

Citizens for a Loring Park Community

**Land Use Committee**

Monday, January 22<sup>nd</sup>, 2007

6:30 pm to 8:30 pm

@ Loring Park Office Bldg.

430 Oak Grove St. Room 207

**In Attendance:** Dick Sandberg (Loring Green East), Jan Sandberg (Loring Green East), Jana Metge (CLPC Coordinator), Robert Cook (Eddy's Café), Robert Copeland (The Wellington), John van Heel (110 West Grant), Terry Thompson (Loring Green East), Becky Gullickson (301 Clifton), Paul Hinderager (Summit House), Richard Gardell (180 Degrees), Chuck Ballentine (Ball Park Authority), DeVonna Pittman (Ball Park Authority), Pat Scott (Hennepin Avenue Methodist Church), Beth Grosen (City of Minneapolis, CPED Economic Developer), Neil Carlson (Summit House), Ina Numan (Loring Park Office Building)

**I. 6:30-6:45 pm Call to Order—Dick Sandberg, CLPC Land Use Committee-Chair  
Agenda Approval, Introductions, Approve November Minutes, & Announcements**

Dick Sandberg led introductions of the 12 persons in attendance. Eventually there were about 16 persons in attendance.

*Motion by Bob Copeland, seconded by John van Heel, to approve the minutes from the November 29, 2006 Land Use meeting.*

*Motion passed unanimously*

**Announcements:**

- **CLPC Annual Meeting** - Monday, March 12<sup>th</sup>. Hoping to have Senator Scott Dibble and Representative Margaret Anderson Kelliher. It is hoped to hold the event at the Woman's Club. There are five Board seats up for election. Call CLPC @ 874-9002 if interested!!.
- **Community Engagement Meeting.** The meeting scheduled for Monday, January 29<sup>th</sup>, 7:00 – 8:30 p.m. at the Van Dusen Mansion is the meeting closest to Loring Park. We need lots of folks to go and participate. Is your voice important to land use planning and development, on public safety issues? Do you want to be involved in the planning or just notified when items are decided? Come & discuss!!
- Jana received a request from **MCTC** to be on the Land Use agenda at the February meeting for an update on their expansion into one of the Billy Graham buildings They will be requesting a conditional use permit.
- **Access Minneapolis:** John said that staff have agreed to continue meeting to discuss the downtown transportation options. A meeting is set for Thursday, February 8, 6:30 – 8:30 p.m. at the Woman's Club and will include representatives of local neighborhood organizations and resident boards to continue discussion of the ten-year plan.
- Jana announced that Tuesday afternoon at 1:30 p.m. there is a hearing for the **SW Rail Corridor**. As you know, CLPC has taken a position of supporting streetcars on Nicollet. Jana has heard that the Uptown area is supporting a rail option through Loring Park that would take the Light Rail up the Midtown Greenway to Nicollet, underground in a tunnel and then up at Franklin Ave., with light rail then going down Nicollet Ave. with no stops through Loring Park. There would be only 2 stops
- on Nicollet - one at the Greenway and one at Franklin Ave.

**II. 6:45-7:15 p.m. Downtown Ball Park – Chuck Ballentine, Hennepin County Ball Park Office**

Chuck Ballentine presented the current ballpark design including ideas about how the building will function and connections with Minneapolis. He also reviewed a summary of key findings from the Environmental Impact Statement (EIS). The Draft environmental Impact Statement will be published on January 29th with the

Hennepin County Board holding a public hearing the middle or end of February. The comment period for the EIS will start January 29th. Comments may be submitted in person at the meeting, via the Web, or via voice mail. There is a Web page that includes the materials distributed at tonight's meeting. Chuck said that representatives will return to discuss the neighborhood around the ball park.

Chuck first described the site's location and access to transportation (including future light rail lines and Northstar rail), parking available within different distances from the site, site orientation, and entrances. There will be several new skyway connections and possibly escalators. There may also be a new access road and specialty parking for high-end ticket holders.

The site is a challenge. There is still an active train line (BNSF) somewhat under the site but the tracks might be bent slightly to better accommodate the building. A similar bending of the Northstar tracks will allow a better alignment for the Cedar Lake bike trail. There is an agreement that commuters exiting transit in the morning will be able to cut through the stadium to access skyways on the other side. There will be various transportation modes to move up from transit to the ball park.

Chuck also showed various views that those on the street will have of the ballpark from various perspectives and views of the city from the ball park.

The final EIS is due May 2007 with final adoption by Hennepin County in June 2007. This location was deemed as the preferred alternative so this is not a traditional EIS with various options—this is the option. Chuck reviewed the various issues addressed in the EIS such as traffic, parking, water quality, lighting, air quality, noise, and many others.

For example, traffic considerations included a schedule of likely events, impact on traffic downtown and on the freeway. Analysis focused a several specific scenarios, such as dual events at the Target Center and stadium or the evening peak hour with no event.

There will be a public unveiling of the proposed façade in February.

## **QUESTIONS**

Is it likely to be branded? The Twins will have the naming rights option.

Why not try to mimic buildings in Historic District? There are some rules about historic buildings and the use here is of sustainable materials such as limestone.

What about Transient Merchant licenses that were an issue with the Metrodome?: This is an example of an operational issue not design that will be discussed later.

Is there funding to complete the bike path? There are various funding sources that total \$8.3 million. One problem is that land values have increased over the past few years.

Who is the architect? HGA is the local architect and HOK is the lead architect but neither is under contract to the Twins.

What is the largest unresolved problem? Land. This is a very complicated project.

How difficult will railroads be to deal with? They want to maintain a safe operation. The rail line past the Metrodome is a major secondary line.

Rail usage to attend events? For the Metrodome, about 12% take LRT. They are projecting 10% for the new stadium. There is also talk about using the unused transit depots in the large parking lots for charter buses.

Has the Access Minneapolis proposal solved some of the problems? It really did not help but there may be other reasons to do what is proposed in that document.

Public meetings will be open and re-broadcast.

### **III. 7:15-7:30 p.m. 180 Degrees—Richard Gardell**

Richard distributed more information about the 180 Degrees program. Richard reported on an orientation to work and community program. Major issues for ex-offenders is finding a place to live, finding a job to support that place to live, and education level. About 65% of offenders that come to 180 Degrees get a job and place to live. But these are often minimum wage jobs. The new program is designed to offer better training for the first job.

*Motion by John van Heel, seconded Terry Thompson, recommending that CLPC support 180 Degrees in its Orientation to Work and Community Program.*

*Motion passed unanimously*

180 Degrees currently houses 35 beds but there is room for more than 35 beds. City staff have looked at it and determined that it would support 4 additional beds but this would be an expansion of the conditional use permit. Richard is interested in hearing the community's thoughts about a possible addition of beds. In response to a question, he said that a very small percentage of temporary residents have cars. The county and state are OK with licensing if it is OK with the city. There would be no changes to the exterior. Pat Scott stated that she never knew of any problems and others had similar comments. Richard described some of the accountability measures that the facility takes including bed checks and electronic monitoring.

*Motion by Neil Carlson, seconded by Robert Cook, to express support for the addition of four beds to the program at 180 Degrees.*

*Motion passed unanimously*

### **IV. 7:30-8:00 p.m. 24 Dell Place— Pat Scott/Hennepin Ave. Methodist**

Hennepin Ave United Methodist Church (HAUMC) is requesting concurrence/approval regarding 24 Dell Place. HAUMC is proceeding with the initial steps leading to demolition of this vacant, old (1912), deteriorated stucco structure at the corner of Dell Place and the I-94 Freeway exit ramp. The site, acquired by the church in 2003, will become an unpaved addition to the adjoining church parking lot with the addition of some landscaping. There were several concerns by residents about tearing down a building and conformance with the recently developed Loring Hill guidelines.

*Motion by Robert Copeland, seconded by Paul Hinderager that:*

- (1) Citizens for a Loring Park Community (CLPC) engage in a dialogue with Hennepin Avenue United Methodist Church (HAUM) regarding their property at 24 Dell Place;*
- (2) The parties arrange a tour and undertake an examination of the property to aid them in their discussions; and*
- (3) A task force be established to review the plans for 24 Dell Place, after which a meeting with Church elders will be held to enable interaction and discussion between neighborhood residents and the church to discuss possible outcomes for the property.*

*CLPC values HAUM as a historic member of the Loring Hill section of the Loring Park Neighborhood, but it also values the other structures that lend historic character and authenticity to this special study area.*

*Motion carries, five yes, three no.*

There is no set time frame but a group should be put together quickly for a report at next month's land use meeting. It was suggested to request records from the Heritage Preservation Commission.

### **V. 8:00 p.m. – 8:30 p.m. Community Engagement Processes – Jana**

Jana encouraged residents to attend the meeting at the Van Dusen Mansion which will include several communities around Loring Park Community. There is also a meeting at the Mill City Museum.

Jana is on a staff group that is bringing us the questions below about our idea of community engagement. There is also a meeting of neighborhood leaders and CLPC will host the meeting in February.

The questions are: What is your idea of Community Engagement, when do you think residents should be involved with the process, why is Community Engagement important, and what happens if there is no Community Engagement process?

The Community Engagement Report, which is a dense, difficult to read document, says nothing about the 30-year-old neighborhood movement in Minneapolis. Jana reported that the community engagement report comes out of the City's Communication Department, but with input/oversight from CPED. There seems to be a premise that the only reason to get together is to respond to a city question. But this is not true. People get together on a proactive basis to discuss livability issues, such as crime, and land use development, re-development issues/ideas or to propose innovative programs. Eat Street, Nicollet Ave. Design Guidelines and Loring Hill Design Guidelines are examples of proactive work on the part of residents through their neighborhood group. CLPC started a project using an intern from the Humphrey that looked at misdemeanor issues.

The Land Use and Livability committees of CLPC are here to promote community engagement. There was a lot of sentiment of persons at the previous meeting that the report would take away neighborhood groups and NRP.. But there is still a need for persons in the community to communicate e.g. Dog Play Area, Greenway, and capital resources for Loring Park. The question may be how to fund this communication. Reacting to the report may be like pushing Jello. There is a sub-committee of CLPC meeting Wednesday at World Mission Prayer League to focus on the report.

There are issues with poorer neighborhoods that cannot access electronic communications. Some of these new complexities point to the importance of having a staff person looking out for what is happening. There have already been a number of changes to the way that the city notifies neighborhoods.

Richard Gardell noted that in St. Paul, the 14 district councils have paid staff that deal with land use and safety issues that then funnel up to the City, e.g. request for a stop sign. They have crime prevention coordinators paid by outside fund raising that liaison directly with police. But St. Paul has a strong mayor and seven-part-time council members.

Please e-mail comments to the office.

## **VI. 8:30 Reports**

- *Nicollet Ave. Meter Farm – John Van Heel /Jana*

At the CLPC Board meeting there was much discussion of the 1501 Nicollet ('meter farm') project. The Board has asked the city for a public hearing on the project. Kandiyohi Development has withdrawn from the Clare Housing proposal leading the board to recommend re-scoring all of the proposals. The split between Clare Housing and Kandiyohi Development came out of a difference of opinion about the roles that Clare Housing and Kandiyohi would play, who would be the development principal vs. shared developer, and how much space the two prime tenants would require (Outfront MN and District 202). The Board previously stated that it did not support the Clare Housing proposal without the other components. There may be a press release about the Ivizion proposal coming soon. Ivizion is the neighborhood's first choice but it does not appear likely that city staff will recommend the Ivizion option.

Jana said that she is temporarily working mornings at the Government Center in Commissioner McLaughlin's office.

**Adjourned 9:02 p.m.**