

Minutes of the Prospect Park Association Land Use Committee

Tuesday, May 14th, 2019

In Attendance on Sign-In sheet: Preston Mosser – Prospect Park Properties, Jeff Barnhart – Prospect Park Properties, Dan Bryant, Dick Gilyard, David Frank, William Wells – Wells and Company Architects, Chad Craft – GoGopher Rentals, Laura Preus, Lynn Von Korff, Lydia McAnerney, Devon Blanchard, Jaret Giesbrecht, David Gundale, Donna Schneider, Eric Amel, Del Hampton, 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.

The meeting began with a discussion of the residential project located on Essex Street being designed by William Wells Architect. Mr. Wells first presented the project to PPA LU Committee in April 2019

1. **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.

Mr. Wells indicated that with today's presentation they would discuss topics brought up at the LU meeting held in April. These will include: exterior materials, siting of building, location of rubbish storage & bicycle storage, and parking.

a. The exterior will be a combination of cement-stone masonry and James Hardy Lap Paneling.

b. The City has requested that the building be set back approximately an additional foot from Essex Street and locate it 2 ½ feet off the east side property line. Basically the City wants the building centered on the site, between its neighboring buildings.

c. Exterior bicycle storage have been placed in an unheated structure which is attached to the main building on its south side. Access to it is from the exterior. The floor will be a concrete slab. It will also be a lockable structure for security purposes.

d. A fence will be located along the east property line.

e. Additional windows have been added to the lower units and on the east elevation in the stairways.

f. The below grade area (that includes a bedroom, bathroom, Mail delivery area and mechanical area) has been reconfigured. Dick Gilyard asked if they had reviewed the location of the mail room located in the basement with the US Postal Service and Mr. Wells responded that they had not.

g. Rubbish containers will be located adjacent to the main building along the east elevation near the south-east building corner.

h. Building unit count (4) has not changed.

i. There will be no on-site parking and Mr. Wells stated that the units will be marketed to people without vehicles. A building for people who do not own vehicles was acceptable to most members of the LU Committee.

j. In response to a question how the ownership leases the units, Mr. Kraft stated that sometimes they have separate leases for each lease or a single lease that all leases sign.

k. Laura Preus indicated a concern for adequate light along the east sidewalk that parallels the building. Mr. Wells stated that they would review the lighting there.

l. Eric Amel indicated he like the “little building” and felt it was acceptable to live there without a car.

m. A question arose as to where does a tenant park if there are no parking spaces? It was generally assumed that a car owner would have to find a space on the street.

n. Project Schedule: they hope to open September 1st, 2020.

o. The architect and owner asked the Committee for a letter of support within the next 30 days.

p. Following the departure of Mr. Wells and Mr. Kraft the Committee discussed the project, particularly how a letter of support could be drafted. Some people felt an MOU was relevant others felt that within the limited time frame a letter supporting the project which lists key aspects of the project that the Committee supports would be more fitting. Ultimately the Committee agreed that Mr. Wells should be contacted and asked to prepare a draft of a letter that includes the topics which they would be most interested in and forward it to PPA LU Committee staff.

FOLLOW UP:

On May 15th John Wicks sent an email to Mr. Wells requesting that he provide us a draft letter. Mr. Wells responded via email (and copied persons who attended the meeting) that he would send info to us. But, as of 6/13/2019 he has not responded.

4. **The next topic to discuss was a letter from Ari Parritz of the Vermillion project that was received through the office of Councilman Cam Gordon. It should be noted that PPA Land use Committee contacted Vermillion and asked them to respond to specific topics in the MOU that they are to report on following the MOU approval.**

Vermillion had sent a response to PPA’s request. The drawings had been reduced to fit on an 8½” x 11” page which made them difficult to interpret due to their small scale. .

a. It was noted that the condominiums included in the design for the MOU were removed and replaced with apartments.

b. Dick Gilyard noted his disappointment in the removal of condos and substitution of apartments. There was no information as to why the project took this step. Dick continued that

Condos have been difficult to finance in projects in the past but recent projects in the Twin Cities have included condos.

c. Lynn Von Korff expressed her concern that the project be more transparent that is it should communicate to the neighborhood the changes that have been made over the MOU presentation. Lynn felt that the building does not step back as much as the original design and asked for clarification.

d. Dick Gilyard expressed that in the small scale drawings it looks like changes have been made but we must verify the changes by reviewing larger drawings.

e. Del Hampton questioned if the MOU is a binding agreement? In response Jeff Barnhart indicated that in the overall context of the neighborhood it is probably not binding. That is some changes can be made. Del / Jeff felt that Market Conditions have changed the residential mix. It was recommended that we should provide commentary (of the submission) and avoid editorials and follow up by getting back to Ari for larger scale drawings so we can verify what we see on them verses the small scale drawings he previously sent us. Del felt that if we can review the larger scale drawings it will enable us to avoid unnecessary judgement.

f. Lara recommended that the information be sent to the Community to enable people to make their interpretation and express their feelings about it.

g. Dick Gilyard noted that he felt the (north and northeast) elevation is different and should be address particularly if the project is moving forward. Building clarification is needed particularly if apartments have replaced condos and there is a new parking space reduction.

i. John Wicks was directed to contact Vermillion to obtain a new response to questions and obtain larger scale drawings that could be kept at the PPA offices for neighbors to review. John Wicks followed up with emails to Ari Parritz of Vermillion.

5. AGENDA proposed for June Land Use Meeting

- a. If he is available, review of MOU with Rick Filler for 4th Street Apartments currently under construction.
- B Jeff Barnhart and Prospect Park Properties will present a new project – a hotel for the neighborhood and would like to form a Task Force for it.
- c. If available, review of letter of support for 2624 Essex Street 4 Unit Apartment project with William Wells Architect.
- d. Update of PP Conservation District by Joe Ring

6. Meeting was adjourned at 8:30 PM

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

