

Citizens for a Loring Park Community (CLPC)
Board of Directors Meeting Minutes
Monday, July 11, 2005 6:30-8:30 p.m.
(See sign-in sheet for list of attendees)

1) Discussion with Council Member Lisa Goodman:

a) There is a **moratorium on development in the Loring Hill area** of the neighborhood. currently in place prohibiting development during the one year moratorium period. If a developer were to seek a waiver for a project during the one year moratorium period they would be asked to meet with CLPC. Lisa would not be making a decision on future development within the time frame independently. There is currently one application from Brad Hoyt that is making its way through the review process. Lisa will pass along information as it becomes available about any applications for waiver. Lisa will not be meeting with Mr. Hoyt but it is suggested that he meet with the Land Use committee to discuss his proposal with the community. Lisa serves on zoning and planning. Waivers are almost never honored. You'd have to have a compelling purpose that what is being proposed is consistent with the reason for the moratorium and it would also need community approval. While the planning process is going on there needs to be a compelling purpose. Their land use suggestion would need not to conflict with the planning process that is going on. There really isn't any scenario where a waiver would be approved while the planning process is in place. The suggestion of the Chair of Land Use is that it is a waste of the committee's time to hear proposals from developers because the community has already made it clear that we are considering the future of development for the community and not considering development during that consideration period (Mike). Lisa suggests that we hear proposals from developers and not shut them out during the moratorium period.

b) **New Lund's Grocery Store at 12th & Hennepin** : They've met with several neighborhood organizations (about six different groups). Lisa's understanding is that Lund's provided a site plan for the front area of the parcel and a letter was sent to her office from the community group giving their approval of the project. Tree aisles: they are required to have a 20% greening requirement. If that is not present, their needs to be a variance to the code. They'll need a variance as they currently only have 13%. The city has accepted a variance for the marginal difference of 7%. Lund's has agreed to put a green roof on top of the building, which will cost ten times more than putting green space on the ground. There would be one hundred total square feet of green space in the parking lot islands that will have trees upon them. Lund's asked for alternative compliance, which was granted. They are reducing their parking spaces from 91 to 45 and they'd have to take out three additional parking spaces for the tree islands. Lund's is willing to trade green space (with three total trees) for the green space in the middle of their parking lot. The green roof will be 1500 square feet. Dick Sandberg said the issue that CLPC had was that the tree islands were not presented to CLPC during the original presentation and it would have been preferred that this information had been provided at

the original meeting or that notification be provided regarding the change. Lisa states that the problem with that notification was timing. There was a very short period of time between the Planning Department's decision and when Lund's decided to file a petition for the green space tradeoff.

d) Lisa said that it is likely that there will no longer be **funding for NRP** through the City in the Mayor's budget. The Legacy Fund is drawing down \$3.7 million annually for other expenditures such as affordable housing and job creation. This is money that is being drawn from the trust fund and given to CPED. It's a toss up between whether to fund these activities or NRP and it is Lisa's position that we should continue funding these issues verses NRP.

e) There was no discussion regarding the Citizen Participation status for neighborhoods.

2) Small Area Plan Consultant Selection:

Motion by John Van Heel, seconded by Mary Turner that CLPC negotiate a contract with Landscape Research LLC to create Small Area Plan for the Loring Hill Area (verify language with Loring Hill Task Force minutes, no changes from task force version) motion passed, Neil Carlson voted no, no abstentions

Neal opposed the motion because he did not feel that he had enough information to base his decision on (he provided this explanation at the request of Katie) . There were two applicants that were considered by the Committee. Jana removed herself from the voting pool as a staff member of CLPC. The Committee voted to elect Landscape Research LLC to be the organization that will be oversee the planning for the future of the community/Loring Hill neighborhood. The Committee voted for this organization because they have notable roots in the community and other projects that they've worked on that promote preservation of existing styles and a community climate. The goal is to have "hard-fast" design guidelines that will give a clear idea for future developers to work within. Both proposals were excellent and after a lot of discussion the decision was unanimous in support of Landscape Research LLC. The team that presented the information was enthusiastic and passionate about the neighborhood engagement. Katie said that Landscape Research was very strong on historic preservation. She asked: how can the historic nature of the Hill be preserved while making room for new development? How do we work with the zoning that is there right now? Do we suggest an overlay district? The selected group also had a very impressive record of citizen participation and a strategy for working with and through the community.

Motion by John Van Heel, seconded by Mike Marn that if contract negotiations with Landscape Research LLC should for any reason fail that CLPC reserve the right to negotiate with the other consultant team that put in a proposal for the Loring Hill Small Area Plan (the Cunningham Group) motion passed, no vote by Neil Carlson, no abstentions

3) Reports:

a) National Night Out: Mary said there will be a general meeting on the 19th of July. There will need to be volunteers for the individual events - volunteers are encouraged to attend the July meeting for more information and appointment to positions. Mary asks that the Board members hand out as many flyers as possible advertising the event. There is a lot of excitement about the bike rally.

b) Livability Committee: Tid bits of information were offered by those who were present at the last meeting which was held at the Downtown Command. Neal and Mary mentioned that food was served and there was a tour of the camera system that is currently tracking crime at some major intersections in downtown. It was mentioned that 315 W 15th Street was discussed and CCNP had mentioned that they are considering changing their name.

c) Land Use Committee: Further discussion was had regarding a motion at the last meeting regarding the hearing of waiver requests in the moratorium area. *(note: verify whether any motions were passed regarding waivers at June Land Use meeting jvh)*

d) Eitel Site development: “There needs to be ample time for discussion of the issues brought by the Eitel Developers with the community so that it is not dominated by the developers and there is time for dialog and feedback from the community members.” “As they dominated the last Land Use meeting, it is now time for the neighborhood to weigh in.” It will be critical for a large turnout of neighborhood citizens to be present at the upcoming Land Use meeting. There is a meeting for just the task force on this upcoming Wednesday that Board members are welcome to attend.

Katie said a number of the main design issues have only emerged from the developers within the last two months, even though the task force has been in existence for about nine months. Parking and traffic has been a number one issue in the discussions with the developers. It is important that the businesses that are put into the development compliment what already exists in the neighborhood and doesn't compete with what already exists to the point of forcing them out of business. There is still concern that the Emerson School may close and result in additional high-end housing that will not compliment what the neighborhood is already offering.

Neal feels that affordable housing invites crime to the neighborhood and that the developers do not have an obligation to incorporate it into their development.

Jack Boarman of BKV group said a precedence may be set if the developer goes ahead with a development that is materially different than what the neighborhood approves. Even though there is a clause where the neighborhood can sue the developers, it may send a message that the neighborhood doesn't need to be taken seriously and can therefore be sidestepped in any future developments.

4) Additional Items:

a) Jeremy Stratton said that The Skyway News is changing their name to the Downtown Journal. Other changes will be considered over time and will be implemented as they are decided upon. Any input for these changes can be directed to the Skyway News. It will not consist of less neighborhood news, as that seems to be core to their mission. Loring Park is considered to be part of the downtown readership.

b) On July 18th there will be a joint Nicollet Avenue Task Force meeting between Loring Park and Stevens Square. It will be in Loring Park at the Shelter Building at 6 p.m. (no

brochure)

c) Twin Cities Training Program for Neighborhood Organizers (brochure handed out)

d) Reel Politics Cinema and Civics (brochure handed out)

Documented and transcribed by Board Secretary Joshua Callington.

Draft Revision by John Van Heel 4-30-06