

**BUILDING, LAND USE & HOUSING**  
**Minutes – October 18, 2018**

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

**Members Present:** Jerry Dustrud, Liza Williams, Andrew Kalupuch, Glen Johnson, Jacqueline Cech, Geoff Meyer, Liz Beissel, Nicole Salica, Brian Nasi, Luke Corson, Chris DeLaurentis, Erin Perdu, Tricia McCaffrey, Coriner Boler, Jill Kanjos, Christian Bye, David Graham, Marlys Anderson, Sue Jagodzinski, Jeff Selamber, Cole Claffey, Millie Schafer, Kirk Moorhead, Kristine Lindeman

**Others Present:** Jaci Bell, Kraus Anderson; Burt Coffin, ESG Architects; Erik Bjorum and Michael Margulies, DJR Architecture; Ben Johnson, Kimley-Horn; Jordan Munro, EPNI

**The agenda was approved as presented.**

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

**WELLS FARGO REDEVELOPMENT PROPOSAL**

Jaci Bell of Kraus Anderson and Burt Coffin of ESG Architects presented updated plans for the Wells Fargo Site. The proposal will go before the City Planning Commission on November 13<sup>th</sup>. Changes to the proposal include: the addition of recessed balconies, a second story above the bank, and the increase in the alley from 15 to 20 feet. They are working with Metro Transit to add some landscaping on 8<sup>th</sup> Street that is compatible with the BRT stop.

Regarding bike storage, Burt agreed to look at bike storage concepts that to ensure they promote biking through convenience and functionality. Regarding the suggestion to block the north/south alley, Burt stated that they are unable to do so. However, neighboring building could enter into an agreement to vacate the alley so that the new development is responsible for upkeep and maintenance.

**Motion to continue project support for Wells Fargo development, including changes presented at the October 18<sup>th</sup> BLUH meeting. M. Beissel/DeLaurentis. Passed.**

**501 7TH STREET DEVELOPMENT PROPOSAL (SMITH LOT)**

Erik Bjorum and Michael Margulies of DJR Architecture presented updated plans for the 501 7<sup>th</sup> Street development proposal (Smith Lot). No major design changes have been made since the last meeting. Surfacing parking has been reduced from 25 to 20 spaces and a variance to allow surface parking has been applied for.

The committee requested the development team meet with the Sexton board regarding the proposal and solicit feedback.

**Motion to continue to support 501 7<sup>th</sup> Street development based on revised schematic design presented at October 18<sup>th</sup> BLUH meeting, contingent on development team meeting with the residents of the Sexton. M. Jagdozenski/Schaffer. Passed.**

**MINNEAPOLIS 2040 UPDATE**

Jerry Dustrud, Chair of BLUH, provided an update on the Minneapolis 2040 Comprehensive Plan, highlighting EPNI's request to consider lower heights around Elliot Park Recreation Center and increase allowable height where in two locations (areas near Fit Apartments and Elliot Twins). City of

Minneapolis Planning Staff are working with Council Member Warsame's office to draft an amendment to the plan to reflect these changes. Jerry reviewed opportunities for public comment and testimony on Minneapolis 2040.

## **ANNOUNCEMENTS**

**Thursday, November 1:** EPNI Livability Committee, Elliot Park Recreation Center, 6-7 pm

**Wednesday, November 7:** EPNI Renters Meeting, Impact Hub (817 5<sup>th</sup> Ave, #400), 6:30 pm

**Thursday, November 15:** BLUH Committee, Elliot Park Recreation Center, 6-7:30 PM

The meeting adjourned. Respectfully submitted by Jordan Munro and Vanessa Haight: October 23, 2018.