

Minutes of the Prospect Park Association Land Use Committee

Tuesday, February 6th, 2019

In Attendance on Sign-In sheet: Margy Stein, Dick Gilyard, Preston Moser, Prospect Park Properties, David Frank, Del Hampton, Lydia McAnerney, John Orison, Donna Schneider, Jeff Eller Wall Development Co., Eric Amel, Lynn Von Korff, Dan Bryant, Laura Preus, John Wike, John Wicks Committee Chair

The major topic of our Agenda this month was a discussion of the MOU Letter between PPA and Walls Development Co.

John Wicks welcomed all persons attending the meeting and called the meeting to order at 7:05 PM.

1. **Old Business:** No minutes for the January 8th, 2018 Land Use Committee meeting had been prepared so no review of them took place.

2. **Primary topic of the evening was a discussion of the MOU letter between PPA and Wall Development Co.**

Dick Gilyard began the discussion by giving a detailed explanation of the process that has been followed over the past several years leading up to the need for the MOU letter.

A. As Dick explained, the planning process began several years ago in the PPA “Zoning” Committee where it was determined that the coming of the Green Line would trigger a rush of development along and north of University Avenue and that the Zoning Committee was a reactive body not organized to inform or shape desired development. The result was the creation of the Master Planning Committee to address planning for the LRT station area and the property along and north of University Avenue. This committee developed land-use concepts for the properties north of University Avenue to the railroad yards and east to where Surly’s has built their new brewery. An “Urban Village” was part of the scheme. Realizing that the Zoning Committee was limited in pursuing the concepts, several members of the Master Planning and Zoning Committee formed a non-profit organization to advance these concepts. That non-profit was Prospect Park 2020 which evolved to become Prospect North and more recently the Towerside Innovation District Partnership.

B. Re-Development of the land north of University Avenue has been foreseen by many entities over the years. The City of Minneapolis working with various planners developed many plans for the area. The City has had its own ideas for development but its primary interest has been in new buildings accompanied by jobs because the land there is zoned for Industrial Use and there is a diminishing amount of land zoned Industrial in the City. Other land on the periphery of the neighborhood contained industry but has been converted to student housing. Whereas Prospect Park has supported new student housing in the area of Stadium Village and west of 27th Avenue, there are other housing types that have been overlooked including housing for seniors, new single family housing and worker or affordable housing for singles and families.

As the vision for the area along and north of University has evolved to include a rich mix of housing for all income levels, ages and needs, businesses, cultural organizations and incubator labs, the need for open space became an important part of the site planning and early on the need for public park areas north of University Avenue became apparent.

C. Prospect Park 2020 was organized to proactively advance these planning concepts utilizing district planning principles, would be sustainable and replicable model of urban redevelopment; its goal was to influence the city, county, University of Minnesota, landowners and developers in the value of these concepts. Through networking and contacts PP 2020 was able to sell its ideas for development to the McKnight Foundation, University of Minnesota Design Center, City of Minneapolis, Hennepin County, and Mississippi River Watershed District among others. At the encouragement of the City of Minneapolis, PP 2020 morphed into Towerside Innovation District to encompass a broader geographic area from the east border of the University of Minnesota (TCF Stadium area) to highway 280 and portions of “west Saint Paul” south to the industrial property in the northwest sector near the intersection of Highway 280 and I-94.

D. PP 2020 / Towerside pursues a highly innovative site design with state of the art land planning and development ideals and encourages developers building in the area (on their private property) to incorporate these ideas into their design schemes. Through the more recent City of Minneapolis Long Term Planning process ideas pursued by PP 2020/Towerside have been incorporated into the City long term plans, particularly open space planning and park land. One such concept has been the extension of the Grand Rounds a transportation planning idea that includes the concept of a definitive pedestrian / bicycle path that surrounds the City of Minneapolis. Large parts of the Ground Rounds have been in use for years but to conclude it requires special efforts through the Prospect Park community which the City of Minneapolis have incorporated into the Minneapolis 2040 plan. These areas pass directly through properties owned by Wall Development Co.

E. Over many years, Wall Development Co., has been assembling land north of University Avenue, waiting for the right collection of variables for development to pursue their business interests. Having assembled over 17 acres of city land, Wall has hired architects to design buildings for development including multifamily housing. Some of the housing is adjacent to areas designated for the Grand Rounds / Missing Links. Most of the Grand Rounds property throughout Minneapolis is within Park areas or referred to as parkways. To pursue its development Walls has entered into agreements with other agencies that have an interest in the Grand Rounds, these are agreements with the Mississippi River Watershed District and Minneapolis Park & Recreation Board.

F. Jeff Barnhart of Prospect Park Properties (PPP) has been an early pursuer of development opportunities in the neighborhood and was instrumental in assisting with the development of some of the first projects here. PPP has regularly brought its development ideas to the Zoning Committee (now renamed the PPA Land Use committee) to discuss neighborhood concerns. Early on, PPP had ideas for land development north of the U of M Transitway. In those site plans open space was of significant interest to PPP and the neighborhood. This land is now being

developed by Wall Companies and they have taken into consideration previous land planning open space visioning issues discussed between PPP and PPA Land Use Committee.

G. There are some persons who feel that the park open space as illustrated in Wall Companies' original MOU site design requires that they provide the Park. It is a most unusual situation in Minneapolis for a developer to provide park lands within a development. Typically City parks are funded by, developed and maintained by the Minneapolis Park and Recreation Board. Currently Walls Development Co. owns the land on which the new Park is planned to be built, however a plan needs to be developed for transfer of the land to the Park Board along with the Right of Way designation for the Ground Round path through the property. Wall Properties currently has entered into MOU's with the Minneapolis Park & Recreation Board and the Mississippi River Watershed District to enable the new Park. We should support their efforts and lean on our elected officials to make it happen. All developers building housing within the City of Minneapolis particularly in Prospect Park must pay fees that are to be used for park development in the neighborhood.

H. **Other Comments:** Lynn indicated that she supports the new letter but questioned what Wall will do with the letter? And, what can we expect in the future?

Del Hampton noted, the original MOU has a basic understanding/commitment within its context that Wall Development Companies would come back to PPA LU Committee for updates on their initial design and the new Phase II Development reflects their pursuit in meeting the commitment of the original MOU.

Jeff Ellerd asked, When they (Wall Companies) come back with revised information what does the PPA LU Committee want to hear? In response Del noted that the new data should be "informative". For instance, if a material change then we want to know about it and bring examples of what the new materials are that Wall wishes to use.

Dick Gilyard indicated a good forum for discussion of the project changes are the three primary entities: overall master plan design; District Storm water and Energy usage.

Del described how Laura and Joyce are working on what would be a "better (MOU) process" w/greater inclusion of new people & more (new) people in the review process. These ideas were further discussed.

Dick described how not long ago he and Dick Poppele used to meet at the PPA offices Friday nights and talk with residents about projects in process.

3. A vote was taken on a Motion to Approve the Wall Development Co. MOU letter and it passed with two abstentions: Del Hampton and Preston Moser.

4. Next PPA Land use Meeting will be held on Tuesday, March 12th at 7:00 PM.

Minutes prepared by John Wicks with assistance from Dick Gilyard.

