanda presented at the April 22, board meeting. The application was scheduled to be heard by the HPC on April 23.	Approved by DMNA Board on 4/22/2019	Aaron Hanauer	4/23/2019
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 June 10, LUC meeting.			
301 Nicollet (site north of 365 Nicollet)			Opus	1	Christie has reached out to developer contacts Bob Loken at ESG and Matthew Rauenhorst to provide an update to the LUC. They plan to meet with CM Fletcher prior to presenting to the LUC.  Developer and architect plan to meet with the DMNA LUC on June 10, 2019.		Peter Crandall	
16-18 4 <sup>th</sup> Street North (Rockler Fur Building)	X		Beacon Interfaith Housing Collaborative	1	Representatives from Beacon Interfaith met with the DMNA LUC on May 7, 2019. Beacon Interfaith is proposing to do an adaptive reuse of 16 4 <sup>th</sup> Street North, Minneapolis into 48 units of supportive housing, with programmatic space on the first floor and lower level. They are working closely with two service providers: Avivo and Red Lake Nation. The architect is LHB. The target population is formerly homeless, single adults, with preference given to Native Americans. They are calling the development Bimosedaa, which is Ojibwe for "Let's Walk Together."	05/07/2019 – letter of support for financing		

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					The DMNA LUC recommending providing support for Beacon’s upcoming applications (including, but not limited to, the City of Minneapolis, Minnesota Housing Finance Agency, and the Metropolitan Council), with the understanding that Beacon would return to the committee to seek support for any proposed land use applications with the City.			
Oakland Apartments (213-215 S. 9 <sup>th</sup> Street)				1	<p>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.</p> <p>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></p>		Aaron Hanauer	
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 has not submitted plans to the City as of May 1, 2019. He has expressed an interest and willingness to meet with the LUC, but has not committed to a date. Looking at July or August now.</p>		Mei-Ling Smith	

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800 Washington Ave S.	X		AECOM	2	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.  The developer will provide an update to the LUC at the June 10, meeting.		Emily Stern	
Eleven (1101 West River Parkway)			Ryan Companies and Luigi Bernardi	2	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. DMNA Board and LUC invited to preview the Eleven Sales Office on May 22 and May 29.	March 6, 2018	Peter Crandall	October 15, 2018
Fairfield and Cambria Hotel (41 N. 10 <sup>th</sup> Street)	X		Jay Bhakta / 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	August 6, 2018	Hilary Dvorak	November 13, 2018 (with conditions) January 8, 2019 (appeal approved)

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					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.			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.  Waiting for project update presentation from Sherman. In early stage of City review.	November 13, 2018	Hilary Dvorak	
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.	February 12, 2018 (prelim) May 2, 2018 (final)	Mei-Ling Smith	June 11, 2018

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					Chris Osmundsen from Alatus expects construction to start in late 2019 per email to DMNA Neighborhood Coordinator dated 2/25/2019.			
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 Irving 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
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.	May 1, 2018 (approval of park dedication fees for Water Works)	Kate Lamers Hilary Dvorak	March 25, 2019

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					<p>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 the City on March 25, 2019.</p> <p><b>Update from Kate Lamers 05/17/2019:</b> “Water Works bids were opened in April and were (unfortunately) incomplete and over budget. We are doing some modification of the project scope (not substantial, like massive program changes) and some repackaging of bids. The City also has a new online procurement system; many issues for bidders and so we missed a lot of bids. We hope to pick them up with the rebid. I think more than anything else we are facing a tough market for public bids in general, and particularly for a project with a lot of little complexities. It is all hands on deck for the entire team right now. Bids should be out early next week and we should know by mid-June what our options are.”</p>			<ol style="list-style-type: none"> <li>Variance of Sign Standards.</li> <li>Site Plan review for an addition to an existing structure.</li> </ol>
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. The DMNA has submitted letters to City staff and CM Fletcher regarding the discrepancies.</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	<p>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.</p> <p>Restaurateur Kim Bartmann will own and operate the restaurant at the Vicinity. We have reached out to her on numerous occasions regarding a presentation and have not received a confirmation yet.</p> <p><b>Update from Shane LaFave dated 05/17/2019 after inquiring about the apartments being leased to a short term rental company:</b> “20% of the apartments are required to be affordable, so those will remain traditional rental apartments no matter what. We are in talks with a group about a master lease of the remaining (94) apartments. They would be doing shorter term rentals like an Airbnb or VRBO.”</p> <p>LaFave will provide an update at the June 10, LUC meeting</p>	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

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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.			
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	
317 S. 2 <sup>nd</sup> Avenue (Hilton Hotels)			Jay Bhakta / JR Hospitality	2	Developer intends to construct a 41,300 sq. ft. addition to an existing building and to convert an existing office building to a 203-room hotel. Stahl Construction expected to break ground spring of 2019.	11/08/2017	Mei-Ling Smith	12/4/2017
Samatar Crossing Public Art Feature	X		City of Minneapolis	2	Follow the status of the design of the public art feature.			