

# DMNA Land Use Committee – DEVELOPMENT TRACKER – TOP SEVEN PROJECTS (05-05-2020)

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
200 12 <sup>th</sup> Avenue South			Reuter Walton Development	1	<p>Bob Loken from ESG presented an update on this project at the April 7, LUC meeting. The LUC approved a letter of support for the project with recommendations related to the site plan.</p> <p>Loken notified the DMNA April 17, that they are modifying the height of the building from 11 to 12 stories. This will delay their presentation to the Planning Commission until May 13. Loken will present an update on this project to the LUC on May 5.</p>	Letter of support approved at the 4-7-2020 LUC meeting and submitted to the city on 4-16-2020	Aaron Hanauer	
500 South 7 <sup>th</sup> Street			Sherman Associates	1	<p>This project is located on the south half of the Thrivent Corporate headquarters block.</p> <p>The proposal is a 10-story multifamily residential building with 240 dwelling units. The street will house a 12,300 sf daycare facility in addition to residential support spaces and two walk-up residential units on Portland Ave. The second level will be connected to the Minneapolis skyway system and will house non-profit Firefighters for Healing in addition to residential amenity spaces. Levels 3 through 10 will contain residential units and a club room and terraces on Level 10.</p> <p>They are hoping to present to the Planning Commission on June 1.</p>		Stephanie Rouse	

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740 S. 4 <sup>th</sup> Street			Ryan Companies	2	Joseph Peris from Ryan Companies resented the project to the LUC on November 13, 2018, and again on January 8, 2019.  Peris will present and solicit feedback on the initial draft of the ground floor streetscape plan during the May 5, LUC meeting. The lighting plan is not ready yet.	January 8, 2019	Hilary Dvorak	March 11, 2019
Portland & Washington Avenues Mixed Use.			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.  Sherman Associates applied for an appeal to the BIZ Committee for conditions related to the Site Plan, including exterior materials and the curb cuts. The LUC submitted a letter recommending denial of the appeal on April 29, 2020. Sherman Associates has since withdrawn the appeal and plans to discuss the curb cuts with City staff.	November 13, 2018  February 5, 2020  April 29, 2020 letter regarding appeal to BIZ Committee	Hilary Dvorak  Mei-Ling Smith	
Drake Hotel 416 S. 10 <sup>th</sup> 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 fire will likely trigger redevelopment the full block.			
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. The City ultimately decided to reject the proposal, because it conflicts with the 2040 Comp Plan.	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. Sandra Rieger presented a variance request to increase the building height to 14-stories at the July 11, 2019, LUC meeting. Randy and Tom met with Rieger and Oglesbay on August 7, 2019, regarding public realm issues, particularly regarding public art and security.</p> <p>The developers have applied for and received another six-month extension to their exclusive development rights per from Emily Stern on April 24.</p> <p>This item is in a holding pattern.</p>	<p>Letter of support recommended for the height variance on 7/11/2019</p> <p><b>Christie is waiting to submit the letter of support for the height variance until after they present their public realm improvement plans.</b></p>	Emily Stern	