Citizens for a Loring Park Community

Board of Directors' Meeting Minutes - *Draft*

Mon., Nov. 14th, 2011

Board members present: *John Van Heel, Christopher Hoffer, Gary Gliem, John Novak, Brad Conley, Greg Renstrom, and Pat Hafvenstein.*

Board members absent: *Mike Marn, Diane Moe*

Staff: *Jana Metge, CLPC Coordinator*

Guests: *Joe Bagnoli, Attorney representing the Magellan development*

I. CLPC President, Gary Gliem called the meeting to order at 6:40 p.m. and Jana made the following announcements:

- Land Use Meeting - Mon., Nov. 28th - 6:30-8:00 p.m. at Loring Park Community Center;
- Livability Meeting – Wed., Nov. 16th – FEATURES: Presentation on new Veteran Service Center to be located at 1201 Harmon.
- Community Sing-A-Long -Tues., Nov. 15th, 7:00-8:30 pm at Loring Community Center.
- Loring Park Neighborhood Master Plan Steering Committee - Wed., Nov. 30th, (**5th Wed. vs. 4th)**- 6:30-8:00 at Loring Park Community Center
- **CLPC Holiday Party & Curry Dinner** – Thursday, Dec. 1st from 5:30-8:30 p.m. at 232 Clifton – OPEN TO ALL!!! Donations go to CLPC!
- "**Winter Festival** - aka - Light Up Loring" – Thursday, Dec. 8th from 6-8:00 pm @ Lpark
- Greg Renstrom announced the **World AIDS Day Celebration** to be held at 7:30 p.m. on Dec. 1st at New Harmony Church at Historic Wesley.

Gary reported to the Board that he may have to resign. His time needs to be prioritized to deal with aging parents. The Board stressed the priorities of Family first, then job, then volunteer work. Christopher suggested that Gary take a leave of absence vs. resigning. John Van Heel offered to chair the meetings over the next couple of months. Gary said he will consider this and thanked the Board for their support.

III. Land Use Committee – John Van Heel requested that the Magellan Item be moved ahead of other items on agenda since Magellan Attorney, Joe Bagnoli, was in attendance.

Project overview was presented by Land Use Chair, John Van Heel and Joe Bagnoli, Attorney for the Project. The proposed development is a 36 story apartment building with a 52 foot base and a 32 story tower. There are 354 units – studios, 1 & 2 bedroom units, and some 3 bedroom units. There have been no commercial tenants identified to date. The commercial space is 20,000 SF. They are proposing 252 stalls for residential parking and 24 for commercial parking for a total of 276 parking stalls. There are still concerns about parking. Joe reported that the building would be constructed to accommodate for "lift parking" and that it would be put in if and when parking needs for the residents were determined a need.

Joe also reported that they will be requesting that this area be re-zoned B4N which allows for up to 10 stories. Presently, the site is zoned OR3 facing the Park (which is 6 stories/84 feet) and B4S1 (downtown zoning/unlimited height) facing LaSalle. John reported that the evolving Master Plan work called for only OR3 and asked why the city was proposing B4N. Joe did not have an answer and will follow up and report to Jana. Jana suggested that the request for B4N could be placed on the Nov. 28th Land Use meeting agenda. Joe reported that all adjacent property owners, but for the Brentwood had signed affidavits stating that they

supported the zoning change request. This zoning request will be added to the development requests from Magellan to the Dec. 12th Planning Commission meeting.

Board suggestions for commercial tenants were: Bike Repair shop, Dry Cleaning, Breakfast spot, Trader Joe's.

Questions/Comments raised by the Board:

- Why is B4N needed and OR3 not recommended for the site?
- Has the City reviewed the SRF parking study yet and can we see the comments?
- Will Magellan put in the lifts for extra parking during initial construction, not after the fact?
- Why is the City recommending B4N zoning? What are the thoughts behind it?
- What is the height of 110 W. Grant (*33 stories*) and the VOA building (*21 stories*)?
- Will Magellan guarantee to design/build the building (2 ft higher per floor of parking ramp) to ensure that "lift parking" can be added?
- Would residents get priority for renting parking spaces or will it be 1st come, 1st serve and open to the public with as much equal access as prospective renters will have?
- Is it possible to decrease the amount of commercial space on the 1st floor and add parking? (*Reported that this functionally did not work*).
- Concern for the limited number of parking spots – 276 for 20,000 SF of commercial and 354/355 units. 1:1 parking and additional commercial was stated as needed. Tenants will have 2 folks per unit and they will want to have stalls for cars, even if they transit during the week, they will travel during the weekends. Minnesota, especially Minneapolis, does not have the type of transit in place as Chicago does.
- Surrounding property owners have expressed concern regarding lack of parking and voted no/abstained at the Oct. Land Use meeting. Additionally, there is concern regarding the B4N zoning request. What type of precedent does this set for the "Village" area of our neighborhood?
- Concern brought up regarding neighbors of lower economic means. What symbolism does this development present when so many folks in our area are losing jobs and have no housing? Will they feel welcomed in their own neighborhood? Is this a beginning of replacing our affordable housing stock and changing the neighborhood demographics?
- Concern brought up regarding the opulence of the project, felt the project is a symbol of disparity and disruption in our neighborhood.
- Concern expressed about ensuring sensitivity to the people who are at the other end of the economic scale, concern about displacing folks.
- Any new development needs to create a "seamless web", like the Eitel project, not be an island to itself.
- Board is proud of the socio-economic diversity in the neighborhood and wants to ensure that it remains.
- Building can be an asset, a partner to the neighborhood in the pricing of the apartments, the parking, the commercial usages, the involvement of the company and management with the neighborhood; they can, by design, be open and inviting to the neighborhood.
- Concern expressed for safety and parking and traffic and felt that these items have not be adequately addressed.
- Concern that the height is way too high for this area of the neighborhood- not a fit. Suggestion to reduce the height.
- Concern was expressed about the Board going against a committee motion and what message this may send to those who participated in the committee discussions the last 2 months.
- Concern was expressed that the Board needed to represent the community and concerns coming to them from others, who may be unable to attend a committee meeting.

- Suggested was the need for a District Parking concept in this area as well, thus the bullet in Katie Hatt's motion from Land Use Committee.
- Concern for survival of buildings with no parking; Eitel with a waiting list for parking and Loring Kitchen and Bar. We do not want these businesses to fail, because a building is developed in the neighborhood without adequate parking, taking up existing parking and causing distress on our existing businesses and long-time properties.
- Sentiment was expressed for the building to promote alternative transit and get non-drivers in the building and use commercial to market these types of businesses.
- Concern that this type of a building, in this part of the neighborhood, next to a school, could change what is loved about Loring Park and change the neighborhood forever.
- Statement made that the City will do what they want to do anyway and not listen to the neighborhood voice. Example cited was the 401 Oak Grove project.
- Concern expressed about encroachment of downtown into the heart of the Loring Park Neighborhood. John stated that this parcel and the SA parcels could be the last ones with existing Downtown Zoning designation.
- Concern expressed that historic properties will disappear and be replaced by DT hi-rises.
- Question raised as to whether or not a vote could be re-visited once the city reviews the Traffic Study and we hear what they have to say. We had requested that we have this information prior to any Land Use committee discussion and it did not occur.
- Boardmember stated that ALL OPINIONS ARE OK and we should not be apologizing for how we feel. The Board role is to put the community voice on the table. It is OK to leave the issue divided. This is the reality in the neighborhood depending upon where you are living.
- Sentiment expressed that through this discussion, the Board is doing their job and bringing forward all aspects articulated in the community, documenting them, and forwarding this to City staff, our Councilmember, and the developer.

Boardmembers stated that existing parking was going away. This is parking where Eitel Apt. guests/residents, Loring Kitchen & Bar, and other neighborhood residents and guests contract and park in. Board members expressed that additional parking will be needed to market the Magellan project based on the experience expressed by Eitel Management at the past two Land Use meetings. Concern expressed that this development have adequate parking and not put additional, potential detrimental stress, on existing bldgs. & businesses.

Joe B. suggested the Hyatt parking ramp as a solution. It has 729 stalls and sits virtually vacant daily. It was reported that the daily rate at the Hyatt is $17.00, compared to the current rate now at the neighborhood surface parking lot at $5.00/day.

John asked that the motion read with a preference for HOur Car in Loring vs. Zip cars. Zip cars are at the University, but we (Loring Neighborhood) have been creating an accessible "fleet" of HOur cars in the Loring area. All agreed.

Board members expressed that this development needed to engage and embrace the community, not be an island to itself. Concern for encroachment of towers into the historic areas of the Loring Neighborhood was expressed. Concern for residents feeling not welcomed or gated out was expressed. It was expressed that the development needed to figure out how to be a part of and build into the business plan.

The Board placed the below motion on the floor, amended it, and then voted.

Magellan Development –

MOTION: That Citizens for a Loring Park Community (CLPC) supports the concept for the proposed development by Magellan for 14th & LaSalle with the following conditions:

1) Evaluation of increased bicycle parking for development residents as well as for workers and customers at the proposed commercial spaces, as well as further analysis of vehicle parking demand that will be generated by the development;

2) Active participation by Magellan representatives on a community task force to be formed to evaluate parking, traffic and circulation issues in the "Loring Village" area of the neighborhood as defined by the forthcoming Loring Park Neighborhood Master Plan and that Magellan will work in collaboration with CLPC to identify and advocate for proposed improvements developed by the task force to the city of MInneapolis and other partners;

3) That the proposed development incorporate HourCar car sharing vehicles that can be accessed by development residents and the general public;

4) That Magellan representatives work in partnership with CLPC and other neighborhood stakeholders to identify strategies to communicate about predevelopment and construction issues, to include: 1) a possible task force and 2) assistance with communications to area property owners, resident renters and other interested individuals and parties; to last for the duration of construction and into occupancy of the residential and commercial units. The task force will be a forum to troubleshoot issues and concerns; identify and implement mitigation measures; and ensure consistent and constructive dialogue between the developer, the neighborhood and the city of Minneapolis

Committee vote = Katie Hatt/Dave Hile M/S - Passed with 1 No vote and 2 abstentions.

CLPC Board added Contingencies:

5) The Project should incorporate neighborhood standards for lighting and the overhead utility power lines should be buried underground.

6) That the Building Management will engage with the neighborhood; encourage resident involvement, and distribute neighborhood organization communications within the building;

7) That the Building construction is to accommodate lifts for additional parking.

MOTION ENDED WITH TIE VOTE of CLPC BOARD FOR SUPPORT OF PROJECT.
Gary, as President chose not to break the tie vote.

II. Administrative Update -
Christopher reported that no funding has been raised yet for any NUSA work. Moving into 2012 Jana will still be working FT for CLPC, since there are no committed funds for the NUSA work yet. She will maintain her hours on NUSA, but work will be done over and above CLPC hours. With that, the posting of a CLPC Housing support will be postponed.

Jana/Christopher reported that the transition between NRP and NCEC may not be seamless and that there may be severe gaps in service between January and April. We will hope for the best, but plan for the worst. Jana is working with Joe Horan at NRP to get reimbursements in and ensure contract completion which will carry CLPC into April of 2012.

Jana reminded folks of the upcoming time to contribute!!!
GIVEMN is this week - November 16th! Spread the Word!!

It was determined that the CLPC Board Meeting for **December will be the 2nd Monday** to deal with NRP Funding, cash flow, Annual Meeting, and the "Love Loring in Bloom" Event.

John announced that the U.S. Green Building Council had awarded Loring Park with a Pilot Project to create LEED for Existing Neighborhoods. LEED stands for Leadership in Energy and Environmental Design. Their standard certification fee is $120,000, but Lauren has able to reduce the certification cost to $20,000. LUNDS has agreed to host a fundraiser around their opening to help raise money for this LEED/ND certification fee. John suggested that the motion below could serve as a "match" for this fundraiser.

Motion: That CLPC move 1.2.1.A Nicollet Ave. Affordable Housing Development Fund of $25,000 to CLPC Outreach 12.1.1 to include Housing projects and staffing throughout 2012.

Motion: That CLPC pursue a NRP contract for $10,000 to provide a matching grant for our National LEED/ND Pilot Project utilizing NRP Phase II funding identified in the Sustainability NRP Phase II Goal 7.1.2.

MOTIONS PASSED CLPC BOARD IN A BLOCK UNANIMOUSLY. *Brad/Chris M/S/C*

MOTION: That the CLPC 2012 Operating Budget be approved as submitted.
Christopher/Brad M/S/C – Unanimous approval

Pat brought up the issue of office space. The current space has been great for storage, but we need to determine where we will land permanently. This was placed on our Board "to do" list for January. John Novak reported that he has met with and identified 2 potential permanent locations for the CLPC offices. He will continue to look for space for CLPC.

Jana reported that she had met with Joe Horan from NRP per Brad's question last month about dedicating NRP Phase II funds to Park projects and getting those funds contracted. CLPC was able to utilize Phase I remaining funds to provide a match for the Gateway at 15th Street and HN/Lyndale. Therefore, the dedicated $8,000 amount in Phase II could be used for other park projects. In talking with Joe, there would also need to be a language change to our plan, in addition to programming the funds.

In review of last month's conversation, Brad Conley suggested that we look at investing some funding in cattail remediation to foster partnerships and cattail removal. **If you look at Loring Park Entrance Improvements 6.1.1 - there is $8,000 in the strategy.** We were able to fund our portion of the new entrance at HN/Oak Grove/Lyndale utilizing remaining NRP Phase I dollars. Richard may like some additional funds for flowers and we may want to move more funds into the Berger Fountain line item.

So, here is what I would propose for consideration at our Nov. Board meeting:

Take the Loring Park Entrance Proposal line item 6.1.1 and leave $1,000 in it for plantings.

Move $2,000 to 6.1.2 to Berger Fountain, increasing that to $10,000 and under **6.1.4** Loring Park Facilty Improvements **add $5,000 dedicated to Cattail Remediation**.

With that, the current language in 6.1.4 reads:

"Make upgrades to recreational facilities as needed including facilities such as the basketball courts, tennis courts and the shuffle board courts."

Jana recommended a proposed language change:

6.1.4 - "Make upgrades to recreational facilities and grounds as needed including but not limited to facilities such as the basketball courts, tennis courts, shuffle boards courts, loring pond, superintendent building, and other structures."

Motion: That CLPC move $5,000 from 6.1.1 into 6.1.4 Park Improvements and $2,000 into 6.1.2 Berger Fountain leaving $1,000 in 6.1.1 and amend the language in 6.1.4 to read - 6.1.4 - "Make upgrades to recreational facilities and grounds as needed including but not limited to facilities such as the basketball courts, tennis courts, shuffle boards courts, loring pond, superintendent building, and other structures."

MOTION PASSED CLPC BOARD UNANIMOUSLY. *Christopher/Pat.*

III. **Land Use Committee** – (con't.)
401 Oak Grove – Public Hearing on Parc Centrale – Update tabled until Dec.
430 Oak Grove – Tenants are to be out by Nov. 15th. Update tabled until Dec.

ACTION: Councilmember Schiff's CUP proposal will be put on the Nov. Land Use Agenda & discussed by the CLPC Board. *See Oct. Land Use minutes.*

MOTION: That CLPC supports Hennepin Avenue United Methodist Church located at 511 Groveland Ave. in their request for a variance to change the sign as needed to ensure that information available to pedestrians, bicyclists, and vehicular traffic is updated and current. M/S/C
Paul/Lawrence Passed unanimously at the Land Use Committee.

MOTION PASSED CLPC BOARD. *M/S/1-abstention Greg/Brad*

Master Planning Process – Tabled due to time

NCEC/Community Participation Funding Guidelines – Christopher/Jana
Action: CLPC asks for Jana and Christopher to developed a response per the 45 day notice on the Community Participation Plan Guidelines. ***Christopher and Jana will write up CPP recommendations per 45 day review and forward to the Board for review and comment prior to submitting to the Neighborhood Community Relations Dept.***

IV. 7:45-8:00 **Livability Committee** – John Novak
Overview of November agenda/VA Veterans' Service Center proposed for 1201 Harmon
Was covered under announcements. No other information given due to time.

V. 8:00-8:30 "**Love Loring Report"** – Gary, Christopher, and John N.
Date was set last month as Friday, Feb. 17th, 2011. Also last month, the CLPC Board determined to hold this event again at The Woman's Club of Minneapolis. Jana put in a request for the space to be donated and it was approved by the Club. Christopher and John Novak are meeting with Club leadership on the Love Loring event per our Board Discussion last month. "Love Loring" Admin. Report submitted to Board and emailed prior to meeting.

Patty and the Buttons and Greenwood Tree are booked for the evening. Contracts to follow Board meeting next week. Gary has set the theme as “Love Loring in Bloom”.

Progress Report distributed to Board by Coordinator.
Progress Report for the Loring Park Music Festival distributed by Coordinator.

VI. *Meeting was adjourned at 8:45 p.m. Thanks to Loring Park for hosting and to staff for staying late.*

Respectfully submitted, JLM/CH