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Citizens for a Loring Park Community
Land Use Committee
Monday, November 26, 2007
6:30 pm to 8:30 pm
@ Loring Park Office Building, Room 207

Attendance: Ryan Meissner (Frana Construction), John van Heel (110 West Grant), Dick Sandberg (1201 Yale Place), Terry Thompson (1201 Yale Place), Paul Hinderager (Summit House), Becky Gullicksen (301 Clifton), David Hile (Summit House), Robert Cook (Eddys Café), Michael McLaughlin (Loring Business Association), Neil Carlson (Summit House), Ray Harris (Greenway Gables), Bill McGrann (Village Green), Joe Bagnoli (Village Green), Jan Sandberg (1201 Yale Place)

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

Chair Sandberg led introductions of those in attendance and noted the agenda – there were no revisions.

Motion by John van Heel, seconded by Terry Thompson, to approve the minutes from October 22, 2007.

Motion passed

Announcements and reports

- **Wireless Transmitter Installation** – Jan Sandberg

A resident expressed concern about the lack of wireless access under the new city program and thought that CLPC was blocking installation of transmitters. The area is near Willow and the Greenway. Councilmember Goodman's office reports that most residents will eventually have access but development has been slower in some areas due to difficulty in finding good sites for the transmitters.

- **Grant Street Projects** – John van Heel

John distributed a draft letter to Councilmember Goodman requesting an update on the status of the Westside Convention Center Improvement projects dating from 2003. John read a draft of his letter and the committee discussed possible revisions and current problems including damaged and missing banners and expansion of the service district. This letter will be copied to several city staff and members of the Nicollet Avenue Service District.

Motion by Terry Thompson, seconded Robert Cook, to send the revised letter to Councilmember Goodman.

Motion passed

- **Sale of 1500 Nicollet Property** – Dick Sandberg

A substantial amount of property on Nicollet and 15th Avenue has been sold to Mathwig Development. A meeting will be scheduled in the future although there may be no immediate plans for the property. See www.mathwigdevelopment.com for information about the purchaser.

- **Lowry Hill - Loring Park Summit** – John van Heel

While there has been some discussion, there has been no confirmation of a specific time and place to bring together Lowry Hill, East Isles, and Loring. A town hall style meeting will probably be held sometime in January, probably Tuesday, at the Walker to address transportation issues, streetcar study for Hennepin, and the CLPC ten-year action plan.

- **Changes to the City's liquor code** – Jan Sandberg

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Jan distributed a notice for a hearing on Wednesday, November 28, 2007 to discuss proposed amendments to the City code concerning certain liquor ordinances. One change to the 2,000 foot distance requirement affects areas zoned C3A, within the Loring Park neighborhood the block that includes Café Lurcat and Joe's Garage (Hennepin-Maple Street-Harmon Place) is zoned C3A. See the map at http://www.ci.minneapolis.mn.us/zoning/maps/primary_plate18_a.pdf Jan and Dick will attend the hearing.

- **Hilton Garden Inn Hotel** – Dick Sandberg

The former MnDOT traffic control building at the 35W exit to 11th Street is scheduling a groundbreaking for a new hotel on Wednesday, November 28 at 11 a.m.

- **Community Development Forum** – Jan Sandberg

A meeting on December 14, 2007 will discuss the usefulness of Community Benefits Agreements. The event is co-sponsored by the Federal Reserve Bank of Minneapolis and the University of Minnesota Center for Urban and Regional Affairs. For more information see <http://minneapolisfed.org/community/events/cdforum.cfm>

- **Light Up Loring**

The seasonal event is scheduled for December 13, 2007 at 6 p.m.

- **NRP Myths** -- Jan Sandberg

Jan passed around a document “Myths of the Neighborhood Revitalization Program, NRP” that is available on the neighbors4nrp Web site at <http://www.neighbors4nrp.com/the/info.nsf/Get+NRP/7+Myths+and+Facts!opendocument>

- **Fundraising** -- John van Heel

John briefly described the CLPC fundraising campaign including the schedule for presentation to condo boards, property owners, and business owners. John circulated a copy of the upcoming schedule.

- **Hennepin Avenue between 10th and 11th** – Dick Sandberg

Alatus Management has purchased the property on Hennepin between 10th and 11th and also owns the Ramada Inn property. According to the Minneapolis/St. Paul Business Journal, the developer is soliciting ideas for a cultural or civic attraction that might lure some of the 40 million folks who annually visit the Mall of America. However, other ideas such as retail-office-hotel-housing would also be considered.

II. 6:45 – 7:05 p.m. Status Updates on Current Projects:

- **1501 Nicollet (Progress on community center)**

John reported that Outfront MN has hired a project manager (Tom Nordyke from the Park Board and Artspace) and will report on the project at an upcoming meeting.

- **1730 Clifton Place (Condo Development) –**

No information.

III. 7:05– 7:20 p.m. Eitel Hospital Project Commercial Space Issue – Joe Bagnoli and Bill McGrann (representing the developer)

Bill briefly recounted the history of the project including discussion of a variety of retail options. A restaurant was discussed early in the process but CLPC (through the Eitel Hospital Task Force) opposed a restaurant due to increased traffic/parking requirements, hard liquor, and concerns about success of a restaurant. Recently, there have been discussions with a variety of different operators. The focus is on an experienced operator,

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possibly from outside the community with sensitivity to parking and traffic issues. Councilmember Goodman is supportive of the wishes of the neighborhood.

Joe said that the first idea for a small sandwich shop does not seem to be workable. Any dining option seems to need beer and wine to work. Under current zoning, beer and wine is not allowed. Alcohol sales would require either rezoning which they do not support or to go to the Legislature to get a special law to allow the city to issue a license. Most of the current places treated this way (510, Walker) required a state law to get around proximity to churches or schools. You can write restrictions that would limit the use to a restaurant (rather than a club) or to specify other features such as hours and size.

Discussion:

Has the physical design of the space changed? No

Size/location of the retail space? They were unsure -- perhaps 2,500 – 4,000 square feet on the corner of Grant and Willow.

Who had the concerns about liquor? The concerns about liquor came up at Task Force meetings -- less so at Land Use meetings. The Task Force also raised concerns about traffic and parking.

Great cities have really good local restaurants that are not destinations. Forget about the automobile. There is a place for a small place, without music, serving beer and wine, with tasteful signage, and reasonable hours.

Unsure why the developer wanted any retail as he thinks most of it is vacant in this area. Others disagreed.

The neighborhood is obsessed with traffic despite the fact that much of the traffic is pass through. Parking is an issue.

Motion by Jan Sandberg, seconded by Terry Thompson, to support the concept of a restaurant for the Eitel Hospital project to include a wine and beer license and certain restrictions as discussed.

Motion passed, abstention John van Heel

Joe said that they anticipate coming back to the committee with draft language and more details in the near future, possibly December 17, 2006. Language needs to be drafted for the Legislature.

In response to a question about the condo project originally planned for the back part of the lot, Bill said that Magellan is caught up in the depression in condo market and have no plans to sell the property at this time.

IV. 7:20 – 7:35 p.m. Eitel Hospital Project Construction Issue – Ryan Meissner, Frana Construction

Prior to this meeting, CLPC contacted members of the Eitel Task Force and Councilmember Goodman's office contacted nearby apartment buildings.

The developer proposes to re-open the sidewalk in the front of the Eitel project along Willow as construction ends this year. This would return some parking meters on Willow. There would be a new walk route opened on Willow and Grant that would be in place through May. Currently there is no parking on Spruce during the day but parking is allowed at night and this has been creating problems. Some people leave later in the morning and this delays moving equipment and can pose a hazard. The construction company proposes to remove nighttime parking on Spruce, a loss of about 13 spaces. Several committee members also had concerns that the current situation is delaying the project and is dangerous. A committee member proposed that the contractor buy out the returned meters on Willow (about 6-7) to help those residents affected on Willow and other committee members supported this idea

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Motion by Neil Carlson, seconded by Dave Hile, to accept closing the west parking lane on Spruce Place as proposed by the contractor.

Motion passed, abstention John van Heel

V. 7:35 – 8:30 p.m. NRP Phase II Plan Elements for Land Use – Katie Hatt, John Van Heel

John spoke with Joe Horan about the CLPC Citizen Participation Plan -- Joe will put together an extension of the timeline for next year. As to keeping to the activities in the plan, Joe said that the plan is a general guide and the fundraising activities will be a good outreach effort.

Dick reviewed a communication from Robert Copeland reviewing activities in other neighborhoods that could be part of our plan. He also mentioned several other efforts that have listed possible items. And there is other work within the office to collect additional information from rental properties.

Other committee suggestions: the plan must include some language that links the work of the Land Use Committee and future projects such as housing; pedestrian-bike conflicts; and, bus shelters and street furniture (the last two items came up during discussion of pedestrian issues at the October Livability Committee meeting).

Adjourned 8:20 p.m.

Action Items

Bring all motions from this meeting to the CLPC Board for action during December.

Jan Sandberg – For the next Livability meeting, ask Luther about robbery patterns

Jan Sandberg – start gathering information from the police and city concerning the upcoming Republican Convention. Possible product would be a neighborhood meeting during the summer.

Agenda Items for Future Meetings:

- Downtown 2030 plan – Beth Elliott This is on the agenda for the December meeting
- Impact of Republican National Convention on neighborhood (determine if this best belongs in Livability or the Board)
- Eitel commercial space
- Wireless Minneapolis (<http://www.ci.minneapolis.mn.us/wirelessminneapolis/>) progress
- RFP for street furniture <http://www.ci.minneapolis.mn.us/street-furniture/>
- Loring Parking Ramp
- 1500 Nicollet Development Proposal
- Commercial Property at 15th and LaSalle
- Berger Fountain
- Lunds Grocery Store