

## Land Use Committee

Monday, February 26<sup>th</sup>, 2007

6:30 pm to 8:30 pm

@ Loring Park Office Bldg.

430 Oak Grove St. Room 207

**In Attendance:** Jana Metge (CLPC Coordinator), Robert Cook (Eddy's Café), Dick Sandberg (Loring Green East), Jan Sandberg (Loring Green East), Terry Thompson (Loring Green East), Mike McLaughlin (Loring Business Association), Dave Hile (410 Groveland), Dennis Acrea (Dunn Brothers), Dan Kirk (Metro State/MCTC), Pat Scott (Hennepin Avenue Methodist Church), Neil Carlson (Summit House), John van Heel (110 West Grant), Dan Hunt (Hunt Associates), Tod Elkins (Urban Works Architecture), Kerry Asp (Hunt Associates)

**I. 6:30-6:45 pm Call to Order—Dick Sandberg, CLPC Land Use Committee-Chair  
Agenda Approval, Introductions, Approve November Minutes, & Announcements**

Dick Sandberg led introductions of the 9 persons in attendance. Eventually there were about 15 persons in attendance.

*Motion by Terry Thompson, seconded by Dennis Acrea, to approve the minutes from the January 22, 2007 Land Use meeting.*

*Motion passed unanimously*

**Announcements:**

- **CLPC Annual Meeting** - Monday, March 12<sup>th</sup> at the Woman's Club of Minneapolis, 410 Oak Grove starting at 5:30 p.m. Come hear Senator Dibble and Representative Kelliher!! Ray Harris will discuss Walking Minneapolis and the Greenway renovation. There will be an Information Fair as in previous years.
- Jana distributed Hennepin County **bike maps**.
- Jana reviewed **ridership for LRT** which is above expectations. Jana also distributed information about the other proposed light rail lines.
- Loring Park **Dog Play Area** update – Jan Sandberg described recent events at the Park and Recreation meeting. Parks is negotiating a ten-year agreement with the dog play area folks. Ray Harris later told Jan that he hopes that construction will start in April.
- **Global One Hotel**—Dick reviewed the meeting last week with representatives of the developer, architect, Elliot Park, Downtown, and Loring Park. The group had several questions for the developer but enthusiastically supported the project.

**II. 6:45-7:10 p.m. MCTC/Minneapolis Community and Technical Collage - Dan Kirk, MCTC/Metro State**

Dan Kirk updated the committee and reviewed the progress of the project. Expansion of the MCTC/Metro State campus into the former Billy Graham buildings is moving ahead. There are no historic district issues on this site. The college has been using the Standard Oil Building for some classes and it is mostly classrooms. The other buildings along Spruce and 13<sup>th</sup> have been vacant and the college is in a planning mode. They contracted with Architectural Alliance to develop a facility for the allied health and science program. While the program is already in operation on campus the renovation will create new labs and consolidate the program. The renovation will involve remodeling the building at the corner of 13<sup>th</sup> and Hennepin. The goal is to create a look that will bookend the buildings in the middle and reflect the look of the Wheelock Whitney Library. The facility in the

middle was used for mailing and printing and it will be remodeled and used for classrooms. The current façade for the middle building will be cut back 30' to allow for green space, including trees.

The materials for the two buildings would include lots of glass and exterior materials similar to the Wheelock Whitney Library. The time line for the development—it will go to bid within next two months and should be completed in fall 2008. Staging will occur within the garage area with little disruption on the streets—they will not take a lane out of service. The construction workers will park in the ramp or municipal garage. The cost of the project is \$16.5 million for construction, and about \$21 million total.

In response to questions, Dan said that current enrollment is about 5,000 FTE with an 8,000 unduplicated head count--about 80% in this location. The University is about 600-800 FTE (1,800 students). The growth for the University will occur in the afternoon and evening classes. Dan estimates that about 10-15% use transit, the highest for colleges in the system. The ramp has been more heavily used recently due to a change in how classes were scheduled. This scheduling may be modified in the future. There was also discussion about coordinating with Walking Minneapolis—the project will make this part of Hennepin much more walkable.

Committee discussion reflected support for the project.

### **III. 7:10-7:30 p.m. 24 Dell Place Workgroup Report – Terry Thompson and Pat Scott**

A workgroup met and walked through the building at 24 Dell Place which is owned by the Hennepin Avenue Methodist Church. The group, including Jana Metge, Terry Thompson, John van Heel, Paul Hinderager, Dick Sandberg, Larry Dunbar (with the Church), and Pat Scott, met following the walk-through and drafted a short report that included:

- HPC (Heritage Preservation Commission) should be contacted to see if there is any study on the house as to its history and historic significance. Also check if there are any variances that will need to be applied for and that Land Use would need to weigh in on. The Church is checking with city staff and will report back.
- There needs to be a plan for the long-term use of the site following any demolition. Also there needs to be landscaping, signage, and generally creating an entryway to the Loring Community there.
- Parking is a major issue for the neighborhood. The guidelines speak to the need for “shared parking” and presently, it is a shared parking facility; HN Ave. Methodist provides parking for 510 Groveland, 430 Oak Grove building tenants, Hamline University. Additionally, several Twin Cities groups use HN Methodist due to the parking availability; Gay Men's Chorus and MN Chorale. Finally, there is a big concern and need for parking with the 1730 Clifton Place site under re-development planning efforts. Losing that parking will be hard on the Institutions on the Hill. The Church lost parking spaces with their landscape plan and entry renovation. Adding parking would replace some of the parking lost.
- If the house is demolished, there needs to be stipulated in the demolition contracts for someone, possibly the Green Institute/Re-Use center.
- There was a concern that tearing this property down could set a precedent for the Hill.

Pat Scott reported that after the walk-through, the trustees met and reiterated their wish to take the house down. The Church has contacted the ReUse Center and Green Institute to take out windows, flooring, and other items from the house for reuse or resale. As to the Historic Preservation Commission (HPC), the contractor has applied for a permit and HPC did not object. Pat said that after the ReUse Center removes items, the contractor will remove everything else, fill the hole, and put 8” of Class 5 crushed stone over the non-landscaped part of the lot. It will not be paved at this time. However, the edge along the ramp and Dell Place will be landscaped. Pat said that the Church is still working with MnDOT to change the alignment of Dell Place to more of a 90-degree angle

which will affect the location of the curb cut. They have plans to connect the irrigation from the rain garden to the area once the curb cut is closed.

The Church must talk to the city to discuss changes to the surface parking lot because there is still a moratorium on the expansion of surface parking lots in the downtown area and this includes the parcel. Pat noted that they used to have 182 parking spaces but currently they have 144 parking spaces (after renovations to the entry) although the city requires 181 for the Church. The Church has arranged to use the Walker Art Center parking ramp for 60-70 cars. The Church feels strongly that the use of the unpaved lot represents replacement, not expansion.

Pat said that there is not a specific role for the neighborhood association. John said the notes from the tour group were supportive of this concept and felt that the house, although not a total loss, was in the wrong place. Also, with the development of 1730 Clifton Place, there will be loss of additional parking in the Hill area.

*Motion by Neil Carlson, seconded by Terry Thompson, that CLPC support Hennepin Avenue Methodist Church in their plans for the parking lot.*

*Motion passed unanimously*

There was additional discussion about working with Summit House and others to approach MnDOT again to fix the intersection and include in the updated NRP plan for Loring Park.

**V. 7:30 p.m. – 8:00 p.m. 1730 Clifton Place-** Dan Hunt (Hunt Associates), Tod Elkins (Urban Works Architecture), Kerry Asp (Hunt Associates)

Tod Elkins briefly reviewed the site plan and project history. The project today will go for LEED certification. The proposal is for one large underground parking area topped by three buildings of six, seven, and four levels all under 84 feet. The roofs will be green for storm water management that will capture much of the rainwater with minimal equipment on the roof. There will be several planting beds on the perimeter of the building. This parcel is zoned OR-3 but will have a lower density than allowed. The parcel is in the shoreland overlay district, which will require a conditional use permit. The design is very contemporary using traditional materials including some Brazilian woods. There will be 48 units total: the three buildings will have 11, 20, and 17 units each in the three buildings, averaging over 2,000 square feet. There will be two parking stalls per unit and 14-16 guest stalls. Trash will be collected in the garages and brought to a pad near the garage entrance. Moving in and deliveries will require parking on the street. The cost point for the units will be about \$450 per square foot. Amenities include the site's location, design, finishes, and considerable outside wall space.

The developer (the term 'developer' covers comments from both the architect and developer) has submitted for preliminary development review but has not submitted a land use application, which is required before the project can go to the Planning Commission. The developer is awaiting support from the neighborhood for the project. The project will need a conditional use permit (CUP) for having more than five units and a CUP for height (because of the shoreland overlay district). Zoning limits the total height to 84.' The developer explained that the city will not allow three separate buildings on a lot of this size. However, the developer contends that the parking that underlays the parcel ties the three buildings together so that they make up one building. If the city chooses to include the garage level in the height calculation, then the tallest building will exceed the 84' even though the height above ground is less than 84'.

In the absence of Becky and Colleen who have led the work of the committee, John van Heel and Dave Hile, who are part of the committee, expressed some concerns about the eight floors as setting a precedent. John asked about getting a variance for the three building rule but it appears there is no way to do this. The developer feels strongly that the design is much better if the buildings are not connected as it gives a more airy feel that is especially beneficial to 510 Groveland. Despite the Loring Hill Guidelines, the lower part is nearer 510 Groveland to preserve more light and air. The Lyon House, where the shorter building should have been located, has bricked up windows and would not benefit from the lower height. Tod said that they will develop elevations for all four sides of each building to give the LUC a better feel for how the project will look.

The developer wants to submit the land use application by March 9 which would put them at the April 23 Planning Commission meeting. Dick asked if there was a recommendation from the 1730 Clifton Place Committee given all of the time spent thus far on this project. Several Land Use Committee members expressed frustration that Colleen and Becky were not present and that this has been dragging on for some time. Jana said that this item was not intended for a formal vote tonight, just an update from the committee. The developer was not originally listed on the agenda. The developer would like to have something to put into the application that indicates a positive feeling from the neighborhood. The developer has been working with the subcommittee for nine meetings to develop consensus. (NOTE: A request to put together a workgroup first came to Land Use in July 2006.) Comments from several Land Use Committee members reflected support for the well-designed building that would be a positive addition to the neighborhood.

This item will be put on the March Land Use agenda in anticipation of formal feedback from the committee at that time. A vote will be taken at the March meeting to move the item to the CLPC Board for its April meeting 11<sup>th</sup> meeting so that a formal recommendation will be available for the April 23 Planning Commission Meeting.

**VI. 8:00 - 8:30 Nicollet Ave./Meter Farm Update - Jana, John, and Robert**

For the second time in two months, the 1501 Nicollet item has been pulled off the Community Development meeting agenda. This means that we do not have access to the staff report. Jana believes that Pride Nine (Clare Housing) will be recommended option and that there is no support for a hotel. The Ivizion hotel/artist loft concept was recommended by the neighborhood. Clare Housing has been meeting with other partners including Out-Front MN & District 202 since the developer, Kandiyohi, has pulled out of the project. There has apparently been no reassessment of the Pride Nine proposal to reflect the absence of the developer. There was discussion about the city and council support that the Global One Hotel folks described at the recent meeting in Elliott Park and how this fit with 1501 Nicollet.

Jana reviewed a recent letter from the Loring LaSalle Property Owners (including a dozen or more properties) sent to CPED staff listing six features that they wanted to see in a development at 1501 Nicollet:

- ownership units priced from \$125,000 - \$250,000 and above;
- street-level retail and sidewalk cafes;
- ample underground and street parking;
- job-creating businesses;
- pedestrian and transit oriented connections;
- energy efficient design and sustainable landscaping; and,
- uses that generate customers for nearby retail businesses.

The letter reiterated that there was no need for subsidized housing or a public subsidy. The property owners supported the hotel proposal from Ivizion.

**Adjourned 8:45 p.m.**