

Citizens for a Loring Park Community (CLPC)
LAND USE COMMITTEE MEETING MINUTES
Monday, June 24th , 2013

Thanks to the Loring Park Community Center for hosting this meeting!

Participants present: John Van Heel (resident), Neil Reardon (resident), Jana Metge (CLPC Coordinator), Mike Fitzpatrick (Magellan), Kara Pellaton (Magellan), Joe Kaplan (1610 Harmon), Gary Gliem (resident), Kelly Muellman (resident), Brad Conley (resident), Janet Peterson (resident), Commissioner Gail Dorfman (HN County), Sam Aspley (MCTC), Pat Hafvenstein (resident), Jim Erickson (resident) & Walter Rockenstein (Westminster Presbyterian Church).

I. Neil Reardon, Land Use chair called the meeting to order at 6:35 p.m., welcomed all and conducted Introductions. The agenda was approved by consensus.

Motion: That the May Land Use/Livability minutes are approved. (Note, this was a joint meeting of the Land Use & Livability Committees). *Kelly/Brad M/S/C Approved*

The following Announcements were made:

- **Community Sing-Along** - Tuesday, June 18th @ 7:00 p.m. @ Loring Park Com. Center
- **Livability Committee** - Wed., June 19th - 6:30-8:00 p.m. @ Loring Park Com. Center
- **Land Use Committee** - Mon., June 24th - 6:30-8:00 p.m. @ Loring Park Com. Center
- **Downtown Court Watch** - Fri., June 14th - 10 a.m.-Noon - Downtwn Central Library
- **PRIDE Festival** - June 29th & June 30th
- **Aquatenntial Pre-Parade Party** - Wed., July 17th from 5:00-7:30 @ Loring Park
- **Loring Park Art Festival** - Sat., Aug. 3rd and Sun., Aug. 4th - Loring Park
- **National Nite Out Neighborhood Party** - Hosted by The Woman's Club of Minneapolis/410 Oak Grove on Tuesday, August 6th from 6:00-9:00 p.m. Live Music, Free Food, Facepainting, FUN!
- **Operetta** - Sat., Aug. 24th at 4:00 p.m. at Loring Park

II. Magellan Development Update - Kara Hughes Pellaton

Kara reviewed that they were last at the Land Use Committee in January 2013. Kara reported that the top of the podium was completed today. The 6th floor will be an amenities deck. They hope to have a Sky bar on this level. The 1st 6 floors will be commercial and parking. This Thursday they plan to begin to pour the residential floors. In two weeks, the utility work should be completed. With the June 21st storm, Xcel Energy has to prioritize storm damage, so there could be a bit of delay. They hope to start pre-leasing apartments in mid-February for an opening date Spring/early Summer 2014.

Kara introduced construction manager Mike Fitzpatrick. Mike has moved here. Mike stated that he has been attending the Nicollet Safety Meetings. McHugh is the General Contractor. They are coordinating weekly (daily if needed) with Emerson School. School bussing is working fine, this was the biggest concern expressed in January when they were last here.

Kara reported that there is not yet a leased tenant for the commercial space. They would love to have a restaurant on the 1st Floor.

Questions:

? Were there any surprises? A = We had a lot of clean up from contamination to do, there was a former gas station on the site, but we knew this going into the project.

? Will there be any Public Parking available? A = There is a 1:1 ration of available parking spots per units. Public availability depends upon how many spots are leased by the tenants. They expressed that they believed only 75% of the units would lease parking. There are 354 units and 372 parking spots. All parking is above ground. They have a big bicycle storage area and are promoting that, as well as walking/busing proximity to downtown. They will also partner with a car-sharing program. John Van Heel encouraged them to use HOur Car and reported that Loring Park already has a relationship with HOur Car.

? Will the Project be LEED-Certified? A = Yes, they are looking at Silver certification. John stated that new buildings in the neighborhood will play a big role in our LEED/ND certification process.

III. 1610 Harmon - Joe Kaplan

Joe Kaplan reported on the renovation of the former Joe's Garage business site. Joe's Garage was open in Loring Park for 16 years. Joe is now working in partnership with owners of Butcher and the Board. They will be developing a new restaurant and hope to be open Fall 2013. They will be featuring fish, there will be no change in liquor license and will have live music inside. Jack, the Chef from Butcher & the Board is consulting for them, on their menu development. They will be renovating the outdoor patio. When they have music there, they will check in with the community and monitor the sound level, as they have done in the past as Joe's Garage. Joe's Garage, LLC is the corporate name, but the partnership will be re-naming the business. They are waiting for business financing to come through before further renovation, they should not in a week or two. They will be open for the PRIDE Festival.

Presently, when the new business opens, they plan to be open all day during weekends, they may not be open days Monday-Friday, but will be open for dinner. Shea, Inc. is the architect. They are installing an elevator in the back of the restaurant. This is the main alteration to be discussed at the upcoming July 9th HPC meeting. They are not planning to change the exterior much, they will put awnings on the upstairs. They hope to square off the outside wall, maybe add a mural. Neil asked that Joe send CLPC the plans and they could post on the web. He also asked him to bring plans and come back to the August Land Use meeting if possible.

Jana distributed a meeting notification for July 9th where Joe will be presenting his business plans & renovation to the City of Minneapolis Heritage Preservation Commission. This Commission meets in City Hall/350 So. 5th Street at 4:30 p.m. on July 9th, 2013.

IV. Century Plaza - HN County Commissioner Gail Dorfman

Commissioner Dorfman reported on discussions at Hennepin County regarding the

Century Plaza site. This parcel is located north of Central Lutheran Church on the northside of 12th Street, so in the DMNA Neighborhood Organization boundaries. Because it is adjacent to the CLPC boundaries and we are completing our Loring Park Neighborhood Master Plan, Commissioner Dorfman was invited to talk about this parcel.

Commissioner Dorfman reported that there have been a number of studies done on the feasibility of a Convention Center hotel at this location. The Convention Center staff and Meet Minneapolis have reported that a 1,200 room hotel is important to enable them to land Conventions in Minneapolis. Most of the city competitor sites have attached hotels. This is what Convention planners are looking for, so that the conference can be all together. Conference attendees like to be able to just go upstairs to their room during conference sessions or on breaks.

Commissioner Dorfman reported that presently with conversations about the stadium and with the upcoming election that conversations about a Convention Center hotel are not a priority discussion at the City. This topic is stalled for the time being. Hennepin County, thought, is in the process of moving core County services out into the Communities where people are. The building is being vacated and by Fall 2013, will be vacant. Commissioner Dorfman reported that it is likely that Hennepin County will demolish that building and the site will then be for sale. Hennepin County will ensure that any reuse is compatible with the neighborhoods and community interests, and they would want the support of the City of Minneapolis, since this is a public parcel.

V. 7:25-7:40

Westminster Presbyterian Church - Walter Rockenstein

Walter Rockenstein presented on their requested temporary and interim use for surface parking at this site. 1221 Nicollet Mall and 1226 Marquette Avenue, where a former apartment building has been, was approved by the City of Minneapolis for Interim parking for up to 5 years. Westminster's 5 year plan is to re-develop this site, along with the newly acquired former Wells Fargo building on Nicollet. There are leases at the 1221 Nicollet building which extend to 2015. Their process is to: 1) Bring back the community outreach information from the listening sessions and synthesize it, 2) Put together an Architectural program and develop concepts based upon the feedback, 3) Draft Architectural plans, and 4) Bring back out to the Community for feedback. Church boards will meet in October, go out and talk to Developers.

In 2014 their goals will be to raise money and forge partnerships. With their Capital Campaign drive, they have committed that \$3 million will go towards Affordable Housing. They hope to begin construction in late 2015 or early Spring 2016. They reported that dumpsters would be underground, brought up to dump, and then back down. They will be developing an Open Space along Nicollet Ave. They hope to program it. They also hope that this remains in the long term development. They will have a row of street trees & ornamental trees at the corner of 12th & Marquette and will use permeable pavers.

The above time frame will create interim parking use, while they determine what the best use for this site is. What does the community want to see? The Downtown 2025 Plan calls for more housing with a mix of affordable housing.

Jana passed around the CPED report from the June 6th City Council Zoning & Planning Committee meeting - CPED recommended approval of interim parking for up to 5 years on the properties located at 1221 Nicollet Mall & 1226 Marquette Avenue (where the apartment building has been taken down). The approval was based on the following conditions: 1) The interim use shall expire no later than June 14th, 2018, 2) At the end date of the interim use the applicant shall cease operation of the temporary parking lot or apply for applicable land use approvals, 3) The pervious concrete proposed within the surface parking lot shall comply with the zoning code.

Motion: CLPC supports the concept as presented for interim parking by Westminster Church. *Brad/Gary M/S/C Unanimous. Passed.*

VI. Boulevard Tree Planting - Neil Reardon passed around a Loring Park map created by the MPRB Forestry Department. Committee members marked where they would like to see additional trees in the neighborhood. Neil reported that "enhancing a tree canopy" leads to LEED/ND points as we pursue certification. Neil stated that we will enlarge the map and have it available at each land use meeting for participants to note areas for trees. In the Fall, we will meet with the MPRB Forestry staff and put together a planting plan based on the feedback we receive at these Land Use committee meetings. Ideas for trees so far are: 15th Street from Nicollet to Oak Grove/Clifton, LaSalle, St. Thomas (reported that trees are not growing), Harmon Ave., Groveland (has a lot of Ash trees, should they be checked out or replaced), & more on Oak Grove. It was reported that Dr. Lee Frelich, a neighborhood resident and expert arborist, lives in the neighborhood. We will coordinate with him. There was an idea expressed for trees along Hennepin Avenue to create a noise buffer to the park. Some expressed that salt may not allow for trees along Hennepin/Lyndale, west of Loring Park. Other tree ideas were to create a green strip from the Convention Center to Nicollet along 14th Street/Grant Street.

VII. Master Plan Update & LEED/ND Report - John VanHeel, Master Plan chair, reported that the Public Hearing for the Loring Park Neighborhood Master Plan tentatively set for July 29th, 2013 may need to be re-scheduled. We will report on a firm date at the next meeting and communicate to the community as soon as a definite date is set. We are now looking at Sept. 16th at 4:30 p.m. at City Hall/350 So. 5th Street/Room 317. Once the date is set, there will be a Steering Committee called to plan for this Public Hearing, discuss testimony and review staff report with City Planner Beth Elliott. This public hearing is Open to the Public and everyone in Loring park is encouraged to attend. The Loring Park Neighborhood Master Plan is available at www.loringpark.org.

It was reported that there will be a LEED workgroup meeting tomorrow, Tuesday, June 25th. They are re-convening the summer 2011 workgroup. Their goal is to finish researching possible credits needed for certification. They hope to submit credits to the US Green Building Council at the end of summer.

VIII. The meeting was adjourned at 7:55 p.m.

-j/m

For More Information Contact CLPC/Citizens for a Loring Park Community at:
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