

## **DOWNTOWN MINNEAPOLIS NEIGHBORHOOD ASSOCIATION**

Minutes from the Board Meeting on Tuesday, January 21, 2020

*Mill City Museum Mill Ruins Building*

710 South 2nd Street, 6th Floor ADM Room

### **I. Call to Order and Introductions**

Chair Pamela McCrea called the Board meeting to order at 6:00 p.m.

Other Board members in attendance were:

Max Erickson  
Kevin Frazell, Vice Chair  
Tomek Rajtar  
Laurie Rice  
Joey Senkyr  
Carletta Sweet, Secretary  
Dianne Walsh, Treasurer

Board Member Joe Tamburino was absent.

Staff member Christie Rock Hantge was also present.

Guests in attendance included:

Mary Altman, City of Minneapolis  
Aurin Chowdhury, City of Minneapolis, Ward 3  
Steve Fletcher, City of Minneapolis, Ward 3  
L.B. Guthrie, Stonebridge Lofts  
Thomas Schmid, Washburn Lofts  
Dale White, RiverWest Condominiums

### **II. Consideration of Agenda**

*Rajtar moved and Sweet seconded a motion to approve the Board meeting agenda. McCrea called for discussion. The motion passed.*

### **III. Ward 3 Update**

Council Member Steve Fletcher reported on the following:

- The City is starting to discuss safety initiatives for the summer of 2020. All of the downtown stakeholder groups are at the table. They have identified 52 different strategies, including extending the DID Ambassadors to late night hours and adding a public mural to a blighted property.
- The City and the DID have partnered on the [100 Restrooms Project](#) to increase public access to restrooms in the downtown community. They are adding wayfinding signage and pop-up restrooms. The partnership may also lead to new benches in strategic locations.

- Redevelopment coming to the National Multiple Sclerosis Society property at 12th Avenue and 2nd Street in the Mill District.
- Erik the Red billboards are being converted to digital per approval by the City Council. This will not lead to the expansion of the Downtown Entertainment Billboard District.

#### **IV. Consideration of the Consent Agenda**

*Rice moved and Sweet seconded a motion to approve the consent agenda which included the November and December Board meeting minutes; F2019 Budget vs. Actual for the period ending December 31, 2019; and the Neighborhood Coordinator / Finance Coordinator staff report for December (Invoice #060). McCrea called for discussion. The motion passed.*

#### **V. New Public Service Building**

Mary Altman, Public Arts Administrator for the City, first thanked Dianne Walsh for participating on the review committee, and then while displaying a PowerPoint presentation gave an overview of the public art projects for the new PSB (<http://www.minneapolismn.gov/dca/WCMSP-206252>). They selected 16 artists and 16 different artworks. One of the most unique pieces of artwork is the colossal Great Seal sculpture. It was originally installed in 1968 but has been in storage in nearly 100 pieces for 30 years. It will be displayed on the first floor of the building. She emphasized that the artworks will be accessible to the public. They plan to have a Website dedicated to the artwork and will also conduct tours.

To view renderings and read the full update about the artworks, visit

<http://www.minneapolismn.gov/www/groups/public/@cped/documents/webcontent/wcmSP-222439.pdf>.

The Board then inquired about ideas for a public art project to enhance its brand identity discussed during the strategic planning kickoff just prior to the instant meeting, and the possibility of commissioning a mobile art piece that could move around the downtown community, similar to how the “Minne the Lake Creature” sculpture (<https://mplsparksfoundation.org/projects/minne/>). They also discussed the idea of an art walk that could help kick-start the implementation of the *Pathways to Places: Downtown Public Realm Framework* (<http://www.minneapolismn.gov/www/groups/public/@cped/documents/webcontent/wcmSP-180843.pdf>), the goal being to connect the south half of downtown to the Riverfront. Altman stated she’d be happy to help brainstorm ideas, work with a committee, and share call for art application materials.

#### **VI. Land Use Committee Report**

Newly appointed LUC Chair Thomas Schmid deferred to Walsh who reported on the following projects presented at the January 7th meeting:

- A. 10th Avenue SE Bridge Rehabilitation & Water Main Project.** Kristin Petersen, Senior Planner and Design Engagement Lead at SHE, returned to provide a construction update by sharing the presentation given at the Fall 2019 neighborhood meeting (<https://www.10thavebridge.com/public-meetings>) at the Bridgewater Lofts on Friday, December 20th. The Water Main Project began in spring 2019 and is expected to wrap up by spring of this year. The Bridge Project work has just begun and will continue through summer of 2021 during which pedestrians and bicyclists will be detoured to Bridge No. 9 ([https://en.wikipedia.org/wiki/Northern\\_Pacific\\_Bridge\\_Number\\_9](https://en.wikipedia.org/wiki/Northern_Pacific_Bridge_Number_9)), and all motor vehicles including the University of Minnesota’s Campus Connectors will be detoured to I-35W.

The LUC expressed concern that this project's road closure does not coincide with the road closure related to MnDOT's renovation of the 3rd Avenue Bridge (<https://www.dot.state.mn.us/metro/projects/hwy65andthirdavebridge/>).

- B. Mill City Museum East Ruin Courtyard Wall Project.** Angela Wolf Scott, Principal and Partner at MacDonald & Mack Architects (<https://www.linkedin.com/in/angela-wolf-scott-3237943a>), and David Stevens, Site Manager at Minnesota Historical Society (<https://www.linkedin.com/in/david-stevens-5282114/>), presented a Certificate of Appropriateness application for plans to reinforce and stabilize the [Washburn Crosby A Mill] East Ruin Wall. A previous update on the treatment solution was presented to the DMNA Land Use Committee on December 3, 2019.

They found worsening conditions and will have to remove the upper third of the wall. Damages around the window openings will need to be shored up, the conveyor bridge will need to be re-supported, and the courtyard needs to be rehabilitated. They'll be working through the next two summers and use of the courtyard will be dependent upon results, however concerts will continue.

The LUC recommended providing a LOS for the Certificate of Appropriateness application and appreciates the MNHS is doing its best to retain the character of the Ruin Courtyard while protecting the public's safety.

- C. Development Proposal for Public Service Center Block.** Peter Deanovic, Founding Principal at Edina-based Buhl Investors (<https://www.buhlinvestors.com/about>), and Meghan Elliott, Founding Principal at Minneapolis-based New History (<https://www.linkedin.com/in/meghan-elliott-929a2a4/> and <https://www.mplsdownatown.com/pvn-announces-name-and-brand-change-to-new-history/>) presented their two options for the development of the PSCB in compliance with the RFP: (1) reuse and restore both buildings with the Public Service Center remaining as office and the City of Lakes Building repositioned as a police precinct, construct 165-stall parking structure adjacent thereto for their exclusive use; and (2) same as first option except no police precinct, expand on/activate 2nd Avenue and 3rd Street with retail and green streetscape.

Because it's early in the redevelopment proposal process, and the LUC hasn't received feedback from Ward 3 City Council Member Steve Fletcher (it's rumored the City wants to demolish the two buildings and reissue a new RFP starting with a development ready vacant property), other developers, architects or the downtown community, the LUC took no action on this project.

- D. 240-270 Hennepin Avenue.** Dan Pellinen, Senior Associate at Tushie Montgomery Architects, presented the design changes for this project, which was previously reviewed by the LUC in 2018.

Although this project was approved by the Planning Commission on November 13, 2018 (<http://www.minneapolismn.gov/meetings/planning/WCMSP-215398>), due to a zoning code text amendment in October 2017 (<http://ci.minneapolis.mn.us/www/groups/public/@cped/documents/webcontent/wcmsp-205538.pdf>) triggering a Site Plan Review for when any non-residential or mixed-use building increases its gross floor area by 2,500 square feet, Pellinen returned seeking a Letter of Support for the design changes that have occurred in advance of their PC meeting on January 13th (<https://lims.minneapolismn.gov/Board/Agenda/CPC/1368>). Changes include:

- Area increased from 472,591 GSF to 484,356 GSF.
- Shifted parking entries.
- Inset bus stop removed and windows added.
- Adjusted size of atrium space from 3 story to 2 story by infilling floor space.
- Removed tandem parking on 3rd and replaced with bike storage.
- Shifted tower wall closer to Washington Ave from 70'-5 3/8" to 63'-11 1/8".
- Moved cooling tower up to roof level from 21st level and infilled floor space.
- Increased mechanical penthouse on roof level.
- Reduced building height from 256' to 246'-8" by reducing floor to floor height of tower.
- Reduced dwelling unit count from 355 to 346 units.
- Improved pedestrian experience by creating more relief in the building façade along the streets.
- Reduced 3rd floor outdoor deck space.
- Shifted the entire tower closer to Hennepin Ave from 15'-2" to a 13'-1" setback. The entry plaza into the apartment building also was reduced by the same amount.
- Reduced total indoor parking spaces from 358 to 320.
- Reduced total exterior parking spaces from 10 to 8.

Since the LUC already has a LOS in place for this project that still stands, they recommended supporting a LOS for the design changes as enumerated and would like the developer to add architectural lighting to the roofline so that the building stands out in the Minneapolis skyline.

*Sweet moved and McCrea seconded a motion to approve the letter of support for the Mill City Museum's Certificate of Appropriateness application and the letter of support for the proposed changes to the 270 Hennepin Avenue project. McCrea called for discussion. The motion passed.*

- E. LUC Leadership.** Thomas Schmid was elected Chair, L.B. Guthrie as Vice Chair, and Kevin Frazell as Board Liaison. Further discussions about structure and procedures will occur at the next LUC meeting on Tuesday, February 4th, 6:00 p.m., at the Mill City Museum.

## **VII. Old / New / Other Business**

- A. Police Safety Center.** Walsh gave an update on the meeting she and Tamburino had with Attorney Jess Birken who is on contract with Neighborhood & Community Relations Department. They thoroughly reviewed the draft license agreement and identified some proposed changes that Tamburino shared with Sherman Associates' Attorney Jessica Welk. Walsh is comfortable with the license agreement if Welk approves of the proposed changes. Walsh also reviewed the 3-page resolution she drafted outlining the DMNA's responsibilities (e.g., cleaning and maintenance of the facility) and exposure for Board consideration.

Due to the number of questions posed about the cost of the liability insurance, who would be responsible for purchasing and replacing office furnishings, purchasing and replenishing office supplies, exterior maintenance such as snow shoveling, etc., and the fact Tamburino was not at the meeting, the Board postponed further discussion until the February 24th meeting. Meanwhile,

Hantge will follow up with him and find out whether Welk has approved the proposed updates to the license agreement.

- B. Neighborhoods 2020.** Frazell reminded everyone the Community Connections Conference will take place on Saturday, February 1st, at the Minneapolis Convention Center. He plans to attend. CURA will provide an update on Neighborhoods 2020 at this event.

For more information, visit <http://www.minneapolismn.gov/ncr/CommunityConnectionsConference>.

**VIII. DMNA Outreach and Collaboration**

For a complete listing of the organizations and committees in which the DMNA is engaged, please reference the Outreach and Collaboration Chart prepared by Sweet included in the January 2020 Board materials on the DMNA's website.

**IX. Next Board Meeting**

Monday, February 24th, at 5:45 p.m., in the ADM Room at the Mill City Museum.

**X. Adjournment**

There being no further business,

*Walsh moved and Rice seconded a motion to adjourn the meeting. McCrea called for discussion. The meeting adjourned at 7:47 p.m.*

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2020

\_\_\_\_\_  
Chair

\_\_\_\_\_  
Secretary