

Citizens for a Loring Park Community

Land Use Committee Meeting Minutes

Mon., Sept. 26th, 2011

6:30-8:30 p.m.

Present: Dean Reynolds (210 W. Grant), Paula Vesely (210 W. Grant), Ray Harris (210 W. Grant), Jon Derluth (210 W. Grant), Kari Melchert (14th & LaSalle), Suzanne Erickson (Jungle Red), Corey Dahlstrand (210 W. Grant), Dana Reynolds (210 W. Grant), Dennis Dillon (210 W. Grant), Judy Erickson (210 W. Grant), Tony Velez (1417 LaSalle), Pat Hafvenstein (World Mission Prayer League), Brad Conley (116 Oak Grove), Cathryn Olson (210 W. Grant), Thomas Beaumont (210 W. Grant), Ede Holmen (210 W. Grant), Katie Hatt (Commodore Apts.), Michael McLaughlin (Loring Business Association), Janaeba Larson (Loring Apts.), Bob Hansen (1355 Nicollet), David Marsh (1350 Nicollet/VOA), Richard Anderson (210 W. Grant), Gary Gliem (400 Groveland/Summit House), Paul Hinderager (410 Groveland/Summit House), Virginia Reilly (Booth Manor), Richard Sandberg (Loring Green E), Ed Newmann (Loring Green W), Jan Sandberg (Loring Green E), Eric Sandberg (1501 LaSalle.), Hazel Erickson (1355 Nicollet), Joe Finney (1355 Nicollet), Meggan McNulty (Eitel Apts.), Veronica Lesser (Eitel Apts.), Amy Sondbuchner (Architectural Alliance), John Van Heel (110 W. Grant), Charlene Levy (210 W. Grant), Kevin Smith (210 W. Grant), Mohamed Elktateeb (337 Oak Grove), Joe Hiner (1355 Nicollet), Jerry and Sandy Svee (210 W. Grant), Esther Diley (1500 LaSalle), Lawrance Kehias (410 Groveland/Summit House), Janet Peterson (The Buckingham), Doug Decker (210 W. Grant), David Morris, and Susan Johnson (1500 LaSalle).

Staff/Development Team Present: Hilary Dvorak (Mpls. City Planner), Joe Bagnoli (Lawyer/Magellan Development Proposal), Brian Gordon (Magellan), Craig Vaughn (SRF), Jesse Symynkywicz (Damon Farber/Landscape Architect), So Young Lee (Architect), David Leneioni (Architect), David Carlins (Magellan Development), Jeremy Oremland (Magellan), and Jana Metge (CLPC Coordinator).

- I. *The meeting was called to order at 6:40 p.m. John welcomed all and conducted Introductions.*
- II. *The Agenda was approved unanimously. Brad/Paul M/S/C August minutes were tabled until October 2011.*

The following announcements were made:

- *Community Sing-a-Long – Tues., Oct. 18th from 7:00-8:30 p.m. at Loring Community Ctr*
- *Loring Park Neighborhood Master Plan Steering Committee - Wed., Sept. 28th - 6:30-8:00 at Loring Park Community Center; Review of the Land Use Chapter pertaining to the “Loring Village” area – Central Lutheran to LaSalle and Grant to 15th Street.*
- *Downtown Court Watch - Friday, Oct. 7th from 10:00-noon; 2nd Floor-Downtown Library-Doty Room*
- *Oct. 8th - Blood drive at The Woman's Club of Minneapolis/410 Oak Grove*
- *Richard Anderson announced the new Park Entrance at Oak Grove/15th and HN/Lyndale. He reported that there are 1,300 new shrubs, 5 Oak Trees, a new flower garden, and bike/pedestrian re-alignment. Jana informed the committee that Richard had written a \$150,000 grant which was matched by Friends of Loring Park and CLPC NRP Funds. Round of applause for Richard’s efforts and the new Gateway!*

II. NRP Phase II draft 2% Historic Housing Fund

Jana overviewed that in Sept. of 2009, the CLPC Land Use Committee suggested to dedicate NRP Phase II Housing funds in a focused way and proposed that they be dedicated to deferred M & R and Health/Safety/Code issues and Rehab/Renovation of our Historic Properties. This was followed up with Joe Horan from NRP coming into Land Use Committee and talking about NRP Housing Program examples and partnerships. In October of 2010, the conversation continued again to generate a Scope of Services. CLPC Coordinator held conversations and meetings with The Wellington Condo Board, 510 Groveland, and individual mansion owners on their needs and issues. In August of 2011, a draft Scope of Services was developed based upon this input and utilizing NRP Scope models for historic properties revolving loan programs.

Jana distributed it to the Land Use Committee for further comment and input as a Scope of Services is developed for the potential use of our NRP Phase II 2% Housing dollars. Richard Anderson asked how much NRP Phase II dollars were available. Jana reported that at this time it is uncertain, that she can report back next month. There is debate at Committee of the Whole and Ways and Means on NRP and NCEC issues. Available funding, moving into the future, will need to be determined by the outcome of these debates/discussions.

Jana asked the Committee members to take a copy of this draft and review the eligible and ineligible projects component. Feedback can be sent to loveloring@gmail.com. Ed N. asked if under eligible projects, if items listed were adequate to cover the Wellington's concerns. Jana reported that this scope has been sent to them for review and she will report back their input. Jana reported that the next step will be to bring in a bank and a non-profit partner who could manage this revolving loan fund and provide matching funds/leverage to it.

Summary proposed for uses of NRP Phase II 2% Revolving Loan dollars:

Citizens for a Loring Park Community is making available City of Minneapolis funded Neighborhood Revitalization Program funding allocation for the establishment of a Historic Preservation Program. The program has been created to distribute money to property owners in the Loring Park Neighborhood with the purpose of stabilizing and restoring the exterior of eligible homes in a historically appropriate manner. In order to ensure that the highest number of property owners have access to these funds, this will be a "matching" program, and access to the funds by eligible property owners will be through an open and objective competitive process.

Example of eligible projects include, but are not limited to:

- * Siding Replacement (i.e. removal of vinyl or press board siding and replacing it with wood or fiber cement board siding of an appropriate scale and lap).
- * Windows (repair, replacement, or updates; i.e. the removal of aluminum windows or reduced-size windows, replacing them with clad wood hung windows)
- * Porches (repair or replacement - in an historically accurate manner)
- * Gutters (repair or replacement - in a historically accurate manner)
- * Masonry/stucco (repair or replacement - in an historically accurate manner)
- * Soffits, fascia, and trim (repair or replacement - in an historically accurate manner)
- * Painting of replaced surfaces (i.e., siding, trim, fascia, soffits, windows, etc.)
- * Steps and sidewalks (repair or replacement - in an historically accurate manner)
- * Fencing (if a "historical precedent" at the property can be documented)

- * Chimney reconstruction, but ONLY if it would be the removal of an historically inaccurate chimney and replacing it with a more historically, appropriate chimney
- * Other prominent architectural features which contribute to the historical character and integrity of the property.
- * Brick tuck-pointing (generally and if not an "excessive" percentage of the scope).
- * Architectural drawings, blueprints, scope of work plans, etc.
- * Carriage houses if required by code compliance in renovation of mansion

Ineligible Projects: *Funds may not be used for the following projects:* Recreation or luxury projects, pools, lawn sprinkler systems, playground equipment, saunas, whirlpools, skylights, roofing, decks (repair or replace if for recreational vs. structural or code compliance for exit/entrance), any driveway work, garages or carriage houses, (repair or replace unless required by code compliance for renovation project), water main repairs, retaining walls (repair or replace), yard lighting, landscaping projects (permanent or otherwise), painting of "non-replaced" surfaces (generally - exceptions could be approved on a case-by-case basis by CEE), power-washing, personal property items (such as appliances), repairs to property used for business or trade purposes, funds for working capital, debt service or refinancing existing debts, labor costs of borrowers and/or residents.

Subject to other review criteria (see "Property Selection Process") - TBD
 CEE (proposed partner) will make final decisions on the eligibility of improvements. Any questions about whether an improvement is NRP eligible must be resolved by the City of Minneapolis.

Loan Security: All loans will be secured with a mortgage in favor of the City of Minneapolis.

Loan - to - Value Ratio: The ratio of all loans secured by the property, including the new loan, must not exceed 120% of the property value.

This draft scope will come back through the Housing Committee in a more final form. CLPC goal is to be ready with this project, should additional NRP Phase II dollars become available.

III. Magellan Development Proposal (LaSalle/Spruce & 14th/13th Street) –
John Van Heel introduced Jana/CLPC Coordinator, to facilitate this section of the meeting.

Jana distributed index cards for attendees to list questions, concerns, issues, comments. She reported that she will compile these and then forward to the Developer for response.

The overview for this portion of the agenda is: Introduce the Development Team, Project Overview, Landscaping overview, Traffic/Parking and Circulation, Q & A. Jana asked that the majority of questions be held until the end of the presentation, so that the Developer could finish all components of the presentation. Jana introduced Joe Bagnoli, the Lawyer for the Magellan Team who flew in from Chicago for this meeting..

Joe overviewed that 5 years ago, a 39 story Condo Tower was approved as a component to the Eitel Apts. development. The Condo Tower was not built due to the economic downfall. The Development Team is back to present a revised proposal for 355 Rental (prior proposal was

268 units), 252 parking spaces (prior proposal was 359 parking spaces), and 20,000 SF of Commercial on 14th with rental office on Spruce (approx. 7-8,000 SF in prior proposal).

Joe reviewed that they are planning for a 15 month construction period to develop the Eitel/Magellan site. They hope to be leasing units in Spring of 2013. This parcel is zoned OR3 (84 feet) on the Park side and BS41 (downtown zoning/unlimited height) on the east side by LaSalle. *Additionally, there is the State Shoreland Overlay within 1,000 feet of Loring Park limited height to 2.5 stories.* Joe introduced Development Team Lead Brian Gordon.

Brian Gordon (Magellan Development) introduced his team (see Attendee list above). He reported to the meeting attendees that it has been recommended to them to pursue changing the zoning to the new B4N zoning which is 10 stories and has no parking requirement. It is up to the Developer and the Bank what is marketable and feasible. A Conditional Use Permit will be requested for additional height over 10 stories.

Katie Hatt overviewed the prior development process which led to the very successful Eitel Apts. and Loring Kitchen and Bar, both great amenities to our neighborhood. This was a 15 month development process. She was the co-chair of this team, along with Robert Cook. She asked members of the team to raise their hands. 6 of the then 9 resident members were present. She expressed concern for adequate discussion and dialogue with the neighborhood to ensure that this project is also an amenity. She reported that the original "Eitel Workgroup" convened on August 31st, 2011 and the following issues were identified:

- Need for additional parking; both for rental units and commercial
- Concern for traffic and circulation in and around LaSalle and 14th St.
- Marketability of 20,000 SF of commercial
- Marketability for additional high end rental with all of the other projects proposed in the downtown City area.
- Eitel development presently leases car stall at the proposed development site for guest parking, rental unit waiting list parking, and Loring Kitchen and Bar valet. Jana reported that both LK & B and Loring Theater lease with Mpls. Public Schools valet parking for their guests annually. Eitel has a year-round waiting list for parking and initially it was thought that their tenants would not use/own cars. This has been proven not so.
- Possibly extension and expansion of hours for our critical parking area.
- Request to delay the Oct. 17th review by the Planning Commission and allow thoughtful discussion and review of the Traffic Management Plan with adjacent neighbors.

Development Proposal Overview-

Brian referred to the Project Boards displayed at the front of the room.

They are proposing a 36 story tower/360 feet high with 354 units of high end rental. The base of the development would include 20,000-22,000 SF of commercial on the 1st floor with 2-3 levels of parking above and a 5th floor of the base will be "residential amenities". The Lobby will be on Spruce, across from Eitel Apts., which is approximately 2,200 SF. The Leasing and Management Office will be off of 14th Street. All Retail, Receiving, and the Parking Entrance to the Garage will also be on 14th Street. On the 1st floor, there will be dry cleaning services available to building tenants, a Dog Exercise Area and a Dog Owner lounge with a TV. Owners can relax while their dogs play in the exercise area.

Their intent is to activate the Streetscape. They are planning to widen the sidewalks to 12-16 feet and have tables and chairs outside. They are creating rain gardens and sod boulevards, street trees, and a green roof for storm water management.

The 5th floor “residential amenity” will include an indoor lap pool with a spa and hot tub located on the south side to take advantage of the sun. On the northside will be a closed theater where tenants can host parties, show movies. There will be a game room and a lounge open for studying and with a kitchen. There will be outdoor kitchens and grills with seating and firepits. They are planning for some type of outdoor green activity, similar to Britt’s lawn bowling. This outdoor area is ½ acre in size.

Review of Building Exterior and Landscaping Design:

Dave reviewed the project board displaying the proposed materials to be used. The entry area features a glass element. ***Request Paul to write up a paragraph here for notes.***

Question was asked as to how close the building will be to Jungle Red and 1421 Spruce. Response was that the development will go up to their property lines. There is a 16 ft. private alley between these buildings and their property line. So, there will be 16 ft. between Jungle Red and 1421 Spruce and the proposed development.

Retail will be on the 1st floor and 3 layers of parking over that. They are proposing 260 parking stalls for the 355 units. The building will consist of mostly studios and 1 bedrooms. There will be a few 2 bedrooms and the top floor will feature a couple of unique and luxury apartments.

They will have a Green Roof and are going for a Silver rating with LEED certification.

Parking and Traffic Circulation -

Craig introduced himself. He is employed by SRF which is located in Plymouth, MN. SRF has conducted a Traffic Analysis for the project, which will be submitted to the City for review. It consists of Existing Conditions and Future Conditions/2013, as well as looking out 1 year. SRF also had done the Traffic analysis 5 years ago with the original proposal. He reported that Traffic volumes are pretty much stagnant, that there is not a lot of growth in this area. Volumes are level. Under Existing conditions all bubbles are green. The rating goes from A to F, with A being the best. He reported that there are no levels of D or F. In Future Conditions, 2 intersections will be degraded to a C rating, which means a traffic delay of 20-35 seconds, but that traffic volumes are relatively unchanged.. (Note – B is 15-20 seconds at an intersection).

They studied different time periods of the day – morning, midday, and evening peak. He reported that the highest number of cars, pedestrians, and bikes were in the evening. They looked at 6 key intersections, both existing and future conditions – LaSalle/Grant and 14th /15th St., Spruce & 15th, Willow & 14th St., Willow & 14th St., Willow & 15th St. They are also assessing access on around around 14th Street.

Question was asked regarding the exact location of the parking garage entrance. It will be on 14th Street, mid-block and across from Emerson School. They anticipate that 265 trips will be generated. Concern was raised that the parking lot today has 140 parking stalls which are presently all leased out.

Craig reported that the Existing Conditions are:

Grant & LaSalle = B

15th & LaSalle = B

LaSalle & 14th = A

14th & Spruce = A

Willow & 15th = B

14th & Willow = A

Katie – we need to get Future circulation for comparison for minutes. Did they report this?

Several concerns were raised regarding traffic flow and circulation along LaSalle. There was a request to put in a traffic light at 14th & LaSalle. This is pass-thru traffic in our neighborhood and drivers are aggressive and zooming through the neighborhood. We have many older residents in this area. Concerns for pedestrian and bicycle safety were expressed. Also expressed is that drivers do not stop at stop signs, they zoom on through. Craig reported that the City does not support an additional traffic light. That State Law says that this is a pedestrian intersection, that pedestrians have the right-of-way. The City states that “traffic signals may do more harm than good”. Residents also stated that there is no crosswalk at 14th & Willow and with the new Eitel Apartments and Loring Kitchen and Bar, there is much more foot/bike/car traffic. Craig stated that per State Statute, the pedestrian has the right of way at a crosswalk. Craig stated that the Traffic analysis will address safety as well as traffic flow.

Craig also reported that a 4 block area was reviewed and study for parking access. They looked at on-street parking, reviewed critical parking, meters, and the 2 hour parking. They were in the field at 5 a.m (studying overnight parking patterns), 1 p.m. on Tuesday, Wednesday, and Thursday (week day patterns), and collected information at 7 p.m./Saturday (for the entertainment condition).

Craig/SRF reported that:

* Pay lot is utilized 35% during the night and 95% during the day and 55% weekend. He noted that the VOA building is under renovation and that much of the staging for this construction project is located in this pay lot, along with contractor vehicles.

* Onstreet parking is 90% utilized over night with 10% available and 75% during the day with 25% available.

* Emerson School lot has a 70% utilization during the day and 100% on the weekend due to valet services for Loring Kitchen and Bar and Loring Theater. There is zero utilization of this lot overnight.

* Magellan Lot has been parked at 80% and has 135 stalls.

Craig reported that they are talking with the Hyatt Ramp (730 stalls) and the Plaza Ramp (885 stalls) for additional commercial valet parking. He reported that parking would be open for lease to anyone in Loring Park community, not just the building tenants or clients of the retail operation. Building tenants could also lease out their parking. He reviewed their study of light rail access and that the planning goal is to be within ¼ mile walking distance of light rail and stations. He reported that the City has no parking requirement in the Downtown area. Number of spots is dependent upon the marketability of the rental units and the commercial space. He reported that there will be a bike storage room and bike parking in front of each parking stall. They are also working to incorporate a car sharing feature into their building.

Hilary (City Planner) reported that their draft Traffic Demand Management Plan needs to be submitted to the City for review. She will take it to Public Works. Staff will review and then submit comments to the Magellan Team/SRF. There has been no draft TDMP given to the City yet. Once reviewed, that TDMP and staff comments will become a part of the Staff Report to the Planning Commission.

Hilary reported that the parcel is split zoned. The half facing west, across from Eitel Apts. is zoned OR3 or 84 feet. The section of the parcel facing LaSalle is B4S1 or downtown zoning/unlimited height. This parcel will need to be rezoned and the City is recommending the new B4S zoning which is 10 stories and limits the type of business use on the site (no Adult uses or nightclubs). The Developer can request a Conditional Use Permit for additional height. The Original proposal had requested and received a "PUD-Planned Use Development" classification which allowed the Development Team to plan to the site. The PUD requires a certain footprint in size and since the Eitel Apts. are completed, this development is not eligible for a PUD application. B4N would have no parking requirement.

The meeting was opened up to comments, questions, issues, & concerns:

Katie opened up this piece of the agenda by stating that we were all caught off guard with the Aug. 21st STRIB article, followed by a Finance & Commerce story, and MPR story. These articles followed the project presentation to the City Planning Committee of the Whole. A lot of time had passed since the original project development. Katie expressed a desire for the team to extend their timeline and allow for more thoughtful review and discussion in October so that the Traffic, Parking, and Circulation is geared to ensure continued livability and safety of residents.

Adjacent resident expressed grave concern with lack of parking and referred to the newly proposed project on 5th and Nicollet which is recommending 1:1 resident parking stalls and 20+ additional parking spaces. It was expressed that with 20,000 SF of commercial, this is a great concern. The community wants to ensure the continued success of Loring Kitchen and Bar, as well as pedestrian and bicyclist safety.

Two residents from north side of the Loring Neighborhood expressed their desire to have the neighborhood become less dependent upon cars and the advantage of marketing to downtown employees so that there is then less traffic cutting through our neighborhood coming downtown to work. Folks can live where they work and walk.

Eitel Apts. managers spoke to the actual marketability of their project. They are finding 20-35 year olds, splitting a unit and one or both having cars, thus needing parking. They also have created an opportunity for residents to share their parking stalls with Loring Kitchen and Bar during the day, so that there is commercial parking available for the lunch crowd. Additionally, they have a parking waiting list and LK & B has a lease for evening and weekend parking with Emerson School.

The Eitel has 212 units and 2 commercial spots (the leasing office and Loring Kitchen & Bar). They have 220 parking spaces and a waiting list for parking. Parking is a challenge for them and predicted for their development as well was that tenants would use transit and not have cars. This has not proven true for Eitel Apts. Tenants have cars, they go away on the weekend and in the evenings. Some drive to suburbs for work daily. LK & B is 6,000 SF.

Concern by an adjacent building manager for the safety of his tenants with increased traffic. That LaSalle is extremely unsafe already. They also experience a need for tenant parking. They are in a critical parking area, and residents buy parking passes for this area, but many times no parking is available.

Another resident asked about the number of jobs to be created and that this was a great thing in the current economy. The development team reported that 200-250 construction jobs would be created and once the building was in operation, they will have a staff of approximately 20-30.

Concern was expressed that the surrounding stakeholders needed to weigh in on the reviewed Traffic Demand Management study. That the insight from the surrounding businesses, residents, properties, would be invaluable to the success of this project. There have been many changes in 6 years, since the original proposal was developed. We have had an increase in bikers and walkers. We have the Eitel Apts. and Loring Kitchen & Bar and Emerson School remains. It was expressed that there are very unique conditions in this community.

Question was raised as to the “tipping point” for high end rental. There are several buildings proposed for the downtown area. Will they be filled? Does the City/CPED analyze this and report/advise developers? 5th & Nicollet was raised as an example again. They are proposing 335 units with 400 stalls. They have a skyway tie to ramp parking, as well as direct access to light rail and are still proposing additional parking to the 1:1 stall per unit.

Stated was “just because the City says zero parking is required, doesn’t make it right”. It was suggested to add another level of parking below to ensure adequate parking.

Requested were elevations to reflect the pedestrian experience at street level.

Comment was made to enhance materials utilized on all sides of the development base to ensure a good pedestrian experience. Suggested was to utilize some vertical greening and to model on the LaSalle side features on the Spruce and 14th sides of the design.

Several positive comments were made regarding the beauty of the Tower and the special features.

Trees should not be in grates, but rather in a planting environment where they can thrive.

Another resident stated that she liked the idea of no cars, not a bad vision for the City. Increase bike lanes/ bike use/ potential for streetcar on Nicollet/ promote transit use. That this could help our stretch of Nicollet activate.

Concern was raised as to whether or not they could fill 20,000 SF of commercial and whether or not a business had to be secured for City approval. Hilary stated that mixed use developments are approved all the time and there is no city requirement to have a business locked in prior to city approval.

Another comment is that this is a beautiful building, but needs more parking. The neighborhood is already stretched for parking. As folks age, they will need cars. Younger people are moving in and have children and need/use cars.

Sales for the Eitel building have been dependent upon the availability of cars. 1 person works in City and another in the suburbs.

Many, many folks in Loring experience that their cars are towed in the winter, a new building will need adequate parking. This is Minnesota, not Chicago and it is cold in the winter.

Question was raised about whether or not a Zoning Change needed to occur. Joe B./Hilary reported that there are 13,000 parcels in the City and only 300 which are split-zoned. The developer could just request a CUP (Conditional Use Permit) for height, but the City is recommending B4N zoning. Hilary reported that re-zoning would take until November. Question was raised whether or not the project would then have to wait for approval or would the B4N zoning be retro-active. (*Jana will clarify this with Hilary*).

John Van Heel, Land Use Chair requested that 1) 14th Street power lines be buried, 2) Car Sharing be a feature of the project, and 3) that the project use the ornamental lighting standards for the neighborhood. He is happy that the project is going forward with LEED certification.

Commented was that Minneapolis' mass transit is not even close to Chicago's and that increased parking would be necessary. There was a question on timing for the Traffic Management Plan by the Sept. Land Use meeting. Also commented was that 14th Street, across from Emerson school is the entrance for service vehicles and the parking ramp. Emerson School is still in operation (14 school busses), concern for the safety of the students was expressed.

Question was raised as to the rental marketing? Will they be corporate rentals? Will they market to downtown workers? Brian responded that the strategy is not fully developed yet but that they could indeed market to downtown employees.

Question was asked about rental rates. Brian responded that they will be comparable to the Eitel Apts., so approximately \$2.00/SF. Retail will depend on the market and runs \$20-\$40.

Question was raised about the 20,000 SF of commercial and its uses. Would a liquor license be allowed when across from the school? Joe Bagnoli will check into this. Jana will check with city licensing and report back.

Question raised about light pollution and LEED standards regulating this. The architect is aware of the LEED requirements and they will comply to these standards.

Concern was raised regarding traffic flow in and around Emerson School in the mornings, noon time, and early afternoon.

There was a request for additional detail on streetscape design.

Request was made whether it would be possible to delay the project to October end to allow community discussion, review, and input following the city's review of the Traffic Demand Management report. Brian stated that he will defer to the Councilmember on this request. Katie reported that she had contacted Councilmember Goodman's office and invited both Lisa and Patrick, but they declined to attend this meeting.

Hilary stated that the posting for the October 17th Planning Commission has already been sent out, so it is too late for a submission to be on the agenda for that meeting. The next Planning Commission meeting would be October 31st. Posting for that meeting would be Oct. 5th. Prior to this project being on the Planning Agenda, the City needs to get a draft Traffic Demand Management Plan and take this TDMP through Public Works for their staff to review parking and traffic/circulation needs.

Katie asked what the best approach would be for community input into this piece of the project. Katie requested that the City and the Developers convene a meeting in October to review the Traffic Demand Management plan, so that resident/neighborhood issues were figured into the staff review and report. We will then bring the Development Review back to Land Use Committee in October. The CLPC Board will determine when to then convene to ensure that neighborhood comment is a part of the public record going forward to the Planning Commission.

Review - Highlights of the Magellan Development proposal:

- Commercial space has increased from approx. 7,000 SF to 20,000 SF
- There are 36 vs. 39 stories
- Unit sizes are smaller than the prior proposed condos
- Rental instead of condos
- 355 units in the new proposal
- Parking has decreased from 359 parking spaces to 252 spaces. They are in the downtown parking district. There are no city requirements for parking. It is up to the developer and their bank as to what will make the project work and be marketable. (Note – At the CLPC Board meeting, Joe explained that in Chicago they provide .4 per unit. The prior proposal had .9 per unit. This proposal has .6 per unit).
- Townhomes surrounding the parking ramp are gone from prior proposal. There will be ground floor of commercial, the next 3 floors will be parking and then the units.
- There will be bike stalls for parking and car sharing, such as HOur Car available.
- The leasing office storefronts on Spruce.
- Rental rates will be at or above the Eitel Apts. rates
- The project will be LEED-certified, they are aiming for Silver certification.

Jana reported that there are project schematics provided for each adjacent properties.

These were given to: 1350 Nicollet/VOA building, Emerson School, Dennis Investments, Eitel Apts./Loring Kitchen & Bar, 1350 Nicollet, Booth Manor, Summit House Condos, Loring Green Condos, 1421 Spruce (adjacent property north), Loring Park, 1417 LaSalle (Commodore & Buckingham Apts.), 210 W. Grant, Loring Business Association, Jungle Red, and Lotus to Go.

IV. REPORTS – *tabled due to time*

The meeting was adjourned at 8:45 p.m. Meeting attendees were encouraged to come up and talk with Development Team and look at the Planning Boards. Jana encouraged all to send comments, concerns, ideas to loveloring@gmail.com and/or to Councilmember Lisa Goodman at lisa.Goodman@minneapolismn.gov

Respectfully submitted, JLMetge, CLPC Coordinator

