

# Minutes of the Prospect Park Association Land Use Committee

## Tuesday, July 18th, 2019, Revised at Land Use Committee Meeting: 08-08-2019

**In Attendance on Sign-In sheet:** Dan Bryant, Imani Cruzen, Gayla Lindt, Florence Littman, Preston Mosser – Prospect Park Properties, Karen Murdock, Joe Ring, Lynn Von Korff, Joyce Walker, David Frank, Donna Schneider, Ken Mowll (sp), Jere Purple, Meier Sahlin, Peter Holbrook, Jeff Barnhart - Prospect Park Properties, Lois Willand, John Wike, Laura Preus, Gary Gardner, George Hansen, Susan Warner, Eric Amel, 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.

1. The meeting began with John Wicks describing the new sign-in sheet that had been developed by Jan Nelson. The purpose of the new sheet is to make it easier for attendees to sign in and reduce sign in illegibility.
2. The Agenda was approved with a new item regarding the Vermilion Project to be introduced by Gayla Lindt.
3. The third item was a brief discussion of the Land Use meeting minutes for May 2019. A motion to approve was offered, seconded and approved by voice vote. The minutes will be included in the package of info to be submitted to the Board.
4. The fourth agenda item was an update by Joe Ring of the status of the Conservation District being organized by neighbors residing near Tower Hill Park on portions of Clarence Ave and Seymour Street. Joe described:
  - a. Since the last Land Use meeting he has gotten 16 property owners to agree with the Conservation District petition - which is beyond his original goal.
  - b. Bob Roscoe and he met with City of Minneapolis Staff regarding the Conservation District and the City asked them to write the City's Administrative Requirements.
  - c. The City's filing fee for the Conservation District is \$375.00 – to be paid by all Property Owners who agree to sign the petition.
  - d. Joe was uncertain exactly what will constitute the City's Administrative Process.
  - e. Two-thirds of Property Owners need to approve (the petition). There are 28 Property Owners along the street frontage. (2/3 would constitute approximately 18 – 19).
  - f. Approval will be required by HPC, City Planning Commission and finally City Council.
  - g. Joe indicated that the Conservation District will need PPA Board approval eventually.

Other Comments:

  1. Joe Ring noted that some of the lots on the street are >20,000SF and if two are side-by-side and combined together would provide a sizeable building area for new construction - particularly multi-family units.
  2. A strength of the Conservation District is its ability for neighbors in the district to review for both demolition and new construction.
  3. Lynn indicated of critical concern is the group of existing homes. How do you allow for new density?

4. Eric expressed concern of what the Administrative Rules will be as they apply to the neighborhood. Review will need to take place from the bottom up.
  
5. The next topic to discuss was a new hotel project to be located at 2800 University Avenue by Prospect Park Properties. Preston Mosser of PPP and Dan Bryant presented the discussion.
  - a. The project will be located west of the existing Hampton Inn and connected to it.
  - b. Since the last Land Use meeting two Task Force meetings were held: 6/19 and 7/2.
  - c. Building will be connected to existing hotel at the ground level – and no other level.
  - d. parking will be combined for both hotels and other ground level amenities will be shared.
  - e. Project leaders and architects will next meet with the City COW on 7/25 and 7/30.
  - f. The new building will replace the existing two-story office building that PPP owns. Jeff Barnhart of PP Properties commented:
    - g. As owners, they have wanted to combine parking for the two buildings which is currently spread about the block.
    - h. Hilton Corp. owns the Home 2 Brand.
    - i. PPP contacted Hilton and asked if they would allow a cocktail bar and coffee bar which Hilton approved.
    - j. Jeff indicated that they are experiencing a loss of tenants in their commercial properties and unrented space is an occurring theme.
    - k. PPP will have to move when their current building is demolished – and possibly move into the building that PPA occupies.
    - l. A question was asked as to what percent of Jeff’s customers at the current hotel utilize U of M hospital/healthcare services? In response Jeff replied 10 – 15%. And, they will have completion with the hotel on Huron.
    - m. Jeff noted that the two hotel buildings will share parking, laundry and an indoor pool.
    - n. Jeff indicated that he is willing to bring the project design to a neighborhood meeting October in order to gain approval of the MOU that will be presented at the September Land Use meeting.
    - o. They look forward to Ground Breaking in March 2020.
  
6. John Wicks described his process for distribution of meeting minutes: the minutes are sent to those persons who attended the meeting of record and are sent to them via email from the email address that accompanied their name on the sign in sheet. Others included are PPA Board members and Committee chairs. No negative feedback for the distribution process was conveyed.
  - b. Gayla Lindt noted that when the Vermilion project was approved it contained 208 residential units but recent changes have increased the count to 256 units. Gayla would like to see the City’s calculations for their approval process and their Traffic Management Study which was calculated for 189 units. Gayla noted that she thinks with the most recent changes the traffic study is out of date at this time. Where are the City’s calculations that support these changes? Efforts should be made to obtain the details of the City’s information.
  - c. It was noted that the condos were removed from the project because the project’s financiers /Bankers would not finance them. As a result apartments were substituted for the condos. In response, Dick Gilyard noted that developers cannot build something that they can’t finance and lawsuits between condo owners and developers have stopped the construction of condos over the past decade. In the instance of the Vermilion project, Dick noted that two bankers who were interested in the project did not like the mix between apartments and condos.

7. Gayla Lindt presented a two-sided “proposed resolution” regarding Vermilion Development and distributed the sheet to those in attendance. See copy attached.
  - a. In sum, Gayla indicated that the current Vermilion project had numerous revisions that were above and beyond the items originally agreed to in the MOU. As a result these discrepancies need to be reevaluated by the City and if necessary require Vermilion to readjust their design.
  - b. A motion was made, seconded and approved to send Gayla’s resolution to the PPA Board for the specific purpose of Eric Amel writing a letter to Cam Gordon (and other City Officials) requesting that they act on the provisions in Gayla’s resolution within a given time period (approximately 2 weeks after receipt of the letter) to be determined.
  
9. Meeting was adjourned at 8:45 PM

Minutes prepared by John Wicks, please send requests for revisions to: [jonewix@aol.com](mailto:jonewix@aol.com)

Attachment: Proposed Resolution for Vermilion Development by Gayla Lindt, 18 July 2019

