

Citizens for a Loring Park Community  
**Land Use Committee Meeting Minutes**  
Monday, June 27, 2011  
Loring Park office Building, 430 Oak Grove, #207

**Attendance:** Gary Gliem (Summit House), Roy Williams (HN Ave United Methodist Church), John Van Heel (One Ten W. Grant), Bo Beller (The Wellington), Bob Copeland (The Wellington), Janine Jelks-Seale (One Ten W. Grant), Jerry Seehan/WEWCO Management, Linda Zimney/430 Oak Grove Tenant, Stacey Petersen/430 Oak Grove Tenant, Accountant Firm/430 Oak Grove Tenant, Mischel Walgren/430 Oak Grove Tenant, Dr. Heller/430 Oak Grove Tenant, Michael McLaughlin (Loring Business Association), Todd Phillips (Trucore Realty), Michael Korsch (Kraus- Anderson), Charlene Roise (Hess Roise & Co. Historical Consultants), and David Graham (Elness Swenson Graham Architects).

**I. Call to order** - John Van Heel, CLPC Land Use Committee co-chair  
John called the meeting to order at 6:40 p.m. & led introductions of those in attendance.

*The following announcements were reviewed:*

- **Downtown Court Watch** - Fri., July 8<sup>th</sup> -10 a.m.- Noon - Downtown Library
- **Wed., July 20<sup>th</sup> ~~~ Family Fun** Aquatennial Event ~~~5-7:30 @ Loring Park
- **Loring Park Art Festival** - Fri., Aug. 6<sup>th</sup> 10-6 p.m. & Sat., Aug. 7<sup>th</sup> 10-5 p.m.
- **National Night Out Party**~~The Woman's Club of Mpls/410 Oak Grove 6-10 p.m.

**Motion:** **That the CLPC Land use Committee approve the agenda for June 27<sup>th</sup>, 2011** M/S/C Gary Gliem/Roy Williams / motion passed

John requested that the agenda be reordered so that the Wellington Condominiums could be discussed first and the 430 Oak Grove Project second.

**II. Wellington Condominiums** (1303, 1307 & 1311 Yale Pl.) – Bo Beller, Wellington Board President and Bob Copeland, Wellington resident

Bo and Bob explained that the city has informed them it is requiring the property to replace the building's back porch and stair because of structural issues. As the current structure is made of steel and concrete the city will require the new structure to be of the same construction. Estimates suggest that this would cost somewhere around \$960,000. There is a possibility that the city may condemn the property if work is not completed.

The Wellington was built in 1904 and has 24 units. It became a cooperative in 1947 and was turned into condominiums in 1988. There are many longtime owners, some of whom are on fixed incomes. This, along with the high cost of construction, has made it difficult for the condo association to find a financing option that is viable.

It was noted that CLPC has some money through its NRP Phase II funding that can be used to assist residential properties. The amount is not that significant, however it could help to complete a larger financing package.

**Motion:** **That CLPC support the Wellington Condominiums in pursuing a resolution to the city's request that their back porch and stair structure be**

**replaced.** M/S/C Roy Williams/Gary Gliem Motion passed  
**III. 430 Oak Grove Re-development - Todd Phillips**

Todd Phillips is collaborating with Kraus-Anderson Construction and Elness Swenson Graham Architects on re-developing the current Loring Park Office Building into a market rate rental residence that would include approximately 72-78 units and 85 parking spaces. A handful of live/work units are also planned. As part of the project the developer will apply for federal and state historic tax credits and national historic designation of the building. 430 Oak Grove was built in 1923 as the headquarters of the Northwestern National Life Insurance Company. Most of the current interior is not original and will be reconstructed, however historic elements such as the entrance lobby (including murals) will be preserved. The developer will reopen and restore an extensive sky lighted area at the center of the building. It will serve as a community space for the residents. A terrace for residents will be added to the roof. It is planned to be set back from the roof edge so as not to be visible from the street. The original stone facade and windows are in good condition. They will be preserved and refurbished. The interior side of the windows will be fitted with additional glazing which will substantially improve their energy efficiency. The mechanical equipment will be removed from the area wells located on Oak Grove St. so that they can be utilized as garden space for lower level units.

Parking is to be located at the basement of the existing building, plus 2 levels where the current annex is on the east side of the original structure (annex would be demolished). The open air landscaped upper level parking would be accessed from Oak Grove Street. The rest of the parking would be accessed off of 15<sup>th</sup> St.

At this time the developer does not plan to seek LEED certification, however they are committed to a LEED compatible sustainable design. The developers expressed enthusiasm regarding the neighborhood's LEED-ND pilot project and offered to find ways to support it through out their development process.

The committee asked a variety of questions regarding parking, historic preservation, building layout, and mix. Todd was asked about whether they had considered a mixed uses for the project such as some office or restaurant space. He said that they had investigated creating commercial space at the ground level (facing Loring Park), but interior circulation and security issues appeared to make it prohibitive. Charlene Roise, the historic consultant for the project, added that providing additional entrances for commercial at the street would not be allowed under historic designation rules.

No objections were raised regarding the proposed design.

The main concern of committee members had to do with the accommodation of current tenants as it relates to the construction time line and the need to vacate the building. They have not been notified of this pending proposal. CLPC notified WEWCO management on June 17<sup>th</sup>, the day after it was on the City of Minneapolis Planning Commission's Committee of the Whole agenda. Then, CLPC notified tenants, per their Community Participation Program contract with CPED, inviting them to attend this Land Use Committee meeting.

(Note - Coordinator, Jana Metge, also offered office hours on Tuesday and Thursday

afternoons 1-3 for anyone interested to see the drawings and

designs for the 430 Oak Grove proposal as presented to the Planning Commission Committee of the Whole).

The Team reported that they aim to begin construction in October/November of this year. The issue is complicated by the fact that there will be a transfer of ownership from the current owner to the developer as part of the re-development. A component of the purchase agreement is that the building will be clear of tenants at closing. Since the developer does not yet own the property, they have no ability to communicate with the tenants. It is the responsibility of Continental Property Group to notify the tenants and make those arrangements. WEWCO management is the Management Company and they were in attendance at the meeting, but offered no comments of explanation or future plans for the tenants.

A public hearing with the Minneapolis Planning Commission is scheduled for **July 18<sup>th</sup>** at 4:30 p.m. at City Hall/350 So. 5<sup>th</sup> Street – Room 317/City Council Chambers.

**Motion: That CLPC withhold support for the proposed 430 Oak Grove development until a tenant transition plan and timeline are provided.** M/S/C Roy Williams/Janine Jelks-Seale Motion passed

***Other Agenda Items:***

**I. Master Plan Review** – tabled

**IV. 401 Oak Grove proposed Development** – tabled. This item was on the City of Minneapolis Planning Commission Meeting and item #11. The Public Hearing did not begin until 5:15 and was still going on at 7:00 p.m., so members were not present to report to the Land Use Committee meeting. They were still at City Hall at the 401 Oak Grove Public Hearing.

Per the printed agenda – Jana Metge, Brad Conley, Pam Lehan, Tom DeAngelo, Mohamed Elkhateeb, Dick & Jan Sandberg all attended the Planning Commission Committee of the Whole meeting on Thursday, June 16<sup>th</sup>. Also on that June 16<sup>th</sup> meeting was a presentation on the 410 Oak Grove Re-development proposal.

**V. *The meeting was adjourned at 8:15 p.m.***

*Respectfully submitted, John Van Heel/JLM*