

**BUILDING, LAND USE & HOUSING
DRAFT--Minutes - February 18, 2016**

The meeting was convened at 7:00 p.m. by Chair Tanya Schmitt.

Members Present: Sue Jagodinski, Michael Lazaretti, Teghan McCarthy, Brian Nasi, Tanya Schmitt, Becca Staley, Rebecca Thomas, Patti Wettlin, Bert Winkel, Howard Young,

Others Present: Margit Berg, Save Minneapolis Parks; Dan Hunt, Hunt Associates; Scott Elofson, BKV Group; Nick Blagurchik and Michael Noonan, HCMC; Lynn Regnier and Kim Vohs, EPNI.

The agenda was approved as presented.

The January 2016 meeting minutes were approved as presented.

Neighborhood Parks Referendum Margit Berg, Save Our Minneapolis Parks, spoke about the \$15 million annual funding gap and the capital expenditure needs of city parks. Her organization is seeking support for a funding referendum to be added to the ballot. She encouraged interested people to visit the website for more information: <http://www.savemplsparks.org>

1400 Park Avenue Housing Development

Dan Hunt, Hunt Associates, & Scott Elofson, BKV Group, presented updated plans for the development. The project spans Park Avenue South between and along 14th and 15th Streets. They plan to demolish the two-story duplex on the west side of the project at 622 15th Street E. The project includes 243 market rate housing units and approximately 2,000 square feet of commercial space at the corner of Park and 14th. The interior courtyard will feature a pool, fire pit and other recreational amenities for the tenants. Hunt also reported that they were still investigating the costs associated with the historic First Christ Church at 614 15th Street E. The current development project is not contingent upon the disposition of the church property so community discussion and decisions regarding the church will be postponed until more information is available.

A letter to the community from Dan Hunt described the applications that are required by the city in addition to the Land Use Application as follows:

- Rezoning Application. This City has requested that the property at 622 15th Street East be rezoned from R6 to OR2 so that it matches the other properties in the proposed development.
- Conditional Use Permit Application. This permit is required in order to increase the maximum height allowed from 4-stories, 56 feet to 6-stories, 75 feet. The applicant believes that this increase in height will not be detrimental to the neighborhood and will fit within the existing scale and character of the neighborhood.
- Variance Application for Yard Requirements. The development design is proposed to reduce the required side yard as follows:
 - Reduce the required yard from 15feet to 0 feet at East 15th Street, East Grant Street, and East 14th Street. As shown on the Site Plan, stairs and dwelling unit patios are located between 0 feet and 5 feet from the property line. 2-story walk-up entry "bump outs" are located in the area between 5 feet and 10 feet from the property line. The main building wall ranging in height from 5-stories to 6-stories is located 10 feet back from the property line.
 - Reduce the required yard from 15feet to 5 feet at Park Avenue. As can be seen on the Site Plan, stairs and dwelling unit patios are located between 5 feet and 10feet from the property line. 2-story walk-up entry "bump outs" are located in the area

between 10 feet and 15feet from the property line. The main building wall ranging in height from 5- stories to 6-stories is located 15feet back from the property line and does not require a variance.

- o Allow electrical transformer to be located within the 15feet side yard. As shown on the Site Plan, the transformers are proposed to be located on the northeast corner of the building between the building and proposed fence.
- Variance Application to increase Floor Area Ratio (FAR). The allowed FAR for the OR2 zoning district is 3.0. The development design proposes a 3.5 FAR.

Discussion and questions followed. ***Motion to support the development described as 1400 Park Avenue Apartments LLC as presented. M. Nasi/Lazaretti. Passed.***

HCMC Clinic Signage Plan

Michael Noonan & Nick Balagurchik presented the HCMC Clinic sign plan pointing out the change to the parking ramp sign that is now placed perpendicular to the clinic building next to and on the north side of the parking ramp; and the decorative ironwork added to the sides of the monument sign located at the corner of South 9th Street and Park Avenue, in the South Ninth Street Historic District. The overall plan indicates four wayfinding monument signs, one at each corner of the block. Each sign would be 4'x7' plus a one-foot mounting base and be backlit; contain directions to the parking ramp and emergency room; include the HCMC 4-hands logo and the name of the clinic (now described on the plan as 'New Clinic') followed by the description 'Ambulatory Outpatient Specialty Center'. The plan requires applications to the city for the following:

- Conditional Use Permit: Allowing for the higher placement of signs on the building.
- Variances:
 1. For the larger square foot size of the rectangular clinic identification sign on the north side of the building above the entrance.
 2. For increasing the number of permitted monument signs from one-to-four.

The community has consistently been concerned about the number and size of the monument signs at each corner, particularly focusing on the large sign in the South 9th Street Historic District at the corner of 9th and Park. Concerns were expressed, too, about the backlighting and sign colors detracting from the historic district.

Motion to accept the new HCMC clinic sign plan for the CUP request for building signs to be mounted 28 feet above grade; for a variance request for the 8th Street entrance sign larger than 120 square feet; and for a variance request for installing more than 1 monument sign, excluding support for the monument sign to be located in the South Ninth Street Historic District at the corner of 9th Street and Park Avenue.

M. Lazaretti/Jagodinski. One opposed. Passed.

ANNOUNCEMENTS

EPNI Livability Task Force: Monday, March 7, 4-5 p.m., Alliance, 719 16th Street
EPNI Finance & Executive Committees: Monday, March 7, 5:30 p.m., EPNI office
EPNI Board Meeting: Monday, March 14, 6-7:30 p.m., EPNI office-2nd floor
BLUH Committee: Thursday, March 17, 7 p.m-**winter hours!** Recreation Center

The meeting adjourned at 8:20. Respectfully submitted by Lynn Regnier: February 24, 2016.