

# **DRAFT**

Citizens for a Loring Park Community

## **Land Use Committee**

Monday, September 26th, 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 Richard Anderson, seconded John van Heel, to approve the agenda.*

*Motion passed.*

Bob led introductions of about 10 persons in attendance. There were eventually about 12 persons at the meeting.

*Motion by Richard Anderson, seconded by John van Heel, to approve the minutes from July 25th, 2005 with a correction to Item 2 to show Don Pflaum in attendance.*

*Motion passed.*

#### **Announcements:**

- Peace Month organizers in the old St. Mark's House are sponsoring a variety of activities in the neighborhood
- Handout describing the history of CLPC
- Handouts from Livability Committee on panhandling

### **II. 6:45-7:15 PM City of Minneapolis Transportation Plan Task Force**

John Van Heel, CLPC President, has been appointed to this Task Force. Other steering committee members include Mike McLaughlin (representing Downtown Council) and Richard Anderson (representing bicycle interests). This is designed to be an action, not just a policy, plan so that there are potentially substantial outcomes. The motivation for the plan is renewed interest in getting buses off of the mall, and increasing pressure on the transit choke points. Mike McLaughlin said that there is a bus route on nearly every street in the downtown with the exception of LaSalle Ave. Half of the plan will focus on downtown, half will focus on the rest of the city. John wants to make sure that the group has a viewpoint of those that both live and work downtown. There will be a public meeting for downtown residents on **October 20<sup>th</sup>** at 6:30 PM at Butler Square. See [www.downtown2015.com](http://www.downtown2015.com) for more information on the downtown and other meetings. John has also met with North Loop and Elliot Park, and will meet with DMNA and Stevens Square in the next few months.

The group is looking at two different models for bringing commuter service into the city—Denver and Oregon. Background information is on the Web site. Denver brings traffic to stations on the edge of downtown and shuttles bring residents into downtown. Portland brings buses onto a single street that serve multiple lanes of buses, probably Marquette and one other street, that will allow buses to pass one another. The array of institutions on the border of downtown such as the Walker and Mpls Institute of Art that must be served by the transit system. There are also issues with the walkability of the city and pedestrian needs. Mike mentioned that there is also discussion of putting in more two-way streets downtown, such as Hennepin. The Downtown Council thinks that a ten-year action plan is too long but there is a disconnect between the city and the transit system.

Once there is a decision about handling the commuter traffic, there will also be consideration of freight, bicycle, and pedestrian issues. John believes that the needs of downtown residents have not been met.

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Michael McLaughlin displayed a graphic of the existing routes and relationship to high density corridors, and examples of the Denver and Portland models. The goal is to focus the service available at stops, and efforts of transit police. There are substantial impacts on capacity by adding dedicated lanes, tripling capacity with two lanes. Also, the idea of an intra-downtown system is very attractive given the new residential development. A question about the shuttle bus that was proposed to connect to LRT—the response was that it was lost in politics.

### **III. 7:15-7:45 Nicollet Ave. "BRIDGE" Workgroup - Robert Cook**

CLPC and Stevens Square Community Organization have been holding monthly meetings to discuss development on both sides of the freeway along Nicollet Ave. This issue began with the Corridor Housing Initiative that included the “meter farm” and two other sites. Robert presented a schematic showed that there is vacant land in the area. Discussions have included the possibility of "decking" over the freeway and to connect the two neighborhoods. Robert presented drawings of this concept—with a focus on allocation of space, not a building design. Robert's idea would allow passenger transfer from I-94 (both sides) up to the retail area along Nicollet so that transit riders could walk through the retail area to the transit hub. Parking for the “new” area would be behind the street-oriented housing that would be located above the street level retail. There would be condos or other high-density housing (13 stories or so) above the parking, set back from the street. Minneapolis does not have a mixed use zone so developers must adapt existing zoning. Robert distributed a handout on the concept.

There was a question about parking. Robert said that the city uses a shared parking formula for mixed use developments. Another question about the financial cost of decking the freeway and how this fits into the general development costs. The only example of this are the ABC parking ramps over I-394 at 3<sup>rd</sup> Avenue. There may be other resources available through Humphrey Institute. Other persons such as Jim Graham have proposed a much larger area with parks and other facilities. Many years ago, this area used to be one neighborhood.

There was a question about possible safety issues if there is a fire on the road. Such considerations might make it necessary to reroute traffic. Currently the traffic is rerouted to Hennepin to avoid the Lowery Tunnel. There are questions whether this would qualify as a tunnel and require additional ventilation.

Robert received a round of applause from the committee for his efforts.

### **IV. 7:45-8:00 NRP Scope of Service/Loring Park Bike Bridge**

Richard displayed a document developed ten years ago for bike planning. One of the key parts was the Loring Bicycle Bridge that has just opened. Bryant Avenue was designated as the main north-south route. Next spring, the city will rebuild the sidewalk from Groveland to 15<sup>th</sup> Street—the original goal of a separate path could not be realized without additional land. They will also be looking at improvements to the crosswalk into Loring Park. The group will be meeting with the Friends of Loring Park to develop a better entrance into the park. CLPC has been sitting on \$63,950 of Loring Park NRP funds from the Phase I plan. The funds were intended as the local match for leveraging federal funds—the bridge cost several million dollars total. Richard Anderson distributed a Scope of Services statement from Public Works--Public Works would like us to approve the Scope of Service tonight for the use of the NRP funds.

Richard also mentioned the \$25 million in the recent transit bill for bike and pedestrian infrastructure in Minneapolis. He hopes to capture some of these dollars to develop a system of signage for all of the bike routes.

*Motion by Richard Anderson, seconded by Mary Turner, that CLPC approves the scope of services as provided by public works.*

The document was amended to make the following changes:

Section 2:

Line 1: change “15th Avenue to Oak Grove Street--”Oak Grove Street to Groveland”

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Line 3: change Oak Grove and Groveland to “Oak Grove and Hennepin” and “Lyndale and Groveland”

Line 4: change 15th Avenue to Oak Grove Street--”Oak Grove Street along Lyndale/Hennepin Avenue”

*Motion passed as amended.*

### **V. 8:00-8:10 The Franklin Ave. Log Cabin - Jana**

The CLPC office was contacted to see if we knew of anyone who may have an interest to acquire and move the Log Cabin Flower building. A development is being proposed for that area and the Log Cabin will be demolished unless there is an alternative. Discussion included moving it to the triangle in front of the Walker or if it would be a good fit for the Log Cabin Republicans.

### **VI. 8:10--8:30 pm. Reports**

#### **▪ Eitel Hospital Development Update - Katie Hatt**

There is no report. There was discussion about the need for an EAW and that it should go to the Planning Commission in November. The developers have asked the city why the need for the EAW was not raised earlier.

#### **▪ Berger Fountain Collaborative - Robert Cook**

Robert mentioned an upcoming meeting at the Hyatt (September 29<sup>th</sup>, 2<sup>nd</sup> Floor, at 5 PM for the fountain, at 4 PM for the Greenway meeting) to discuss the Greenway, including discussion of a common palette of materials for the fountain and the Greenway. There will be a separate meeting for the Grand Vision that will include Peavey Plaza.

- **430 Oak Grove** Jeff Jellinek is looking at installing a sports center for the 1<sup>st</sup> floor of this building. He and his business partner have a franchise from Anytime Fitness (St. Paul) to develop a small, neighborhood fitness center, requiring about 3,500 square feet. They will be setting up several locations. There was a question about parking requirements—Jeff anticipates needing about 15 parking spots at peak times (5:30-6:30 PM). He would need to check with the city on any requirements. There were questions about competition—his price point would be lower perhaps about \$38 vs. \$100+ for the Regency Health Club at the Hyatt. Other competition includes the Y and facilities in individual condo buildings. The goal is 500 or so members. Jeff was directed to Hilary Watson in the Minneapolis Planning Department.

#### **▪ "Meter Farm" Re-Development Effort - John Van Heel**

A meeting was organized by CLPC that included businesses, property owners, and city staff this month. A meeting with local businesses showed interest in developing the “meter farm” site but there is concern about maintaining the availability of parking (currently 49 spaces). John believes that public works will find the site suitable for development but it will probably take another six months or so. This depends on the city figuring out where else to put the parking. Jana has been meeting with business owners and developing support for the project. The RFP will be developed with the assistance of city staff.

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

Katie was not present. Jana reported that there is a citywide group working on language to ensure that citizen input into the planning process continues. There will be a meeting to address the issue on Friday, September 30. Call Jana for details.

**Adjourned 8:25 PM**