

Citizens for a Loring Park Community
Land Use Committee Meeting Minutes - Draft
Monday, April 26th, 2004

I. *The meeting was called to order by Greg Langford, CLPC Board Vice President in the absence of Kim Havey, Committee Chair who is in Washington, D.C.*

The following announcements were made:

- Join the CCP/SAFE Virtual Block Club – Call Luther Krueger at 673-2923 or email him at luther.krueger@ci.minneapolis.mn.us. Crime alerts, safety information, and CLPC meeting notices are posted on this interactive email list.
- Lunch with Lisa – April 28th from 12-1 at Tiburon; 1201 Harmon Place – Topic is “the Planetarium”
- State of the City Address – Mayor Rybak – Thursday, April 29th, 4:00 p.m. in the City Hall Rotunda; 350 So. 5th St.
- Neighborhood Leadership Breakfasts Series sponsored by the Center for Neighborhoods. The brochure was passed around the room.

Greg asked the CLPC Boardmembers in attendance to introduce themselves. There were over 80 community members in the room, so individual introductions were not conducted due to the amount of time it would take. Jana did though ask folks to raise their hands to see where people were from. The majority in attendance were from 400 and 410 Groveland, there were 5 from 510 Groveland, 3 430 Oak Grove tenants, 3 Loring Park businesses, 6 CLPC Boardmembers, and 15 community residents from other buildings within the Loring Park neighborhood.

Those present: CLPC Boardmembers – John Van Heel (President), Greg Langford (Vice President/Acting Committee chair for the night), Dick Sandberg, Robert Cook, Richard Anderson, Michael Harralson; Regularly attending committee members – Bob Copeland, Michael McLaughlin, Jan Sandberg, Jim Bullock, Bob Hanson, Paul Hinderager, Jim Kemp, Norm Malterud, Ray Harris; 400 Groveland Residents - Adrienne White, Mark Nelson, Maryjane Bradley, Judy Degnan, Dan Lekatz, Mike Mingo, Terry R. Benson, Nancy Harold, John Zeches, Peter & Leah Hedlund, Jayne Peterson, Bill Louvie, Brad Bailey, Kay Stiln, L. Williams, Scott Mayer & John Zeches, Lawrence Rand, Carol Bachun, Mary Ann & Frank Schneidan, Sunny Floum, Roz & Arthu Jaffee, Alec Kloss, Barbara Lundstrom, Ed Hasselman, 410 Groveland Residents – Bonnie Moylan, John Luhman, Mark Shafer, Eleanor Felker, Dave Hile, Cliff Robinette, Marge Shonka, Alen Bugler, Wayne Schoeneck, A. Makar, Karen Eide, Marion Veit, Den Asken, Marie Reardon, Jim Kerry, Yolanda E. Maya, Evelyn Ahlberg, 510 Groveland Residents – Marvel Mostor, Hopsky, 430 Oak Grove building tenants – Ryan Kranzer Other Loring Park residents and businesses – Adam Umber, Neal Krasnoff, F. Willisue, Shelly Bina, Jack Willinga, Katie Hatt, Rob Daniels,

Presenters: Dan Kirk (MCTC), Mike Madden (MS & R), Garth Rockcastle (MS & R),

II. **430 Oak Grove & Parking Lot**– Paul Melbloom

Garth Rockcastle presented a powerpoint and went over the proposed project concepts and objectives. He introduced project manager, Paul Melbloom and Loren Kierstan, Developer, owner of Beacon Construction, and partner of Continental Property Group. Loren stated that he had past experience in commercial and multi-family development in the Twin Cities area and out of State. Meyer Scherer & Rockcastle, working with Beacon Construction Co., seeks to replace a surface parking lot at the corner of Oak Grove Street and Clifton Place with owner occupied condominiums.

Existing parking users and parking for residents and guests will be in a new underground parking ramp. Condo designs include studio, 1 and 2+ bedroom layouts with sales prices from \$250,000.

MS&R had developed two conceptual designs for public comment at last month's Land Use Committee meeting and is proceeding with the tower concept based upon feedback from that meeting and direction from the developer.

The project includes a slender 21-story tower (8,000sf footprint) along Clifton Place with 2-story rowhouses along Oak Grove Street and at the rear edge of the site which forms a courtyard garden and provides a pedestrian oriented street edge that compliments the existing neighborhood character. A stepped terrace and other amenities along Clifton Place will create a pedestrian friendly street edge.

Loren reported that parking would be underground with 110 stalls provided to replace the parking to be lost on the lot from the development. These stalls would be available for the 430 Oak Grove tenants, Woman's Club, and St. Mark's. Resident parking will be available underground at 1.5 stall per unit (zoning requirement is 1 stall per unit). Off-street guest parking would be available underground at 1 stall per 15 condo units (zoning has no requirement for guest parking). There will be concealed trash and service access and curb and inside drop-off and pick-up; no additional curb cut will be needed.

Project Overview: Presented as Option 2 last month -

- 14 Townhouses – developed as Live/Work Units; 1st floor could double as an office.
- 108 Tower Condominiums (OR zoning allows 122 units)
- Mix of studio, 1 & 2 bedrooms
- Outdoor spaces for all residents (balconies, green courtyards, green side yards/terraces)
- On-site building manager/security
- Price would start at the low 200's with the top unit probably priced at around \$1 million

Project Objectives:

- Encourage streetlife & connections (activate Oak Grove & Clifton)
- Neighborhood Café
- Community Room (could be a community meeting place)
- Provide green spaces
- Modulate scale & exterior character
- Solid base respects the existing street
- Slender Tower recedes from street

Note – Option 1 was a six-story block building presented last month originally having 75 units proposed, but by decreasing the unit size to 800 sq. ft., the number of units could be increased to 120 units.

A letter (attached) from 2 Summit House residents opposing the development was distributed. A letter from Paul Melbloom requesting 2 conditional use permits and a variance was distributed. Garth reported that the property is located in an OR-3 zoning district. They met with zoning staff to determine what type of approval would be needed to build. They would need a Conditional Use Permit for up to 122 condominium dwelling units. Zoning allows up to 122 dwelling units for this piece of property. A conditional use permit for the height increase in an OR-3 district from 6-story or 84' to 22 story or 255'. Variances would be needed for the minimum side setback along Clifton Place and the rear (south, at the vacated alley) setback for the tower. Required setbacks for a building of this height would be 52' along Clifton Place and 49' along the vacated alley. The building maintain the required setbacks along Oak Grove Street (15'), along the eastern border of the property (11')

adjacent to the Dunne Mansion and along the rear portion of the property (south, vacated alley) adjacent to the rowhouses. The Project Coordinator is Paul Melbloom and he can be reached at Meyer Scherer & Rockcastle, Ltd.

Questions/concerns raised by the impacted residents were:

- What can we do to block the Tower?
- Why can't a proposed development blend better with the Oak Grove aesthetics?
- Why couldn't several brick Townhomes be built on that site, not blocking any views and blending into the neighborhood better?
- Has a traffic study been done?
- There will be too much traffic congestion and backed up cars from the stop sign and the light
- What is the timeline on construction (the developer reported that he wants to be in the ground by Sept.)
- Option 1 looks like a bunker (Garth reported that the schematics are of massing on the site, not architectural renderings at this time)
- Many, many spoke to blocked sight lines, felt that their property values would lower due to this development and since the value of their units were based on their view.
- One resident spoke strongly of Garth's reputation and past work and believed that whatever he developed would be of quality.
- Another resident spoke to pedestrian traffic and stated that there were less people in Loring Park than 20 years ago and that the City's goal of development is to create an urban environment, build where parking lots are providing for an increased tax base to the City, and stated that there is thought that Loring Park could market to owners that didn't use a car regularly and were transit oriented. Distributed were Hour Car handouts (car sharing initiative based out of St. Paul).
- One resident spoke that bringing activity to the area is healthy.
- One resident spoke that maybe this is not the spot for a tower; some locations feel better for a tower and that maybe what we were hearing tonight is that this location, did not feel right. At this statement, a round of applause broke out in the room.
- If the lot is for sale, we need to impact the development and make it the best it can be, for all
- Suggestion was made to consider a 9-story building vs. a 6-story or the Tower.
- One resident stated that she was intrigued by the idea of more density.

Garth reported that the footprint of the development is 75' x 120'. He suggested that folks log into his website and look at New Urbanism theories and that this was a City Objective and is happening around the nation. The slim model design is less intrusive and based on a Vancouver model. He felt that this was far more pedestrian friendly than the block building. Also stated by the developer that project would not cash flow nor realistic financially to design an attractive building with lower density and with parking underground on this sight. They felt that the 6 story building blocked more views and offered less green space. He asked community members to look at 801 Washington Ave., which is one of their projects. Garth again stated that the goal of this city is to return to higher density and that they are promoting development accordingly.

Paul reported on approximate unit square footage-studios – 600-700 sf,; 1-bedroom – 700-900 sf; and 2-bedrooms 900-1300/1400 sf. Paul also stated that the building is being designed in such a way that potential owners could also buy adjacent units and combine them into 1. Townhomes would be 2-level and approximately 1800sf. The value of the development is estimated at \$26 million.

Bob Copeland, resident of Loring Park and former chair of the Heritage Preservation Committee spoke to Loring Park's zoning review process. He stated that Loring community and the zoning plan did not increase the height levels and that in some spots the height was actually lowered.

The tenants of the 430 Oak Grove building request that the CLPC Land Use Committee support their concerns and ask that the developer place these responses, viewed as commitments to them, in written form.

Attached to these committee minutes are the minutes of the 430 Oak Grove tenants. There is provided an overview of the 2 meetings held, 1 with the developer, on the future of the 430 Oak Grove building and parking/traffic/communication concerns.

Spokesman for Summit House asked that CLPC take no action on the requested variances and conditional use permits and that this discussion continue onto next month's agenda and that Councilmember Goodman, Zoning/Traffic/Planning staff from the City be present.

CLPC took no action of this proposed development. Councilmember Goodman and City Staff will be asked for next month's agenda. CLPC will follow up and coordinate this meeting between Summit House and Councilmember Goodman/City Staff. Jana will be a point person.

Jana stated that last month's committee minutes, as well as this month's will be posted on the CLPC web site – www.loringpark.org There is a link to the CLPC email to send in comments as well. A resident of Summit House also distributed cards with Councilmember Goodman's phone number and encouraged community residents to contact her.

The agenda was re-ordered due to the time, to allow Dan Kirk to present on MCTC future development long range planning results.

III. MCTC Proposed Re-development Overview –

Dan Kirk, Associate Vice President for Metro State and MCTC presented drawings of MCTC's long-range planning efforts. They have developed a plan, in phases, over the next 50 years. They will update every 5 years and assess any new development or potential development opportunities around their campus. Dan stated that in the 1st phase of their plan they would like to demolish the western Billy Graham loading dock and garages to provide more parking and green space. They would like to remodel the 1301 Hennepin Building as a health/science center. They would like to refurbish the Old Harmon Building, constructed in 1920 and get it to its original façade by removing the stucco. Within the next 5 years, they would like to have the Metro Business Management center and MCTC Management center on this site, AA-Master's level coursework. This is a short term goal – 2010. They have given thought to commercial on the ground floor and even had discussions with a grocery store. They have thought of having medical services available to residents, provided by students giving them real life experience, in their Health/Science building. A bookstore has also been a commercial use suggested. Faculty and students were involved in this long-range planning effort, as well as staff. CLPC

IV. Eitel Hospital – site for future development– Robert Cook

An Eitel Site work group consisting of Robert Cook, Greg Langford, Kim Havey, and Bob Copeland met with Allina folks to review the 5 responses received on their RFP to sell the Eitel Hospital site for re-development. The Nicollet Ave. Task Force had put together development guidelines for this site and had put forward to Allina 10 questions to be included in their RFP. CLPC Board took a motion to put together a Eitel Hospital Task Force to work with the developer selected on this project. Robert stated that Allina had selected Hanover Group out of Texas last year, but they had backed out of the development, so the RFP was re-offered.

Robert reported that the 5 groups who responded to the RFP were:

- Village Green (present development between Yale-Harmon-13th & Spruce)
- Lander-Sherman (developer of the high-rise by the Guthrie)
- Fine Associates (developed 110 Grant & Marketplace)
- Kraus Anderson/GREKO development (formerly Hunt Gregory – developers of Heritage Landing)
- Opus (developer of Grant Park and the Carlisle by the Post Office)

All proposals were in the 350-400 unit range and varied in their composition makeup of unit types. Some contained neighborhood orientation and commercial, all proposed keeping the old Eitel Hospital façade, one offered a public plaza with a Tower behind.

The workgroup was asked to identify the 3-4 most important items for them to consider when selecting a developer for this site. The items were identified as:

- For them to select the best possible developer who will work hand in hand with the community on the development of this site.
- That the development include a relationship between the Park and the Housing.
- That the development include a relationship between pedestrians and how the building meets the ground. Grant Park had been cited as a good example of this.

Allina has a 2006 timeline to complete this project. Robert stated that Allina had said that the highest purchase price is not the deciding factor, that they are committed to selecting the best developer for the neighborhood. The Eitel Hospital Task Force will be formed and a relationship with the selected developer will be established. The Task Force's goal will be to develop a program for this development and work with the developer on design and to create a housing mix that will best serve the community. It was suggested that community meetings should be set up to work with the developer once one is selected by Allina.

Meeting was adjourned at 9:35 p.m. Respectfully submitted, Jana Metge/Jan Sandberg

The following minutes are from the 430 Oak Grove Tenant meetings and pertain to Item 1-proposed development/purchase of the 430 Oak Grove building and adjacent parking lot:

Wed., March 31st – Just CLPC and the other 430 bldg. tenants
To come up with a list of questions and concerns which were then sent to Loren, the possible new building owner and proposed developer of the adjacent parking lot

Wed., April 7th – CLPC, 430 Oak Grove tenants, and Loren

The concerns were:

- Tenant parking during construction
- Tenant parking after construction
- Client Parking
- Future of the 430 Oak Grove building
- Building management under new owner
- M & R plans for 430 Oak Grove under new owner
- Would existing tenant leases be upheld

Response from Loren to above concerns were:

- During construction he will, at NO COST to tenants replace the

number of parking spots eliminated by construction in the lot at the Walker Art Center/City parking ramp.

- After construction, the amount of spots lost will be replaced in the new building ramp on the 1st level at NO COST to tenants.
- Loren will meet with St. Mark's to see if the 2 rows presently used by the tenants in the 430 Oak Grove building could continue to be used, but be secured with signage and to be used for 430 Oak Grove client parking only.
- Loren has asked WEWCO management for a bid to continue to conduct the property management at 430 Oak Grove. Loren has a management company of his own as well.
- Once there is a closed purchase agreement, then Loren will deal with M & R issues, presently those are still the concern of the existing owner (Jamie) and WEWCO management. Any capital campaign for building improvement will more than likely be continued.
- 430 Oak Grove will continue as a leased office building. There are no plans whatsoever to demolish this building. At one time there were plans to condo it, but not affordable and many of the leases are 15 year leases.
- If the development looks as if it would have adverse affects on any business, Loren would allow tenants to get out of their leases, but encouraged tenants to not panic and stay in the building. If there is no deal, Jamie would want tenants in the building.
- Loren agreed to set up a email list for all building tenants and provide 2x per month project updates to the group, as well as notify them as to CLPC meetings on this topic.

The tenants of the 430 Oak Grove building request that the CLPC Land Use Committee support their concerns and ask that the developer place these responses, viewed as commitments to them, in written form.

Respectfully submitted,
430 Oak Grove Tenant Group