



## 2.8 Report on Urban Character & Building Stock Loring Park Neighborhood Master Plan

### Discovery Report on Urban Character & Building Stock

Updated June 2011

This report summarizes the major findings and planning issues regarding the private development of the Loring Park Neighborhood, addressing each in this order:

#### 2.8.1 Analysis: Loring’s Urban-to-Rural Transect.

- Loring Park Future Land Use Plan (as Adopted)
- Descriptions of the Future Land Use Categories of Loring (as adopted in 2009)
- Lessons from the North Loop Small Area Plan
- Loring Park’s Built Current Intensity (Transect) Analysis
- *Map: Existing Building Heights*

#### 2.8.2 & 2.8.3 Summary of Neighborhood Historic District(s) Status & List of Historic Preservation Opportunities.

##### “Historic Preservation in The Loring Park Neighborhood”

- Thematic/Developmental Framework for Historic Preservation
- Results of previous investigations
- *Map: Era of Construction*
- The Legal Infrastructure for Historic Preservation
- National Register of Historic Places
- Local Designation

- Individual Landmarks
- Historic Districts
- Conservation Districts
- Design/Character Districts
- Individual Listings—National Register
- Individual Landmarks—Locally Designated
- National Register Districts
- Locally Designated Districts
- Opportunities
- Issues

#### 2.8.3 Summary List of Opportunity (Potential Redevelopment) Sites. This section includes:

- List of Opportunity Sites
- Map of Opportunity Sites
- Map of Property Ownership
- List of Property Owners

#### 2.8.4 Opportunity Site Base Maps.

- 2.8.4.1 Opportunity Site Base Map #1
- 2.8.4.2 Opportunity Site Base Map #2
- 2.8.4.3 Opportunity Site Base Map #3

#### 2.8.5 Summary List of Building Reuse Opportunities. Identify and locate buildings that the neighborhood would like to see reused.

Sustainability, Public Realm, Creative Assets & Economic Vitality are discussed in other Discovery documents.



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### 2.8.1 Analysis: Loring’s Urban-to-Rural Transect

#### Transects Found in Minneapolis

The transect (see diagrams) is a natural characteristic of many natural habitats, and also found in human environments globally from small settlements to large cities. Indeed, most of the urban fabric and pattern of Minneapolis, including Loring, were built at a time when walking was the predominant form of daily travel. This urban fabric exhibits gradients of urbanism (transects) throughout most of the city.

Transects in Minneapolis show gradients of intensity from more ‘urban’ intensity and character near mixed use centers and streetcar nodes, to less ‘urban’ residential areas interspersed within a generous pattern of parks, waterbodies and open spaces. Uptown, Linden Hills & Dinkytown are examples of ‘streetcar suburbs’ – with mixed use cores giving way to apartments giving way to neighborhood single family homes and parkways around lakes, all within walking distance of the neighborhood core. There are dozens of neighborhood nodes throughout South Minneapolis that also exhibit a transect; you may find a three story mixed use building right next to a slightly taller apartment building, then duplex or quads and single family homes, all within the same block.

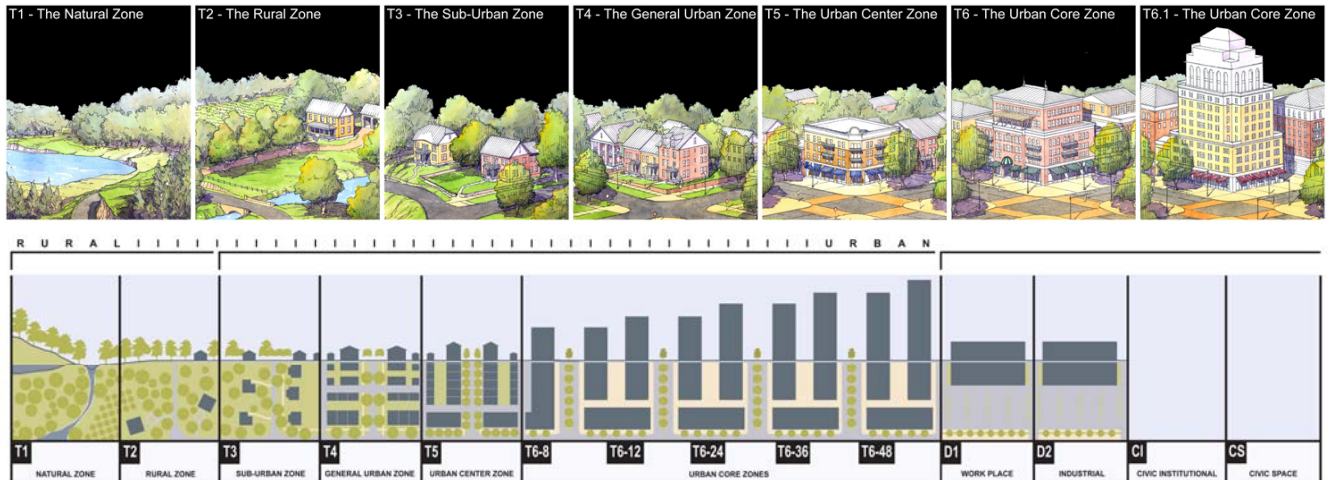
The dominance of the automobile in the latter part of the twentieth century has created gaps in many of the transects throughout the city.

#### Loring’s Complex Urban Pattern

The Loring District is well located at the intersection of four street systems; the downtown grid, the south Minneapolis grid, the organic network characteristic of the Loring Hill/Kenwood mansion neighborhoods, all giving way to Loring Park.

Although mixed use buildings are found throughout the district, Loring has two more commercially intense corridors (Nicollet Avenue & Hennepin Avenue/Harmon Place) that serve as commercial corridors, with varying intensities of housing throughout the rest of the district; from varying concentrations of towers, to four-to-six story walk-ups, to mansions on the hill. The current height and land uses of the district are mapped in other areas in this chapter. There are only a handful of freestanding single family dwellings found in the district.

*The diagrams and illustrations on this page are from Fayetteville ((Dover Kohl) Form based code (top), and the newly approved Miami 21 – a city wide form based zoning code that is based on the transect as the organizing principle. (bottom).*





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#### Design Guidelines & Municipal Regulation

Nationwide, zoning and development guidelines are being created that reflect the growing aspiration to preserve and encourage more diverse, walkable multi-modal urban pattern – where permitted land uses are more flexibly prescribed and the adherence to a desired, contextual built form becomes the organizing principal of regulation. Zoning in many cities, despite reform, has often not been found to adequately regulate for such contextual, walkable urbanism. In those cities that wish to reform instead of replace their zoning, overlays and additional guidelines have become necessary to respond to the desire to more intricately regulate built form.

The Minneapolis Plan calls for for the support of a walkable and diverse urban pattern throughout

the city. The zoning code, though still at its core organized by land use, has begun the process of reform and is becoming more form based, as several of the new zoning districts are based on the recognized need (and comprehensive plan directive) to align zoning with small area plans that often include directives that support a sophisticated, walkable, multi-modal (pre-WWII / traditional) urban pattern.

The Loring Hill Guidelines and the Harmon Place Historic District Design Guidelines are both examples of overlay guidelines. The Harmon Design Guidelines have been municipally adopted. The Loring Hill Design Guidelines, although originally intended to serve as a small area plan amendment to the comp plan, have not yet been adopted as a municipal overlay, so they are not considered regulatory at this time.

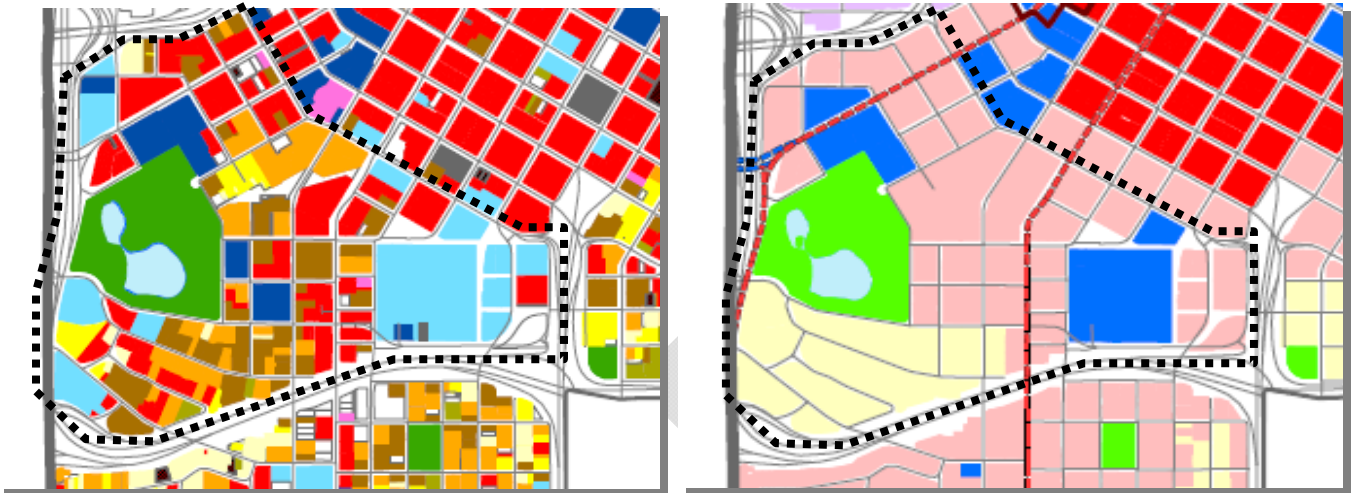


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### Loring Park Neighborhood Master Plan

#### Loring Park Future Land Use Plan - As adopted 2009 in Minneapolis Plan.

The Master Plan Process will need to issue a revision to the Future Land Use Plan as adopted in 2009, using the Met Council standards for Future Land Use.



Existing Land Use (as updated in 2009)

Future Land Use (as adopted in 2009)\*

- Low-Density Housing (up to 20 DU/acre)
- Medium-Density Housing (20-50 DU/acre)
- High-Density Housing (50-120 DU/acre)
- Very High-Density Housing (>120 DU/acre)
- Congregate Living
- Commercial
- Mixed Use
- Public/Institutional
- Cultural/Entertainment
- Transportation/Communication/Utilities
- Industrial
- Parks/Open Space
- Vacant
- Centerline
- Water

- Transit Station
- Growth Center
- Major Retail Center
- Activity Center
- Neighborhood Commercial Node
- Industrial Employment District
- Commercial Corridor
- Community Corridor
- Urban Neighborhood
- Mixed Use
- Commercial
- Public and Institutional
- Transitional Industrial
- Industrial
- Parks and Open Space
- Water

(\* conforms to Met Council standards)

Descriptions of the Future Land Use  
Categories of Loring (as adopted in 2009)



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There are five future land use categories that currently cover Loring Park within the city comprehensive plan approved in 2009:

#### Open Space & Parks (OP)

*Loring Park (Does not include Loring Greenway)*

Applies to land or water areas generally free from development. Primarily used for park and recreation purposes, natural resource conservation, or historic or scenic purposes. This designation does not capture privately-owned and operated open spaces and plazas, such as Crystal Court in the IDS Center.

#### Public and Institutional (PI)

*MCTC Campus, Convention Center, St Thomas Campus (Emerson School is in Mixed Use)*

“Accommodates public and semi-public uses, including museums, hospitals, civic uses, stadiums, airport related uses, and college and university campuses. Note that some smaller uses (including schools, libraries, and emergency services) may be incorporated into Urban Neighborhood, where they are generally allowed.”

#### Urban Neighborhood (UN)

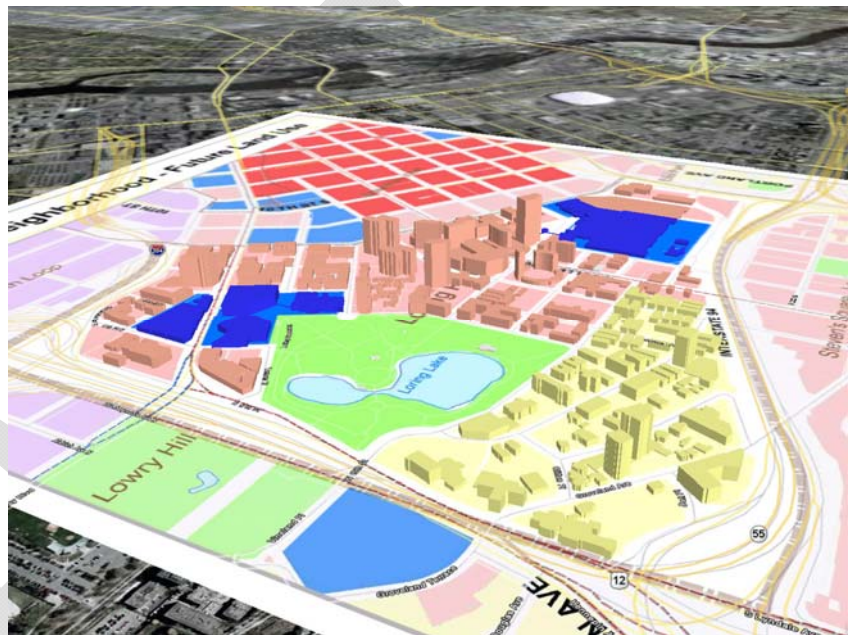
*Loring Hill to 15<sup>th</sup> & across LaSalle.*

“Predominantly residential area with a range of densities, with highest densities generally to be concentrated around identified nodes and corridors. May include undesignated nodes and some other small-scale uses, including neighborhood-serving commercial and institutional and semi-public uses (for example, schools, community centers, religious institutions, public safety facilities, etc.) scattered throughout. More intensive non-residential uses may be located in neighborhoods closer to Downtown and around Growth Centers. Not generally intended to accommodate significant new growth, other than replacement of existing buildings with those of similar density.”

#### Mixed Use (MU)

*Everything else: Nicollet District to Loring Park (north of 15<sup>th</sup>), Loring Greenway, Harmon, Hennepin, land to the east of Convention Center*

“Allows for mixed use development, including mixed use with residential. Mixed use may include either a mix of retail, office or residential uses within a building or within a district. There is no requirement that every building be mixed use.”



#### Commercial Corridors

*Nicollet Avenue, Hennepin Avenue*

“Traditional Commercial Corridors in the city serve as boundaries connecting a number of neighborhoods and serve as focal points for activity. Development and revitalization of these corridors helps to strengthen surrounding urban neighborhoods.

Commercial Corridors can accommodate intensive commercial uses and high levels of traffic. The corridors support all types of commercial uses, with some light industrial and high density residential uses as well.



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While the character of these streets is mainly commercial, residential areas are nearby and impacts from commercial uses must be mitigated as appropriate. Additionally, the City encourages new medium- to high-density residential development along Commercial Corridors, particularly as part of mixed use development. These corridors frequently carry large traffic volumes and must balance significant vehicular through-traffic capacity with automobile and pedestrian access to commercial property.

**Policy 1.10: Support development along Commercial Corridors that enhances the street’s character, fosters pedestrian movement, expands the range of goods and services available, and improves the ability to accommodate automobile traffic.**

1.10.1 Support a mix of uses – such as retail sales, office, institutional, high-density residential and clean low impact light industrial – where compatible with the existing and desired character.

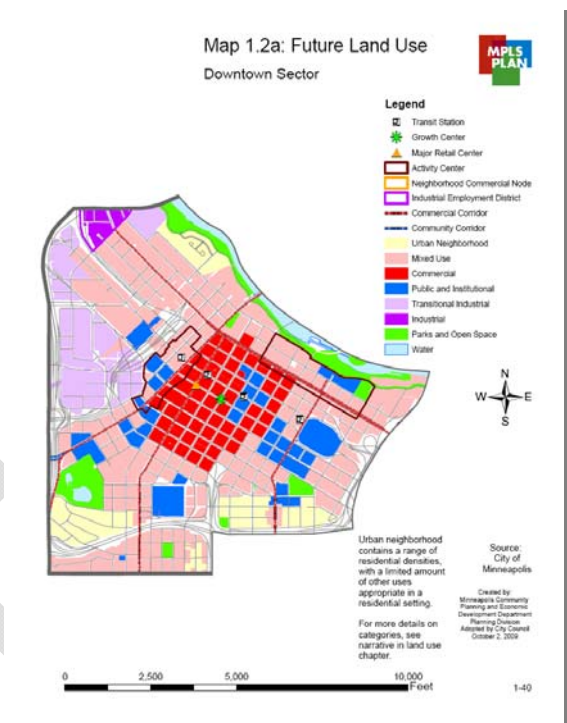
1.10.2 Encourage commercial development, including active uses on the ground floor, where Commercial Corridors intersect with other designated corridors.

1.10.3 Discourage uses that diminish the transit and pedestrian character of Commercial Corridors, such as some automobile services and drive-through facilities, where Commercial Corridors intersect other designated corridors.

1.10.4 Encourage a height of at least two stories for new buildings along Commercial Corridors, in keeping with neighborhood character.

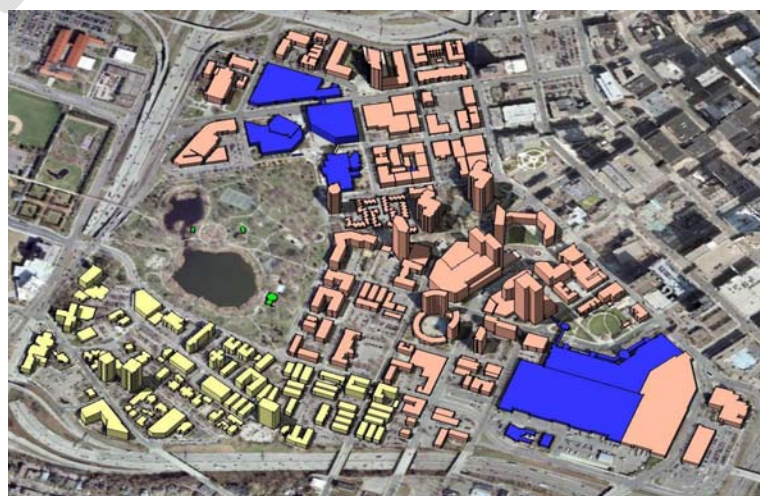
1.10.5 Encourage the development of high-density housing on Commercial Corridors.

1.10.6 Encourage the development of medium-density housing on properties adjacent to properties on Commercial Corridors.



#### Criteria for designating Commercial Corridors

- Historically have been prominent destinations in the City
- High traffic volumes
- Mix of uses, with commercial uses dominating
- Residential uses tend to be medium- to high-density”





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### Lessons from the North Loop Small Area Plan

The North Loop Small Area Plan, approved in 2010, contains a framework helpful as possible precedent for formatting Loring’s future Land Use Plan:

#### Land Use (page 64)

*Future Land Use by Parcel*

*Designated Land Use Features*

*Land Use Districts (x10)*

*Functional Improvements*

*Managing Growth*

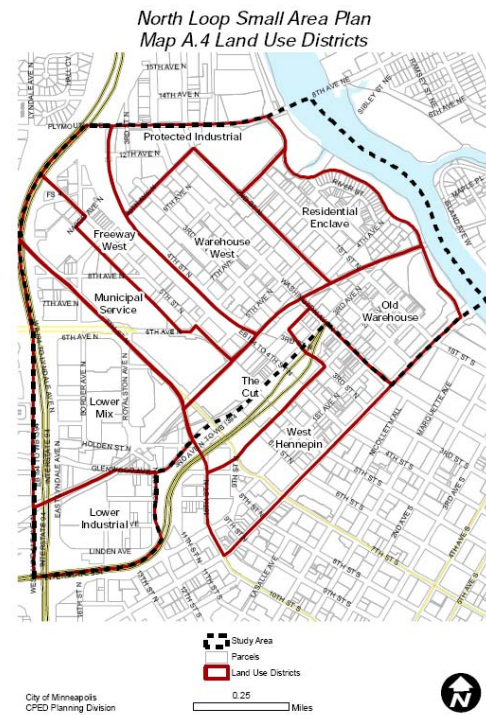
*Visionary Change*

#### Development Guidelines (page 73)

*Development Intensity Districts -A,B,C*

*Functional Improvements*

*Managing Growth*



North Loop Small Area Plan - Adopted April 16, 2010 - Page 65  
City of Minneapolis Community Planning and Economic Development



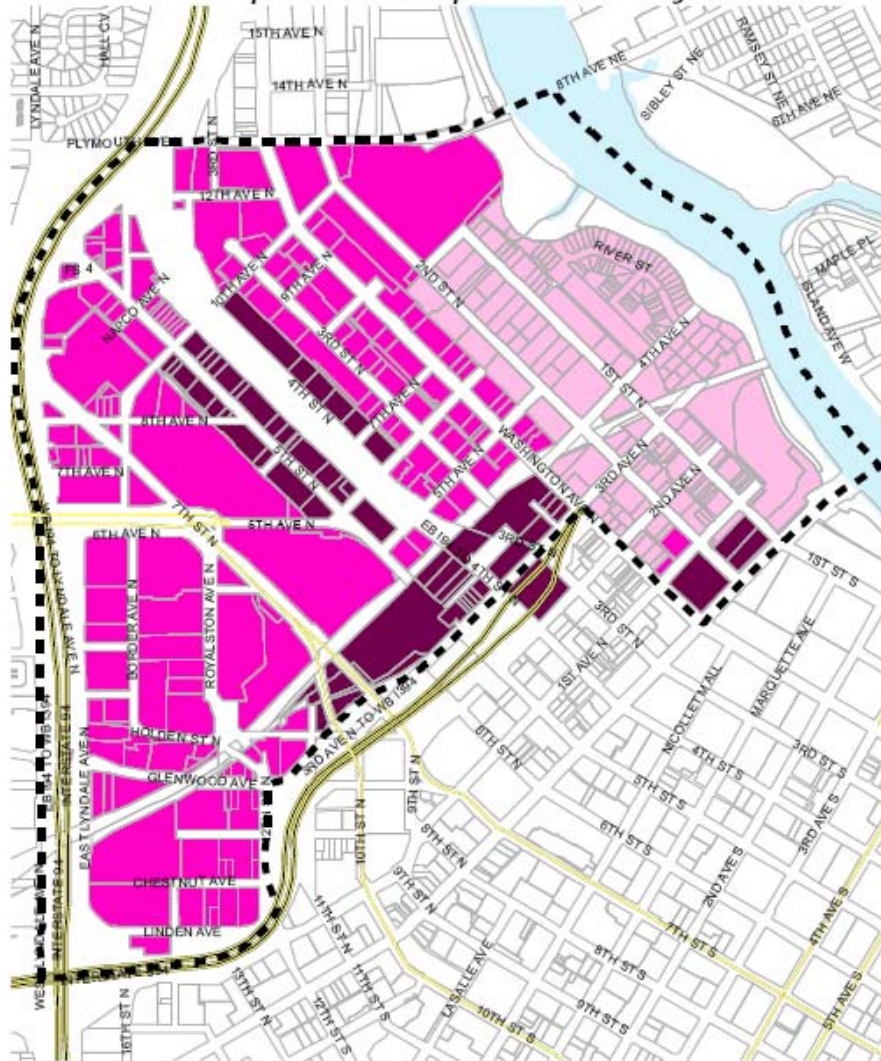
North Loop Small Area Plan - Adopted April 16, 2010 - Page 61  
City of Minneapolis Community Planning and Economic Development



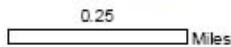
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*North Loop Small Area Plan  
Map A.3 Development Intensity*



City of Minneapolis  
CPED Planning Division



North Loop Small Area Plan - Adopted April 16, 2010 - Page 83  
City of Minneapolis Community Planning and Economic Development








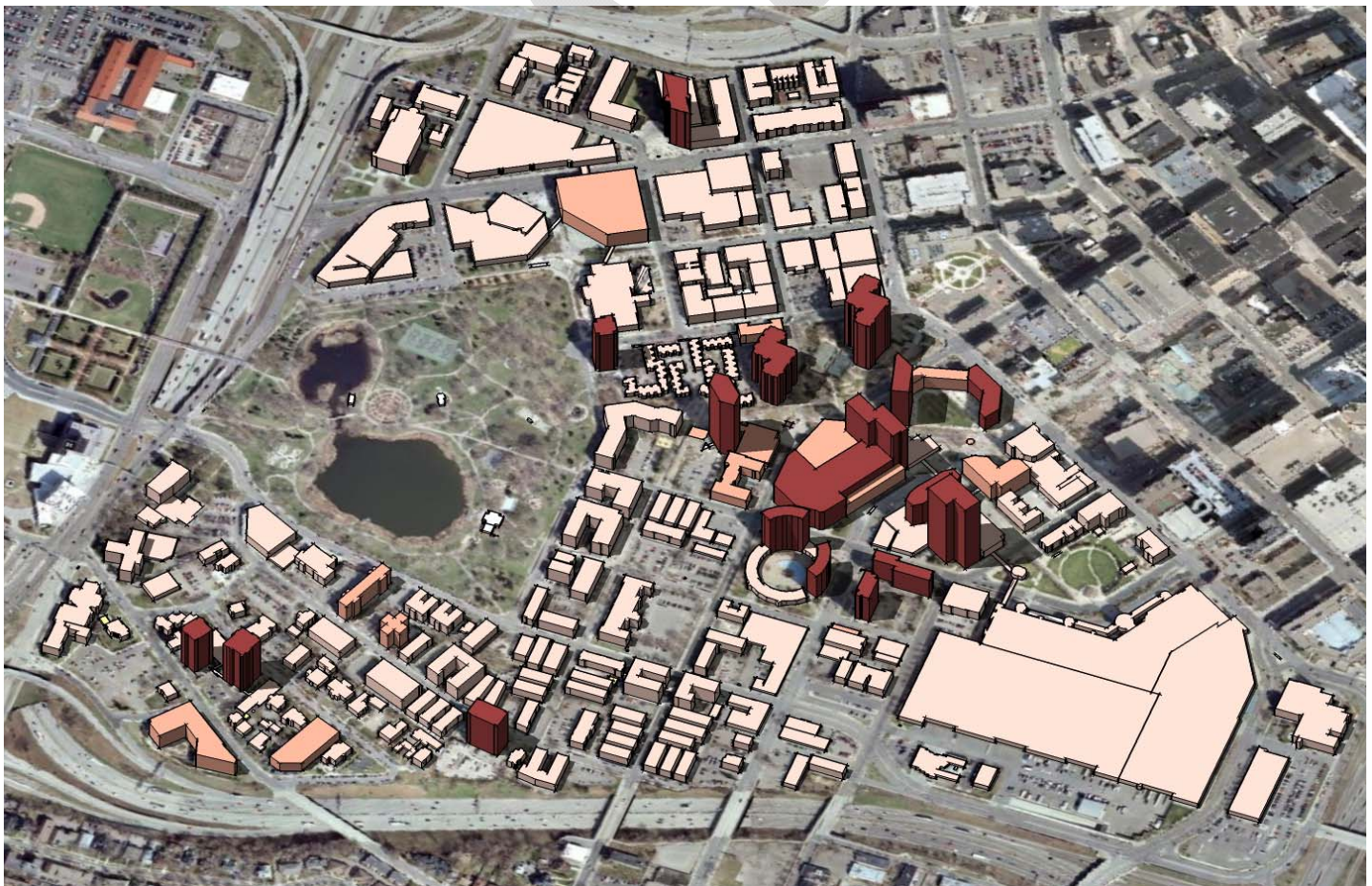
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**Loring Park Built Current Intensity (Transect) Analysis**  
 applying North Loop Development Intensity District Categories:

Development Intensity District	Description
District A 	Appropriate building types include residential, commercial, or industrial buildings of two to six stories. In commercial areas, buildings may include commercial businesses on the ground floor.
District B 	Appropriate building types include housing, commercial, and industrial structures of two to ten stories. This type is generally consistent with the bulk and height of historic warehouse structures in the neighborhood.
District C 	Appropriate building types include a mix of uses with commercial businesses on the ground floor. They are greater than ten stories and geared toward a nearby transit station.

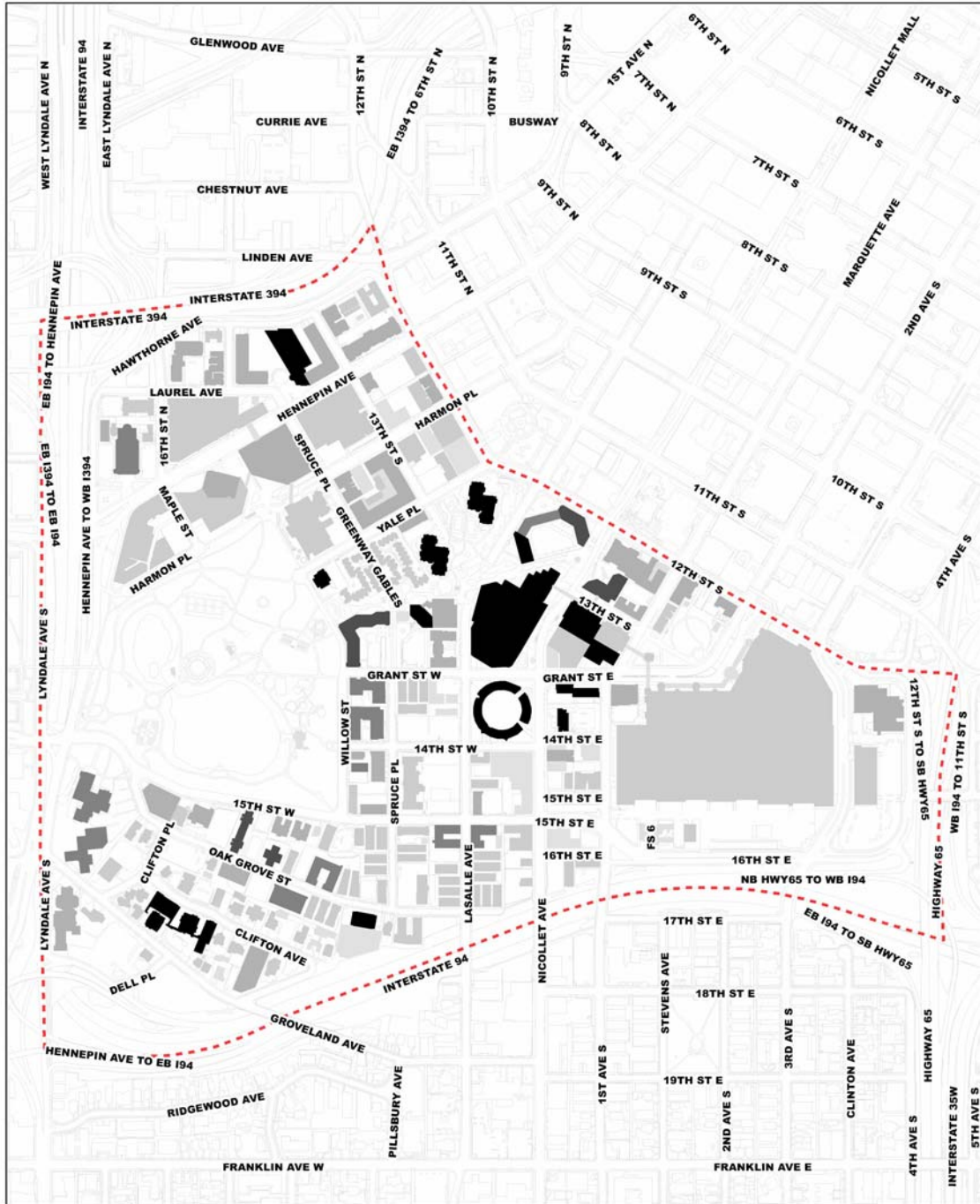
\* The Development Intensity Districts and Building Types are reflective of the character of a Downtown neighborhood.





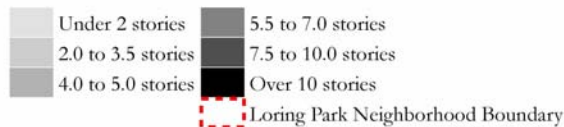
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Date: City of Minneapolis Map Produced: 10.26.2010

### Existing Building Heights



0 200 400 800 Feet

PETER MUSTY LLC





## 2.8 Report on Urban Character & Building Stock Loring Park Neighborhood Master Plan

### 2.8.2 Summary of Neighborhood Historic District(s) Status.

### 2.8.3 Summary List of Historic Preservation Opportunities.

## Historic Preservation in The Loring Park Neighborhood

By John Lauber

Residents of the Loring Neighborhood have a deep appreciation of their history and a longstanding commitment to historic preservation. Preservation of historic resources was identified as one of the four major components of the current master planning effort.

### Thematic/Developmental Framework for Historic Preservation

The history of the Loring Neighborhood's built environment is unusually deep, representing many layers of development and redevelopment. The focal point for much of the neighborhood's early development was the area that is now included in Loring Park.

In its natural state, the spring-fed lake at the center of the present-day Loring Park was little more than a pond surrounded by an expanse of boggy land. For many years, the marsh was a popular hunting and fishing place for Native Americans. When European Americans began to arrive in the area during the mid-1850s, the pond became known as "Johnson's Lake" after the family that farmed its verges.

In the early years of Minneapolis, Johnson's Lake was considered to be a remote rural area. As the city expanded outward from Bridge Square, the pond, with its "pure water . . . fine growth of deciduous trees . . . and emerald turf," quickly made it an obvious location for the city's central park. [David Smith, Loring Park Manuscript, 67.] But by the time it was formally incorporated into the city's nascent park system in 1883, Johnson's Lake was connected to the core of the city by a network of streets and horse-drawn streetcars.

As the center of the city's commerce moved steadily southward from St. Anthony Falls, the captains of local industries followed suit, building their mansions on the shores of the newly renamed and by now heavily-managed landscape of Loring Park. Churches and other institutions that served this wealthy population eventually erected their own monumental buildings nearby. When the automobile first arrived in Minneapolis after the turn of the Twentieth Century, dealers established their showrooms along Harmon Place, in part for the convenience of their wealthy patrons.

A few years later, the area between the maturing downtown and the mansion district was populated by well-appointed hotels and apartments that drew a well-to-do middle class clientele who could enjoy a suburban lifestyle near the city center. This stable middle-class life was interrupted after World War II by construction of a freeway that effectively cut the Loring Neighborhood off from points to the south and west, and created a cohesive walled district that was forced to squarely address the most urban part of Minneapolis.

In the last third of the Twentieth Century, demographic changes, urban renewal, and redevelopment created both problems and opportunities, and helped to make Loring a vital, engaged, activist neighborhood.

These are some of the forces that have shaped the Loring neighborhood over the past 150 years, and tangible remnants of all of those forces remain in place. The challenge now is to develop a master plan that acknowledges and respects Loring's past while enabling the neighborhood to creatively and constructively add another layer to its long and vibrant history.

### Results of previous investigations

The Loring Neighborhood is richly endowed with formally designated historic properties:

University of Minnesota architectural historian Donald Torbert featured many of the neighborhood's significant homes and churches in his seminal 1951 study of Minneapolis architecture. The city wrote a preservation ordinance and established a Heritage Preservation Commission in 1972, and a team of students and



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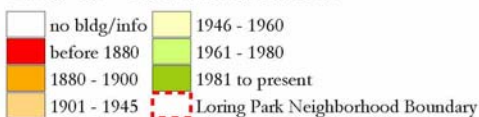
faculty members from the University of Minnesota began the first comprehensive architectural survey of the city in 1980. Many Loring Park Neighborhood landmarks were identified in that early study, and a number of them were subsequently nominated to the National Register of Historic Places or locally designated.

Loring's historic preservation activities and roster of historic resources were a major focus of

Metropolitan State University history professor and former legislator Steve Trimble's 1990 history of the neighborhood. Local historian Carole Zellie completed a study of automobile-related properties along Harmon Place in 2001; and Meade and Hunt revisited the neighborhood in 2008 to update the 1980 survey. These investigations resulted in a number of National Register nominations, local designations and



#### Era of Construction



Data: City of Minneapolis, Hennepin County Map Produced by M.Lau, 11.30.010



0 200 400 800 Feet

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added scores of listings to the city and state's inventories of properties that exhibit some degree of historic potential.

In addition to resources that have been formally recognized as historic, Loring also retains a large number of properties that contribute to the overall appeal of the area. Although these resources have not been formally recognized, they can help to define and inform planning efforts that will preserve the significant and highly valued character of the neighborhood.

### The Legal Infrastructure for Historic Preservation

Formally designating a property as "historic" is not an arbitrary process. Designated properties must meet stringent and well-established guidelines. A "property" may be a building, structure, object, site, or district. It may be deemed to be eligible for listing on the National Register of Historic Places, or it may be locally designated.

### National Register of Historic Places

Properties that are significant to local, state, or national history may be eligible for listing in the National Register of Historic Places. A significant property must also:

- Be at least fifty years old.
- Meet one of five established criteria:
- Be associated with a historically significant event or pattern of events
- Be associated with a historically significant person
- Embody features of an architectural style, exemplify achievement in engineering or represent the work of an important architect, engineer, or artisan.
- Have the ability to yield information about a significant event or period (usually reserved for archaeological sites).

- Retain integrity of location, design, setting, materials, workmanship, feeling and association.

National Register properties are protected from adverse effects caused by federally funded or sponsored activities. Rehabilitation work involving the federal government must be completed in accordance with the Secretary of the Interior's Standards for Rehabilitation.

In Minneapolis, all National Register properties are also locally designated.

### Local Designation

Properties that are deemed significant to the history of Minneapolis, but that may not meet the more rigorous requirements for listing on the National Register may be locally designated. The criteria for local designation are essentially a slightly expanded version of those used to evaluate National Register properties. Properties may be locally designated if they:

- Are associated with significant events, periods, or broad patterns of cultural, political, economic or social history.
- Are associated with the lives of significant persons or groups.
- Contain or are associated with distinctive elements of city or neighborhood identity.
- Embody distinctive characteristics of an architectural or engineering style, type, or method of construction.
- Exemplify a landscape design or development pattern distinguished by innovation, rarity, uniqueness, or quality of design or detail.
- Exemplify the work of master builders, engineers, designers, artists, craftsmen or architects.
- May yield or be likely to yield information important in prehistory or history.

Under the city's historic preservation ordinance, rehabilitation work on locally designated properties is subject to review by the Minneapolis



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Heritage Preservation Commission. For individual properties, the work must be completed in accordance with the Secretary of the Interior's Standards for Rehabilitation. Work on properties located within designated historic districts is governed by design guidelines developed specifically to preserve significant, and character defining features of the district.

#### Individual Landmarks

An individual landmark is a property that individually meets the criteria outlined above for National Register or local designation.

#### Historic Districts

Historic districts are defined as concentrations of older or architecturally distinguished properties retaining good overall physical integrity, and either exhibiting architectural similarities or sharing associations with historically significant events. In a formally designated district, character defining features, which can be architectural details or other physical attributes of individual properties, as well as landscape and streetscape features, may be preserved through incentives such as federal tax credits for National Register commercial districts, or for local districts, by ordinance.

#### Conservation Districts

Conservation districts are created to foster stewardship for groups of properties that lack the integrity needed for formal designation, but that still reflect the overall historic character of an area or neighborhood. Conservation districts may impose regulations only for demolitions or construction of new infill. If alterations and rehabilitation work are made subject to design review, more lenient standards than those used in formal historic district may apply. Conservation districts can be most effective in areas experiencing significant development pressure or where inappropriate alterations and unsympathetic infill threaten to obliterate neighborhood character altogether.

The City of Minneapolis does not currently have a conservation district ordinance.

#### Design/Character Districts

A design district is a collection of properties exhibiting common elements that are considered to enhance the overall character of the neighborhood, but that lack the historical associations or critical mass required to be considered a historic or conservation district.

In 2006, Citizens for a Loring Park Community prepared the Loring Hill Design Guidelines, a document that identified important, character-defining features of the area, and made recommendations for policies and procedural activities that would help to preserve the character of this district.



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### Individual Listings—National Register

**Architects and Engineers Building**  
1200 2nd Avenue South

**Basilica of St. Mary**  
Hennepin Avenue at 16th Street

**Elbert Carpenter House**  
314 Clifton Avenue

**Eugene Carpenter House**  
300 Clifton Avenue

**Eitel Hospital**  
1367 Willow Street

**Alden H. Smith House**  
1403 Harmon Place

**Swinford Townhouses**  
1213-21, 1225 Hawthorne Avenue

**Wesley Methodist Episcopal Church**  
101 East Grant Street

**Westminster Presbyterian Church**  
8312th Street South

#### Potential:

One monumental religious property in the Loring neighborhood has been inventoried, but has not been locally designated or determined Eligible for the National Register, perhaps because of owner objection. Designed by the prominent Minneapolis architectural partnership of Hewitt and Brown and built in stages beginning in 1908, this property, like the Basilica, Hennepin Avenue United Methodist, Wesley Methodist, and Westminster Presbyterian is significant for its architecture and as an important neighborhood institution.

**Cathedral Church of St. Mark**  
511-541 Oak Grove Street

### Individual Landmarks—Locally Designated

**Charles C. Bovey House**  
400 Clifton Avenue

**Loring Theater**  
1407 Nicollet Avenue

**Rowhouses**  
115-119 West 15th Street

**Womans Club of Minneapolis**  
410 Oak Grove Street

#### Potential:

Several additional properties in the Loring neighborhood were recommended for local designation in the 2008 Historic Resources Survey. They include:

**Groveland Place**  
510 Groveland Avenue

**House**  
1507 Spruce Place

**The Loring Greenway**

**Maryland Hotel**  
1346 La Salle Avenue





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#### National Register Districts

##### Loring Park

Although the park is not individually eligible, it has been determined to be a contributing resource within the Grand Rounds National Register Historic District. The nomination for this linear historic district is still in process.

#### Locally Designated Districts

##### Harmon Place Historic District

This district includes 42 properties (26 contributing; 16 non-contributing) reflecting the character and architecture of the city's earliest automobile district. Rehabilitation work in this area is governed by the Harmon Place Historic District Design Guidelines.

##### Potential:

**Loring Hill** - located on the terraced area between Loring Park and the I-94 corridor contains many individual properties that are locally designed or listed on the National Register of Historic Places. Although it is not clear if this area has the coherence or historical significance to be formally designated as a historic district, the area retains features that have been recognized as embodying the neighborhood's human scale and enhancing its livability. The Hill can be subdivided into two distinct areas:

**Loring Park Apartment District**—consisting of luxury apartments and apartment hotels built for middle-class urbanites in the early decades of the twentieth century.

**Loring Park Architectural District**—consisting largely of monumental, architect designed homes that housed many of Minneapolis's most prominent citizens in the years immediately before and after 1900.

The CLPC's Loring Hill Task Force created design guidelines for these areas in 2005-2006 in an effort to preserve the Hill's distinctive characteristics, but these guidelines are not included in the city's zoning ordinance, meaning that compliance is essentially voluntary.

#### Opportunities

1. Utilizing lost space. The central portions of many blocks are vacant, and could be used as opportunity sites for new development.
2. The Harmon Place Historic District was locally designated in 2001 for both its historic associations with the city's early automobile industry and for its architectural character. However, the district contains a high number of non-contributing buildings as well as many gaps in its streetscape. These characteristics make the district seem somewhat incoherent, and it is not immediately recognizable as a historic district.
3. Harmon Place itself no longer serves as a thoroughfare. However, it links two important educational institutions that could generate foot traffic. The streetscape is currently underutilized and contains a large number of vacant properties. Collaborative efforts to find viable reuses for buildings along this corridor and carefully planned infill construction could help to satisfy needs of growing institutional neighbors while creating a vital, pedestrian friendly link between the two campuses.
4. The Nicollet Avenue corridor retains a few interesting historic buildings, but lacks the critical mass to become a formally designated historic district. The proposed location of a new streetcar line along this alignment is likely to spawn a flurry of new development.
5. The Citizens for a Loring Park Community sketched out redevelopment guidelines for this corridor in 2004.
6. The neighborhood to the south of the park was developed on a series of distinct terraces bounded by large retaining walls. There are many gaps in the streetscape between the park and the top of Loring Hill that could be used to establish new connections to the park, using the historic terraces as a model for creating a series of stepped passageways.
7. Emerson School occupies an entire city block east of Loring Park. Although it has received a





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temporary reprieve from a proposed closure, its future remains uncertain. The building's scale and design are consistent with the overall character of the neighborhood. School buildings such as Emerson are typically good candidates for adaptive reuse as housing. The Emerson site also provides nearly half a block that could be redeveloped. However, the neighborhood wishes to preserve the Emerson site as a public land use.

8. The continued use and maintenance of Loring Park's historic properties is essential to the preservation of the character of the neighborhood. The CLPC's Historic Resources Action Team has identified a number of vacant or underutilized historic properties that are candidates for adaptive reuse. These include:

- 131 Oak Grove \*
- 337 Oak Grove \*
- 419 Oak Grove \*
- 425 Oak Grove \*
- 300 Clifton Avenue \*
- Wesley United Methodist Church
- Wells Mansion

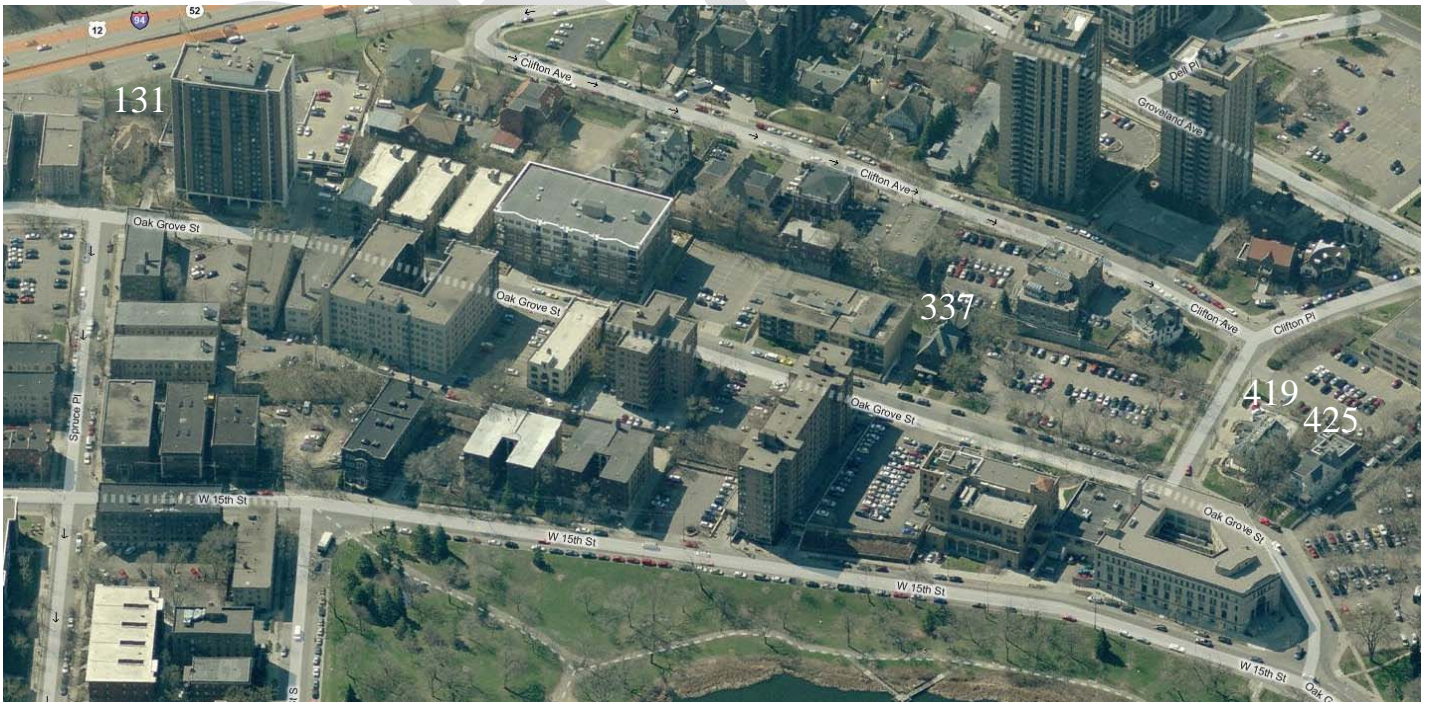
(\* These properties are under review by HPC

staff for possible historic designation.)

9. Other buildings of interest:

The Automotive Store Building (Lund's) at  
1218-28 Harmon Place

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#### Issues

1. An important element of the neighborhood's character is its human scale. Most buildings generally have small floor plates and in many cases rise only four or five stories above grade - in many cases even fewer. The area's proximity to downtown makes it subject to pressure for high-density development/redevelopment (highest/best use vs. the soft economic value of preservation), that could work against preservation of human scale buildings.
2. The Loring Neighborhood is home to a number of large institutions which own large building complexes and tracts of land. In the past, the growth of these institutions has altered the character of the neighborhood (for example, the interruption of Harmon Place precipitated by construction of the MCTC campus). Institutions may have long term redevelopment needs which could be in conflict with the goals of the larger neighborhood.
3. There are a number of vacant or underutilized buildings along Harmon Place and on Loring Hill. These vacancies are of concern to the neighborhood.
4. Harmon. The size, monumentality, and specialized design of some of these properties may make reuse expensive and difficult.
5. The edges of the neighborhood (especially along the I-94 corridor and at the Nicollet Avenue crossing) are threadbare and in need of revitalization.
6. There is currently no legal structure available for certain mechanisms (such as designated historic districts, conservation districts, character districts) that could help to foster preservation efforts in the Loring Neighborhood.



## 2.8 Report on Urban Character & Building Stock

### Loring Park Neighborhood Master Plan

#### Opportunity Sites

Loring is filled with a rich variety of building types of rich and varied styles, yet there are clearly also great opportunities for new growth and development. Much of the change in Loring in the next 20 years will likely come in the form of individual projects, one building at a time.

The neighborhood planning process in 2010-2011 yielded discussion on nearly every parcel in the neighborhood. Several continually emerged as having potential for redevelopment, in most cases due to the perception that the sites were either underutilized in terms of development, or that the sites were likely good candidates for redevelopment by the private market. These ‘opportunity sites’ were listed and mapped for further study. The intention of listing them was to allow the community to formally communicate long term aspirations for these sites and for certain parts of the neighborhood, but also to test emerging land use policy through direct dialogue with land owners and stakeholders of properties that were listed as opportunity sites. A small number of the nearly two dozen sites identified were selected for further illustration by the consultant team.

The outcome of these planning steps will be the development of specific land use policies and recommended actions for a range of parcels and parcel types that are informed by market realities, technical parameters, but most importantly the needs and values of the stakeholders most affected.

The following are opportunity sites identified by the Loring Park Master Plan Steering Committee. These sites are candidates for further study for reuse or redevelopment as part of the Master Planning Process.

*Opportunity Sites identified for development of written policy (pending permissions):*

#### 4.1 Loring Activity Center

- a. Meter Farm
- b. Great Tapes & Savitt Paint Parcel
- c. Marker’s Liquor Block (Multi-parcel)
- d. Air rights over I-94 between LaSalle & First. (This opportunity might also include parcels South of I-94 in the Stevens Square Neighborhood.)
- e. Lot & Building to NE of Nicollet –I-94 Bridge
- f. Convention Center Frontage Along First Avenue; West Side of Convention Center from Wesley Church surface parking lot to the Minneapolis Fire Department surface parking lot. What can be done with this frontage?
- g. First Avenue Parcels (behind Ping’s)

#### 4.2 VOA Tower Street Frontage

#### 4.3 SuperAmerica/Strip Mall (southwest of Grant & LaSalle)

#### 4.4 Block ‘behind’ Eitel along 14<sup>th</sup> between Spruce & LaSalle Parcel northeast of I-94 & Nicollet

#### 4.5 15<sup>th</sup> & Willow

#### 4.6 Surface Parking Lots

#### 4.7 1730 Clifton

#### 4.8 ‘The Boot’ - Central Lutheran’s sites along 16<sup>th</sup> & I-94



## 2.8 Report on Urban Character & Building Stock

### Loring Park Neighborhood Master Plan

*Opportunity Sites identified for design studies & illustrations (pending permissions):*

#### 4.1 Loring Activity Center

- a. Meter Farm
- b. Great Tapes & Savitt Paint Parcel
- c. Marker's Liquor Block (Multi-parcel)
- d. Air rights over 1-94 between LaSalle & First. (This opportunity might also include parcels South of I-94 in the Stevens Square Neighborhood.)
- e. Lot & Building to NE of Nicollet –I-94 Bridge
- f. Convention Center Frontage Along First Avenue; West Side of Convention Center from Wesley Church surface

parking lot to the Minneapolis Fire Department surface parking lot. What can be done with this frontage?  
g. First Avenue Parcels (behind Ping's)

**4.4 Block 'behind' Eitel** along 14<sup>th</sup> between Spruce & LaSalle Parcel northeast of I-94 & Nicollet

**4.5 15<sup>th</sup> & Willow**

**4.7 1730 Clifton**

DRAFT



## 2.8 Report on Urban Character & Building Stock Loring Park Neighborhood Master Plan



### Loring Park Neighborhood Map of Opportunity Sites

Preliminary Draft  
Updated June 2011



## 2.8 Report on Urban Character & Building Stock

### Loring Park Neighborhood Master Plan



Data: City of Minneapolis, Hennepin County Map Produced: by M.Lau, 11.02.2010

### Loring Park: Property Ownership

- condo/cooperative
- apartment
- public/tax exempt
- Loring Park Neighborhood Boundary



0 200 400 800 Feet

PETER MUSTY LLC





## 2.8 Report on Urban Character & Building Stock

### Loring Park Neighborhood Master Plan

### Property Ownership

Data from 2010

	Total Acres Owned in Loring		
	45	1201 INVESTMENTS LLC	0.94
	46	1229 HARMON PLACE LLC	0.92
	47	GARY V KIRT (now Talebi?)	0.78
	48	GREENDAHL PARK II LLC	0.75
	49	THE MARYLAND	0.73
	50	CIC NO 1245 301 OAK GROVE CONDO	0.71
	51	THE ARCHITECTURAL ALLIANCE	0.71
	52	CIC NO 1206 301 CLIFTON PLACE CONDO	0.69
	53	LORING TOWERS PRESERV L P	0.61
	54	JAMES D & DIANE M WOELM	0.61
	55	THE SALVATION ARMY	0.61
	56	LESLIE N LUNDSTROM ET AL TRS	0.60
	57	SA GROUP PROPERTIES INC	0.59
	58	EL CHAZZAWY GRP LLC	0.56
	59	CONDO NO 0635 WELLINGTON CONDO	0.54
	60	WORLD MISSION PRAY LEAG INC	0.53
	61	LORING PROPERTIES INC	0.53
	62	WESLEY UNITED METH CHUR MPLS	0.50
	63	INTER SAVINGS BANK	0.48
	64	STRADFORD FLATS LTD PTNSHP	0.48
	65	LASALLE-LORING LTD PTNSHP	0.45
	66	GREENSTICK LLC	0.44
	67	LORING MANOR L L P	0.43
	68	S1322 INC	0.43
	69	1522 LASALLE AVE LLC	0.42
	70	WELLSPRING THERAPEUTIC COMM	0.40
	71	ZIMMERMAN REALTY	0.39
	72	HAVERHILL APARTMENTS	0.38
	73	COPENHAGEN-HANSEN FAMILY L P	0.36
	74	WALDON PROPERTIES L L P	0.35
	75	HARMON PROPERTIES LTD	0.35
	76	MPLS REAL ESTATE INC	0.34
	77	DEAN R ANDRESEN	0.34
	78	THE WORLD MISSION PRAYER LGE	0.33
	79	THE CLIFTON LLC	0.33
	80	R L ROLLINS & D E KRAUSE	0.33
	81	EDWARD J ERNST	0.32
	82	SPECTRUM PROP PARTNERS I	0.32
	83	CONDO NO 0193 INN TOWNE CONDOMINIUM	0.30
	84	ALAIN BINA-KASHANI	0.30
	85	MARQUETTE ASSOC REAL EST DIV	0.29
	86	LUCRETIA LLC	0.29
	87	VAUGHN E FESENMAIER	0.27
	88	HAWTHORNE AVENUE LLC	0.27
	89	SPEEDWAY SUPERAMERICA LLC	0.27
	90	BERKELEY HOLDINGS INC	0.26
	91	J G CRANE ET AL TRUSTEES	0.26
	92	CLIFTON COURT LLP	0.25
1	CITY OF MINNEAPOLIS	35.11	
2	MPLS PARK BOARD	26.54	
3	STATE OF MINNESOTA	13.66	
4	CENTRAL LUTHERAN CHURCH	5.44	
5	CONDO NO 0451 LORING GREEN EAST	4.36	
6	BASILICA OF ST MARY	4.36	
7	HENN AV UNITED METHODIST CH	3.43	
8	CATHEDRAL CH OF ST MARK	3.40	
9	GREENWAY GABLES	2.91	
10	LORING PARK ASSOC LTD	2.84	
11	BD OF EDUCATION	2.53	
12	CONDO NO 0128 THE TOWER 1200 MALL	2.44	
13	MN AFFORDABLE HSG TRUST INC	2.42	
15	CONDO NO 0222 SUMMIT HOUSE A CONDO	1.96	
16	LUND REAL EST HOLDINGS LLC	1.94	
17	ONE TEN GRANT LTD PTNSHP	1.81	
18	510 GROVELAND ASSOC (CO-OP)	1.81	
19	GFW PROPERTIES LLC	1.79	
20	LORING PARK APARTMENTS LLC	1.77	
21	430 OAK GROVE LLC	1.70	
22	14TH ST VENTURES LLC	1.69	
23	GORMAN PARK PROPERTIES LLLP	1.68	
24	WOMANS CLUB OF MPLS	1.61	
25	CONDO NO 0194 LORING WAY CONDO	1.57	
26	EITEL BUILDING CITY APTS LLC	1.53	
27	CIC NO 1382 THE GROVELAND	1.47	
28	1500 NICOLLET LLC	1.36	
29	WESTMINSTER PRESBYTERIAN CH	1.33	
30	CAPP INDUSTRIES INCORPORATED	1.32	
31	OAK GROVE TOWERS LLS	1.30	
32	OAK GROVE APT HOTEL LLP	1.24	
33	WARNER PROPERTIES LLC	1.15	
34	JEREMIAH PROGRAM	1.13	
35	LORING CORNERS INC	1.10	
36	MINNEAPOLIS VENTURE LLC	1.09	
37	PARK TERRACE APARTMENTS LLC	1.07	
38	PHS 1221 NICOLLET LLC	1.05	
39	LAUREL PROPERTIES INC	1.02	
40	PARK TOWER AT LORING LLC	1.02	
41	1417 LASALLE AVE PARTNERSHIP	1.02	
42	TRSTES OF DIOCESE MN INCORP	1.01	
43	LORING 100 PARTNERSHIP	0.98	
44	MARQUETTE PLACE APTS LLC	0.97	



## 2.8 Report on Urban Character & Building Stock Loring Park Neighborhood Master Plan

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93	GFW PROPERTIES INC	0.25	114	LESLIE J BOCK	0.16
94	SPRUCE PLACE APTS L L P	0.25	115	JOE'S BUILDING LLC	0.16
95	YALE PLACE APARTMENTS L L P	0.25	116	MERRILL BUSCH	0.16
96	ADVANCE REALTY INC	0.25	117	M & M J PERCANSKY	0.16
97	D J KUEHLMAN/D R KUEHLMAN	0.24	118	YOUTH HOUSING LTD PTNSHP	0.15
98	RENE STERNAU	0.24	119	CTHLC CHRITIES-ST PAUL/MPLS	0.15
99	CONDO NO 0354 KENOSHA CONDO	0.24	120	3236536 MANITOBA LTD	0.14
100	BELL HOUSE PROPERTIES INC	0.24	121	CONDO NO 0134 THE BELLEVUE CONDO	0.14
101	GARFIELD-VILLA CO PTNSHP LLP	0.23	122	MARVIN GARDENS LTD PTNRSHIP	0.13
102	PETERSON PEARSON MILLA INC	0.23	123	LINDSAY-LORING LLC	0.13
103	KATHRYN L NELSON TRUSTEE	0.22	124	CIC NO 1850 1401 WILLOW CONDO	0.12
104	ARROWWOOD DEVELOPMENT CORP	0.22	125	T G & C A MCCARTHY	0.09
105	CIC NO 0897 PARK MANSION CONDO	0.22	126	DENNIS R KNITTIG	0.09
106	SOLEIL PROPERTIES LLC	0.21	127	JANET D LINKERT ET AL	0.09
107	GLH INC	0.20	128	JOHN M STEELE	0.08
108	KATHERINE B WARNER TRUST	0.20	129	CIC NO 1830 BIG SKY LOFTS	0.07
109	WM & D RAHN	0.20	130	ROBERT DANIELS/LORI DANIELS	0.07
110	ASSOCIATED BANK N A	0.19	131	JASON A MCLEAN	0.02
111	C DAVID GEORGE	0.19	132	CENTRAL COMMNTY HSG TRST/MPL	0.02
112	WEST GRANT ASSOCIATES	0.18			
113	KENSINGTON APARTMENTS LLP	0.18			