

**CITY OF COLUMBUS
PUBLIC HEARING
14744 HORNSBY ST NE – BARE HOME
CONDITIONAL USE PERMIT (CUP) AMENDMENT (PC19-125)
10.02.19**

The October 2nd, 2019 Public Hearing to consider a request for a conditional use permit amendment to revise the Bare Home exterior building elevation materials from the approved site plan building elevation submitted in 2018 as required in Section 7A-775 for the C/S Commercial Showroom Zoning District, was called to order at 7:58 p.m. by Chair Ron Hanegraaf at the City Hall. Present were Commission members: Pam Wolowski and Barb Bobick; City Administrator Elizabeth Mursko; City Planning Technician Ben Gutknecht; City Planner Dean Johnson; Public Works Superintendent Jim Windingstad; and Recording Secretary Rochelle Busch.

Also, in attendance were Mayor Jesse Preiner; City Council Member Denny Peterson, Janet Hegland and Shelly Logren; Todd Mohagen, Dick Haluptzok, Shirley Walden, Joe Pribyl, Josh Pribyl, Mike Bauer, William Norton, Arlen Logren, Tom Norton, Mark Kronbeck, Cindy Angel, Deb and Mike Jordon, and John Young.

Hanegraaf: On the agenda we will go to number 11. A public hearing and discussion, 14744 Hornsby St. NE, request to consider a conditional use permit amendment to revise the Bare Home exterior building elevation materials from the approved site plan building elevation submitted in 2018, pages 18-33 and enclosure and A14. At this time, I'd like the applicant or their representative to step forward to the table upfront. And with the microphone state their name and address.

Busch: I'm going to read the public notice quick.

Notice was read at this time by the recording secretary.

Hanegraaf: Thank you, Rochelle. Could you state your names and address?

Pribyl: Josh Pribyl, 10335 Naples Street NE, Blaine MN.

Mohagen: Todd Mohagen. Mohagen Hanson Architecture and Interiors, 1000 Twelve Oak Center Dr, Wayzata MN.

Hanegraaf: Thank you. We can call you Todd and Josh? Well, this is different for us tonight here. So, we're kind of in uncharted waters because you had a design and site plan made up and now you, it was approved and you're bringing back to readjust it. So, you want to explain for the public record and what's happening, or why you want to move to a different route.

Pribyl: Sure, so we had that design and after thinking about it longer, I thought that the design didn't quite match the brand. And we thought that it could look better. So, we looked at similar buildings, or looked at other buildings that had the look we were going for. You know, we're Bare Home, so the idea is organics, natural, eco-friendly, sustainable. A portion of all our orders go toward the friendly causes. So, our design principals are simple, classic, clean, cloud like with a splash of color. So, we looked at, do you guys have a projector I can put these images on or?

Hanegraaf: I don't know where Ben went?

Pribyl: Or I can just show you guys.

Hanegraaf: They'll have it over on this side here Josh.

Mohagen: Dean in the packet, they have, in the packet there was the photos of the Olympus and Apple store.

Mursko: Ben, I hit the overhead camera, you have to go back to computer.

Gutknecht: okay.

Mohagen: Do we not have a projector? Or camera?

Mursko: We do, the projector went off, so now we have to wait for it to warm up again.

Mohagen: But is there a way to get on to....

Mursko: There's a wolf camera so if you have an image it can go up to, but right now everything goes to the projector.

Pribyl: Does he have the ability to project these hard copies.

Mursko: yes, if you hit the overhead camera, not the projector, but the overhead camera, the document camera which is behind you in the ceiling.

Gutknecht: I did not realize, I was looking for something else. I apologize.

Mursko: So now, do you have the hard copies. So now, zoom. You want to zoom till it comes into focus.

Pribyl: So, the top image is a distribution alternative building and I find that real clean, nice design. And this bottom image is the Olympus building which is in Brooklyn Park.

Mohagen: Is there a microphone he can talk into?

Mursko: That's the only microphone. The microphone is right where Ben is.

Pribyl: That's kind of where the design inspiration came from. The top design is what was approved, and I wasn't satisfied with that. I thought the bottom design looked better. It was a cost increase, we had to spend more to do it. There's more glass, there's more windows. You can see the extra glass here, here, extra glass here. (Unintelligible) This is the Hornsby side, this is the north side, we added more glass and blue panels as well. This side of the building we left a little plane because the idea is, you know, we're growing pretty fast, that we're going to expand and we're going to need to tear down this wall and add onto the building. So, this is the highway side. The top one's the one that's approved, the one below it is the redesign. And, there are less windows on this side, but we made up for it substantially with more glass on the other sides. Then the dock side, it is what it is.

Wolowski: There's less windows on the dock side too, is there not?

Hanegraaf: Yes.

Wolowski: There's less windows on that dock side too, right?

Hanegraaf: Right.

Pribyl: Yep, there's a few less. So, the highway side, after meeting with Elizabeth and the Mayor, they suggested we add more trees, trees weren't in the plan. So, we added trees, all of our landscaping is eco-friendly sustainable landscaping that we had an expert come in and advise on.

Mohagen: Josh can you talk a little bit about your brand and how this building responds to that brand better.

Pribyl: So, you know, Bare, with out toxic chemicals, and different things that manufactures of bedding products use to artificially soften their sheets and things. We want to be organic and eco-friendly and so, we want to be clean, simple, classic, cloud like, with a pop of color.

Mohagen: I just want to thank you all Commissioners for coming out last Wednesday to meet with Josh and myself to review the project and where it sits today. Today the painted part of the project is complete. The blue panel has not been put up yet, and can be, after approval can be put into place. We have the general contractor here in 4 weeks once its approved. The metal panel is a composite metal panel. Very similar to your previous proposal. It had composite metal panel. The blue is a blue that wont fade in the sun, it wont oil can. Which means it has a backing on it that it won't look like it's not flat. It will always look flat. The expression that has been derived meets the brand a lot better than what we had before. It was a gray aggregate. when we went through the design process, after the submittal, that did not meet their brand that they had at the time. It was mainly a part of just trying to evaluate how the building responded to their brand. And as a new company, I mean that was something that was not in the timing of that submittal. To get into the ground and get into place which is very important for their company the schedule was very compressed. The final design, my firm, that I'm the founder of, we have done several

million square feet of office warehouse and distribution, which this is. The painted material that you see on the panel for the precast is something that the high-grade REIT, real estate investment trust, are doing right now. And also, private developers and corporations, and you can see this all along the corridor of 35 and 694. 610 is several, that's where Olympus is. Of the buildings in the last 5 years, which I want to reiterate again, which is probably close to 5 million square feet that we designed, maybe 10% of it was aggregate. All the rest was of the painted precast flat panel. And the reason that the developers and investment corporations are doing that, its perceived as a higher value than what aggregate panels are. So, when they sell those products in the open market, the receive a much higher return on that material.

Hanegraaf: On the building you mean?

Mohagen: That's correct. The additional landscaping is put in there that will also help with the scale. And of when your going along the freeway, it scaled such that it can show the brand and the signage, but yet also be consistent what is along freeway frontage for landscaping.

Wolowski: It appears to be mature landscaping. Are you planning on bringing mature landscaping or new plants?

Mohagen: They would be larger than what you typically would find. The landscaping that you saw out at the site. The overstory tree are typically like a 2 ½" caliper, they would probably twice that size on the trunks. The understory would also be higher than what you saw in the front just because it's a different scale. But the scale of that would be a long the freeway. They would not use sumac because that doesn't fit into their design, but the sumac that you see along the freeway and the height of the sumac, that's what it would be. It would take a couple years to mature, but you've seen how fast sumac grows along the freeway. But a very similar type of plant to that.

Hanegraaf: Well, we were at your building and I have to say inside is excellent. You know and stuff like that. I thought it was a nice structure. I think putting the blue up in the front and all that increased it, from what I seen in the beginning. But the freeway side is the side that we're concerned about. More so than the other 3 sides. I mean we know the north side we can just, we know that is going to eventually either be added on or whatever. And other than removing the windows than the south side where the docks are, it looks kind of similar to what it did before, except you don't have the aggregate up there. But the freeway side is just missing something.

Mohagen: Can you please bring up the freeway side elevation and compare that to this rendering? Just put them in the same.

Wolowski: So, we're not wrapped up over the aggregate. What we're really kind of looking for is a little more definition on that side. I understand you have your bare brand and things but, we're looking for a little bit more of defining definition whether its colors or I mean its very white.

Pribyl: You know we are looking that blue color kind of like an accent color. So, if we get too much...

Wolowski: Well, it doesn't have to be blue it can be gray. We're just looking for some more definition. I mean, yeah, the blue is great, it's just very...

Hanegraaf: If you look up there and the windows, kind of offset the thing on the top on your first one in 2018, you're first plan. It's kind of breaks up that long, box like image. When you drop, you take what 5 windows out, or 4 windows out. It kind of gives it a different, it doesn't, its got more of a longer box looking.

Pribyl: You think the original approved design looks better?

Hanegraaf: Well, it was approved. I mean I wasn't here during that time, you were.

Wolowski: I was, yeah. And we didn't dictate that was brought to us. We're not saying that we're locked into that. But what can we do to meet in the middle for a little more definition to that facing, its...?

Mohagen: Can you give some recommendations?

Hanegraaf: Well, maybe we could ask Dean here? He's seen a lot of buildings.

Johnson: I'm not an architect.

Wolowski: Neither am I.

Mohagen: I am.

Johnson: There we go, Todd probably might be the best. These are subjective. I think what the Planning Commissioners are attempting to say is that in spite of perhaps the look that you were attempting to get, Josh, it didn't come out the same way. I wanted to get here tonight before the meeting, before it was dark to see it, and I got stuck in traffic. So, I can't attest to what it looks like. Now, I saw it two months ago, and I didn't think there was more than 1 color up at that time. The definitions, the horizontal lines that show up in the building, I've heard from others aren't visible. And maybe that's it.

Mohagen: Are you speaking about the gray horizontal?

Johnson: Yes.

Mohagen: They are very visible.

Johnson: They're very visible, or very subtle?

Mohagen: No very visible.

Hanegraaf: I'd have to disagree with you on that, Todd. But, that's me, I think its. Its almost like they say you have 8 seconds when you go by on that freeway to see it, and I don't think it stands out as maybe you do. I don't have my cell phone, but I took a picture of it yesterday across the street from it. And I know it was cloudy and a little drizzly, but you couldn't almost tell the lines were there. But, you know, whatever.

Mohagen: I respectfully disagree. But, that's alright.

Wolowski: And also, when we spoke on, last Wednesday, we are bit concerned about the paint. Paint on concrete. Again, I'm not a product specialist. Can you...

Mohagen: I would tell you, east coast west coast, real estate investment trusts, don't agree with that statement. They are investing millions in product just like this.

Bobick: What is the product? When you I asked you, you said it was...

Mohagen: It's a paint on a flat panel.

Bobick: But I mean what kind of paint is it? You said it was a latex?

Mohagen: That I'm not sure, but its designed for this type of use.

Bobick: Does it have a warranty?

Mohagen: Oh sure. Absolutely.

Bobick: What is it?

Mohagen: So, PPG would be a product that would, you know, all the major paint brands, Benjamin Moore, they all are painting it with this. And the Olympus building has been there, my guess, between 5 and 10 years on 610. And it looks as good as it did when it was put up. That was one of the precedents that you saw. And I'm sure that you've seen that along 610 in Brooklyn Park.

Bobick: But see our design standards that we've been spending time on, we definitely didn't want any painted concrete building. And we wanted 4 color in the design. And that's what we're trying the look in that area.

Mohagen: That's what you're working toward, the design standards right now?

Hanegraaf: Right.

Bobick: Yeah, yeah. And like I say, it would be helpful if you could tell us what the brand it is, what the warranty is. I mean that is a real concern.

Mohagen: We can get back to Dean on that.

Hanegraaf: We are in uncharted waters. In other words, we've never been here before. And it's pretty hard for us to say to you, put up a blue there, put this there and put that there. What can you do to kind of help us along here and maybe we...? I just need something up there.

Mohagen: Okay, maybe to move this forward what we could suggest, we could write that as an amendment of the approval. And that we would work with planning and staff before we meet on Council?

Hanegraaf: Elizabeth?

Mursko: We can do that.

Hanegraaf: I had kind of an idea like that, kind of. So, we're not here saying put a window there, do this do that.

Mohagen: Right, it's a very difficult platform to do that right now. So, I understand that completely.

Hanegraaf: Okay. Thank you, Todd. Anybody else have any other questions.

Wolowski: No that would be helpful.

Hanegraaf: I think that would be helpful. So, we can probably as you to sit back, we'll open the public hearing and with the right to call you back.

Mohagen: Thank you very much.

Hanegraaf: Thank you Todd. Thanks Josh. And it is a nice-looking building in certain aspects.

Mohagen: Sure.

Hanegraaf: We all got opinions.

Mohagen: Yes. Thank you.

Hanegraaf: Thank you. Okay its time to open up the hearing for the public. Anyone who has any interest in this matter can step forward and present testimony as evidence on the issue. One of these days, we'll get somebody to tell a joke or something. Oh Josh. You got a joke?

Pribyl: We can put... I'm just kidding.

Hanegraaf: We're going to close the public hearing and we're going to have a discussion.

At this time Chair Hanegraaf closed the Public Hearing. Hearing closed at 8:19 p.m.

Respectfully submitted:

Rochelle Busch, Recording Secretary