

Prospect Park Land Use Committee

proposed resolution

re: Vermilion Development agenda item

18 July, 2019

WHEREAS ... the Minneapolis City Council approved in 2018 the Art & Architecture land use application “to allow a planned unit development for a new 14-story mixed-use building with 208 dwelling units and 34,000 square feet of commercial space on the property located at 3326, 3338, and 3350 University Avenue SE” subject to multiple conditions; *and*

WHEREAS ... countless Prospect Park residents participated in public processes that were integral to the initial approval of the project by the Planning Commission, including substantial community engagement through the Prospect Park Association’s Land Use Committee (including a specific task force, community meetings and public forums, which resulted in a Memorandum of Understanding between the association and the developer), through dozens of letters to city staff and Ward 2 Council Member Gordon, and through public testimony at public hearings, including before the Planning Commission, and Zoning and Planning Committee; *and*

WHEREAS ... the relevant ordinances that guide the next steps for PLAN6619 Art & Architecture project include Chapter 527 – Planned Unit Development, and Chapter 525 – Administration and Enforcement, both of which – with the exception of minor changes – require that the plan submitted for permits be consistent with the plan as approved and that all conditions have been observed (Ch 525.50 – Plan consistency, Ch 525.60 – Compliance with Conditions of Approval, Ch 527.80 – Plan consistency, and Ch 527.90 – Changes in approved plan); *and*

WHEREAS ... the Art & Architecture project preliminary plan submitted prior to permitting to Community Planning and Economic Development (CPED) staff in April 2019 indicates many changes have been made to the project since it was approved, including changes that this committee finds are significant relative to what was discussed, agreed to and presented in summer 2018 when the Planning Commission made its determination to approve the project (*see attached comparison of significant changes*); *and*

WHEREAS ... we, as a neighborhood governing body, expect our City of Minneapolis government as a whole – including its Planning Commission, CPED and City Council – to uphold the highest standards of public accountability for its planning processes; *therefore be it*

RESOLVED ... that we expect our city agencies to return this modified development to the Planning Commission for public comment on those changes, including a public recording of how the project meets all conditions, and we further expect our Council Member to fully represent our position.

PLAN6619 as approved and as recently submitted for review by CPED prior to permitting

Comparison of Significant Changes

Project as approved	Project as amended	CHANGE
208 Residential Units	256 Residential Units	+ 23%
278 Parking Spaces	245 Parking Spaces	- 12%
34,000 sq.ft. Retail	26,000 sq.ft. Retail	- 24%
1050 foot elevation (plus rooftop elements)	1041 foot elevation (plus rooftop elements)	- 9 feet
Building step backs at Bedford emphasized	Building step backs at Bedford minimized	minimizing sculptural quality
±11,600 sqft tower footprint	±9,600 sq.ft. footprint	- 2,000 sq ft w/
10 ft rear yard setback variance from required 31 ft	10 ft rear yard setback variance	No change/relief to adjacent property owners
Conservation of three-story Art & Architecture building (all but upper 4-5 stories), required per PUD	Art & Architecture building truncated 60 feet from facade line	Loss of more than half of the building - 10 pts
Building step backs at Bedford emphasized	Building step backs at Bedford minimized	minimizing sculptural quality
Public Plazas amenity, required per PUD	Reduced size of public plazas	- 5 pts
Pet Exercise Area amenity, required per PUD	Located on essentially rooftop	- 1 pt
Recycling Area amenity, required per PUD	Not clearly indicated	- 1 pt
other changes not yet known or fully understood	e.g., changes to the FAR calculations, changes to Bicycle Parking requirements, etc.	tbd

*good faith understanding based drawings submitted to the city with June 2018 application and April 2019 updates submitted to PPA.