

## **BUILDING, LAND USE & HOUSING**

**Minutes – June 21, 2018**

The meeting convened at 6:07 p.m. by Jerry Dustrud

**Members Present:** Bert Winkel, Jerry Dustrud, Jim Hirst, Marlys Anderson, Millie Schafer, Mike Dwyer, Sue Jagodzinski, Nicole Salica, Chris DeLaurentis, Patti Wettlin, Abdirahman Hassan, Coriner Boler, Mike Lazaretti

**Others Present:** Amanda Wigen, Green Minneapolis; Casey Carl & Aaron Grossman, City Clerk's Office; Jaci Bell, Kraus-Anderson; Burt Coffin, ESG Architects; Vanessa Haight EPNI

**The agenda was approved as presented.**

**April 2018 meeting minutes were approved as presented.**

### **LEGISLATIVE INFORMATION MANAGEMENT SYSTEM (LIMS) PRESENTATION**

Casey Clark, Minneapolis City Clerk, presented an overview of the new Legislative Management Information System (LIMS). LIMS is a new system of sharing City of Minneapolis information and features an easy search function similar to google. For help in navigating LIMS, click the [question mark \(?\)](#) in the upper right corner of the LIMS homepage (<https://lims.minneapolismn.gov/>) for a user guide.

### **THE COMMONS – SUMMER 2018 PROGRAMMING**

Amanda Wigen of Green Minneapolis presented an overview of 2017 programming and a preview of 2018 programming. The Commons will host a variety of programming in 2018 including the farmers market, fitness activities, arts & culture, games, movies, music, nature, reading. A performance by the Minnesota Orchestra is planned for the season finale on September 25<sup>th</sup>. For a complete listing of programming, visit <https://www.commonsmpls.com/>.

### **WELLS FARGO SITE REDEVELOPMENT**

Jaci Bell of Kraus-Anderson and Burt Coffin of ESG Architects presented an overview of the proposed development on the Wells Fargo site at 8<sup>th</sup> Street & Portland Avenue. Kraus-Anderson plans to purchase the Wells Fargo site but the Wells Fargo retail branch will remain as part of the new development. The proposed development features a 16 story residential tower (approximately 340 market-rate units) with 8 retail storefronts at street level. The Wells Fargo branch will be positioned at the 8<sup>th</sup> & Portland corner and will have one drive-up ATM. The development team would like to also plan for walk-up ATMS but the City is resistant to having both drive-up and walk-up ATMS on site.

The streetscape of the development will be similar to HQ with a larger setback for landscaping and pedestrian movement. The tower will be set-back 12' from the street with the 16' podium (retail storefront) at street level being the dominant experience at street level. The site access and flow of cars is currently being explored but preliminary design shows a curb cut at 8<sup>th</sup> Street and a widened alley on the west side of the block to accommodate two-way traffic. Three levels of below-grade parking will serve as parking for the residential units. Limited parking will be available within the turnaround area of the site.

The BLUH Committee asked for clarification on the surface parking & landscaping of the interior of the site; a rear view of the development as seen by the 9<sup>th</sup> Street brownstones; and careful consideration of the traffic flow through the site (two-way in the alley could be very confusing). The Committee also asked about pile driving – the development team responded saying they plan to do sheet piling rather than pile driving.

The development team plans to present at Committee of the Whole (COW) in August and Planning Commission in October, with an optimistic start in early 2019. The development team will return to BLUH as design progresses.

Before departing, the development team asked for feedback on two items:

- The City wants to eliminate the 8<sup>th</sup> Street curb cut – most, but not all, of the BLUH Committee agreed the curb cut is needed to alleviate some of the alley traffic.

- The City will not permit both a drive-up and walk-up ATM – the BLUH Committee responded that walk-up ATMS are essential, otherwise folks with walk-up to the drive-thru ATM and there is a lack of ATMS in the area.

***M. Schaffer/Beissel to approve the conceptual development plan for 8<sup>th</sup> & Portland. Passed with 3 abstentions.***

### **MADISON SCHOOL APARTMENTS**

Vanessa presented the work of the Development Review Task Force thus far in response to the proposed redevelopment of Madison School Apartments. The Task Force has put forth a series of recommendations to the development team with little response and is focused on the following two recommendations:

*The location of the community room & patio space:*

- Relocate the community space & patio to the southern end of the building, near the park
- Reconsider shifting the building south. In theory, shifting the building to open up a view of the school makes sense, however, the shift actually exposes the most unattractive portion of the building and the trash collection

*Building exterior:*

- Reconsider exterior design as it looks institutional, is too flat and boring, and lacks any sort of focal point or interesting details

The Task Force is planning to attend the upcoming July 11<sup>th</sup> HPC Public Hearing to share recommendations.

Two residents from Madison School Apartments attended the BLUH meeting and spoke of the challenges they are facing and frustration with being left out of the conversation. The Committee also discussed neglect at Franklin Steele Park and safety and security issues. Looking at crime prevention through design was recommended when moving forward with recommendations on the Madison School Apartments design. The residents from Madison School Apartments were invited to be part of the Development Review Task Force.

### **MINNEAPOLIS 2040 – Tabled until July BLUH Meeting**

### **ANNOUNCEMENTS**

**FINNEGANS Market:** Fridays, June 1 – September 28, 12-5 p.m., FINNEGANS House Courtyard **EPNI Board Meeting:** July 9, 6-7:30 p.m., North Central University Board Room, 1410 Elliot Ave **EPNI Renters’ Meeting:** July 11, 6:30-8:00 p.m., EPNI Office, 817 5<sup>th</sup> Ave S, #400 **Livability Task Force:** July 12, 4-5 p.m., Segue Coffee, 811 11<sup>th</sup> Ave **Green Team Ice Cream Social:** July 17, 6:30-7:30 p.m., Elliot Park Recreation Center **BLUH Committee:** July 19, 6-7:30 p.m., Elliot Park Recreation Center

The meeting adjourned. Respectfully submitted by Vanessa Haight: July 2, 2018.