

# **DRAFT**

Citizens for a Loring Park Community

## **Land Use Committee**

Monday, April 23<sup>rd</sup>, 2007 -- 6:30 pm to 8:30 pm  
@ Loring Park Office Bldg. -- 430 Oak Grove St. Room 207

**Attendance:** Gina Ciganik (CCH T), Pam Bookhout (CCHT), John van Heel (110 West Grant), Dick Sandberg (LGE), Jan Sandberg (LGE), Chuck Ballentine (Hennepin County)

### **I. 6:30-6:45 pm Call to Order—Dick Sandberg, CLPC Land Use Committee-Chair Agenda Approval, Introductions, Approve March 26th Minutes, & Announcements**

Due to the small number of attendees, Chair Sandberg ran the meeting informally. March minutes were postponed until the next meeting.

#### **Announcements:**

- **Loring Greenway Reconstruction:** Construction began April 16 and will continue through mid-October. There will be no access to the Greenway (people, bikes, dogs) for the duration.
- **Revisions to the Minneapolis Comprehensive Plan:** The first round of community meetings is coming up fast. Details are on the City's Web site at [http://www.ci.minneapolis.mn.us/planning/comp\\_plan\\_update.asp](http://www.ci.minneapolis.mn.us/planning/comp_plan_update.asp):  
According to the Web site, three themes will shape the Minneapolis of the future: sustainability, heritage preservation, and urban design. At each of three forums, there will be a general overview of the update process, we will divide into three groups, one to discuss each theme:
  - \* Saturday, April 28, 10:00 a.m. to noon--Minneapolis Central Library, 300 Nicollet Mall
  - \* Tuesday, May 1, 7:00-9:00 p.m.--Midtown YWCA, 2121 East Lake St., near Hiawatha
  - \* Thursday, May 17, 4:00-6:00 p.m.--Capri Theater, 2210 Oliver Ave. North, at BroadwayThe overall timeline is at [http://www.ci.minneapolis.mn.us/planning/docs/070330\\_CP\\_Update\\_FAQ.pdf](http://www.ci.minneapolis.mn.us/planning/docs/070330_CP_Update_FAQ.pdf)
- **Planning Commission Meeting for 1730 Clifton Place:** The meeting on **Monday, May 7, 2007, at 4:30 p.m.** in Room 317 City Hall, 350 S. 5th St to review the site plan review and applications for two conditional use permits and five variances.

### **II. 6:45 p.m. – 7:15 p.m. Twins Ball Park:** Chuck Ballentine, Hennepin County

CLPC is only the second neighborhood group (North Loop was the other neighborhood) to request a presentation before the County Board votes on Tuesday, April 24.

Chuck first described the placement of the stadium and possible development around it. What was to have been a ramp adjacent will be an open lot pending future development. There is a study of the parking ramp that each would allow a few extra stories—one option is to set up a BBQ area on top of the ramp. The railroad has requested that they want to be out from under the ballpark and a deal is near. This would give more room for the bike trail.

The bulk of the stadium is constructed of MN limestone which has sustainability advantages. There will be liberal use of glass and a line of trees at the main entrance. The edge of the roof will carry most of the lighting for the field rather than stand-alone standards. Chuck reviewed other features of the stadium including gray water holding area and views of the field from virtually the entire walkway around. Restrooms and concessions line the outer wall with several warm-up/cool-down areas.

There is an emphasis on multiple modes of transportation. LRT riders will get off very near the entrance to the stadium but there will likely be some congestion when games let out. There will be attractions to retain visitors at the ballpark and probably in the Warehouse District.

The committee members all expressed strong support for the design and operational issues that Chuck discussed.

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### **III. 7:15 p.m. – 7:35 p.m. Central Community Housing Trust (CCHT):**

Discussion about plans for renovating the Archdale at 1600 First Avenue South, the site of a collaboration between CCHT and Youth Link, to provide 24-hour on-site support services to assist youth with employment, education and self-sufficiency goals. See the CCHT.org Web site for more information on the property. The building is near Village Video and District 202.

CCHT is changing its name to Aeon on July 10, 2007 to reflect its increasing work outside the central core. CCHT started when considerable affordable housing was demolished to build the Convention Center--some funding was carved out to provide funds through CCHT for new affordable housing. CCHT originally had geographic boundaries defined by the downtown core but the boundaries were expanded a few years ago into the metro suburbs. CCHT has developed over 1,400 units of housing in the past 20 years. Types of housing include supportive housing, mid-range housing (no services), and developments like East Village which are mixed use including affordable and market rate housing. CCHT has also done lots of historical preservation concomitant with the restoration of buildings.

The Archdale was originally developed about 10 years ago as supportive housing for homeless youth. It was controversial at the time. There is now a second facility for homeless youth. YouthLink is the supportive service provider--CCHT contracts with a property manager to run the housing. The same management company runs housing at all of CCHT's supportive housing. When CCHT purchased the Archdale, it had been functioning as a residential building. Some work was needed to make it more habitable but it was not a full rehab. CCHT now wants to update areas of wear-and-tear as well as address items that were on the original wish list. With funding from the Minnesota Housing Finance Agency, they will replace the roof, improve water drainage, and replace some appliances and lighting. The big piece is a complete re-working of the community space. This space will be reconfigured into a community room, upgraded reception area, space for some of the supportive services that will include computers, meeting space, and office space.

### **IV. 7:35 – 8:30 p.m. Updates POSTPONE TO NEXT MEETING**

- **Pedestrian Advisory Committee (PAC)** – Jan Sandberg will distribute a list of the pedestrian projects recommended during the first round. Because only certain cities, Hennepin County, school districts, and the Park & Rec Board may apply for projects, neighborhoods will have to work with one or more of these governmental organizations to promote projects of local interest.
- **1501 Nicollet (“Meter Farm”)** – Update the committee on actions by the city and CLPC Board since the last land use meeting.
- **Stevens Square Housing and Development Meeting April 5, 2007** discussing Nicollet Avenue. Kristin Guild, Project Coordinator for the City of Minneapolis Department of Community Planning and Economic Development (CPED) explained proposed changes to the Community Economic Development Fund and their potential impact on Nicollet Avenue and issues surrounding the revitalization of Nicollet.