

# DMNA Land Use Committee – Tracking (09-01-2020)

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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800 S. 3 <sup>rd</sup> Street	311 has been contacted	Monitor	Owners are in Canada. Local owners rep is Daniel Durigon from Perlane	Monitor	<p>Rock Hantge has contacted 311 on two separate occasions for this vacant lot. It was used for storage / staging in connection with the construction of the Ironclad. The first time 311 was notified was in October of 2019. The response was that City Inspections found no violations at the time. Rock Hantge did contact the owners' representative and requested help in cleaning up the property. In August of 2020, LUC member Randy Manthey identified the following list of problems with this vacant lot:</p> <ul style="list-style-type: none"> <li>• Weeds are growing in the landscaped areas.</li> <li>• The rock mulch areas are bare in spots and the rock mulch is in the parking lot.</li> <li>• There were some ash trees that were cut down and left as stumps. These stumps have sprouted and now look unsightly.</li> <li>• Cars are regularly parking in the lot. There is also an occasional truck. See the pics.</li> <li>• Areas of the property that were disturbed by the construction of the neighboring apartment building continue to erode and the dirt leaves the property and ends up in the boulevard planting beds.</li> <li>• There is no ongoing regular maintenance of the vacant parking lot and the landscaped edges.</li> <li>• There is litter on the property.</li> <li>• There is no gate or chain at the driveway entrance to control</li> </ul>			

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					trespassers from parking on the property.  <b>Rock Hantge once again contacted 311 and is waiting for a response. She also followed up with the owners' representative and cc'd CM Fletcher. The owners would like the City to entertain some kind of temporary use for the site, but the City has denied them the opportunity. Accessory Parking Lots are not allowed by ordinance. CM Fletcher's aide David Zaffrann was going to reach out to the City Planner to see if there is any leeway. Rock Hantge told the owners' representative that regardless of response from City Planners, the DMNA would like the lot cleaned up. It's a blight on the neighborhood.</b>			
500 South 7th Street			Sherman Associates	1	This project is located on the south half of the Thrivent Corporate headquarters block. 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 nonprofit 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.	May 5, 2020	Peter Crandall	June 15, 2020
200 12 <sup>th</sup> Avenue South			Reuter Walton Development	1	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.  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	Letter of support approved at the 4-7-2020 LUC meeting and submitted to the city on 4-16-2020	Aaron Hanauer	May 11, 2020

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					presented an update on this project to the LUC on May 5.	Supplemental letter submitted to the City on May 8, 2020		
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 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	<p>Chuck Lutz presented the RFP to the LUC in September of 2019. They released the RFP to the public in late October 2019.</p> <p>The City received one response from Buhl Investors and New History. They presented to the LUC on January 7, 2020.</p> <p><b>Rock Hantge contacted Chuck Lutz on 2/24/2020 for an update on the status of this project.</b></p>	10/1/2019	Chuck Lutz	None needed
800 Washington Ave S.			AECOM	1	<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 provided an update to the LUC at the June 10, meeting. After the meeting, Sandra Rieger reached out to see if the</p>	<p>Letter of support recommended for the height variance on 7/11/2019</p> <p><b>Christie is waiting to</b></p>	Emily Stern	

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					<p>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><b>This item is still in a holding pattern.</b></p>	<p><b>submit the letter of support for the height variance until after they present their public realm improvement plans.</b></p>		
800 3 <sup>rd</sup> Street South			Daniel Durigon is the property's owner's rep.	1	<p><b>Rock Hantge spoke with the owner's rep on February 5, 2020 regarding the condition of the lot:</b></p> <p><b>"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."</b></p>		Janelle Widmeier	

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Portland and Washington Mixed-Use, 240 Portland Ave and 500-530 3rd St S			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	4/13/2020   Approved by BIZ on 5/5/2020
315 Nicollet (site north of existing 365 Nicollet)		<b>Follow up on the securing the private outdoor area.</b>	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 Planning Commission Committee of the Whole on June 27 <sup>th</sup> . Peter Crandall's Staff Report is available <a href="#">here</a> .  Opus and ESG presented an update at the August 5, LUC meeting.	8/5/2019	Peter Crandall	<b>9/23/2019</b>

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					<p>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 <sup>th</sup> 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>	05/07/2019 – letter of support for financing  Letter of support for land use applications 9/3/2019	Aaron Hanauer	10/7/2019
Eleven (1101 West River Parkway)		<b>Ready to break ground soon. Follow up as needed to monitor the Public Realm.</b>	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. DMNA Board and LUC invited to preview the Eleven Sales Office on May 22 and May 29.</p> <p>The Eleven ground breaking event was held on 10/7/2019.</p>	March 6, 2018	Peter Crandall	October 15, 2018

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Fairfield and Cambria Hotel (41 N. 10 <sup>th</sup> Street)		<b>Leave open. No Action required. Follow up as needed to determine if project will be built.</b>	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><b>PC approvals are valid for two years and can be extended for a third.</b></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 &amp; 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</p>	August 6, 2018	Hilary Dvorak	November 13, 2018 (with conditions) January 8, 2019 (appeal approved by Zoning & Planning)

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					<p>June.</p> <p>Conditions of Approval as a result of the approval by the City Appeal Process.</p> <p><a href="https://lims.minneapolismn.gov/Download/CommitteeReport/646/ZP-01102019-CommitteeReport.pdf">https://lims.minneapolismn.gov/Download/CommitteeReport/646/ZP-01102019-CommitteeReport.pdf</a></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 <sup>th</sup> Street		<b>Follow up as needed. Waiting for LUC Meeting.</b>	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, 2019 states that construction will start in the late fall. Rock Hantge followed up with Perris on July 1, 2019 to schedule presentation regarding lighting and landscaping plans.</p> <p>Peris presented an update at the May 5, LUC meeting.</p>	January 8, 2019	Hilary Dvorak	March 11, 2019
228 S. 12 <sup>th</sup> Street		<b>Follow up as needed. Waiting to see if this ever starts construction.</b>	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 7/8/2019.</p>	February 12, 2018 (prelim) May 2, 2018 (final)	Mei-Ling Smith  Kimberly Holien has taken on Mei-Ling's projects until she gets back from	June 11, 2018



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					<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>		<p>maternity leave.</p> <p><a href="mailto:Kimberly.holien@minneapolis.mng.gov">Kimberly.holien@minneapolis.mng.gov</a></p>	
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><i>“Ownership is looking to move forward with a local artist named Greg Gassel. We have been in touch with representatives from ATL, 607 and PSP in an effort to zero in on a concept design. The neighbors are now reviewing our recommendation following our</i></p>	September 4, 2018	Hilary Dvorak	November 13, 2018

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					<p><i>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>			
<p>240 &amp; 258 Hennepin Ave.</p> <p>McKesson Building</p>	No	<p><b>What is going on with this project? ???</b></p> <p><b>Why not started construction?</b></p>	<p>Harlem Irving and CA Ventures</p> <p>Lerner Family</p>	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><b>Dan Pellinen from Tushie Montgomery will provide an update to the LUC at the September 1, 2020, meeting.</b></p>	<p>September 4, 2018 (prelim) October 2, 2018 (final)</p> <p>June 10, 2019</p>	<p>Janelle Widmeier</p> <p>Lindsey Silas</p>	<p>November 13, 2018</p>
501 11 <sup>th</sup> Ave. S. – Parking lot expansion		<p><b>Is owner going to do this project?</b></p> <p><b>Follow up as needed.</b></p>	Kharbanda Family	2	<p>The LUC approved this project in October of 2018. Requested to see a copy of the final landscaping plan.</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. Veena Kharbanda stated in an email on July 1, 2019 that they</p>	<p>October 2, 2018 Submitted letter of support for the appeal on November 6</p>	Hilary Dvorak	<p>October 15, 2018 with conditions Appealed to Z&amp;P Approved November 8, 2018</p>

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					<p>don't know what they are doing with this project yet.</p> <p><b>On August 14, LUC member Randy Manthey reported that construction of the parking lot has been completed, plus landscaping. No fence was included in the final construction. Manthey was going to review the site plan approved by the City to see if it was supposed to be included.</b></p>			
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><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</p>	May 1, 2018 (approval of park dedication fees for Water Works)	Kate Lamers Hilary Dvorak	<p>March 25, 2019</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>

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					<p>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>			
OX-OP Gallery and Residences (Washington and 11 <sup>th</sup> 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 <sup>th</sup> 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		<b>Tom and Randy discussing what the next step is.</b>	Kharbanda Family	2	<p>This project is completed. 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>An email from City Planner Janelle Widmeier on 6/25/2020 states:</b> <i>For the south blank wall, columns that projected from the building about two inches were originally proposed to address the blank wall.</i></p>	May 3, 2016	<p>Lisa Steiner (original)</p> <p>Janelle Widmeier (current)</p> <p>Jason Wittenberg</p>	February 21, 2017

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					<p><i>I spoke to Varun and Anupam about two weeks ago, and this is what they were considering doing now. My understanding is that Steve Poor is working on a resolution for the northeast blank wall. It sounds like there will be a mural. I'm trying to find out if the northeast retaining wall issue has been addressed. They indicated that they are working on the required interpretive sign that would also go in that location.</i></p> <p><b>Janelle Widmeier stated in an email on 6/29/2020 that if the work is not completed, the City could take enforcement action.</b></p>		(CPED Supervisor)	
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><b>On-Sale Wine and Strong Beer Liquor License application submitted by the Compass Group for the new Thrivent Financial ETC Coffee Bar presented at the July 7, LUC meeting. LUC provided a letter of support.</b></p>	<p>March 6, 2018 (concept plan) and May 1, 2018 (land use apps)</p> <p>11/5/2019 for Sign variance</p> <p>7/7/2020 (Michele Harvet)</p>	Stephanie Rouse	<p>May 21, 2018</p> <p>January 9, 2020</p>
Handicraft City Club Apts. (formerly Village Green – 1000-1016 Marquette Avenue)				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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Vicinity (205 Park Avenue)			Sherman Associates	2	Construction is complete. Monitoring the City’s plan to update the Short Term Rental ordinance. The Vicinity allows short term rentals on the 5 <sup>th</sup> floor.	April 5, 2017	Emily Stern Mei-Ling Smith	May 8, 2017
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. This project is under construction per email from City Planner Kimberly Holien on July 1.	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.			
“Thirty” - Former YMCA  30 9 <sup>th</sup> Street South			Swervo Development	2	<a href="https://www.bizjournals.com/twincities/news/2018/10/31/ned-abdul-will-turn-downtown-s-former-ymca-into.html">https://www.bizjournals.com/twincities/news/2018/10/31/ned-abdul-will-turn-downtown-s-former-ymca-into.html</a>  <a href="https://finance-commerce.com/2018/11/ned-abdul-wants-google-type-atmosphere-for-ymca-redo/">https://finance-commerce.com/2018/11/ned-abdul-wants-google-type-atmosphere-for-ymca-redo/</a>			
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. <b>This item was approved by the PC on 10/7/2019.</b> <b>Pinstripes will not open until 2021.</b>	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.		Andrew Liska	Motion to deny by PC on /8/2019

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					<a href="http://www.minneapolismn.gov/www/groups/public/@cped/documents/webcontent/wcm:sp-220105.pdf">http://www.minneapolismn.gov/www/groups/public/@cped/documents/webcontent/wcm:sp-220105.pdf</a>			
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 <sup>th</sup> Street)			Aeon	3	This project is a collaboration between Aeon, St. Olaf Church and Westminster Church. Remodel Exodus + New Addition: 120 Units (Supportive) - New mid-rise: 120 Units (Age 55+, Affordable) - Replace St. Olaf parking - Green spaces  Presented on July 7, 2020. The LUC provided a letter of support for the application to the City's Affordable Housing Trust Fund.	July 7, 2020 - Letter of support for application to the AHTF	Peter Crandall	St. Olaf Catholic Church (215 S. 8 <sup>th</sup> Street)
Oakland Apartments (213-215 S. 9 <sup>th</sup> Street)				3	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	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><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.</p> <p>Presented to the LUC on August 5.</p>		Mei-Ling Smith	
600 5 <sup>th</sup> 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 <sup>th</sup> 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 <sup>rd</sup> St.			Aeon	3	Project did not receive Tax Credit Funding. Developer will continue to pursue financing.			



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Abiitan				3	<p>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.</p> <p>On 9/13/2019, Manthey reported that turf is being installed in the boulevard.</p>		Janelle Widmeier	
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</p>	<p>Variance #1 for the Blade sign approved on 4/4/2019</p> <p>Variance #2 for the Bull sculpture</p>	Andrew Frenz	Approved by the Zoning Board of Adjustments on 10/24/2019

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					of both variances.  This item was approved at the Zoning Board of Adjustments on 10/24/2019	approved on 6/10/2019		
10 <sup>th</sup> 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: <a href="http://www.minneapolismn.gov/cip/futureprojects/WCMSP-182812">http://www.minneapolismn.gov/cip/futureprojects/WCMSP-182812</a>			
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: <a href="http://www.ci.minneapolis.mn.us/cped/WCMSP-">http://www.ci.minneapolis.mn.us/cped/WCMSP-</a>	11/5/2019 LUC 11/18/2019 Board	Andrea Brennan	PC approved on 11/18/2019  City Council will take action on

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					<a href="#">214876</a>			12/13/2019