

Citizens for a Loring Park Community (CLPC)
LAND USE COMMUNITY MEETING MINUTES

Monday, October 28th, 2013

Hosted by Loring Park Community Center!

Those present: Neil Reardon (Chair & resident), John Van Heel (resident), Joseph Finley (resident), Kara Pellaton (Magellan Development), Mike Fitzpatrick (Magellan/Construction), John Outlaw (Loring Park Director), Kelly Muellman (resident), Brad Berhon (resident/131 Oak Grove), Paul Mittelstadt (resident/131 Oak Grove), Amy Ruzick (Realtor), Jim Erickson (resident), Mark Nelson (resident), Michael McLaughlin (Loring Business Association), Max Musicant (The Musicant Group), and Jana Metge (CLPC Coordinator).

I. The meeting was called to order at 6:32 p.m. by Neil Reardon, Chair. All participants were welcomed and introductions were conducted.

Motion: That the CLPC Land Use Agenda be approved by consensus.

Motion: That the CLPC September Land Use Minutes be approved.

John VH/Joseph M/S/C Unanimous approval

The following Announcements were made:

- **Downtown Court Watch** - Occurs 2nd Friday monthly from 10 -Noon @ Downtown Central Library
- **Community Sing-Along** - Occurs monthly on the 3rd Tues. @ 7-8:30 p.m. @ LPark Com. Center
- **Sharon Sayles Belton Tribute** - Was held on Tues., Oct. 22nd @ 7:00 @ 3rd Ave. Bridge
- **Wesley Center Annual Mtg.** - Sat., Nov. 2nd from 10:00 a.m.-2:00 p.m.
- "Support the Plain Language Chapter Revision" flyers were distributed. On the ballot Nov. 5th.
- **In the Heart of the Beast Puppet & Mask Theatre** - Performance at the Basilica - **Dec. 7th @ 1:30 p.m.** A Story of Inclusion and Generosity - "La Guadalupe". Kalpulli Ketzal Coatlicue Aztec Dancers, along with muralist and musician Gutavo Lira, bring to life this story through dance and music with sacred drums, conch shells, and instruments from nature.
- **Puppet Making Workshops for La Guadalupe:**
Saturday, November 2nd - Basilica School
Wednesday, November 13 - Basilica School
Sunday, November 24 - Basilica School
- **Loring Park Neighborhood Holiday Party & Curry Dinner** - Thursday, Dec. * 5th from 5:30-8:30 at 228 Clifton - "The Mansion on the Hill"
- **WinterFest @ Loring Park** - Thursday, Dec. 12th from 6:00-8:00.

Jana distributed the **Core Principles of Community Engagement** as adopted by the Minneapolis City Council in December 2007.

II. 131 Oak Grove / The Ladd House

Paul Mittelstadt introduced himself, Amy Ruzick (realtor), and Brad Berhom. Brad and Paul live presently at Greenway Gables. They came upon the house late summer/early Fall and contacted Amy to get a showing. It was built in 1880 as a single family home. They fell in love with it. They brought in a Contractor to give them renovation estimates. They have a signed purchase agreement with contingencies. They intend to move into this house once renovated. They are working with Dr. John Smoley at the City of Minneapolis. They have received a copy of the HPC Designation Report. Jana had brought some interior photos to pass around to the Committee. They requested support for a historic variance for the Henry E. Ladd house to be used as a single family residential home. The owner, Kari Ann Nelson, is the Applicant for the request to HPC. Should this variance be

approved, the purchase agreement between the owner, Kari Ann Nelson, and Dr. Mittelstadt shall be in effect and the new owner will close within three weeks. They want to get this approval so that they can make the needed repairs before it gets too cold. Furnace needs to be replaced, plumbing, and some roof repair need to be completed before the snow. The outdoor carport/canopy needs to be strengthened.

Motion: That CLPC supports the request for variance of Commercial to Residential use.

Joseph/Mark M/S/C Passed unanimously.

The **Heritage Preservation Commission** meeting is **November 19th at City Hall at 4:30 p.m.** This will be an agenda item.

Committee members spoke on 131 Oak Grove/Ladd House getting its Historic Designation, how the Community wants this house saved, how there is a Historic Chapter in our Loring Park Neighborhood Master Plan, and how many were worried that something would happen to the house, or that it would be in disrepair for so long that the house would be lost. They thanked Paul and Brad for saving this house!

III. Magellan Development Update - Kara Pellaton, Mike Fitzpatrick

Kara provided an update regarding the construction schedule and concerns raised by residents over the past month. The *Early Start Time* (6:00 a.m.) is permitted and has been the biggest resident concern due to noise so early in the morning. Magellan is coordinating with Emerson school around their school bus schedules. This is a safety concern to start early. They need to coordinate with Emerson School and work with their schedules. Lights on in the building at night are glowing into people's apartments. Kara reported that this is an OSHA requirement. They cannot turn them off.

Construction Update - The concrete work should be done by Mid-December, they would then deconstruct that aspect of construction Mid-January. In Mid-February/March the tower crane will be moved. They are hoping for a June 2014 Opening. They are hoping to open their Leasing Office in the Skyway Mid-Late January. Mike reported on a site line issue reported by residents on 14th & LaSalle which was corrected. There is a canopied walkway on LaSalle with cement barricades. The barricades acted as a visual block to anyone coming up 14th. Drivers could not see onto LaSalle. Mike moved the barriers back 12 feet north.

They just poured the 30th floor today. There will be 36 floors and 1 more floor for roof top. It will be a glass building, accented with metal panels. Living Units will be on Floors 7 to 36, The 6th Floor will be the Amenity Floor and parking will be on floors 2-5. The 1st floor will be commercial and office.

Kara reported that currently there is no firm leasing on the commercial space. They would like a restaurant on the first floor and one which would provide for outdoor seating on the 6th Floor. There is 5,000 SF on LaSalle, wrapping around to 14th Street. 14th Street has 2,000 SF, The main entry of the building will be on Spruce and the Management leasing office will be there. There will be no retail on Spruce.

Parking - This will be Public Parking. They are searching presently for a Parking Ramp Manager/Company. The Apartments will have to rent a space. They have 10% over the number of parking places as units. They have 354 units and 372 parking spots and 465 Bicycle parking spots.

Jana commended Mike on his excellent work to date. He has been extremely responsive and efficient.

IV. Creative Placemaking – Max Musicant

Max Musicant owns a Company called The Musicant Group. He creates and designs public spaces to enhance placemaking and community building. They work to take under utilized public spaces and create a place where people want to be. Positive activity drives out negative activity. He reported to the group that the two projects he has worked on in the Loring Park Neighborhood have been the Loring Greenway and the Westminster Piazza at 1221 Nicollet. He has also worked on a project in Richfield for The Cornerstone Group/Colleen Carey (former site of Lyndale Gardens) and Cancer Survivors Park located at 200 Nicollet Mall. Handouts were distributed.

Loring Greenway - Last year Max conducted a User Study for 2 weeks during the Day, Night, and Weekends. He interviewed Users of the Greenway and found that it is used as a Commuter Trail. Even if folks have to travel out of their way, they will, to go down the Greenway. 2,000 people a day travel The Greenway. He observed a Path, but no Place. The Loring Greenway bought tables and chairs, They began with 2 tables and 4 chairs and when successful, added more and attached their logo to the chairs. The Loring Greenway Association raised funds to do a Concert every Thursday. Chairs remained on the Greenway even though there were some concerns that they would not. The tables and chairs encouraged folks to sit down, chat, play games, read a book and bring positive activity and energy to the Greenway.

For the 1221 Nicollet location - The Piazza, there has been Bocci Ball, Bean Bag Toss, Ping Pong, a Large Checkerboard, and a Little Library. Tables and chairs were a part of this project as well. The Musicant Group produced the Concerts on the Piazza. Max is moving his office into the 1221 Nicollet building.

The Committee discussed ideas for Harmon Place -

- Build out into overbuilt street areas for outdoor seating; Create Public Place/Patio seating
- Idea for Diagonal parking in the middle of the street vs. along the sidewalks/street edge was brought up by Neil. He had seen this in another city, they had not wanted car lights beaming into street level windows, so they had moved the parking out to the middle of the street. John reported that adding diagonal parking added 40% more parking and revenue to the City.
- Develop Public Realm Improvements
- Link bike connections from St. Thomas to MCTC for students.
- Public Art, plantings, additional Bike Parking, but unique like in SENA neighborhood or along Franklin Avenue.

Discussion on Loring Park -

- Bring in Food Trucks
- Consider activating the Superintendent's building more, maybe bringing food in
- Max talked about working in NYC and how they created a CDC to program and manage public space with regular activities.
- Utilize the pond more, summer and winter. Bring back ice skating.
- Jana brought up Boat-building and invited folks to look up Urban Boatbuilders
- Get rid of the cattails. They are inhibiting activity on the pond, winter and summer.
- Max suggested a concession 365 days out of the year.
- Bring back rowboats, have benches for people to watch. 4x the amount of people watch than engage in an activity, Max reported to the group.

Max felt that the corridor presented far too great of an opportunity to create Public Space than to create additional parking. He suggested that creating parking would be an opportunity lost. He talked about the Nicollet/East Harriet Business Association and how they created a "Parking Day" where the businesses and community took over the parking place and extended out into the street, gave people

more outdoor patio seating for a full day. Max talked about how "Active Edges creates Active Interiors" and suggested that Harmon needs street furniture, games, programming and that this will bring in active street level activity which then creates a market opportunity and creates a niche. Harmon presents lower cost than downtown, in an area where a lot of money is spent.

V. Loring Park Neighborhood Master Plan - John VanHeel

John reported that the Loring Park Master Plan was passed unanimously through the City Council Zoning & Planning Committee Meeting held Oct. 10th. There was an additional Amendment from the Minneapolis Planning Commission that raised built form height from 3-4 stories. This was also passed at the Z & P meeting. Additionally, the Master Plan passed through the Minneapolis City Council.

John also reported that the Land Use motion from last month to include the Kensington Apt. within the Apartment District boundaries was not added in at the Zoning & Planning Committee meeting. He suggested that the CLPC Board take a Policy Position on this property, as well as the other apartment buildings along Spruce. The intent of the Master Plan is to protect the historic apartment buildings from demolition/re-development. The Steering Committee followed the Map from the Historic Asset Inventory Study. It was not the intent of the Master Plan to overlook these properties. It was the intent to protect them and ensure their continuation into the future.

John brought up two secondary boundaries, one going south into Stevens Square and one extending into the Minneapolis Convention Center north. The City Planner had proposed removing these secondary boundaries. *The Committee decided to stay consistent and if boundaries could not be changed for the Kensington, they should not be changed in this section of the Plan either.*

The next step for the Master Plan will be to go on to the Met Council for approval. Once approved, it will be added as an Amendment to the Minneapolis Comprehensive Plan and guide future development. John VH added that the work of the Steering Committee is complete, but that he may have one more meeting to discuss the creation of an Implementation Committee.

John VH reported that the Loring Park Neighborhood Master Plan won the American Planning Association (APA) MN Chapter Award for "Planning in Context" presented at the Midwest Chapter Conference in Rochester, MN.

VI. Nicollet Mall Re-Design Report

Neil Reardon reported to the Committee that he had been appointed by Councilmember Goodman to be on the Nicollet Mall Re-Design Team. Three firms were short listed and interviewed. Selection of the Design Team has occurred. James Corner, Field Operations, was selected. The DT Council will match city funding for this project, Grant to Washington Avenue. Projected Mall re-construction is 2015-2016. There will be additional Community Engagement as a part of this next design step. Firms interviewed were all questioned about their transit experience and Nicollet Re-design will be "Transit Ready" in anticipation of Streetcars on this Corridor. Michael McLaughlin reported that there is no longer any Nicollet Mall underground heating system.

VII. Nicollet-Central Transit Alternatives Study

Jana reported on the Public Hearing held September 24th, 2013. It was well attended and mostly very positive comments. Concern for how the project will be funded, how the small businesses will be protected during construction, and the overall cost of this Project compared to an Enhance bus system were comments/concerns raised. The overall sentiment in the room was positive and supportive for Streetcars and for the Nicollet/Central Corridor to proceed.

We will revisit this, after the November election, as well as a SW Corridor update from Commissioner Gail Dorfman in January 2014.

For more information on the Nicollet-Central Transit Study, contact: [612-673-2287](tel:612-673-2287)

VIII. Loring Park Tree Planting Project

Neil reported that our next step is to meet with MPRB Forestry staff to yet this Fall. Anyone welcome to participate with this workgroup meeting.

IX. *Meeting was Adjourned at 8:15 p.m.*

For More Information Contact CLPC/Citizens for a Loring Park Community at:
www.loringpark.org or loveloring@gmail.com or on Facebook!