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Citizens for a Loring Park Community

Land Use Committee

Monday, July 25th, 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

Bob led introductions of about 30 persons in attendance. There were eventually about 35 persons at the meeting.

Motion by Richard Anderson, Seconded by Neil Carlson, to approve the agenda, with addition of Public Works to the agenda for a ten minute discussion of the bike path.

Motion passed.

Motion by Richard J, seconded by Paula Vessely, to approve the minutes from June 27th, 2005.

Motion passed.

Announcements:

- Mailing cards are being returned despite being the correct size.
- Loring Park Art Festival is looking for volunteers--a sign-up sheet was distributed.
- There will be a workshop on sharing local histories.
- Skyway News will become the Downtown Journal.
- National Night Out – a large grocer is donating ice cream and water.

II. Bike Path – Don Fleming, City of Minneapolis Public Works

Don presented a drawing of the current and coming system for bicycles in this quadrant. The bike bridge will be open later this summer—he was unsure if the project is on budget but may have taken more time than originally anticipated. They hope to restripe 15th Street this year and are considering connecting to North Minneapolis via the Van White Boulevard. Richard raised the issue of the entrance into Loring Park—CLPC is working with the Friends of Loring Park. There is concern about planning now to prevent pedestrian/bike sharing issues as bike traffic into the park increases. There are plans in CARAG neighborhood to put unique pavement markings on Bryant to get bikes off of Lyndale Avenue. Richard Anderson was nominated as one of the representatives to participate in a multi-year action plan for the city of Minneapolis.

III. 6:45-7:00 pm The Groveland—Link Wilson/Miller Hansen Architects

The project is well underway and concrete is complete. There is a sign on the corner that has been in place for several months. The owner noticed that the sign is about twice as large as allowed by the ordinance and is requesting a variance. He did not realize that he needed a permit for the sign. There were many signs scattered around the site and some marketing signs in the neighborhood and all of the other signs have been taken down. The variance request addresses three signs but two of them will not be pursued. A question about how long the sign can be up—Link thinks it is for a year but has been up for a while. But the sign will be down no later than January, possibly by September.

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Motion by Richard Anderson, seconded by Joshua Callington, to allow The Groveland to erect a sign of about 256 square feet, of dimensions 16 feet x 16 feet, erected 4 feet off the ground for a total of 20 feet off the ground until December 31, 2005.

Motion passed, one no

IV. 7:00-8:00 Eitel Hospital Development - Jack Boarman, Katie Hatt, & Robert Cook

Katie presented the recent history of the process including the involvement of a broad range of residents and the final discussions leading to task force support of the proposal.

Jack Boarman (BKV Architects) presented the proposal and thanked the task force for its involvement, which he felt led to a better project. A brief overview of the 2.5-acre development is: 39-story tower (32 residential floors) on the Spruce-LaSalle block that will sit on top of 5-6 levels of above ground parking. Two-and-one-half story town homes, brick with stone trim, will surround and screen the 14th St. side of the parking ramp. On the Eitel Hospital block, the old Eitel Hospital will be renovated and a new addition added. A second building will be developed on the Willow and Grant Street side. There will be a public walkway to Spruce Street between the two buildings. Each will also have raised courtyards visible from the street. With the tower component, there is retail proposed for LaSalle Ave., as well as a coffee shop in the Eitel block at the corner of Willow and Grant. There are 30 guest parking spots proposed for the tower. Added features are green roofs on both buildings and an enhanced landscape plan. There was discussion about traffic generation that determined that traffic would not be substantially increased. Loading accesses are off LaSalle and Grant. Jack then reviewed the roof terrace and first floor plan, in particular the street setbacks and impact. He also described the elevations for all sides. The developers are meeting with several groups about affordable housing to see if some of the housing can be made affordable.

The developers are submitting for a planned development that is more design-specific than other types of approval. If there are changes that are considered significant, the team would be required to resubmit to justify those changes.

Task Force members commented that it was an arduous process but that the product is the result of listening, give-and-take, and the final product is worthwhile. The group knew that the area was zoned for a tower, and the final product is a graceful solution. The quality of the street level will contribute to the neighborhood including the coffee shop that should help with street traffic on a difficult neighborhood corner. The city needs to be encouraged to make sure that the project as envisioned is what is built.

There were questions about parking for park users or other members of the community—Public Works did not like the shared parking concept. There was a comment that the Park Board may be adding some parking spaces.

The following motions were made and passed.

Conditional Use Permit – Planned Residential Development

Motion by Richard Anderson, seconded by Richard Sandberg, that Citizens for a Loring Park Community (CLPC) supports the application as presented to the Land Use Committee on July 25, 2005 by 1375 Willow Street Associates, LLC for a Conditional Use Permit (CUP) for a Planned Residential Development of 2.51 acres at 1367 Willow Street and 1368 LaSalle Avenue in the Loring Park Neighborhood.

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Motion passed with one abstention (John van Heel)

Conditional Use Permit – Neighborhood Serving Retail Sales & Services

Motion by Richard Anderson, seconded by Michael McLaughlin, that Citizens for a Loring Park Community (CLPC) supports the application as presented to the Land Use Committee on July 25, 2005 by 1375 Willow Street Associates, LLC for a Conditional Use Permit (CUP) for neighborhood serving retail sales and services use as defined in the city of Minneapolis Zoning Code, Chapter 547.30, Section F. This support is based on review of plans that show one (1) retail/commercial space of approximately 1600 SF at the intersection of Grant Street and Willow Street, one (1) retail/commercial space of approximately 1500 SF on the east side of Spruce Place north of 14th Street, and one (1) retail commercial space of approximately 3,300 SF at the corner of LaSalle Avenue and 14th Street.

Motion passed with one abstention (John van Heel)

Variance Applications

Motion by Neil Carlson, seconded by Jack Wallinga, that Citizens for a Loring Park Community (CLPC) supports the application as presented to the Land Use Committee on July 25, 2005 by 1375 Willow Street Associates, LLC for approval of the following variances:

- 1) To Increase the allowed Floor-Area-Ratio (FAR) for the project from 4.9 to 6.0*
- 2) To Increase the allowed Gross Square Footage (GSF) of retail space along LaSalle Avenue from 2,400 SF to approximately 3,300 SF.*
- 3) To Reduce the Front Yard Setback along Spruce Place from 15' to 2.7'*
- 4) To Reduce the Front Yard Setback along LaSalle Avenue from 15' to 0'*
- 5) To Reduce the Condominium Side Yard Setback from 81' to 0'*
- 6) To Reduce the Condominium Corner Side Yard Setback from 15' to 5'*
- 7) To Reduce the Apartment Front Yard Setback on Willow Street from 15' to 10'*
- 8) To Reduce the Apartment Front Yard Setback on Spruce Place from 15' to 5'-3"*
- 9) To Reduce the Apartment Corner Yard Setback along Grant Street from 15' to 5'*
- 10) To Reduce the Apartment Corner Side Yard Setback on Spruce Pl. from 15' to 0'*

Motion passed with one abstention (John van Heel)

Site Plan

Motion by Jack Wallinga, seconded by Michael McLaughlin, that Citizens for a Loring Park Community (CLPC) supports the project Site Plan as presented to the Land Use Committee on July 25, 2005 (dated 7/25/05) for the Loring Park Condominiums/Eitel Building City Apartments Planned Residential Development (PRD) as presented to the Task Force and Land Use Committee.

Motion passed with one abstention (John van Heel)

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

- **Small Area Task Force – Mike Marn**
 - **Report on selected Consultant Team**

The Task Force selected the proposal from Landscape Research LLC and SEH Inc.--they have a history of collaboration on several area projects including attention to preservation. The task force

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and consultants have yet to discuss tweaking some of the funding issues to ensure that both planning and preservation are considered. The “design guidelines with teeth” are anticipated by April 2006.

▪ **Citizen Participation-City Wide Effort – Katie Hatt**

With the transition from Minneapolis Community Development Association (MCDA) to Community Planning and Economic Development (CPED) there was a significant change in the citizen participation guidelines. Previously there were several pages of detailed text describing how citizens would be involved. This is now a sentence that the city will inform neighborhoods of city planning. Several neighborhoods (about 30-40) are working together to reintroduce those guidelines. It is unclear how much CPED is required to interact with neighborhoods. In January 2003 the Legislature gave Minneapolis permission to make the transition. The ordinance was rewritten in August 2003. The ordinance went through at the same time that NRP funding was threatened and neighborhood leaders were distracted. Both the old and new language is on the Web. There were questions about bad experiences between neighborhood organizations and the City Council—several years ago there was an effort to include business associations and it was shot down. CPED was an effort to streamline operations—does the city see neighborhood participation as an impediment?

Motion by Neil Carlson, seconded by Richard Sandberg, that the language from original Chapter 22 of the MCDA 422.170 be added back to the ordinance for CPED.

Motion passed.

Adjourned 8:20 pm.