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Citizens for a Loring Park Community

Land Use Committee

Monday, May 19th, 2008

6:30 pm to 8:30 pm

@ Loring Park Office Building, Room 207

Attendance: Jan Sandberg(), Dick Sandberg (), Paul Tuchman (OutFront MN), John van Heel (110 West Grant), Robert Cook (Eddy's Café), Joe Scala (Hennepin County), Phil Eckhert (Hennepin County), Rebecca Brown (CPED), Kristin Guild (CPED)

I. 6:30-6:45 p.m. Call to Order—Dick Sandberg, CLPC Land Use Committee Chair

Introductions Dick Sandberg introduced those in attendance.

Approve agenda Committee members offered no changes to the agenda.

Approve April 28, 2008 minutes

Motion by John van Heel, seconded by Dick Sandberg, to approve the April 28, 2008 minutes.

Motion approved

Announcements

- Community Sing-A-Long – June 5th from 7:00-8:30 p.m .at Loring Park, featuring Dan Chouinard musician and story-teller....sing, hum, or just listen!!
- Mark your Calendars!! National Nite Out Party – 1st Tuesday in August (August 9) in Loring Park
- The special legislation for an Eitel Hospital Apartments restaurant was enacted in *Minnesota Laws* Chapter 311 (S.F. No. 3672)

Sec. 5. SPECIAL LICENSE; MINNEAPOLIS.

Notwithstanding any law, local ordinance, or charter provision, the city of Minneapolis may issue an on-sale intoxicating liquor license to a restaurant located at 1367 Willow Street South. The provisions of Minnesota Statutes, chapter 340A, apply to 4.5licenses issued under this section. The license authorizes sales on all days of the week. EFFECTIVE DATE. This section is effective upon approval by the Minneapolis 4.7City Council in the manner provided by Minnesota Statutes, section 645.021, 4.8notwithstanding Minnesota Statutes, section 645.023, subdivision 1, paragraph (a).

II. 6:45– 7:20p.m. Hennepin County Transit & Community Works – Phil Eckhert, Director

Mr. Eckhert's department includes:

Housing includes federal programs such as the community block grant and emergency shelter grant programs and state programs including Minnesota housing rehab programs. Most programs are available to those of middle and lower incomes. The county often works with local municipalities and neighborhoods. The department also staffs the Hennepin County HRA. In response to a question about first-time lower-income homebuyers, Mr. Eckhert said that some county resources must focus on the suburbs because Minneapolis has its own program. A resource that can work in the city is the Hennepin home ownership program that operates through

DRAFT

two land trust organizations and Habitat for Humanity with funds for about 40 home purchases a year available.

Development activities include transit-oriented development to encourage mixed-use residential and sometimes commercial development along transit corridors including rail. The department administers the community works program that focuses on investments in infrastructure to increase connectivity and the tax base. The county is currently working on the reconstruction of Lowry Avenue which will continue into next year. The project includes road construction plus amenities to enhance the livability of the neighborhood. Other projects include the Midtown Community Works program, Humboldt Greenway, and Minnehaha/Hiawatha Community Works program. The Midtown program includes the historic rail portion in the trench (Hiawatha to Hennepin which is a historic district). The new \$5 million Sabo bike bridge was part of this program, funded from federal sources. The high cost for the bridge was necessary to create a structure that could “thread the needle” between power lines and LRT infrastructure.

As to transit corridors, the county has acquired land for long-term transit use that has been used on an interim basis as trails. Nicollet Avenue is being considered for LRT and streetcars.

Mr. Eckhert discussed the possible multi-modal rail station near the new Twins stadium that would join a number of LRT lines as well as passenger rail lines (to Duluth and Chicago) and commuter rail to Big Lake. There are many challenges including storage of rail cars. Another rail option is the Red Rock line, a commuter rail option (stops every three-five miles) that would run from Hastings to St. Paul to Minneapolis.

In response to a question about opportunities for transit-oriented development in Loring Park – Mr. Eckhert noted that the county funds projects along bus corridors. The fact that Nicollet may also include rail transit is not a factor—projects in this area could qualify. Another idea from CLPC is to deck across the freeway into Stevens Square – this sort of project might qualify for infrastructure funding.

His department also manages **leasing and land acquisition** activities for Hennepin County.

III. 7:20– 7:45p.m. 1501 Nicollet Ave. Development Update – Rebecca Brown, CPED staff

Rebecca briefly reviewed the history of the project, including the Clare Housing proposal and GLBT community Center. There was a CPED update several months after the Council decision but at that time OutFront MN had not yet developed a full feasibility study. Since then Anne DeGroot stepped down from OutFront MN. There was no formal timeline from the Council action other than the request for the feasibility study that became a Receive and File. There is no expectation for more reports and the Councilmember’s office has not requested a report.

Paul Tuchman reported that during early 2007 there was some steady progress with two committees and a project director who did limited work. This was to lay the groundwork for a “real” feasibility study including several community sessions to help define activities within a community center. With Anne’s resignation in early 2008, the Board put the project on hold, mostly because of limited organizational capacity pending new leadership. Councilmember Lilligren is working with a new advisory committee to complete the search for a new Executive Director. Paul thought that once a new executive director is identified in the second half of the year, then it shouldn’t take too long to review the situation and make some decisions. Rebecca said that CPED isn’t promising the site to OutFront but must also consider the current economic situation for development.

Paul said that he has worked on the idea of a community center for eight years. Minneapolis was early identified as the preferred location and Loring Park was one neighborhood mentioned. Also

DRAFT

desired are accessibility and visibility. New construction may have been preferred. There is no alternate site being discussed within OutFront.

Rebecca said that the project was switched from housing to business development because of the economic development focus. CPED uses an interactive model to work with developers to identify funding sources and development concepts. Kristin mentioned work with Stevens Square on a Great Streets project to research getting retailers into the area of Nicollet from the interstate south. They have done market research that would probably include Loring Park. They have worked out a letter of agreement for property owners along this stretch of Nicollet that would include development guidelines. See the study by Laura Baker at http://www.sscoweb.org/What_We_Do/Housing_and_Development/Projects/documents/Grocery_market_study.pdf

One issue is whether the Loring Park neighborhood has nodes and commercial corridors that will be part of the Minneapolis Comp plan currently in development. Rebecca also distributed other information for the committee.

IV. 7:45-8:00 p.m. REPORTS

- **Post Office Landscaping report** – Jana Metge / John Van Heel

The post office will put into its 2009 budget to remove concrete to make space for three trees. The understanding is that the Park Board will plant and maintain the trees.

- **April 26th Hennepin Lyndale Design Charette** – John Van Heel

John has put up a Web page with materials from the charette. He described the process -- members broke into two groups to discuss long-range and short-term possibilities. John used the information to develop a document summarizing issues and opportunities for use at a neighborhood annual meeting.

- **Loring Greenway Status and Next Steps** – John Van Heel

John attended the meeting last week. The bottom line is that the Greenway was redeveloped with no resources to pay for maintenance and this was not factored into the design.

- **Xcel Lighting M & R meeting** - Jana

Postpone to the June meeting.

Adjourned 8:35 p.m.

V. Agenda Items for Future Meetings:

- June Land Use meeting will feature Cathy ten Brooke, Director of the City County 10-year plan to reduce Homelessness – Heading Home Hennepin.
- 1500 Nicollet Development Proposal
- Loring Parking Ramp
- Berger Fountain
- Lunds Grocery Store