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Citizens for a Loring Park Community

Land Use Committee

Monday, October 24th, 2005
6:30 pm to 8:30 pm
@ CLPC Offices/Loring Park Office Bldg.
430 Oak Grove St.; Room #207 612-874-9002

I. 6:30-6:45 pm Call to Order-- Bob Copeland, CLPC Land Use Committee Chair Agenda Approval, Introductions, Approve Minutes & Announcements

Bob led introductions of about 9 persons in attendance. There were eventually about 15 persons at the meeting.

Motion by Dick Sandberg, seconded Robert Cook, to approve the agenda.

Motion passed

Motion by Dick Sandberg, seconded by Robert Cook, to approve the minutes from September 26th, 2005.

Motion passed.

Announcements:

- Minneapolis meetings for the ten-year transportation plan continue. See handout.
- Jana discussed her notes on proposed revisions to the Minneapolis charter. The recommendation is to delete the section pertaining to the Planning Commission from the Charter and move it to ordinance. This proposal will be discussed at the next Charter Commission meeting the first Wednesday in November, 4 PM, in the City Council room at City Hall. There is concern that such a change could reduce citizen input.

II. 6:45-7:15 PM Lunds Development John Pazahanick/Lund Food Holdings & David Shea/Shea

John Pazahanick reviewed the two phases of the project. The first phase, the grocery store, is in the demolition phase. Drawings for the structural changes are at the city. Construction is behind schedule now and an opening is likely to be early summer.

The second phase includes three buildings. The buildings include:

- 1218-1228 Harmon or the Nash building – Plans are to restore the original glass storefronts that have been in-filled over the years and add awnings to the storefront windows. The Hi Fi store may relocate to the second floor of 1208 Harmon, Nash Frame may stay, and other plans are less certain but there has been much interest.
- 1208 Harmon – Restore and renovate the entire building to accommodate retail spaces. Locate a Lunds Liquor Store (facing the street) and a PrairieStone Pharmacy (facing the rear, toward the grocery store) on the first level with the upper levels to be leased to other retail tenants.
- 1214 Harmon (new building) – Add a new 2,400 square foot single story structure with the intent of it housing a restaurant (possibly Punch Pizza), opening both to Harmon and to the alley. The intent is to include a green roof.

Plans for the second phase have gone through the Historic Preservation Commission (HPC) and some of their requirements will be appealed. Lunds is seeking a written statement of support from the Land Use Committee for the Zoning and Planning Committee and City Council. They would also welcome committee members attending the Zoning and Planning Committee and City Council meetings.

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David Shea described the second phase in more detail. The second phase buildings support the grocery store including a pharmacy and liquor store in the nearest renovated structure. This includes upgrading some things such as enclosed trash for Buca and others that is currently located in the alley.

There will be a link (steps and handicapped accessible) including a pocket park between Harmon, past the alley and through the grocery store parking lot to Hennepin. The in-fill building will abut a pocket park and the walkway link. There will also be a pervious patio between 1208 Harmon building and the new building.

The biggest changes would be to the 1208 building, which will offer retail along the walkway. They also want to add more first floor windows than are traditional along this side of the building, and more windows on the second floor as well. In addition to awnings, Lunds proposes to use a metal canopy on the side and front of the 1208 Harmon building and the new building. This would be similar to the canopy on Tiburon. Lunds will be coming up with branding that ties into the automotive district and that relates back to the historic element but does not replicate it.

Lunds would also include substantial plantings, highlighting a conflict between HPC (minimal plantings) and the Planning Commission (mandatory extensive plantings).

Lunds' specific differences from the HPC recommendation are:

- (1) Metal canopies
- (2) 1208 building alley windows and storefront
- (3) Reduced chimney height, which would not rebuild a deteriorated section
- (4) Landscaping—HPC and Planning differ—that does not count the green roof

Several committee members made positive comments about the project.

Motion by John van Heel, seconded by Richard Sandberg, that the Land Use Committee support the Lunds appeal based on the design as presented including (1) the metal canopies, (2) the 1208 alley windows and storefront, (3) reduced chimney height, and (4) landscaping as shown.

Motion passed unanimously

III. 7:15-7:45 Eitel Hospital Development Jack Boarman/BKV Architects

Since committee approval of the Eitel Hospital project, the City has required the developer to conduct an Environmental Assessment Worksheet as an outcome of the 375+ units of housing built under a planned unit development (PUD). Jack distributed background materials on the determination of the need for an EAW. The comment period ends soon with consideration by the Zoning and Planning Committee meeting on November 11 and the City Council on November 18. This step has not significantly slowed the design process, which continues with planned demolition next spring. There is some confusion about why this seems to have come up so unexpectedly. One reason may have been the decision to do the project as a PUD rather than two projects with fewer units per project.

IV. 7:45-8:00 Land Use Goals & Objectives

The committee discussed the vision, mission, and goals, tweaking some wording and adding a goal about working with other neighborhoods. The group also decided to add a section on the committee's task forces.

2006 Goals

Vision: That development in the Loring Park neighborhood will build upon the historic, cultural, and aesthetic amenities and respond to the needs and the desires of the Loring residents and businesses.

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Mission: To provide a forum for residents, business, and others interested in the land use development of the neighborhood to voice their ideas in a way that is constructive to the long term health and success of the neighborhood and its constituents.

Goal 1: To Enhance the Historic, Cultural, Residential and Business aspects of the Loring Park built environment.

Goal 2: To support an atmosphere of cooperation amongst residents, businesses, institutions, and developers.

Goal 3: To advance multi-modal transit and pedestrian goals of an advanced urban neighborhood.

Goal 4: To support innovation in design and development that promotes the long term health and welfare of the Loring Park Neighborhood and Minneapolis Citizenry.

Goal 5: To support the growth of a vibrant mixed use, mixed income residential and commercial neighborhood.

Goal 6: To continue to work and forge relationships with Downtown and adjacent neighborhoods on significant issues impacting the collective.

Projects to Date:

Nicollet Avenue Housing Corridor Initiative

Nicollet Ave. "Bridge" Project

Eitel Hospital Re-Development

Downtown Bus Fare Zone Expansion

"Save the Berger Fountain" Collaborative

Loring Hill Small Area Plan

Loring Park Lighting Project

Loring Park Bike Path/Bike Bridge

Implementaion of the Nicollet Avenue Transportation Plan

Monitoring the Loring Business Association Commercial Loan Program

Westside Convention Center Project (M & R)

Working with city staff/council office on the proposed sale of the "Meter Farm".

Review of building and land use issues including:

Mendota Homes Development/301 Oak Grove

301 Clifton Avenue

The Groveland

401 Oak Grove

The Episcopal Site/1730 Clifton

Nicollet Avenue Design Guidelines

Loring Park Bike Paths & Bridge

Nicollet Avenue Transportation Plan.

Task Forces/Workgroups:

Loring Hill Task Force – ongoing – focus is creation of Small Area Plan/Design Guides

Eitel Hospital Task Force – development proceeding & task force is monitoring

1730 Workgroup – on hold due to the development moratorium on Loring Hill

Meter Farm Workgroup – working with city staff and Nicollet businesses to create RFP

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All task forces/workgroups report through the Land Use Committee to the CLPC Board of Directors.

V. Small Area Plan

Jana reported on a meeting held today that set up a time line through April 2006, including fund raising. They will sign a contract for \$20,000 for Phase I and \$20,000 for Phase II (the Board has required a match to access these funds.) This is a reduced scope from the original proposal.

Community outreach will start at the end of November and also mark the start of fund raising. There will be separate focus groups for each of the jurisdictions including condos, business, other organizations, and others. The consultants will meet at the end of January to digest this information. Fund raising events include a dinner and event at the Woman’s Club. The second public meeting will be held at the end of March with final guidelines due out in April about the time that the moratorium is scheduled to end.

Jana forwarded her notes from the meeting for inclusion in the minutes.

Small Area Plan – Community Engagement Time Line

Time Frame	Task
October-Nov. 3 rd	Finalize contract negotiations
	Send work scope to Council member Goodman for review/Scott & John to meet with her
	Send work scope to Jack Byers/City Planning & NRP/Joe Horan for review/Jana will do
	Sign Contract
	Set up payment schedule
	Plan “Kick-Off” Event for Mid-November – Loring Hill Task Force/Ask Pat H. to host
	Advertise “Kick-Off” event in Downtown Journal – Early Nov. – 2 weeks
	Consultant Team needs to be present at “Kick-Off” event
Nov. 3 rd -January	Outreach to Condo Associations on the Hill for mid-Jan. Focus Groups – Sid Guthrie
	Loring Hill Task Force Meetings – 1st Monday in Dec. and Jan./Team expected there
	Plan Fund raising dinner/sell 200 tickets – Scott Mayer
	Plan Fund raising event at The Woman’s Club – Sid Guthrie
	Follow up on potential donors to effort – Scott Mayer & Mike Marn
	Set up and Arrange Focus Groups for Mid-January
	Renter Focus Group – Liz Hutter
	Property Owner Focus Group – Jana & George Puzak
	Institution/Organization Focus Group – Ask Pat H. to organize & Host
	Condo Owner Focus Group – Sid will get 2-3 reps. appointed x each L. Hill Condo Board
	Consultant needs to develop a Focus Group Tool for facilitators to use
	Publicize & Plan 1st Public Meeting with Consultant Team – L. Hill Task Force & Team
	Hold 1st Public Meeting January End
	Plan “Walking Tour” for a Saturday in early Feb., announce @ January Public Meeting
February 2006	Walking Tour
	Research & Design Work of Consultant Team

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	Loring Hill Task Force Meeting – 1st Monday
	Presentation by Consultant Team & TF members to CLPC Land Use Committee
March 2006	CLPC Annual Meeting – Set up Display & ability for community input & Comment
	Public Meeting #2 – Present Draft of Design Guidelines and Information
	HPC presentation
	City Planning Commission Presentation (?)
April 2006	CLPC Hosts Community Meeting – Release of Design Guidelines & HPC Study

Adjourned 7:53 PM