

BUILDING, LAND USE & HOUSING DRAFT--Minutes – June 18, 2015

The meeting was convened at 6:00 p.m. by Chair, Jerry Dustrud.

Members Present: Elizabeth Beissel, Joshua Courneya, Jerry Dustrud, Ryan Eckman; Kim Forbes, Sue Jagodinski, Michael Lazaretti, Brian Nasi, Millie Schafer, Tanya Schmitt, Becca Staley, Patti Wettlin, Bert Winkel, Howard Young.

Others Present: Michael Noonan, Tom Hayes, Nick Balagurchik, Scott Wordelman, HCMC with Charles Orton BWR Architects; Simon Blenski, Minneapolis Public Works; Dan Hunt, Hunt Associates with Gretchen Camp and Scott Elofson, BKV Group; Lynn Regnier and Kim Vohs, EPNI.

The agenda was approved as presented.

The May, 2015 meeting minutes were approved as presented.

SOUTH 9TH STREET REDUCED TRAFFIC LANES

Simon Blenski, Associate Transportation Planner, Minneapolis Public Works updated the community on the resurfacing of South 9th Street which had been completed the previous weekend. Temporary lane markers were installed pending discussion by the community of the proposal to reduce the vehicle lanes from three to two and to widen the bicycle lane between Chicago Avenue and 5th Avenue. The bicycle lane would remain on the south side of the street with parking next to the curb, then the bike lane, then two lanes of westbound traffic and another lane of parking on the north side of the street. Blenski noted that traffic studies indicate a volume of 4,000 vehicles between Chicago and Park, and up to 7,000 vehicles at 5th Avenue. These numbers are far below the 10,000 count further west and would accommodate the reduced traffic lanes. The community was assured that if the traffic numbers increased in the future the street could be re-stripped to again accommodate three vehicle lanes. ***Motion to approve the reduction of westbound vehicle traffic lanes between Chicago Avenue and 5th Avenue on South 9th Street from three lanes to two lanes and to widen the bicycle lane on the south side of the street. M. Beissel/Forbes. Passed Unanimously.***

HUNT ASSOCIATES RESIDENTIAL DEVELOPMENT PROJECT

Dan Hunt, President, Hunt Associates; with Gretchen Camp and Scott Elofson, BKV Group; presented plans for the development of the property currently owned by Minnesota Aids Project along Park Avenue between 14th and 15th Street East. The property sale will close in about thirty days and Weidner Apartment Homes will own and manage the complex. They intend to build a six story building with 240-260 market rate rental units (studio/1-2 bedroom), ranging from 500-1200 square feet, ringing the four edges of the property. Underground parking will accommodate 260 vehicles that will enter and exit the parking ramp on 15th Street, adjacent to the building lobby. A one-way northbound road along the west end of the property will allow easy access for maintenance and trash collection vehicles. A garden area will be sited on the northwest side of this road. The first floor of the outward facing units and interior courtyard facades will be walk-up townhouse type units with street/grade level entrances. A 1,700 square foot retail space is proposed for the northeast corner of the property. Exterior building materials will be red and cream brick to complement the historic neighborhood buildings. They are targeting empty nesters, a population that is a little older and likely to stay a little longer than a younger demographic. They believe that there is adequate demand for these market rate units in this location. Discussion and questions followed. Hunt intends to return to the community with new renderings in July or August. Lisa Steiner is the CPED City Planner assigned to this project.

HCMC SIGN PERMITS AND VARIANCE

Richard Lang, Principal, Visual Communications, presented designs for signage at four points on existing HCMC buildings in Elliot Park. A message sign would be located on the corner of the building at Chicago Avenue and 6th Street. Other signs on various buildings would be not be message signs but show the four-hands logo to help identify the buildings from various site lines as described in the documents that were presented. *Motion to approve the Conditional Use Permits in conjunction with a Variance for Hennepin County Medical Center as presented in the documents dated June 16, 2015.* **M. Schmitt/Forbes. Passed Unanimously.**

HCMC CLINIC

Michael Noonan presented updated and refined clinic drawings, noting that this was the 12th community meeting that HCMC had participated in for this project. Noonan pointed out that the previous designs depicted a ‘curtain wall’ that is actually windows; the conference room/training center space has been moved from the northwest corner of the main floor to the northeast corner, adjacent to the café area; the pharmacy has been moved near the welcome area; details of the parking ramp entrance included overhead trellis signage that serves as a cautionary reminder for ramp ceiling height restrictions; six-foot fencing behind the existing apartment building and four-foot fencing for the pocket park; location of four proposed monument signs, 8-10 feet high; the retained but reduced-in-height landscape planter gardens along the Chicago Avenue side of the building; the added sidewalk trees in front of the cancer clinic on South 9th Street; and the reconfigured green space (previously stone mulch) on the west side of the cancer clinic behind the apartment building. HCMC has submitted the designs to the City for a preliminary development review. A tentative future timeline includes plans for an August Historic Preservation Commission review followed by a mid- September Planning Commission review. If HPC issues a Certificate of No Change, and a review is not required, then HCMC would visit the PC in August. Exterior building materials were displayed and discussed. It was noted by a community member that a future addition of floors 4-5-6 above the three-story attached building at Chicago and 9th would need further review and consideration by the neighborhood. (Previously the task force had encouraged a step-back of any additional height at this location.) Noonan noted that any future addition would require a Phase I Environmental Review due to increased square footage.

Motion to approve the HCMC clinic plans dated June 12, 2015 as presented and updated with the exception of any signage which will be reviewed separately when detailed drawings are available. **M. Beissel/Schafer. Passed Unanimously.**

ANNOUNCEMENTS

June 22: Joint Meeting: East Downtown Council, Downtown West, Mill District & EPNI:

Program—HCMC Clinic: 6:30-7:30, Open Book, 1011 S. Washington Avenue.

July 13: (NOTE!!! Date change for July) Livability Task Force-4 p.m., The Alliance,
719 E. 14th Street, Community Room

July 16: BLUH Meeting - 6 p.m.-SUMMER HOURS! - Recreation Center, 1000 E. 14th Street

The meeting adjourned at 7:50. Respectfully submitted by Lynn Regnier: June 22, 2015.