



Prospect Park Association Land Use Committee MINUTES - APPROVED

October 13, 2022, 7:00 pm Regular monthly meeting (Zoom)

Community Members Present:

1. *Aloida Zaragoza*
2. *David Frank*
3. *Dick Gilyard*
4. *Eric Amel (Chair)*
5. *Jane Stockman*
6. *Jeff Barnhart*
7. *Joe Ring*
8. *Julie Wallace*
9. *Kari Simonson*
10. *Laura Preus*

11. *Lynn VonKorff*
12. *Ron McCoy*
13. *Spencer Ung (U Garden)*
14. *Peter Wagenius*
15. *Jere Purple*
16. *Dan Bryant*

Guests Present:

1. *Dan Novak, Kaas Wilson Architects*
2. *Jim Schloemer, Kaas Wilson Architects*

1. Call to order.

2. Minutes approval. September 8, 2022, Land Use Committee regular meeting minutes were approved by acclamation and are to be forwarded to the PPA board of directors for ratification.

3. 150 26th Avenue SE revised PUD submittal. Notice of a Public Hearing regarding this property by the Minneapolis Planning Commission will meet on Monday, October 17, 2022, at 4:30 p.m., in Room 317 City Hall. *Dan Novak* and *Jim Schloemer* of Kaas Wilson Architects joined the meeting to provide interpretation of the proposed changes to the Maxwell Development PUD and to answer questions. The currently developed MAX Apartments consist of 166 units with 220 beds with 156 interior parking spaces provided in the adjoining two-story high-bay building. The original PUD planned approximately 60,000sf of office space on the second floor of the adjoining high-bay building. However, demand does not support office space and a change to housing is being requested. The new housing is 27 proposed units with 102 beds. Between the existing interior parking and an adjacent exterior lot controlled by the owner, there would be at least one parking space available per unit. The city ordinance requires no parking be provided. The target market for the units is exclusive toward a medical student community. There is intent to develop solar PV arrays on the large available roof area. A variance is required to reduce the minimum bicycle parking requirement from 322 spaces to 175 interior spaces plus 9 spaces on site. Additionally, a bike parking issue that requires a

variance is a new requirement that all bike parking be accessible on floor in lieu of the proposed mix of on floor and wall mounted parking.

Discussion by the group focused on these themes:

- Bike parking design with a mix of wall and floor parking did not concern the committee as long as the city-required overall quantity was provided.
- Affordability of housing that is specifically aimed at a medical student market. The architects affirmed this previously approved project remains exempt from the city's Inclusionary Zoning Requirement effective January 1, 2020. (Noted that PPA Land Use has not yet reviewed a project that complies with the Inclusionary Zoning in almost three years of the requirement.)
- Actual parking load on the neighborhood streets despite the 1:1 off-street parking provided by the developer.
- Given the depth of the existing building floorplate, some bedrooms will be inboard without exterior windows. This is said to be acceptable by Minneapolis ordinance. Providing daylight in each bedroom is not seen as a priority as medical students often sleep during the day. The architects are studying some skylighting deep in the units, but this frustrates the competing element of rooftop solar. Additionally, the very large factory-style windows at the building perimeter will provide remarkable daylight within the common area of each unit.

In conclusion, there were no issues that rose to the level of significant exception to the project that warranted committee action. The committee appreciated the architect's availability to represent the project. No letter of support was requested, nor is likely necessary for the project to proceed successfully with the Planning Commission. (*Note: the Conditional Use Permit was ultimately approved at the Oct 17, 2022 Planning Commission hearing.*)

4. 2725 University Avenue SE redevelopment. On Tuesday, October 11, prior to the meeting, *Mauricio Ochoa*, DJR Architects, provided this update:

"We were anticipating that staff was not going to be in support of the project as proposed, but we feel like we have valid arguments on why a 7-story building fits better on this small site more than a 10-story minimum building. Our intent was to present to COW on October 6th, however, there was a protest that took place during the meeting which didn't allow us to have the discussion with the Planning Commission. We are working with Staff to get comments from Planning Commission in some other way or rescheduling our hearing. Hopefully, we'll get better clarity late this week and we'll keep you informed.

We want to have a clear answer from the Planning Commission on this variance before continuing to develop this project further. Without this variance, we are unsure that there is a viable project moving forward. To be respectful of everybody's time, we'll wait to schedule a task force meeting with the Prospect Park Neighborhood group until we know we have an approvable project. We received your invite for the neighborhood meeting this week. Hopefully, this email provides enough information to update the neighborhood group, but please feel free to give me a call if you want to discuss further or if you feel like it would be beneficial to attend the meeting on Thursday."

Committee members discussed the project briefly. *Kari Simonson* would like the city to operate with consistency in doling out decisions on project size and height per the 2040 plan. *Dick Gilyard* does not support the project as is currently proposed in height, but wants the UGarden

owners to realize a sale at competitive land value. *Spencer Ung*, U Garden property owner, would like the neighborhood to support the project as finding a buyer for the property is difficult. *Eric Amel* indicates continued concern over the current design's side yard setbacks that rely heavily on the open space currently on each side of the adjacent lots and will require a variance. This condition will likely change in the future, and those properties must not be encumbered by the actions of this development.

- 5. Towerside District Systems - Malcolm Yard.** As a recap of last month's presentation by *Dan Kolmon*, Planning Principal with the Mississippi Watershed Management Organization (MWMO), the committee discussed next steps for the planning. *Dick Gilyard* proposed that a community-wide meeting to discuss the district systems planning will be hosted by MWMO, as community participation is part of their mission. And so ours, thus PPA will help to call and facilitate this engagement.

Dick Gilyard also shared that Metro Transit has approved a parking update study for the Towerside portion of the Prospect Park neighborhood. The surge of new uses that have emerged such as the Malcolm Yard food hall, Surly and its event field, O'Shaughnessy distillery, Fresh Thyme and the additional multi-family housing projects warrant a comprehensive analysis of parking needs and solutions.

Jeff Barnhart mentioned that he is working with Wall Companies to explore image and light projection onto the ADM-Delmar Elevator #4, a.k.a. United Crushers Elevator. Discussion of this initiative will continue in a future agenda. *Kari Simonson* registered concern over an additional stage as part of the planning. Since Surly already has a loud stage, the added stage would not be used, or heard. (However, the proposed stage amenity is likely a different demographic range including families, children, and seniors; a different range of performance type; and at a broader spectrum of time of day than the Surly venue.)

- 6. Vacated W. Territorial Rd.** *Evan Roberts*, PPA Transportation and Safety Committee Chair, has completed the draft letter to KSTP to be coordinated with Ward 2 Councilperson *Robin Wonsley Worlobah*. The Land Use Committee will keep this item on agenda to track as it moves forward. The draft letter is attached.
- 7. Midtown Greenway extension.** *Peter Wagenius*, Legislative/Political Director for the Sierra Club-North Star Chapter and Prospect Park resident, presented new developments regarding a railroad merger that provides a window for action on the Greenway extension across the Mississippi River on the Short Line Bridge L5733. Regulatory approval of the merger provides a leverage opportunity for the bike trail crossing proposal as a small concession for the economic impact to the State of Minnesota as CP Railroad corporate operations, etc. would decamp from Minneapolis. A key legal point is that a shared use agreement for the bridge would not affect railroad business at all. *Peter Wagenius* requested that the PPA Land Use Committee sponsor a letter to the governing Surface Transportation Board indicating support for the Midtown Greenway extension across the bridge as mitigation of the railroad merger impact for the public benefit. *Lynn Von Korff* moved that the proposed letter be considered. *Kari Simonson* seconded the motion. *Mr. Wagenius* has provided a draft of the proposed letter. As the deadline for response to the merger closes tomorrow, Friday, October 14, the letter needs to be expedited and would be sponsored by the committee only, as the PPA Board of

Directors would not have the time to enact the alternate approval process. There was agreement that the PPA Land Use Committee letter would be a suitable response given the time. The motion for the letter was unanimously approved. *Eric Amel* will edit and issue the letter tomorrow. A copy of the finalized letter is attached to these minutes.

8. Witch's Hat Tower access. *Joe Ring* and *Lynn Von Korff* have brought it to the committee's attention that the Witch's Hat Tower door has been secured shut after a break in and that the immediate grounds suffer from understory overgrowth (Buckthorn likely) that occludes visual safety as well as decaying pavement around the tower base. In effect, one of our neighborhood's greatest land assets is not accessible, safety is lessening, and can the committee work toward improvements for the common good? The City of Minneapolis owns and maintains the tower. The Minneapolis Park Board owes and maintains the land up to the base of the tower. *Lynn Von Korff* reported that she contacted the Park Board, and that two work orders have been placed for asphalt and brush. *Eric Amel* reported that he has spoken with *Barbara O'Brien*, Director of Property Service for the City of Minneapolis. *Amel* indicated that PPA and Friends of Tower Park would like to sponsor increased access to the tower and its remarkable views for the benefit of the public on a more regular basis to be determined. *Ms. O'Brien* has oversight of the tower property and indicates willingness to partner on a path to reopening the tower. She will initiate a facility assessment to ascertain conditions and work toward any necessary repairs for public safety. On behalf of the committee, *Amel* will continue to work with *Ms. O'Brien* toward this goal. *Joe Ring* pointed out that the Ward 2 councilmember also has authority in the matter of tower access. This channel is to be exercised as well. Comments were made on the success of Doors Open Minneapolis in May 2019 with varying reports on attendance north of "officially-counted" 4,000 visitors. Rock the Tower was another intended initiative to couple open tower access with a fall back-to-school/get out the vote registration event. The event was halted on account of the COVID-19 pandemic.

9. Adjournment. Next month's regular meeting is scheduled for Thursday, November 10, 2022, 7pm.

Respectfully submitted:



Eric Amel, AIA

Prospect Park Association President / Interim Land Use Committee Chair

MINUTES APPROVED by the Land Use Committee, November 10, 2022.



PPA Land Use <landuse@prospectparkmpls.org>

Planned Unit Development at 150 26th Ave S E Minneapolis, MN 55414

1 message

PPA Staff <staff@prospectparkmpls.org>

Thu, Sep 22, 2022 at 1:04 PM

To: Eric Amel <amel0002@umn.edu>, PPA Land Use <landuse@prospectparkmpls.org>

Forwarding.

Prospect Park Website Contact:

Time: 2022-09-21 13:33:19

Remote-Host: 209.181.236.10 (209-181-236-10.dia.static.qwest.net)Via: <https://prospectparkmpls.org/cgi-bin/ppe-c.cgi>

Name: Daniel Novak

Phone Number: 6122605039

E-Mail Address: danieln@kaaswilson.com

Message: To whom it may concern:

This email serves as notice of an application that is to be submitted to the Community Planning and Economic Development Services Division to modify previous approvals for a Planned Unit Development at [150 26th Ave S E Minneapolis, MN 55414](#).

PROJECT DESCRIPTION and APPLICATION TIMELINE.

The previously approved Planned Unit Development on the site in April 2015 proposed an addition to the industrial building that would have added two additional partial floors above the structure as well as two partial floors within the existing building shell, providing 136 total dwelling units. The ground floor of the industrial building was proposed to accommodate 157 enclosed parking stalls on the ground level. After the design was approved by CPED certain constraints required that the design be updated. The industrial building renovation was subsequently redesigned and re-approved by CPED in 2020 for conversion to 62,300 SF of leased office space. The applicant is now returning to the Planning Commission to modify their proposal to eliminate all 62,300 square feet of office space. The current proposed design would have 27 units of student housing, comprised of 3 and 4 bedroom units and providing a total of 102 bedrooms.

The application in question is submitted on behalf of Maxwell Ventures, LLC, [150 26th Ave. SE, Minneapolis, MN 55414](#).

Thank you for your attention to this matter.

Dan Novak
Architectural Designer

[1301 American Boulevard East, Suite 100](#)
Bloomington, MN 55425
Email: danieln@kaaswilson.com

: PpA4U



PPA Land Use <landuse@prospectparkmpls.org>

2725 University Avenue SE - update

Mauricio Ochoa <mochoa@djr-inc.com>

Tue, Oct 11, 2022 at 2:57 PM

To: PPA Land Use <landuse@prospectparkmpls.org>

Cc: Garret Duncan <gduncan@northbaycos.com>, Michael Stoddard <mstoddard@djr-inc.com>, Daniel Oberpriller <daniel@northbaycos.com>, Alicia Liebel-Berg <alibel-berg@northbaycos.com>

Hi Eric!

On Sept. 22, I sent you an email with our drawings and an explanation of where we are in the process.

We were anticipating that staff was not going to be in support of the project as proposed, but we feel like we have valid arguments on why a 7-story building fits better on this small site more than a 10-story minimum building. Our intent was to present to COW on October 6th, however, there was a protest that took place during the meeting which didn't allow us to have the discussion with the Planning Commission. We are working with Staff to get comments from Planning Commission in some other way or rescheduling our hearing. Hopefully, we'll get better clarity late this week and we'll keep you informed.

We want to have a clear answer from the Planning Commission on this variance before continuing to develop this project further. Without this variance, we are unsure that there is a viable project moving forward. To be respectful of everybody's time, we'll wait to schedule a task force meeting with the Prospect Park Neighborhood group until we know we have an approvable project. We received your invite for the neighborhood meeting this week. Hopefully, this email provides enough information to update the neighborhood group, but please feel free to give me a call if you want to discuss further or if you feel like it would be beneficial to attend the meeting on Thursday.

Thanks!

[Quoted text hidden]

Thomas Rehkamp [**also address to chief executive?**]
Director of Facilities & Security
Hubbard Broadcasting, Inc
3415 University Avenue
St. Paul, MN 55414

RE: Closure of W. Territorial Road to All Pedestrian/Bicycle/Public Access Traffic Between the Pavilion Apartments and Bedford St. SE.

Dear Mr. Rehkamp [**and other respondents**],

We are writing to begin a discussion with Hubbard Broadcasting about the recent closure of the vacated section of W. Territorial Road to pedestrian and bicycle access. As council members for the two wards in each city that adjoin this block, we would like to work with Hubbard to re-open this connection to pedestrian and bicycle traffic.

The block of Territorial Rd that has been closed to public access was vacated as a public street by the Minneapolis City Council in 1997. The City undertook this action with the understanding the street vacation would facilitate Hubbard's development of adjoining property parcels in both cities. Facilitating commercial and residential development, and the jobs and population that come with that development is beneficial for both Hubbard and its associated companies, and for the two cities. In short, the vacation of the public street was done in order to support private development that would have had significant other public benefits.

Unfortunately the development for which the street vacation was undertaken has not taken place, and the block has now been entirely closed to public access. The public benefits — jobs, new residents and taxes — promoted as resulting from the street vacation have not been delivered in full, and now the public has lost access to this route for pedestrian and bicycle access.

Residents of the Prospect Park and South St Anthony Park have been using this block for pedestrian and bicycle access since the street was vacated. The disruption to safe cycling routes is particularly acute.

With the hope that Hubbard can remain a good corporate citizen of our two cities, we look forward to meeting with you to discuss how this block can be re-opened for non-motorized public access.

Thank you very much,



PROSPECT PARK ASSOCIATION

To: Chairman Martin J. Oberman
Surface Transportation Board
395 E Street SW
Washington, DC 20423

From: Prospect Park Association Land Use Committee

Date: October 14, 2022

Re: Midtown Greenway Letter to the Surface Transportation Board

Dear Chairman Oberman and the Surface Transportation Board,

Thank you for the opportunity to provide comment on docket number FD 36500, the proposed CP/KCS railroad merger.

You have received testimony and comment letters from both Rep. Ilhan Omar, who represents Minneapolis, and also Rep. Betty McCollum, who represents Saint Paul—just to the east of our neighborhood in Minneapolis. These Congresswomen also shared a letter from many local elected officials from the Twin Cities area.

We concur with the points made in those three letters, and we specifically implore you to push Canadian Pacific (CP) to agree to a reasonable shared use agreement or easement which would allow for a bicycle and pedestrian path to be constructed on the Short Line Bridge L5733 over the Mississippi River. This bridge links our Prospect Park neighborhood with the majority of Minneapolis located on the west side of the Mississippi, so we are painfully familiar with the missed opportunity for connectivity it embodies.

That bridge was originally constructed for two sets of railroad tracks, but only one set of tracks still exists today. There is ample room for a walking and bicycling trail on the bridge's vacated track alignment. We know this project has been studied and found feasible by the engineers hired by the Midtown Greenway Coalition.

We are told that CP claims it is getting “adequate use” out of the bridge. But you will see in two attached photos the missed opportunity of this vacant right of way. In the first photo you can see the approach (looking westward) towards the bridge, where CP fenced off access roughly 15 years ago.





PROSPECT PARK

ASSOCIATION

A second set of tracks once existed on the left side of the photo, but that set is long gone. In the second photo (which was taken through the holes in the fence), you can clearly see there is plenty of space on the bridge itself (more space than on many other bike trails) where the original tracks have been removed.

What you can also see in these photos is that pedestrians and bicyclists can be accommodated with no impact on CP's ability to serve its customers.



In the distance of these photos lies the west bank of the Mississippi and the Midtown Greenway, the most popular bike/ped path in our State of Minnesota. If that alternative transportation amenity could be connected over the Mississippi to our neighborhood in Minneapolis, and to all the neighborhoods in Saint Paul, it would provide a crucial zero-pollution transportation linkage, increase low-cost access to jobs, help combat climate change and deliver huge benefits to public health.

Please help us overcome intransigence and let Minnesota seize this rare opportunity.

Thank you for your consideration,

Eric Amel, AIA
Chair, PPA Land Use Committee
Prospect Park Association