



## PPA Community Meeting

Regular Meeting: July 16, 2018, 6:30-7:45pm

Prospect Park United Methodist Church, 22 Orlin Avenue SE

### Board of Directors Present:

1. *Eric Amel*
2. *Phil Anderson*
3. *Jeffrey Barnhart*
4. *John Cushing*
5. *Del Hampton*
6. *Claire Haskell*
7. *John Kari*
8. *Susan Larson-Fleming*
9. *Lydia McAnerney*
10. *Vince Netz*
11. *Robert Roscoe*
12. *Serafina Scheel*
13. *Isabelle Wattenberg*
14. *John Wicks*

### Board of Directors Absent:

1. *Dick Kain*
2. *Robert Roscoe*
3. *Johnathan Schuster*

### Community Members Present:

1. *Dan Bryant*
2. *Bruce Jacobson, Minnesota Design Center*
3. *Job Carmody, Minnesota Design Center*
4. *Richard Adams*
5. *Catherine Day*
6. *Stephen Klimek*
7. *David Dank*
8. *John Quincy*
9. *Jack Becker*
10. *Preston Mosser*
11. *Lynn Vonkorff*
12. *John Wike*
13. *Jim Erickson*
14. *Joe Ring*
15. *Susan Gottlieb*
16. *Evan Roberts*
17. *Noël Gordon, Jr.*
18. *Richard Gilyard*
19. *Jessica Buchberger, PPA Program Manager*

1. **Welcome, Review Agenda.** *Vince Netz*, Chair and PPA President, convened the meeting at 6:30 pm. and reviewed the agenda with the attendees.
2. **Minnesota Design Center—Towerside Innovation District.** *Vince Netz* introduced *John Carmody*, Senior Research Fellow, Minnesota Design Center, College of Design, University of Minnesota. **Towerside Framework for Planning and Implementation, Version 2.0, July 19, 2018** was developed by the Minnesota Design Center on behalf of the Towerside Innovation District. The report was developed with financial support from the Towerside Innovation District, the Minnesota Design Center (funded by the McKnight Foundation), and the Mississippi Watershed Management Organization.

Documents from PPA and St. Anthony Park endorse this framework planning. As it pertains to Towerside, Prospect Parks most current small area plan – the Stadium Village University Avenue Station Area Plan (2012) – is out of date. It predates LRT and its associated development. The assertion is that it is important to have one plan that has agreement. The Minneapolis 2040

Comprehensive plan is being done in parallel, and this planning group is commenting as they go. The framework area is defined as north of University Avenue SE in Minneapolis. *Mr. Carmody* paged through the whole report. Some highlights are:

- **Towerside Vision:** Prospect Park 2020 group articulated a Towerside Vision that is not just sustainable development, and not just an innovation district. It is Economic Competitiveness, Research and Innovation, Public Realm, Sustainability and Resilience Health Living, Diversity and Equity, Lifelong Learning, and Design, Art and Culture.
- **District Scale Guidelines** summary as planning principles consisting of: District Energy, District Stormwater, District Parking, Natural Systems, Other District Systems, Connected Public Realm, Signature Public Space, Streets and Mobility, Connections Beyond, Mixed Use, Diversity of Housing Types, District Identity, Sustainability Guidelines at District Scale.
- **Project Scale Guidelines** to be applied to specific projects consist of: District Systems Connections Public Space Extension, Historic Structures, Adaptable Structures, Eyes on the Street, Urban Design Elements, Hidden Parking, Flat Roofs, Affordable Housing, Public Art, Sustainable and Healthy Buildings.
- **Community Scale Guidelines** consisting of: Outcomes-Oriented, New Economy, Engagement, Communication, and Placemaking
- **Planning and Community Engagement:** Includes a phase 1 and Phase 2 engagement process integrated into 2040 planning by both PPA and Saint Anthony Park Community Council, and ultimately applied to both Minneapolis and Saint Paul 2040 Comprehensive Plans.
- **Physical Plan:** a set of (12) maps documenting Context, Natural Resources, Adjacent Neighborhoods, Relationship to the University of Minnesota and the Creative Enterprise Zone (the purplish toned area: the Creative Enterprise District in Saint Anthony neighborhood of Saint Paul which is partnering with Towerside.), Existing and Proposed Vehicular Street Networks, Existing and Proposed Pedestrian and Bikeway Routes, Existing and Proposed Parks, Trails, and Open Spaces, Existing and Proposed Land Use. A set of Planning Recommendations flow from this analysis and are highlight below.
- **Implementation:**
  - **Part 1: Innovation District Regulatory Framework:** tools and processes to assist in implementation:
    1. MOU Process for Development Proposals,
    2. Design Guidelines for Project Review,
    3. Zoning Overlay Framework,
    4. Financial Tools Policies and Resource. etc.
  - **Part 2: Integrated Green Infrastructure Plan:** (20) pages detailing the interconnected network of natural and human-made features that support native species, maintain ecological processes, improve air and water resource, and contribute to health and quality of life.
  - **Part 3: Capital Improvement Project Priorities.**
    - A. Granary Corridor
    - B. Granary Crossing (more than a bridge over the rail yards)
    - C. Completion of the Missing Link of the Minneapolis Grand Round – Bridal Veil Regional Trail
    - D. Granary Corridor Extension Westward (15<sup>th</sup> Avenue SE & 8th Street SE)
    - E. Completion of the Street and Block Patterns

- F. Relocation of the University of Minnesota Transitway
- G. Signature Public Spaces: Signature Park, Weyerhaeuser Myrtle Park.
- H. A Restorative Public Utility

*Bruce Jacobson*, Senior Research Fellow, Minnesota Design Center, College of Design, University of Minnesota) expanded on the Integrated Green Infrastructure Plan Implementation: defined, components (It matter where we are as part of Mississippi River watershed), restore, recreate, reimagine. District water budget: the math and science behind storm water management, how to capture and use with detailed analysis by Barr Engineering. District and Regional Scale: Transformative Projects and Other District Opportunities moving into district heating and cooling. The map of transformative projects was shown and described further. Green Infrastructure Components were described further; Restorative Development and the Integrated Utility Hub proposes a new sustainable infrastructure system that catch up with debt, break even, and then turns a profit. (Work by the Yorth Group cited.)

Discussion: *Noël Gordon, Jr.* extended his hand to help in implementation stating that climate change benefits are saleable benefits, and that capital equates to jobs as there can be an innovative training component. *Carmody* responded that we are thinking about subscribing to the Eco-community protocol. *Dick Gilyard* wants to stress why we are doing this with the rhetorical question: how do we build and keep jobs while making a great place? We are thinking about the systems. There is concurrence on the big pieces between PPA, St. Anthony, and the UofM: more transitway, etc.

### 3. Announcements:

- A. **East of the River Park Master Plan.** *Del Hampton* presented Minneapolis Park and Recreation Board (MPRB) properties in the Prospect Park neighborhood. A substantial public engagement effort is under way. Illustrated maps of park improvement concepts were displayed on mounted boards at side wall of meeting space: two park designs (Concept A and Concept B) were created for each park property in the East of the River Park Master Plan. See also online: [https://www.minneapolisparcs.org/park\\_care\\_improvements/park\\_projects/current\\_projects/east\\_of\\_the\\_river\\_park\\_master\\_plan/](https://www.minneapolisparcs.org/park_care_improvements/park_projects/current_projects/east_of_the_river_park_master_plan/)

MPRB properties in or adjacent to Prospect Park neighborhood were highlighted by *Mr. Hampton*:

1. Tower Park: one concept closes Malcolm Avenue SE between Olin Avenue SE and University Avenue SE and extends the park to provide play space for Pratt School. A second concept calls for a woonerf treatment of Malcolm in lieu of a total closure.
2. Luxton Park: the two concepts extend the park and offer varied amenities.
3. Caleb Dorr Circle: at the intersection of Franklin Avenue SE, East River Parkway, 27<sup>th</sup> Avenue SE and the F.W. Cappelen Memorial Bridge one concept proposes a rond-point or traffic circle in lieu of traffic semaphores at the five-street intersection.
4. Franklin Oval: consideration of converting from Minneapolis Public Works to MPRB property, both concepts preserve a Memorial Tree and offer enhanced amenities.
5. Completion of the Grand Round with a trail up to Stinson is presented.

6. Towerside Park concepts and a future phase cutting through the Towerside area to the northeast are presented.

The community is welcome to write post-it note comments on the boards tonight. Additionally, a Community Happy Hour listening session takes place tomorrow night, Tuesday, July 17, 5-7 pm at 612 Brewery. And, an online survey soliciting feedback open through 5:00 pm, July 29, 2018 at [www.surveymonkey.com/r/eastofriver](http://www.surveymonkey.com/r/eastofriver)

*Del Hampton* talked about the Community Advisory Committee (CAC) process and pointed at the CAC process for the river gorge as well.

*Noël Gordon, Jr.* asked whether a *Harriet Tubman* statue Caleb Dorr Circle would be too ‘out there’ for comments. *Mr. Hampton* said all comments are welcome. *Jeff Barnhart* made comments regarding Towerside. *Lynn Vonkorff* asked about Tower Park operations and maintenance noting tiered seats in one of the concept designs. She also likes natural. The MPRB’s project manager reviewed concepts with the maintenance crews for feedback. *John Wike* mentioned initiative to form Friends of Tower Park for advocacy. *Dick Gilyard* wants the actual hard copy maps to take more time to comment. *John Kari* said there is a task force working with the Wall Development as the MPRB plans do not match up with the Wall Development plan. *Hampton* knows factually that MPRB is working on MOU with Wall Development and added that the Stinson connection would also require a lot of property acquisition.

- B. **Seeking Board Nominations.** *Jessica Buchberger*, PPA Program Manager, said PPA needs to publish slate of candidates on August 24, 2018. Only criteria are candidates must live or work in Prospect Park neighborhood.
- C. **Explore Prospect Park Walk – July 21, 2018.** *Jessica Buchberger* said an Explore Prospect Park Border Walk focused on our Mississippi River boundary is scheduled for Saturday, July 21, 2018, 10:00am. The tour to be led by *Tom Kilton* will meet at the Shriners Hospital for Children, 2025 East River Parkway.

*Ms. Buchberger* said the Explore Prospect Park Border Walk focused on the neighborhood border with the University of Minnesota, and scheduled for Thursday, July 12, 2018, 6:30pm – 8:30pm was postponed due to extreme weather until further notice.

- D. **Thanksgiving for Pizza.** *Vince Netz* thanked *Noël Gordon, Jr.* and *Jessica Buchberger* for getting pizza for the meeting participants at the last moment in lieu of refreshments that were to be provided by others.

3. **Adjourn.** The community meeting adjourned. 7:47pm.



## PPA Board of Directors

Regular Meeting: July 16, 2018, 7:45pm

Prospect Park United Methodist Church, 22 Orlin Avenue SE

1. **Call to Order.** *Vince Netz*, Chair and PPA President, called the meeting to order at approximately 8:00 pm. A quorum of the Board of Directors attended.
2. **Consent Agenda.** *Mr. Netz* presented the Consent Agenda for approval consisting of:
  - Committee Reports/Minutes
    - PPA Management Council, June 18, 2018
    - PPA Neighborhood Relations & Outreach Committee (NROC), June 21, 2018
    - Livability Committee, June 13, 2018
    - PPA Community Meeting and Board of Directors Meeting Minutes: July 24, 2017; September 25, 2017; October 23, 2017; November 27, 2017; December 11, 2017; January 22, 2018; February 26, 2018; March 26, 2018; April 23, 2018; May 21, 2018; June 25, 2018.
    - (*Note: PPA Land Use Committee, June 2018 was taken off the consent agenda as it was not included in the board packet.*)

Approval of the Consent Agenda was moved as amended and seconded. No discussion. The Consent Agenda was approved by acclamation.

3. **Regular Agenda.** *Mr. Netz* presented the Regular Agenda for approval as published. *Del Hampton* asked that the business of Ongoing Projects and Topics—East of the River Parks Plan be struck from the agenda as there is no action beyond the presentation just made in the Community Meeting just held. Motion by *John Cushing* to approve the Regular Agenda as amended was made and seconded. No discussion. The Regular Agenda was approved by acclamation.
4. **Organizational Business.**
  - A. **Treasurer's Report.** *Jessica Buchberger*, PPA Program Manager, introduced the PPA Statement of Financial Position as of June 30, 2018, indicating that the transition to the new accounting system is still underway and it is taking more time than was anticipated.
    1. **Assets:** Total assets are listed at \$51,743.27. Ms. Buchberger reports that there is a \$25,000 asset not recorded on the balance sheet.
    2. **Liabilities and Equity notes:** Total liabilities and equity are listed at \$51,743.27.
    3. **Discussion:** *Buchberger* and *Serafina Scheel*, PPA Treasurer, attest that the balance sheet is on track. The incomplete report is being shared regardless as the it has not been shown in a while. Maybe next meeting of the board the balance sheet will be up to date and correct. No action taken.

- B. **Organizational Staffing.** *Serafina Scheel*, PPA Treasurer, introduced the business of evaluating PPA staffing needs to appropriately assist and conduct the business of the organization. The treasurer's goal is to build a proposed budget around an optimal staffing level. The task would involve: looking at roles and how they are functioning; looking at whether a larger staff could help; looking at whether a staffer working on high-order visioning would be required; and looking at some administrative assistance. Motion by *Eric Amel*, PPA Secretary:

***Resolved,** the Prospect Park Association approves formation of a PPA Staffing Assessment Task Force, reporting to the PPA Treasurer, to assess PPA staff roles, how they are functioning for the business of the Association, and to consider if modification of the staffing structure would better serve the Association, and how a modified staffing structure is financially sustained.*

Seconded by a PPA Director. Discussion: To assess, *John Cushing* asked that base information be created consisting of PPA Program Manager *Jessica Buchberger's* current work profile. *Serafina Scheel* responded that this is what a task force could do. *Cushing* volunteers to serve. *Lynn Vonkorff*, *Susan Larson-Fleming* volunteer as well. Discussion closed, and a vote taken. The resolution passed by acclamation.

*Vince Netz* followed with remarks saying it is not sustainable to continue volunteering the amount of time that he volunteers currently, concluding that the current PPA work is not sustainable, and citing other neighborhood association statistics: 16% have no staff, one neighborhood organization has five on staff. *Mr. Cushing* said *Mr. Netz* encourage the Board to think about time put in and think about what is appropriate to spin off. The Board can refer to *Ms. Buchberger's* annual reporting and review from last year. *Netz* said it is the Board of Directors' responsibility to bring in money.

## 5. Ongoing Business.

- A. **Minneapolis 2040 Comprehensive Plan—Comments for Submission.** *Vince Netz* introduced the ongoing business of PPA commentary on the draft Minneapolis 2040 Comprehensive Plan due to the city by July 22, 2018. The Comprehensive Plan Task Force has completed the work, the Land Use Committee has approved the task force recommendations on July 10, 2018. The comments are attached to the Board packet.

*John Kari* recounted that PPA submitted to the City of Minneapolis the *Prospect Park Planning Framework for 2040: The Community's Vision for Change and Continuity Informing the Minneapolis 2040 Comprehensive Plan, approved by the Prospect Park Association Board of Directors, December 11, 2017* as an instrument to inform the city of the neighborhood's unified planning position. After a remarkably unsatisfactory response by the city's Long Range Planning group revealing that the PPA comprehensive planning document was not properly reviewed and its guidance included in the draft plan, *Mr. Kari* and *Vince Netz* held a meeting with Ward 2 Council Member *Cam Gordon*, Ward 2 Policy Aide *Robin Garwood*, CPED Director of Long Range Planning *Heather Worthington* and two additional staff, University of Minnesota Planning Director *Monique MacKenzie* and staff, and Minneapolis Planning Commissioner and UMFREA Director of Community Development *Sam Rockwell*. The meeting clarified how to present our planning to the city process. In review of the current draft 2040 Comprehensive Plan, the PPA task force looked at the city's 97 proposed policies articulated in the draft plan

and broke remarks into six topic areas. Several policies are redlined by the task force of modification under each topic:

- **Topic 1: Economic Development, Redevelopment, and Innovation**

Under Topic 1, PPA proposes a new policy 98 to address development of the Towerside Innovation District:

*Policy 98 – Innovation Districts: Establish and support Innovation Districts to employ district-scale infrastructure and systems and to implement flexible policies and practices allow for experimentation and innovation consistent with the City’s most ambitious goals.*

- **Topic 2: Housing**

The neighborhood expressed concern with changing of the zoning: the lowest proposed zoning is up to four dwelling units per traditional size city lot – which Kari argues is basically what Prospect Park is right now. The neighborhood has always been a mix of housing types and densities. The question became how to preserve this sensibility without willy-nilly development such as poorly conceived student housing that is dense without contributing quality or character to neighborhood. By creating conservation district’s block by block, the neighborhood can keep its character and honor the plan’s intent for ‘1 for 4’. A future presentation will be made of a trial conservation district proposal with Clarence Avenue SE and the top part of Seymour Avenue SE.

Shared parking districts is an idea proposed in the remarks.

- **Topic 3: Infrastructure**

Although the plan lays out many points on transit, no street, bridge, and park proposal made by PPA were initiated. These are restated.

- **Topic 4: Arts and Creative Economy along University Ave SE**

Great support for arts, and maker space in the neighborhood planning. The Tierney Bros. property on University Avenue SE is an example. The city has a lot of policy regarding arts to be harnessed.

- **Topic 5: Historic Features**

Set up for places: how do we protect the historic Witch’s Hat Tower from encroaching development. PPA comments propose an 800-foot perimeter at elevation 1030’ and a view corridor triangle toward downtown. This guidance is inserted into the plan via that shoreline corridor aspect or the critical area. The city’s general planning critique is they can’t do policy neighborhood by neighborhood, so the city must have a tool that can be used by all.

- **Topic 6: Future Land Use and Built Form Maps**

The city will return with plan at end of September 2018 with the intent to settle the final plan for City Council consideration in December 2018. Then PPA intends to work with our partners to prepare the streets we want, etc. Then PPA will ready to submit the city’s first new small area plan. (This was a discovery in the planning process: all the small area plans are

voided by the new Comprehensive Plan). Motion by *John Kari*, a PPA Director and Co-chair of the Land Use Committee:

***Resolved***, the Prospect Park Association adopts the comments of the PPA Land Use Committee regarding the Minneapolis 2040 Comprehensive Plan for submittal to the City of Minneapolis prior to the July 22, 2018 due date.

Seconded by *Jeff Barnhart*. Discussion: *John Cushing* asked what shared parking is: a piece of land that could be used by several parties. *Evan Roberts* commented that currently must meet parking requirements exclusively on each property. *John Wicks* asked who would own a shared parking facility: sometimes the city, sometimes a business association.

*Mr. Wicks* moved the previous question. Seconded by *Jeff Barnhart*. Motion passed by unanimous consent. Discussion closed, and a vote on the business taken. The original resolution passed by acclamation.

*John Kari* brought up a new issue not on the regular agenda: the Met Council sponsors a Transit-Oriented Development (TOD) Pre-development Grant program with an impending May 31, 2018 deadline. *Mr. Kari* said up to \$100,000 of grant money could assist the Wall Development Company in planning activities for Malcomb Yards Development. The city must be the applicant for the grant to show commitment to follow through with implementation and support for the project. Motion by *Kari*:

***Moved***, the Prospect Park Association will facilitate a Met Council TOD pre-development grant on the behalf of the Malcomb Yards Development by Wall Development Company.

Second by *Jeff Barnhart*. Discussion. *John Wicks* asked doesn't someone have an interest. *Mr. Barnhart* said he is concerned the grant could be something that annuls important development conditions of the pre-existing MOU with the Wall Development Co. *Kari* says some things have changed with the Malcoln Yards agreement already. *Barnhart* wants to defend the agreement forged in the MOU. *Phil Anderson* asked for clarification of the grants end product: predesign services. The further question was asked how do we control. *Kari* is willing to withdraw and ask Wall Co. to take it up. *Kari* rescinds the motion. No further action taken.

B. **East of the River Park Plan.** (*This scheduled business was struck from the Regular Agenda*)

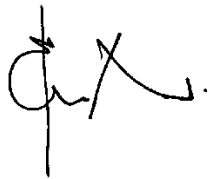
6. **Staff Report.** *Jessica Buchberger*, PPA Program Manager, presented the following items:

A. **Pillar of Prospect Park Ground Breaking.** *Jessica Buchberger*, *Vince Netz*, *Jeff Barnhart*, and others attended the Pillars of Prospect Park senior housing development ground breaking at 22 Malcolm Avenue SE hosted by developers Oppidan Investment Co./Ebenezer. There was consensus that this is a great program for the neighborhood. *John Cushing* concerned with Malcolm Ave. traffic toward Surly. *Evan Roberts*, PPA Transportation and Safety Committee Chair, said that many neighbors have commented that it is an improvement now that the intersection has been narrowed. This highlights the need for proper pedestrian crossing for an increased population of elderly at this intersection. The traffic condition also stresses the need for a Granary Corridor solution for industrial vehicles.



- B. *Vince Netz* reported Towerside Business Association met recently and reappointed *Jeff Barnhart* as business representative to the PPA Board of Directors.
  - C. Likewise, the University of Minnesota Student Association will be referred to for a new student representative board member. *Ms. Buchberger* commented that modification of the Bylaws should be considered as summer absence of the student representative is a stress on achieving quorum.
7. **Adjourn.** Moved by *Del Hampton* and seconded by many to adjourn the meeting. Unanimously approved on a voice vote. The meeting adjourned at 8:42pm.

Respectfully submitted:



*Eric Amel*  
Prospect Park Association Secretary

**APPROVED** by the Board of Directors, September 10, 2018 Regular Meeting.