

PPA Resolution

**(including cover letter to CM Gordon requesting schedule and process information)
July 2019**



TO: Cam Gordon, City of Minneapolis Council Member, Ward 2
RE: Prospect Park Association resolutions regarding Vermilion Development Art & Architecture

Dear Council Member Gordon:

Please reference the attached PPA Land Use Committee Resolution dated July 18, 2019 regarding the proposed Vermilion Development Art & Architecture project in our neighborhood, which was approved with clarifications by the PPA Board of Directors on July 22, 2019.

The resolution follows a series of Land Use Committee discussions (March, April, May, June, and July) wherein the Prospect Park community sought to understand the type and extent of proposed changes to the Vermilion project since its PUD approval by the city in August 2018, as well as how those changes compare with the expectations outlined in the Memorandum of Understanding between Vermilion and PPA. As you know, the MOU (agreed to and signed by Vermilion Development in June 2018) was indicated in Planning Commission deliberations and was central to the project's approval, as evidenced by statements of several commissioners. As you are also aware, this project has been born of a complicated set of neighborhood and city government processes, which included a unique set of conditions placed on the project at its appeal hearing before the Zoning and Planning Committee in July 2018, and now includes a modified plan that indicates many changes we view as substantial since the project's initial approval in 2018—summarized in tabular form on the reverse side of the attached resolution.

Given neighborhood concern about some of those processes, and given the number and kind of changes made to the project since its approval a year ago, the PPA Board of Directors states the following resolution:

***Resolved, Prospect Park Association** expects our city agencies to return this modified development as an amended plan application to the Planning Commission for public comment on those changes, including a public recording of how the project meets all conditions, and we further expect our Council Member to fully represent our position.*

The PPA Board of Directors also approved two further motions that speak to the neighborhood community's desire for a reciprocal public, transparent process with the City regarding the Art & Architecture project changes—including how city government is evaluating those changes and how conditions placed on the original approval are being evaluated. Importantly, individual changes to the project operate within a larger system of project evaluation, and thus we expect the project be publicly reviewed and commented on as **an amended Planned Unit Development application in its entirety**, i.e., per Ch. 527.90 which states: *"The requirements for application and approval of a planned unit development amendment shall be the same as the requirements for original approval."* Review of isolated changes is not acceptable.



The second PPA Board resolution regarding the Vermilion Development reads as follows:

Resolved, Prospect Park Association requests a response from our council member and the city planning department (CPED) by August 6th, allowing the Association to understand the process and schedule going forward.

The third PPA Board resolution regarding the Vermilion Development reads as follows:follows:

Resolved, Prospect Park Association Land Use Committee will consider the city's response at their August 8th meeting, and determine how to share information with the community, including the possibility of holding a community meeting. This will help people in the community become aware of the latest information and changes to the project.

To summarize, because the Association wants to make certain that our neighborhood community has appropriate notice and opportunity to be heard, I respectfully request from you as our Ward 2 representative a written response by Tuesday, August 6, that articulates the process and schedule for next steps regarding this project as the applicant continues to seek required approvals from the City, including when, where and how the public may comment before those making these decisions.

Respectfully,spectfully,

Eric Amel, AIA
President, Prospect Park Association

A handwritten signature in black ink, appearing to be "E. Amel", enclosed in a thin black rectangular border.

att: PPA resolution regarding Vermilion Development Art & Architecture as adopted by the Board of Directors, July 22, 2019re:
cc: John Wicks, Chair, PPA Land Use Committee
Jan Nelson, PPA Office and Volunteer Coordinatore

Prospect Park Association Land Use Committee

Resolution regarding Vermilion Development Art & Architecture PUD

July 18, 2019

(as amended and ratified by the PPA Board of Directors—July 22, 2019)

WHEREAS ... the Minneapolis City Council approved in 2018 the Art & Architecture land use application “to allow a planned unit development for a new 14-story mixed-use building with 208 dwelling units and 34,000 square feet of commercial space on the property located at 3326, 3338, and 3350 University Avenue SE” subject to multiple conditions; *and*

WHEREAS ... Prospect Park residents participated in public processes that were integral to the initial approval of the project by the Planning Commission, including community engagement through the Prospect Park Association’s Land Use Committee (including a specific task force, community meetings and public forums, which resulted in a Memorandum of Understanding between the association and the developer), through dozens of letters to city staff and Ward 2 Council Member Gordon, and through public testimony at public hearings, including before the Planning Commission, and Zoning and Planning Committee; *and*

WHEREAS ... the relevant ordinances that guide the next steps for PLAN6619 Art & Architecture project include Chapter 527 – Planned Unit Development, and Chapter 525 – Administration and Enforcement, both of which – with the exception of minor changes – require that the plan submitted for permits be consistent with the plan as approved and that all conditions have been observed (Ch 525.50 – Plan consistency, Ch 525.60 – Compliance with Conditions of Approval, Ch 527.80 – Plan consistency, and Ch 527.90 – Changes in approved plan); *and*

WHEREAS ... the Art & Architecture project preliminary plan submitted prior to permitting to Community Planning and Economic Development (CPED) staff in April 2019 indicates many changes have been made to the project since it was approved, including changes that this committee finds are significant relative to what was discussed, agreed to and presented in summer 2018 when the Planning Commission made its determination to approve the project (*see attached comparison of significant changes*); *and*

WHEREAS ... we, as a neighborhood governing body, expect our City of Minneapolis government as a whole – including its Planning Commission, CPED and City Council – to uphold the highest standards of public accountability for its planning processes; *therefore be it*

RESOLVED ... that we expect our city agencies to return this modified development as an amended plan application to the Planning Commission for public comment on those changes, including a public recording of how the project meets all conditions, and we further expect our Council Member to fully represent our position.

PLAN6619 as approved and as recently submitted for review by CPED prior to permitting

Comparison of Significant Changes

Project as approved	Project as amended	CHANGE
208 Residential Units	256 Residential Units	+ 23%
278 Parking Spaces	245 Parking Spaces	- 12%
34,000 sq.ft. Retail	26,000 sq.ft. Retail	- 24%
1050 foot elevation (plus rooftop elements)	1041 foot elevation (plus rooftop elements)	- 9 feet
Building step backs at Bedford emphasized	Building step backs at Bedford minimized	minimizing sculptural quality
±11,600 sqft tower footprint	±9,600 sq.ft. footprint	- 2,000 sq ft w/
10 ft rear yard setback variance from required 31 ft	10 ft rear yard setback variance	No change/relief to adjacent property owners
Conservation of three-story Art & Architecture building (all but upper 4-5 stories), required per PUD	Art & Architecture building truncated 60 feet from facade line	Loss of more than half of the building - 10 pts
Public Plazas amenity, required per PUD	Reduced size of public plazas	- 5 pts
Pet Exercise Area amenity, required per PUD	Public access not clear	- 1 pt
Recycling Area amenity, required per PUD	Not clearly indicated	- 1 pt
other changes not yet known or fully understood	e.g., changes to the FAR calculations, changes to Bicycle Parking requirements, etc.	tbd

*good faith understanding based drawings submitted to the city with June 2018 application and April 2019 updates submitted to PPA.

MOU

**PPA / Vermilion signed Memorandum of Understanding)
June 2018**



July 19, 2018

Matthew Brown, President
City of Minneapolis Planning Commission
Public Service Center
250 S 4th St, Room 300
Minneapolis, MN 55415

Re: Public Hearing on 6/26/2018 regarding 3326, 3338, and 3350 University Ave SE

Commissioner Brown:

On June 25, 2018, the Prospect Park Association (PPA) Board of Directors voted 8-3 in favor of a Memorandum of Understanding regarding the development at 3326, 3338, and 3350 University Ave SE (attached). This followed six months of unprecedented engagement by the neighborhood association between the Prospect Park residential and business communities, Vermilion Developers and BKV Architects.

Following a long established process, the PPA Land Use Committee commissioned the Vermilion Task Force in January to provide early community input on the project as it moved from general requirements, to massing studies, to final design. This task force was composed of residents from throughout Prospect Park and two tenants of the Art & Architecture building. They met on eleven occasions, including a large public meeting attended by over 160 individuals in which every attendee was provided an opportunity to speak and ask questions of the developer and architects. The developer responded to a variety of neighborhood concerns, one of which resulted in a height reduction of 4 stories in order to mitigate perceived impacts to views of the Prospect Park Water Tower, a nearby historic landmark.

The Task Force approved the MOU (enclosed) with the developer in an 8-0 vote and referred it to the PPA Land Use Committee on June 12, 2018. Per the bylaws of PPA, recently modernized to follow Neighborhood and Community Relations recommendations, all residents who signed in were entitled to vote. Amid extraordinary interest, the community voted 67-34 in favor of the Vermilion MOU, with two abstentions. The matter was then referred to the Board of Directors and approved with no modifications.

Sincerely,

A handwritten signature in black ink that reads "Vince".

Vince Netz, President/CEO
vince@prospectparkmpls.org

cc: Cameron Gordon, Council Member Ward 2
Peter Crandall, Senior Planner
David Frank, Director, CPED
Robin Garwood, Policy Aide. Ward 2
encl: Memorandum of Understanding 2018.06.28 re: 3326, 3338, and 3350 University Ave SE



Memorandum of Understanding

DATE: June 26, 2018

BETWEEN: Prospect Park Association (staff@prospectparkmpls.org)

AND: Vermilion Development (Ari Parritz ari.parritz@vermiliondevelopment.com)

RE: 3326, 3338 and 3350 University Avenue Southeast
Minneapolis, MN 55414

I. Overview

Vermilion Development (the Developer) is seeking approvals from the City of Minneapolis (Minneapolis Planning Commission MPC and City Council) for a mixed-use development parcels adjoining the Art & Architecture Building at 3326, 3338, and 3350 University Avenue Southeast. The Land Use Committee of the Prospect Park Association (PPA) set up a task force led by John Kari to work with the Developer to develop a Memorandum of Understanding (MOU) regarding the design and implementation of the project. The Task Force held discussions over the past six months. The project plan has evolved and has been revised in ways that has created a proposal, outlined below, that addresses objectives of **Prospect Park Planning Framework for 2040**. The intention of this MOU is to detail the commitments that the Developer has made to the neighborhood to secure PPA support for the project. This MOU is also community input for the city to use in finalizing development approvals and conditions.

II. Project Description

The project involves the adaptive reuse and restoration of the 1919 Wallis Coach & Carriage Company now known as the Arts & Architecture Building located at 3338 University Avenue Southeast. New additions will be added on each side for approximately 134 residential apartments and 65-70 condominiums with retail space on the street level and commercial space in the Art & Architecture building.

The Existing Site:

The site is located on the eastern edge of Minneapolis and is considered by the Prospect Park neighborhood to be the gateway to Minneapolis from St. Paul. The corner property at 3350 University Avenue Southeast is currently a remodeled former convenience store/station with rental office space used for short term commercial purposes. The Art & Architecture Building at 3338 University Avenue Southeast is multi-tenant commercial development including artists/makers, an antique shop and a cookie and coffee cafe. At 3324 and 3326 University Avenue Southeast there are two one-story block buildings with automotive services. There are surface parking lots on either side of the Art & Architecture building facing University Avenue Southeast. The Art & Architecture parking is located behind the building off Prospect Terrace Southeast. The site is zoned C1

Neighborhood Commercial District. It falls into the Pedestrian Overlay and the University Area Overlay Districts. The site is 80,451 square feet (1.85 acres).

III. Relationship to Prospect Park Planning Framework for 2040 (adopted 12.11.17)

Overview

The **Prospect Park Planning Framework for 2040** represents the community's vision for change and continuity into the future. PPA seeks to meet the opportunities and challenges of new housing and economic development through actions that support equity and diversity. The aim is to demonstrate inclusive community building and innovative development practices for the 21st Century. This planning framework guides decisions related to development projects, public realm improvements, and infrastructure. It also establishes a Memorandum of Understanding process and design guidelines for project reviews.

Relevant Prospect Park Planning Framework for 2040 directions:

- Enhance the University Avenue commercial corridor with improved landscaping, lighting, and pedestrian crossings (Bedford, Malcolm, 29th and 27th) to support a mix of old and new office, retail, hospitality, housing and services as the gateway to Prospect Park and the University of Minnesota.
- Support the development of a variety of housing types, costs and tenures in the neighborhood.
- Preserve and respect the historic core and residential sub-neighborhoods (4th Street, Glendale, Bridal Veil Falls, East River Parkway and South of Franklin and Tower Hill) and their housing diversity. Preserve significant community structures and places—Tower Hill, Pratt School, “United Crushers” grain elevator, Harris Machinery, and historic homes (e.g. Willey house).

IV. Relationship to Design Guidelines for Project Review

PPA's **Design Guidelines for Project Review** form an evaluation tool to help neighbors, planners, architects and developers discuss how to build a better Prospect Park. It is a qualitative description of proposed projects or developments and how they addressed community objectives and concerns. It is used as the basis for discussion between proposers and the neighborhood. These discussions are then formalized in the MOU.

A. Overall finding regarding the Vermilion project proposal:

Overall the project helps achieve many of the development and urban design objectives established in the **Prospect Park Planning Framework for 2040**. The height of the condominium component of the project created a significant divide within the community. The Developer and the Task Force have listened and received a variety of opinions about the height of the condominium tower and the important role the Prospect Park Water Tower plays in the history and identity of the historic residential neighborhood adjacent to the project. The Developer has made concessions and programmatic shifts in the design to address those concerns, and the proposed height has been reduced by 50+ feet. This urban redevelopment project, like most such projects, reflects tradeoffs among competing objectives, concerns, market and economic realities.

B. Findings related to specific points in PPA's Design Guidelines for Project Review:

Mixed-use and urban density:

- The height of the condominium building will be at an elevation of approximately 1,050 feet, below the height of the Water Tower (1080 feet), this will preserve the water tower as the highest point in the Prospect Park neighborhood.
- Saves and reuses the historic Art & Architecture building.
- Provides a mix of condominium ownership and rental units; provides opportunity for a diversity of people. The condominium ownership component provides an option not seen in recent projects in the neighborhood.
- Provides the density to support a walkable, transit-oriented urban place, with access to services and amenities.
- Provides adequate parking (including approximately 270 spaces, most of which are underground) to meet needs of the development: commercial/retail, apartments and condominiums.

Connections:

- Enhances walkable space along University Avenue Southeast with wider sidewalks and streetscape improvements.
- Improves pedestrian network and public realm to public transit (Green Line LRT and MetroTransit bus).
- Provides automobile access primarily from University Avenue Southeast to mitigate impacts of automobile use of Prospect Terrace.
- If approved by city and Hennepin County a PPA recommended drop-off space on University Avenue Southeast.

Public Realm:

- The project provides a gateway entrance to Minneapolis from the east. Project features that enhance the gateway include: Stepped or sculpted building at Bedford with restaurant (commercial space) and apartments; potential public art in or adjacent to public garden or green space at Bedford; and stepped back commercial space emphasizing Art & Architecture building.
- Enhances the safety and friendliness of the street through the street-level design of the building with varied retail store entrances and two pocket parks and streetscape with wider sidewalks, building setbacks and view/light corridors.

Urban Context:

- Reinforces the diversity of the neighborhood with infill urban development that is overall appropriate to its context with the preservation of Art & Architecture building.

Building, landscape and public safety design:

- Design appears as an assemblage of three parts with pocket parks; wider sidewalks; separate, distinct entries to retail spaces; and separation to allow light and views through; stepping up the building from Bedford that is more compatible with adjacent commercial structures at Bedford.
- A tall building element (the height of condominium tower) that respects its surroundings, particularly the historic Prospect Park neighborhood and Water Tower.

V. Prospect Park Association supports the Planned Unit Development request and associated variances required for the project to proceed:

- A. Variance to reduce the minimum rear yard adjacent to residentially zoned property from a required 37 feet to 10'-1" feet
- B. The development is proposing to increase the FAR from that allowed for C3A zoning district of 3.88 to 4.51
- C. The development is proposing to follow the C3A zoning guidelines for bicycle parking on site with a least the minimum 109 C3 Zoning required spaces verse the UA Overlay District Guidelines for 309.
- D. The height approval for 13 stories is part of the PUD Land Use request and not a variance. Height is as shown on the sections.

VI. Developer agreements and obligations:

FINAL DESIGN

- A. The Developer will work with PPA on the final designs of streetscape, sidewalk and retail frontages along University Avenue Southeast.
- B. The Developer will work with PPA on the final streetscape design affecting Prospect Terrace.
- C. The Developer will provide structured parking in excess of city requirements and will provide adequate public parking for commercial/retail tenants.
- D. The Developer will work with the PPA Environment Committee/community gardens and PPA on design of the Bedford Street Southeast public art and green space.
- E. The Developer will provide appropriate and robust screening landscaping and safety features for the south Clarence Avenue Southeast side of the project to soften its relationship to adjacent properties.
- F. Developer will work to retain those existing Art & Architecture tenants who are interested in one of the future retail or commercial spaces suitable for co-working and/or maker space and will prioritize those uses in their leasing efforts.

CONSTRUCTION PHASE

- G. The Developer will incorporate methods to mitigate bird impacts of the building.

H. UPDATES

1. The Developer will inform and consult with PPA on any future changes to the project design.
2. The Developer will report to PPA's Land Use Committee quarterly on the status of the project until its completion.
3. Project design is represented in the site plan, floor plans, elevations, landscape plan, exterior lighting plan, and 3D illustrations submitted to the PPA's Land Use Committee. If there are substantial changes to the project plans, including significant changes to façade design and materials, they shall be reviewed with PPA's Land Use Committee or task force members in a timely manner to allow for a minimum of 7 days for review and comment before changes are approved or implemented.
4. Final project plans shall be reviewed and approved by Minneapolis CPED-Planning Division staff.

CONSTRUCTION ISSUES—IMPACTS

- I. Developer will setup a communication link with a PPA designated ombudsman for coordinating concerns of Prospect Park residents, specifically neighboring properties to address traffic and delivery access, contractor parking, and other construction related issues.
- J. Developer will work with their selected contractor and subs to provide a defined off-site parking area for construction worker vehicles to minimize the impact of worker parking on residential streets.
- K. The Developer will work with their contractors to define a specific route for truck traffic to and from the site, which will not adversely impact the neighborhood.
- L. Developer meet city ordinances for noise and hours of operation all building code and life safety regulations to ensure no adverse impacts for the adjoining neighborhood, particularly to those residences to the south of the site.

CONSTRUCTION ISSUES—GENERAL

- M. The General Contractor for the project will be licensed, insured, bonded, and experienced with the type of work to be performed. Subcontractors will be qualified and will be licensed, insured, and/or bonded to obtain permits for the work to be performed. Contracts between the Developer and its contractors will include a provision that any permits required by the building code for work performed on the project site shall be obtained prior to commencement of such work.
- N. Developer will coordinate with Mississippi Watershed Management Organization (MWMO), Evergreen Energy and Towerside with the goal of achieving participation in district systems for stormwater management and energy provided that participation does not impose financial hardship on the project.
- O. The Developer and Design Team will strive to achieve LEED standards or similar contemporary sustainable guidelines for the construction process, the building materials and operation.

VII. Signatures



Vince Netz, President/CEO
 Prospect Park Association
 Date 6-26-2018



6/26/18

Ari Parritz, Development Manager
 Vermilion Development
 Date

Project Change Clarifications

(Vermilion response to request for clarifications)

June 2019



June 2019

Vermilion Prospect Park, LLC
420 Summit Ave, Suite 205
St. Paul, MN 55102

VIA E-MAIL: jonewix@aol.com

Regarding: Art & Architecture Project
Prospect Park, Minneapolis, MN

PROJECT UPDATE

To the Members of the Prospect Park Community Land Use Committee:

Thank you for sharing the written questions submitted by John Wicks on Monday May 20. You may find responses to these questions in bold below, as well as copies of our current reference plans in the PPA offices (available by Thursday June 13).

Please let me know if you have additional questions.

Regards,

Ari Parritz
Minnesota Development Director
Ari@vermiliondevelopment.com
312-239-3535

1. Programmatic. There are appearances of several changes in the project which impacts the program. Please provide us a listing that compares these programmatic features at the time of the original MOU with what is in the current design: Unit count, unit size and distribution; parking spaces and locations; commercial areas new vs. renovation; floor areas per floor level; number of floor levels and total height of complex.

	Summer 2018	Spring 2019
Unit Count	134 apartments 65-70 condos	256 apartments
Unit Size / Distribution	~800sf/unit for apartments ~1400sf/unit for condos	~800sf/unit for apartments
Parking Spaces	~270	~245
Commercial Areas	33,540sf	26,000
Floor Areas per Floor Level		See printed drawings
Number of Floor Levels	13	13
Total Height	1,050 elevation	1,041 elevation

2. Planning, Configuration & Massing. Please identify the primary design feature changes such as identifying changes in the floor plan design; floor level step back changes; building massing and exterior design changes such as window quantity and sizing modifications (if any).

The floorplan design of our midrise (7 story) components are substantially the same as they were last summer, except for the multiple connection points with the A&A building. You can see how these buildings now connect in the drawings available for viewing at the PPA office. These changes were necessary when we reconfigured the southern portion of the A&A building to make room for the garage ramp extension. They also evolved through the general course of architectural design, which was in its preliminary stages in the summer of 2018.

The building massing is essentially unchanged from the summer of 2018, except for a narrowing of the tower building and pulling back the A&A building from the Prospect Terrace side. The portion of the building that is being removed abutted Prospect Terrace. This area will now be an open space for recreation and should provide additional built form relief for the neighbors to the south. We are not aware of any meaningful changes to window quantity or sizing.

2a. One community member identified the reduction in the physical change in the stepping form the building previously revealed in your MOU presentation. It looks like the step form is much less prominent that before. If so, why is it? What impacted this change in form?

The floor step back changes on the eastern side were the result of finalizing unit and corridor design. There are still 3 distinct step backs at levels 2, 5, and 7.

2b. In it's north elevation, the building tends to have a more uniform or blocky appearance, particularly with the reduction in the stepping action. This was not met with approval. The small scale of the elevation drawings probably added to the confusion and we were wondering if it is possible for the architect to provide some birds-eye perspectives from different vantage points - particularly from the northeast and east so we have a better view of the Bedford-University Ave. intersection and the stepping action of the building.

We understand that it is difficult to visualize in 3D from the north elevation image provided in our project update. That image does not capture the curvature of both the site and the architecture. While we unfortunately cannot commission additional renderings at this time, please see the

drawings located in the PPA offices to better understand the curvature of the eastern portion of the building.

3. Condominiums. There was a general disappointment among some persons regarding the decision to remove condominium units from the project and substitute rental apartments. The Community has had an interest in condominium units for a long time and the Vermillion project seemed to bring that possibility here. Were efforts made within the neighborhood to find potential buyers in the form of a survey or some other marketing mechanism to actually test the potential market?

Unfortunately we had to remove condominiums from our program not due to lack of interest from buyers but due to lack of interest from the investment community to finance the construction of that portion of the project.

3a. Has the removal of condominium units affected the total indoor parking count? A community member noted that condos have a different parking requirement than apartments. So have parking spaces been reduced in count?

Yes, please see the table in question 1.

4. Materials. The scale of the drawings was too small to identify materials or read the sentences that may have identified them. Please identify what was approved in the MOU and any changes that have been made since then or what you may intend to change. Finally, all changes in the above categories should be accompanied by a brief explanation of the reasoning or need for the modification.

We are not planning on changing the approved material percentages.

5. Structural Issues. We understand that there may or may not be a need for structural impingement or retaining walls on adjacent, surrounding property that may be necessary for the Vermillion project. If so, has Vermillion been in conversation with the owner's of affected properties? If not we highly encourage you to do so.

We have been in constant communication with any property owner with whom we plan to coordinate work.

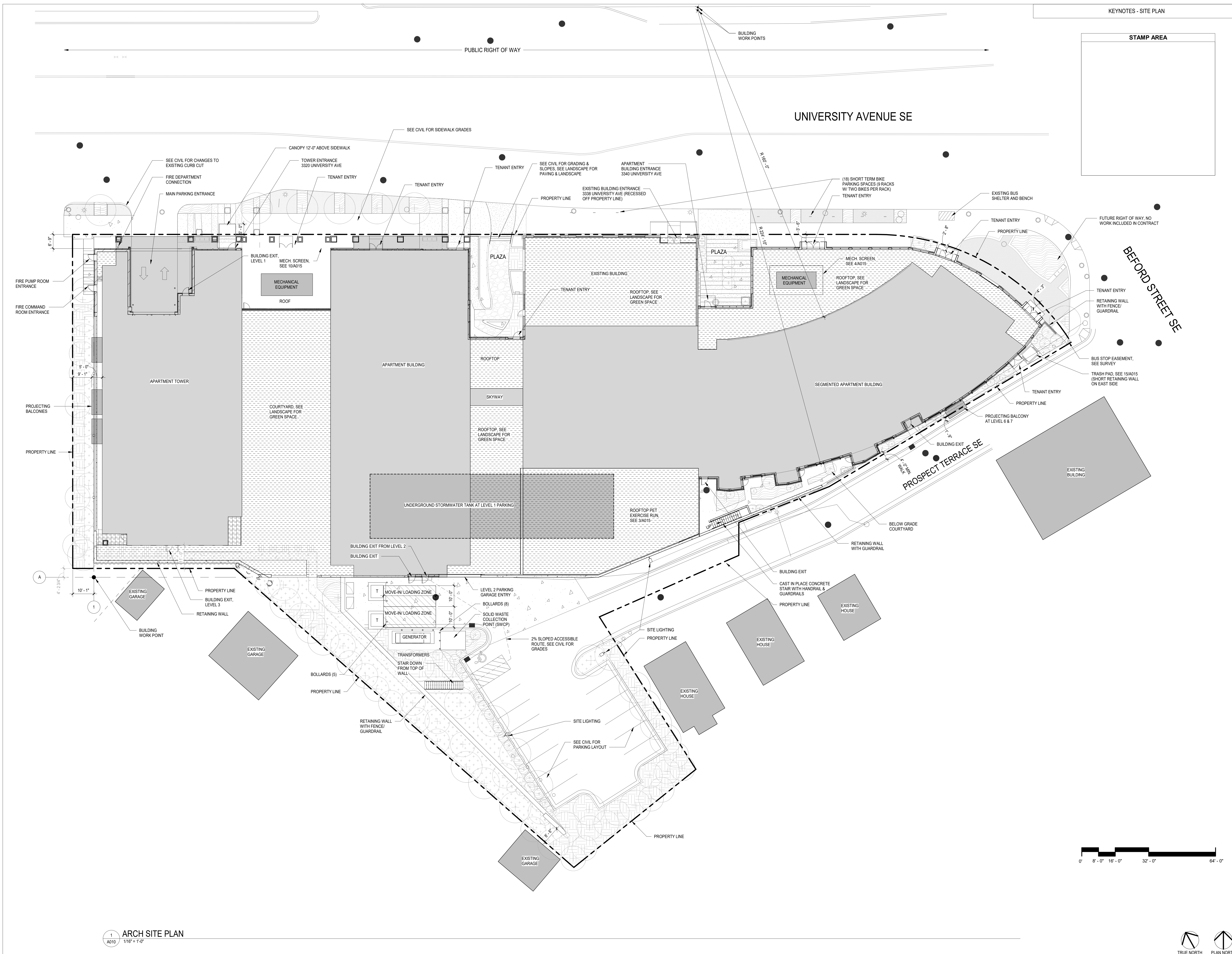
6. In general, the scale or sheet size of the drawings was not very legible. The font size on the drawings was too small to read. Could two (2) full size sets of the current status of the project be delivered to PPA offices within the next day or two?

Yes, there will be two full sized sets of the project *reference* plans available at the PPA office by 6/13. I will coordinate with Jan and Nellie to have them printed there.

ISSUE #	DATE	DESCRIPTION
1	05/11/2018	LAND USE APPLICATION
2	05/21/2018	PDR
3	06/29/2018	SCHEMATIC DESIGN
4	09/21/2018	DESIGN DEVELOPMENT (MEP)
5	10/01/2018	DESIGN DEVELOPMENT
6	10/24/2018	PDR RESUBMITTAL
7	4/19/19	PRICING UPDATE

NOT FOR
CONSTRUCTION

DRAWN BY	Author
CHECKED BY	Checker
COMMISSION NUMBER	2205.01



KEYNOTES - SITE PLAN

STAMP AREA

1 ARCH SITE PLAN
A010 1/16" = 1'-0"

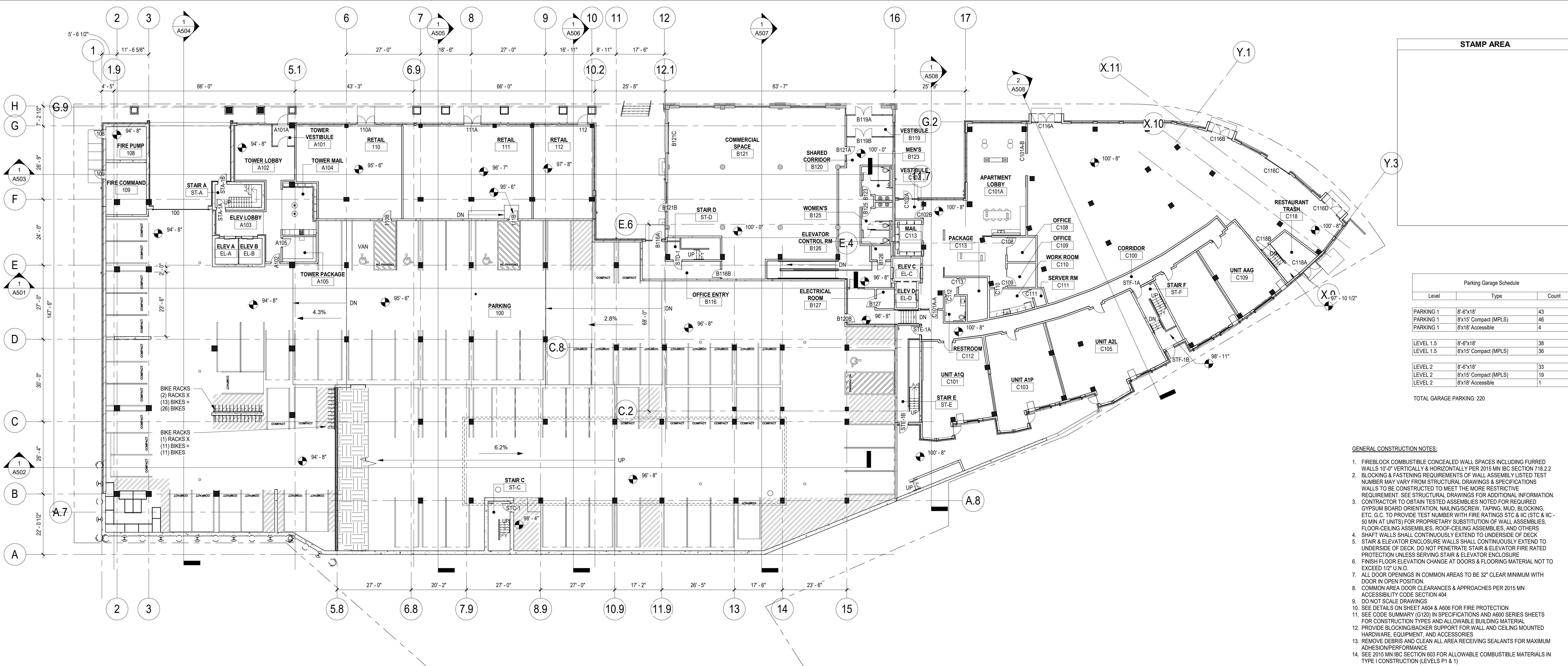
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**PDR
RESUBMITTAL**

PROJECT TITLE

**ART &
ARCHITECTURE
BUILDING
DEVELOPMENT**

ISSUE #	DATE	DESCRIPTION
1	05/11/2018	LAND USE APPLICATION
2	05/21/2018	PDR
3	06/29/2018	SCHEMATIC DESIGN
5	10/01/2018	DESIGN DEVELOPMENT
6	10/24/2018	PDR RESUBMITTAL
7	11/1/2018	PERMIT



STAMP AREA

Level	Type	Count
PARKING 1	8'-6"x16'	43
PARKING 1	8'x15' Compact (MPLS)	46
PARKING 1	8'x18' Accessible	4
LEVEL 1.5	8'-6"x16'	38
LEVEL 1.5	8'x15' Compact (MPLS)	36
LEVEL 2	8'-6"x16'	33
LEVEL 2	8'x15' Compact (MPLS)	19
LEVEL 2	8'x18' Accessible	1

TOTAL GARAGE PARKING: 220

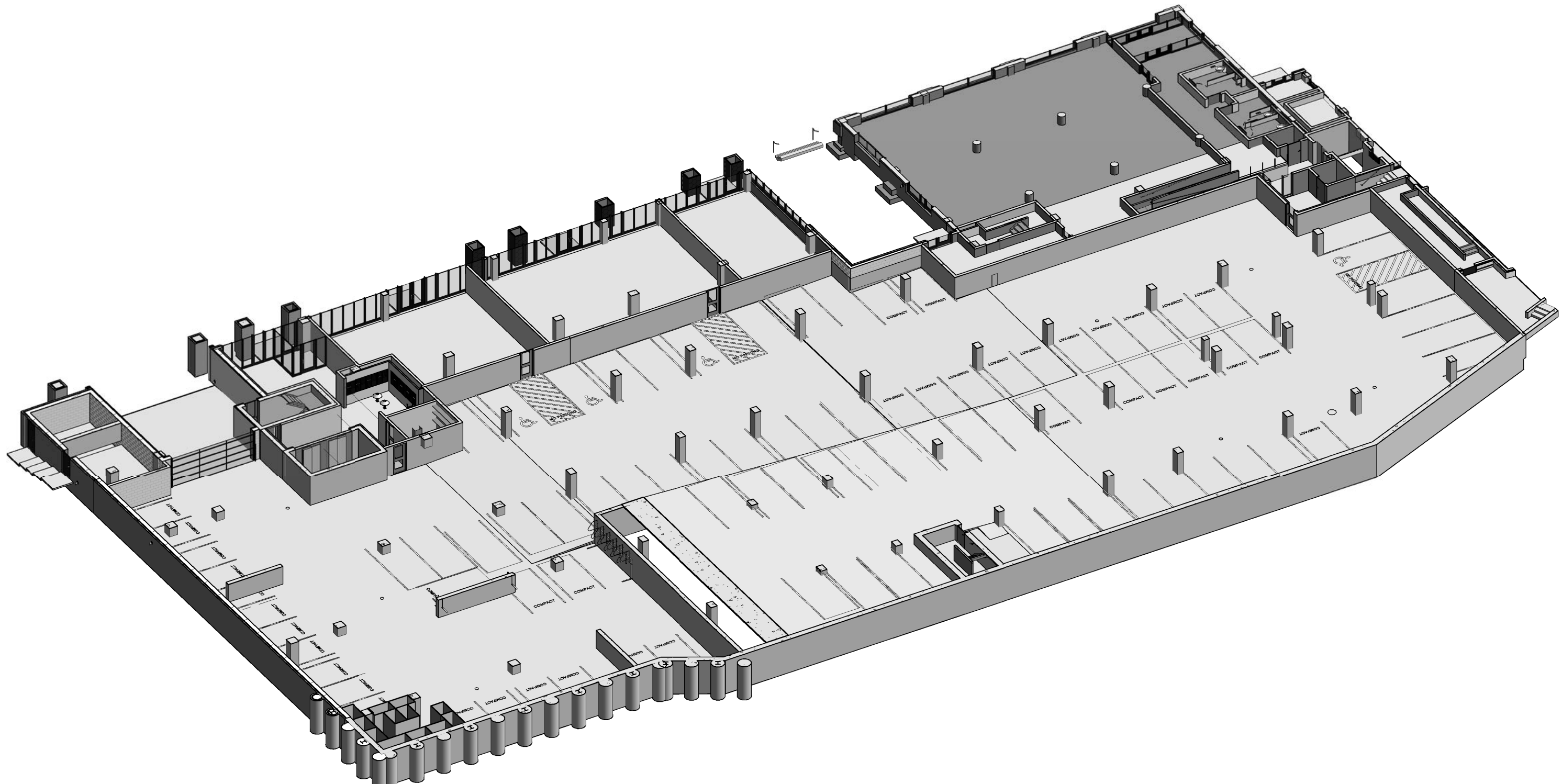
- GENERAL CONSTRUCTION NOTES:**
- FIREBLOCK COMBUSTIBLE CONCEALED WALL SPACES INCLUDING FURRED WALLS 10'-0" VERTICALLY & HORIZONTALLY PER 2015 MIN IBC SECTION 718.2.2
 - BLOCKING & FASTENING REQUIREMENTS OF WALL ASSEMBLY LISTED TEST NUMBER MAY VARY FROM STRUCTURAL DRAWINGS & SPECIFICATIONS
 - CONTRACTOR TO OBTAIN TESTED ASSEMBLIES NOTED FOR REQUIRED GYPSUM BOARD ORIENTATION, NAILINGS, SCREW TAPPING, MUD BLOCKING, ETC. E.C. TO PROVIDE TEST NUMBER WITH FIRE RATINGS STC & IIC (STC & IIC 50 MIN AT UNITS) FOR PROPRIETARY SUBSTITUTION OF WALL ASSEMBLIES, FLOOR-CEILING ASSEMBLIES, ROOF-CEILING ASSEMBLIES, AND OTHERS
 - SHAFT WALLS SHALL CONTINUOUSLY EXTEND TO UNDERSIDE OF DECK
 - STAIR & ELEVATOR ENCLOSURE WALLS SHALL CONTINUOUSLY EXTEND TO UNDERSIDE OF DECK. DO NOT PENETRATE STAIR & ELEVATOR FIRE RATED PROTECTION UNLESS SERVING STAIR & ELEVATOR ENCLOSURE
 - FINISH FLOOR ELEVATION CHANGE AT DOORS & FLOORING MATERIAL NOT TO EXCEED 1/2" UNO.
 - ALL DOOR OPENINGS IN COMMON AREAS TO BE 32" CLEAR MINIMUM WITH DOOR IN OPEN POSITION.
 - COMMON AREA DOOR CLEARANCES & APPROACHES PER 2015 MN ACCESSIBILITY CODE SECTION 404
 - DO NOT SCALE DRAWINGS
 - SEE DETAILS ON SHEET A604 & A606 FOR FIRE PROTECTION
 - SEE CODE SUMMARY (C100) IN SPECIFICATIONS AND A600 SERIES SHEETS FOR CONSTRUCTION TYPES AND ALLOWABLE BUILDING MATERIAL
 - PROVIDE BLOCKING/BACKER SUPPORT FOR WALL AND CEILING MOUNTED HARDWARE, EQUIPMENT, AND ACCESSORIES
 - REMOVE DEBRIS AND CLEAN ALL AREA RECEIVING SEALANTS FOR MAXIMUM ADHESION/PERFORMANCE
 - SEE 2015 MIN IBC SECTION 603 FOR ALLOWABLE COMBUSTIBLE MATERIALS IN TYPE I CONSTRUCTION (LEVELS P1 & 1)

- GENERAL WALL TYPE NOTES:**
- REFER TO THE STRUCTURAL DRAWING FOR LOCATIONS AND SPECIAL REQUIREMENTS FOR STUD SPACING ON ALL BEARING WALL ASSEMBLIES
 - REFER TO STRUCTURAL DRAWINGS FOR SHEAR AND BEARING WALLS
 - REFER TO STRUCTURAL DRAWINGS FOR CONCRETE AND MASONRY WALL REINFORCING
 - REFER TO GENERAL NOTES ON STRUCTURAL DRAWINGS FOR PANEL FASTENING AND BLOCKING REQUIREMENTS FOR CORRIDOR AND UNIT SEPARATION WALLS
 - ALL ASSEMBLY RATINGS LISTED ARE ACHIEVABLE RATINGS. REFER TO CODE SUMMARY AND CODE PLANS FOR RATED WALL LOCATIONS
 - WOOD IN CONTACT WITH CONCRETE TO BE TREATED WOOD (PPT)
 - USE MOISTURE RESISTANT GYP. BD. AT BATHROOMS AND TOILET ROOMS
 - PROVIDE ADDITIONAL LAYER OF MOISTURE RESISTANT GYP. BD. TO CONCEAL TUB FLANGE WHERE OCCURS
 - EXTERIOR WALL ASSEMBLIES SHALL BE AIRTIGHT. HARLINE CRACKS AND SMALL HOLES ARE NOT ALLOWED
 - PROVIDE CONTINUOUS BLOCKING IN UNIT BATHROOMS FOR GRAB BARS AND ACCESSIBLE FIXTURE MOUNTINGS. SEE SHEET G140 & G141
 - RECESSED WALL FIXTURES SUCH AS OUTLETS AND OTHER ITEMS WHICH PERFORATE THE GYPSUM BOARD SURFACES SHALL NOT BE LOCATED BACK TO BACK IN THE SAME WALL CAVITY. SEE DETAIL 6/A604
 - ANY OPENING CUT IN GYPSUM BOARD FOR INSTALLATION OF PENETRATING FIXTURES SHALL BE CUT CAREFULLY TO SIZE AND CAULKED AT UNIT SEPARATION WALLS. INSULATE BACKSIDE OF RECEPTACLES AND PROVIDE INTUMESCENT WRAP (PUTTY PACKS) AROUND RECEPTACLES AND OTHER ELECTRICAL BOXES. COORD. WITH ELECTRICAL. SEE DETAIL 6/A604
 - AT UNIT SEPARATION WALLS, INSULATE BACKSIDE OF RECEPTACLES AND PROVIDE INTUMESCENT WRAP (PUTTY PACKS) AROUND RECEPTACLES AND OTHER ELECTRICAL BOXES. COORD. WITH ELECTRICAL. SEE DETAIL 6/A604
 - PROVIDE SEALED JOINTS ON EXTERIOR MOISTURE CONTROL MEMBRANE AT OUTSIDE OF SHEATHING BEFORE FINISH MATERIAL IS APPLIED
 - COORDINATE USE OF MATERIAL WHEN GYP. BD. IS EXPOSED TO WEATHER DURING CONSTRUCTION (EXAMPLE: ELEVATOR AND STAIR SHAFTS)
 - INSULATE GAPS WITH MINERAL WOOL BATT INSULATION AT FRAMING BETWEEN EXTERIOR WINDOWS, DOORS, AND OTHER RELATED ITEMS
 - SEE 2015 MIN IBC SECTION 705 AND TABLE 602 FIRE RATING REQUIREMENTS FOR EXTERIOR WALL EXPOSURE

- GENERAL DIMENSIONING / LAYOUT NOTES:**
- SITE ELEVATION 100'-0" CORRESPONDS TO CIVIL ELEVATION 808.33
 - DIMENSIONS ARE TAKEN TO UNLESS NOTED OTHERWISE
 - CENTELINE OF STUD AT INTERIOR WALLS
 - FACE OF GYP BOARD AT CORRIDOR WALLS (GRID AT CORRIDOR SIDE)
 - CENTELINE OF UNIT SEPARATION WALLS (GRID AT CENTELINE)
 - FACE OF MASONRY (CMU) AND CONCRETE WALLS
 - OUTSIDE FACE OF SHEATHING AT WOOD EXTERIOR WALLS
 - OUTSIDE FACE OF RIGID INSULATION AT METAL STUD EXTERIOR WALLS
 - VERIFY ALL GRADES WITH CIVIL DRAWINGS
 - PROVIDE ADDITIONAL FRAMING SPACE TO ACCOMMODATE OPENING MEMBRANE WRAPS, COORDINATE ROUGH OPENING DIMENSIONS
 - DO NOT SCALE DRAWINGS
 - REFER TO A200 SERIES (UNIT PLANS) FOR UNIT LAYOUT AND CONSTRUCTION TYPES

1 LEVEL 1 REFERENCE PLAN
A101 / 1/16" = 1'-0"

2 LEVEL 1 ISOMETRIC
A101



CERTIFICATION

DRAWN BY: CME
CHECKED BY: JHS
COMMISSION NUMBER: 2205.01

SHEET TITLE
**LEVEL 1
REFERENCE
PLAN**

SHEET NUMBER

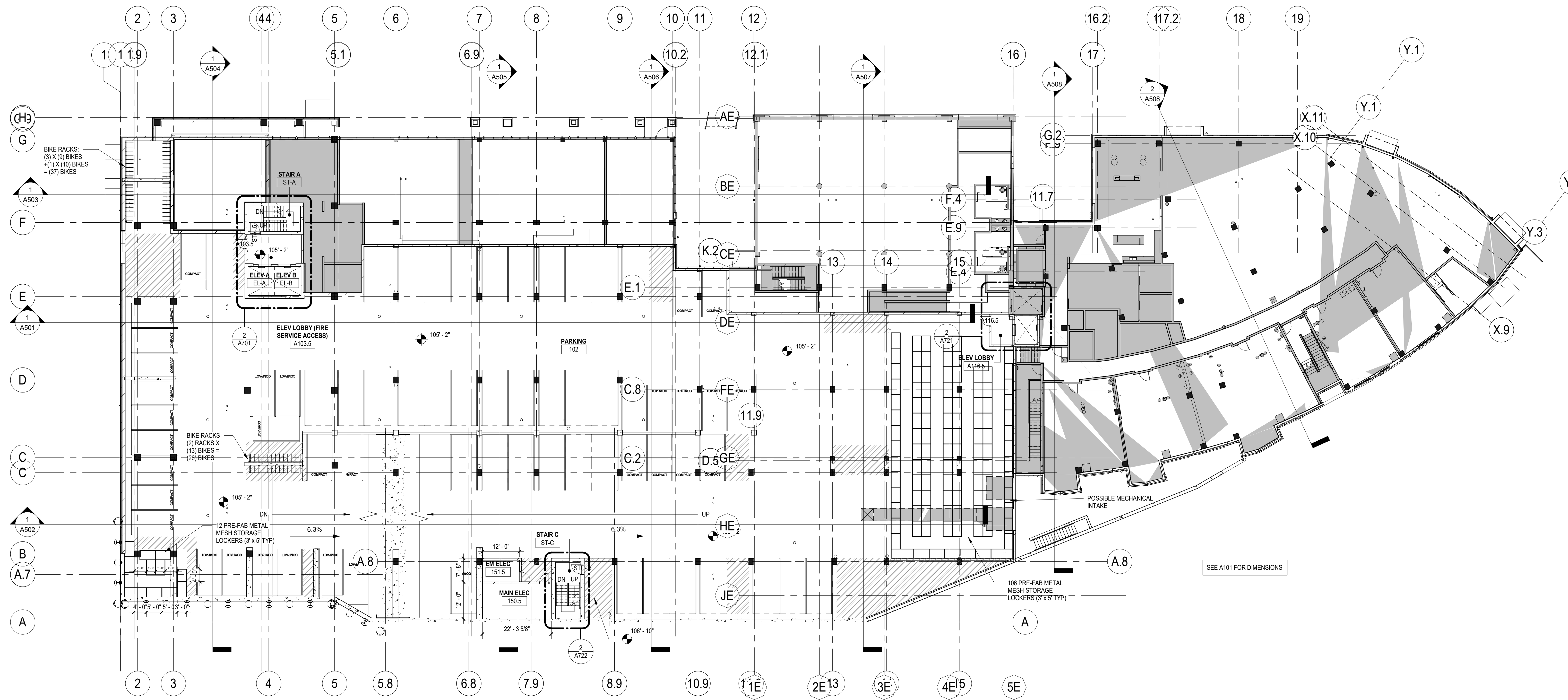
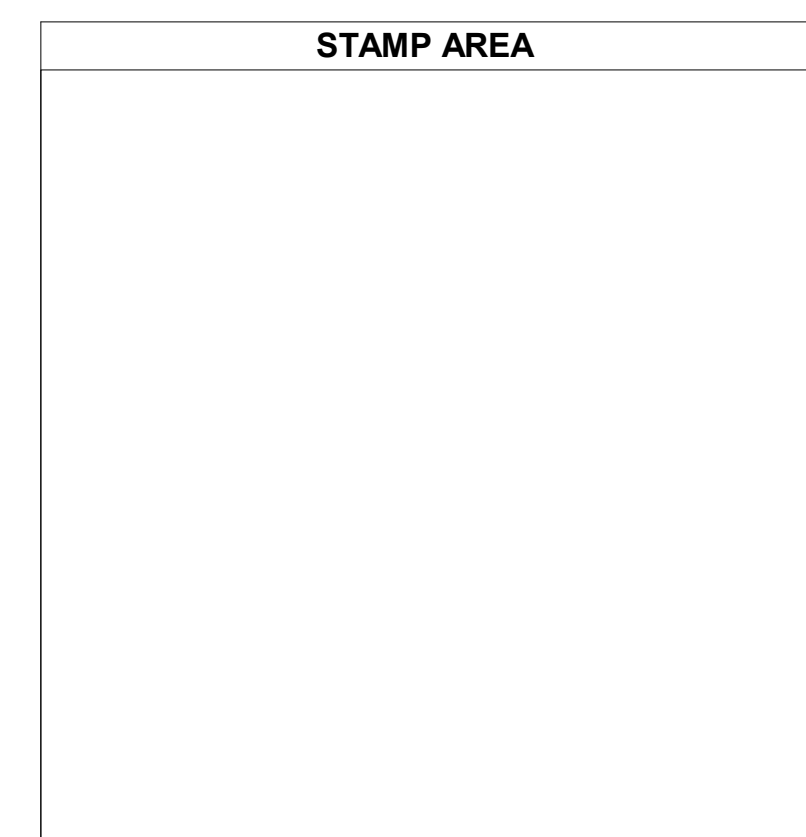
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**PDR
RESUBMITTAL**

PROJECT TITLE

**ART &
ARCHITECTURE
BUILDING
DEVELOPMENT**

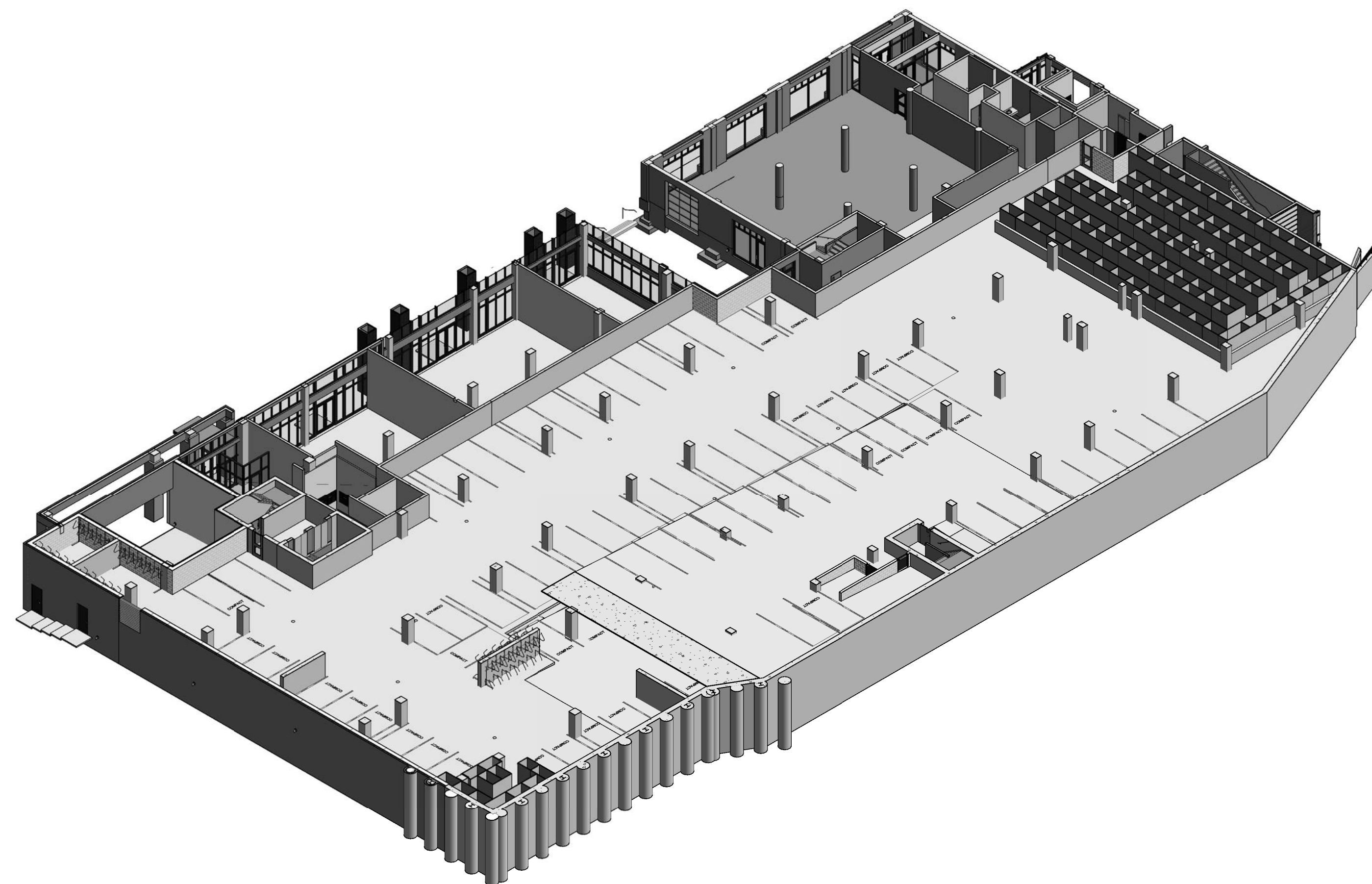
ISSUE #	DATE	DESCRIPTION
5	10/01/2018	DESIGN DEVELOPMENT
6	10/24/2018	PDR RESUBMITTAL
7	11/1/2018	PERMIT



Level	Type	Count
PARKING 1	6'-6"x18'	43
PARKING 1	6'x15' Compact (MPLS)	46
PARKING 1	6'x18' Accessible	4
LEVEL 1.5	6'-6"x18'	38
LEVEL 1.5	6'x15' Compact (MPLS)	36
LEVEL 2	6'-6"x18'	33
LEVEL 2	6'x15' Compact (MPLS)	19
LEVEL 2	6'x18' Accessible	1

TOTAL GARAGE PARKING: 220

vv LEVEL 1.5 FLOOR PLAN
A101.5 / 1/16" = 1'-0"



2 LEVEL 1.5 ISOMETRIC
A101.5

CERTIFICATION

DRAWN BY: CME
CHECKED BY: JHS
COMMISSION NUMBER: 2205.01

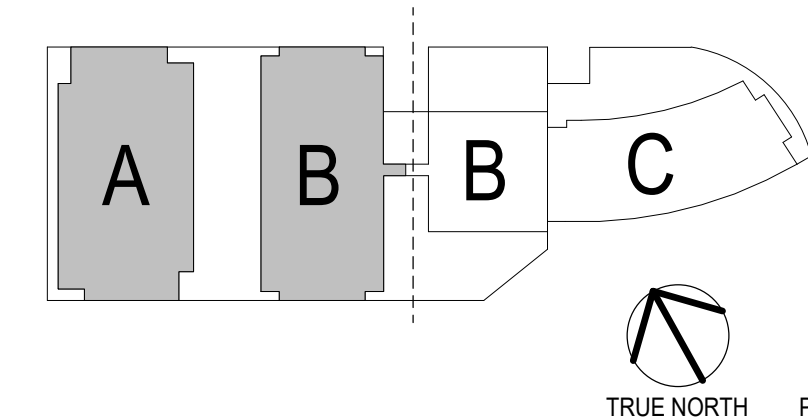
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LEVEL 1.5 FLOOR PLAN

SHEET NUMBER

A101.5

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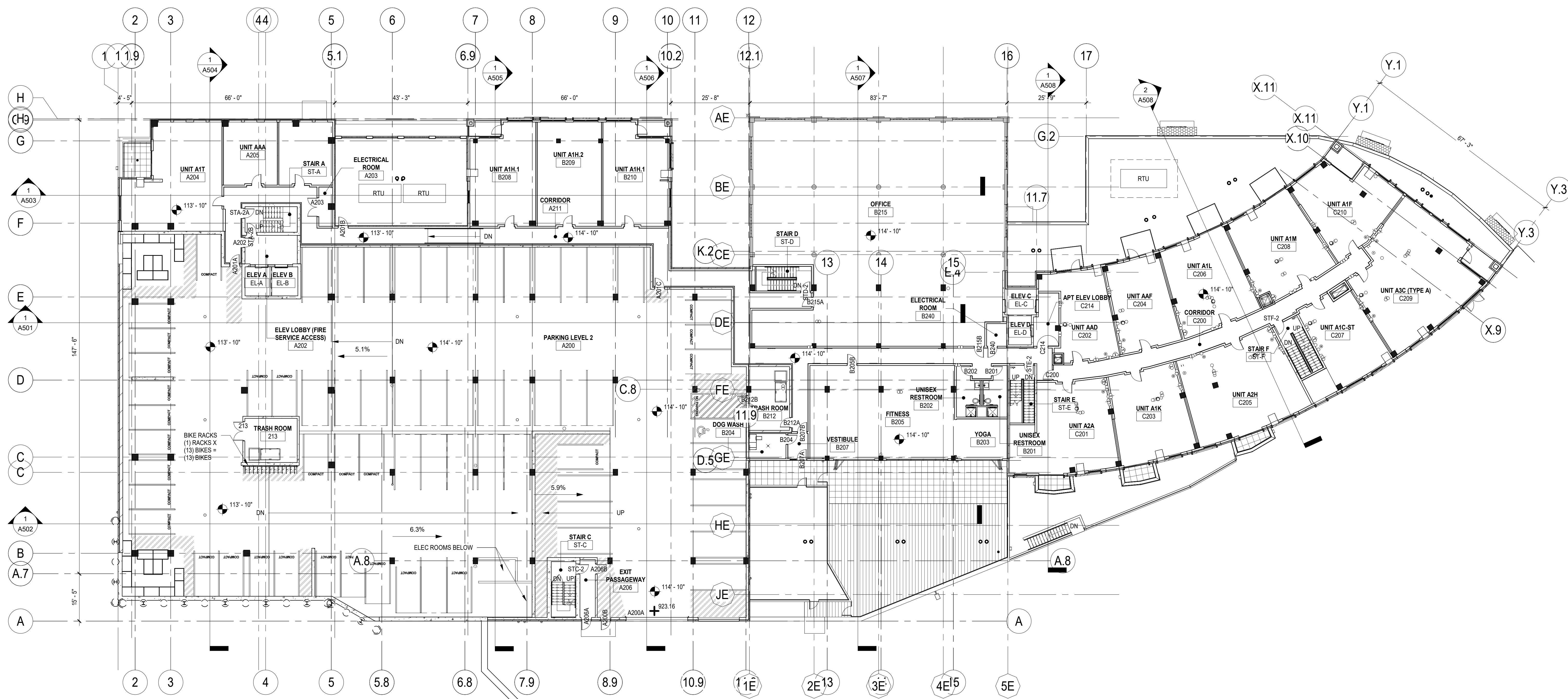
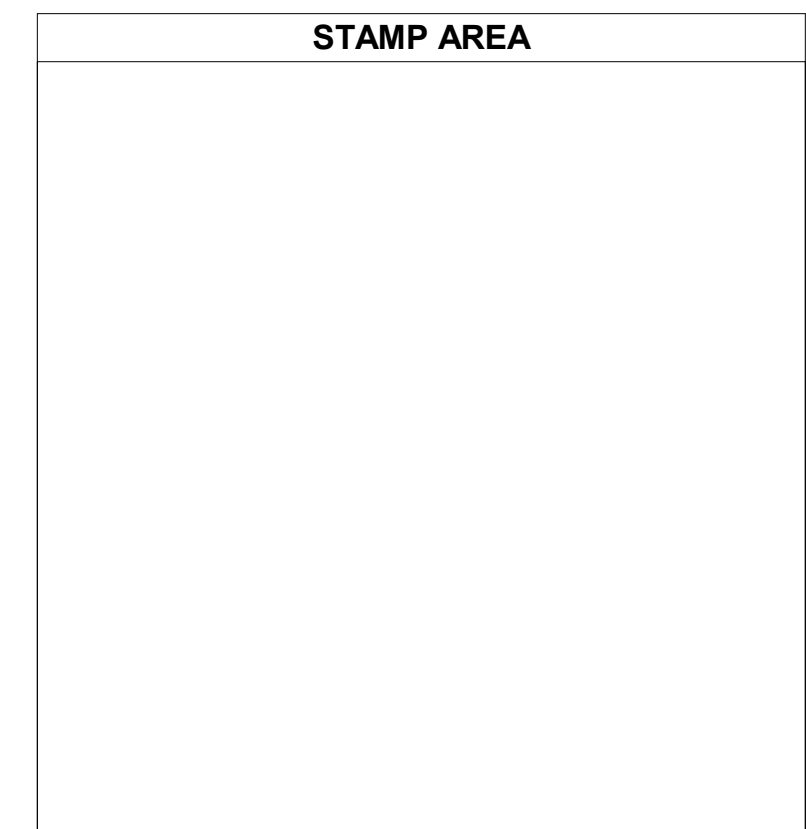


**PDR
RESUBMITTAL**

PROJECT TITLE

**ART &
ARCHITECTURE
BUILDING
DEVELOPMENT**

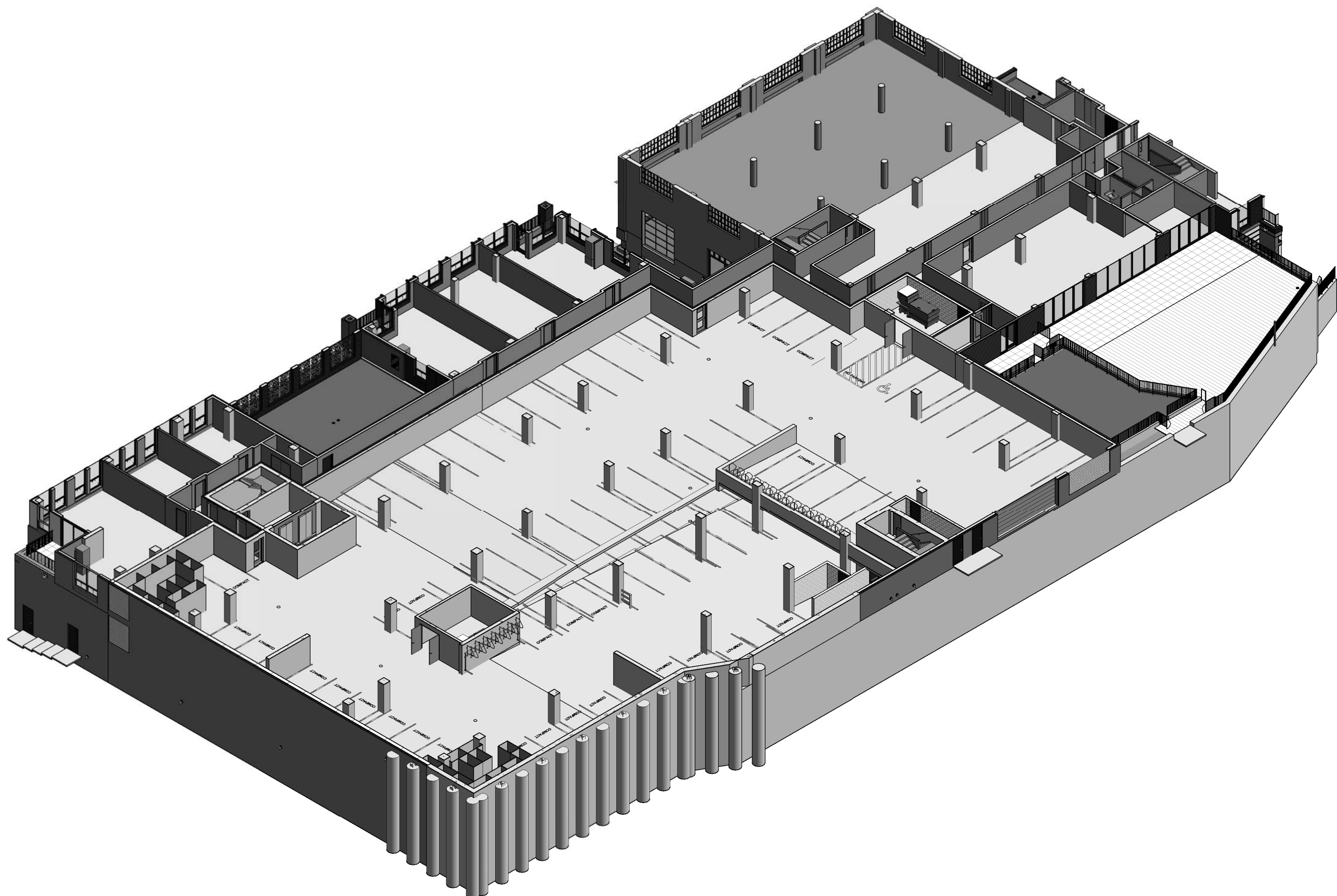
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1	05/11/2018	LAND USE APPLICATION
2	05/21/2018	PDR
3	06/29/2018	SCHEMATIC DESIGN
5	10/01/2018	DESIGN DEVELOPMENT
6	10/24/2018	PDR RESUBMITTAL
7	11/1/2018	PERMIT



Level	Type	Count
PARKING 1	8'-6"x18'	43
PARKING 1	8'x15' Compact (MPLS)	46
PARKING 1	8'x18' Accessible	4
LEVEL 1.5	8'-6"x18'	38
LEVEL 1.5	8'x15' Compact (MPLS)	36
LEVEL 2	8'-6"x18'	33
LEVEL 2	8'x15' Compact (MPLS)	19
LEVEL 2	8'x18' Accessible	1

TOTAL GARAGE PARKING: 220

1 LEVEL 2 REFERENCE PLAN
1/16" = 1'-0"



2 LEVEL 2 ISOMETRIC
1/16" = 1'-0"

CERTIFICATION

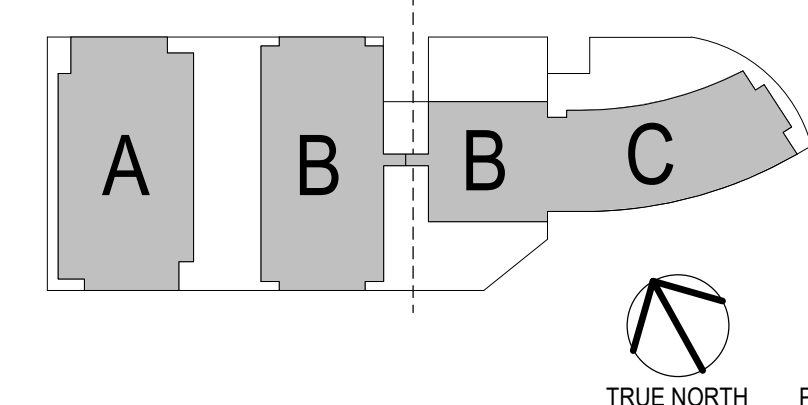
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COMMISSION NUMBER: 2205.01

SHEET TITLE

**LEVEL 2
REFERENCE
PLAN**

SHEET NUMBER

A102

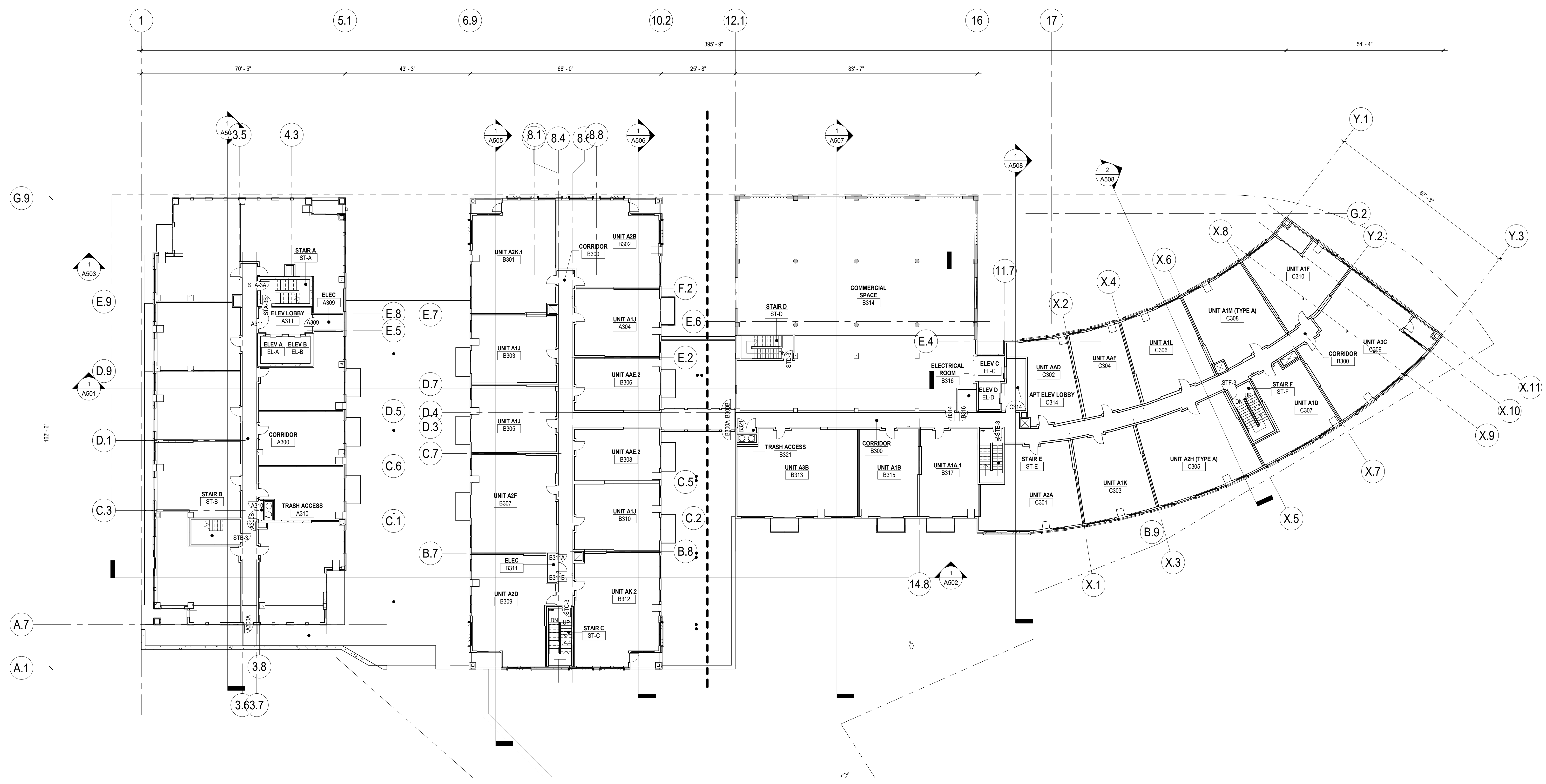


**PDR
RESUBMITTAL**

PROJECT TITLE

**ART &
ARCHITECTURE
BUILDING
DEVELOPMENT**

ISSUE #	DATE	DESCRIPTION
1	05/11/2018	LAND USE APPLICATION
2	05/21/2018	PDR
3	06/29/2018	SCHEMATIC DESIGN
4	09/21/2018	DESIGN DEVELOPMENT (MEP)
5	10/01/2018	DESIGN DEVELOPMENT
6	10/24/2018	PDR RESUBMITTAL
7	11/1/2018	PERMIT



STAMP AREA

1 LEVEL 3 REFERENCE PLAN
1/16" = 1'-0"

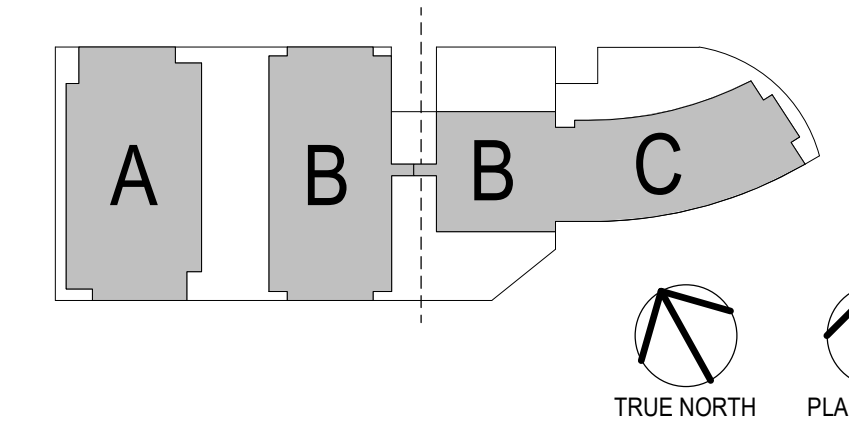
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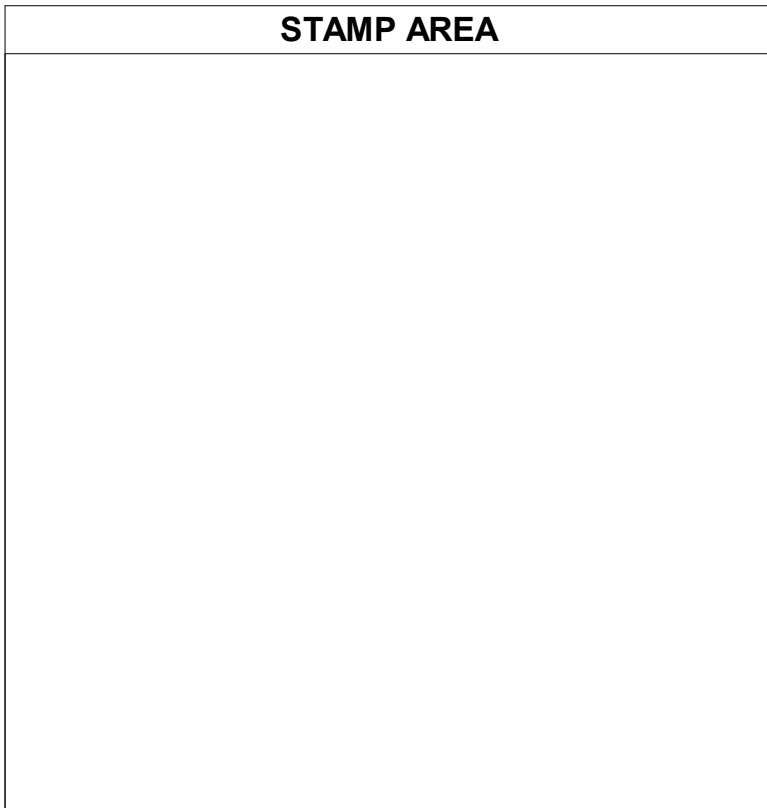
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COMMISSION NUMBER: 2205.01
SHEET TITLE

LEVEL 3
REFERENCE
PLAN

SHEET NUMBER

A103

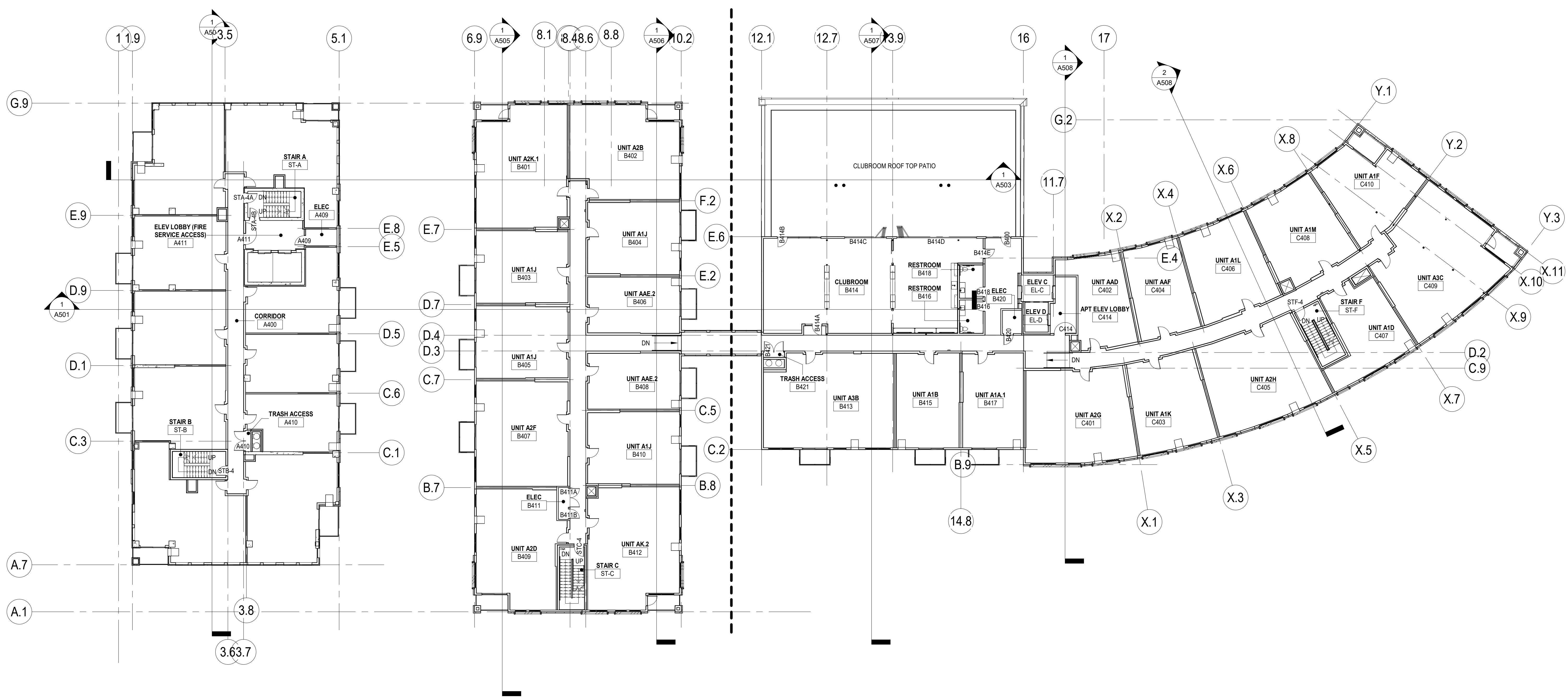




**PDR
RESUBMITTAL**

**PROJECT TITLE
ART &
ARCHITECTURE
BUILDING
DEVELOPMENT**

ISSUE #	DATE	DESCRIPTION
1	05/11/2018	LAND USE APPLICATION
2	05/21/2018	PDR
3	06/29/2018	SCHEMATIC DESIGN
4	09/21/2018	DESIGN DEVELOPMENT (MEP)
5	10/01/2018	DESIGN DEVELOPMENT
6	10/24/2018	PDR RESUBMITTAL
7	11/1/2018	PERMIT



1 LEVEL 4 REFERENCE PLAN
A104 1/16" = 1'-0"

CERTIFICATION

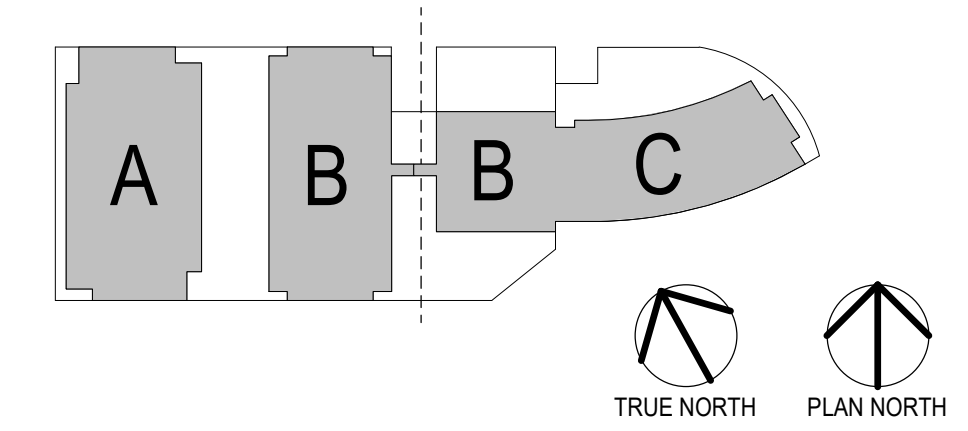
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CHECKED BY	Checker
COMMISSION NUMBER	2205.01

SHEET TITLE

**LEVEL 4
REFERENCE
PLAN**

SHEET NUMBER

A104

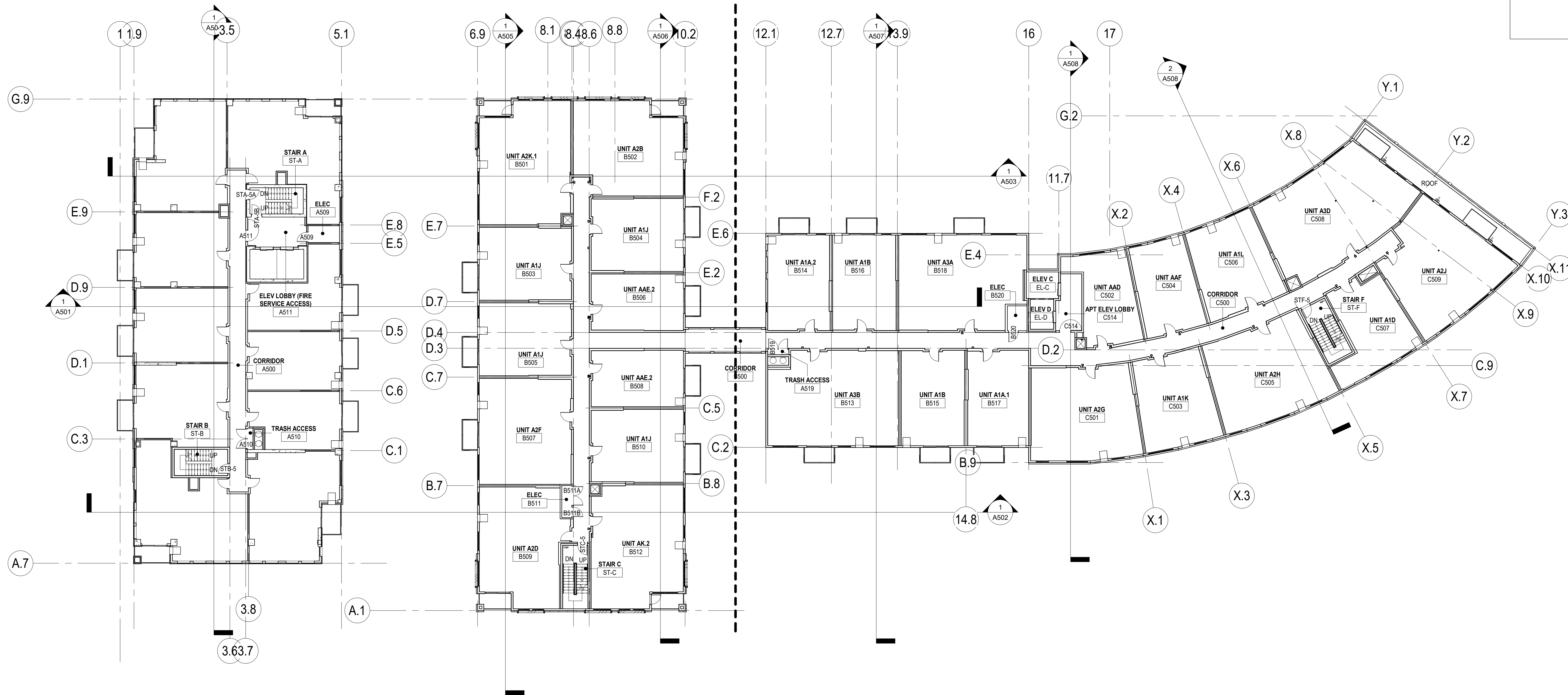
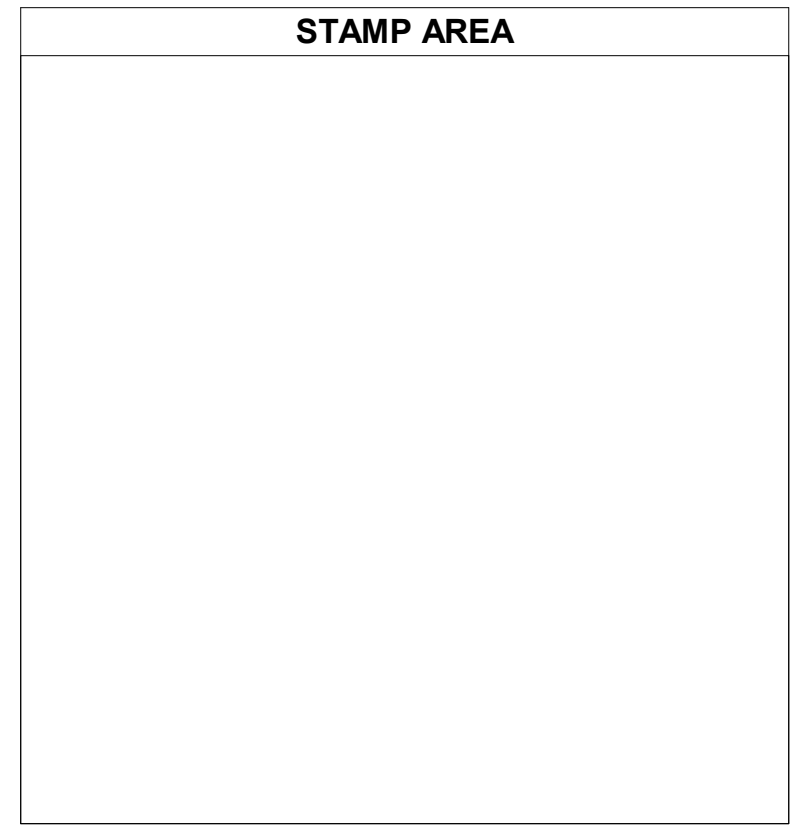


PDR
RESUBMITTAL

PROJECT TITLE

ART &
ARCHITECTURE
BUILDING
DEVELOPMENT

ISSUE #	DATE	DESCRIPTION
5	10/01/2018	DESIGN DEVELOPMENT
6	10/24/2018	PDR RESUBMITTAL
7	11/1/2018	PERMIT



1 LEVEL 5 REFERENCE PLAN
A105 1/16" = 1'-0"

CERTIFICATION

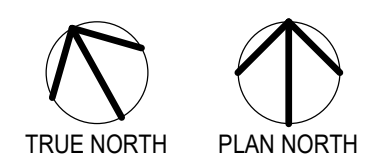
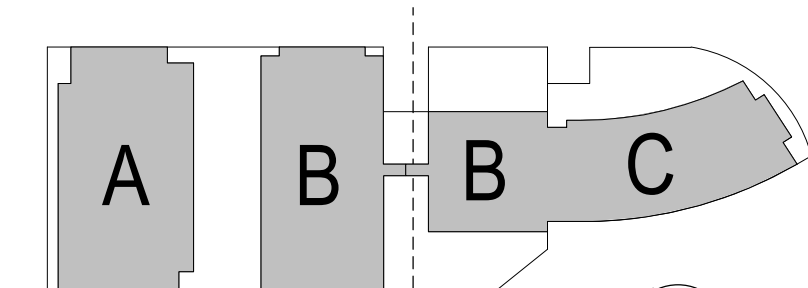
DRAWN BY	CJN
CHECKED BY	JHS
COMMISSION NUMBER	2205.01

SHEET TITLE

LEVEL 5
REFERENCE
PLAN

SHEET NUMBER

A105



STAMP AREA

Boarman
Kroos
Vogel
Group
Inc.

222 North Second Street
Long & Kees Bldg, Suite 101
Minneapolis, MN 55401
Telephone: 612.339.3752
www.bkvgroup.com
EOE

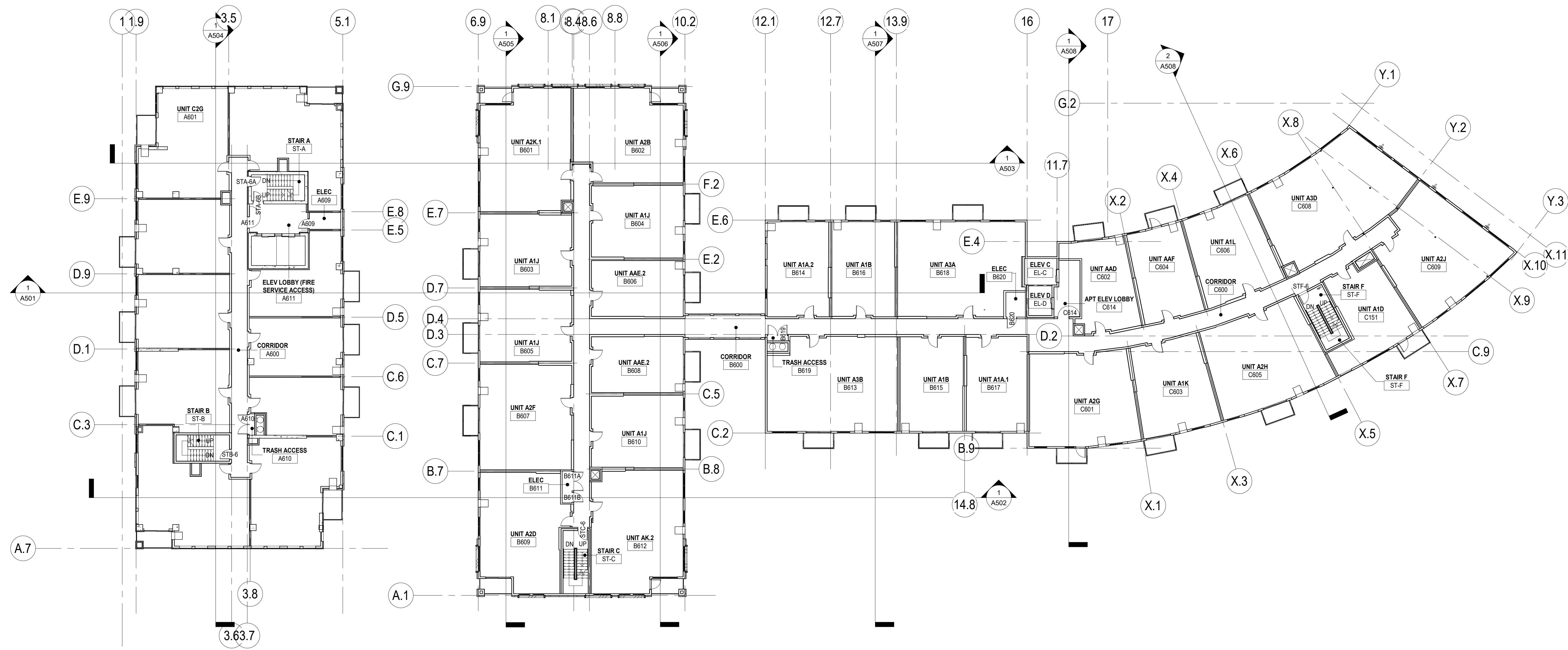
CONSULTANTS

PDR
RESUBMITTAL

PROJECT TITLE

ART &
ARCHITECTURE
BUILDING
DEVELOPMENT

ISSUE #	DATE	DESCRIPTION
1	05/11/2018	LAND USE APPLICATION
2	05/21/2018	PDR
3	06/29/2018	SCHEMATIC DESIGN
4	09/21/2018	DESIGN DEVELOPMENT (MEP)
5	10/01/2018	DESIGN DEVELOPMENT
6	10/24/2018	PDR RESUBMITTAL
7	11/1/2018	PERMIT



1 LEVEL 6 REFERENCE PLAN
A106 1/16" = 1'-0"

CERTIFICATION

DRAWN BY: C.J.N.
CHECKED BY: J.H.S.
COMMISSION NUMBER: 2205.01

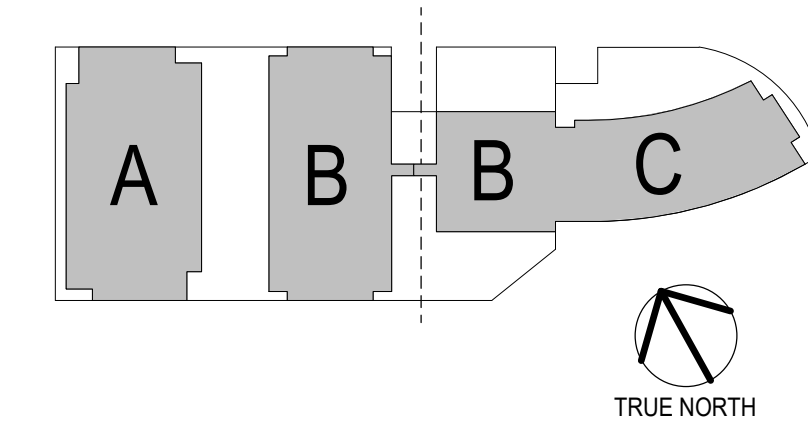
SHEET TITLE

LEVEL 6
REFERENCE
PLAN

SHEET NUMBER

A106

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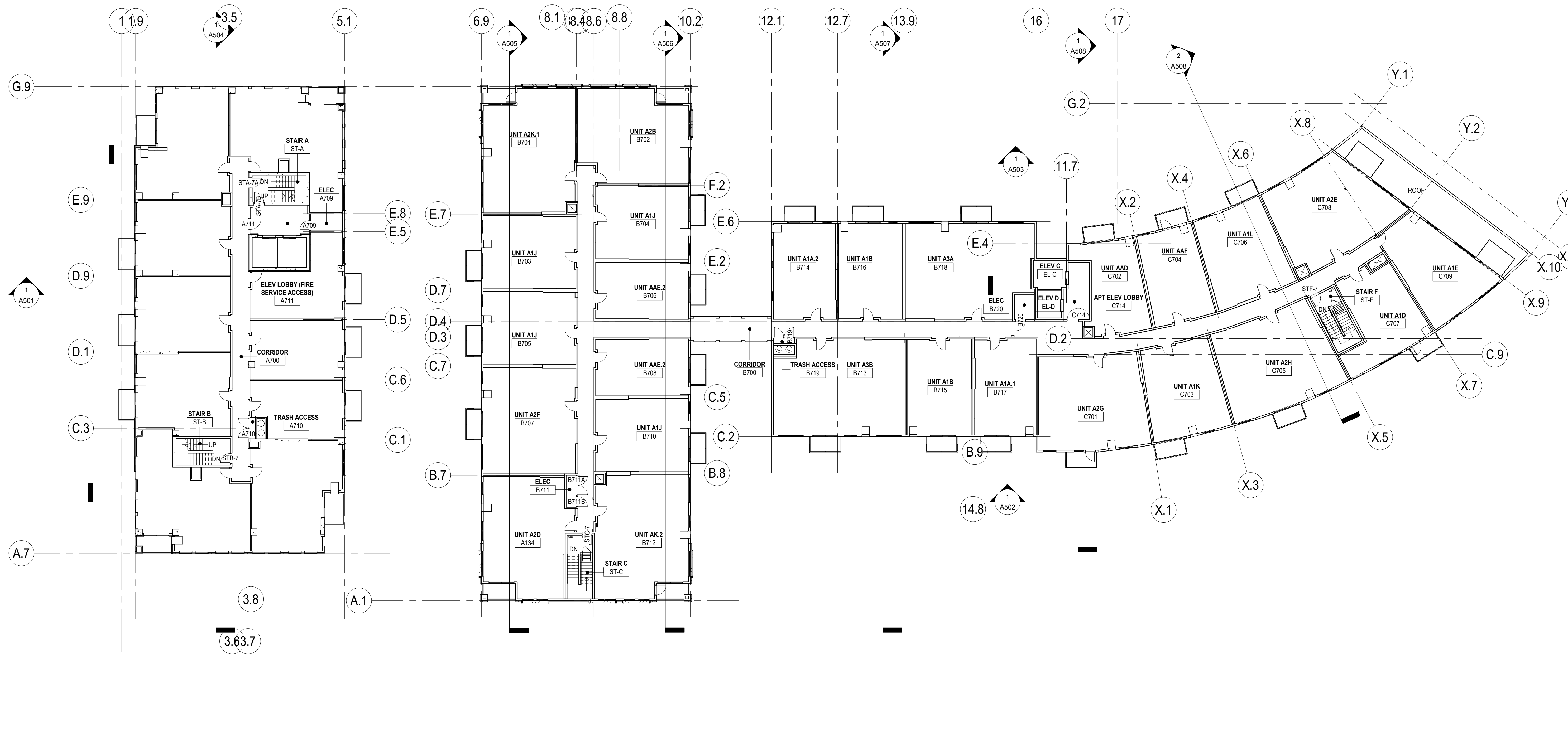
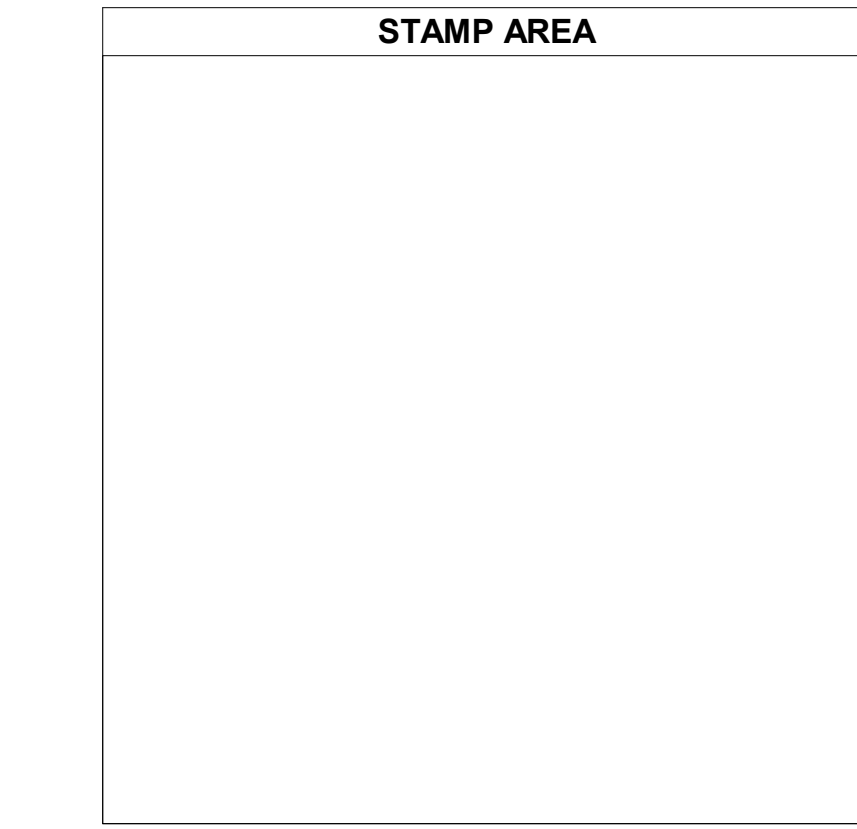


**PDR
RESUBMITTAL**

PROJECT TITLE

**ART &
ARCHITECTURE
BUILDING
DEVELOPMENT**

ISSUE #	DATE	DESCRIPTION
1	05/11/2018	LAND USE APPLICATION
2	05/21/2018	PDR
3	06/29/2018	SCHEMATIC DESIGN
4	09/21/2018	DESIGN DEVELOPMENT (MEP)
5	10/01/2018	DESIGN DEVELOPMENT
7	11/12/2018	PERMIT



- GENERAL CONSTRUCTION NOTES:**
- FIREBLOCK COMBUSTIBLE CONCEALED WALL SPACES INCLUDING FURRED WALLS 10'-0" VERTICALLY & HORIZONTALLY PER 2015 MIN IBC SECTION 718.2.2 BLOCKING & FASTENING REQUIREMENTS OF WALL ASSEMBLY LISTED TEST NUMBER MAY VARY FROM STRUCTURAL DRAWINGS & SPECIFICATIONS. WALLS TO BE CONSTRUCTED TO MEET THE MORE RESTRICTIVE REQUIREMENT. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
 - CONTRACTOR TO OBTAIN TESTED ASSEMBLY NOTES FOR REQUIRED GYPSUM BOARD ORIENTATION, NAILING/SCREW, TAPPING, MUD, BLOCKING, ETC. G.C. TO PROVIDE TEST NUMBER WITH FIRE RATINGS STC & IC (STC & IC-10 MIN AT UNITS) FOR PROPRIETARY SUBSTITUTION OF WALL ASSEMBLY. FLOOR-CEILING ASSEMBLIES, ROOF-CEILING ASSEMBLIES, AND OTHERS.
 - SHAFT WALLS SHALL CONTINUOUSLY EXTEND TO UNDERSIDE OF DECK.
 - STAIR & ELEVATOR ENCLOSURE WALLS SHALL CONTINUOUSLY EXTEND TO UNDERSIDE OF DECK. DO NOT PENETRATE STAIR & ELEVATOR FIRE RATED PROTECTION UNLESS SERVING STAIR & ELEVATOR ENCLOSURE.
 - FINISH FLOOR ELEVATION CHANGE AT DOORS & FLOORING MATERIAL NOT TO EXCEED 1/2" U.N.O.
 - ALL DOOR OPENINGS IN COMMON AREAS TO BE 32" CLEAR MINIMUM WITH DOOR IN OPEN POSITION.
 - COMMON AREA DOOR CLEARANCES & APPROACHES PER 2015 MIN ACCESSIBILITY CODE SECTION 404.
 - DO NOT SCALE DRAWINGS.
 - SEE DETAILS ON SHEET A604 & A606 FOR FIRE PROTECTION.
 - SEE CODE SUMMARY (G120) IN SPECIFICATIONS AND A200 SERIES SHEETS FOR CONSTRUCTION TYPES AND ALLOWABLE BUILDING MATERIAL.
 - PROVIDE BLOCKING/BACKER SUPPORT FOR WALL AND CEILING MOUNTED HARDWARE, EQUIPMENT, AND ACCESSORIES.
 - REMOVE DEBRIS AND CLEAN ALL AREA RECEIVING SEALANTS FOR MAXIMUM ADHESION/PERFORMANCE.
 - SEE 2015 MIN IBC SECTION 603 FOR ALLOWABLE COMBUSTIBLE MATERIALS IN TYPE I CONSTRUCTION (LEVELS P1 & 1).

- GENERAL WALL TYPE NOTES:**
- REFER TO THE STRUCTURAL DRAWING FOR LOCATIONS AND SPECIAL REQUIREMENTS FOR STUD SPACING ON ALL BEARING WALL ASSEMBLIES.
 - REFER TO STRUCTURAL DRAWINGS FOR SHEAR AND BEARING WALLS.
 - REFER TO STRUCTURAL DRAWINGS FOR CONCRETE AND MASONRY WALL REINFORCING.
 - REFER TO GENERAL NOTES ON STRUCTURAL DRAWINGS FOR PANEL FASTENING AND BLOCKING REQUIREMENTS FOR CORRIDOR AND UNIT SEPARATION WALLS.
 - ALL ASSEMBLY RATINGS LISTED ARE ACHIEVABLE RATINGS. REFER TO CODE SUMMARY AND CODE PLANS FOR RATED WALL LOCATIONS.
 - WOOD IN CONTACT WITH CONCRETE TO BE TREATED WOOD (PPT).
 - USE MOISTURE RESISTANT GYP. BD. AT BATHROOMS AND TOILET ROOMS.
 - PROVIDE ADDITIONAL LAYER OF MOISTURE RESISTANT GYP. BD. TO CONCEAL TUB FLANGE WHERE OCCURS.
 - EXTERIOR WALL ASSEMBLIES SHALL BE AIRTIGHT, HARLINE CRACKS AND SMALL HOLES ARE NOT ALLOWED.
 - PROVIDE CONTINUOUS BLOCKING IN UNIT BATHROOMS FOR GRAB BARS AND ACCESSIBLE FIXTURE MOUNTINGS. SEE SHEET G140 & G141.
 - RECESSED WALL FIXTURES SUCH AS OUTLETS AND OTHER ITEMS WHICH PERFORATE THE GYPSUM BOARD SURFACES SHALL NOT BE LOCATED BACK TO BACK IN THE SAME WALL CAVITY. SEE DETAIL 6A06A.
 - ANY OPENING CUT IN GYPSUM BOARD FOR INSTALLATION OF PENETRATING FIXTURES SHALL BE CUT CAREFULLY TO SIZE AND CAULKED AT UNIT SEPARATION WALLS. INSULATE BACKSIDE OF RECEPTACLES AND PROVIDE INTUMESCENT WRAP (PUTTY PACKS) AROUND RECEPTACLES AND OTHER ELECTRICAL BOXES. COORD. WITH ELECTRICAL. SEE DETAIL 6A04.
 - AT UNIT SEPARATION WALLS, INSULATE BACKSIDE OF RECEPTACLES AND PROVIDE INTUMESCENT WRAP (PUTTY PACKS) AROUND RECEPTACLES AND OTHER ELECTRICAL BOXES. COORD. WITH ELECTRICAL. SEE DETAIL 6A04.
 - PROVIDE SEALED JOINTS ON EXTERIOR MOISTURE CONTROL MEMBRANE AT OUTSIDE OF SHEATHING BEFORE FINISH MATERIAL IS APPLIED.
 - COORDINATE USE OF MATERIAL WHEN GYP. BD. IS EXPOSED TO WEATHER DURING CONSTRUCTION (EXAMPLE: ELEVATOR AND STAIR SHAFTS).
 - INSULATE GAPS WITH MINERAL WOOL BATT INSULATION AT FRAMING BETWEEN EXTERIOR WINDOWS, DOORS, AND OTHER RELATED ITEMS.
 - SEE 2015 MIN IBC SECTION 705 AND TABLE 602 FIRE RATINGS REQUIREMENTS FOR EXTERIOR WALL EXPOSURE.

- GENERAL DIMENSIONING / LAYOUT NOTES:**
- SITE ELEVATION 100' - 0" CORRESPONDS TO CIVIL ELEVATION 908.33
 - DIMENSIONS ARE TAKEN TO (UNLESS NOTED OTHERWISE)
 - CENTERLINE OF STUD AT INTERIOR WALLS
 - FACE OF GYP BOARD AT CORRIDOR WALLS (GRID AT CORRIDOR SIDE)
 - CENTERLINE OF UNIT SEPARATION WALLS (GRID AT CENTERLINE)
 - FACE OF MASONRY (CMU) AND CONCRETE WALLS
 - OUTSIDE FACE OF SHEATHING AT WOOD EXTERIOR WALLS
 - OUTSIDE FACE OF RIGID INSULATION AT METAL STUD EXTERIOR WALLS
 - VERIFY ALL GRADES WITH CIVIL DRAWINGS
 - PROVIDE ADDITIONAL FRAMING SPACE TO ACCOMMODATE OPENING MEMBRANE WRAPS. COORDINATE ROUGH OPENING DIMENSIONS
 - DO NOT SCALE DRAWINGS
 - REFER TO A200 SERIES (UNIT PLANS) FOR UNIT LAYOUT AND CONSTRUCTION TYPES

LEVEL 7 REFERENCE PLAN
1/16" = 1'-0"

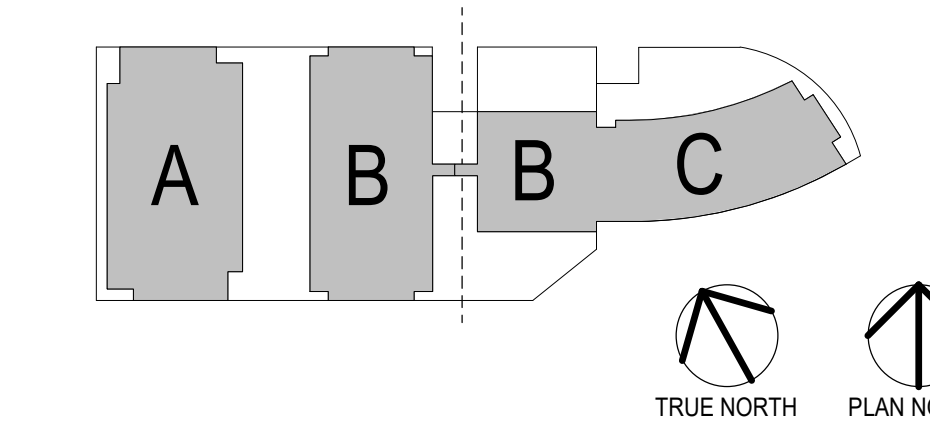
CERTIFICATION

DRAWN BY	CJN
CHECKED BY	JHS
COMMISSION NUMBER	2205.01

SHEET TITLE
**LEVEL 7
REFERENCE
PLAN**

SHEET NUMBER

A107



Project Update

**(Vermilion response to request for updates)
April 2019**



April 2019

Vermilion Prospect Park, LLC
420 Summit Ave, Suite 205
St. Paul, MN 55102

VIA E-MAIL: cam.gordon@minneapolismn.gov

Regarding: Art & Architecture Project
Prospect Park, Minneapolis, MN

PROJECT UPDATE

To the Members of the Prospect Park Community:

Consistent with the obligations set forth in the Memorandum of Understanding Between Vermilion Development and the Prospect Park Association re: 3326, 3338, and 3350 University Ave SE I am pleased to provide this update of our project. These updates cover the areas of (1) Design, (2) Program, and (3) Timing/Process.

Design

Appended to this letter are selected current drawings covering those areas addressed in the MoU, including the site landscape plan, site planting plan, and elevations of the University Ave and Prospect Terrace frontages. These drawings should help inform the community about the final designs of our streetscape, sidewalk, and retail frontages along University as well as the streetscape along Prospect Terrace. Further, the landscape and planting plans should help reveal the nature of the robust screening we have in place to separate our site from our neighbors to the south on Clarence.

Our façade material selections are substantially the same as those we originally shared with the community last summer.

Importantly, as we altered the program of the tower (more in Program below) we also voluntarily reduced the height of the building. The overall structure is now just under **9 feet shorter** than what we previously shared and were entitled to build. We were also able to reduce the height of the elevator overrun **by an additional 6 feet** as we removed a proposed rooftop deck. Finally, **we also voluntarily removed approx. 13 feet in width from the tower.**

Program

One of the most important changes to our building program involved the removal of the for-sale condominium units from the tower. After many months of working to secure a capital partner *for this portion of the project* we were unable to do so, and therefore were forced to remove the for-sale units

from the program and substitute them for additional apartments units. This was an unfortunate change for us but ultimately, we had no ability to force condominiums without cooperation from the capital markets.

We also made a modification to the structure of the southern portion of the Art & Architecture building that involved pulling the building back from Prospect Terrace and replacing it with outdoor recreational space for our residents. All of these changes were reviewed with CPED to ensure compliance with our PUD.

We are also delighted to announce a new project name. Now known as The Wallis Prospect Park, we endeavored to select a name and an identity that reflected the rich history of the site and of the neighborhood, and we felt that a name in honor of the original proprietor of 3338 University, Frederick P. Wallis, would be fitting. We plan to work in references to his Coach and Carriage business throughout the project.

Timing/Process

Many of you know, despite the welcomed support of the neighborhood association, a small group of residents elected to file a lawsuit against the project in late 2018. Because of this, our legal counsel instructed that we limit our public interactions regarding the project as much as possible, and therefore this project update is being delivered in this format.

We have continued to work closely with the Clarence neighbors adjacent to our project and look forward to coordinating during construction as well.

Last, we are thrilled to announce that we've selected Art Force, a Minneapolis based art consultancy, to host A call for art to be distributed in the summer of 2019 to generate art proposal submissions for the public art component of this project. RFPs will be reviewed during the fall of 2019 and we anticipate selecting a winner in early 2020. We will focus primarily but not exclusively on local artists. The review process will include input from a small number of key stakeholders including neighborhood and city representatives. **We would like 2 of these representatives to be current residents of Prospect Park.**

If you would like to be considered for one of these roles please send *no more than a paragraph* describing your arts qualifications and interest to Ari at Ari@vermiliondevelopment.com by Friday May 24th.

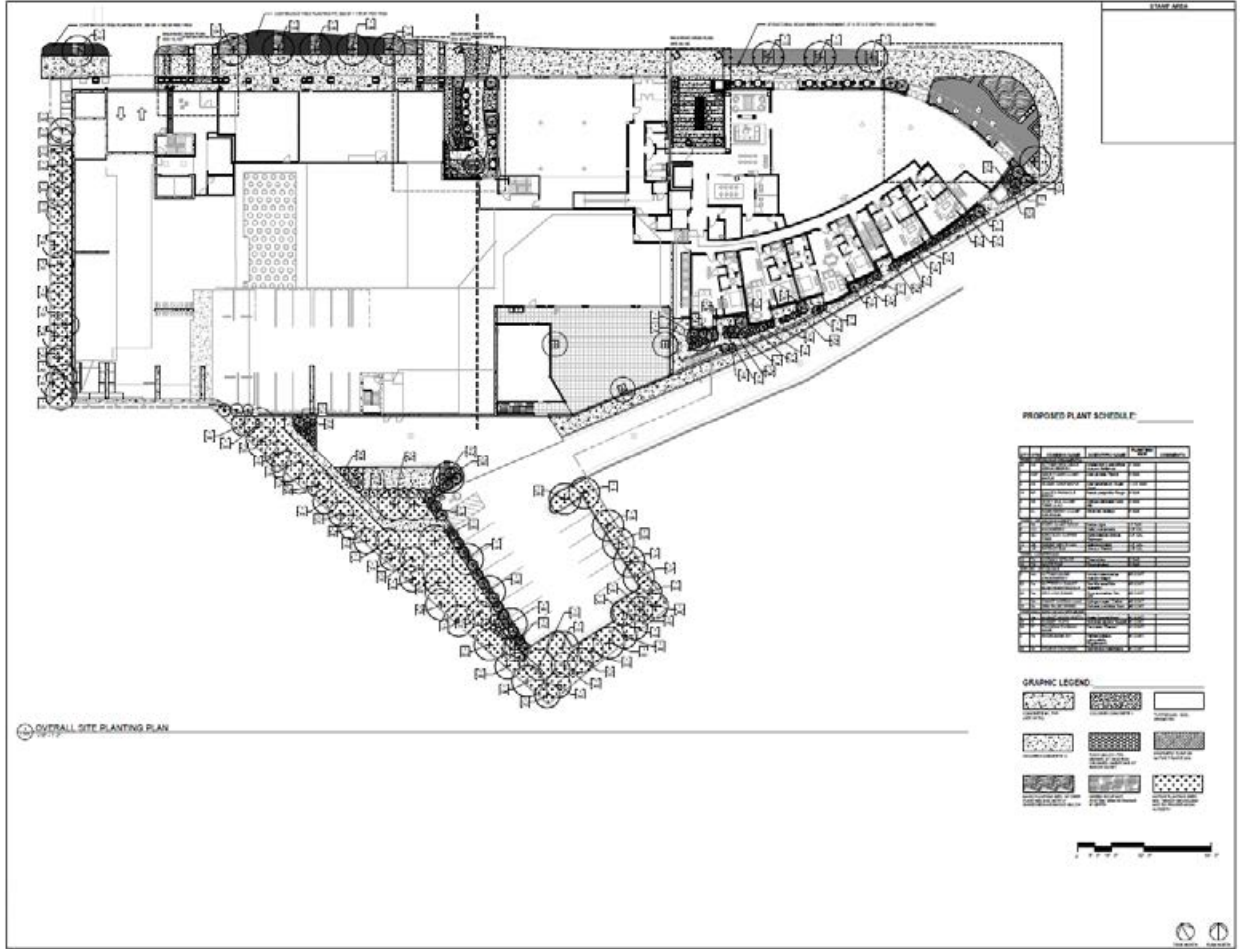
We very much appreciate your continued partnership as we work to bring The Wallis Prospect Park to life. You may reach out at any time with questions, comments, or concerns.

Regards,

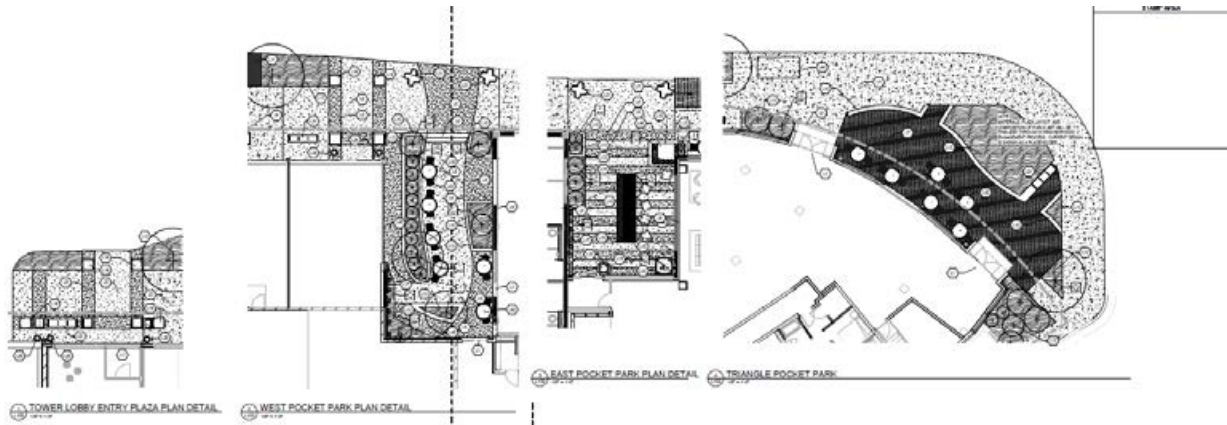


Ari Parritz
Minnesota Development Director
Ari@vermiliondevelopment.com
312-239-3535

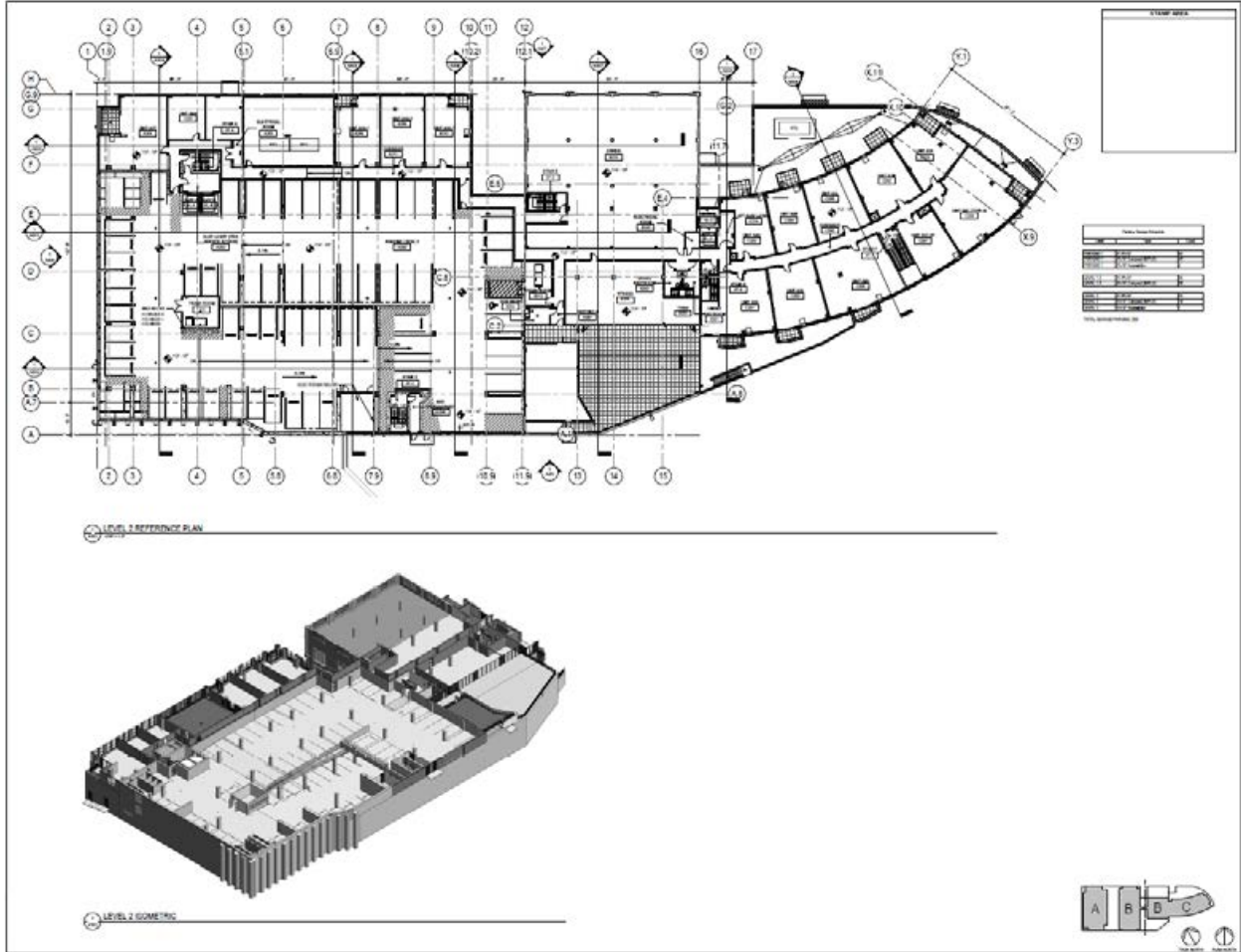
Site Planting Plan



Pocket Park Planting and Landscape Detail



Level 2 Plan



North and South Elevations



ISSUE #	DATE	DESCRIPTION
3	02/20/18	SCHEMATIC DESIGN
5	10/10/18	DESIGN DEVELOPMENT
7	4/19/19	PRICING UPDATE

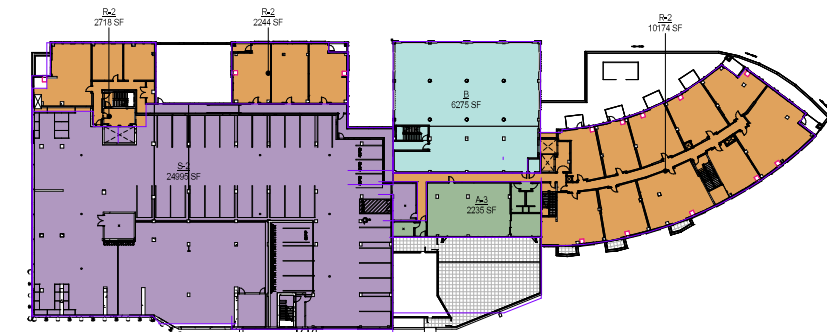
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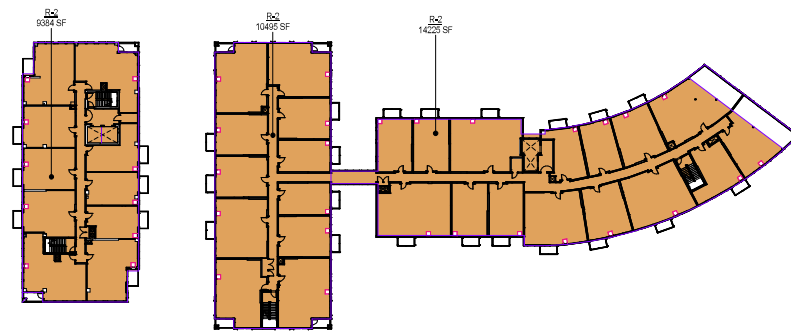
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LEVEL 12	9,384 SF
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LEVEL 9	9,384 SF
LEVEL 8	9,384 SF
LEVEL 7	34,104 SF
LEVEL 6	34,881 SF
LEVEL 5	34,906 SF
LEVEL 4	35,818 SF
LEVEL 3 - APARTMENTS	39,857 SF
LEVEL 2 - APARTMENTS	45,641 SF
LEVEL 1.5	32,167 SF
LEVEL 1	55,242 SF
TOTAL GSF	374,920 SF

IBC Code Building Number	LEVEL	Name	GSF
Building 1	LEVEL 2 - APARTMENTS		45,641 SF
Building 1	LEVEL 1.5	S-2	32,167 SF
Building 1	LEVEL 1		55,242 SF
137,050 SF			
Building 2	LEVEL 13	R-2	9,185 SF
Building 2	LEVEL 12	R-2	9,384 SF
Building 2	LEVEL 11	R-2	9,384 SF
Building 2	LEVEL 10	R-2	9,384 SF
Building 2	LEVEL 9	R-2	9,384 SF
Building 2	LEVEL 8	R-2	9,384 SF
Building 2	LEVEL 7	R-2	9,384 SF
Building 2	LEVEL 6	R-2	9,384 SF
Building 2	LEVEL 5	R-2	9,384 SF
Building 2	LEVEL 4	R-2	9,384 SF
93,638 SF			
Building 3	LEVEL 7	R-2	24,720 SF
Building 3	LEVEL 6	R-2	25,497 SF
Building 3	LEVEL 5	R-2	25,522 SF
Building 3	LEVEL 4	R-2	29,434 SF
Building 3	LEVEL 3 - APARTMENTS		39,857 SF
Building 3	LEVEL 2 - APARTMENTS		144,231 SF
Building 3	LEVEL 1	R-2	9,384 SF
374,920 SF			

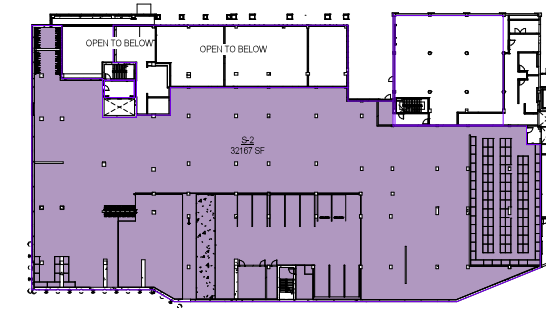
LEVEL	OCC.	GSF
Building 1		
LEVEL 2 - APARTMENTS	A-3	2,236 SF
LEVEL 2 - APARTMENTS	B	6,275 SF
LEVEL 2 - APARTMENTS	R-2	15,130 SF
LEVEL 2 - APARTMENTS	S-2	24,995 SF
LEVEL 1.5	S-2	32,167 SF
LEVEL 1	(none)	3,709 SF
LEVEL 1	A-2	11,200 SF
LEVEL 1	A-3	4,739 SF
LEVEL 1	R-2	4,634 SF
LEVEL 1	S-2	31,850 SF
137,050 SF		
Building 2		
LEVEL 13	R-2	9,185 SF
LEVEL 12	R-2	9,384 SF
LEVEL 11	R-2	9,384 SF
LEVEL 10	R-2	9,384 SF
LEVEL 9	R-2	9,384 SF
LEVEL 8	R-2	9,384 SF
LEVEL 7	R-2	9,384 SF
LEVEL 6	R-2	9,384 SF
LEVEL 5	R-2	9,384 SF
LEVEL 4	R-2	9,384 SF
93,638 SF		
Building 3		
LEVEL 7	R-2	24,720 SF
LEVEL 6	R-2	25,497 SF
LEVEL 5	R-2	25,522 SF
LEVEL 4	A-3	5,857 SF
LEVEL 4	R-2	23,577 SF
LEVEL 3 - APARTMENTS	B	6,284 SF
LEVEL 3 - APARTMENTS	R-2	32,793 SF
144,231 SF		
TOTAL GSF		374,920 SF



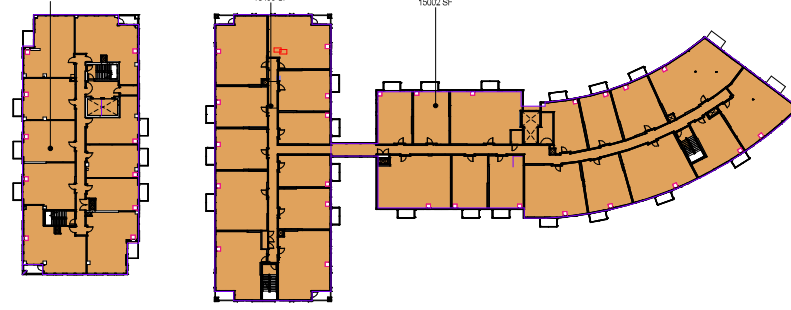
5 OCCUPANCY PLAN LEVEL 2
 G121 1" = 40'-0"



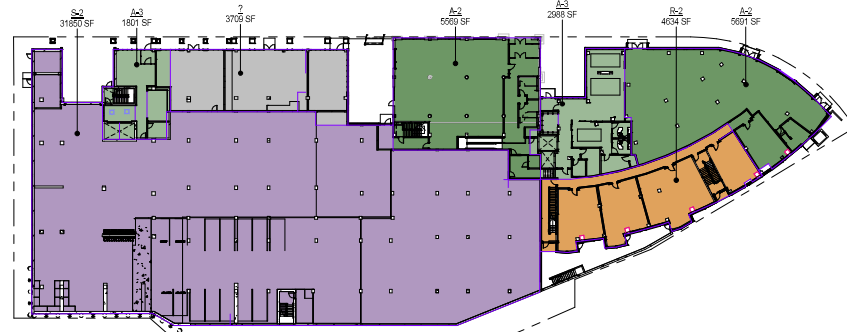
10 OCCUPANCY PLAN LEVEL 7
 G121 1" = 40'-0"



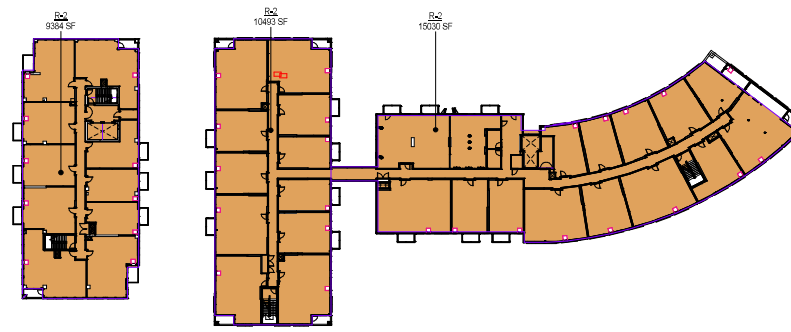
4 OCCUPANCY PLAN PARKING GARAGE LEVEL 1.5
 G121 1" = 40'-0"



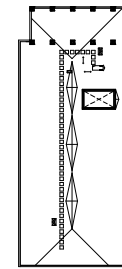
9 OCCUPANCY PLAN LEVEL 6
 G121 1" = 40'-0"



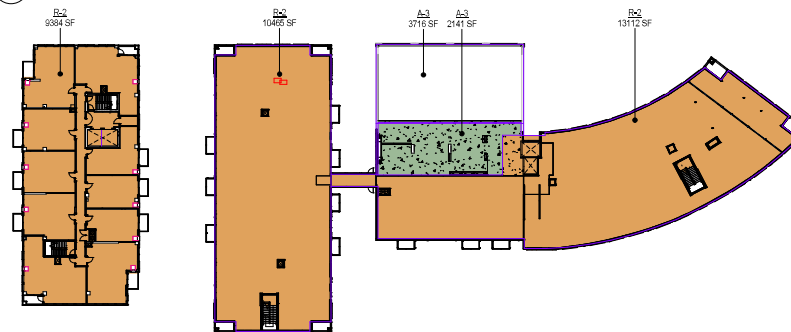
3 OCCUPANCY PLAN LEVEL 1
 G121 1" = 40'-0"



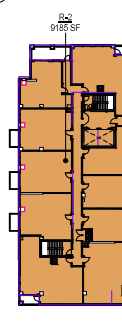
8 OCCUPANCY PLAN LEVEL 5
 G121 1" = 40'-0"



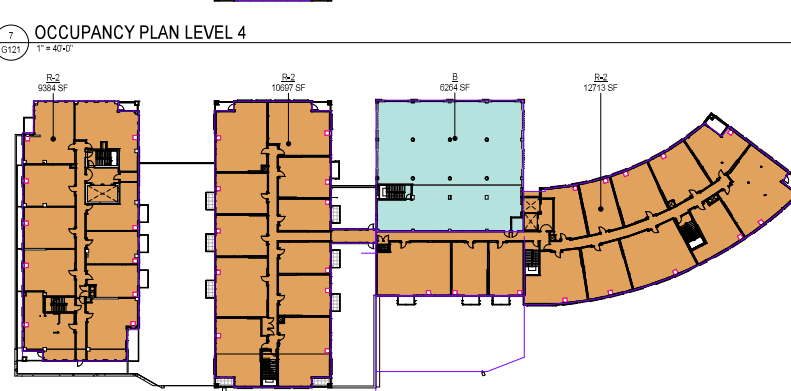
13 OCCUPANCY PLAN ROOF - TOWER
 G121 1" = 40'-0"



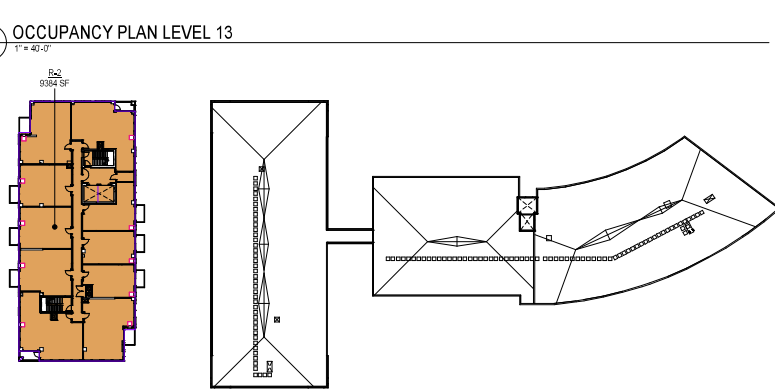
7 OCCUPANCY PLAN LEVEL 4
 G121 1" = 40'-0"



12 OCCUPANCY PLAN LEVEL 13
 G121 1" = 40'-0"



6 OCCUPANCY PLAN LEVEL 3
 G121 1" = 40'-0"



11 OCCUPANCY PLANS LEVEL 8 TO LEVEL 12
 G121 1" = 40'-0"