

Citizens for a Loring Park Community  
**Land Use Committee**  
Monday, January 26th, 2009  
6:30 pm to 8:00 pm  
@ Loring Park Office Building, Room 207  
430 Oak Grove (between Loring Park & St. Mark's)

**Attendance:** Dick Sandberg (1201 Yale Place), Jan Sandberg (1201 Yale Place), Robert Cook (Urbanmakers), Jana Metge (CLPC Executive Director), John van Heel (210 West Grant), Robert Copeland (The Wellington), Doug Anderson (Nick and Eddie), Jessica Anderson (Nick and Eddie), Steve Vranian (Nick and Eddie), Neil Reardon (Willow & 14<sup>th</sup>), Joel Baird (Minneapolis Historic Homeowners Association), Pat Scott (Hennepin Avenue United Methodist Church)

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

Dick led introductions of those in attendance.

The agenda was accepted.

*Motion by John van Heel, seconded by Dick Sandberg to approve the November 17<sup>th</sup>, 2008 minutes.*

*Motion passed unanimously*

**Announcements**

- **Nick and Eddie** – Steve Vranian, Doug Anderson, Jessica Anderson.

Doug said that the Minneapolis Park and Recreation Board (MPRB) is interested in offering concessions in Loring Park. Talks have included a small cart or an operation in one of the smaller park buildings. People are already purchasing lunches and other items for eating in the park from Nick and Eddie. But their thought is that if there is to be a more permanent presence in the park, there should be more discussion with the neighborhood. Doug remembers that there were lots of families in the park several decades ago and it would be nice to continue this model with real food for adults – for example, high quality sandwiches and ice cream. With a commercial kitchen in the basement, items could easily be prepared and quickly transported into the park. Relatively little other equipment would be needed.

Committee members loved the idea and suggested a variety of possible locations such as the community building plaza or the Charles Loring cupola (Superintendent's) building near the movies site or the small tool house near the pond. Another idea might be to move things onto the Greenway if carts are used. Doug also said that there are similar models in New York including Bryant Park.

Dick mentioned that the park folks have told us that the electric grid is lacking in the park. Make sure that the restaurant is not surprised by this. Perhaps MPRB could enhance the electric grid as a part of this opportunity.

Doug suggested that the Park Board's share of profits could be focused on improving Loring Park. He also said that they would be willing to run the operation throughout the year with different food items for different months. Finally, Dick suggested checking the tax situation for using park property.

*Motion by Robert Copeland, seconded by Robert Cook for a motion of support for the concept of Nick and Eddie running concessions in Loring Park with the recommendation that the share of profits paid to the Minneapolis Park and Recreation Board be dedicated for projects in Loring Park.*

*Passed unanimously*

Note that later discussion about other plans for the park including configuring or reorienting the stage and moving the tennis courts.

- **Changes in the Hennepin Methodist signage application** – Pat Scott

Pat presented the updated plans for signage at the church. There will be fewer signs and the V-shaped sign in front of the church will be visible to drivers on Hennepin (southbound) and Lyndale (northbound). The sign will be similar to the Westminster Church sign and the signs will be more monument style. Also, there will be no digital signage near The Groveland at the freeway exit. Pat contacted those folks who had concerns at the meeting when the item was previously discussed.

Concerns included the V-shape area, which could allow someone to hide or sleep. Dick noted that at the last meeting of Board of Adjustment meeting discussion of signs included allowing digital signs and forbidding backlit signs. The style shown here would meet the new City requirements. Discussion included some frustrations with the process and working with the City, including less than complete understanding of signage requirements.

- **CLPC Annual Meeting - Monday, March 9th @ The Woman's Club of Minneapolis/ 410 Oak Grove.** Parking across and adjacent to the building.

- **5:30-6:45 - Information Fair** featuring many city/county programs, court watch information. There will be more vendors than last year.

- **7:00-8:30 p.m. - Annual Meeting featuring as Speakers** - Councilmember Lisa Goodman; Mayor R. T. Rybak; David Rubador, project manager for the City's new Community Engagement Dept.; Inspector Janee Harteau on Loring Park safety; and Monika Nilsson on Homelessness and the St. Steven's street outreach project.

- Jana distributed descriptive information for the annual meeting on March 9<sup>th</sup>.

- Announced that the Downtown Council Annual Meeting February 4<sup>th</sup> at the Hilton. The cost is \$60 per person.

- Circulated the TLC Annual Report that is on their Web site.

II. **6:45– 7:30 p.m.** -- Joel Baird, Minneapolis Historic Homeowners Association

His association is trying to engage the various communities in Minneapolis to develop a grass roots organization for homeowners concerned with demolishing historic homes. They are trying to get different groups to pool resources to run seminars and activities across communities. They have been involved in a recent case with protecting a historic home in Elizabeth Glidden's ward. Unlike the Historic Preservation Commission, they are an advocacy group.

Loring Park has about six single family residential properties but a number of condos are in historic buildings.

It was suggested that they contact the Twin Cities Bungalow Society. Joel said they have tried to contact them but have yet to hear. They do not concentrate on a single type of architecture. They are working with Preserve Minneapolis and have a seat on the Preservation Coalition and will meet at the Hennepin History Museum.

Contact Joel at [1915Bung@gmail.com](mailto:1915Bung@gmail.com) and visit the web site at <http://www.histhome.org/>

III. **Master Plan Development** – Beth Elliot/Downtown Planner

Beth was ill and will be rescheduled.

The Loring Park Neighborhood NRP Phase II plan has funding dedicated to the creation of a Loring Park Master Plan. At the November Land Use meeting, it was requested that Beth come and discuss with us what a Master plan is, what are the advantages of a Master plan, does the City use/respect Master plans, the amount of staff support we can plan on, and what the process/timeline is for developing such a plan.

In Beth's absence, Dick noted that several neighborhood master plans have been approved and are on the City's web site. We should ask Beth to point us to a good example that we can study. Jana suggested that we review the North Loop Master Plan. It was also suggested that we set aside some time on the Land Use agenda over the next year to address plan issues. Bob Copeland said that MCTC is planning to redo the plaza in the area near the park. Jan suggested breaking the neighborhood into zones and beginning work through sub-groups to draft issues for more general discussion. Michael Lamb may have developed some ideas during the Loring Hill work. Jana will follow through on this.

### **III. 7:30– 7:45 p.m. Nicollet Avenue Incentive Fund – John van Heel**

More work on this item may need to await development of the master plan. This fund targets housing development on Nicollet Avenue. Given past experience with housing on Nicollet Avenue, it would be a good idea to have a master plan in place before suggesting uses for this fund.

Dick suggested that there be some discussion at the annual meeting of funding available through NRP to get folks thinking about how these funds might be used for building improvements. For example, can funds be used for hardscape only or also planning? From there we could formulate those ideas into Scopes of Services for use of those funds. Then, once a decision is made for the vendor to implement a loan program, the programs would be posted publicly and made available to any eligible in the neighborhood. We would also need to set limits such as the maximum loan available and priority for funding (such as first come or not).

### **IV. 7:45– 8:00 p.m. Reports**

- **1501 Nicollet Ave. Report/Update – Jana**

Jana has yet to hear back from the new director.

- **Developers' Roundtable – John/Robert**

The committee spoke several months ago about pulling together developers to discuss options for Nicollet Avenue. Robert spoke with the Plymouth Foundation about development and the message is that investment and interest is down – which makes this a good time for planning. Local Initiative Support Corporation (LISC) may be a resource for the future.

- **Loring Parking Ramp –** There may be some interest in landscaping the Loring Ramp although housing is out for now.
- **1500 Nicollet Development Proposal --** Troy Mathwig is in bankruptcy for a Lake Calhoun property with uncertain impact on his Nicollet Avenue property.

Adjourned 8:10 p.m.

### **Agenda Items for Future Meetings:**

- MCTC/Metro State
- Berger Fountain
- Lunds Grocery Store property

- Eitel Hospital Development commercial space