

**BUILDING, LAND USE & HOUSING
DRAFT--Minutes - May 19, 2016**

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

Members Present: Lynn Burn; Jerry Dustrud, Elizabeth Beissel; Sue Jagodinski, June Prange; Carolyn Schurr; Emanuel Tekle; Bert Winkel; Howard Young.

Others Present: Dan Collison, 1st Covenant Church; Tod Elkins, UrbanWorks Architecture; Lynn Regnier, Kim Vohs, EPNI.

**The agenda was approved as presented. M. Beissel/Winkel
The April 2016 meeting minutes were approved as presented. M. Young/Beissel.**

Tailgating Update

The new tailgating boundaries, as introduced by Council Member Jacob Frey, were approved at a public hearing by the Community Development & Regulatory Services Committee (a standing committee of the City Council) on May 17th. The southern boundary for tailgating remains at 6th Street, as it was in the past. Tailgating with alcohol will NOT expand further into the Elliot Park Neighborhood, beyond what was allowed in the past (between 6th to 5th Street), pending final approval by the City Council.

Portland Tower

Background: In October 2014 the BLUH Committee approved the following motion: *To grant conceptual approval for the 'Portland Tower' project, as presented by Shamrock Development, conditioned upon the addition of green screening on the west and north parking ramp walls and more glass insertions on the 8th Street and Portland Avenue parking ramp walls.* The motion was then ratified by the EPNI Board of Directors.

Shamrock Development submitted their plans to the City Community Planning Economic Development for review by CPED staff, Planning Commission Committee of the Whole, and subsequently some changes were made to the building design and approved by the Planning Commission.

EPNI was not aware of those changes until the PC public hearing but did not dispute them. (In a May 20, 2016 email from Jason Wittenberg, Manager -Land Use, Design and Preservation Development Services Division- noted that at the COW meeting "there was some concern about the lack of consistency and compatibility between the parking podium and the tower.") So the red brick of the tower was continued on the first floor; the parking ramp wrapping was changed from a horizontal to a vertical placement of the materials; the parking ramp color was changed from tan to gray; and more windows were added to the parking ramp.

Fast forward to May 2016 and the exterior of the building is totally changed. There is no red brick anywhere and the brick has been reduced to a narrow vertical swath of tan brick on the east and west facades and along the first floor of the building. The entire building is encased in gray metal materials. Pictures of these changes were displayed at BLUH and the community agreed

that it was a substantial change from what was previously approved and they did not like what they were seeing. The investigation into this continues and updates will follow.

1st Covenant Church Housing Development

Dan Collison-1st Covenant Church and Todd Elkins-Urbanworks Architecture, presented drawings for the new mixed-use development proposed for the church property. Little has changed since their April presentation except that they intend to increase the number of units from 150 to closer to 160. This is considered workforce housing and tenants will be pre-qualified. They will present the plans to the City Planning Commission Committee of the Whole (PC-COW) in May, with final presentation to the PC in July. They will return to BLUH in June seeking final approval from the community.

Motion to approve the conceptual plans for the 1st Covenant Church housing development pending final design details. M. Young/Winkel. Passed Unanimously.

Aeon Health Supported Housing

Aeon was scheduled to present plans to the Downtown Minneapolis Neighborhood Association (DMNA) to build a health supported housing development at 409 S. 9th Street. This was the same development that was presented for Elliot Park and rejected by the BLUH Committee in September 2015. The neighborhood and Ward 7 Council Member Lisa Goodman expressed opposition to this new site, just one half block from the western border of the Elliot Park neighborhood. Aeon has now rejected that property as a building site but is reviewing other locations. The project purpose is to provide housing for homeless/near-homeless people with chronic medical issues and a site near HCMC was considered mandatory. The topic is on the agenda again for the DMNA Land Use Committee to review at their June 7th meeting, 6 pm at the Normandy. All in attendance were encouraged to attend.

ANNOUNCEMENTS

Planning Commission - COW meeting; May 26, 4:30 p.m. City Hall room 319
1st Covenant Church housing development

EPNI Livability Task Force: TIME & LOCATION CHANGE for June!!!

Monday, June 6, 6 p.m., SEGUE, 811 11th Ave near the park

EPNI Finance & Executive Committees: Monday, June 6, 5:30 p.m., EPNI office

DMNA Land Use Committee: Tuesday, June 7, 6 p.m., Normandy Inn

Aeon Health Supported Housing proposal.

BLUH Committee: Thursday, June 16, **6 p.m-SUMMER hours!** Recreation Center

Tentative Agenda: Final review of 1st Covenant Church development and Strutwear Building Redevelopment Plans

The meeting adjourned. Respectfully submitted by Lynn Regnier: May 25, 2016.