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Citizens for a Loring Park Community
Land Use Committee

Monday, March 28, 2011

Loring Park Office Building (430 Oak Grove), Room 207

Attendance: John Van Heel (110 W. Grant), Dick Sandberg (1201 Yale Place), Jan Sandberg (1201 Yale Place), Paul Hinderager (Summit House), Gary Gliem (Summit House), Brad Conley (MCTC), Tim Wells (The Woman's Club of Mpls.), Pam Lehan (The Woman's Club of Mpls.), Bob Copeland (Wellington), Richard Simons (St. Marks), Neil Reardon (Laurel Village), Andy Hauer (Downtown Mpls. Neighborhood Association), Ray Nelson (Summit House), Richard Anderson (Loring Way), Bob Parr (Downtown Council), Michael McLaughlin (Loring Business Association), Sara Berkowitz (Target), Roy Williams (HN Methodist Church), Christina Collie & Richard Eck (Loring Way), Chas Simcox (Lunds), Jim Vos (Lunds), Jenifer Kent (Lunds), Gregory Hovck (Shea Architects), Janine Jelks-Seale (110 W. Grant), Mark Nelson (Summit House), Bill Weber (Master Plan Consultant Team), Bret Rogers (Greco Development), Gretchen Camp (BKV Group) David Motzenbecker (BKV Group).

I. Call to Order—John Van Heel, CLPC Land Use Committee Chair

John called the meeting to order at 6:35 p.m. Introductions were conducted.

Motion: That the Land Use agenda be approved. *M/S/C Dick Sandberg/Paul Hinderager. Motion passed unanimously.*

Motion: That the Jan. and Feb. 2011 Land Use minutes be approved. *M/S/C Brad Conley/Gary Gliem Motion passed unanimously.*

Announcements:

- **Benefit for Japan** – organized by Paul Metsa @ Rudolph's BBQ, March 28 & 29. Proceeds go to the red Cross.
- **Sustainability Conference** Saturday April 9th, 2011, 8:30-4:30 p.m. at Central Lutheran Church. For more information see:
www.afs.nonprofitoffice.com/2011ConferenceRegistration
- **Larry Long CD Release Concert** featuring Larry Long, Robert Robinson, Tonia Hughes, & J.D. Steele – Hosted by The Loring Theater/1407 Nicollet Ave. So. – April 9, 2011, 8:00 p.m. – CLPC will have a booth! For more information see:
<http://www.communitycelebration.org/>
- **KBEM Radio Jazz Festival** at Loring Theater – May 19th – FREE to all in Loring!!
- **Transportation Panel #2** – Hosted by Plymouth Congregational Church @ 1900 Nicollet Ave. So. Thursday, April 14th, 2011 – 6:30-8:00 p.m. Speakers – City Commissioner Gail Dorfman, Councilmember Robert Lilligren, Rep. Frank Hornstein, HN County Commissioners Jan Callison, Gail Dorfman, & Peter McLaughlin. Facilitated by Cara Letofsky. Sponsored by SSCO & CL PC.
- **Master Plan Community Design Workshop #4** – Saturday, May 14th – 9:00 a.m.-1:00 p.m.- @ Wesley Church/Next to Convention Center on 1st Ave.

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- Draft Land Use goals 2011 – Send comments to loveloring@gmail.com
- **Japan Tsunami Relief Night** – March 30, 5:00 p.m., with proceeds going to the Red Cross. Loring Kitchen and Bar Call 612 843 0400
- **Master Plan Steering Committee** – Wed., March 30th, 7-9 p.m. – Loring Park Community Center. TOPIC: Synthesis of Discovery Phase-past documents review-Focus Groups-Stakeholder Interviews
- **Historic Resource Action Team** – Reconvening in April! – Loring Park Community Center - TBD
- **Downtown Court Watch** – Fri., April 1st - 10:00 am-Noon – Downtown Central Library - 2nd floor
- **MCTC Health Fair** – WELLFEST – April 6th from 10:00 a.m. – 2:00 p.m. @ MCTC Cafeteria – Open to the Public, all are welcome!

- **Master Plan Panel** - Thursday, May 12th –TBD – under discussion

II. LUNDS – Jim Vos (Lunds), Greg Hovck (Shea Architects)

A new store is proposed in the 1201 Hennepin building and modifications to the 1208 Harmon building.

Jim Vos described the background on the acquisition of most of the block between Hennepin and Harmon and 12th/13th a few years ago for a two-story store. Lunds also looked at a development on the lot between 9th and 10th on Hennepin, but it was deemed unlikely to proceed. Lunds is now focusing on 1201 Hennepin tonight presented their initial ideas. They would like feedback and are in the for information gathering phase of the project. They will be filing with Historic Preservation Commission in a few weeks and then they will apply for review to the Planning Commission. If there are no delays, they could start work as early as September.

Greg Hovck was involved with proposals for the block on Harmon six years ago. Current ideas are to build a one-story addition to 1201 Hennepin as part of the entrance; there would be no escalators. It is expected that the 2nd floor will be office space. A small addition will bump into the former parking space—brick with a modern emphasis. Unlike 1201 Hennepin, the 1208 Harmon building has structural and soil problems. They propose to cut off the back half of the building, it is structurally unsound and is sinking into the ground. They hope to retain the back wall which abuts to the Kenosha Building, and incorporate the wall into a rain garden/urban park with a green wall. Lunds Spirits would fit into the first floor of 1208 Harmon. They also plan to add a green space element behind Eli's.

Committee member questions and presenter responses:

- Parking spaces? There will be 41 urban (narrow) parking stalls, likely more than the City wants to allow, fewer than what Lunds wants. Many shoppers may walk and there will be a bike rack.

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- Was the 1208 Building purchased from St. Thomas? Yes
- Is the Nash Frame building is part of this project? No, there is a Target vendor there and they are trying to convince Nash Frame to stay.
- Is the Kenosha comfortable with the green space idea? They have met with homeowners and have gathered their input. They are mostly on board. The Kenosha definitely wants to keep the wall for privacy, but may be soil issues which preclude this.
- Traffic entrances? There is no auto entrance from Harmon. One change is from two entrances to one entrance off of Hennepin. The alley between 12th and 13th remains and it is expected that customers may use the alley for entrance to the parking lot. Loading and unloading will be in the early afternoon at a rear tuck-under loading dock. They may ask to have some parking meters labeled as a loading zone for part of the day.
- Harmon stairs? They plan to rebuild the ramp.
- Movement between Hennepin and Harmon? Six years ago they proposed a stronger connection, such as a designated walkway mid-block, that is now being discouraged by Public Works. They would like to strengthen the connection.
- Finished facades of the historic buildings? These plans are not complete as yet. 1208 Harmon will be unchanged from what was approved by the HPC six years ago, although it may need some cornice repair. As to the 1201 Hennepin building – one issue is the number of panes of glass on Hennepin. For effective insulated glass, they will need three rather than two panes of glass. No brickwork will be changed, just restored. The biggest issue is taking down the back side of 1208 Harmon.
- Comment: Committee member stated that she liked the garden idea, wants bike spaces, and that outdoor seating near Hennepin is good.
- Is there an analysis of likely origin of shoppers? Downtown Minneapolis is growing, and there is more focus on grab and go, with more frequent trips. This is more of a neighborhood (smaller orders) than a destination store (larger orders), but will also be more than a grab and go, as in NE.
- Windows on 12th? Windows will allow views into the store and will not be display space. The store should look great at night with lower-level lighting near residences.
- Other green issues? Most of their focus now is on sustainable materials and reusing the existing building is green.
- Store size? 20,000 sq feet at the store level.
- Distance issues for liquor store? Need to check again—these may be different downtown.
- Pharmacy? There will be no pharmacy.
- How likely is HPC approval? They will go with their structural reports about 1208 Harmon and soil. The bottom line is that the entire building can't be saved.
- Harmon entry should be fit to welcome college students and the Loring Park Master Plan is recommending diagonal parking? Diagonal parking (which accommodates more street parking) would be good.
- Timeline? They are submitting application on April 8th to the HPC and if there are no problems, it would possibly be on the docket for the May 10th

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Planning Commission meeting. If construction starts September 1st, the store might be open by April 1, 2012. The plan is to meet with the Kenosha condo owners, the Bellevue condo owners, and present to the Downtown Mpls. Neighborhood Association, and return to CLPC before going to Heritage Preservation Commission.

- Can they come back with more details? Yes.

Motion: That CLPC supports the general concepts for 1201 Hennepin and 1208 Harmon as presented by Lunds at the March 28, 2011 meeting. M/S/C Jan Sandberg/Paul Hinderager. Passed unanimously.

III. Downtown 2025 – Bob Parr

The Minneapolis Downtown Council would like input from downtown resident to create a vision for Downtown in the year 2025. The goal is to describe the challenges and opportunities in order to reach new levels of success in the areas of arts and culture, crime and safety, development, education, entertainment, hospitality, human services, marketing, parks and greening, residency, restaurants and bars, retail, sports, tourism, transportation and transit, and worship. A complete list of questions is at:

<http://www.loringpark.org/minagen/landuse/Downtown2025Questions.pdf>

Bob Parr is the overall planning coordinator for the Downtown 2025 effort through the Downtown Council. This year they are expanding their sources of information including a number of individual businesses, institutions and the adjacent neighborhoods. The goal is to complete for the summer of 2011 but work may extend into late fall. Bob presented to the committee a number of thoughts on a number of issue areas.

Streetcars on Nicollet? There is support for transit, Bob stated that there is some opposition to straightening Nicollet Mall. Bob said that Peter Wagenius (Mayor Rybak's Transportation Policy Aide) feels that Nicollet Mall would not need to be straightened. Other groups he has spoken with were opposed to street cars on Nicollet, because they want Nicollet Mall to be pedestrian only. Bob stated that Hennepin Ave. could be an alternative line. Jana noted comments from Loring's City Planner, Beth Elliot that there is federal funding received to conduct an alternatives analysis. A lot of the questions raised are those that will be studied throughout this analysis. There will be a community engagement process and an advisory group established. Jana encouraged folks to be involved with the Streetcar study, once the process begins.

Transit service? Committee members stated that the downtown bus fare zone needed to be extended and that fares should be less expensive than driving. There is also a need for higher frequency buses. It was suggested to create a circulator that would go around the edges of downtown, serve the surrounding communities, as well as reach to entertainment along the edges of downtown, like the Walker Art Center and Minneapolis Institute of Art.

Shopping – entertainment – retail? Questions was raised - National vs. local, discount or high end? Casino? Downtown needs a grocery store. Shopping

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downtown is deferred by the higher sales tax. Several members prefer smaller, local shops downtown. They need more shopping on street level, possibly away from the downtown core which may require critical mass. It was stated that we wanted to see street level restaurants succeed. We need more unique stores with a broader variety of products. One member suggested the need to research why small businesses are not sustainable and look into public policy to assist small businesses thrive. Stated was that there needed to be store fronts need to interact with and activate the street. As to entertainment, there may not be an alternative to the Warehouse District where there are some issues with entertainment industry and new residential neighbors with regard to noise & street activity. Suggested was a need for entertainment business hours to be explored. It is hard to walk downtown at street level because there is not a strong presence of retail. Need to figure out how to get residents to shop local and small. Bob stated that Downtown needs a large multi-function space.

Greening? Bob said that there is interest in focusing on the river as an asset and thinking about how to incorporate it into redevelopment. They are looking at green corridors through the City. One member suggested looking at the open space near the library. A member had concerns with ensuring support for maintenance of green spaces. Bob talked about connecting the river to the Library, to the Walker and greening of Nicollet and connecting it to Peavey Plaza, Loring Greenway, Loring Park, and the Sculpture Garden.

When friends visit, what is Downtown's best feature? – Skyways were the answer.

Must See Item for Downtown Minneapolis: Great record shop, Top of IDS

How to celebrate the cold? Historically St. Paul had winter (Winter Carnival) and Minneapolis focused on summer (Aquatennial). Bring back ice skating to Peavey Plaza.

Outside of the box ideas: Get Fortune 500 companies to have a street presence, bring arts to the street, improve bike transit downtown, add entertainment options for those who do not drink, develop urban cross country skiing.

Bob reported that each of the sub-committees will have priorities to support proposals that will be documented with current condition, priorities, financing, and maintenance. St. Thomas is preparing a formal survey of resident associations and others. St. Thomas will send that survey out and to CLPC.

IV. Nomination of Neil Reardon to co-chair 2011 Land Use Committee

Motion: The CLPC Land Use Committee nominates Neil Reardon to co-chair the 2011 Land Use Committee. M/S/C Jeanine Jelks-Seale/Gary Gliem. Motion passed unanimously.

V. 401 Oak Grove Development Proposal – Bret Rogers (Greco, LLC); Gretchen Camp (BKV Group), and David Motzenbecker (BKV Group)

Bret and Gretchen described some of their experience with development in

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Minneapolis. They are at the committee to discuss some concept plans and ideas for the 401 Oak Grove site and get feedback from the community. Currently, this serves as an open parking lot. David described two preliminary plans designed to reflect the Loring Hill design guidelines. The plans differ somewhat in aesthetics. *Concept A* – terraces up Clifton to a pocket park up the hill from Oak Grove Street. The entry would be more at the intersection of Oak Grove and Clifton with individual pedestrian entries along the street with an open courtyard. *Concept B* - has the building terrace back up the slope with a different courtyard arrangement. Both Concepts should have a park for residents behind the development facing the Hill – south. There was also the concept of including a dog park within the development's public realm. There will be about 120 units of market rate rental housing. They believe the City will allow 1-1 parking with visitor stalls for a total of 125 parking spaces. Building Height will be within OR 3 standards, around six stories, approximately 70 feet. At the next meeting, they will bring shadow studies to illustrate the impact on surrounding properties and show how the terracing plans affect this. Construction will use similar materials to the Eitel including a stucco like finish. Windows might be more horizontal than vertical to minimize the appearance of height. Every unit will have patio, balcony or bay window. Both designs attempt to incorporate wider right of way. Finally, they may try to enhance a cross walk. They will come back next month with elevations and detailed drawings.

Committee member questions and presenter responses:

- Will six stories fit into the zoning? It fits OR-3, but they will need a CUP from the Shoreland Overlay district.
- The site is surrounded by mansions, Jana requested the development team to participate with a meeting(s) of impacted stakeholders, so that mansion owners can meet with BKV and learn about the project. BKV Group & GRECO agreed to do this.
- How can they best take advantage of the view? Terracing will help.
- Aren't townhomes too suburban? These would be more like a brownstone or walk-up, similar to what is at Eitel Apts.
- Sustainability? Certification is not a goal but sustainable elements would be included.
- Housing mix? Rental is contemplated at market rate with various unit sizes, similar to Eitel. Several members encouraged market rate housing.
- Parking is short in the neighborhood—how will this impact St. Mark's and The Woman's Club of Minneapolis? Jana emphasized that the 430 Oak Grove Office Building has many tenants which use the lot. Concerns about lack of parking are constant amongst building tenants. There may need to be a meeting to discuss parking concerns. The Master Plan is looking at the issue of the regional draw of our Institutions and their need for parking. What does it mean that the lot is owned by the same person who owns the Loring Park Office Building? Concern was expressed about the future of the 430 Oak Grove building. BKV said that it may be possible to add parking to the new project to accommodate area need.
- Is the new project entrance a good fit with the The Woman's Club entrance? It was suggested to match up the two entrances to minimize

impact. It was also stated that garage entrance onto the sidewalk would be obtrusive to The Woman's Club and was not in compliance with the Loring Hill guidelines.

- Retaining wall? Jana noted that there has been concern with the structural integrity of this wall.
- Green roof option? BKV stated that this could be looked at.
- Could they explore curvature in architecture rather than flat or pointy at the edge of the development facing the entrance of the hill? Yes.
- Traffic concerns? Oak Grove Street is extremely narrow in winter. There is concern about adding additional traffic to this street.
- Lighting? It will be brighter than what is there now with landscape lighting and light from within the building. Concern was expressed for the adjacent mansion owners and surrounding residences.
- Pocket park maintenance? The park would be maintained by the building.
- Could the courtyard face out to Oak Grove? BKV stated that flipping the courtyard might be difficult as it would be dark if facing north rather than south.
- Who is the target resident? Young professionals, with somewhat larger units than their uptown developments, some units could accommodate families.
- Can the front door be separated more from the garage entrance?
- Would this be amenable to conversion to condos? Yes, to the extent that upscale rental finishes are similar to condo finishes.
- How is the current lot used? The current lot has 90-100 spaces depending on the time of year and need for snow storage. The lot is full during the day, with less use at nights except when used by other venues.
- Timeline? Ideally they hope to submit plans to the City in May and start construction late fall.

BKV Group will be back next month with further details. Jana will set up a meeting about parking and a mansion owners meeting in the next two weeks.

VI. Reports:

- **Properties under study for Historic Designation** – Jana reported:

131 Oak Grove Ladd House: approved by Heritage Preservation Commission and the City Council Zoning & Planning Committee.

425 Oak Grove comes before Heritage Preservation Commission on April 5 at 4:30 p.m. in Room 317 City Hall. The staff report and designation study for 425 Oak Grove Street are available on the website:

http://www.ci.minneapolis.mn.us/cped/agendas/hpc/2011/20110405_Agenda.asp

CPED is recommending that the HPC uphold the staff recommendation to designation 425 Oak Grove – the Charles B. Lyon House as a local historic landmark. The owner of 425 Oak Grove is the Cathedral of St. Mark's.

419 Oak Grove Lyon House and **337 Oak Grove** should go to the Heritage Preservation Commission approximately the end of May.

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- **Walker Art Center** – Jana reported that the Walker would like approval from CLPC to do once again this year their “Rock the Garden” event.

Motion: That CLPC support the “Rock the Garden” Event sponsored by the Walker Art Center. *M/S/C Richard Anderson Dick Sandberg. Motion passed.*

Brad reported that MCTC will support a Zap bike system to assess bike usage on and near campus. The system uses an RFIC chip on bike spokes to count bike trips past specific points—this is the first in the country for students. The system is solar powered. There will be a counter near the Nice Ride rack adjacent to the dog park.

The meeting was adjourned 8:40 p.m. *Neil/Janine M/S/C*