

# **DRAFT**

Citizens for a Loring Park Community

## **Land Use Committee**

Monday, May 22<sup>nd</sup>, 2006

6:30 pm to 8:30 pm

@ Loring Park Office Bldg.

430 Oak Grove St.; Room #207

### **I. 6:30-6:45 pm Call to Order-- Bob Copeland, CLPC Land Use Committee Chair Agenda Approval, Introductions, Approve Minutes & Announcements**

**In Attendance:** Paul Hinderager (Summit House), Bob Cook (Eddy's Cafe), John Van Heel (CLPC President & 110 W. Grant), Lawrance Kehias (resident), Pat Havenstein (World Mission Prayer League), Pat Scott (Hennepin Ave. Methodist Church), Dick Sandberg (Loring Green East), Jan Sandberg (Loring Green East), Bob Copeland (The Wellington), Jana Metge (CLPC Coordinator),

Bob led introductions of the 10 persons in attendance.

*Motion by Paul Hinderager, seconded by Dick Sandberg, to approve the minutes from February 27<sup>th</sup>, 2006 and April 24<sup>th</sup>, 2006.*

*Motion passed*

### **Announcements:**

- Jana distributed materials from the Citizens for Personal Rapid Transit.
- Jana circulated a newsletter for Hope Community including articles on maintaining affordable housing.
- Jana also distributed the newsletter from the Friends of Loring Park newsletter—call to get on the mailing list.
- Janis LaDouceur is giving a tour tomorrow on new development downtown.
- Jana pointed out the article in today's paper on condo development. City staff have commented that there are not sufficient requirements on condos.
- Tuesday, August 1, 2006 @ 6:30 p.m. – National Nite Out party in Loring Park at the Loring Park Community Center.
- July 14, 2006 @ 7:00 p.m. – Minneapolis Pops Orchestra free concert in Loring Park
- Saturday August 5-Sunday, August 6, 2006 – Loring Park Arts Festival
- Bring in other LP events
- Lisa Goodman's office is sponsoring a Dog Park Playground meeting this Thursday at 5:00 p.m. at the Espresso Royal next to Eli's. A part-time city staff person will be working developing projects in four downtown areas.

*Motion by John van Heel, seconded by Dick, to approve the agenda with the addition of Loring Park capital expense information from Jana as item 3A.*

*Motion passed*

### **II. 6:45-7:10 Eitel Hospital Development -- Robert Cook**

Robert Cook reported on the meeting on May 2 with the developer and architect to review proposed modifications to the rental section of the project. The developer has closed on the land with construction to begin in August, although it is not clear if this is the entire project or just the

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rental portion. The developer is working with Frana and Sons as the contractor. There were a few material changes that met with approval. The developer has increased the number of units by 11 by decreasing the unit size. The cornices of new building will align with the existing Eitel Hospital cornices. Two items were contentious: first, to move the auto service entrance from 14<sup>th</sup> to Grant Street (as the sole egress/access); second, reduce number of off-street loading points from two to one. The developer reversed his position, moving the auto access back to 14<sup>th</sup> and reverting to two (or possibly three) off-street loading points. Robert has had this confirmed in a subsequent memo from the architect.

### **III. 7:10-7:30 Café and Bar Lurcat –**

Jana distributed the notice of public hearing but the project will be delayed for a cycle to two to give them time to develop a plan for use of the space.

### **IIIA. Capital Expense Budget for the Loring Park Neighborhood.**

Several Loring Park Citizens sit on the CLIC committee that gives input to the city on capital projects. CLPC was asked to provide feedback on communication between the committee and the neighborhood and coincidentally several recent projects surprised Jana: first, \$30,000 in 2007 presumably for the Loring Park wading pool; second, about \$10 million to repave nearly a mile of Hennepin and Lyndale from Dunwoody to Franklin Avenue in 2011. The Walker is interested in the second project—it also came up during discussion of the Loring Hill guidelines. Part of this project may be related to the MnDOT tunnel that is a highway project.

There was discussion about a proposed gas line that will run through the Greenway and Loring Green East and West. Jana suggested that those interested call Al Swintek from CenterPoint Energy Community Relations. John added that there is some confusion about property lines and a portion of the steps down to Yale Place are on Loring Green property.

Jana distributed a handout on the Greenway project that shows \$400,000 of 2007 work

The rest of the LaSalle paving project will start in 2010. This will involve the section from 8<sup>th</sup> Street to Grant Street and will require completely repaving the street, closing it to all traffic. John mentioned that there might be a possibility to put something into the neighborhood Phase II plan to direct city planning to look at issues such as the LaSalle underpass. It was suggested that the Greenway Committee should consider the issue of electrical availability for lighting for any work on the underpass.

### **IV.7:30-8:00 Reports Nicollet Ave. Progress**

#### **▪ Meter Farm Request for Proposal – Jana Metge**

Jana reported that there is a group working with city staff to put together an RFP with a pre-proposer meeting in June. Robert Cook added that they have talked to a number of developers over the years. He suggested re-contacting developers previously interested in the project to make sure that they are aware of current work. Those names will be forwarded to city staff. Robert added that several items of concern to the neighborhood were included such as affordable housing and accessible parking. A number of persons involved with CLPC were involved.

#### **▪ “Bridge Project” – John van Heel and Robert Cook**

John reported that a week ago the joint Stevens Square–Loring Park–Nicollet Ave group met with John Griffith from MnDOT to discuss the Nicollet bridge over I-94. A MnDOT study has begun to look at the long-term possibilities for the freeways that surround downtown. While mostly interested in how the freeways will work, there are opportunities for examining at the interaction between freeways and urban fabric. MnDOT will consider replacing the bridges on the I-94 stretch to the tunnel as part of the Lake Street access project, now set for about 2012--it might be pushed forward. They discussed more modest changes to the bridge including expanded

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sidewalks or using the bridge for parking. Minneapolis did not apply to the federal government for a grant (these are on a three-year cycle) to specifically address the Nicollet Bridge issue. The neighborhood may need to become more involved to encourage the city to pursue an application. John also discussed a series of focus groups set up geographically to look at existing conditions, separate from the city's ten-year transportation plan.

- **Downtown bus fare expansion** and kick-off – John van Heel

John distributed a flyer for the kick-off of the downtown bus zone that will start Memorial Day. The pilot project will not be in effect during peak hours. Met Council will post flyers in bus stops, distribute other materials, and put information in the Downtown Journal. There will also be a bus in the Pride Parade the last weekend in June. Residents are encouraged to use the service.

### **V.8:00-8:25 Loring Hill Task Force Report**

Pat Scott reported that the task force met last week to finalize the document, voting to support or not on various issues. The Task Force will meet in June to approve the final draft and the guidelines will then go to the June Land Use meeting before going to the July CLPC Board meeting. It will be challenging to put the report together with respect to the more controversial uses. Jana reviewed some of the motions at the last meeting.

### **VI.8:25-8:30 p.m. Retirement of Bob Copeland as Land Use Chair**

John van Heel read a resolution commending Bob for his years of service. Robert Cook will act as interim chair until the CLPC Board selects a new chair.

**Adjourned 8:00 p.m.**