

DMNA Land Use Committee – Tracking (03-02-2020)

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

Project Name	Action Required	Action Details	Developer	Phase	Comments	Letter of Support approved by LUC on xx/xx/xxxx	City Planner contact info	Date of Planning Commission Approval xx/xx/xxxx
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7 th and Portland			Sherman Associates	1	Bob Loken from ESG Architecture and Ross Stiteley from Sherman Associates will present to the LUC on March 2, 2020.		Stephanie Rouse	
200 12 th Avenue South			Reuter Walton Development	1	Bob Loken from ESG presented the project to the LUC on February 5. They were presenting to the CoW on February 13. https://www.tdtmpls.com/news/tag/200+12th+Avenue			
Drake Hotel 416 S. 10 th Street	Monitor		Short Family	0	The Drake Hotel suffered a tragic fire on December 25, 2019. The building is currently being demolished. This will be a site to monitor in 2020, as the owner will likely redevelop the full block. Hennepin County was using this property as an overflow shelter or temporary housing for people transitioning out of homelessness. The residents were primarily women and children. There has been a lot of social media discussion about the City and County supporting / requiring affordable housing on this site.			
Public Service Center Block RFP			City of Minneapolis	1	Chuck Lutz presented the RFP to the LUC in September of 2019. They released the RFP to the public in late October 2019. The City received one response from Buhl Investors and New History. They presented to the LUC on January 7, 2020. Rock Hantge contacted Chuck Lutz on 2/24/2020 for an update on the status of this project.	10/1/2019	Chuck Lutz	None needed

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800 Washington Ave S.			AECOM	1	<p>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.</p> <p>The developer provided an update to the LUC at the June 10, meeting. After the meeting, Sandra Rieger reached out to see if the DMNA would like to establish a small subgroup of people to work on landscape planning. Randy Manthey, Tom Schmid and Kevin Frazell will serve as members of this group and report back to the LUC. The first meeting was held on June 28. Randy and Tom attended on behalf of the DMNA LUC.</p> <p>Sandra Rieger presented a variance request to increase the building height to 14-stories at the July 11, LUC meeting. The LUC recommended a letter of support.</p> <p>Randy and Tom met with Rieger and Oglesbay on 8/7 regarding public realm issues, particularly regarding public art and security.</p> <p>The developers have applied for and received a 4 month extension to their exclusive negotiating rights per Emily Stern at CPED. Sandra Rieger has postponed presenting the public realm plans to the LUC indefinitely. She will be in touch.</p> <p>This item is still in a holding pattern.</p>	<p>Letter of support recommended for the height variance on 7/11/2019</p> <p>Christie is waiting to submit the letter of support for the height variance until after they present their public realm improvement plans.</p>	Emily Stern	

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800 3 rd Street South			Daniel Durigon is the property's owner's rep.	1	Rock Hantge spoke with the owner's rep on February 5, 2020 regarding the condition of the lot: "As we work through our development plans on the site we try our best to make the site look presentable. I will speak with property management about keeping the sidewalk cleared. We had originally planned to turn the lot into an interim parking lot with charging stations, fresh painting, and a possible pop-up market but were told by city staff that this would not be permitted."		Janelle Widmeier	
Portland & Washington Avenues Mixed Use.		Waiting for the next LUC Meeting presentation.	Sherman Associates Ross Stiteley is the contact	1	Bob Loken from ESG and Ross Stiteley from Sherman Associates presented an update on this project, along with the land use applications to the LUC on February 5, 2020. The LUC provided a letter of support with some recommendations regarding the site plan review. The PC will review sometime in March.	November 13, 2018 February 5, 2020	Hilary Dvorak Mei-Ling Smith	
315 Nicollet (site north of existing 365 Nicollet)		Follow up on the securing the private outdoor area.	Opus	2	This is the last remaining surface parking lot on Nicollet. The developer (Opus) and architect (ESG and Ten X Ten Studio) met with the DMNA LUC on June 10, 2019. The plan calls for a 20-story mixed-use building. 5,380 square feet of ground floor retail space along with 357-370 apartments on the upper floors. A five-level parking ramp with 351 parking spaces would be concealed within the core of the building and would be wrapped with apartments. Located midway on the block would be a 3,500 square foot motor court with vehicle drop off space that would be accessed off of S 3rd Street. A 100' wide alleyway would be left between 301 and 365 Nicollet. Opus will presented their proposal for feedback to the Minneapolis	8/5/2019	Peter Crandall	9/23/2019

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					<p>Planning Commission Committee of the Whole on June 27th. Peter Crandall's Staff Report is available here.</p> <p>Opus and ESG presented an update at the August 5, LUC meeting. The LUC recommended a letter of support for the site plan and two variance applications.</p> <p>This item was approved by the PC on 9/23/2019.</p>			
16-18 4 th Street North (Rockler Fur Building)			Beacon Interfaith Housing Collaborative	2	<p>The DMNA LUC recommended 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.</p> <p>The LUC provided a letter of support at the September 3, meeting. The committee recommended that Beacon provide a pet relief area if they allow tenants to have dogs. They also encouraged them to make improvements to the public realm and tie them to street reconstruction projects.</p>	<p>05/07/2019 – letter of support for financing</p> <p>Letter of support for land use applications 9/3/2019</p>	Aaron Hanauer	10/7/2019
Eleven (1101 West River Parkway)		Ready to break ground soon. Follow up as needed to monitor the Public Realm.	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 11th 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.</p>	March 6, 2018	Peter Crandall	October 15, 2018

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					The Eleven ground breaking event was held on 10/7/2019.			
Fairfield and Cambria Hotel (41 N. 10 th Street)		Leave open. No Action required. Follow up as needed to determine if project will be built.	Jay Bhakta / JR Hospitality	2	<p>Presented to the DMNA LUC on March 6, 2018 and on April 3, 2018.</p> <p>Per email from Hilary Dvorak on July 1, she was recently contacted about changes the developer is making to the building. She has yet to receive anything from the developer that outlines the changes. Depending on the changes, the project may need to go back to the Planning Commission.</p> <p>Rock Hantge also reached out to Jay Bhatka developer on July 1, and received this reply:</p> <p>“Overall building footprint is very similar. There are some additional units that were added, however most of them within the existing footprint of the building. Updated plans should come out next week. We have not received direction from the city if the project will go back to council or be done with staff review. We will keep you posted.”</p> <p>PC approvals are valid for two years and can be extended for a third.</p>	April 3, 2018	Hilary Dvorak	April 23, 2018
Gateway Project (Nicollet Hotel Block)			United Properties	2	<p>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</p>	August 6, 2018	Hilary Dvorak	November 13, 2018 (with conditions) January 8, 2019 (appeal approved by Zoning & Planning)

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					<p>started. Per Rick McKelvey at United Properties, construction is expected to begin in late May with a groundbreaking ceremony in June.</p> <p>Conditions of Approval as a result of the approval by the City Appeal Process.</p> <p>https://lims.minneapolismn.gov/Download/CommitteeReport/646/ZP-01102019-CommitteeReport.pdf</p> <p>Per Rick McKelvey at UP on July 1, the final design for the porte cochere will be submitted to the City for building permit this fall. They would be happy to copy the DMNA when this submission take place.</p>			
740 S. 4 th Street		Follow up as needed. Waiting for LUC Meeting.	Ryan Companies	2	<p>Presented the project to the LUC on November 13, 2018, and again on January 8, 2019.</p> <p>An email from Joseph Peris dated May 2, states that construction will start in the late fall. Rock Hantge followed up with Perris on July 1 to schedule presentation regarding lighting and landscaping plans.</p> <p>In communication dated 1/23/2020, Peris postponed his plans to update the LUC until the April 2020 meeting.</p>	January 8, 2019	Hilary Dvorak	March 11, 2019
228 S. 12 th Street		Follow up as needed. Waiting to see if this ever starts construction.	Alatus (ESG Architecture)	2	<p>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.</p> <p>Chris Osmundsen from Alatus expects construction to start in late 2019 per email to DMNA Neighborhood Coordinator dated</p>	February 12, 2018 (prelim) May 2, 2018 (final)	Mei-Ling Smith Kimberly Holien has taken on Mei-Ling's projects until she gets	June 11, 2018

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					<p>7/8/2019.</p> <p>“We’re targeting December 2019 at this time however it could be Q1 2020 as well. It’s a significant project and we are lining up partners at this time.”</p> <p>Rock-Hantge talked to Gretchen Camp about this project at the end of January 2020, and it sounds like the project is likely dead in the water and the site may be for sale again. No response from Alatus.</p>		back from maternity leave. Kimberly.holien@minneapolis.mng.gov	
240 Park Avenue			Garden Communities	2	<p>Garden Communities presented the project to the LUC on August 6, 2018 and September 4, 2018.</p> <p>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.</p> <p>As of April 2019, project is under construction.</p> <p>Mural Update:</p> <p>According to an email from Gordy Stofer on 1/6/2020:</p> <p>“Ownership is looking to move forward with a local artist named Greg Gossel. We have been in touch with representatives from ATL, 607 and PSP in an effort to zero in on a concept design. The</p>	September 4, 2018	Hilary Dvorak	November 13, 2018

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					<p><i>neighbors are now reviewing our recommendation following our agreed upon 'final' list of artists. We are awaiting feedback and hope to hear from all parties by end of week. Assuming everyone is in alignment, our plan is to set up a meeting with Greg Gossel to finalize concept design, timing, etc. and will report back with renderings if that would be helpful."</i></p> <p>Contacted Gordy Stofer on February 24, 2020 for another update.</p>			
240 & 258 Hennepin Ave. McKesson Building	No	<p>What is going on with this project? ???</p> <p>Why not started construction?</p>	Harlem Irving and CA Ventures Lerner Family	2	<p>Tushie Montgomery and Harlem Erving presented the project to the LUC on August 6, 2018, and September 4, 2018.</p> <p>As of May 1, 2019, construction has not yet started.</p> <p>The owners of the McKesson Building have decided to reconstruct their parking lot as part of the 240 Hennepin Avenue redevelopment. Brian Weisberg, the owner's land use attorney from Siegel Brill, presented the plans to the LUC on June 10. The reconstruction would reduce the number of parking stalls from 74 to 60 spaces, and will add 2,200 square feet of landscaping.</p> <p>Dan Pellinen from Tushie Montgomery will provide an update to the LUC at the January 7, 2020, meeting.</p>	September 4, 2018 (prelim) October 2, 2018 (final) June 10, 2019	Janelle Widmeier Lindsey Silas	November 13, 2018
501 11 th Ave. S. – Parking lot expansion		<p>Is owner going to do this project?</p> <p>Follow up as needed.</p>	Kharbanda Family	2	<p>The LUC is waiting for the Kharbanda's to share final design and planting plan with the LUC.</p> <p>Emailed Varun Kharbanda for update on the status of the project on April 29, 2019. Sent follow up email to Varun Kharbanda on June 28, 2019.</p>	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

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					Veena Kharbanda stated in an email on July 1, 2019 that they don't know what they are doing with this project yet.			
Water Works			MPRB	2	<p>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.</p> <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>Update from Kate Lamers 05/17/2019: "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> <p>Bruce Chamberlain provided an update at the July 11, LUC meeting.</p>	May 1, 2018 (approval of park dedication fees for Water Works)	Kate Lamers Hilary Dvorak	March 25, 2019 <ol style="list-style-type: none"> Variance of Sign Standards. Site Plan review for an addition to an existing structure.

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OX-OP Gallery and Residences (Washington and 11 th Avenue)			Solhelm Companies	2	<p>Representatives from Solhem 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.</p> <p>Albrecht Sign Company presented two sign applications to the LUC at the February 5, meeting. The LUC approved a CUP for a rotating sign on Washington Avenue, but did not recommend approval for a variance to increase the size of the sign.</p>	<p>August 6, 2018</p> <p>February 5, 2020</p>	Lindsey Wallace	August 13, 2018
Consolidated City Office Building (501 S. 4 th Street)			City of Minneapolis	2	<p>Presented to the LUC on February 12, 2018, April 3, 2018 and May 1, 2018. Project is under construction.</p> <p>Mary Altman from the City of Minneapolis presented the public art projects in the building to the DMNA Board at their meeting on January 21, 2020.</p>	May 1, 2018	Peter Crandall	
Ironclad		Tom and Randy discussing what the next step is.	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>Update from City Planner Janelle Widmeier regarding the sidewalk connection between 9th Avenue S., and Washington Avenue (5/1/2019): <i>“There is a pedestrian connection provided between 9th 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 9th (e.g. curb and gutter, defined sidewalks, trees, and bike parking) up to where the</i></p>	May 3, 2016	<p>Lisa Steiner (original)</p> <p>Janelle Widmeier (current)</p> <p>Jason Wittenberg (CPED Supervisor)</p>	February 21, 2017

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					<p><i>street right-of-way ends at the Metro properties property line.”</i></p> <p>An update from City Planner Jason Wittenberg on 5/3/2019 indicates the seeking is trying to connect with Ironclad’s architect.</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> <p>An email from City Planner Janelle Widmeier on 6/10/2019 states: <i>“Because the site is located downtown, there generally are not on-site landscaping requirements that apply. A landscape plan was reviewed and included with the final plans. An escrow is not required for the landscaping. Work has been done on addressing the blank wall and slope issues previously identified on the northeast side of the site, but have not been resolved at this time.”</i></p> <p>Randy Manthey was attended the Coffee with CM Fletcher on June 26, and asked for an update on the status of our concerns. Steve did not provide an update.</p> <p>Rock Hantge invited the Kharbanda’s to the July 11, LUC meeting. Per email from Veena Kharbanda on July 1, they have declined to meet with the LUC and referred all questions to Kraus Anderson. Veena also declined to give a contact person’s name at KA and recommended talking to Janelle Widmeier.</p> <p>City Planner Janelle Widmeier attended the August 5, LUC meeting and provided an update on the status of the identified deficiencies.</p>			

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					<p>She indicated that the City is trying to work with the developer to resolve the problems. She provided the DMNA with the approved plans for the Ironclad, as well as a list of discrepancies that the City has asked the developer to address by mid-September. Randy and Tom have reviewed and requested to add to the list that the narrow passageway created off of the south wall will be gated. Rock Hantge shared this request with Widmeier.</p> <p>Kevin Frazell met with Varun Kharbanda on 9/19/2019 and discussed many of the LUC's concerns.</p> <p>Working on plan to reduce the visibility of the dumpsters during garbage collection and to keep them out of the public right of way. Rock Hantge has communicated with 311 and Varun Kharbanda.</p> <p>Rock-Hantge obtained an updated discrepancies list from Janelle Widmeier on February 10, 2020.</p>			
Thrivent Headquarters (located in Elliot Park)			Thrivent	2	<p>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.</p> <p>LUC approved a sign variance on 11/5/2019.</p>	<p>March 6, 2018 (concept plan) and May 1, 2018 (land use apps)</p> <p>11/5/2019 for Sign variance</p>	Stephanie Rouse	<p>May 21, 2018</p> <p>January 9, 2020</p>
Handicraft City Club Apts. (formerly Village Green – 1000-1016 Marquette				2	<p>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.</p>	<p>2015 and again on February 5, 2018 for a registered land survey.</p>	Hilary Dvorak	HPC – June 9, 2015

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Avenue)								
Vicinity (205 Park Avenue)		<p>Monitor the construction of the public realm items.</p> <p>Monitor the neighbor’s private effort to sue Sherman on the Short Term Rentals issue.</p>	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>Update from Shane LaFave dated 05/17/2019 after inquiring about the apartments being leased to a short term rental company: “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 provided an update at the 06/10/2019, LUC meeting. He introduced Alisa Mulhair from Sonder. Mulhair provided information on Sonder and identified other locations they have units in downtown Minneapolis. As of the June 10, meeting, 94 units at the Vicinity would be leased to Sonder. CM Fletcher also attended the June 10, meeting. He indicated his intent to introduce an ordinance limiting the number of short term rentals in residential buildings. He met with the DMNA Board on June 17, and stated that he met with Sherman and Sonder and they were negotiating a reduction in the number of short term units at the Vicinity. The board passed a resolution recommending that no more than 10% of a building should be available for short term units. Subsequently, Mulhair sent an email to the City Council and the DMNA indicating that they heard the neighborhood’s concerns and will reduce the number of units they lease at the Vicinity. No specific number was given though.</p>	April 5, 2017	Emily Stern Mei-Ling Smith	May 8, 2017

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					<p>Mulhair and LaFave met with the DMNA Board on July 15 and reached a compromise. Sonder will lease the entire 5th floor of The Vicinity, which is 25 units.</p> <p>Rock Hantge has also been in communication with Anne Saxton, the assistant to Restaurateur Kim Bartmann who will own and operate the restaurant at the Vicinity. She has reached out to her on numerous occasions regarding a presentation, most recently on 12/27/19.</p> <p>Update regarding lighting and landscaping from Rich Kieman dated February 3, 2020:</p> <p><i>“Collins Electric is fabricating a shield for above the garage door and I am awaiting a timeline for installation. On the signage we believe the sign may have either dimming capacity or the possibility to reduce light level by 50%. I need confirmation from Serigraphics the sign vendor. They will be back to me tomorrow. and I will forward prior to your meeting. Any missing trees will be installed as soon as the spring planting season allows.”</i></p>			
317 S. 2 nd Avenue (Hilton Hotels)			Jay Bhakta / JR Hospitality	2	<p>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.</p> <p>This project is under construction per email from City Planner Kimberly Holien on July 1.</p>	11/08/2017	Mei-Ling Smith Kimberly Holien	12/4/2017
Samatar Crossing Public Art Feature			City of Minneapolis	2	Follow the status of the design of the public art feature.			

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“Thirty” - Former YMCA 30 9 th Street South			Swervo Development	2	https://www.bizjournals.com/twincities/news/2018/10/31/ned-abdul-will-turn-downtown-s-former-ymca-into.html https://finance-commerce.com/2018/11/ned-abdul-wants-google-type-atmosphere-for-ymca-redo/			
233 Portland Avenue South (Old Spaghetti Factory)			Sherman Associates	3	Shane LaFave from Sherman Associates presented the renovation plans at the August 5, LUC meeting. The Old Spaghetti Factory is closing and Pinstripes has been secured. The LUC approved a letter of support. This item was approved by the PC on 10/7/2019. Pinstripes will not open until 2021.	8/5/2019	Hilary Dvoark	10/7/2019
Renaissance Square located at 500 Nicollet Mall				3	Representatives of the building owners met with the LUC on August 5, to present a variance application from the Nicollet Mall Overlay District to allow for non-street level retail use. The LUC declined to approve a letter of support until more info was available. The Zoning Board of Adjustments denied the variance request to vary the Nicollet Mall Overlay District Standards related to street level usage. Below is a link to City Planner Andrew Liska’s staff report. http://www.minneapolis.gov/www/groups/public/@cped/documents/webcontent/wcmssp-220105.pdf		Andrew Liska	Motion to deny by PC on /8/2019
Smith & Porter Restaurant				3	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 approved 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 th Street)			Aeon	3	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			

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					<p>least two years.</p> <p>No presentation date scheduled yet. Email from Miranda Walker dated 8/19/19 states, "Aeon's St. Olaf project is years away. We will not be applying for bonds until 2021. We may apply for City funds in the coming year, but we are many months from being ready to present to the neighborhood."</p>			
Oakland Apartments (213-215 S. 9 th Street)				3	<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: https://www.facebook.com/pg/oaklandson9th/about/?ref=page_internal</p>		Aaron Hanauer	
251 3 rd Avenue N.			Dennis Buchanan	3	<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>https://www.bizjournals.com/twincities/news/2019/03/08/lickety-split-owner-plans-to-redevelop-two.html</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.</p>		Mei-Ling Smith	

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					Presented to the LUC on August 5.			
600 5 th Avenue Mixed Use (Thrivent Parking Lot)			Thrivent and ESG	3	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 th Avenue South			Aeon	3	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 rd St.			Aeon	3	Project did not receive Tax Credit Funding. Developer will continue to pursue financing.			
Abiitan				3	Abiitan removed boulevard turf and replaced it with crush rock mulch. Rock Hantge notified Janelle Widmeier. She stated that this is not allowed and notified the Zoning Inspector. On 9/13/2019, Manthey reported that turf is being installed in the boulevard.		Janelle Widmeier	

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801 Chophouse			Jamie Lynch (owner)	3	<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 and 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 Freeman from Shea presented an update and a second variance to the DMNA LUC on June 10, 2019. The LUC recommended approval of both variances.</p> <p>This item was approved at the Zoning Board of Adjustments on 10/24/2019</p>	<p>Variance #1 for the Blade sign approved on 4/4/2019</p> <p>Variance #2 for the Bull sculpture approved on 6/10/2019</p>	Andrew Frenz	Approved by the Zoning Board of Adjustments on 10/24/2019

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10 th Avenue Bridge Rehabilitation Project			City of Mpls SEH		Kristin Petersen from SEH provided an update on the project. Petersen will provide an update at the January 7, 2020, LUC meeting. For more info: http://www.minneapolismn.gov/cip/futureprojects/WCMSP-182812			
Mill City Museum East Ruin Courtyard Wall			MNHS		Valerie Heider provided an update at the 11/5/2019 LUC meeting. Heider and Angela Wolf Scott will provide an update at the January 7, 2020, LUC meeting.			
Whitney Green Roof Project			Whitney Condos HOA		Susan Bibus from the Whitney Condominiums gave a presentation on a proposed Green Roof project. She will come back and provide an update as they refine the project and secure funding sources.			
CPED Process and Project Oversight	Yes.	Follow up: Steve Fletcher - The broader policy changes being proposed.		0	Follow up with Steve Fletcher's effort to have a new role defined at CPED to have Big Picture oversight on the implementation of the Approved Planning Commission docs and CPED Approved for Const. Docs. Christie, Kevin, Randy and Tom met with CPED staff on November 18. They provided an update at the December 3, LUC meeting.			
Inclusionary Zoning Ordinance			City of Minneapolis	0	Andrea Brennan from the City presented the draft policy to the Land Use Committee on November 5. The LUC approved a letter of support. For more info: http://www.ci.minneapolis.mn.us/cped/WCMSP-214876	11/5/2019 LUC 11/18/2019 Board	Andrea Brennan	PC approved on 11/18/2019 City Council will take action on 12/13/2019