City of Minneapolis
Request for Committee Action

To: Zoning & Planning
Date: 6/9/2016
Referral: N/A
From: Community Planning & Economic Development
Lead Staff: Janelle Widmeier, Senior City Planner
Presented by: Janelle Widmeier, Senior City Planner
File Type: Action
Subcategory: Heritage Preservation

Subject:
Certificate of Appropriateness Appeal: Chris Osmundson, Alatus LLC, 200 Central Ave SE and 113 2nd St SE

Description:
Considering an appeal submitted by Alatus LLC regarding the following Heritage Preservation Commission decisions:

1. Condition of Approval #2 of the Certificate of Appropriateness (BZH-29057), approving the demolition of the St. Anthony Commercial Club building, located at 200 Central Ave SE in the St. Anthony Falls Historic District, requiring that the developer will make the Commercial Club building widely available (through a website or other means) for a period of six months to allow the options of relocation for reuse to be explored.
2. Denying a Certificate of Appropriateness application (BZH-29058), notwithstanding staff recommendation, to allow for construction of a new 40-story, mixed-use building for the property located at 200 Central Ave SE and 113 2nd St SE in the St. Anthony Falls Historic District.

Previous Actions:

On May 3, 2016, the Heritage Preservation Commission took the following actions:

200 Central Avenue Southeast and 113 2nd Street Southeast, Ward 3
Staff report by Janelle Widmeier, BZH 29057 and BZH 29058
This item was continued from the April 05, 2016, HPC meeting.

The Department of Community Planning and Economic Development recommends that the Heritage Preservation Commission adopt staff findings for the applications by Alatus, LLC for the properties located at 200 Central Avenue Southeast and 113 2nd Street Southeast in the St. Anthony Falls Historic District:

A. Certificate of Appropriateness.

Action: The Heritage Preservation Commission **approved** the certificate of appropriateness to allow the demolition of two buildings in the Saint Anthony Falls Historic District, subject to the following conditions:

1. As mitigation for the demolition of the Saint Anthony Commercial Club building, a photographic recordation of the property shall be prepared and submitted to staff that is in accordance with the guidelines of the Minnesota Historic Property Record.

2. The developer will make the commercial club building widely available (through a website or other means) for a period of six months to allow the options of relocation for reuse to be explored.
3. By ordinance, approvals are valid for a period of two years from the date of the decision unless required permits are obtained and the action approved is substantially begun and proceeds in a continuous basis toward completion. Upon written request and for good cause, the planning director may grant up to a one year extension if the request is made in writing no later than May 3, 2018.
4. By ordinance, all approvals granted in this certificate of appropriateness shall remain in effect as long as all of the conditions and guarantees of such approvals are observed. Failure to comply with such conditions and guarantees shall constitute a violation of this Certificate of Appropriateness and may result in termination of the approval.

Absent: Olson
Aye: Bengtson, Hartnett, Lackovic, Mack, Stade, Vork
Nay: Hunter Weir
Abstain: Faucher
Motion passed

B. Certificate of Appropriateness.

Action: Notwithstanding staff findings, the Heritage Preservation Commission **denied** the certificate of appropriateness to allow a new 40-story building, based on the following findings:

1. The building would not be compatible with the adopted guidelines.
2. The scale and height is not consistent with the guidelines.
3. The building is not compatible with the historic district.
4. The setbacks to the adjacent contributing property are deficient.
5. A taller building detracts from the historic structures.
6. Impact to natural environment also needs to be considered e.g. Mississippi River flyway for birds.

Absent: Olson
Aye: Bengtson, Faucher, Hartnett, Hunter Weir, Lackovic, Mack
Nay: Stade, Vork
Motion passed

Ward/Address:
Ward 3
200 Central Ave SE and 113 2nd St SE.

Background/Analysis:
On May 13, 2016, Alatus LLC filed an appeal of the following Heritage Preservation Commission decisions for the properties located at 200 Central Ave SE and 113 2nd St SE in the Saint Anthony Falls Historic District:

- To deny a Certificate of Appropriateness application to allow for construction of a new mixed use building.
- The condition of the approval of Certificate of Appropriateness for the demolition of St. Anthony Commercial Club building requiring that the developer will make the commercial club building widely available (through a website or other means) for a period of six months to allow the options of relocation for reuse to be explored.

Alatus LLC is also requesting that the CPED recommended conditions of approval for the Certificate of Appropriateness application to allow for construction of a new mixed use building be modified. The statement of appeal and request for modified conditions is attached to this report along with updated renderings and floor plans and additional images.

End of 120-day decision period: July 19, 2016

Financial Review:
No financial impact.

Attachments:

1. Statement for reason of appeal and additional documents
2. Excerpt from the May 3, 2016, Heritage Preservation Commission meeting
3. Original CPED staff report including attachments
4. Public comments received since the Heritage Preservation Commission meeting