**Notes from Minneapolis Downtown Council’s 2025 Plan**

**East Town Development Group Meeting**

**Tuesday, March 21, 2017, 9:00-10:30 a.m.**

**U.A. Plumbers Local Union 15, 708 South 10th Street**

**DOWNLOAD PRESENTATION AT THIS LINK:**

[**https://www.dropbox.com/s/0t95hljj4u8ex9k/Park-and-Portland\_20170321%20%28Email%29.pdf?dl=0**](https://www.dropbox.com/s/0t95hljj4u8ex9k/Park-and-Portland_20170321%20%28Email%29.pdf?dl=0)

1. **Welcome and Overview of Agenda**Dan Collison, Director of Downtown Partnerships for the Minneapolis Downtown Council/Downtown Improvement District, welcomed the audience to the March East Town Development Group meeting. He noted that given today’s topic it’s interesting to be meeting adjacent to the Park Avenue corridor. Then he thanked Plumbers Local Union 15 Business Manager Rick Eilers for hosting.   
     
   Eilers gave a brief history of his background, PLU15 (<http://www.plumberslocal15.com/>), and the building in which it is located. He has been with PLU15 for 7 years, prior to which he worked for many years at Northern Mechanical, and an indentured plumber since 1989. PLU15 has been in this location since the 1950s and charted with the United Association since 1890. There are approximately 2,000 members who work on everything from single family residential to commercial to industrial. PLU15 was profiled in *Minneapolis at 150 years* by Cherbo Publishing Group (<http://www.cherbopub.com>), a couple copies of which are available for the taking. He loves the area and thinks plumbers are great!
2. **Upcoming East Town Development Group Meetings**

* *Tuesday, April 18th*. The New Hotels of East Town hosted by the Radisson RED located at 609 South 3rd Street (<https://www.radissonred.com/minneapolis/>), invitation to which is forthcoming.
* *Tuesday, May 16th*. The Mill City Quarter Affordable Apartments (<http://www.millcityquarter.com/>) and Abiitan Senior Apartments (<http://www.abiitan.org/>) by Steve Minn from Lupe Development.
* *Tuesday, June 20th*. An Affordable Housing Leadership Panel, the goal of which is to download on key questions and distill them into salient points for mayoral candidate forums.

1. **Introductions**Carina Aleckson, Catholic Charities Opportunity Center  
   John Campobasso, Kraus-Anderson Construction  
   Alex Duval, Duval Companies  
   Rick Eilers, Plumbers Local Union 15  
   David Fields, consultant to Minneapolis CPED for East Town  
   Jeff Hemer, Boarman Kroos Vogel (BKV) Group  
   Nancy Martel, Kraus-Anderson Construction  
   Kjersti Monson, Friends of the Lock and Dam, Duval Companies   
   Robin Mooney, BKV Group  
   Christopher Palkowitsch, BKV Group  
   Paul Reyelts, Friends of the Lock and Dam, Minneapolis Parks Foundation  
   Patrick Sadler, policy aide to Ward 7 Council Member Lisa Goodman  
   Carletta Sweet, Downtown Minneapolis Neighborhood Association
2. **Park and Portland: Vision for Development**  
   Collison thanked the BKV Group for all of its pro bono work on this effort and explained their presentation is a living document they are taking on the road: yesterday they presented before the executive team of HCMC and HC; they have presented before both the Board and H Committee for EPNI and the Board and Land Use Committee for DMNA. They will also be presenting before Ward 7 Council Member Lisa Goodman’s constituency. This is an important outreach piece they hope will be useful to landowners, developers, and the community as a whole. It is an amplification of current City policy, plans and small area plans, not a new area plan, that will concisely put in one place (eventually on a website) the important assets of East Town. There is the sense that the area is all built out; it is not. There is so much space and potential for diverse housing which you’ll see in the presentation.  
     
   Robin Mooney (<https://www.linkedin.com/in/robinmooney1>) advised she leads Business Development for BKV out of its Minneapolis office and is chartered to grow their national presence. They are excited to share what the team has done, not just the work of those who are present today, but also the work by a myriad of folks behind the scene. They are here to help foster conversation and collaboration between the public and private sectors on the wonderful opportunities for development in Minneapolis. BKV has developed a lot of assets in Minneapolis and around the country which has provided them with the credibility to be a part of this study and to bring a global perspective to help inform the study.   
     
   Christopher Palkowitsch (<https://www.linkedin.com/in/chris-palkowitsch-9b88089>), Project Architect and Associate Partner at BKV Group, advised they have three offices and Minneapolis is their headquarters where they have been located for 38 years. History of the area is important to them and why they are doing this study pro bono. They’ve done others in the past, e.g., a small one in North Minneapolis after the tornado went through to help support the City.  
     
   Jeff Hemer (<https://www.linkedin.com/in/jeff-hemer-3b3749a>), Managing Architect at BKV Group, advised he’s working with Palkowitsch as part of the 1400 Park Avenue team, and both were also involved with Steve Minn on the Mill City Quarter and Abiitan projects and are happy the way they turned out. They are relying on Collison and his group to create the program for this study which was initiated by the 2025 Plan, the goals for which are to:

* Increase diverse kinds of residential development;
* Strengthen Park and Portland corridors as connectors;
* Expand and improve the public realm, recognizing what work has been done recently and what new work is coming; and
* Create a website platform as an online tool for developers to help spur development.

As a multidisciplinary firm, a lot of people have been contributing to the study along with local landowners and developers, and a major piece of this study is looking at opportunity sites, most of which are in the south edge of East Town in Elliot Park. They are building on the Elliot Park Master Plan and a recently completed Residential Development Framework that will be interlaced into the study.  
  
Using maps within a slide presentation, Hemer and Palkowitsch described the boundary of the study area, character zones, land uses within the character zones, zoning, building heights, circulation and transit, and opportunity sites (currently a total of 28 and will be adding others having met with HCMC).  
  
Opportunity sites look at surface parking and sites deemed underutilized, e.g., Site 18 at 1600 Chicago Avenue South and Site 19 at 1619 Chicago Avenue South. As development infills these areas there will be a better opportunity for mixed-use development with multifamily residential above retail. A couple of big opportunity sites which were identified in the Elliot Park Master Plan are Centennial Commons Site 11A at 718 South 10th Street and Centennial Commons 11B at 901 Centennial Place which could be one or two projects with a woonerf down the middle.  
  
It was noted that the map recognizes the projects that are in process; so much is changing that may not be reflected on Google Earth. They are updating the map as development occurs and are seeking input from others who may be involved and have more current information.  
  
They described and displayed images of the characteristics of the Park and Portland corridors through the various character zones beginning at Mill City Museum for the former and West River Parkway for the latter, through South 10th Street for the former and Franklin Steele Square for the latter.  
  
Next they described the street sections for each corridor which provide additional setbacks and green space to enhance the pedestrian realm. They have been working with Ben Shardlow, Director of Urban Design at the Minneapolis Downtown Council/Downtown Improvement District, for guidance on streetscape design, and have a few more steps to go before HC is onboard; HC is looking at wider roadways for easier vehicular transit.   
  
Lastly, what they are still in the process of developing is overall guidelines by zone and are seeking input.  
  
Thereafter, detailed discussion ensued during which Fields stressed the importance of developing the Centennial Commons Site.

1. **Closing Remarks**

Collison thanked the BKV Group for their presentation, the audience for attending, and PLU15 for hosting.   
  
He acknowledged Kjersti Monson, former Director of Long Range Planning at the City, and her husband, Alex Duval who brings international development experience. Then he asked Monson to explain the goals of the Friends of the Lock and Dam and how the Lock and Dam would fit in as an opportunity site.  
  
FL&D (<http://www.startribune.com/riverfront-advocates-propose-new-park-at-minneapolis-lock-and-dam/397154421/>) has been active for over a year and engaged in the deeply practical implementation work required to convert it from what was a navigational use owned by the Army Corps of Engineers to a more public civic use. There are visions for restaurant, museum and event uses. The National Park Service is a major tenant and very engaged in the conversation. The L&D is at the crux of the Mill District with the historic falls and there is enormous political will at level of government and the MPRB is also engaged. The see a bright future in moving it forward and will require congressional action as will the U.S. Post Office further up the riverfront, but don’t see that as insurmountable. It will be a significant draw and a large number of users; the MPRB is already anticipating 2.5 million visits annually that will come to Mill Ruins Park and Stone Arch Bridge once Water Work comes on line with Portland Avenue being the access to a major experience.