

Citizens for a Loring Park Community

**Land Use Committee**

Monday, October 23<sup>rd</sup>, 2006

6:30 pm to 9:00 pm

@ Loring Park Office Bldg.

430 Oak Grove St. Room 207

**In Attendance:** Richard Anderson (210 West Grant), Paul Hinderager (Summit House), John van Heel (110 West Grant), Jana Metge (CLPC Coordinator), Robert Cook (Eddy's Café), Dick Sandberg (Loring Green East), Jan Sandberg (Loring Green East), Bob Copeland (The Wellington), Greg Langford (Minneapolis Convention Center), Neil Carlson (Summit House), Ray Harris (Greenway Gables), Kim Havey (1227 Hennepin), Tom Pham (Temple Restaurant), Elizabeth Grzechowiak (Temple Restaurant), James Garrett (Ivision), Dave Violett (Quatrefoil Library), Craig Wilson (Kandiyohi Development Partners), Ann DeGroot (Outfront Minnesota), Lee Lewis (Clare Housing), Jay Nord (Singular Development), Tom Callahan (Village Green), Ryan Meissner (Frana), Scot Anderson (BKV Group), Gretchen Camp (BKV Group), Jackie Cherryholmes, Diane Hansen (Copenhagen Enterprises & Loring Park property owners), Darwin McGill (District 202), Dennis Acrea (Dunn Brothers), Dennis Dillon (210 West Grant), Katie Hatt (1417 LaSalle)

**I. 6:30-6:45 pm Call to Order—Robert Cook, CLPC Interim Committee-Chair  
Agenda Approval, Introductions, Approve August Minutes, & Announcements**

Robert Cook led introductions of the 30 persons in attendance.

*Motion by Robert Copeland, seconded by Neil Carlson, to approve the agenda.*

*Motion passed unanimously*

*Motion by Robert Copeland, seconded by Richard Anderson, to approve the August 28, 2006 Land Use minutes.*

*Motion passed unanimously*

*Motion by Dick Sandberg, seconded by Robert Copeland, to approve the September 25, 2006 minutes*

*Motion passed unanimously*

**Announcements:**

- Loring Park Dog Park meeting will be held on November 21 at 4:30 p.m. the Downtown Journal offices, 1115 Hennepin Ave.
- Community Holiday Party at Pat Havenstein's, 232 Clifton, December 1, 2006 at about 5:30 p.m. The curry dinner will be a fundraiser for CLPC.

**II. 6:45-7:05 p.m. Application for a Liquor License for Temple Restaurant—** Elizabeth Grzechowiak  
Director of Marketing & Sales for Temple Restaurant

Thom Pham proposes to open a French-Indonesian Restaurant called Temple Restaurant, at 1201 Harmon Place in the former Tiburon Restaurant space. Thom is the executive chef at several local restaurants including Azia in the Whittier neighborhood.

Elizabeth Grzechowiak is working with the management group that will manage Tom Pham's restaurants. Elizabeth is on the Whittier Board as the business rep and is excited to be coming into Loring Park.

Elizabeth described Temple Restaurant as having a fusion flair featuring small plates and operating from 3 p.m. to 2 a.m.

The former Tiburon space was remodeled to provide several intimate spaces including a larger lounge area and two separate dining rooms. There will be a "soft opening" the Wednesday before Thanksgiving with the public

opening on the following Monday, November 27, 2006. The application for the liquor license is scheduled to come before the City Council in mid-November.

**Questions:**

*Will they keep the aquarium?* Thom said that this is a secret--come and see.

*Possible menu items?* The emphasis on a tasting menu and small servings. It will be different from Azia. Temple will also have an extensive wine list.

*Type of liquor license?* Tiburon had a Class E license that would not allow for a band and dancing. Temple has applied for a Class A license to allow very upscale lounge music. They have signed a letter that they will not allow adult entertainment.

*Will there be a sidewalk café option?* They are not currently considering this for now. There was discussion about the desirability of narrowing the street and widening the sidewalk to take advantage of the unusual nature of Harmon Place.

*Hours?* Food will be served at least in the lounge until 2 a.m as is done at Azia. Lot of work to make the lounge more comfortable with curved booths.

*Parking?* They will provide free valet service. They have secured ample parking, much of which is covered. The city has already approved the parking.

***Motion by Neil Carlson, seconded by Richard Sandberg to support a Class A liquor license for Temple Restaurant at 1201 Harmon Place.***

***Motion passed unanimously.***

**III. 7:05-7:25 p.m. Eitel Hospital Development**—Gretchen Camp and Scott Hanna, BKV Architects

Background: The Eitel/Allina Task Force, comprised of over a dozen neighborhood residents (including four from Loring Way across the street) met over a ten-month period to work with developers on the site redevelopment. The Task Force provided several reports and updates to both the Land Use Committee and the CLPC Board throughout the process, which ran from Fall 2004 through Summer 2005. See the updated construction schedule at [http://www.loringpark.org/minagen/home%20page%20pdfs/Eitel\\_Schedule.pdf](http://www.loringpark.org/minagen/home%20page%20pdfs/Eitel_Schedule.pdf) and attached to the end of these minutes.

Gretchen (BKV Architects) gave a brief update on construction for the rental units. Demolition will begin mid-November and should take about five weeks. They have a 17 month construction schedule. There will be additional information about the project sent to CLPC for distribution and possible posting on the Web site.

**Questions:**

*Truck routes?* Yale and Willow are designated as nontruck routes.

*Security during construction?* There were problems at Village Green and better security here would be good.

*High rise component?* The tower high-rise is on hold for now, possibly because of the cost of construction but Gretchen and others had no specific information.

*Will the staging area use local streets?* They do not anticipate closing more than a lane occasionally. There is space on site to do much of the staging.

*Retail option?:* BKV said that a coffee shop option was initially proposed in part because it specified the parking. Several committee members expressed concerns about a coffee shop, saying that there are already several coffee shops in the area and more competition would not be helpful. [Katie Hatt asked that it be noted that the task force also discussed that a competing coffee shop was not a good idea with at least two other coffee shops nearby (Dunn Bros. and the Loring Park City Apartments).]

In response to a question about a restaurant, several present said that they thought that the idea of a restaurant was dismissed earlier, in part because of the need for more parking. Tonight some thought that a restaurant would be a good option. [Katie Hatt asked that it be noted that the task force reached consensus that a restaurant option for the site was not desired given the parking requirements, concerns about noise levels for residents of both of the new development as well as those at the adjacent Loring Way building, and the existing proximity of two restaurant districts (Harmon Place & Eat Street).]

*Number of units:* Plans now call for 211 units with 25 parking stalls for retail and 10 parking stalls for visitors.

#### **IV. 7:25-7:45 p.m. Dunn Brothers –Dennis Acrea**

Dennis reminded the committee of previous discussions of a stairway/sidewalk from “the Hill” to 15th. He has support for such a connection from the building housing the coffee shop and creative ideas from the Woman’s Club including ideas about parking. Dennis thought that pressure on parking and a need to get up and down the hill will only become worse with additional development of parcels in the neighborhood. Dennis thought it would be useful to put together a small committee to address the two issues.

Another concern is liability with a stairway-type structure. For example, what about the bridge over Hennepin? Richard Anderson mentioned that Milo Thompson at the University of Minnesota brought up the larger issue of spanning Clifton to Oak Grove to 15<sup>th</sup> Street. There may have been plans to include a similar walkway through the Woman’s Club.

***Motion by Dennis Acrea, seconded by John van Heel, that CLPC form a task force of the Land Use Committee to create a district parking plan, study access to Loring Park (both down the hill and across 15<sup>th</sup> Street), and coordinate development issues.***

***Motion passed unanimously.***

Suggestion that Mpls Public Works and the Park and Recreation Board be involved in discussions.

#### **V. 7:45-8:00 p.m. Nicollet Ave. Meter Farm Site – Robert Cook**

Robert Cook reviewed the Nicollet Avenue guidelines--mixed use development, high-density housing (a good fit for Nicollet Ave.), affordable housing, ground-floor usage compatible with Eat Street, and a place for neighborhood activities including cultural services. Design issues included multiple entrances that would promote activity on the street. The project should emphasize a community development process. The guidelines are on the CLPC Web site.

Activity since receiving the proposals include meetings with the CLPC Task Force, a meeting with the city, and a meeting with Loring Park property owners. Other meetings are scheduled for the next few weeks including the Nicollet Avenue business owners. Diane Hansen reported on the property owners meeting and reported that the owners were very excited, especially about the proposals that gave an opportunity for home ownership. They were least happy about proposals using subsidized funds that would be in direct competition with Loring Park property owners.

The three developers present each made a brief presentation.

**Clare Housing:** Lee introduced Ann DeGroot from Out Front Minnesota who reported that her organization is excited about offering a community center for GLBT residents and visitors that would offer a place to meet and office. They will be surveying members in November about what members want from a community center. She anticipates considerable financial support from the community. Question—have they looked at other locations in Loring park? Not yet. Dave Violett described Quatrefoil Library and how it would fit into the development and the likely growth in use from the more central location. Question--what else Clare Housing operate?—Lee said they have multiple sites in the metro area. Darwin described how District 202 would fit into the project and said that funds would be available through fundraising.

**Singular:** He has had several meetings since the presentation, including meeting with City of Lakes Land Trust and discussed ideas raised at the last meeting. They have held off doing much because they consid-

er the neighborhood as the design client. They would land trust the entire site which would be held by the community group and CLLT. This would allow the type of ownership that is important to the Loring Park property owner's group. CPED clearly indicated that any project should stay within the zoning guidelines. Singular would be able to increase the total number of units to 44, possibly 18 would be affordable.

**Ivision:** James Garret explained that the proposal that they developed borrowed the language of the Nicollet Avenue Task Force and was designed to fit into the Corridor Housing Initiative. High density can bring in new energy to an area especially with the art element. The project would include both the transient/visitor element (keeping those convention dollars on Nicollet Avenue) and new permanent residents. The project will be self-subsidized.

**Hornig:** Jana described the proposal that was presented last month and displayed the project boards.

**Questions:**

*What is the city task force interview and scoring process?* Jana explained that when the site became available, there was some cross over between the Nicollet Avenue Task Force and the city officials that will score those proposals. CLPC is now in the process of gathering information from the neighborhood to come up with a recommendation/information to the city. The hope is to come forward next month and bring more information to Land Use and then to the CLPC Board with the goal of forwarding an analysis or recommendation to the city. City elements involved in the project include CPED, the Planning Commission, and finally the City Council.

*Timing for the public funding options?* There are some critical time points so the process must not be allowed to lag.

Katie suggested organizing a community meeting on November 20. Katie will work with Jana and Diane Hansen to schedule a meeting.

**VI. 8:00-8:15 p.m. Land Use Committee Chair Selection**

*Motion by Katie Hatt, seconded Bob Copeland, nominating Dick Sandberg as chair of the Land Use committee.*

*Motion passed unanimously.*

**Adjourned 8:30 p.m.**

TEL BUILDING CITY APARTMENTS

CONSTRUCTION SCHEDULE  
FRANA COMPANIES  
OVERVIEW

10-24-06

