

Citizens for a Loring Park Community

Land Use Committee

Monday, May 23rd, 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--Agenda Approval, Introductions, Approve Minutes & Announcements Bob Copeland, CLPC Land Use Committee Chair

Motion by Jim Bullock, seconded by John van Heel, to approve the agenda.

Motion passed.

The March minutes were inadvertently distributed and approved. The April minutes will be made available for approval for June's meeting.

Bob led introductions of about 20 persons in attendance. There were eventually about 25 persons at the meeting.

Bob asked approval of the agenda. It was approved.

II. 6:45-7:15 pm Lund's Grocery Store/12th & Hennepin--Renee Plumart/DJR Architects and others

John van Heel chaired this part of the meeting.

Renee Plumart quickly reviewed the project and the city approvals that Lunds is requesting. As presented last month, the project consists of a renovation and a one-story addition to the existing three-story structure. The project will accommodate Lunds on the first and second floors and leasable office space on the third floor. The basement will contain storage and cooler space. The renovation will include larger windows, including transom windows, and a green awning. Parking lot improvements include lighting, landscaping, and decorative fencing. The storefronts will have entrances on Harmon and Thirteenth and also to the parking lot. The existing structure will be renovated according to the Heritage Preservation design guidelines for the Harmon Area historic overlay district. There have been some changes to last month's presentation in response to concerns from the Historic Preservation Commission.

The three approvals Lunds is seeking are:

- Conditional use permit to allow for "business to be open 24 hours" although they do not plan to be open for 24 hours initially.
- Conditional use permit for surface parking lot
- Variance request to allow for surface parking lot in excess of 20 stalls

Questions:

- Number of parking stalls—51 stalls.
- What about the building across the alley? This will be addressed by someone else.
- Timeline for construction?—hopefully this summer, there is some work needed for abatement including some asbestos, lead paint, and contaminated soil. They hope to open by March 2006.
- What about the lot behind the Bellvue and landscaping?—the lot is part of the project and there will be a landscape buffer and decorative metal fence. They plan to be open 6 AM to midnight.

- Hours of operation and the nearby condos?—they have talked to the two condos nearby and had no objections.
- What about the drive-through window idea?—that idea was for CVS, not Lunds.
- Traffic issues?—they plan to propose making the alley one way, partly in response to traffic issues.
- Additional questions about the 1208 Harmon (Holden Building)—this will be part of the project, with retail. They are in discussion for the Nash Building that has two major lessees. There was some concern that this proposal was not what was originally proposed. There was some discussion that the Holden Building might be part of the Lunds store with wine and spirits and a pharmacy. The Nash store would be third-party independent retail with storefronts on Harmon. They will be coming back with additional detail.
- Historic issues with Holden and Nash?—Holden is not historic but Lunds wants to do some restoration to upgrade the appearance on Harmon. Bob commented that he thought that both buildings are contributing structures to the historic district.
- Twenty-four hour operation--there are some concerns about traffic and noise at night and also with other requests pending. Kowalski's has 24-hour operation. Others felt strongly that 24-hour operation would be advantageous to the neighborhood and was not similar to the operation of a smaller convenience store.

Motion by Jan Sandberg, seconded by Mary Turner, to support Lunds request for a conditional use permit to allow for "business to be open 24 hours" as a full-service grocery store. The committee requests that Lunds returns to the committee with their plans when they decide to implement 24-hour operation.

Motion passed, one no.

Motion by Neil Carlson, seconded by Robert Cook, to support Lunds request for (1) a conditional use permit for surface parking lot and (2) a variance request to allow for surface parking lot in excess of 20 stalls.

Motion passed

III. 7:15-8:00 pm. Eitel Hospital Site Presentation—Jack Boarman/BKV Architects, and Katie Hatt and Robert Cook/Co-chairs and work group report and development project presentation. Katie and Jack could not attend.

Jack Boarman was to bring in the details for some of the design elements so that the committee can be ready to make a recommendation at an upcoming meeting.

Robert Cook reported on the presentation of the traffic study (not yet finalized). They have some data on several of the intersections and determined that the traffic likely introduced by the development will have a minor effect and not change the rating of those intersections. There were concerns about the four-story parking structure—the developer has introduced a line of townhouses along the street that will step up to the ramp and the ramp would have various details to make it more attractive. There was some concern about the relationship of the new building to the Eitel Hospital and they will work on this. Also concerns about parking for the neighborhood and Jack will look into this. There were some questions about economic viability of parts of the project. The task force did not see the precise development of the high-rise but it seems to be coming along.

- Question about number of units—about 400 total. He questions that this will not have an appreciable impact on traffic. Comment that this is a net effect, that there is an impact of the current tenants on traffic.
- Comment that it would be helpful to have minutes from these meetings.
- James Geimer (Village Green, working on the apartments) is working with Jack Boarman and said that he will have plans and other materials available to those interested tomorrow. These were the materials presented at the last Task Force meeting. This item will go to CLPC in June for information, back to the committee in late June for a committee recommendation, and then to CLPC for a July decision. These documents will also be posted on the Web site. Neil asked that all of the task force and other meetings be posted on the Web site.
- James said that Village Green is developing 160-200 or so residential apartment units in the historic and new 4-5 story building, with some duplex units on the top floor. They are interested in also developing some retail such as a coffee shop or restaurant or retailers that would include outdoor space. All parking will be below grade. They will also develop units in the older building, which should be dramatic given the high ceilings in the building. He also discussed other issues like loading space. The design details and materials will complement the Eitel Hospital.
- Questions about the height (about the same as the current building) and air handling equipment (moved to the roof).
- Building address—it will probably have its own address and there will be two separate buildings for the old hospital and the new structure.
- Height of the building across from the school is a concern—while James is not the condo developer, the proposed design is to use a smaller footprint with town homes on the street that will help mask the taller building.
- Concern that the town homes will be too close to the street, landscaping?—Jim does not think that the plan is for any sort of a front yard. Robert Cook mentioned that there is a setback.

IV. 8:00--8:30 pm. Reports

- **Small Area Task Force** – Mike Marn--Scott Mayer was unable to attend.
 - Review of **public hearing** regarding the moratorium held May 5th, 2005 – Mike
The Zoning and Planning Committee upheld the moratorium unanimously with support from Pat Scott and others including Lisa Goodman and other council members.
 - **Timeline and overview** of Small Area planning process – Scott
The RFP is out and was mailed to 20 or so consultants. Discussion at the last meeting they revised the timeline. A small group will review proposals June 22-29th. They will narrow the list to four or five on the 29th and interview the week of July 5th. The fund raising group is moving forward under Scott Mayer's leadership.

- **NRP Commercial Corridor Funding** - Jana Metge

There has been an establishment for public funding of commercial corridors for housing initiatives by NRP. Defer this item to the next meeting.

- **1730 Clifton** - John van Heel

John has not heard from Mr. Hunt so he suspects they are not moving forward. Bob heard that Mr. Hunt will be involved with the new project at 10th and Nicollet.

- **401 Oak Grove** - Jana

The possible proposed project with parking and office is likely deferred because of the moratorium.

- **15th Street Dunn Brothers** – Jana

Request for waiver to the Loring Hill moratorium was approved by Zoning and Planning. The owner failed to get a building permit for the handicapped ramp. The penalty for such a failure is likely to be a doubling of the permit fee.

Adjourned 8:05 pm.