

Bailey, Heather

From: Leigh Mollenhoff <[REDACTED]>
Sent: Thursday, May 14, 2020 4:24 PM
To: Bailey, Heather
Subject: Fwd: motions from the meeting 5/12

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Heather,
For your information, MNA P&D voted in opposition to 817 project unanimously. Attached were our objections, similar vein to LC Mar 16 comments. I suspect a letter may be coming.
Thanks,
Leigh

Leigh Mollenhoff

Cell [REDACTED]
Home [REDACTED]
Email - [REDACTED]

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Begin forwarded message:

From: Linda <[REDACTED]>
Date: May 14, 2020 at 10:39:25 AM CDT
To: Jack Kear <[REDACTED]>, Leigh Mollenhoff <[REDACTED]>
Cc: Ross Wunnenberg Beth Crawford <[REDACTED]>, Mary Ann McBride <[REDACTED]>, Steve Ohlson <[REDACTED]>, John <[REDACTED]>, Gary Tipler <[REDACTED]>
Subject: RE: motions from the meeting 5/12

I think the reasons should be a bit more structured, since Landmarks will use the historic ordinance and Plan Comm will use BUILD II.

The proposed project does not meet the Third Lake Historic Ridge standards. It is not "visually compatible" with historic resources located within 200 feet.

- The project is too large. The gross volume is far in excess of neighboring properties and would dominate the block face.
- The height along the sidewalk is far in excess of historic properties.
- The proportion of solids/voids in the street façade is not visually compatible in terms of the entry door (doors are focal points of the historic resources), the grouping of windows.
- The roof design is not compatible as all other historic resources (except one small corner property of the north side of Williamson) have peaked roofs.
- The rhythm of building masses/spaces is not visually compatible with historic resources. The building is about two times as wide (street frontage) as the larger

historic resources. The 2 foot setback of the western 9 feet, and the 8 foot setback of the eastern 10 feet do not create a sense of space.

The proposed building does not comply with BUILD II.

- "No building shall be wider than 60 feet." The building is 80 feet wide.
- "Articulation and breaks in the facade of commercial and mixed-use buildings must be sufficient to maintain the rhythm of masses and spaces of existing commercial and mixed use buildings in the visually related area." The building does not do so.
- "New buildings shall be no higher than 2-1/2 stories, except for the following: On the north side of the 800 and 900 block of Williamson Street, flat-roofed three story structures shall be permitted." The building is a 3-story flat-roofed structure on the south side of Williamson.

Other issues:

- The building is too close to the sidewalk for street tree(s).
- The architect could not identify where the 240 sq ft "roof deck" would be located (identified in page 6 of the plans)
- The location of the garage exhaust is not set, but the likely place would be the green space on the western side, close to the sidewalk (and close to the neighboring residence).
- The roof will have, per the architect, up to 12 compressors on the roof (1/3 of mechanicals will be in the basement, the efficiencies will not have A/C). With residences up the hill on Jenifer, what noise issues would that create?

From: Jack Kear [mailto: [REDACTED]]
Sent: Wednesday, May 13, 2020 3:21 PM
To: Leigh Mollenhoff < [REDACTED] >
Cc: Ross Wunnenberg Beth Crawford < [REDACTED] >; Mary Ann McBride < [REDACTED] >; Steve Ohlson < [REDACTED] >; Steve Ohlson < [REDACTED] >; Linda < [REDACTED] >; John < [REDACTED] >; [REDACTED]

Subject: Re: motions from the meeting 5/12

Thank you, Leigh, I will use your list to inform the board about the decision.

Sent from my Verizon, Samsung Galaxy smartphone

From: Leigh Mollenhoff < [REDACTED] >
Sent: Wednesday, May 13, 2020 2:50:58 PM
To: Jack Kear < [REDACTED] >
Cc: Ross Wunnenberg Beth Crawford < [REDACTED] >; Mary Ann McBride < [REDACTED] >; Steve Ohlson < [REDACTED] >; Steve Ohlson < [REDACTED] >; Linda < [REDACTED] >; John < [REDACTED] >; [REDACTED]

Subject: Re: motions from the meeting 5/12

Jack, the opposition was unanimous for numerous reasons. Too close to sidewalk and street, almost no space for tree canopy, bldg too big - gross volume excessive, too tall, windows street side don't relate to windows in similar vintage bldgs. , street facade too wide , whole project doesn't reflect BUILD II guidelines, not visually compatible with bldgs within 200 ft .

Others can add to this, but these are the main points. Basically, these are also the main concerns from March 16 Landmarks Commission and there were only small tweaks to plans that were presented previously.

Leigh

Leigh Mollenhoff

Cell [REDACTED]

Home [REDACTED]

Email - [REDACTED]

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On May 13, 2020, at 2:13 PM, Jack Kear <[REDACTED]> wrote:

Hello Everyone:

First of all, I am sending this to the committee members I believe to have attended the 5/12 online meeting so if you notice someone missing in my address list, please share it or loop them in. Thank you.

I need to get motions to Anita from P&D for the MNA meeting. As I understand it we have:

1. A motion to support the Moxy Hotel proposal as submitted.
2. A motion to support a letter to the grant providing agency for the Refine Jenifer Street affordable housing cooperative.

I stepped out midway through the Brandon Cook discussion but I understand the motion was to oppose. Do folks want to add any points to this as it heads to MNA?

I also understand that the David Rodriguez proposal was not sufficiently developed so no action is in place for us related to that at this time.

I would appreciate any input you have. I should submit to Anita by noon tomorrow.

Also, thank you for your understanding regarding my departure from our online meeting last night. [REDACTED]

-Jack

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