

Master Plan Steering Committee Meeting #1

Draft Minutes

Wed., April 22nd, 2009

6:30-8:00 p.m.

Loring Office Building/430 Oak Grove – Room 207

Those present: John Van Heel, Robert Cook, Dick Sandberg, Bob Copeland, Paul Hinderager, Becky Gullickson, Neil Reardon, and Jana Metge/CLPC Coordinator.

John called the meeting to order and reported that he and Robert would be facilitating sections of the agenda. John asked that committee members share their thoughts about what they hope to get from a Loring Park Master Plan.

Comments were:

- In depth survey of areas not studied, form design guidelines in those areas, create a tool to be pro-active in development; cover the entire neighborhood, all the way to Central Lutheran.
- That we create a tool to help support decisions made by CLPC at the Land Use meetings, it is good to be pro-active and have a plan to refer to when people come to us with land use requests. Provides an opportunity to make things happen and can support the evolution of zoning changes, more or less zoning in particular areas. The Marcy Holmes plan was given as an example, it can be used to support the planning staff's decision, but not codified into zoning. We will need to communicate clearly, so unreasonable expectations aren't formed about what this plan can do.
- Review the City's small area document – these plans augment the Minneapolis Comp. plan, they don't replace it, but provide a finer level of detail. We should make a decision that we want this plan approved by the City, accepted by the City, and by the Metro Council. It should be an authoritative document that we can rely on for Land Use decisions. We should include short term, mid-term, and long-range thoughts on development.
- The Outcome of this plan should be adopted by the City as a part of the Comp. plan.
- We should look at parts of the neighborhood that aren't done yet, have guidelines for the whole neighborhood. Soon, we will become a site for development again and we need to be prepared for that. We should fill in and protect the fabric of the neighborhood and focus on areas not used to the full extent, ex. Nicollet Ave., and define "Opportunity areas". Another focus may be the Emerson school site, or the 2nd site of the Eitel development.
- We need to have city staff identify for us the process and timeline and need for changing zoning if this is an outcome of our work. One member recalled city staff talking about current work on zoning, Jana will follow up and check on this.
- We should pursue and look at HPC designation (Heritage preservation) and get speakers in during the process to talk on this. A Historic district would be an overlay, the overlay looks at contextual comparatives. It could be an entire area, or specific properties. We should get the historic asset report presented to us (done last year).

It was noted that Park Terrace (Dunn Brother's building) was the largest apartment building in the City when it was built in the late 40's.

Steering Committee membership –

It was determined to call this group a Steering Committee not a Sub-committee and to keep the membership at a reasonable number. We can hold focus groups, walking tours, and roundtables with stakeholders. There can be workgroups on particular projects as we proceed. The

Steering committee needs to be representative, geographically, as well as having condo owners, renters, property owners, business, institutions represented. It was suggested that someone from Architectural Alliance should be asked. It was suggested to identify someone to represent the large churches. Becky said that she could represent The Woman's Club and it was also reported to the group, that Sandy Morris would like to be involved on items that are of particular interest to The Woman's Club. Jana reported that businesses along Nicollet would prefer to be involved in roundtable discussions as when we did the Nicollet Ave. guidelines. It is hard for them to leave for an evening meeting. It was suggested that we may want to get a property owner involved. Jana reported that she did make contact with a rep. from the Convention Center/Meet Mpls. who is willing to help us out, get the participation we need from the Convention Center when that time comes. It was suggested to identify contacts for different groups, organizations in addition to defining the Steering Committee membership. It was also suggested that we send a motion to Land Use Committee.

Motion: That a Master Plan Steering Committee, comprised of twelve (12) members be formed and forwarded to the CLPC Land Use Committee for approval. Paul/Bob

The group noted that outreach could be done to include a business representative, a property owner, and possibly someone representing the churches. It was noted that the current membership participation is composed of renters, owners, and one business and that the home addresses are located throughout the neighborhood – the Loring Greenway area, the Loring Hill area, and from the mid-area of the Loring Park Neighborhood. Jana will follow up with Kam Talebi to see if he wants to be a regular member; Kam owns the 1400 block of Nicollet Ave. So.

Current Steering Committee membership is:

- John Van Heel – renter – 110 W. Grant St.
- Robert Cook – business – 430 Oak Grove
- Bob Copeland – condo owner – 1301 Yale Place
- Dick Sandberg – condo owner – 1201 Yale Place
- Neil Reardon – renter – 1401 Willow Street
- Becky Gullickson – condo owner – 301 Clifton
- Liz Hutter – renter – 14th & Spruce
- Christopher Hoffer – condo owner – 510 Groveland Ave. So.
- Mike Marn – condo owner – 400 Groveland Ave. So.
- Paul Hinderager – condo owner – 410 Groveland Ave. So.
- Sasha Mayer – representing the Summit House Board of Directors

Jana also reported on outreach with MCTC. Not only did they present to Land Use on their proposed future development, but she is building a relationship to increase the participation of students with Loring Park neighborhood. It was also suggested to identify points of contact for surrounding neighborhoods. When we focus on “the edges” we will want to have conversation with adjoining neighborhoods. John meets monthly with the Downtown Neighborhood group (Downtown Neighborhood Association, North Loop, Elliot Park); we can build communication and feedback on our plan in this forum. Jana reported that we also have a close working relationship with both Whittier and Stevens Square and have contacts at each.

NRP Funding –

Jana reviewed and distributed the Urban Planning section of the NRP Phase II/10-year plan. Funding for our Master Plan effort comes from this section of the plan. She read through and

