

Minutes of the Prospect Park Association Land Use Committee

Thursday, October 8th, 2019

In Attendance persons names as listed on Sign-In sheet: Jeff Barnhart Prospect Park Properties, Preston Mosser Prospect Park Properties, David Frank, Gayla Lindt, Laura Preus, Joe Ring, Lynn Von Korff, Karen Murdock, Rebecca Cowin, 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. A review of this month's agenda was held. Two modifications were proposed and accepted. These included: 3b. Joe Ring's recommendation to submit "New History's" Memorandum dated 22 July 2019 to State of Minnesota Historical Commission and 3c. Lynn Von Korff's and Rebecca Cowin's letter to Councilman Cam Gordon (signed by Eric Amel) were added to the agenda.
2. The second item on the Agenda was a brief discussion of the Land Use meeting minutes for August 8th, 2019. Two recommendations were made to modify the minutes. These included: removal of quotation marks around item 9.d. and recommendation to change item 5.b. from 22 spaces to 138 spaces. A motion to approve the minutes with the modifications as described above was made by Karen Murdock and seconded by Jeff Barnhart.
3. Next on the Agenda was a topic presented by Joe Ring. Joe described how during City Planning review of the Vermilion project the developer had been asked to "*...summarize any potential impacts on the historic integrity of the historic Prospect Park Water Tower and other local landmarks in Prospect Park that may be created by the Wallis Prospect Park (the Vermilion project)....*" In response, a Memorandum dated 22 July 2019 was produced by NEW HISTORY, a Minneapolis based historical consulting firm. In conversation with the City Joe learned that the City had not forwarded the Memorandum to the Minnesota State Historical Preservation Office (SHPO) which he felt was odd. As a follow-up Joe contacted SHPO and learned that PPA has "standing with the State Preservation office" and as condition of that standing we have the right to forward the Memorandum to SHPO. Joe stated that he would like permission from PPA to send the Memorandum to SHPO for their evaluation and requested permission from the Land Use Committee to do so.

A motion was made by Laura Preus to move the topic to the Board Agenda for review and discussion at the October PPA Board meeting. Motion was approved.

4. Next on the agenda was a presentation of a letter prepared by Lynn and Becca (for signature by Eric Amel addressed to Councilman Cam Gordon) in response to the City of Minneapolis' in conjunction with the University of Minnesota's desire to impose a ½ mile Inclusionary zone around the perimeter of the University that would exclude students in rental housing who live in the zone from being eligible for affordable housing units.
 - i. Jeff indicated that from a developer's standpoint inclusionary zoning could impact whether or not affordable housing can be placed within a mixed housing package.
 - ii. It was noted that the U of M is constantly changing its boundaries and size which means the ½ mile boundary is very elusive.

A motion to approve the letter and forward it to the Board for final approval was made by Lynn and seconded by Becca. The Committee approved the motion.

5. Next, Laura Preus presented documentation on the September 9th off-site Land Use Committee meeting held at Cabrini Church in which the primary topic on the agenda was a discussion of the Vermilion project and the changes undertaken by the developer. Laura provided a single page “Executive Summary” and a 15 page Meeting Notes and Flip Chart Results/Comments, both documents dated DRAFT October 8th, 2019.

This was the first time that any of the members of the Committee had seen the 2 documents.

Following a discussion of what to do with the documents at this time a motion was made and seconded to move the documents to the Board for their review at the October 28th Board meeting.

6. Last on the agenda was a presentation by John Wicks of the status of the Extended Stay Hotel proposed to be located at the SE corner of University Avenue and Bedford Street SE.

John described how several meetings have been held with the developer to review the design of the project. The most recent meeting had been held at the Extended Stay Hotel the developer built on west 7th Street in St. Paul. At the meeting a revised proposal was presented followed by a tour of the building.

- i. A question was asked if the developer had signed on to PPA’s MOU process and in response John Wicks said they had not. Committee members emphasized the need to secure the developers intent to be part of the MOU process otherwise it was questionable that PPA should be active with them.

- ii. It was noted that Florence Littman had stated that the property lies within the PPA Historic District and efforts must be made to determine the consequences of undertaking a project located in the District. John Wicks indicated he will look into it.

- iii. The use of the site was discussed and whether or not an extended stay hotel is an appropriate use of it. John indicated that the Task Force had not specifically discussed this issue. Laura felt that other neighbors who don’t live along Bedford may have a concern and a neighborhood meeting to discuss the use of the site should be held before the project design becomes too set.

- iv. In response John said that the TF can discuss among members the MOU process and their individual concerns about site use at the next upcoming meeting on October 16th. Then a design meeting can be held on the 30th followed by a neighborhood wide meeting on November 12th – to be held at Luxton park beginning at 6:30 PM. At that meeting the neighborhood can review the design to date and debate the site use.

7. Jeff Barnhart concluded the meeting by describing how the park on 4t Street SE is now under construction after a very long planning period. He also stated that the new Hampton Inn Extended Stay Hotel had been approved by the City and soon they will begin construction.

10. Meeting was adjourned at 9:30 PM

Minutes prepared by John Wicks – send your comments or corrections to him at jonewix@aol.com