

Kutzky Park Neighborhood Association  
September 13, 2016

1. **Call to Order:** Jesse Welsh, President, called the meeting to order at 7:00 pm.  
[jessemoranwelsh@gmail.com](mailto:jessemoranwelsh@gmail.com)
2. **Welcoming Remarks:** Jacque Jones [jones.jacque@mayo.edu](mailto:jones.jacque@mayo.edu)
3. **Report from Rochester Police Department:** Officer Greg Jeardeau was unable to attend tonight's meeting. Jesse Welsh encouraged attendees to contact him with any concerns by email at [gjeardeau@rochestermn.gov](mailto:gjeardeau@rochestermn.gov).
4. **Committee Updates:**
  - (a) **Communications:** Susan Goetsch, Secretary [goetsch.susan@gmail.com](mailto:goetsch.susan@gmail.com) No report.
  - (b) **Social Committee:** Tim Hawkins [timothy.hawkins1123@gmail.com](mailto:timothy.hawkins1123@gmail.com)
    - i. The KPNA "Fall Krawl" will be our traditional progressive dinner in October. The exact date has not been set. Those interested in hosting were encouraged to contact Tim.
    - ii. "Yoga in the Park" is continuing in the fall. The next session will be Saturday, September 24 at 10 a.m.
    - iii. "Porch Fest" is also scheduled for Saturday, September 24. Musicians and musical groups will be playing at 12 or 13 homes between 2 p.m. & 6:30 p.m. A map of the hosting homes will be available soon.
    - iv. Again this year, there will be a Halloween Parade and a Door Decorating Contest. The date for the parade and contest judging will be either October 29 or 30.
  - (c) **Philanthropy Committee:** No report.
  - (d) **Development Committee:**
    - i. Neighbors were encouraged to attend the City Planning & Zoning Committee meeting at 6 p.m. on Wednesday, September 14, 2016, City Council Chambers, Government Center – in order to voice their opinions on the Miracle Market project proposed by Stencil Construction.
  - (e) **Treasury Update:** No report.
5. **New Business:**
  - (a) **Fall Tree Planting:** Glenn Faith resubmitted his grant application on our behalf and Kutzky Park was awarded a grant to plant 25 to 30 trees. Andy Masterpole and Glenn have planted pink flags in spots they identified as needing trees – mostly in the SW and NE corners of the neighborhood. RPU will be placing flags identifying underground utilities. City Forestry and Rene Lafflam from rneighbors are arranging for trees and supplies. 20 volunteers are needed to plant trees the evening of Tuesday, September 27. Volunteers are asked to bring a shovel and a box cutter, if possible, and report to the United Way Building. The time to report will be communicated by email and Facebook soon.
6. **Old Business:**
  - (a) Discussion of "Miracle Market" development at the south end of the Miracle Mile. Nate Stencil will be presenting the project to the City Planning and Zoning Commission on

Wednesday, September 14. City planning staff has recommended that the committee either continue or deny the project. Leslie Hohmann, Miracle Mile property manager, was on hand for the discussion. Her summary of the project for the CPZC was amended with information Nate Stencil provided to Jesse Welsh in a conversation on Sept. 9. The summary packet is available on the web site for the City of Rochester. At tonight's meeting, Ms. Hohmann reported that the footprint of the project will cover 36,800 sq ft and that displaced retail tenants will be relocated to available spaces north of W. Center Street. Concerns were expressed by neighbors that the project does not satisfy goals identified by any planning group, including consultants for the DMC. Patrick Seeb, director of the Economic Development Agency for the DMC has offered the project the help of the U of M's Metropolitan Design Center toward finding a mutually satisfactory design. The owners and Stencil Construction have not been receptive to this offer. They have not been responsive to neighborhood suggestions to rotate the building or the design of the apartment complex above the grocery store. They have also been unresponsive to requests that they align the entrance across from W. Center St. with W. Center Street. Regarding the concern previously raised by Chris Haydock, Mr. Stencil told Jesse that they are working on a revised photometric plan. The project's rationale for requesting \$2M of TIF includes the following: 10% of the 107 housing units would be affordable housing, dealing with the soil conditions, improving the streetscape, and burying power lines and cable. Michael Wojcik encouraged people to discuss their reservations about the project with Councilman Mark Hickey, who meets with his constituents at Dunn Bros N on Friday mornings, since there is concern the city council will approve the project even if the CPZC denies it.

- (b) Wade Goodenberger from CRW Architecture presented the apartment complex called "The James" that they have designed for Jim Illies, Jr., of INH Properties, for the NE corner of 1<sup>st</sup> St., SW and 7<sup>th</sup> Ave., SW to replace an old home that serves as an apartment house. The property is zoned R4, and is within the DMC zone. INH Property has a contingency to buy the property if the Uptown Landings project is approved. They are asking for \$250K in tax increment financing for providing 2 of 12 units as affordable housing and for removing blight. They may ask for approval to shift property line onto adjacent property to the east that they already own. They are hoping to bury the power lines, or at least move them. The city has not asked them to repave the alley, but they will if they harm it during construction.

Wade presented the updated plans for the project, including angled southwest corner (entryway) of building, and brick at street level – with bronze metal panels (like that on the Metropolitan Market Center) and white scored EIFS (exterior insulation finish system) above, and vinyl framed windows. The building dimensions are 50 feet wide and 75 feet long. Units will have 1 to 2 bedrooms, and 8 of the 12 units will have balconies. The developers are receptive to adding public art to the site – possibly as a customized bench or bike rack, since space is tight. The building will have a bike rack and four inside parking spots. It will have air conditioning units that are flush with the building and only visible on the less important (north & east) facades. CRW is considering ideas for storm water management, landscaping, and the security & privacy of street level units. After a public Development Information Meeting on Monday, October 3 (6:30 – 8 p.m., United Way Bldg), they hope to present the project to the City Planning Commission meeting before the end of October. They are hoping for final building approval in January, with demolition and construction starting in the spring.

The plan met with general approval, with Wade indicating he is willing to provide an update at the October 10 KPNA meeting, if desired. Concern was expressed that there are only 4 indoor parking spots for 12 units, but Wade said Lofts on 1<sup>st</sup> nearby has 7 spots for 20

apartments and only 6 spots are rented. Ward 2 City Councilman Michael Wojcik cautioned that tenants of the current building will need to be carefully relocated if TIF is not to be jeopardized. He asked Sean Allen to send him his comments on RPU's onerous requirements for burying power lines so that he can take the complaint to the RPU board.

- (c) Parking Issues: Additional concerns were raised about parking, specifically whether Mayo Clinic will be building any more ramps. Jesse Welsh will check with Mayo Clinic facilities. Concern expressed that the building of Mayo's "Discovery Center" will displace employee parking in surface lots downtown.
- (d) It was clarified that work has not begun on the second Ronald McDonald House, because they are still fund-raising for the project.

### **Announcements**

- None

### **Future Agenda Items**

- Neighborhood Survey
- EAB Education & Neighborhood Strategy
- A presentation from Friends of Indian Heights regarding the work they did to improve their park and secure funding is being arranged. Date is yet to be determined.

The meeting adjourned at 8:30 pm.