

Kutzky Park Neighborhood Association
June 20, 2016

1. **Call to Order:** Jesse Welsh, President, called the meeting to order at 6:05 pm.
jessemoranwelsh@gmail.com
2. **Welcoming Remarks:** Jesse Welsh, in the absence of Jacque Jones jones.jacque@mayo.edu
3. **Report from Rochester Police Department:** Officer Greg Jeardeau
gjeardeau@rochestermn.gov
 - (a) Officer Jeardeau was unable to attend this evening's 6 pm meeting that had been rescheduled from 7 pm on June 14.
 - (b) Jesse Welsh reported that she contacted police after seeing lights in the alley that might be someone prowling with a flashlight.
4. **Committee Updates**
 - (a) **Communications:** Susan Goettsch, Secretary goettsch.susan@gmail.com
 - i. Susan plans to update the Links section of the KPNA website. Suggestions are welcome.
 - (b) **Social Committee:** Tim Hawkins timothy.hawkins1123@gmail.com
 - i. The Kutzky Park Block Party on June 18th was well attended and included a bags tournament and live music.
 - ii. There was a "Nature Scavenger Hunt" in the park the morning of June 18. The next Nature in Your Neighborhood program will be a "Bug Hunt" at 9 am on Saturday, July 16.
 - iii. 63 people attended the first "Yoga in the Park" session on June 11. The next "Yoga in the Park" will be Saturday, June 25 at 10 am. Due to a tennis tournament, this session will be held on the grass – probably to the north of the tennis courts. Look for the sign-in table. Street parking is available to all on weekends.
 - iv. The Summer Kutzky Krawl will be a Sunday brunch that has been tentatively scheduled for July 24th pending approval by the hosts.
5. **New Business:** Presentation on the Alatus Project proposed for the SW corner of 2nd St, SW & 14th Ave, SW.
 - (a) Developers Bob Lux and Nick Pompeian hope to replace the Brentwood and Ray-Mar motels, as well as several houses, to the west of St. Mary's Hospital.
 - (b) Mr. Chris Osmundson and Ms. Gretchen Kamp were the main presenters for Alatus this evening. Ms. Kamp participated remotely. Other people involved were in attendance.
 - (c) The project was described as a 13-story building with a concrete frame, that will include 359 luxury apartments with 1 to 3 bedrooms (similar to "Latitude 45" in the Twin Cities). 49 attached townhomes will provide "step-down" to the Folwell neighborhood and conceal a parking ramp with more than 800 stalls (modeled after Grant Park in Minneapolis). The developers are planning for 12,000 sq ft of retail space at street level, with a 17-ft setback from 2nd Street. The 2nd floor of the main building will include 7,500 sq ft for business offices, including (possibly) a day care center. The main building was described as a skewed L-shape. Amenities for residents will include a clubhouse with deck, pool, fitness center, and turf area on top of the enclosed parking. The 12th floor will include a lounge and a community room with a view of downtown. The exterior will be brick the color of the brick of St. Mary's Hospital, champagne-colored metal paneling, and white polished brick.

There will be a parking entrance on 14th Ave, SW, and a parking entrance/exit on the west side of the building. A tunnel can be funded because of the number of rental units. The project was designed to be compatible with the 2nd Street Corridor Initiative. It is anticipated that construction of the project will take 18 months.

- (d) Kimley-Horn is the landscape architect. There will be a plaza with outdoor seating and plantings at street-level on the SW corner of 2nd St & 14th Ave, SW. The plaza may include a water feature. Boulevard trees are part of the landscaping plan.
- (e) The rent for housing units in this project would range from \$1,300 to \$3,200/mo. Non-resident parking spaces would rent for at least \$100/mo.
- (f) The project is contingent on the adoption of the city's Map #19, so 15th Ave, SW will no longer intersect with 2nd St, SW. It also relies on an extension of 16th Ave, SW south of 2nd St, SW. Project plans call for creation of a 1-block 3rd St, SW – linking the garage exit to the extension of 16th Ave, SW. The developers are hoping for approval by the Rochester City Planning Commission on July 13, 2016. If approved, construction could start by November.
- (g) Concerns raised during discussion were mainly those of the Folwell neighborhood regarding the height of the building and the traffic congestion it could generate. Sean Allen commented that the DMC is driving land prices so high that buildings have to be taller to make projects viable. Jose Rivas asked if non-residents renting parking stalls could have their own entrance and exit, but was told that would not be possible. Various options to prevent exiting cars from proceeding south on 15th Ave, SW to Sixth St, SW were suggested. Mr. Osmundson indicated that the non-resident parking spaces were included in the plan to address the DMC goal of 1400 new parking spaces in the commercial area. He stated that plans for this are modifiable, and that the building would be built to be modifiable as mass transportation plans are worked out. He also said that some of the residential units might be contracted as corporate housing by Mayo Clinic. In response to a question, he said that apartments would never be converted to hotel rooms, but that it is conceivable some could be converted to condominiums in the future.

6. Old Business:

- (a) Neighborhood Awards were postponed, as none of the recipients were able to attend the rescheduled meeting.

The meeting adjourned at 7:20 pm.