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Citizens for a Loring Park Community
Land Use Committee
Monday, October 22, 2007
6:30 pm to 8:30 pm
@ Loring Park Office Building, Room 207

Attendance: Robert Cook (Eddy's Café), John van Heel (110 West Grant), Terry Thompson (Loring Green East), Jan Sandberg (Loring Green East), Dick Sandberg (Loring Green East), Richard Anderson (Loring Way), Robert Copeland (The Wellington), Dave Hile (Summit House), Katie Hatt (1417 LaSalle), Mike Krych (BKV), Pat Havenstein (World Mission Prayer League)

I. 6:30-6:45 p.m. Call to Order—Dick Sandberg, CLPC Land Use Committee Chair

Agenda Approval, Introductions, Approve September 24th Minutes

Motion by Robert Copeland, seconded by Terry Thompson, to approve the minutes from September 24, 2007.

Motion passed

Announcements and reports:

- **Report from attending Community Engagement meetings** - Dick & Jan Sandberg, John van Heel

Jan, Dick and John attended the meeting at the Library to review the draft report from the Community Engagement Taskforce (Track 2). At that meeting, participants identified several weaknesses in the report. For more information, and to sign up for alerts, see <http://www.ci.minneapolis.mn.us/communications/communityengagement.asp>

- **Report from attending public meeting to review transportation plan** – John

The meeting covered the citywide transportation action plan and streetcars. For an overview of the process and documents see <http://www.ci.minneapolis.mn.us/public-works/trans-plan/index.asp>. Streetcars will probably not qualify for federal dollars, although the feasibility study concluded that streetcars would be beneficial. The capital costs are about half of that for LRT and operating costs are similar to that for buses.

- **Status of maintenance of the Grant Street project** such as the banners & status of Nicollet/Grant Service District – John

John suggested that the committee request in writing that the City provide information about maintenance of the Grant Street project. John will draft language for the next meeting. Richard Anderson added his concerns about snow removal in this area. John said that the salt & peeper shaker kiosk and banners are in the current Nicollet Avenue Service District but have been ignored. NRP funds paid for graphics for the kiosk but otherwise it was a City and Convention Center project.

- **Status of Loring Greenway** – Terry Thompson

The Greenway opened last week. There are some things as yet undone that will be completed by next summer. Some of the delays were due to damaged tile. The final budget is \$3 million. Look for the “To be finished in 2008” signs that identify parts of the project to be completed next year.

- **Baseball stadium** – Jan Sandberg

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An email from the county indicates that continuing rain has negatively impacted work on the stadium. “The construction managers are becoming concerned with the onset of freezing weather, which can affect the backfill operations as well as whether asphalt can be available to repair the road for traffic.” The north side of the 5th Street bridge should re-open to pedestrians in November. Katie added that the Cedar Lake bike trail will have two six-foot paths for bikes and one four-foot path for pedestrians.

- **MCTC** – Jan Sandberg

MCTC is launching a new volunteer program with a kick-off on Thursday, November 8, 5:00 p.m. in the General Mills Room, Wheelock Whitney Hall, 3rd Floor. RSVP to Michele Williams, 612-659-6303 or Michele.williams@minneapolis.edu

II. 6:45 – 7:15 p.m. Updates from guests:

- 1730 Clifton Place (Progress Report on Condo Development) – Dan Hunt was unable to attend
- 1501 Nicollet (Progress on community center)– Ann DeGroot will be asked to report in November

III. 7:15 – 7:45 p.m. Eitel Hospital -- Status of window and wall issues and condos – Mike Krych, BKV

CLPC recently approved a letter to be sent to Village Green concerning the bricked-up windows along 14th Street. Photographs were included in the September Land Use Committee minutes.

Mike described the general progress of the Eitel project. Completion of the restored building is getting close. The second phase is the south building, and the last part is the new north building. Construction is scheduled to be completed next summer. Interiors for the historic Eitel are in progress. As to the exterior, the work is not complete, including a planter area in the front of the historic building (series of terraced planters),

Mike addressed two issues of concern to the committee. The main cornice line will continue across the south façade of the building when completed. At the second floor a second coping was interrupted by an exterior fire stair. They are waiting for the cast stone to allow continuation of that line. The key issue is the bricked-in windows on the south side of the building. These openings were filled in with a light colored brick because a stairwell was built behind the windows and it is supported by concrete block wall. Formerly there were recessed balconies pre-stair. Based on this discovery, which could not be determined until access into the building, they have determined that the windows cannot be modified without removing the stair -- and they need the stair. They have asked the National Park Service for advice on a possible fix. The NPS views these openings as adequate in terms of not disturbing the evolution of the building. They don't think that a false window would comply with the requirements of the NPS as such windows have a Disneyland-like quality. Other options could be a painted panel but this is similar to the false window idea. The project's historical consultant had a similar opinion. The bottom line is that the NPS has approved the plans as they are today with the cornice and the bricked in windows.

Committee members had several questions:

Are they **replacing brick elsewhere in the building**? Mike said that they are restoring the historic height of the parapet with new brick. This brings the building back to its original character. They tried to match the original brick for this section but this proved difficult. The original brick, which came from Canada, is both oversized and uniquely colored making it difficult to match. They had to go a bit darker than the historic brick. But since it is up high and

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with the cornice, the difference should be less visible. There was also a section near the courtyard that had to be matched

With all of the different colors, **will the building be a cohesive whole?** Mike said that they are trying to bring the historically different pieces together. For the entire building there is limestone, manufactured stone and several shades of brick.

Is NPS saying that they cannot use a different colored brick? Mike said that they have not explored this in part because it was an area that the construction is not affecting.

There is **frustration with the work of the task force and the decision on the bricked-up windows**--Perhaps a mediated approach to replace the yellow brick with the brick that they will use elsewhere in the building. Mike said that he is willing to ask the question of the State Historic Preservation Office. He will get back to the committee with the state's response. Committee members asked Mike if it would help for the Committee to become involved but Mike thought it was not necessary. Mike added that the Eitel is not an architecturally significant building but rather of cultural significance and this may give them more leeway in requesting a change.

Motion by Katie Hatt, seconded by Robert Copeland, to encourage BKV Group in discussions with the State Historic Preservation Office to consider modifications of the color of the brick in the bricked-up windows to conform more closely to the rest of the building.

Motion passed, John van Heel abstained

What is the **status of the condo project?** Magellan Group is the owner of the parcel behind the Eitel site. They intended to build a condo tower but when they put the project out to the construction market, the cost did not meet their expectations, and then the condo market changed.

Dave thought that there is a rental office on Harmon Place for the Eitel Apartments.

What is the expectation for the use of the **retail space?** There is some confusion about intended use of the retail space. In the past, the committee expressed opposition to another coffee shop and also doubted the likely success of a restaurant. It was suggested that the management company wants to revisit the restaurant issue and the committee should invite them for a discussion.

IV. 7:45 – 8:15 p.m. NRP Phase II – Katie Hatt, John Van Heel

John generally described the citizen participation plan approved by CLPC last year. Some of the things in the plan may not happen and other things not in the plan will move forward. For example, Laura Ayers is volunteering each Friday to develop a database of the Loring Park rental properties.

Katie asked if we need to report to NRP that elements from the CPP have been delayed and possible implications for the budget in the plan. Were these funds to come from Phase 2 as an advance or a reallocation? Jan related communication with NRP about the plan and its contractual status. It was the feeling of the committee that as the President, John should pursue this issue with NRP.

John thought that there will be a more complete presentation of the Phase 2 requirements at the November Land Use Committee meeting. John noted that much of the plan will not be project-focused but instead focus on persuasion and working with the City and others.

Richard noted that there may need to be a different strategy to get folks out to meetings – in Phase 1 there was the lure of money and projects.

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When will the Board have an idea of the staffing resources for 2008? John said that he and Jana recently discussed some additional dollars from program income but that decision needs a board discussion. John is not sure if CLPC will need to be an all-volunteer organization, again there needs to be a Board discussion.

Who is in charge of Phase 2. John feels that there is considerable work being done on the plan now including the review of Phase 1. There is also work being done with surveys collected last year.

Suggestion from the committee that there needs to be a steering committee to shepherd the Phase 2 plan. There also need to be larger community meetings. Over the last few years with the completion of most projects there has been less citizen involvement.

Request that Board look at specifying the process for developing the Phase 2 plan. The Committee would like to have a timeline and deliverables identified.

Perhaps the Board needs to have a retreat or do something to focus more on the organization. There needs to be some setting of priorities.

Dick requested that Katie facilitate a session at the next meeting to address Phase 2 issues.

Meeting adjourned 8:30 p.m.

Action items:

- *John van Heel will draft language for a request to the City for information about the Grant Street projects.*
- *The chair will invite Village Green (Joe Bagnoli and Bill McGrann from McGrann Shea) to discuss the use of the retail space in the Eitel project. The neighborhood is being asked to determine if the neighborhood would consider a white table cloth restaurant with a wine and beer license.*
- *It was the feeling of the committee that as the President, John should pursue questions about contractual requirements of the Citizen Participation Plan with NRP.*
- *Request that the Board look at specifying the process for developing the Phase 2 plan. The Committee would like to have a timeline and deliverables identified.*
- *Dick requested that Katie facilitate a session at the next meeting to address Phase 2 issues.*

Agenda Items for Future Meetings:

- Loring Parking Ramp
- 1500 Nicollet Development Proposal
- Commercial Property at 15th and LaSalle
- Berger Fountain
- Lunds Grocery Store
- Downtown 2030 plan – Beth Elliott
- Status of City's plan to assess properties for street lighting