

**BUILDING, LAND USE & HOUSING**  
**DRAFT--Minutes – May 21, 2015**

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

**Members Present:** Jerry Dustrud, Sue Jagodinski, Larry Ligocki, Mary McGovern, Brian Nasi, Nancy Nasi, Millie Schafer, Becca Staley, Howard Young.

**Others Present:** Michael Noonan, Nick Balagurchik, Dave Wisnewski, HCMC; Dan Collison, Todd Bratulich, 1<sup>st</sup> Covenant Church and Trish Thacker, Salvation Army Harbor Lights Center; Lynn Regnier and Kim Vohs, EPNI.

The agenda was approved with the removal of the HCMC 6<sup>th</sup> Street sign presentation. The April, 2015 meeting minutes were approved as presented.

**FIRST COVENANT-SALVATION ARMY WINTER SHELTER**

Pastor Dan Collison reported that they are working with the county and the Salvation Army to change their winter shelter from a mixed gender facility to, instead, accommodate only female guests. This change will allow them to serve a population that is underserved and in need of a secure shelter facility. As well, the church is applying for a CPED grant that will help them update their facility with showers, new flooring and an expanded office space to allow for more service care on site.

***Motion to support the CPED grant proposal as presented by First Covenant Church for interior building updates to serve winter shelter guests. M.Schafer/McGovern. Passed.***

Collison also reported that they are studying the possibility of including 10-15 rapid housing units in their adjacent housing development. Also under consideration is a discussion with the County regarding the potential to change the winter shelter into a year-round facility, which would not begin until 2017 and would require community approval.

**HCMC CLINIC**

Michael Noonan presented updates, noting the comments from their informal COW presentation the previous week. The Historic Preservation Commission was in attendance to weigh in on the parking ramp wall which encroaches into the South Ninth Street Historic District but they did not have much to say about that other than noting that there is no guidance for non-residential uses in the guidelines. They commented a lot about the ‘pocket park’ space at the corner of 9<sup>th</sup> Street and Park Avenue, especially noting that it was marked as public plaza space but should more appropriately be a pocket park. They wanted appropriate trees and landscaping, maybe a sculpture, and a historic gathering space.

Noonan reported that the ‘stone mulch’ was not popular with anyone (COW, task force) and that HCMC was looking at an alternative plan to enhance that space. The 9<sup>th</sup> Street façade of the cancer clinic will see the low landscape plants replaced with street trees instead as per the request of COW and the EPNI task force. They did not have any fencing details to share yet. The city has required that it be reduced from six feet to four feet. They will supply that detail and the parking ramp wall design later. Dave Wisnewski reported that they have hired a sign consultant to create a sign design plan. COW did not like the planters along the Chicago Avenue façade stating that they were too ‘suburban’ looking. Noonan pointed out that they were there to

provide a leveling view over the ceiling of the loading dock tunnel that runs under that space, next to the building. The tunnel grade slopes 6-8 feet, north to south.

They have modified their application and now will vacate the entire alley as their original plan called for a partial vacation which left a dead-end alley that the city did not like. Normally abutting landowners would split the vacated space but there is then not enough space for the neighboring apartment building so HCMC will give the entire alley space to the owner, Stuart Simek. HCMC will maintain green space plantings on the west side of cancer clinic along the alley. HCMC does not intend to return to COW again and is preparing its formal application to the city, roughly looking to file around June 18<sup>th</sup> (Which is the date of the next BLUH meeting). Noonan asked for a motion from BLUH to support the HCMC project but was advised that the community needed to see the final plans first. He is hoping to bring that material to the June 18<sup>th</sup> BLUH meeting.

### **ANNOUNCEMENTS**

**May 27: Commons Design Review**—6-7:30 p.m., Hennepin Central Library

**June 1: Livability Task Force-4 p.m.**, The Alliance, 719 E. 14<sup>th</sup> Street, Community Room

**June 11: Historic Elliot Park-Community Meeting:** 6-7:30 p.m., Recreation Center, 1000 E. 14<sup>th</sup> St

**June 18: BLUH Meeting - 6 p.m.--*SUMMER HOURS!*** - Recreation Center, 1000 E. 14<sup>th</sup> Street

**June 22: HCMC Clinic Presentation:** 6:30-8:00 p.m., Open Book

The meeting adjourned at 8:20. Respectfully submitted by Lynn Regnier: May 29, 2015.