**LAND USE APPLICATION SUMMARY**

- **Property Location:** 900 3rd St S
- **Project Name:** Red Lake Nation College Without Borders LLC
- **Prepared By:** Aaron Hanauer, Senior City Planner, (612) 673-2494
- **Applicant:** Chief Dan King, Red Lake Nation College and Eric Lagerquist, Cunningham

**Required Applications:**

<table>
<thead>
<tr>
<th>Item</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Conditional Use Permit</strong></td>
<td>To allow for the conversion of the property at 900 3rd St S into a college.</td>
</tr>
</tbody>
</table>

**SITE DATA**

<table>
<thead>
<tr>
<th>Item</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Existing Zoning</strong></td>
<td>B4N Downtown Neighborhood District DP Downtown Parking Overlay District BFT30 Transit 30 Built Form Overlay District</td>
</tr>
<tr>
<td><strong>Lot Area</strong></td>
<td>6,532 square feet / 0.15 acres</td>
</tr>
<tr>
<td><strong>Ward(s)</strong></td>
<td>Ward 3;</td>
</tr>
<tr>
<td><strong>Neighborhood(s)</strong></td>
<td>Downtown East</td>
</tr>
<tr>
<td><strong>Future Land Use</strong></td>
<td>Public, Office, and Institutional</td>
</tr>
<tr>
<td><strong>Goods and Services Corridor</strong></td>
<td>N/A</td>
</tr>
<tr>
<td><strong>Built Form</strong></td>
<td>Transit 30</td>
</tr>
</tbody>
</table>

**BACKGROUND**

**SITE DESCRIPTION AND PRESENT USE.** The 2 ½ story brick building was built in 1910. It is built out to the lot lines on 3rd St S and 9th Ave S.
SURROUNDING PROPERTIES AND NEIGHBORHOOD. The project site is in Downtown Minneapolis near U.S. Bank Building. 3rd St S is a main access point into Downtown. Ninth Avenue S dead ends just beyond the subject property. The immediate surrounding properties are zoned B4N Downtown Neighborhood District.

PROJECT DESCRIPTION. Red Lake Nation College purchased the building at 900 3rd St S along with the adjacent buildings at 910 and 912 3rd St S in 2021. They are proposing to occupy the building at 900 3rd St S for their college in the upcoming months to hold in-person and online classes with college and training operations, and are requesting approval of a conditional use permit for that development at this time.

In 2022, Red Lake Nation College anticipates submitting an updated conditional use permit for all three properties. They are in the process of planning and developing a detailed, long term plan for use and renovation of all three properties 900, 910, and 912 3rd St S. for the college.

Red Lake Nation College is a two-year, fully accredited institution. The main campus is located on the Red Lake Indian Reservation in Red Lake, Minnesota. The proposed campus in Minneapolis will provide classrooms, student
services, office space, and related student facilities. Classes are planned to begin at 900 3rd St S in the Spring Term of 2022 (January 18, 2022). The primary objective of this Minneapolis campus is to provide higher education opportunities for Red Lake Tribal Members. Presently, over 50,000 Native Americans reside in the Twin Cities, including about 8,000 Red Lake Tribal Members. The goal is to have 72 Minneapolis students for the Spring 2022 quarter. A full student body in Minneapolis when fully completed would be 325 students and 50 employees.

RELATED APPROVALS.

<table>
<thead>
<tr>
<th>Planning Case #</th>
<th>Application(s)</th>
<th>Description</th>
<th>Action</th>
</tr>
</thead>
<tbody>
<tr>
<td>PLAN13543</td>
<td>Historic Review Letter</td>
<td>Determine historic significance of property</td>
<td>Determined to be a historic resource.</td>
</tr>
</tbody>
</table>

PUBLIC COMMENTS. As of the publication of the staff report, one public comment was received. Any additional correspondence received prior to the public meeting will be forwarded on to the Planning Commission for consideration.

ANALYSIS

CONDITIONAL USE PERMIT

The Department of Community Planning and Economic Development has analyzed the application for a conditional use permit to allow for the conversion of the property at 900 3rd St S into a college, based on the following findings:

1. *The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare.*

   The school will not be detrimental to or endanger the public health, safety, comfort or general welfare. The applicant will be looking to reuse the existing building at 900 3rd St S and provide educational services. An establishment of a college or university at this site will bring an additional active use back to the site which will contribute positively to the public health, safety, comfort and general welfare. The regular presence of students and faculty will serve to increase the vibrancy of the site and surrounding area.

2. *The conditional use will not be injurious to the use and enjoyment of other property in the vicinity and will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.*

   The operation of a college or university will not be injurious to the use and enjoyment of neighboring properties or impede the normal and orderly development of the surrounding area. This property is located in a fully developed area with a variety of uses. The addition of a college will further enhance the mix of uses in Downtown Minneapolis. There are no proposed exterior building modifications.

3. *Adequate utilities, access roads, drainage, necessary facilities or other measures, have been or will be provided.*

   The site is served by existing and adequate utilities and access roads. This project will not require PDR due to the limited scope of site improvements (i.e. replanting and screening existing landscaped areas).

4. *Adequate measures have been or will be taken to minimize traffic congestion in the public streets.*

   The college plans to promote use of mass transit for students and faculty given that the U.S. Bank Stadium Transit Stop is only two blocks away. In addition, the applicant intends to install bike parking to accommodate
a minimum of 10 bicycles with its close proximity to the Hiawatha LRT Trail. Furthermore, there is an
abundance of public parking in the area.

5. *The conditional use is consistent with the applicable policies of the comprehensive plan.*

The proposed use would be consistent with the applicable guidance and policies of *Minneapolis 2040 (2020):*

<table>
<thead>
<tr>
<th>Future Land Use</th>
<th>Guidance</th>
<th>Staff Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Public, Office, and Institutional</td>
<td>Accommodates major office centers, public and semi-public uses, including museums, hospitals, civic uses, and college and university campuses. Entertainment uses of greater intensity such as stadiums should be focused in downtown and university campuses. Multi-story residential uses are permitted in this category, with mixed-use encouraged – particularly fronting major corridors.</td>
<td>College and universities are a supported use in the Public, Office, and Institutional Future Land Use.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Built Form Guidance</th>
<th>Guidance</th>
<th>Staff Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Transit 30</td>
<td>New and remodeled buildings in the Transit 30 district should reflect a variety of building types on both moderate and large sized lots. Upper floors of taller buildings should be set back to increase access to light and air. Building heights should be 10 to 30 stories. Building heights should be at least 10 stories in order to best take advantage of the access to transit, jobs, and goods and services provided by the Transit 30 district. Requests to exceed 30 stories will be evaluated on the basis of whether or not a taller building is a reasonable means for further achieving Comprehensive Plan goals.</td>
<td>The remodeled and rehabbed building will protect a historic resource and will help maintain a variety of building types in the area.</td>
</tr>
</tbody>
</table>

The following goals from *Minneapolis 2040 (2020)* apply to this proposal:

- **Goal 6.** High-quality physical environment: In 2040, Minneapolis will enjoy a high-quality and distinctive physical environment in all parts of the city.

- **Goal 7.** History and culture: In 2040, the physical attributes of Minneapolis will reflect the city’s history and cultures.

- **Goal 8.** Creative, cultural, and natural amenities: In 2040, Minneapolis will have the creative, cultural, and natural amenities that make the city a great place to live.

- **Goal 9.** Complete neighborhoods: In 2040, all Minneapolis residents will have access to employment, retail services, healthy food, parks, and other daily needs via walking, biking, and public transit.

The following policies and action steps from *Minneapolis 2040 (2020)* apply to this proposal:

**Policy 2. Access to Employment:** Support employment growth downtown and in places well-served by public transportation.
a. Establish minimum development densities for downtown and areas served by regional transit lines to ensure that enough land is available to accommodate projected employment growth.

b. Continue to allow office and institutional uses where they currently exist throughout the city.

c. Guide new office and institutional uses to locations well-served by public transportation.

Policy 4. Access to Commercial Goods and Services: Improve access to goods and services via walking, biking and transit.

f. Allow a full range of uses in Commercial areas intended to provide goods and services to surrounding communities.

Policy 5. Visual Quality of New Development: Ensure a high-quality and distinctive physical environment in all parts of the city through building and site design requirements for both large and small projects.

a. Allow and encourage a variety of architectural styles.

c. Ensure that exterior building materials are durable, sustainable, create a lasting addition to the built environment, and contribute positively to the public realm and reflect existing context.

d. Require that the appearance and materials of the rear and side walls of new buildings are similar to and compatible with the front of the building.

Policy 6. Pedestrian-Oriented Building and Site Design: Regulate land uses, building design, and site design of new development consistent with a transportation system that prioritizes walking first, followed by bicycling and transit use, and lastly motor vehicle use.

a. Orient buildings and building entrances to the street. Encourage multiple entrances to multi-family residential buildings. The number of entrances in non-residential uses should increase in proportion to the length of the building and be located along main corridors or at the street corner.

Policy 80. Development Near METRO Stations: Support development and public realm improvements near existing and planned METRO stations that result in walkable districts for living, working, shopping, and recreating.

a. Allow and encourage a dense mix of housing, employment, and commercial goods and services near METRO stations.

6. The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located.

If the requested land use applications are approved, the proposal will comply with all provisions of the B4N District. It should also be noted that the applicant has committed to meeting the requirement for screening refuse and recycling storage containers and to providing bike parking for 12 bikes that are in compliance with Section 541.320. - Bicycle parking requirements. The submitted proposal also complies with the specific development standards for college and university. The applicant shows initial plans for the adjacent properties at 910 and 912 3rd St S and notes that detailed plans for these properties are anticipated to be submitted to the City of Minneapolis by Summer 2022 which will describe in more detail the proposed physical development for a period of five (5) years and a period from five (5) to ten (10) years.

RECOMMENDATIONS

The Department of Community Planning and Economic Development (CPED) recommends that the City Planning Commission and/or City Council adopt staff findings for the application by Red Lake Nation College and Cunningham for the properties located at 900 3rd St S:

A. Conditional Use Permit.
Recommended motion: The City Planning Commission **approves** the conditional use permit to allow for the conversion of the property at 900 3rd St S into a college or university, subject to the following conditions:

1. The conditional use permit shall be recorded with Hennepin County as required by Minn. Stat. 462.3595, subd. 4 before building permits may be issued or before the use or activity requiring a conditional use permit may commence. Unless extended by the zoning administrator, the conditional use permit shall expire if it is not recorded within two years of approval.

2. Refuse and recycling storage containers shall comply with Section 535.80. - Screening of refuse and recycling storage containers.

3. To comply with Section 541.320. - Bicycle parking requirements, 12 bike parking spaces shall be installed.

4. All site improvements shall be completed by December 6, 2023, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.

---

**ATTACHMENTS**

1. Oblique aerial photo
2. Written description and findings submitted by applicant
3. Survey
4. Site plan
5. Plans
6. Building elevations
7. Photos
8. Public comments
GENERAL LAND USE APPLICATION  
CONDITIONAL USE PERMIT  
RED LAKE NATION COLLEGE MINNEAPOLIS CAMPUS  
FOR: 900 South 3rd Street  

Executive Summary  
Red Lake Nation College (RLNC) desires to occupy the building at 900 South 3rd Street under a Conditional Use Permit.  

The property is zoned B4N Downtown Neighborhood District. Per 549.30 Principal Uses for Downtown Districts and Table 549-1 Colleges and universities are an allowed use as a Conditional Use with city approval. RLNC intended use is for education, workforce development and training.  

In 2021, RLNC purchased the building at 900 South 3rd Street along with the adjoining buildings at 910 and 912 South 3rd Street, with the intent of servicing the Minneapolis higher education market. With this Conditional Use Permit, RLNC will use the 900 South 3rd Street building in its existing condition to hold in-person and online classes with college and training operations.  

RLNC is in the process of planning and developing a detailed, long-term plan for use and renovation of all three properties. RLNC anticipates being ready to apply for a Conditional Use Permit for the adjacent properties of 910 and 912 South 3rd Street, by the summer of 2022, once planning, long-term plans, building and signage designs have been further developed.  

Condition Use Permit Applicant Statement  
1. The establishment, maintenance or operation to the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare.  
2. The conditional use will not be injurious to the use and enjoyment of other property in the vicinity and will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.  
3. Adequate utilities, access roads, drainage, necessary facilities or other measure, have been or will be provided.  
4. Adequate measures have been or will be taken to minimize traffic congestion in the public streets.  
5. The conditional use is consistent with the applicable polices and the comprehensive plan.  
6. The conditional use shall, in all other respects, conform to the applicable regulation of the district in which it is located.  

Our Red Lake Nation College Motto: Ji-Mino-Bimaadiziwin (The good life for us all)
Sign Adjustments

1. The sign adjustment will not significantly increase or lead to sign clutter in the area or result in a sign that is inconsistent with the purpose of the zoning district in which the property is located.
2. The sign adjustment will allow a sign that relates in size, shape, materials color, illumination and character to function and architectural character of the building or property on which the sign will be located.

Background and Understanding

Red Lake Nation College (RLNC) is a two-year, fully accredited institution (Accredited through the Higher Learning Commission) and chartered by the Red Lake Tribal Nation, a Federally Recognized Indian Tribe. Our main campus is located on the Red Lake Indian Reservation in Red Lake, MN. RLNC began operations in 2001 and presently enrolls 200 students at its Red Lake main campus. Currently, RLNC is planning to open a new downtown Minneapolis Campus located at 900 South 3rd Street, utilizing an existing multi-story office building that will be converted to classrooms, student services, office and related student facilities.

Classes at 900 S. 3rd St. are planned to begin in the Spring Term of 2022 (January 18, 2022). The primary objectives of this new downtown Minneapolis campus are to provide higher education opportunities for Red Lake Tribal Members and all other prospective students residing in the Twin Cities metro area. Presently, over 50,000 Native Americans reside in the Twin Cities, including about 8,000 Red Lake Tribal Members.

We offer a very unique form of higher education in that our excellent two-year program of general education requirements comes infused with Ojibwe language and culture. We strive to build up our people and provide a strong sense of pride in their language, heritage. This will help them carry this knowledge forward into the world with a Native perspective. We will also help develop several workforce development projects with businesses and organizations who need help finding and training a diverse workforce. Our marketing slogan is we are, "A great place to start!" Our big picture vision is for people to get a two-year degree with us and then continue onto a BA, Master's or PhD, and then go back and help their Tribes and Native American communities.

Highlights and Benefits of Red Lake Nation College Minneapolis Campus

The development and operation of Red Lake Nation College will bring many benefits to the City of Minneapolis residents, addressing the needs of an underserved Native American population of over 50K people, including:

- Providing a unique offering of excellent higher education grounded in Native language and culture.
- We are accredited by the Higher Learning Commission (HLC), the premier accrediting body in our region. Allowing students to easily transfer credits to institutions like the University of Minnesota.
- RLNC maintains articulation agreements with all MN State four-year institutions so RLNC students can easily transfer to any state school. Our entire academic program is aligned with the MN State system.
- Currently, we offer online courses to 48 Minneapolis students and are actively recruiting for Spring Term 2022 where we are projecting to have 72 Minneapolis students by January 2022. We project
within two academic years, our Minneapolis Campus will exceed that of our Red Lake Main Campus, which is approximately 200 students. Our RLNC Minneapolis campus operating capacity is 325 students.

- RLNC will be revitalizing and refurbishing unused buildings in key development areas of downtown Minneapolis. We are permanently developing our college facilities for the long-term. Culturally, we think in terms of planning for seven generations, or 140 year plans.

- We will maintain a "zero-tolerance for hate, harassment and violence campus". We strive to follow our Seven Ojibwe Values of Humility, Truth, Courage, Honesty, Respect, Love and Wisdom. Following our traditional values requires that we provide a safe, healthy and positive learning environment for students and the community at large. Further, our policies and operating philosophy require us to include safe, clean, secure surroundings with a fully lighted campus, active security and maintenance.

- All student support services that are available at the Red Lake main campus will also be available for our Minneapolis Campus students. We offer many student services such as wellness, health care, food shelf, emergency funds, student government, basketball and scholarships.

- Our projected enrollment will bring about 50 new jobs to the campus location, all of which will be hired from the local Minneapolis area. This will represent a positive economic impact. Currently, we are operating with our RLNC employees serving in dual roles for our Minneapolis Campus until we get student enrollment to a high enough number so it can sustain adding more full time employees. Currently, we have 48 employees and have already added two more full-time Minneapolis employees.

- We are a public institution with open enrollment for anyone to attend, allowing us to serve a "diverse student population". Over 70% of our RLNC students are first generation college students. We serve primarily underserved Native communities, people of color and low income students.

- RLNC will be the first Tribal College operating in Minneapolis and the first Tribal College operating in any major metropolitan city in the US. We are one of only 38 Federally Recognized Tribal Colleges that are approved and operating in the United States.

- We offer the best value for any college in MN and one of the most affordable, at only $169/credit.

- Technology resources and capacities will be 21st century, state of the art, to prepare students to work with today's high technology office environments. Our Minneapolis Campus will be a "Digital Twin" of the Red Lake Main Campus to allow for ease of use of technology and software.

- RLNC operational timelines are to open as a college at 900 S. 3rd St. starting in January 2022. Construction will start in August 2022 for all three buildings working around 900 S. 3rd St. during the academic year. The Grand Opening for all three buildings is planned during Fall Term 2023.
Three-Year RLNC Minneapolis Campus Enrollment Projections

### Academic Year 21-22 - Enrollment Projections

<table>
<thead>
<tr>
<th>MPLS - FTE</th>
<th>Projected</th>
<th>Actual</th>
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<tbody>
<tr>
<td>FALL 21</td>
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<td>48</td>
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<tr>
<td>SPRING 22 - 44% growth rate</td>
<td>72</td>
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</table>

### Academic Year 22-23 - Enrollment Projections

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<td>FALL 22 - 36% growth rate</td>
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<tr>
<td>SPRING 23 -10% growth rate</td>
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### Academic Year 23-24 - Enrollment Projections

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<tbody>
<tr>
<td>FALL 23 - 36% growth rate</td>
<td>146</td>
<td></td>
</tr>
<tr>
<td>SPRING 24 -10% growth rate</td>
<td>161</td>
<td></td>
</tr>
</tbody>
</table>

Respectfully Submitted,

[Signature]

Chief Dan King  
President  
Red Lake Nation College  
danking@post.harvard.edu  
Cell: 218-209-0178
November 5, 2021

Eric Lagerquist  
Cuningham  
201 SE Main St UNIT 325  
Minneapolis, MN 55414  
Direct: 612 617 2985  
Cell: 651 324 8183  
elagerquist@cuningham.com

RE: Historic Review Letter for 900 3rd ST S (PID: 2602924120025), PLAN13543

Mr. Lagerquist:

On October 18, 2021, the Minneapolis Community Planning and Economic Development Department (CPED) received your complete application for a historic review letter. The subject property is located at 900 3rd ST S. Heritage Preservation Regulations section 599.110 defines a historic resource as, “A property that is believed to have historical, cultural, architectural, archaeological or engineering significance and to meet at least one of the criteria for designation as a landmark or historic district as provided in this chapter.”

**Historic Name:** Mack, May, and Company Warehouse  
**Historic Address:** 900-904 3d ST S  
**Dates of Construction:** 1910  
**Architects:** E.C. Healey  
**Builders:** John Lund  
**Style:** commercial vernacular

**Previous findings:**  
The subject property lies within the 2011 reconnaissance-level survey of the central core portion of Minneapolis, and the evaluators featured it as one of the properties in the Washington Avenue Potential Commercial Historic District, significant for architecture and commerce.

**Historical Overview of the Property:**  
The subject building was designed by E.C. Healey and constructed in 1910 for John Mack by John Lund.

The 1911 Minneapolis city directory identifies the subject property as home to Mack, May, & Company, one of nine purveyors of hides, pelts, and furs in the city at that time.
The subject property lies within the 2011 reconnaissance-level survey of the central core portion of Minneapolis, and the evaluators featured it as one of the properties in the Washington Avenue Potential Commercial Historic District. In describing the district, the study noted:

This concentration of commercial and industrial buildings is located in downtown Minneapolis along the south side of Washington Avenue and the north side of 3rd Street South between 11th Avenue to the east and Chicago Avenue to the south. The potential historic district is part of the Town of Minneapolis Addition and consists of two- to three-story, brick commercial and industrial buildings featuring Italianate and Victorian detailing. Buildings in the commercial district were constructed from the 1880s through the early twentieth century. The extant rail corridor within the proposed boundaries is also considered a contributing feature due to its impact on the layout and orientation of parcels along the corridor. Integrity throughout the district is good, with pockets of mid-twentieth-century and modern infill development.

Analysis:
As a property in the Washington Avenue Potential Commercial Historic District, the subject property appears to meet the local designation criteria 2 and 4 listed in section 599.210 of the Minneapolis Code of Ordinances and has been determined to be a historic resource.

CPED’s determinations shall be valid for two (2) years from the date of this letter. In light of additional information that may become available in the future, CPED reserves the right to reevaluate our determination in this letter.

Sincerely,

John Smoley, Ph.D.
612-673-2830
john.smoley@minneapolismn.gov
Conditional Use Permit
Red Lake Nation College - Minneapolis
Existing Exterior
November 17, 2021
Conditional Use Permit

Red Lake Nation College - Minneapolis

November 17, 2021

Site Information

Conditional Use Permit

Red Lake Nation College - Minneapolis

November 17, 2021
900 3rd Street South - 3rd Street Elevation
Existing Signage

29'-0"
1'-8"
4'-0"

2 EXISTING WALL SCONCE LIGHTS

EXISTING COLORED LED STRIP LIGHT ON EAST, SOUTH AND WEST ELEVATIONS

900 3rd Street South - 3rd Street Elevation
Proposed Temporary Banner Signage

RED LAKE NATION COLLEGE

November 17, 2021
With new temporary signage covering existing signage

BUILDING ELEVATION PHOTOS

November 17, 2021

CONDITIONAL USE PERMIT

Red Lake Nation College - Minneapolis

900 3rd Street South - 9th Ave Elevation at Loading Dock

900 3rd Street South - 9th Ave Elevation

EXISTING COLORED LED STRIP LIGHT ON EAST, SOUTH AND WEST ELEVATIONS

4 EXISTING WALL PACK DOWN LIGHTS
900 3rd Street South - “East” Elevation
(900 abuts 910 building at first floor)

3 EXISTING WALL PACK DOWN LIGHTS

EXISTING COLORED LED STRIP LIGHT ON EAST, SOUTH AND WEST ELEVATIONS

ELEVATOR PENTHOUSE

900 3rd Street South - “North” Elevation
(to adjacent property)

Conditional Use Permit
Red Lake Nation College - Minneapolis
November 17, 2021

Building Elevation Photos

Cunningham
The following refers to property for 910 and 912 3rd Street South

The following notes are provided as a courtesy to the developer and should not be interpreted as legal guidance or design requirements. Any questions should be directed to Cunningham Group Architecture.

FLOOD ZONE NOTE

1. The subject property is located within Zone X (Special Flood Hazard Area) as per the Federal Flood Insurance Requirements. The SFHRA was determined based on the Federal Flood Insurance Requirements (FFIR) of the project.

SUPPLEMENTAL SITE PLAN NOTES PROVIDED BY CUNNINGHAM GROUP ARCHITECTURE 11/17/2021

Conditional Use Permit
Red Lake Nation College - Minneapolis
November 17, 2021

Cunningham
BUILDING OVERHANG WAS AN AWNING THAT HAS BEEN REMOVED SINCE THE ALTA SURVEY WAS COMPLETED.

BUILDING OVERHANG WAS AN AWNING THAT HAS BEEN REMOVED SINCE THE ALTA SURVEY WAS COMPLETED.

Corner of 900 and 910 buildings, photo October 2021

Corner of 900 and 910 buildings, photo October 2021

The following refers to property for 910 and 912 3rd Street South.

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SUPPLEMENTAL SITE PLAN NOTES

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ARCHITECTURE 11/17/2021

ARCHITECTURE 11/17/2021

ARCHITECTURE 11/17/2021

ARCHITECTURE 11/17/2021

SUNDR CAPITAL, LLC

SUNDR CAPITAL, LLC

SUNDR CAPITAL, LLC

SUNDR CAPITAL, LLC

Conditional Use Permit

Red Lake Nation College - Minneapolis

November 17, 2021
October 12

Mr. Aaron Hanauer, Senior City Planner
City of Minneapolis
CPED – Land Use, Design and Preservation
250 South 4th Street, Room 300
Minneapolis, MN 55415

RE: Red Lake Nation College Concept Plan for 900, 910 and 912 S. 3rd Street South

Dear Mr. Hanauer:

I am writing on behalf of the Downtown Minneapolis Neighborhood Association’s Land Use Committee to express support for the Red Lake Nation’s proposal to establish a college in the vacant properties located at 900, 910 and 912 3rd Street South. Chief Dan King presented the concept plan for the project to the DMNA Land Use Committee on October 5, 2021.

Mr. King began by presenting background information on the college. He stated that RLNC is a two-year tribal college located on the shores of Red Lake in Northern Minnesota. The college has received its accreditation from the Higher Learning Commission, which is recognized by the United States Department of Education. He noted that the college offers a unique combination of Native innovation and tradition, and globally-relevant courses to prepare students of all backgrounds for the 21st Century job market. He further explained that that their college fills a unique niche in higher education, because Native Americans are an extremely underserved population. He stated that the Red Lake Nation would like to open a second location in Minneapolis due to the high population of Native Americans and to help relieve the educational barriers that exist in the metro area.

Next, Mr. King explained that the Red Lake Nation has purchased three properties on 3rd Street South. They recently acquired the Tiger Oak Media building, as well as the two smaller buildings to the east of it. He then reviewed the draft architectural plans and renderings for the project. He stated that they plan to reuse the Tiger Oak Media property, which has been recently remodeled and renovate the building on the far east side. The smaller building in the middle they plan to remove and replace with a glass enclosed space that will serve as the central lobby or gathering space.

Finally, Mr. King reviewed the development timeline. He said they intend to start classes in the 900 3rd St. South space in January of 2022. They plan to do the demolition, reconstruction and renovation of the other two buildings during the spring of 2022. They hope to fully occupy the combined property by the fall of 2022.
After some questions and discussion, the DMNA Land Use Committee enthusiastically provides its support for the concept plan for the Red Lake Nation College. The DMNA Land Use Committee is excited to see a project like this in the Downtown East neighborhood. They see the value this type of educational institution will bring to the community as a whole. They look forward to reviewing more refined plans and any required land use applications for the project in the coming months.

If you have any questions about this letter, please feel free to contact me at christie@thedmna.org or by phone at 320-583-4573.

Sincerely,

Christie Rock Hantge
DMNA Neighborhood Coordinator

CC: Chief Dan King, Red Lake Nation
    Chuck Lutz, Consultant
    Council Member Steve Fletcher
    Pam McCrea, DMNA Board President
    Kevin Frazell, DMNA Board Liaison to the Land Use Committee
    LB Guthrie, DMNA Land Use Committee Vice Chair