



**EVENT RECORD**  
Loring Park Neighborhood Master Plan

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May 14, 2011

**Saturday Morning Workshop IV**  
**Community Design & Policy Review**

**Event Preview** (published ahead of the event by web & email)

**Event Summary & Results**

9:40

Station #1 Public Realm & Circulation Plan

Station #2 Sustainability Policy (LEED-ND)

Station #3 Identity

11:00

Station #1 Harmon Place Streetscape Concepts

Station #2 Loring Hill Height & Parking

Station #3 Land Use Plan & Opportunity Sites

**Figures included:**

**Major Goals & Concept Plan (draft)**

**Loring Park Neighborhood Land Use Plan**

As Approved in 2009

Proposed

**List of Opportunity Sites & Map of Opportunity Sites**

**Selection of Robert Cook's Drawings**



## EVENT RECORD

### Loring Park Neighborhood Master Plan

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## Event Summary

*by Peter Musty, updated May 26, 2011*

A productive community design session was conducted Saturday, May 14, at Wesley Center. Over twenty Loring Park residents and stakeholders participated. The goal was to engage the neighborhood in the review and critique of emerging design and policy proposed for the master plan.

#### **Format: Three Tables x Two Rounds = Six Topical Stations**

Participants were split into three teams, visiting each of the three stations for twenty minutes each.

9:40 am

Station #1 **Public Realm & Circulation Plan**

Bill Weber

Station #2 **Sustainability Policy (LEED-ND)**

Lauren Huynh

Station #3 **Expressing Neighborhood Identity**

Tom Borrup

11:00 am

Station #1 **Harmon Place Streetscape Concepts**

Bill Weber

Station #2 **Loring Hill Height & Parking**

Jana Metge & Beth Elliott

Station #3 **Land Use Plan & Opportunity Sites**

Peter Musty (w/Michael Lau, John Lauber)



#### **Robert Cook's Drawings** *(pictured)*

An important part of the morning activities was an exhibit made possible by CLPC allowing community members to review recent urban design drawings by Robert Cook (Master Plan Steering Committee Chair), who passed away earlier in 2011. The drawings included visions for Loring Park Neighborhood and the Nicollet Avenue Corridor.



## EVENT RECORD

### Loring Park Neighborhood Master Plan

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9:40 - Station # 1

## Public Realm & Circulation Plan

*Facilitation and summary notes by Bill Weber.*

Three rounds of participant discussions were held with consulting team member Bill Weber.

- Surface parking lots should be kept small, especially on Loring Hill. Edges should be landscaped well. Small, private residential surface parking lots should be retained, of course. The proposed small parking lot for the Lunds Grocery store will be acceptable.
- The plan should include the idea of stairs between LaSalle Avenue and the Loring Greenway.
- The plan should include support for a better pedestrian crossing of Spruce Street for MCTC users.
- The pedestrian environment along the Groveland Bridge should be improved.
- Consider building a roundabout at the intersection of 15<sup>th</sup> and Oak Grove.
- The neighborhood needs a wide range of transit options
- Structured parking:
  - Which locations, if any, would be appropriate for above-ground structured parking in the neighborhood?
  - Above-grade structured parking should be a last resort. It must be designed sensitively and will be acceptable only in certain locations. The height of such structures must be limited. There are some examples of nicely designed above-ground structured parking. Under-ground parking is preferable. Participants felt strongly about this.



## EVENT RECORD

### Loring Park Neighborhood Master Plan

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9:40 - Station # 2

## Sustainability Policy

*Facilitation and summary notes by Lauren Huynh.*

### Group #1

- Recycling should be a priority. There should be recycling centers at co-ops, parking lots and buildings in community. Should be well lit and in gathering spaces.
- Develop neighborhood led recycling program
- Community Gardens should be a focus
- Provide recycling stations near community gardens
- Build on farmer's market –find potential locations within neighborhood
- Energy efficiency important in new and existing building
- More green developments and green roofs. Emphasis LEED requirements.
- Preserve existing unobstructed views
- Develop network of organizations with focus on neighborhood for greening between churches, multi-family developments, commercial owners, etc.

### Group #2

- Community gardens should be a focus as they are an improvement to the neighborhood
- More vertical greening with green walls for existing blank wall conditions and look into maintenance programs
- Look into composting programs
- Emphasis on green roof top gardens such as Hyatt and Nicollet Tower
- Work with programs that allow for green jobs integration for students/ people in transition – example with Majora Carter Group in NY
- Look at greening near freeways
- Focus on waste removal with recycling and composting programs. Work with existing organizations in neighborhood and perhaps simplify it to one vendor serving the one neighborhood.

### Group #3

- It was noted that a bullet should be added to include action of zero waste at all events in Loring Park.
- Recycling/waste should be looked as a policy and integrated in private and public areas
- Costs of sustainability could be a burden to local residents because of mandatory code upgrade requirements. No money to spend on sustainability measures.
- Stormwater management should be a priority – Green space, rain gardens, right of ways, etc.
- Look into organic composting – MCTC programs
- Building residents not happy that building owners don't offer recycling in the buildings
- Would like to see a reduction of surface parking lots – more enclosed parking with all new developments



## EVENT RECORD

### Loring Park Neighborhood Master Plan

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9:40 - Station # 3

## Identity

*Facilitation and summary notes by Tom Borrup.*

Participants reviewed findings around the current identity. This included:

- Minnesota's gathering place
- Minneapolis' GLBT neighborhood
- Minneapolis' cultural center
- Minnesota's best urban living experience

Without declaring a choice of what identity participants would wish to focus on, they were asked to project what the successful assertion of Loring Neighborhood's identity would result in:

- Identity retained
- Balance between residential and institutional, living and visiting
- More residents, more visitors and more green, more sense of safety
- Local support of local services
- Clear distinction of Loring Neighborhood from downtown
- Talked about nationally in city planning ("In Loring, they did x, y, z")
- Successful institutions
- Stronger connections, more partnerships, among residents, organizations and businesses
- More buildings (built or adapted) that express values of neighborhood (like MCTC) that express openness, look outward, are welcoming and green



### Actions to Assert Identity

- Protect historic character and residential nature in Master Plan
- Build networks, communication, and partnerships between residents, organizations and businesses
- Make identity visible – seasonal banners, public art, gateways, design standards



## EVENT RECORD

### Loring Park Neighborhood Master Plan

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- More activities with more resident involvement
- Link existing events with strong Loring brand
- Replace old reputation with new reputation
- Strengthen and expand CLPC
- Maintain momentum and connections built through planning processes

Asked to rate the importance of asserting Loring identity among neighborhood priorities, participants ranked the activity as:

- 1 – highest (6) one comment – “Identity drives everything”
- 1.5 – near highest (1)
- 2 – next highest (5)
- 3 – medium (2)
- 4 – next to lowest (2)

(Average ranking 1.67)

One participant provided more detailed rankings:

- 1 – Integrate city policy with neighborhood vision
- 2 – Protection of historic assets
- 3 – “Green” brand identity
- 4 – Partnerships with other neighborhoods



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## Loring Park Neighborhood Master Plan

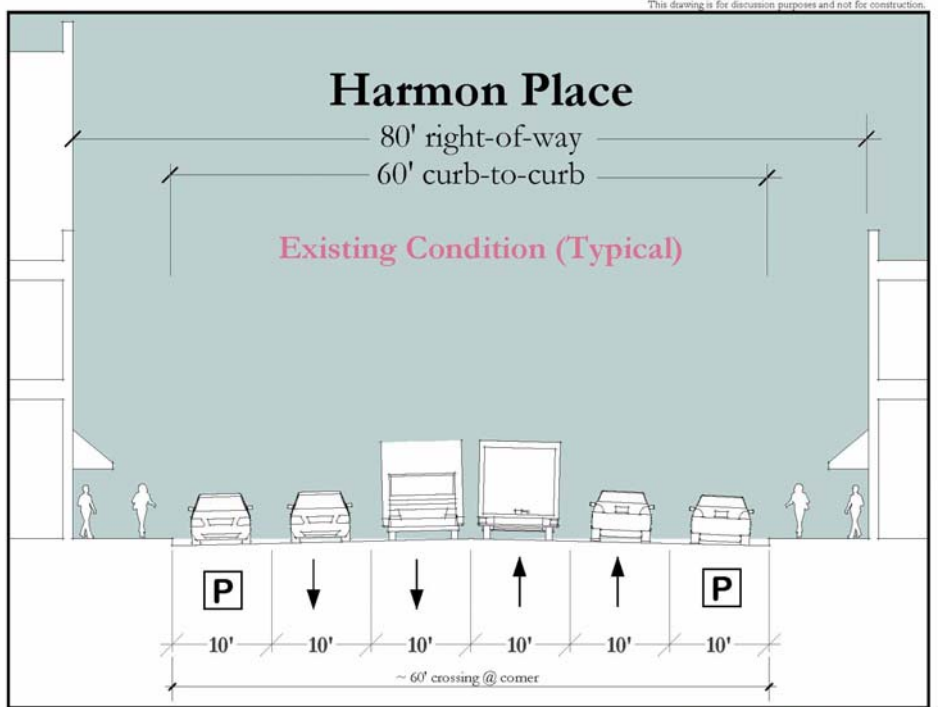
11:00 - Station # 1

### Harmon Streetscape Concepts

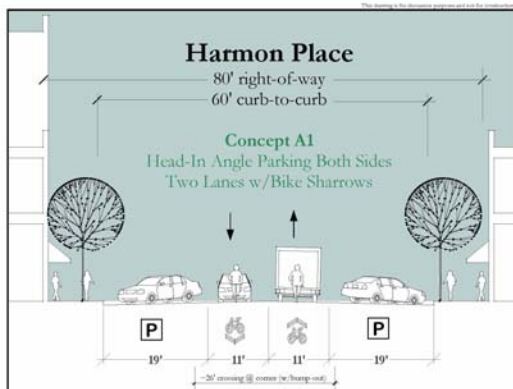
Facilitation and summary notes by Bill Weber.

Three rounds of participant discussions were held with consulting team member Bill Weber.

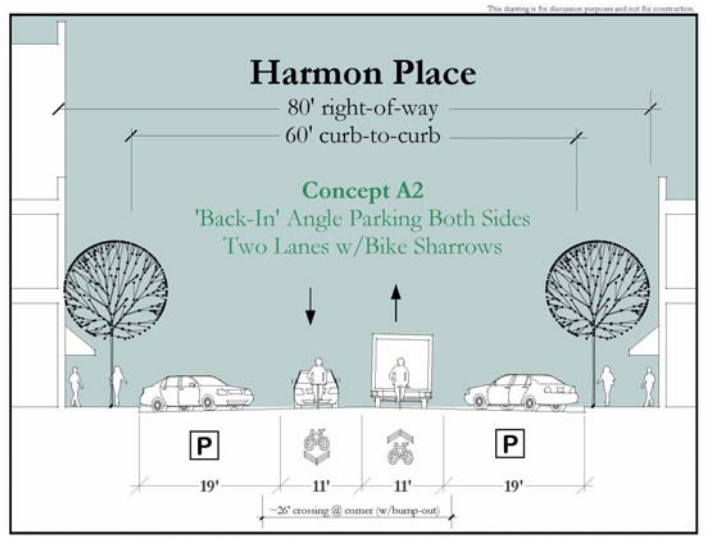
- Everyone agreed that the number of driving lanes should be reduced to two from the present four. It is important to calm traffic on Harmon Place.
- It would be very helpful to provide more visual cues that elevate the importance of pedestrians and bicyclists to be on par with the cars. These may include pavers and curb bump-outs. Participants liked the idea of the European “woonerf” approach, which is basically a short, narrow, pedestrian street on which autos are allowed to drive slowly to access parking or a destination.
- The most-preferred solution included sharrows and angled parking on both sides of the street. (See Concept A2.) Participants felt that the angled



Loring Park Neighborhood Master Plan - 3.5 Focus Area Visioning March 25, 2011 PETER MUSTY LLC



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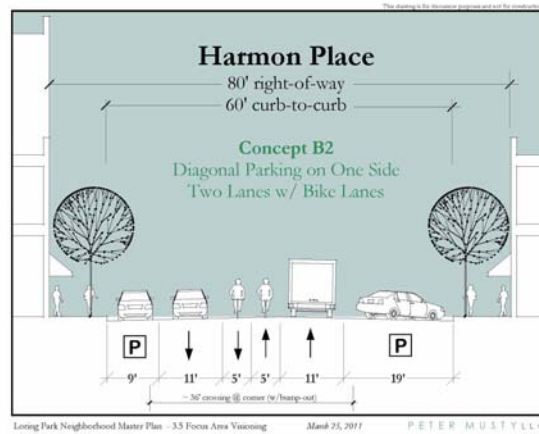
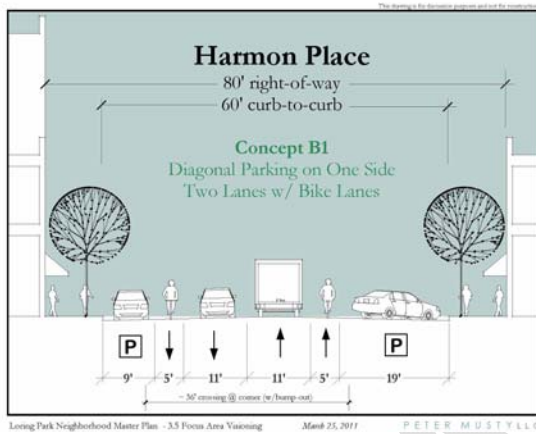


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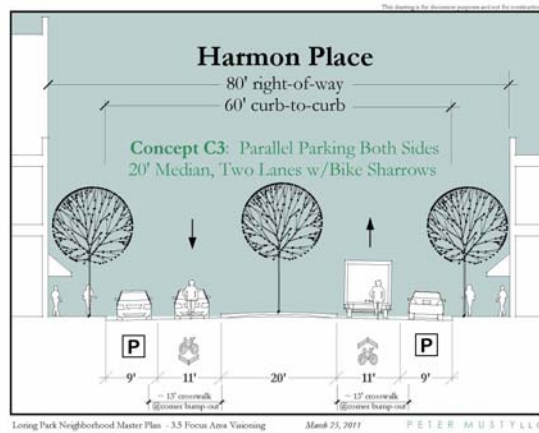
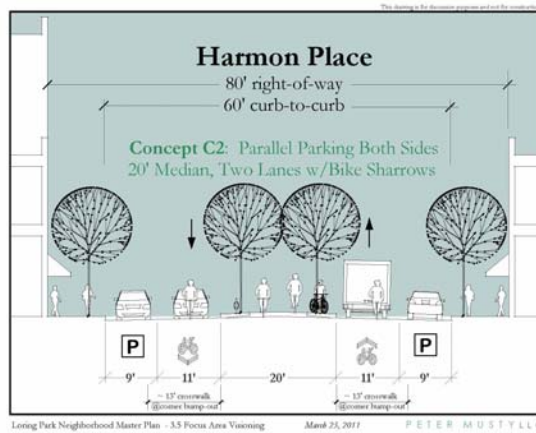
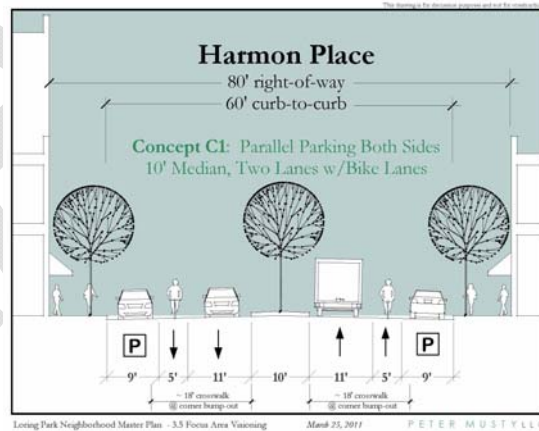
## Loring Park Neighborhood Master Plan

parking would provide a “Main Street” appearance, which would be desirable. It may also be more historically consistent than parallel parking.

- The second most-preferred solutions included striped bicycling lanes next to parking. (*See Concept B1.*) Participants acknowledged the danger of cars backing out of the angled parking spaces and not being able to see bicyclists in the adjacent lane.



- Better identity features would help Harmon Place. These may include signs, banners or monuments.
- Street trees may be historically inconsistent.
- More hard-surfaced public space was desired, such as wider sidewalks, for sidewalk cafes.







## EVENT RECORD

### Loring Park Neighborhood Master Plan

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*The following was shared by Brad Conley on May 26:*

“The Harmon discussion last fall was based around how to increase not just bicycle traffic safety but also that of pedestrians, therefore increasing the likelihood for small, successful neighborhood businesses in the now and future empty storefronts. I think the focus has become one of bicycles so much - and I can accept that blame! - that the benefit of certain designs are lost concerning those on foot and also the feel of the street. Many people within CLPC agreed that there is the opportunity to give Harmon a "main street" feel as opposed to the broad and busy Hennepin. Harmon is quite wide and offers little relief visually, and just because it is not necessarily a busy street that does not preclude it from being a fast street (people do tend to push the speed limit from intersection to intersection.)

So with that being said, the advantages of a median - not the big one discussed tonight but a typical median - are three fold: One, they slow down traffic and prevent cars from veering into oncoming traffic (cars and bikes); Two, they provide easier crossing of the street for pedestrians; And three, they break up a very wide street and when greenery is added it creates a more inclusive and comfortable environment. One great example of this being applied successfully is 31st Street between Hennepin and Lake Calhoun; it used to be really fast and hard to maneuver but it has since slowed down and all can figure it out.

I would propose that concept C1, or some variation thereof, be considered for Harmon. Also take into consideration what Mr. Flaum recommends in the email from below:

*Excerpt from Beth Elliott's memo to Peter Musty:*

“Don Pflaum, one of our (City of Mpls) Transportation Planners specializing in bike issues, gave me this input:

- 6-foot bike lanes are preferable
- No need for sharrows, only used on roads with limited space
- Bike lanes don't mix well with angled parking
- No bike lanes down the middle “

Even though I disagree with the last one I do agree with the others; 3 out of 4 is not too bad! ...”



## EVENT RECORD

### Loring Park Neighborhood Master Plan

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11:00 - Station # 2

## Loring Hill – Parking & Height

*Facilitation and summary notes by Jana Metge & Beth Elliott.*

### Comments on Height (& Built Form Issues)

Participants engaged in discussions about appropriate heights for new buildings on Loring Hill. Loring Hill Design Guidelines were available for review and reference, and provided a starting point for discussion. Opinions included:

- new development should be consistent with existing character
- leave ‘breathing room’ between buildings
- don’t vary setbacks
- break buildings up – no long walls
- height limit of four stories
- human scale on pedestrian side (of buildings)
- six stories near the freeway
- complementing façade materials – quality
- public-private development
- more stringent about setback requirements
- more little shops
- don’t get too close to neighbors
- openness for new buildings, complementary materials and design
- low: lower terrace & upper terrace
- medium: courtyard row
- high: south edge

General consensus achieved that the Loring Hill Guidelines reflect neighborhood aspirations, but need to be augmented to further specify ideal heights for each of the Guidelines’ sub-areas, such as:

- > 6 stories: South Edge
- > 4 stories: Institutional Heart
- > 4 stories: Courtyard Row
- > 2.5-3 stories: Lower Terrace
- > 2.5-3 stories: Upper Terrace
- > 3-4 stories for Apt. Row – although the important item was that any proposed development was in sync. with existing height of apts.

### Comments on Parking

- parking access to buildings (should be) unobtrusive
- more HourCar usage from residential, doesn’t work well for institutions
- what are other cities doing w/parking for institutions?
- need parking solution, no above ground structure
- developers should build more parking, collaborate w/institutions for funding



# EVENT RECORD

## Loring Park Neighborhood Master Plan



### Loring Hill Design Guidelines

#### 2.3 SUB-AREAS ANALYSIS

##### *Institutional Heart*

Hennepin Avenue United Methodist church, 510 Groveland Building and St. Mark's Episcopal Church sit along Hennepin Avenue as landmark buildings. It is anticipated this sub-area will likely remain unchanged for many years to come.

##### *Lower Terrace*

The Lower Terrace represents the "neighborhood center" of Loring Hill and has characteristics of a small village. Mansion type buildings with defined yards "hold" the corners at Clifton Place and Oak Grove and Clifton Place and Groveland. The Hennepin Avenue United Methodist Church parsonage terminates the south-facing vista of Clifton Place. This street is also a significant north-south connector street that frames views of the church steeple.

##### *Courtyard Row*

One of the more urban and dense collections of residential

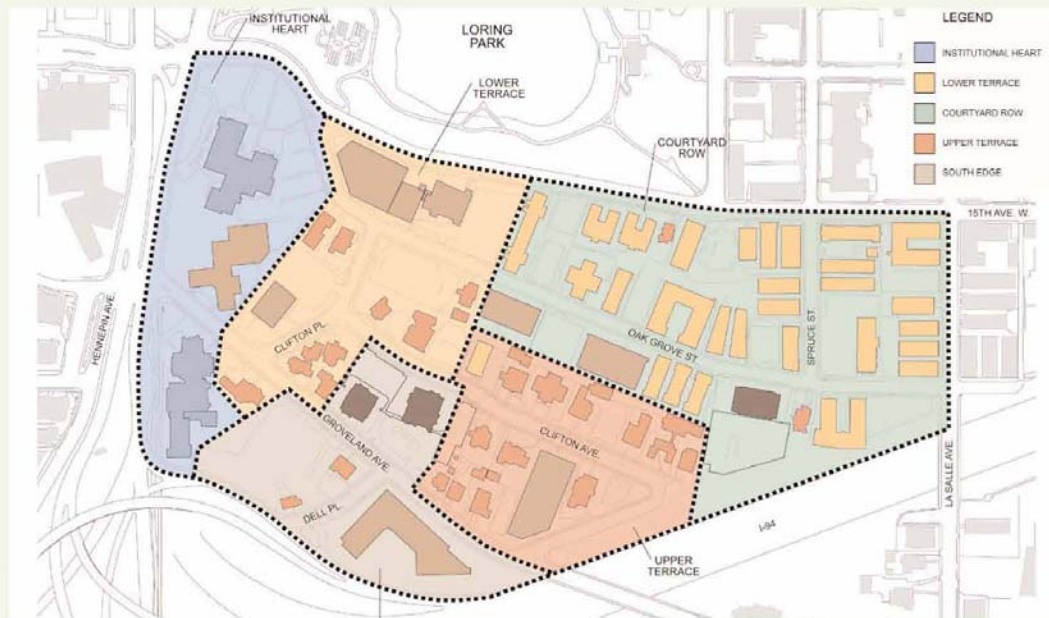
buildings in the area is referred to as "Courtyard Row." This area is mostly a consistent arrangement of 3.5-story "garden apartments" that exhibit a very tight relationship to the street. Distinct courtyard buildings provide a unique character to the architecture. Oak Grove is one of the most intimate, pedestrian-friendly streets in the area.

##### *Upper Terrace*

Similar in character to the Lower Terrace, the Upper Terrace is located further up the hill from the Lower Terrace; Clifton is designated as a one-way street. This sub-area contains three of the five locally registered historic buildings as well as several other historic-era properties.

##### *South Edge*

Situated against the I-94 Right-of-Way (ROW), the South Edge contains the most recent development, the Groveland building. Before, the site was used as surface parking for Hennepin Avenue United Methodist Church. Summit House, a pair of 20-story condominium towers, is located in this sub-area.



Sub-Areas and Building Types



# EVENT RECORD

## Loring Park Neighborhood Master Plan



### Loring Hill Design Guidelines

#### 2.4 REGULATING PLAN

The Guidelines are organized by the Regulating Plan, which illustrates the sub-area boundaries and related guiding information. The Regulating Plan provides a graphic based approach to the guidelines by cross-referencing the sub-areas with the guidelines matrix. The matrix specifies appropriate building types, frontage types and street types for the various sub-areas and references architecture and landscape architecture standards. It also indicates public views that should be protected, potential locations for shared parking, locations for pocket parks/plazas and a proposed pedestrian connection to Loring Park. The area within the red dotted line is an area that could possibly accommodate additional height, subject to the OR-3 zoning requirements.



LEGEND	
	PARK / PLAZA
	POTENTIAL DISTRICT PARKING
	DELL PLACE REALIGNMENT
	CONNECTION TO LORING PARK
	PRINCIPAL VIEWSHED
	ARCHITECTURAL FEATURE / TERMINATED VISTA
	AREA FOR POTENTIAL ADDITIONAL HEIGHT AND DENSITY

SUB-AREA	BUILDING TYPE	STREET TYPE	FRONTAGE TYPE	ARCHITECTURE STANDARDS	LANDSCAPE STANDARDS
LOWER TERRACE	I	S1, S3	F3, F4, F5, F6	ALL APPLY	ALL APPLY
UPPER TERRACE	I	S1	F3, F4, F5, F6		
COURTYARD ROW	II, III, IV	S2, S3	F1, F2, F3, F4		
SOUTH EDGE	III, IV, V, VI	S1	F3, F4		
INSTITUTIONAL HEART	-	-	-	-	-

Guidelines Matrix



# EVENT RECORD

## Loring Park Neighborhood Master Plan



### Loring Hill Design Guidelines

#### 2.5 PROPOSED BUILDING TYPES

Proposed Building Types are based on existing buildings in the study area, new buildings and desired building characteristics. In general, specific building types are more appropriate in certain sub-areas.



*Type I: Terrace Building*  
This type exhibits the common characteristics of the mansion buildings such as pitched roofs, dormers, porches/entries fronting the street, bay windows and stone materials/details, but may also include attached/multifamily and mixed-use buildings. Height is in scale and proportion to the existing built form of the sub-area.



*Type IV: Mixed Use/Office*  
Mixed Use buildings accommodate a variety of residential, commercial and office uses.



*Type II: Courtyard/Small Apartment*  
Courtyard and Small Apartments are consistent with traditional courtyard and "garden-style" apartments but would accommodate resident parking on-site, most likely within (and below) the building footprint.



*Type V: Tower*  
Tower buildings as exemplified by Summit House at 400/410 Groveland Avenue and 215 Oak Grove Street.



*Type III: Large Apartment/Condominium*  
Large apartments and condominium buildings accommodate multi-family residential uses, including both for-sale and rental units.



*Type VI: Parking Building*  
A parking building is a parking structure designed to look like a building. Retail/office or residential uses may be incorporated into this type of structure or may be attached to it.



## EVENT RECORD

### Loring Park Neighborhood Master Plan

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11:00 - Station # 3

## Land Use Plan & Opportunity Sites

*Facilitated by Peter Musty. Notes by John Lauber w/ assistance from Michael Lau.*

### **Questions and comments from participants**

- How does/should the Nicollet Avenue corridor interface with the Stevens Neighborhood on the south side of I-94? It would be desirable to pursue seamlessness and continuity of development on both sides of the freeway.
- Even if land use in the neighborhood changes, any redevelopment will be incremental and will take place over a long period of time. As that process unfolds, it will be important to make a concerted effort to retain and nurture existing businesses. An increase in the intensity/density of redevelopment in the area could help to ensure the viability of new and existing ground-level businesses.
- As changes in land use are pondered, planners should look for opportunities to increase green space and parks.
- The Nicollet Avenue corridor is a major opportunity site. At present, much of the area is blighted and ripe for redevelopment. The eventual advent of a new streetcar line along Nicollet will also increase pressure for higher intensity redevelopment. As the corridor is redeveloped, some important issues to address will include:
  - How intense should redevelopment be along the corridor?
  - How can height controls be configured to address both the desire of developers to maximize the economic value of high-rise/high intensity redevelopment of individual parcels; and the desire of neighborhood residents to retain the human-scaled character of the neighborhood. One option might be to concentrate high-rise development in the middle of each block. Another approach would be to allow higher development along Nicollet, and maintain lower development along LaSalle.
  - Another approach to establishing height guidelines might be to allow heights to gradually increase as development moves away from Loring Park toward downtown.
- New development and redevelopment are inevitable in the Loring Neighborhood over the next several decades. The master planning process provides an opportunity for the neighborhood to engage with developers in order to maximize opportunity while maintaining the desirable characteristics of the neighborhood.
- Is there any reason to consider changing zoning along the verges of Loring Park from urban residential to mixed use? Some well established institutions in the area could be concerned that allowing mixed use development along the edges of the Park would exacerbate an already difficult parking situation in the neighborhood.
- One participant noted a desire for the area along the Park to function as a destination while still maintaining its neighborhood character. The goal would be to achieve a balanced mix between the existing urban residential land uses and more intense commercial and park uses.
- There was some concern that changing land use designations for areas containing historic buildings could increase pressure for demolition of those buildings. There was also some confusion about the relationship between land use and historic designation (land use vs. zoning).



## EVENT RECORD

### Loring Park Neighborhood Master Plan

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- One participant expressed a desire to retain the Emerson site for institutional use.
- One participant asked if land use policy could be used to support/protect existing neighborhood institutions.
- There was some disagreement about whether or not LaSalle should be considered part of a Nicollet Avenue activity center.
- There was a discussion as to the advantages of changing the land use along the verges of the Park from urban/residential to mixed use.

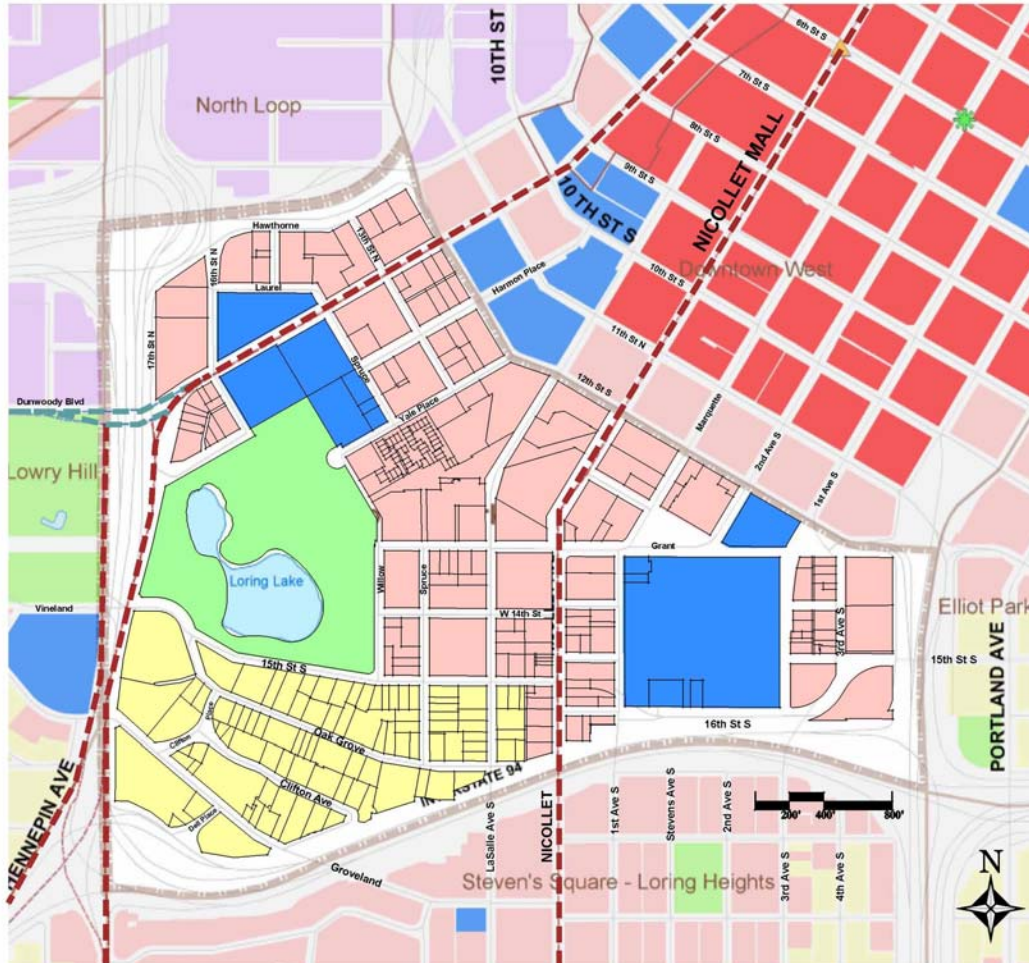
**A number of participants had specific questions/comments about the land use maps that were presented at the workshop:**

- Why were some of the churches in the neighborhood not designated as public institutions (in the 2009 approved plan)?
- How are the various types of land use designations different from each other: Public/Institutional versus Mixed Use?
- Does Urban Neighborhood mean the same thing as residential?
- One participant noted that the parcel of green space across from the Convention Center was not identified as Parks & Open Space on the new map, and that this parcel should be retained as Parks & Open Space.



# EVENT RECORD

## Loring Park Neighborhood Master Plan



**Loring Park Neighborhood  
Map of Future Land Use**

**As Approved in 2009**

Updated May 12, 2011

Created by:  
PETER MUSTY LLC  
based on information provided by City of Minneapolis

**Note:**  
"Urban Neighborhood  
contains a range of  
residential densities,  
with a limited amount  
of other uses  
appropriate in a  
residential setting."

- Minneapolis Plan

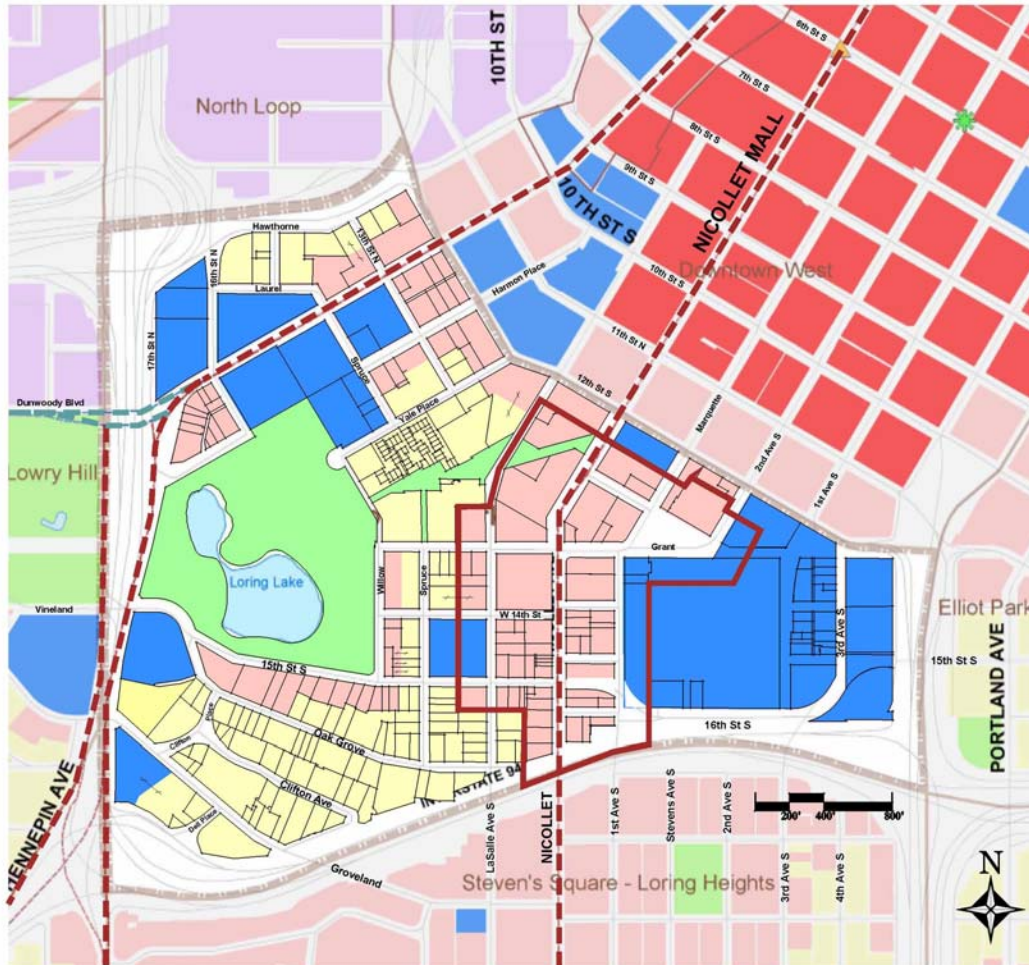
- Transit Station
- Growth Center
- Major Retail Center
- Activity Center
- Neighborhood Commercial Node
- Industrial Employment District
- Commercial Corridor
- Community Corridor
- Centerline
- Urban Neighborhood
- Mixed Use
- Commercial
- Public and Institutional
- Transitional Industrial
- Industrial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





# EVENT RECORD

## Loring Park Neighborhood Master Plan



**Loring Park Neighborhood  
Map of Future Land Use**

### Proposed

Updated May 12, 2011

Created by:  
PETER MUSTY LLC  
with close collaboration and supervision by  
**Loring Park Neighborhood Master Plan Steering Committee**  
**Citizens for a Loring Park Community (CLPC)**  
with assistance from  
**City of Minneapolis Planning & Economic Development**  
The Loring Park Neighborhood Master Plan is a community based planning process ([www.loringpark.org](http://www.loringpark.org)), and is funded by  
**Neighborhood Revitalization Program (NRP)**

**Note:**  
"Urban Neighborhood contains a range of residential densities, with a limited amount of other uses appropriate in a residential setting."

- Minneapolis Plan

- Transit Station
- Growth Center
- Major Retail Center
- Activity Center
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- Industrial Employment District
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### Loring Park Neighborhood Master Plan

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#### Survey: Opportunity Sites

Three rounds of participant discussions were held with consulting team member Pete Musty. Participant were first asked to review a map of Opportunity sites, and to fill out a yellow slip stating:

*“Where is ONE (1) site which you would like to see developed/ redeveloped in Loring Park (Neighborhood)?”*

Submissions are transcribed below, many referring to the numbered List of Opportunity Sites (see attached):

#### Group 1 Answers

“1 thru 5”  
“1-5 Nicollet Corridor”  
“Nicollet/Meter Farm”  
“Markers Liquor (multi-lot)”  
“The space between Loring Park and the Sculpture Garden, currently Hennepin and Lyndale Avenue stretches, I would see developed as expanded green space / park space.”

“Transition from Nicollet to Stevens (along Nicollet, Grant > Stevens Square)”

#### Group 2 Answers

“South Edge of Nicollet”  
“Take Care of Central Lutheran”  
“1730 Clifton Place”  
“Harmon Pl sounds like it has the greatest possibility for \_\_\_\_”  
“Density on Nicollet Ave”

#### Group 3 Answers

“Meter Farm Site”  
“#19 – But its reconfiguring 17<sup>th</sup> Street and its connection to 16<sup>th</sup> Street (rather than changing the parking lot).”  
“#3”  
“The Nicollet Avenue District including Air Rights over 94 & into the Stevens Neighborhood”  
“#11 and #12 keeping the “car wash bldg” a.k.a Jungle Red. (Lower levels of adj. property #8 would be close 2<sup>nd</sup>)”  
“1500 Block of Nicollet #3-4 also #2 + 5”



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### Loring Park Neighborhood Master Plan

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#### List of Opportunity Sites: Site Redevelopment & Building Reuse

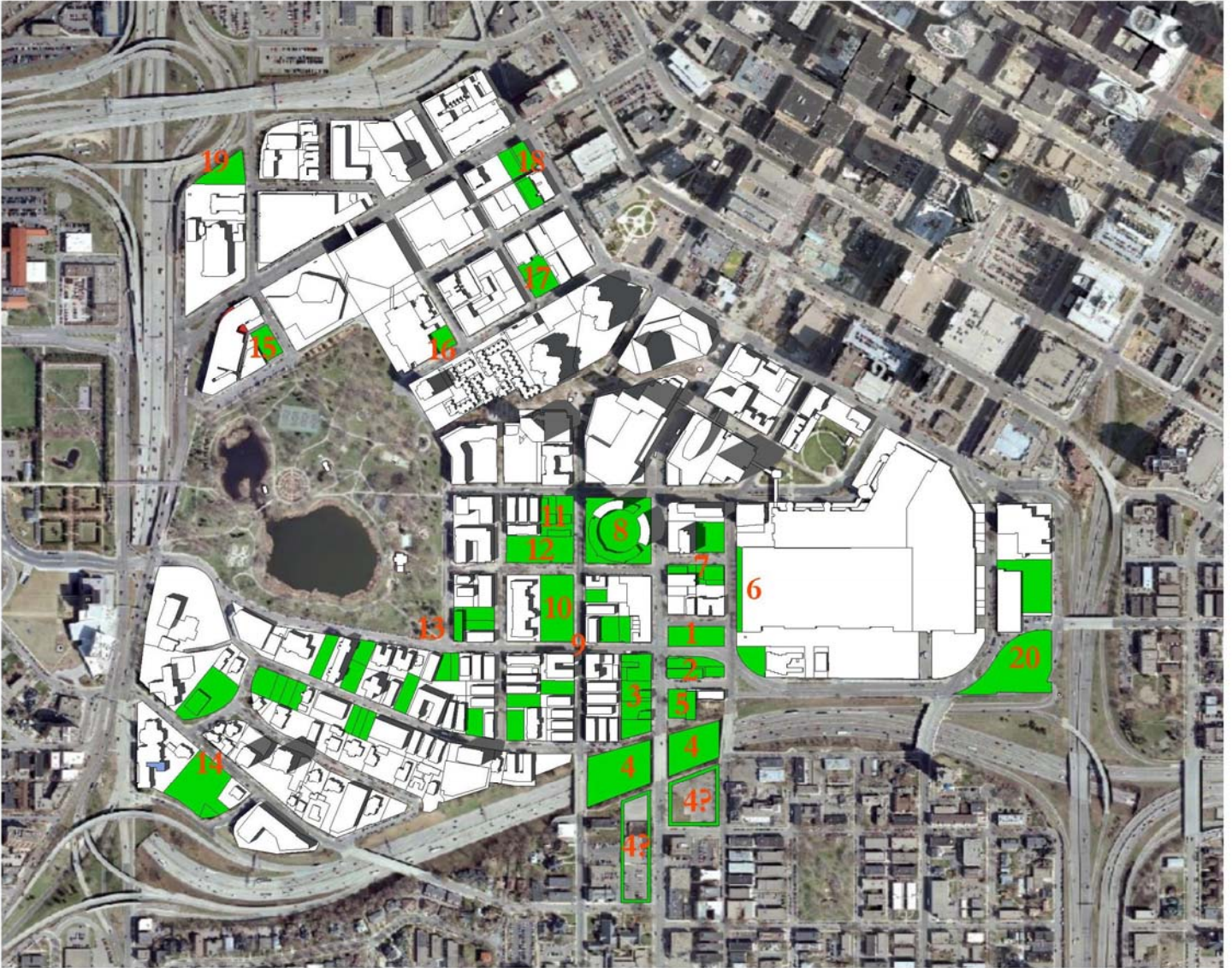
The following are opportunity sites identified by the Loring Park Master Plan Steering Committee at the March 2011 Steering Committee meeting. These sites are candidates for further study for reuse or redevelopment as part of the Master Planning Process.

- |    |  |    |  |
|----|--|----|--|
| 1  | <b>Meter Farm</b>  | 12 | <b>Magellan owned block ‘behind’ Eitel</b> along 14 <sup>th</sup> between Spruce & LaSalle Parcel northeast of I-94 & Nicollet   |
| 2  | <b>Great Tapes &amp; Savitt Paint Parcel</b>   |    |  |
| 3  | <b>Marker’s Liquor Block (Multi-parcel)</b>  | 13 | <b>15<sup>th</sup> &amp; Willow</b>  |
| 4  | <b>Air rights over I-94</b> between LaSalle & First. (include Stevens parcels south of I-94?)  | 14 | <b>Various surface parking lots on Loring Hill;</b><br>a. 1730 Clifton<br>b. Hennepin United Methodist<br>c. 401 Oak Grove (under review)<br>d. Woman’s Club (adjacent)<br>e. Woman’s Club (south side)<br>f. Park Terrace<br>g. Oak Grove Apartments/Hotel<br>h. ??? Oak Grove (west of Spruce); Warner Properties<br>i. NE of Oak Grove & Spruce; GFW Properties |
| 5  | <b>Lot &amp; Building to NE of Nicollet –I-94 Bridge</b>   |    |  |
| 6  | <b>Convention Center Frontage Along First Avenue;</b> 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? | 15 | <b>Joe’s Garage/Fawkes Block Surface Parking Lot</b>   |
| 7  | <b>First Avenue Parcels</b> (behind Ping’s)  | 16 | <b>NW corner of Spruce &amp; Yale;</b> MCTC (empty lot behind Wells Mansion  |
| 8  | <b>VOA Tower Street Frontage</b>   | 17 | <b>Yale &amp; 13th</b> Surface Parking Lot to northeast  |
| 9  | <b>Various small surface lots near LaSalle &amp; 15<sup>th</sup></b><br>a. SW of LaSalle & 15 <sup>th</sup> ; LaSalle Avenue Properties<br>b. 14 <sup>th</sup> Street Ventures   | 18 | <b>Lund’s Parcels</b> (under review)   |
| 10 | <b>Emerson School Parking Lot</b>  | 19 | <b>Saint Mary’s Basilica Northern Surface Lot</b>  |
| 11 | <b>Parcel(s) southwest of Grant &amp; LaSalle</b> (including SuperAmerica)   | 20 | <b>Parcels southeast of Convention Center along 15<sup>th</sup> &amp; I-94</b>   |



**EVENT RECORD**  
Loring Park Neighborhood Master Plan

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**Loring Park Neighborhood  
Map of Opportunity Sites**

Preliminary Draft  
Updated April 27, 2011