

Minutes of the Prospect Park Association Land Use Committee Tuesday, April 9th, 2019

In Attendance on Sign-In sheet: Joe Ring, Preston Mosser – Prospect Park Properties, Jeff Barnhart – Prospect Park Properties, Dan Bryant, Dick Gilyard, Miguel Octavio – Minnesota Daily, David Frank, William Wells – Wells and Company Architects, Chad Craft – GoGopher Rentals, Laura Preus, Lynn Von Korff, John Wicks Chair LU Committee.

Please see Agenda for listing of topics discussed.

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

Due to limited time, Joe Ring was given first position on the Agenda.

1. Earlier today Joe Ring had attended the meeting of the Minneapolis Heritage Preservation Commission and had the following to report on regarding the Application for Historical Consideration of the Glendale Housing Project that had been made by Councilmember Cam Gordon. Joe stated:

a. Ten(?) Commission members voted approval to support the application and directed HPC staff to proceed with undertaking a study to determine if Glendale has sufficient or adequate merits to meet historical criteria. The staff will hire an outside consultant to undertake the study and they have six months to complete it. If the study is not completed in six months the staff can request an extension from the Commission for additional six months. Overall, the study must be completed in 18 months. Once it is completed, the staff will make their recommendation to the Board who will review the study and vote their recommendation.

b. During the 18 month time period Glendale is under the Dept. of the Interior protections from any adverse actions to relocate the residents or demolition. Any repairs that may affect the exterior appearance of the buildings must be reviewed and approved by the MHPC / DOI.

c. Lynn asked what would the historical preservation be since the whole design of Glendale constitutes interaction with the Prospect Park neighborhood? In response Joe said that is the effort the consultant must go through to identify the significance of Glendale and its relationship with the neighborhood.

d. Joe also reported that in the proposed Conservation District area, they have reached support from 9 property owners which is enough to proceed, but they hope to gain support from 12 property owners before they go down town with their application.

2. Old Business:

a. Regarding the minutes for March 12th, LU Meeting Minutes. A question was asked as to why under question 6A Joyce Walker's name was followed by a question mark and in response John Wicks said it was because he was not sure that she agreed that she was member of the Friends of Tower Hill Park support group.

- b. Under the topic of paragraph 6. The name of Ann Holtan was incorrect and should be revised to Lise Holtan.
- c. A suggestion was made to change the sentence in 6A. to include **Del said** “the bylaws of PPA require the Board Members...”. John Wicks said he would make this correction and reissue the minutes to the persons present at Tuesday’s Land Use committee meeting.

3. a. William Wells, Architect distributed 8-1/2 x 11 sheets of drawings that illustrated a residential project he is designing for Chad Kraft of GoGopher Rentals, 2400 Como Ave. SE. The address of the project is 2624 Essex ST. SE.. It is located between two land parcels, 2618 Essex ST. SE to the west which is 4 stories in height and to the east is a corner property 2628 Essex ST. SE that is under construction and will be 7 stories in height.

b. Mr. Wells stated that they were there to present the project to the neighborhood and gain a letter of approval for it that they could present to the City of Minneapolis. Mr. Wells indicated that the site is basically landlocked due to the footprint of the structure they wish to build. An alternative is to gain an easement to use the driveway of 2628 Essex but it is not likely that such an approval would be given. In meetings with the City they were informed that The City would prefer the unbuilt areas remain green space due to the limited green space on their neighboring properties. No access to the rear meant that the site had no parking spaces which implied tenants with vehicles would have to find parking spaces elsewhere in the neighborhood – on City streets or rental parking spaces. Mr. Kraft explained that due to the location of the property and its proximity to campus and Light Rail that it should attract tenants who do not own vehicles. After some discussion on the subject the members felt that a rental building with no off-street parking and above average green open space was an acceptable idea.

c. The current zoning is R5 Mr. Wells said and they are asking for several variances to make the project happen including: No. 1: Reduce min. lot area from 5,000 SF to 4,600 SF.; No. 2: Reduce side-yard setback from 11’ to 7’; and No. 3: Reduce min parking requirement to 0 (zero). On the west side the adjacent structure is 9’ from the side yard (it had been granted a variance) so the total distance between builds is 16’-6”; on the east side there is a 23’-3” driveway so the total distance between buildings will be 30’-3”.

d. The building will contain 4 units with 16 bedrooms and a fully enclosed bike parking area to the rear of the building. The first floor unit has a lower level bedroom with a single egress window. When it was noted that the smaller upper level bedrooms had twice as many windows as the below grade level bedroom Mr. Kraft indicated that they would review the space with the intent to add more windows.

e. Currently the existing house is dwarfed by the adjacent multistory buildings. Even the proposed four story building will be less massive than its neighbors. The Committee commented on the lack of windows on the east elevation and the Architect was encouraged to add more fenestration (particularly the stair ways) to the elevation composition. Other comments included the lack of provision for delivery storage and mail delivery. Mr. Gilyard asked if the building could accommodate access by disabled people and Mr. Wells noted that it is not a requirement for multiunit housing with four or less units.

f. Dick Gilyard recommended that they contact the owner of the low rise residential building to the south and try to purchase that building and utilize the site for a new taller building and leave their current site for open space. Mr. Kraft said that he had tried to reach the property owner who is with Cargill but has had no luck in doing so. Mr. Kraft said he likes the idea and that the City has promoted the idea of open space on their site.

g. Dan indicated that he likes the scale of the building and the lack of parking doesn't bother him, but he recommended they find a way to add windows to the east elevation.

h. Laura questioned if they had brought the design before any other local residents in the area for their opinions and Mr. Kraft stated that they did not.

i. When asked what their schedule is, they responded they would like to obtain City approvals by October (for their building permit) and the date they are aiming for the Planning Commission is June.

j. Dick Gilyard asked if they could come back to next month's (May) Land Use Committee after they have had a chance to "flush out" the topics that were discussed today and to bring samples of the exterior materials that they expect to use. In response Mr. Kraft said that they would.

4. With the time remaining a brief discussion of the status of the O'Shaughnessy Distillery Project – on Malcom Street took place.

a. John Wicks described how the Distillery Task Force had met once with the developer and architect and reviewed the plans with them. Another meeting was scheduled for tomorrow.

b. The project had two entrances, one on the south the other on the north. They hoped the south entrance could be developed into an area that would serve the needs of the Distillery and Surly's. Truck traffic will enter the site on the north side but will be controlled and limited so it should have limited impact with customer vehicles that enter the rear area.

c. Laura noted that we must find a way to reach (communicate) with the broader community on the plans for this project if we are to maintain our intent to get the word out to others.

5. AGENDA proposed for May Land Use Meeting

a. Review of MOU with Rick Filler for 4th Street Apartments currently under construction.

b. Review of O'Shaughnessy Distillery project and possible MOU.

c. Review of 2624 Essex Street 4 Unit Apartment project with William Wells Architect.

d. Possible review of MOU with Oppidan Investment Co., for PP Senior Living Development

6. Meeting was adjourned at 8:45 PM

Minutes prepared by John Wicks, please send requests for revisions to: jonewix@aol.com

