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

Monday, June 22, 2009

6:30 pm to 8:00 pm at the Loring Park Office Building (430 Oak Grove), Room 207

**Attendance:** Dick Sandberg (1201 Yale Place), Jan Sandberg (1201 Yale Place), Jana Metge (CLPC Executive Director), Paul Hinderager (Summit House), Robert Cook (Urbanmakers), Neil Reardon (1401 Willow), Robert Copeland (The Wellington), Michael McLaughlin (Loring Business Association), Dave Hile (Summit House), Gary Gliem (Summit House), Joe Horan (NRP), Ryan Kronzer (Shea)

**I. 6:30-6:45 p.m. Call to Order**—John van Heel, Land Use Chair

John led introductions of those in attendance.

*Approved the agenda adding an item for the Loring Parking Ramp. (Motion Dick Sandberg, second Paul Hinderager)*

*Approved the May 18, 2009 minutes. (Motion Dick Sandberg, second Paul Hinderager)*

*Motion passed*

**Announcements**

- **PRIDE Festival** – June 27th-28<sup>th</sup>. In response to a question about fireworks, Jana said that she had heard that there would be fireworks and will check on plans. Last year CLPC formally opposed the fireworks in the park.
- **Loring Park Art Festival** – August 8th-9th – volunteers are needed to serve early morning coffee and rolls to vendors.
- **Dusk2Dawn Event – Sept. 26<sup>th</sup>** – for more information call CLPC at 874-9002. Bob Hansen may try to recruit walkers and refreshment passers for the walk.
- **National Night Out (NNO)** – August 4<sup>th</sup> from 6-9 p.m. The Woman's Club is hosting a NNO party with a band in the Club's parking lot. Paul will be visiting local condominium boards soliciting cash donations for food. Paul and Jana are working on getting a section of Oak Grove closed.
- **Free lunch and snacks for kids:** The Woman's Club is serving meals to children Monday-Friday, June 16-August 12 (except July 3<sup>rd</sup>) for lunch (11:30-12:30 p.m.) and snacks (3:30 – 4:00 p.m.) for children. Call 612-813-5300 for more information.
- **Pedestrian Master Plan Walking Workshops and Public Meeting** will be held Thursday, July 16, starting at 5:30 p.m. at the Minneapolis Central Library. You can also learn about the plan and provide your comments online at [www.ci.minneapolis.mn.us/pedestrian](http://www.ci.minneapolis.mn.us/pedestrian).
- A public survey on **community park and recreation needs** is being conducted by the Minneapolis Park and Recreation Board (MPRB) as part of its 2010 budget planning process. The 2010 Budget Priorities Survey is available online at [www.minneapolisparcs.org](http://www.minneapolisparcs.org) (located at the bottom of the left navigation) through Oct. 7. The public can also share their priorities for park programs and services during Listening Sessions. The closest session to Loring Park will be held August 5, 2009 in the Elliot Park multi-purpose room, 1000 14th St. E, 612-370-4772. The regular board meetings begin at 5 p.m., followed by the listening sessions at 5:30 p.m.

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## II. 6:45 – 7:10 p.m. -- Example of NRP Housing Loan Programs – Joe Horan/NRP

AGENDA NOTE: We will review and discuss housing loan programs in other neighborhoods, prospective vendors that we should talk to, and what steps we should take to be able to draw down our Housing NRP Phase II Plan \$.

Joe distributed a handout (ATTACHMENT A) describing CLPC housing activities in Phase I, the Elliot Park program, and the Lowry Hill East program. CLPC's current plan has dollars for housing: the key piece is the residential 2% loan program at \$110,000. Joe noted that total funds for Phase II will not be available—revenues will fund only 80 percent of the total amount so adjustments may have to be made somewhere. John noted that the CLPC plan states that \$50,000 to be used immediately and the remainder if needed.

The first Leverage Improvement Program (LIP) recognized multi-unit buildings. The second page of the handout shows how the neighborhood learned from the first stage and developed LIP II to more clearly define eligibility to match current conditions in the neighborhood. Also, page 5 shows the priority list of projects to best leverage funds from NRP, which matched funds at different levels.

Most neighborhoods are working with vendors (which CLPC did not do in Phase I). There are currently three primary vendors working in the City:

Center for Energy and Environment (CEE) <http://www.mncee.org/>

Neighborhood Housing Services of Minneapolis <http://nnhousingnp.qwestoffice.net/>

Greater Minneapolis Housing Corporation

The current plan addresses loans, not grants, and both types of loans (revolving and matching deferred) are addressed in the Elliot Park information. The interest rates vary by type of project and the term is related to amount borrowed.

Joe described how this might work. CLPC would contract with a vendor (one of the three listed above) for a total amount and develop guidelines for the loans, a budget, and scope of services (there are other components also but these are the most important). There could be an origination fee, cost for inspection of improvements, and rehab counseling possible. Joe emphasized the importance of widely disseminating information about the local so that the application and selection process is fair. Joe stressed that we should not get caught up in the “2 percent” label – it could be “4 percent” or “zero percent.” Finally, Joe pointed out that Lowry Hill used its inventory of historic properties to develop its program.

Questions from the committee:

Jana asked that with single family homes previously some vendors (CEE) used to fund raise to match local funds. This might still occur but not with all vendors.

John asked if CLPC can we turn a grant program (such as Nicollet Avenue) into a loan program? Yes, because these are more development related.

Dick asked what happens to loan monies returned to the neighborhood. Joe said that these should stay in the linked strategy until the neighborhood takes some action to move the funds elsewhere.

Must there be an income requirement? Joe said it is up to the Board but he sees fewer requirements.

Next steps:

Dick asked Robert Copeland to describe needs in the neighborhood leading up to Phase I. It seems like things are in fairly good shape now. Robert said that there were some problems and money was put into the exterior appearance of some properties although some internal issues

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were also addressed. Robert mentioned that his building, which provides condos for mostly lower-income folks, is currently in the position of needing a massive upgrade to rebuild the back porch and install sprinklers and a new fire system. There are also exterior needs for aesthetic purposes. Joe said that these repairs (a stabilization project) would qualify but the available funding would not begin to help. During Phase I, Stevens Square was able to engage in a very large project for a multi-unit structure that was just paid back. Joe suggested talking to the housing side of CPED--possibly ask Jana to make the contact. Jana mentioned that the Barclay Square project was able to leverage other funds. Jana and Dick mentioned approaching the property owners group about such projects.

*Consensus to put this item on a future agenda—John solicited the committee to provide input on next steps.*

### **III. 7:10-7:40 p.m. Consolidated Redevelopment TIF District – Joe Horan/NRP**

AGENDA NOTE: This is the 45-day review on this CPED proposal for a Consolidated Redevelopment TIF District. This review and comment period, followed by a City Hall public hearing, is a required part of the process for approving the re-designation of the 15 pre-1979 TIF districts into a new form of a district. This new District would state that the revenues can be used for a specific purpose. The comment period and public hearing is to obtain public comment on the proposed use of these funds and review the percentage that will go to Target Center and to neighborhoods.

Joe described himself as a messenger on this issue. He works for NRP but also works for the Development Finance division with the city on NRP contracts.

Joe distributed several documents. First a memo (ATTACHMENT B) gives historic background on the TIF districts and answers several questions raised by CLPC. ATTACHMENT C is a map of the original districts. ATTACHMENT D is a descriptive memo from the City's web site on TIF. If the TIF districts had been allowed to expire, the tax base of the City would have expanded, lowering taxes. Under special legislation, pooling the districts allows them to be used together to fund Target Center and neighborhood revitalization purposes. Under current legislation, these "nrp" activities may be limited by TIF requirements. Moving the Target Center into this mix made it more palatable to the City Council.

The memo answered CLPC's questions five questions (see the memo for the detailed response).

1. How many? The Finance Department includes all 15 districts and City Council required all parcels be certified and all captured capacity be retained (\$36 million less \$12 million back to Hennepin County).
2. Amount guaranteed? \$10 million to Target Center; \$2 million of the next \$14 million could go to expedite Target Center debt (existing \$59.85 million plus other).
3. If less than \$24 million? It appears that there will be a proportional reduction.
4. What happens when the debt is satisfied? The language is loose enough that the Target Center debt could expand to include improvements so it may never be satisfied. SEE MEMO
5. What is the commitment to the neighborhoods? The \$8.5 million for neighborhoods breaks out into citywide organizational support, priority projects and community initiatives.

Last thoughts – a year ago there was nothing in the pipeline for financial resources. This plan does put something into the pipeline. This is not as codified into state statute as NRP.

Other questions from the committee:

Paul asked if there was any other plan to pay off Target Center. Joe will follow up on this.

Dick asked if these funds be used to fill the gap in Phase II—Joe said that no one has brought this up, it is seen more as Phase III.

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What can these funds be used for? Joe suggested contacting Mr. Streder thanking him for the memo and asking him what these funds may be used for. There are different answers from different folks.

*Requested that the CLPC Board continue discussions of the TIF issue at the July Board meeting and consider possible action. (Motion Dave Hile, seconded Robert Cook)*

Jana will gather additional information from other neighborhoods for the July CLPC Board meeting.

#### **IV. Loring Parking Ramp – Ryan Kronzer**

The City is in the process of adopting a new sign ordinance that addresses LED reader boards. This means that the variance requirements for the Loring Parking Ramp at 1300 Nicollet Mall have changed – adding some and losing others – although the project is unchanged. Ryan circulated several drawings of the project (see ATTACHMENT E) which the committee had seen at previous meetings.

*Approved signage variances for the Loring Parking Ramp project at 1300 Nicollet Mall as presented recognizing that the ordinance language for signage, but not the project itself, has changed since the project was previously approved by CLPC.*

*Motion passed, Dick Sandberg & Michael McLaughlin abstaining*

[NOTE: the committee asked Ryan to send the list of the specific variances for inclusion in the minutes.]

##### Variations requested under *new* Sign Ordinance

- Maximum height of a dynamic changeable copy sign.
- Maximum projection of a projecting sign.
- Maximum size of a freestanding sign.
- Maximum height of a freestanding sign.
- Allow three dynamic changeable copy signs on one zoning lot
- Allow two freestanding signs on one zoning lot.
- Maximum size of a projecting sign (50 SF from 48 SF)

Ryan said they are hoping to have a contest involving artists to paint the upper half of the ramp. Work on the project should begin in mid-July—most bids are in. They are the first project going through the City’s new plaza ordinance. They are discussing making this a site for the bike share program.

John raised the issue of the desirability of green walls; Ryan said there will be five places “vine holes” along Grant that will allow for green wall technology—See the concept at <http://downtown2015.com/urban-green-wall.htm>

#### **V. 7:40– 8:00 p.m. Grand Rounds Downtown Bike Route Concept- Ryan Kronzer**

AGENDA NOTE: The Minneapolis Boulevard and re-alignment of Lyndale Ave Plan is a bike and pedestrian friendly "grand rounds" type road around downtown that connects all of the downtown neighborhoods together. This plan could influence the ongoing Loring Park Master Planning efforts.

Ryan has been to North Loop, the Downtown Neighborhood Group comprised of several neighborhoods, and Elliot Park to discuss this concept. It is likely that part of this will be worked into the revision of the North Loop master plan.

Ryan distributed several maps and other documents (see ATTACHMENT F). The plan is to

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connect the Loring, Elliot and Guthrie/Gold Medal parks. The route will require several new bridges, a realignment of Lyndale Avenue back to its original alignment, and moving Xcel. The alignment of LRT would also be a factor. For more information see <http://www.downtown2015.com/CLPCDocs/mpplsblvdcncpt.pdf>

Jana suggested that Ryan connect with the Harrison neighborhood, which wants more bike paths. Also Tim Springer at Midtown Greenway is looking for new “Greenway-like” projects elsewhere in the city.

*Supported further study of the realignment of Lyndale Avenue and Minneapolis Boulevard concept. CLPC would encourage the consideration of this concept in the planning efforts underway with Loring Park’s Master Plan, in the City of Minneapolis’ Update to the Downtown East North Loop Master Plan and Hennepin County’s multiple transit planning efforts. (Motion Dave Hile, second Neil Reardon)*

Jana also suggested that Ryan speak with Commissioner Mark Stenglein’s aide, Kari Dzedzic.

## **VI. 8:00-8:15 p.m. - Reports**

### ○ **337 Oak Grove** – Bob Copeland

AGENDA Note: Offices are leaving this property; thus leaving the neighborhood with a vacant, historic house

Robert reported on the property located across the street from the Woman’s Club parking lot. The property needs exterior maintenance but the interior seems to be in good condition based on on-line photos (it is currently for sale). The parcel’s price may be set too high as it has not parking and the larger Architectural Alliance building further up the street is for sale for not much more. [NOTE: Jana followed up with Architectural Alliance the following day and was told by the CEO that the building is not for sale and they are not leaving.] This situation is not dissimilar that of the Lyon House more than a decade ago. The house is on the City’s “800 list” and it should be on the recently completed historic inventory.

*Agreed that the Land Use Committee will keep an eye on the house at 337 Oak Grove as it is an important asset to the community. (Robert Copeland, Gary Gliem)*

*Motion passed*

### ○ **Master Plan Task Force** – Robert Cook and John Van Heel (set for 4<sup>th</sup> Wednesday @ 6:30)

John reported that the committee has been reviewing other master plans to get an idea of the scope of the work. John has received a big map from Beth Elliot. Next steps are to draft an outline for the plan.

### ○ **Traffic Calming Task Force** - 6:30 on Monday, June 15<sup>th</sup>, (3<sup>rd</sup> Monday); Loring Park Office Building

Jana reported that there have been 2 meetings to date. Sasha Mayer from Summit House is the Chair. There are 12-15 people attending and interested from throughout the Loring Park neighborhood.

The Task Force has prioritized issues into:

- (1) immediate need--items that MPD Traffic police may be able to handle;
- (2) short-term need--items for which our NRP Phase II money may leverage improvements; and,
- (3) long-term need--items which the task force will research and forward to the Master

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Plan Steering committee for inclusion into their report.

The group requested Lt. Matt Clark's assistance with 15<sup>th</sup> Street issues. He is also posted on the minutes in case he sees other items that MPD can address. He has put in a request for a radar wagon to monitor the speed of cars on 15<sup>th</sup> Street and he also forwarded to the group an example of a permanent monitor which could be installed at a cost of \$2,700 dollars. This may be a proposal for use of NRP funds in the future. Lt. Clark also made contact with Public Works staff for us, forwarded a Traffic Calming Resource pamphlet for distribution, and confirmed the attendance of a Public Works staff member at our next meeting. We also have a MNDOT contact person thanks to a member of the Woman's Club who is participating with our National Night Out planning meetings.

The Traffic Calming Task Force meetings are the 3rd Monday of each month from 6:30-8:00 p.m. at the Loring Park Office building/430 Oak Grove, room 207. The next meeting is Monday, July 20th, 2009.

Adjourned 8:50 p.m.

**Agenda Items for Future Meetings:**

- 1500 Nicollet Development Proposal
- Historic Markers – Loring Parking Ramp
- Berger Fountain / Loring Park Master plan,