

BUILDING, LAND USE & HOUSING

Minutes – March 19, 2015

The meeting was convened at 7:00 p.m. by Chair, Jerry Dustrud.

Members Present: Jerry Dustrud, Sue Jagodinski, Karen Johnson; Mary McGovern, Tamir Ali Mohammed, Millie Schafer, Becca Staley, Bert Winkel, Howard Young.

Others Present: Dan Collison, First Covenant Church; Todd Elkins, Urban Works; Michael Noonan, Dave Wisnewski, HCMC; Matthew-NCU student reporter; Lynn Regnier and Kim Vohs, EPNI

The agenda was approved as presented.

The January, 2015 meeting minutes were approved as presented.

First Covenant Church

Pastor Dan Collison presented early project plans at BLUH. The church has signed a Letter of Intent with Community Housing Development Corporation to build workforce housing on their property. Plan A is a larger complex with underground parking, and is contingent upon acquisition of the Hubert's property. Plan B is a smaller complex. Complicating the property acquisition process is a healthy revenue stream that Hubert's currently enjoys from Clear Channel, a billboard company. Optimally the church would like to break ground in April 2016 and complete construction in 2017.

HCMC Clinic

Michael Noonan and Dave Wisnewski presented updated drawings. The project is budgeted for \$191 million, includes 322,000 square feet and they are seeking LEED Silver certification. They are proceeding carefully to get this right. Parking entrance/exit is on Park Avenue to eliminate the two-way street traffic issues on Chicago Avenue. The clinic connects to the hospital in two ways: Skyway access for people and tunnel access for moving goods. There will be no loading docks at the clinic.

Clinic plans are still a "work in progress". The main floor includes an eating area and a pharmacy; child care for clinic patrons; a medical information center; and a conference facility that will be open for community use.

The building presents windows onto the street on all four sides with no blank walls. They are studying the staggered window placement on the south side and working to make it a more consistent pattern. Proposed metal panel colors respect the tones seen on buildings in Elliot Park (historic and vintage).

The preliminary plans were also presented earlier that day to the Planning Commission Committee of the Whole with CPED staff comments. Overall CPED and COW mirrored the same concerns as the Elliot Park community with few exceptions. Additionally CPED and COW wondered about the parking ramp entrance encroachment into the South 9th Street Historic District. Detailed drawings of this façade are not yet available but EPNI will follow up regarding the future Historic Preservation Commission review process and the opportunity for community input/response. COW and CPED were interested in the SE and SW corners: Concern how a future expansion on the SE corner might block off access through the property and a request for a more particular landscape design on the SW corner, perhaps for a pocket park. HCMC did not receive any unexpected comments from COW and are hearing recurring themes overall.

The northeast corner of the building includes plans for a café of some sort on the main floor with an outdoor eating space. The Elliot Park community has continuously requested for a viable restaurant space to be located in the clinic. The community continues to lobby for this and we were pleased to hear at the BLUH meeting that we are not alone. There is strong opinion for that as well at HCMC and there is a

“great debate taking place” for what that space should be, from a Dunn Bros to a D’Amico’s, etc. A special group inside the HCMC family is investigating options.

Questions from the community addressed: Whether or not the community would have access to any retail spaces in the building and how late the building would be open--HCMC is looking at extended weekday hours (8 a.m.-8 p.m.) and Saturday mornings and the pharmacy would be open as late as needed to serve clinic patients after their appointments; The desire for more entrances into the clinic--HCMC does not want uncontrolled accesses into the building; The design of the open parking ramp entrance and whether or not it was more desirable to have the underground access built underneath the six story building and not beside it--HCMC did look at that possibility but determined that it was too expensive; Water collection--HCMC not there yet regarding water management; Bird friendly glass--HCMC is looking at that (current drawings have reduced the glass on the north side).

HCMC will be collecting the feedback from CPED, COW and BLUH/Task Force to review over the upcoming weeks and will return to BLUH with updates at the April 16th meeting.

Downtown Park Conservancy

Ben Shardlow, Director of Public Realm Initiatives, Mpls. Downtown Council, updated the community on the 2025 vision for downtown greening and public realm spaces. They are currently developing a business plan to create a conservancy that would invest in more parks in downtown Minneapolis. This concept has been floating around for some years but resurfaced with the urgency presented by the Downtown East ‘Commons’. They are now convening stakeholders to determine what role a conservancy could/should undertake.

Announcements

March 26: 2pm—Groundbreaking for Portland Tower—8th & Portland

April 6: Livability Task Force-4 p.m., The Alliance, 719 E. 14th Street, Community Room

April 8: Downtown East Commons Public Meeting-6-7:30 p.m., Mill City Museum

April 16: BLUH Meeting-7 p.m. Recreation Center, 1000 E. 14th Street –Winter Hours~!

May 11: EPNI Annual Meeting-5:30-8 p.m., Elliot Park Recreation Center

The meeting adjourned at 8:30. Respectfully submitted by Lynn Regnier: March 30, 2015.