

**Land Use Committee Meeting Minutes**  
Monday, April 26<sup>th</sup>, 2010

*Present:* John Van Heel (chair), Gary Gliem (resident), Paul Hinderager (resident), Kim Havey (Bellevue), Janine Jelks-Seale (110 W. Grant), Ryan Kronzer (Shea, Inc./Loring Parking Ramp), Senator Scott Dibble, Nancy Jones (Kenosha), Terry Elwood (Kenosha), Steven Rydberg (Kenosha), Terri Ashmore (Basilica), Joseph Kaplan (Joe's Garage), Jess Spitzack (Kenosha), Lilia Spitzack (Kenosha), Michael McLaughlin (Loring Business Association), Neil Reardon (14<sup>th</sup> & Willow), Dick Sandberg (1201 Yale), Dave Hile (Summit House), Craig Bratsch (Bellevue), and Jana Metge (CLPC Coordinator).

*The meeting was called to order at 6:35 p.m. by chair, John Van Heel.*

*Motion: That the March minutes be approved. Gary/Dick M/S/Consensus*

*Motion: That the April agenda be approved. Dick/Gary M/S/Consensus*

I. The following announcements were reviewed. Many on the agenda have occurred. The agenda is posted in advance, so activities are posted as an organizing tool.

- **Community Sing-Along** – April 16<sup>th</sup>, - 7:00-8:30 PM Loring Park Center; 3<sup>rd</sup> Tues./month
- **MCTC Health Fair – April 14<sup>th</sup> – 10:00 a.m.-2:00 p.m.;** Mark your calendar for next year!
- **Sat., April 17<sup>th</sup> – “Neighborhood Breakfast” @ Loring Kitchen & Bar – 8:00 a.m.-2:00 p.m.**
- **Traffic Calming Task Force Meeting is:** Monday, April 19<sup>th</sup> - 6:30-8:00 p.m. @ Loring Office building/Room 207 – 430 Oak Grove; **Date Change for May is Mon., May 24<sup>th</sup> – 5:30-7:00 p.m.**
- **Master Plan Steering Com. – Meeting is Wed., April 28<sup>th</sup>-7:00-8:30 p.m.**
- **Court Watch – Friday, May 7<sup>th</sup> – 10:00-Noon @ Central Library;** this is a collaboration of the 5 downtown neighborhoods, Downtown Improvement District, County Attorney's Office, City Attorney's Office, Minneapolis Police Department, Hennepin County, Shelters, and St. Stephens Street Outreach.
- Central Corridor and SW Rail brochures and HN County Bike Maps available on table
- Draft landscape designs for the islands between the Basilica and Olson advertising were passed around for review. Planting to occur this Spring. Partnership of the Council Office, CLPC, Olson Advertising, Basilica, Café Lurcat, Loring Corners, and participating resident volunteers.
- **Jana reported a breakin, theft, and vandalism to a vacant, historic structure – 337 Oak Grove.** Additionally, she reported that Loring Kitchen and Bar had their 2<sup>nd</sup> break-in, 3<sup>rd</sup> robbery, that an apartment on Willow had been broken into as well. She asked folks to keep eyes on the street and aware. Police have stepped up patrols in the area and our CCP/SAFE person has met with LK& B.

**2010 Land Use Committee Chair Selection to occur in May.** The Committee will then to forward their recommendation to the CLPC Board of Directors for appointment.

## II. **Joe's Garage – Joe Kaplan**

Joe brought forward his request to have live, acoustic, amplified music on the rooftop patio as long as the noise level stays within the requirements set by the city and does not interfere with neighborhood residents. His proposal was to keep music/sound levels to 90 decibals/50 feet from where music is located, and if they receive 5 or more official noise complaints while testing the live music and sound levels, they would stop having the rooftop live entertainment. Joe has a Class A Liquor license and is requesting to amend conditions to allow amplified music on the rooftop. He will be very cautious and responsive to residents, and does not wish for the music to cause any livability concerns.

Committee members asked Joe to have the sound face the Basilica vs. the Park, since sound carries through the Park. John explained that 80 decibals was the equivalent of traffic noise and 40 decibals was the equivalent of talking in a room. Question was raised about how many days and how long. Joe responded that he may start with Friday and Saturday, but that if he gets no complaints, it could be daily. He also wishes to keep music going until 12:30 a.m.

Jana reported to the group that from the agenda posting, she had heard from 1201 Yale and 210 W. Grant Street in favor of Joe's proposal.

**MOTION: That CLPC supports the application for amplified music on the rooftop as presented by Joe Kaplan, owner with the conditions of monitoring the sound and if 5 official complaints are received, he will cease music on the rooftop.**

### **III. Senator Scott Dibble**

Senator Dibble was introduced to the Committee and welcomed by John Van Heel. Sen. Dibble introduced himself and forwarded greetings from Rep. Margaret Anderson-Kelliher. May 17<sup>th</sup> is the last day of this session. They hope to balance the budget without cutting basic needs and health care. The Governor's unallotment is being contested in the Supreme Court, prevailed in lower court, \$2.3 billion unallotted. They were able to use Federal stimulus money to reduce the amount of cuts needed.

*Senator Dibble highlighted the following:*

**Streetcars**– Hennepin Ave. and Nicollet Ave. are being studied by the City for the potential streetcar use. Legislature is looking for operating money.

**GMAC** – The legislature has heard some long and sad stories. The Governor cut 35,000 people off of basic care. Many have dual diagnosis and mental health issues and there is a huge implication for quality of life in local municipalities and neighborhoods like Loring Park. The working group came up with a good plan, the Governor stated support, and then vetoed it. Another bill passed, but only a quarter of the amount needed. Ramsey and Hennepin County will be expected to pick up the slack for state-wide care.

**Protecting position of LGA/Local Government Aid** - Sen. Dibble is protecting of the City of Minneapolis on LGA. These are resources collected primarily from cities and then the intent is to spread them across the State. Primarily resources are used for public safety, fire, infrastructure/streets. The needs vary from City to City and each one needs to use per their individual needs.

**MCTC/MNSCU** – Sen. Dibble reported that MCTC had pulled property acquisition dollars from their bonding request. Due to community concerns, and concerns from the Council office regarding taking properties off of the tax roles and having a tenant that does not add to the commercial vitality. It was taken off the table. Committee asked whether or not this was permanent, or just for this year. This is a question for MCTC in May.

**Central Corridor** – Sen. Dibble reported that negotiations with the U of M have been successful and they are moving ahead this summer with the full-funding grant agreement & preliminary work on the Corridor. It was reported that the Senate and House had focused on major infrastructure investment decision. These projects could have put a lot of people to work, plus costs were low in the construction businesses and bids would come in low, more work could be done. But, the Governor vetoed every penny for transit.

*Issues brought to Sen. Dibble's attention for comment were:*

**Loring Park Cattails** – Sen. Dibble had met with Richard Anderson on this issue. Two suggestions were to consider getting the Park named as a Regional Park, as Calhoun, Harriet, and Minnehaha are. There are additional resources for Regional Parks. He also suggested that CLPC call a meeting of all players to include MPRB staff, DNR, Friends of Loring Park, residents, PRIDE, himself to discuss the invasive nature of the cattails. Jana asked Sen. Dibble if he could see if any studies had been conducted by DNR on the removal/remediation of cattails. The Park Board proposed doing a study on Loring Park Water Quality and removal of cattails at a projected cost of \$50-\$60,000. There is little interest of residents to raise funds for another study by MPRB. There could be interest to raise funds on the actual cattail removal. Richard had taken photos of the cattails last summer. These were given to Sen. Dibble to review and see how they are eliminating the little lake to the west and pose a safety hazard to park users. Jana reported that last summer, there were several encampments buried into these cattails. Dave reported that ¾ of cattails are edible. Could be a great project for Home Grown Minnesota!

Question was raised as to the extension of Loring Greenway as a Regional Park. Since it is operated by the City/Public Works, it would be more complicated than an existing Minneapolis Park. Concern was expressed that residents along the Greenway are having to raise revenues for M & R of the Greenway,

the City Public Works department can no longer afford the upkeep of the plantings.

**Complete Streets Legislation** – Senator Dibble has worked on this legislation and legislation similar. There is a lot of outstate and rural support for this. Standards used for urban streets cannot be the same, they are not a cookie-cutter model, especially if the desire it to enhance pedestrian and bike use. Yet, with the State funding formulas, municipalities lose funding for streetscape enhancements. He recommended the ASHTO – document. The committee members are from around the country and very progressive. Engineers involved are looking at design in a different way. These ASHTO guidelines could be the model to replicate. Pedestrian, bicyclers, and children need to be safe on our streets.

Members of the Committee expressed a desire, should the legislation pass, for it to help us with traffic calming neighborhood issues, especially on 15<sup>th</sup> Street and crossing to the Park. Sen. Dibble reported that the legislation passed the House last week and yesterday passed the Senate. It goes on to the Conference committee and there are a few minor differences which will need to be negotiated. There is no funding at this time with this legislation, but it is a first step. Senator Dibble stated that MN Standards are supersized from the National Tech Manuals and over-building roads creates funding issues for the State. These standards also have huge impact on City Street planning. This legislation, when approved, should help balance the auto function with the livability issues of pedestrian/streetscape/biking needs when planning and should help municipalities not take a hit on the funding when planning for livability, as well as for auto use.

#### **IV. MCTC Master Plan - <http://www.minneapolis.edu/campusfacilitiesprojects.cfm>**

John reviewed that at the March Land Use meeting, we had invited MCTC President, Phil Davis to present an update on the Harmon Plaza build-out. He was joined by Facilities Director, Scott Erickson. The week prior to Land Use, it came to the attention of CLPC that MCTC was conducting a Master Plan. This plan is being done by LHB architects. It is 50% complete and out for review by students and faculty. Former Land Use Chair, Bob Copeland reviewed this plan and brought to our attention several concerns. CLPC asked Phil to address the concerns and to return to CLPC in May prior to the June presentation of the completed Master Plan to the MCTC Trustees. CLPC Land Use then set the April meeting for members to review the concerns raised, conduct outreach to adjacent residents in the impacted area and forward these issues, suggestions, and any Land Use/Board motions that may arise.

Several members of the adjacent condo buildings (Kenosha and Bellevue) were present at this meeting, as well as the Basilica.

#### **Issues:**

- Expansion of the MCTC campus North of 13<sup>th</sup> St. is not acceptable.
- Expansion north into the Loring Park neighborhood
- Dependency on car commuting
- Demolition of protected properties in the Nationally-Designated Harmon Historic Area
- Lack of conversation with impacted property owners and businesses
- Lack of discussion with CLPC to formulate expansion per MCTC growth needs
- Lack of discussion by LHB with Basilica and Fawkes Block businesses on Master Plan Development
- MCTC bicycle parking is an obstruction to residents and businesses and damaging trees
- Kenosha and Bellevue residents do not wish to be in the center of a college campus
- New businesses to the neighborhood in buildings proposed for acquisition in the current version of the MCTC Master Plan have invested a lot of money in their business build out.
- St. Thomas and Basilica ramps may be under-utilized; this should be explored to allow for future parking needs.
- No additional surface or above ground parking ramps are acceptable in the Loring Park Neighborhood
- Plan proposes to reduce the commercial vitality. We need commercially viable businesses in our store fronts and the ownership of buildings which pay property taxes.
- A skyway is unacceptable in the historic areas of the Loring Park Neighborhood; we need students on the street to help with the safety and vitality of our streets.
  - Proposal tears down the 1<sup>st</sup> gas station in the City of Minneapolis in a Historic Auto Area.
  - Parking ramp in the middle of residential is unacceptable; it also would pay no taxes.
  - Neighborhood does not want to promote auto use and increased auto traffic.
  - Neighborhood needs to balance campus creep with St. Thomas, MCTC, and Metro State.

### **Suggestions for continued work on the Master Plan:**

- Build in renovation of the Wells Family Center vs. demolition
- Promote in Master Plan transit use for students vs. dependency on cars - promote use of bus, light rail and parking in lots set aside for light rail; explore the metro transit plan with Sen. Scott Dibble, Commissioner Peter McLaughlin and build that into the MCTC thinking for future; promote HOV Car and Bike Sharing programs available to students.
- Develop adequate bicycle parking so that Loring Park trees and adjacent neighborhood sidewalks are not damaged or blocked
- Develop a process by which the neighborhood is proactively engaged in the 5-year Master Plan review and process of MCTC
- Develop a process for engaging property owners and businesses in discussion of MCTC growth needs prior to it being in Master Plan print
- MCTC should ask for neighborhood support for any building acquisition with public funds and this support should be sought and gained prior to MNSCU submission to the State Legislature.
- Assess with the Basilica the capacity of their ramp and the possibility to build onto it to accommodate future parking needs.
- Build upon the existing MCTC parking ramp; last month it was mentioned that another level could be built onto it.
- Market MCTC's future as a Transit-based, urban school.
- Put a statement in the MCTC Master Plan that they will work in partnership with CLPC as the neighborhood creates the Loring Park Master Plan this summer, Fall through Spring of 2011, and amend their Master Plan accordingly per outcomes of this community planning process.
- Is the Dunwoody lot at full capacity? Can they partner on parking with them?

### **MOTION: CLPC opposes the MCTC Master Plan document as it presently exists and does not support campus expansion north of 13th Street.** *Kim/Gary M/S/Consensus*

*- Passes unanimously; no abstentions*

### **V. Loring Ramp Historic Plaque Project – RyanK/Shea Architects**

Kim Havey reviewed that a workgroup was worked with Ryan from Shea Architects on the creation of Historic Plaques to be created and mounted at pedestrian level around the Loring Parking Ramp. Bob Lux, the ramp owner, has worked to enhance this ramp. In a partnership with Forecast Public Artwork, the ramp was painted in a Monet water lily design. Additionally, landscaping has been done, lighting installed on the plaza; 6 new lights, benches, and new signage. Members of the Historic plaque workgroup have been John Van Heel, Kim Havey, Ray Harris, Richard Anderson, and Bob Copeland.

There will be 7 historic panels mounted at pedestrian level around the ramp. 6 of the 7 will be on Grant Street and the 7<sup>th</sup> on Grant & Nicollet Mall. Designs and verbage for each plaque were passed around for review by the committee. The 7 plaques will consist of: 1) Devil's backbone and American Indian heritage of the area, 2) Historic mansion featuring the architecture in the area, 3) Cultural significance of the GLBT movement in the area/PRIDE Festival, 4) Loring Greenway development of the Urban Renewal time period, 5) Historic churches featuring a picture of the Basilica, 6) Nicollet Mall and its history, 7) History and significance of Organizing to Loring Park. Committee members liked the choice in themes of the plaques. Suggestion made to edit verbage on plaque, review and see if it can be made more concise.

John asked about vertical greening/"Green Wall" installation through drilling a series of holes in the concrete around the ramp, growing vines, and greening the concrete ramp walls. Ryan reported that it is still on Bob Lux's agenda, but due to budget restrictions it was not done at this time. Also, at the original presentation of Ramp designs, the Committee had asked for them to encourage the Farmers' Market to move further south and set up on the Parking Ramp Plaza. Ryan will follow up and check into this.

### **VI. 8:15 p.m. - Report from Task Forces**

•**Shaun Murphy Task Force** – Community Meeting was held regarding the Bicycle Gateway entrance to Loring Park @ 15<sup>th</sup> & Hennepin on April 15<sup>th</sup>. Designs from that meeting were circulated around the room for review, along with a Project overview, Project funding/budget overview (this is Oberstar funding through TLC/Transit for Livable Communities), and contact information for Shaun Murphy, City of Minneapolis/Public Works. Committee asked that this agenda item in the future read "Bike Gateway

Design Team Report”.

•**Traffic Calming Task Force** – 2010 Priorities; Public Works Engineer report recommends a crossing from Loring Greenway to Loring Park. It does not recommend a crosswalk from this building/430 Oak Grove to Loring Park, due to the street width and amount of traffic. They feel it would be unsafe and a liability to the City. Other traffic calming measures such as bump outs were discussed at last week’s meeting. Other priorities are to reduce the speed of traffic on 15<sup>th</sup>, Oak Grove, and Groveland.

•**Save Wesley Church** – Request for written report; committee would like either Greg Donofrio from the U of M or David Alexander from the Methodist Conference to report back.

•**Historic Resources Task Force** – John reported that our goal is to hold the first meeting of this group in May. Date originally proposed was May 17<sup>th</sup> and does not work for Summit House participants.. It is their Annual Meeting. A framework was developed and approved by the CLPC board giving direction to this group. Several have responded with interest. Jana reported that 131 Oak Grove has unanimously approved for a designation study by the Heritage Preservation Commissioner (HPC). Last Friday, Councilmember Goodman nominated 337, 419, and 425 Oak Grove to forward to HPC for study and review as to whether or not they would qualify for designation study. This staff work will be done in May and likely come to HPC in early June, late May.

**VII. The meeting was adjourned by consensus at 8:40 p.m.**

*Respectfully submitted, JLM*