

Citizens for a Loring Park Community

Land Use Committee

Monday, January 24th, 2005

6:30 p.m. to 8:30 p.m.

@ CLPC Offices/Loring Park Office Bldg.
430 Oak Grove St.; Room #207 612-874-9002

I. 6:30-6:45 p.m. Call to Order--Agenda Approval, Introductions, Approve Minutes & Announcements

Bob Copeland, CLPC Land Use Committee Chair

Bob led introductions of about 25 persons in attendance.

Bob asked for changes to the agenda. None offered.

Motion by Mary Turner, seconded by Paul Hihnderager, to approve the minutes from December 20, 2004.

Motion passed.

ANNOUNCEMENTS

- The annual meeting will be Monday, March 14, 7:30-8:30 p.m. There will be an information fair 5:30 to 6:45 p.m. and guest speakers 6:45-7:30 p.m.

II. 6:45-7:00 p.m. The Groveland--Link Wilson

The project has already been approved by the city. The developer is requesting a modification to the main entry and canopy and to add a fountain and urns. Zoning allows for a 36 sq ft. landing area that they would like to expand to 97 sq. ft. This expansion will require extending the canopy from 2'6" to 5'6". The other component is to include an urn at the front entry requiring a variance. The building code works for small building but this is a bigger structure.

A question about why someone would object to this request. Link said that the code restricts anything that projects into the right-of-way.

Motion by Ray Harris, seconded by Neil Carlson, to (1) approve the request to extend the canopy to 5'6" and (2) approve including urns in front of the structure.

Motion passed.

III. 7:00-7:30 p.m. Bike Bridge Update—Stephanie Malmberg 612-673-3365, John Dietrich (Lowry)

Stephanie gave an overview of the project that started in the mid-1990's to connect downtown and the Midtown Greenway. There are two parts to the project: the access in front of St. Mark's and the access around the bottleneck area near I-94. The latter access encourages bikers to cross over to use Bryant to go south to the Greenway. There will then be additional marking on Bryant to encourage biking. Bikers could use other routes but those have disadvantages in elevation and proneness to accidents. There were neighborhood meetings in mid-2003 to discuss alignment and details. The bridge design includes some architectural details and was designed to hasten melting and maximize positive uses. The project is federally funded and also includes some NRP money.

Richard Anderson commented about other things going on with the Park Board and the Minneapolis Bike committee. If this project brings in many bikers, it could cause problems for Loring Park, especially the entrance area. Also, there needs to be a better crosswalk at 15th Street. Stephanie said they were looking at the no right turn on red and she is willing to look at a crosswalk.

Question about curb cuts along the St. Marks stretch (the Stephanie said that the alignment will be redone) and whether all intersections on Bryant will be controlled (Stephanie said no).

Much of the work in front of St. Mark's and 510 Groveland needed to make as little impact as possible because of the historic nature of the buildings. Addition of railing in that area would require approval by the state historic officer.

Question about the direct use of the NRP money—Stephanie said it was to leverage the federal funds (the Park Board is not involved) and Stephanie wants community input to determine how to spend any additional monies.

Jana added that there are several hundred additional units of new housing on the hill and this will exacerbate the traffic concerns. Several years ago there were discussions about a stoplight that was dropped because of proximity to Lyndale. One possibility is a flashing pedestrian crossing light. There is another area with similar needs near the interstate.

The actual plans are not final but Stephanie is interested in discussing the plans with local property owners such as 510 Groveland. There was a question about taking land from 510 Groveland—apparently the property line is back several feet from the sidewalk. Early discussions that looked at a wider path would have required taking some property but the project has since been scoped down.

Richard Anderson requested a detailed scope and services for the project so that the NRP funds can be transferred out of CLPC's account.

John Dietrich again offered to work with CLPC to develop landscaping for the area.

IV. 7:30-7:50 p.m. Loring Greenway Update—Robb Urquhart 612-673-2628

Robb is looking for support. He passed out a copy of the baseline plan and drawings that depict where they are now with the project. This project is part of the capital planning process that looks out five years for planning purposes. Several projects have been moved to further out to accommodate budget restraints with loss of LGA funding. Robb described the Greenway as providing access but more importantly a park-like setting although the Park Board is not involved.

Paul Friedberg designed the Greenway. A few years ago a group of residents and other Greenway users put together some ideas to update the Greenway. There have been some temporary changes such as replacing deteriorated wooden art with planters. The biggest cost is the pavement, which has weathered and is on the verge of being a nuisance.

In May 2001 the plan had a \$2 million estimate that was based on a soft architectural estimate and was too low. They worked with CLPC to use NRP funds to replace the playground. Councilwoman Goodman shifted some funds to enable them to upgrade the lighting and put in a new irrigation system. They still need some funding to finish this part. Then, the budget crunch hit. They were able to put the project back into the planning for 2008 for just over \$2 million. He believes that they need a broader support to secure this investment.

Question about concern that the design merits respect. The project should be in the spirit of renewal and maintenance rather than change. There are concerns about changes that were made to Nicollet Mall. Robb said there is no constant funding stream for plazas and malls such as the Greenway and Peavey Plaza. Also, materials have changed and some of the original materials did not work well.

Richard Anderson reiterated that work on the Greenway assumed that they wanted to maintain the integrity of the Greenway design. However, some sections did not work such as the entrance from the park. He agrees with the need for maintenance funding but it needs to be treated as an amenity, not as a pothole.

Robb said that he is there to put the vision of the community into practice within the constraints of safety.

Ray Harris commented that the Greenway program is a joke because of the timing with nothing set until 2008. The area is unsafe and needs to be repaired and the group needs to find a way to fund it.

Richard asked if the LaSalle paving project, which is a year ahead, could be switched out. Or is there another way to pull money into the project earlier. The group is discussing an assessment option on the local property owners.

Robb mentioned that they do well with capital improvement (CLIC) and regular maintenance but there is little planning for capital maintenance such as the wooden road near Crown Roller. The city is building more amenities but under CLIC, plazas fall into paving projects. Perhaps there should be a separate category.

Mary Turner asked if it would help to get local residents more involved in the discussion.

Jana asked who defines how TIF money is used—could it be used for capital maintenance. Robb thinks that it would have been discussed when the district was formed.

Ray Harris said that the Greenway is a public amenity and maybe it should be closed until the city can repair it. He couldn't have a sidewalk in front of his building that was in as bad shape.

Richard suggested that he and Bob Copeland work on possible motions concerning the Greenway for next month's meeting.

V. 7:50-8:15 p.m. Berger Fountain—Robert Cook

There is no problem with the “dandelion” but with its tendency to overflow, which appears to be due to several causes—leaf blockage, poor design, brittle tiles, and other factors. Also, the design of the plaza area could be more interesting. Robert displayed a series of drawings showing the current configuration of the park, how the redesigned fountain plaza could fit into the park as it is currently designed, and as the park might be modified. There is a proposal to narrow Willow by four feet but there may be problems doing this. The shuffleboard area might be moved nearer to the horseshoe area with additional lighting.

Mary suggested keeping in mind additional lighting throughout the park. Robert said that the cover of the fountain could be made more fanciful.

Robert said that as soon as he gets letters from the neighborhood together he goes to a planning committee of the Park Board and then to the full Park Board.

Motion by John van Heel, seconded by Mary Turner, that CLPC send a letter to the Park Board supporting the concept of the proposed Berger Fountain design.

Motion passed.

VI. 8:15-8:30 p.m. Reports

- **Downtown Bus Fare Zone – John van Heel**

Sen. Dibble is trying to put together dates for a neighborhood meeting and John is still expecting letter from Downtown Council

- **Eitel Hospital Task Force – Robert Cook**

There have been some meetings, a bit rocky recently requiring some intervention from a city council member. They will try again in early February. The committee has requested multiple massing options for the site.

- **1730 Work Group—Jana Metge**

510 Groveland had a meeting with the developer and there is another alternative on the table. 510 Groveland will meet again with the developer before meeting with the task force.

Question about why the group is considering a building over 84 feet when such a building was recently denied. Milo responded that greater flexibility might be needed at this site. There was concern that this could open the city to a lawsuit from the developer that was denied. There is some confusion about what is a tower. Mike Marn said that the group would oppose anything that exceeds 84 feet and that the developer continues to bring models that break this restriction. There was another comment that the task force was not selected to present a balanced view, rather anyone interested could join and this resulted in a group comprised mostly of those who opposed height greater than 84 feet. John van Heel stated his hope that the group would work together to develop a consensus to make recommendations to the board. Richard Anderson and Robb Urquhart will work together on a motion.

The next meeting is the third Monday, 6:30 p.m.

- **Small Area Task Force—Scott Mayer/Mike Marn**

They had a meeting earlier this month. Jack Byer from city planning said that he thought that they needed a consultant, possibly hiring a student intern. Jack had suggestions including selecting a period to preserve.

David Fields from Eliot Park described their process—he suggested including an economic development plan. The estimated total cost is \$120,000—NRP would be a big source—with about half needed for a consultant. It should take about two years.

Mike addressed the issue of precedent—once set, precedent paves the way for other similar projects. There have been questions about including a larger area of the neighborhood in the plan.

There was discussion about the best use of NRP funds.

The next meeting is first Monday of the month at United Methodist church.

- **1501 Hawthorne Apartments**

There was an error in the number of apartments being renovated

- **401 Oak Grove**

The item was to be on the Planning Commission agenda today but it was pulled. Apparently the project is no longer financially feasible. The developer will likely be coming back to this group with an alternative.

Adjourned 8:55 p.m.