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Citizens for a Loring Park Community  
**Land Use Committee**

Monday, October 25, 2010

Loring Park Office Building (430 Oak Grove), Room 207

**Attendance:** Dick Sandberg (1201 Yale Place), Jan Sandberg (1201 Yale Place), Peter Musty (consultant), Gary Gliem (Summit House), John Van Heel (100 West Grant), Jana Metge (CLPC Coordinator), Kim Havey (The Bellvue), Judy Reinehr (St. Mark's Cathedral), Neil Carlson (Summit House), Lauren Huynh (volunteer, Minneapolis Planning Commissioner, USGBC Board Member), Janine Jelks-Seale (110 West Grant), Neil Reardon (1213 Hawthorne), Lawrence Kehias (410 Groveland)

**I. Call to Order**—John Van Heel, CLPC Land Use Chair

John called the meeting to order at 6:45 p.m. and led introductions of those in attendance.

*Approved the agenda. (Motion Neil Carlson, second Gary Gliem) Motion passed*

*Approved the minutes from September 27, 2010. (Motion Richard Sandberg, second Gary Gliem) Motion passed*

**Announcements**

- **Master Plan Community Gathering** – Thursday, Nov. 4th – 6:30-8:30 (6:00-6:30 social time/music) @ Music Box Theatre-Panel: *Arts / Culture / Creative aspects of the Loring Park Neighborhood* with many great panelists
- **Master Plan Community Design Workshop / “VISIONING”** – Saturday, Nov. 6th – 9:00-Noon (8:30-9:00 social time/coffee) @ Wesley Church/1st Ave next to the Convention Center.

Peter Musty briefly described the exercises and activities that will be covered at the workshop. Jana also distributed materials from the first two workshops. There will also be ten key stakeholder interviews and six focus groups over the next few months.

- **MCTC Ribbon Cutting** at 3:00 October 26 on the plaza.
- **Master Plan Steering Committee** – Wednesday, Oct. 27th – 7:00-8:30 p.m. – Loring Park Office Building/430 Oak Grove – Room 207; FFI – contact Jana @ CLPC @ 874-9002
- **CLPC Holiday Party & Curry Dinner** - Thursday, Dec. 2nd @ World Mission Prayer League/232 Clifton Ave. So. from 5:00-9:00 p.m. - Come anytime!
- **“Light Up Loring”** – Thurs., Dec. 9th from 6:00-8:00 p.m. @ Loring Park Community Ctr.
- **Project Homeless Connect** – Dec. 13th @ Minneapolis Convention Center from 10:30 – 4:00 p.m. 1.5 hour training required to volunteer. Closest training site is 3400 Dupont/Universalist Church on 11.30.2010. Pull up [www.homelessconnectminneapolis.org](http://www.homelessconnectminneapolis.org) to register as a volunteer and sign up for

training.

- **Downtown Court Watch** – 1st Friday in November from 10:00 a.m. to noon at Central Library downtown - 2nd floor conference room.
- **Historic Resource Action Team** –Nov. 3rd at Hennepin Avenue Methodist Church from 7:00-8:30 p.m.
- **“LOVE LORING”** – CLPC Annual Fundraiser and Silent Auction – Friday, Feb. 11th – Hosted by The Woman’s Club of Minneapolis/410 Oak Grove. Tickets Available!! Call CLPC to at 612-874-9002
- **MCTC Health Fair – WELLFEST** – April 6th from 10:00 a.m. – 2:00 p.m. @ MCTC Cafeteria

## **II. Cathedral of St. Mark’s** – Judy Reinehr for Georgianna Smith

Judy displayed a schematic with some of the ideas for addressing St. Mark’s parking needs—nothing has been decided as yet. One focus is an attempt to preserve greenery although the original idea proposed cleaning out much of the open space facing the park. The church considered a ramp 20 years ago, may perhaps do so now, and probably in the future. One idea is a cooperative approach which may require some fundraising which Judy is willing to help with. Another focus is the small area on the west side that connects directly to Hennepin -- it is already difficult to negotiate for cars and pedestrians. Accessibility is also an issue although Judy thinks that the biggest problem is getting into the building, not negotiating between parking and building. Additional curb cuts are not likely. Finally, several large trees will need to be removed if the area next to the park is cleared out.

Gary added that there has not been talk of a ramp for a few months, mostly because of the expense. In part this is due to concerns about the stability of the ground for a ramp. Two areas are proposed as rain gardens for run off and they have researched permeable pavers.

John suggested that without plans it may not be a good time for committee comments. Judy asked for feedback on CLPC’s position on greenery and a cooperative parking/ ramp. Kim suggested that it might be less costly to run a shuttle from the Walker ramp to the Cathedral, especially during the winter. John suggested putting this item on the agenda in the near future.

## **III. LEED – Green Building Standards** – Pete Musty & Lauren Huynh

The real estate and construction industry is being driven by the market to go green and pursue green building certification. Tenants and buyers, municipalities, and financial institutions are requesting more sustainable options not only because of environmental benefits but financial interests too. Some national green building certifications include USGBC’s LEED, EPA’s Energy Star, and Green Communities to name a few. The presentation by Peter Musty and Lauren Huynh is attached to these minutes.

### 1. Green policies at state and local level

US buildings have major impact on resources—primary energy, electricity, CO<sup>2</sup>

emissions, and water consumption.

- a. Minnesota and the City of Minneapolis and some others are pushing for the International Green Construction Code. The standards are currently six years old. Minneapolis wants to implement the code at the City, rather than the state, level. Minnesota has been ranked in the top ten in terms of sustainability although the state is further behind in its energy codes.
- b. Local municipalities
  - i. St. Paul adopted a revised sustainable building policy in December 2009. See <http://www.stpaul.gov/index.aspx?NID=3671> for more information.
  - ii. Minneapolis tracks sustainable elements although there is not a dedicated department (see the Minneapolis Greenprint 2010 Sustainability report at <http://www.ci.minneapolis.mn.us/sustainability/>). The City has applied for Platinum LEED certification for the new Hiawatha Public Works building.
  - iii. St. Louis Park has decided to implement many of the principles used in the Excelsior & Grand development at a city scale with its Green Building policy (attached to these minutes).
  - iv. Maplewood (see [http://www.forestry.umn.edu/prod/groups/cfans/@pub/@cfans/@forestry/documents/asset/cfans\\_asset\\_212145.pdf](http://www.forestry.umn.edu/prod/groups/cfans/@pub/@cfans/@forestry/documents/asset/cfans_asset_212145.pdf) & Woodbury (see <http://www.ci.woodbury.mn.us/enviro/susinitatives.html>) have also adopted new policies.

## 2. National Green Certification regulating building energy use

Lauren noted that there are many rating systems.

There was a question about composting—the City is pursuing options to help homeowners. Note that household waste is a component of LEED.

- a. The Green Building Certification Institute's (GBCI's) Leadership in Energy and Environmental Design (LEED) is online at <http://www.gbci.org/Homepage.aspx>
  - i. Peter Musty said that Neighborhood Development is of interest in the Loring Park Master Plan. Recycling and composting on a neighborhood scale is a component.  
  
Both buildings and transportation are included.  
  
LEED-ND components include smart growth, new urbanism and green buildings. In Loring the components are smart location and linkages (27 points), neighborhood pattern and design (44 points) and green infrastructure and buildings (29 points). Loring does well on the first two. Peter reviewed the 17 Green Infrastructure and Buildings (GIB) credits such as certified green

buildings and building energy efficiency. Loring will do well in some, but not all, of these. Some are hard to measure such as heat island reduction. See the local government guide for LEED-ND "LEED 2009 for neighborhood Development" (linked from <http://www.usgbc.org/DisplayPage.aspx?CMSPageID=148>) that includes the list of credits. Also see "A Local Government Guide to LEED for Neighborhood Development" at <http://www.usgbc.org/ShowFile.aspx?DocumentID=6131>

One idea is that the neighborhood can encourage concepts for condo remodeling designed to be more sustainable.

b. Green Communities

Lauren distributed several documents that those interested can access from the US Green Building Council (USGBC) website. There are many interesting links from each of these pages.

LEED 2009 for Existing Buildings

(<http://www.usgbc.org/DisplayPage.aspx?CMSPageID=221>),

LEED for new construction

(<http://www.usgbc.org/DisplayPage.aspx?CMSPageID=220>) and

LEED 2009 for Neighborhood Development

(<http://www.usgbc.org/DisplayPage.aspx?CMSPageID=148>).

- c. EPA's Energy Star website <http://www.energystar.gov/> has an online form to help building owners assess likelihood of attaining Energy Star status.

#### IV. 7:45-8:00 Task Force Reports

##### ***Wells Mansion Work Group*** – Kim Havey and Jon Westby

The Wells Mansion is the last significant building of its era in the neighborhood. It has been owned for 25 years by MCTC. A study done as part of the MCTC Master Plan recommended razing the building. A task force was created to look at options for the building. A draft report was published last week—it is not yet available online. Send Kim an email to get a copy.

The report concludes that there are two primary avenues to pursue: (1) to invest \$156,000 for basic maintenance and (2) mothball the building. It is likely that (1) will be mandated by the US Department of the Interior. MCTC is now focused on short term uses and have no long term plan. MCTC would like to sell the building or possibly pay to have it moved. The college needs space and this solution might be acceptable. Another option not in the report would be to remove part of the building that is not historic as part of a larger project to build a new building that would incorporate the older building both physically and financially. This option might not be appealing to Greenway Gables. The building is designated both nationally and locally—the lower level interior is also designated.

Judy asked if anyone had checked into possible funding through the Wells

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Family Foundation, which is tied to the founding of St. Mark's Cathedral. Comments on the report are due from committee members in the next few weeks.

Adjourned 8:35 p.m.