



WBCC Land Use Committee Meeting

September 12, 2007

Community Room, Brian Coyle Community Center 420 15th Avenue South

Attendance: Jack Burgess, Mina Ozturk, Chris Loomis, Jim Ruiz, Jackie Ertsminga, LaRayne Quale, James Black, Laura Silver, Peg Wolff, Virginia Wandt, Micheal Duenes, Deb Wolking-WBCDC, Tim Mungavan-WBCDC, Russ Williams-Fairview Hospital, Kevin Gutknecht-MNDOT, Jon Chiglo-MNDOT, other city planning and MNDOT staff. Doris Wickstrom

6:30 Welcome and introduction to attendees, city presenters and MnDot officials.

6:35: University of Minnesota Children's Hospital Fairview, expansion

Russ Williams of Fairview Hospital, University of Minnesota Children's Hospital project lead, discussed parking issues raised by residents at initial review of the children's hospital project. He will meet with Augsburg and St. Kate's next week. Fairview is recommending creating "permit only" spots for the neighborhood (resident and guest) parking. Fairview will continue to encourage employees to not park in the neighborhood. Fairview is very willing to continue to work together to solve this issue. Also, the hospital wants to work together with the neighborhood on how to inform neighbors about the project.

Mr. Williams presented the latest drawings and design for the building in a hand out. He again stated that there would not be any loss of parking spaces. It will be increasing the overall parking capacity on the Riverside Campus." Mr. Williams requested a letter of endorsement from the committee supporting vacation of 7th Street between 24th and 25th Avenue. This will be heard at the October 10th meeting of the Land Use committee to be held at Fairview Hospital.

7:05: I-35W Bridge

Jon Chiglo, Project Manager and Kevin Gutknecht, Office of Communications, MnDOT presented a short project overview and answered many questions from local residents. The I-35W Bridge municipal consent public hearing is set for 5:30pm Thursday, September 20, at the Thrivent Financial Auditorium 625 Fourth Ave S. The meeting will give people a chance to comment on the final layout and project report for the new Interstate 35W Bridge presented by the Minnesota Department of Transportation (MnDOT). This is the next step in the state-mandated municipal consent process, in which MnDOT asks the Minneapolis City Council to grant its approval of the project, or offer its suggested changes. The proposed bridge plan incorporates the Statement of Principles (<http://www.ci.minneapolis.mn.us/minneapolisresponds/vision.asp>) that the City Council unanimously approved August 17. The proposed bridge would include five lanes in each direction, including two lanes that could be devoted to Bus Rapid Transit and/or managed lanes. At the united urging of the Mayor and all of my Council colleagues it will be designed and built to be Light-Rail-ready, which may help accommodate our future transportation needs. The bridge would follow the same alignment as the previous bridge, but more lanes and wider shoulders mean the bridge will be about 189 feet wide, compared to the previous bridge's 113-foot width.

Residents and the property manager from Seven Corners Apartments expressed their concern about the loss of parking and possible access to their building and parking area due to proposed changes in 14th Ave. with construction of the new bridge. There were questions raised about the accessibility of fire trucks. The design build team will work with the fire department on access issues. There was willingness by the project Manager to meet with the property manager and make their concerns known as the design and build process continues. It was suggested that MnDot consider taking the additional space need from the West side of the bridge where there are no residents, rather than the densely populated area near 7-Corners. MNDOT can come back to the neighborhood with additional information.

The work schedule will involve 2 shifts. There will not be work done between 1 am and 5 am. Nighttime work will include noise and extra lighting. Residents also expressed concern about the noise and lighting during construction as well as the staging area for the construction site.

It is very likely that the City Council will respond with its consent or suggestions shortly after this meeting (perhaps as early as Oct. 5) so folks may want to get all their comments in before then.

Additionally the City is looking at some other possible changes regarding access to and from 35W. One area that is getting a lot of attention is finding an alternative for North bound traffic coming out of downtown. Jon Wertjes is the best person to contact about this:

E-Mail:

Jon.Wertjes@ci.minneapolis.mn.us

Phone Number(s):

: 612-673-2614

7:20: Dania Site Encroachment

Judy Cedar, from CPED, reported on the proposed sale of land to the owner of the building next to the Dania lot, Bina Investment Group, Bina Investment Group's building is over-built onto the Dania site. In July, Judy Cedar met with the Land Use Committee about this encroachment issue. City staff has now evaluated the options (land sale to Bina, suing Bina, buying Bina's building) and is recommending the sale of a 2.5-foot strip from the Dania lot plus granting a 1.5-foot easement. Mr. Bina has requested \$1.4 million for his building and site. A utility survey has been completed indicating the available land that is buildable on the Dania lot. The city has no powers of eminent domain in this case. They have evaluated the value of the Dania lot at \$500,000, and propose asking a sale price of \$11,000 for the encroachment piece. The staff recommendation will go to the Community Development Committee of the City Council and then it will go to the full council for a vote. Judy will keep the Land Use Committee posted on the dates.

MOTION: "The Land Use Committee recommends to the WBCC that the City of Minneapolis not sell the portion of the Dania lot that has green encroached on by the Bina Investment Group (2.55 feet of Lot 14, plus a 1.4 feet easement for building footings, from Meldal and Sund's subdivision of Block 179, Town of Minneapolis situated in Hennepin County). Since such an action would be harmful to the interests of the community, the committee further recommends that the City seek a legal opinion from an outside attorney prior to taking action to sell the land and prior to taking any further actions concerning this property. The WBCC Land Use committee recommends that the city report back to the community with the recommendation from outside council."

Motion passed unanimously.

7:40: Buckthorn Removal Project

Michael Duenes presented a proposal for a buckthorn removal project in Riverside Park. He sees this as a beginning to general restoration of the park. The glen area and the WPA Steps are in need of repair. Michael is interested in partnering with Fairview Hospital and with the Park Board on this project.

The Land Use sees this as an opportunity to work on neighborhood greening and environmental improvements. A task force will be formed to work on this project.

7:55: Small Area Plan

Attendees were encouraged to attend the Small Area Plan workshop.

8:00 Adjourn