

BUILDING, LAND USE & HOUSING
Minutes – April 19, 2018

The meeting convened at 6:01 p.m. by Jerry Dustrud

Members Present: Bert Winkel, Jerry Dustrud, Amanda Roth, Monica Xiong, Tam Kleizman, Dan Collison, Jacquie Berglund, Tracy Berglund, Mada Tautges, Jim Hirst, Marlys Anderson, Dan Quirk, Millie Schafer, Mike Dwyer, Sue Jagodzinski, Nicole Salica, Chris DeLaurentis, Brian Nasi

Others Present: Matt Bappe; Jerry Blanchad, MSR; Matthew Weiland, Clear Channel Outdoor; Tom Hayes, 35W@94; Shane LaFere, Sherman Associates; Clare Kenney; Art Bartels, ESG; Garfield Clark, Don Gerberding, Master Properties; Shane LaFave, Sherman Associates; Vanessa Haight EPNI

The agenda was approved as presented.

March 2018 meeting minutes were approved as presented.

35W @ 94 CONSTRUCTION

Dave Aeikens and Tom Holmes presented information on the 35W @ 94 Construction. The project will improve traffic flow on I-35W and I-94, improve transit service on I-35W, improve access to local streets and better access to the Lake Street Business District, replace pavement, bridges and noise walls, and enhance bicycle and pedestrian facilities. Starting in June, the ramp from 35W north to downtown Minneapolis will be closed for 4 months. Project completion expected in Fall 2021.

For up to date information, see www.mndot.gov/35w94

HOUSE OF CHARITY

Bert Winkel of House of Charity and Jerry Blanchad of MSR Design presented detailed plans for the Park7 housing development proposal. The proposal includes 61 units of affordable housing in a 4 story building. The first floor will have dark masonry, floors 2-4 will have painted gray/white metal façade, and the “House of Charity red” will be used as an accent color. The building will be set back 10 feet from the property line at the parking lot to allow for adequate space if/when the parking lot is redeveloped and a security fence will be installed along the property line at the parking lot. Sixty-one units is the maximum units allowed under federal funding, therefore this property will have 61 units. The units will be affordable to those earning 30% area median income or less and is classified as permanent supportive housing for single adults. The proposal is being submitted to the City at the end of May, with a potential construction start date in November.

Motion to approve the House of Charity development proposal as presented and issue a letter of support. M. T. Berglund/Beissel. Passed.

7TH & PORTLAND

Art Bartels of ESG Architects and Shane LaFave of Sherman Associates presented a development proposal for 7th and Portland, on the southern half of the block owned by Thrivent Financial. The proposal includes 150-160 units of housing (studio to 2 bedroom) with a workforce target (rents of \$1100-2800). The development will also include 120+ key extended stay hotel (brand TBD), a daycare, and a fitness facility.

Two floors (350 spaces) of parking will be shared with the entire block, including the Thrivent HQ. The parking will be operated as public parking with a number of spaces set aside for apartments. The development team is awaiting guidance from the City of Minneapolis on bike lanes.

The apartment building will have a masonry base with a window panel. The hotel will also likely be masonry although design will depend on the brand of the hotel. Once the hotel brand is selected, the team will return to share details.

The project is expected to go before COW on June 14, 2018 and Planning Commission on August 13, 2018. A fall 2018 start is expected with a Spring 2020 completion.

Motion to conceptually support the 7th & Portland mixed-use proposal as presented at the April 19, 2018 BLUH Committee meeting. M. Quirk/Schafer. Passed.

PROPOSED BILLBOARD CHANGE AT FIRST COVENANT BLOCK & ERIK THE RED

The previous billboard expansion proposal grew to a much larger district than originally intended; this current proposal is limited to a concise area and does not include any additional areas of downtown. Clear Channel seeks to expand the Downtown Entertainment Billboard District to include just 6th St and Chicago Ave Corner Block to allow conversion of existing two billboards to digital technology; the size, height, and placement remain the same. Digital billboards are proposed only for the two billboards facing U.S. Bank Stadium; the third billboard (facing south) will remain a printed billboard. No additional billboards will occur with this expansion.

Digital billboards provide opportunity for: City announcements, weather alerts, amber alerts, Hennepin County messages, FBI Wanted announcements, etc. The billboard on top of Erik the Red generates a significant income for the business. The expansion is supported by Minneapolis Regional Chamber of Commerce, Minneapolis Downtown Council, East Town Business Partnership, Women's Foundation of MN, Minneapolis Firefighters, Ward 6 Council Member Abdi Warsame.

Motion to support the expansion of the Downtown Entertainment Billboard District to include the 6th Street and Chicago Avenue Corner Block and allow for the conversion of two existing billboards to digital technology. Ordinance should be written in a way that limits digital technology to billboards facing U.S. Bank Stadium only. M. Dwyer/Tautges. Passed.

TROY BUILDING RENOVATION

Don Gerberding of Master Properties presented a renovation concept for the existing Troy Building, located on 14th Street at Chicago Avenue S. Master Properties, on behalf of the property owners, proposes converting the existing vacant building to 24 units of rental housing. The property is zoned C1 and housing is permitted. Ten stalls of parking will be included on the east side of the property – no parking is required per the downtown parking overlay district; bicycle parking will be provided both indoor and outdoor (24 spaces indoors). Apartment units will be 445-784 square feet, with expected rents of \$1000-1100.

The primary entrance of the building will be on the east side, with the west entrance remaining as a private entrance to one unit. Some first floor units will have patios on the west side of the building. No variances are required.

Master properties recommended against any retail at this site due to the economics of the location (foot traffic, mid-block, etc.). Concern over the loss of the retail storefront was expressed by the audience.

Motion to conceptually support the renovation of the Troy building to 24 apartments with encouragement to the developer and owners to consider retaining a small commercial component on the first floor. M. Quirk/Hirst. Passed with one abstention.

ANNOUNCEMENTS

Elliot Park Neighborhood Spring Clean-Up: April 28, 10 a.m. – Noon. Meet at Elliot Park at 10 am, join a group of volunteers, collect litter as you walk your assigned zone and head back to Elliot Park for a free lunch at noon. Volunteers needed for littler clean-up, meal prep, meal serving, and clean-up.

Livability Task Force: May 3, 4-5 p.m., Segue Coffee, 811 11th Ave

EPNI Annual Meeting: May 14, 5:30-8 p.m., FINNovation Lab (817 5th Ave S): Join us at our new office for food, entertainment, board elections, volunteer awards, a feature presentation on Elliot Park development, and updates from elected officials

BLUH Committee Meeting: May 17, 6:00-7:30 p.m, Elliot Park Recreation Center

The meeting adjourned. Respectfully submitted by Vanessa Haight: May 21, 2018.