

Building, Land Use & Housing Committee

Minutes -- December 18, 2014

The meeting was called to order at 7:05 P. M. by BLUH Chair Jerry Dustrud.

Members Present: Josh Griep; Sue Jagodzinski; Jeff Millikan; Brian Nasi; Nancy Nasi; Brian Neff; Howard Young.

Others Present: Jim Grube, of Hennepin County's Transit project; Jenni Hager, Minneapolis Public Works; Dan Cain, Eden House CEO and President, with Lois Miller and Tom Meier; L. Troung, St. Stephens; Kim Vohs, Vohs Consulting.

The minutes of the last meeting and the agenda for this meeting were approved unanimously.

Jim Grube gave a presentation on bridge replacement and sound walls on 35W. He provided background information about transit access and the resulting sound barriers, which will go on the freeway frontage on 17th Street from Chicago to 10th Avenue. He explained the process involving 2 meetings with the neighborhood and the voting process, which is targeted for February 2015.

Jenni Hager presented updated information on the new 7th Street ramp exiting into the neighborhood from Interstate 94. It will replace the existing 5th Street ramp. She distributed a map showing the latest route and answered questions.

Dan Cain presented information about RS Eden's planned acquisition of the property next door (to the east on Grant Street) to their existing location on Grant St. & Portland Avenue, where RS Eden has been located since 1974. The building is now used as a preschool/daycare facility. They plan to rehabilitate the site by removing the fence and playground equipment and paving the parking lot on the east end of the building. They are also installing new windows, replacing the roof, and removing a tree. The process is being rushed by the seller, so they could close on the purchase tomorrow.

Their project does not require a zoning variance, nor a Conditional Use Permit (CUP), but they still wanted to check in with the neighborhood. There were some questions and comments by neighborhood residents, both for and against approval. In response to one question, RS Eden staff assured those attending that this project would not result in additional clients at RS Eden.

A MOTION WAS MADE AND SECONDED to grant concept approval to this project and that RS Eden should come back with concrete plans regarding the physical changes to the structure. The motion is conditioned upon the sale of the building to RS Eden and that there will be no additional clients at RS Eden. THE MOTION PASSED WITH ONE ABSTENTION.

Nancy Nasi, as the EPNI representative, reported on plans of the Downtown Service Area Master Plan Community Advisory Committee. The group is working on walkability plans for the downtown area including parks, sidewalks, playgrounds, etc. There are over 20 groups

represented in developing this public realm framework plan to enhance priority streets and public spaces.

Kim Vohs, EPNI's development consultant, gave a 2014 review & what's ahead in 2015 report. The success and publicity on the Kraus Anderson proposal were mentioned and the likelihood that we will work out a joint plan. A summary of the projects reviewed in 2014 include Kraus Anderson (8-9th, Portland – 5th block), House of Charity at 8th & Park, HCMC (8-9th, Chicago – Park block) and in the future the corner of 10th & Park, and Portland Tower at 8th & Portland.

With the Mega-development associated with new stadium on the boundary of Elliot Park, more development will definitely be forthcoming in Elliot Park and East Downtown. As East Downtown becomes the new hot area for development in Minneapolis, the East Downtown Council and the Minneapolis Downtown Council are becoming engaged in planning and review right in our backyard. It will serve us well to be known as an entity the developers and others must work with.

To avoid just being a just a reactor, we will begin working on a proactive plan for development in 2015.

Meeting adjourned at 8:35 P.M.

Minutes submitted by Kim Vohs.