

## Master Plan Steering Committee

Wed., Oct. 28<sup>th</sup>, 2009 – 6:30-8:30 p.m.

*Those present: John Van Heel (110 W. Grant), Robert Cook (Business Owner), Dick Sandberg (Loring Green), Lisa Bender (15<sup>th</sup> St.), Mark Nelson (Summit House), Paul Hinderager (Summit House), Neil Reardon (14<sup>th</sup> & Willow), and D. Montgomery, (Historic Preservation-Ladd House), and Jana L. Metge (CLPC Coordinator).*

- I. John called the meeting to order. All were welcomed. September minutes were reviewed. Jana encouraged anyone to email her with anything she may have left out, or any additions/changes. These minutes will reflect our processes and be included with our Master Plan documentation, as well as all sign in sheets. Meeting times were discussed since our regular date falls during the Holidays in November and December. Potential dates and options were discussed. **The November Master Plan Meeting was set for Monday, Nov. 30<sup>th</sup> and the December Master Plan meeting was set for Wed., Dec. 16<sup>th</sup>.** Both will be in Room 207 in the Loring Park Office Building/430 Oak Grove. It was discussed that Dec. 16<sup>th</sup> is the regular Livability meeting, in the past this Committee has cancelled the Dec. meeting in lieu of participation with the Light Up Loring event.
- II. **Master Plan Administrative Timeline** – Jana distributed up updated project administrative timeline, developed in April and in August and then again based on discussions last month. It was suggested to ensure that this date said Oct. (vs. Aug.) and that the name on it be the Master Plan Steering Committee vs. Sub Committee draft timeline. This documents timelines for staff work on the project.
- III. **Community Engagement Timeline** – Jana updated the Community Engagement and Outreach Plan. Suggestions were that the proposed focus groups for Jan/Feb. should be moved to the Spring, when the Consultant was on. Request to amend the “develop a RFP” timeline from Feb.-March to Jan.-March. Discussed feasibility of holding the 1<sup>st</sup> Community Meeting in May. This will depend upon whether or not our timeline for hiring is completed by May. Otherwise, a “Kick Off” Event would need to be in June, after the Consultant is on. But, the Committee can still plan for it and do the outreach. The Consultant would need time to plan the agenda and prepare any necessary materials (unless Committee members can do this as well). It was discussed that focus groups may be geographic, but they may be property owners, businesses, arts organizations, peace organizations, developers. Dee suggested that another Community Meeting be added after the initial draft was completed and that the timeline reflect ample time to ensure that the draft contains the vision and work of the project. She stated that some groups have worked on projects and then not included in their timeline processes for “tweaking” the draft, to ensure that the product adequately reflects the work.

There was much discussion about *Walking Tours*. How to do them, how many to have, what the focus may be. It was determined that Jana would send around an email and query the group as to their preference – a 2-hour walking tour the 1<sup>st</sup> Saturday of Nov., Dec., and Jan.; or a 2-hour tour the 1<sup>st</sup> 3 Saturdays of January. It was suggested that we could request and utilized HPC information and that the book “Shadow of the City” has a walking tour in it. It was suggested that one of the tours could be an “inside

tour” and maybe we could make arrangements to get into the Wesley Church, The Buckingham apt., Lisa Bender’s building, the Eitel building, and the Convention Center. It was also suggested that if we arrange the tours to be geographic, maybe the Wesley, Convention Center, and Emerson School could be included together.

#### **IV. Continued discussion and development of Project Scope and Content for the Loring Park Master Plan**

John reviewed that he and Robert had developed a scope and visioning worksheet to assist the committee in the development of the project content and scope. This guide will help us define elements for our plan, that will then be refined and utilized in the future development of a Request for Proposal (RFP). This RFP will be posted, applicants screened, and a consultant selected to assist us in the compilation of our plan. Our timeline goal is to have the RFP posting to be this Spring, as well as the hiring of a Consultant.

Below comments also include comments from the September meeting. It was determined that each month we will go through a column on the chart and add to what we’ve done in the month’s prior. Lisa suggested that we may wish to organize it to more clearly reflect the value of community institutions and the cultural aspects of this community. Following discussion, it was agreed to add another row (#7) to our chart for **Cultural/Social Assets** which would include more definition on the value of the institutions, the GLBT history of the community, the value of the peace and justice non-profits in the community and our desire to ensure that they are able to continue to exist in our community (not priced out, not developed out). Important for the plan to clearly reflect and recognize the community’s social fabric, which makes it so unique.

*John also asked the committee members, to email Jana with any other thoughts and adds, and she can integrate into the below notes.*

##### *1.A. Historic Assets – Neighborhood-Wide Vision*

- Loring Park a historic neighborhood – both in structures and in being, politically
- Loring Park is “the Heart of the City”

##### *1.B. Historic Assets – Analysis, Findings & Recommendation*

- Loring Hill could be a historic district based upon the Historic Inventory
- Master Plan should reflect significant properties included in the Historic Inventory, as well as others identified.
- Review of the Historic Asset Inventory and Harmon Historic area – identify gaps for further development and attention
- Identify Park Structures that are historic – question – can the Park be designated?  
Concern was raised about “saving the pond from the evasive cattails”
- Following review of existing studies, consultant should provide a series of recommendations for next steps with regards to designation issues.
- Identify and proposed where intensive work needs to be done and have the Plan map reflect the steps and processes
- Suggestion that Historic Preservation could become a new CLPC committee
- Important to collect, maintain, preserve, and archive historic GLBT history
- Identify, collect, archive published historic assets/documentation/books
- Question – are the Park Structures historically designated?
- Maintain neighborhood identity socially & economically

### *1.C. Historic Assets – Neighborhood Focus Areas*

- Harmon Ave.
- Spruce between 13<sup>th</sup> & 15<sup>th</sup> St.
- Promote GLBT history – 19 Bar, PRIDE Festival

### *2.A. Economic Vitality – Neighborhood wide vision*

Loring Park recognizes the importance of the institutional contributions to our neighborhood economy. We support the small businesses and non-profits. We will seek to ensure an economically vital neighborhood reflecting small business, arts, and a full array of neighborhood services. We will strive to keep what is there and support it, as well as to ensure the well-being of our rental property owners and their ability to thrive.

### *2.B. Economic Vitality – Analysis, Findings, and Recommendation*

- Promote as 2<sup>nd</sup> Art area (Nicollet Ave. Housing Corridor documents)
- Small businesses and art surrounding the Park; parkside cafes, tables
- Community should have all basic services necessary – need to identify gaps
- Inventory the neighborhood historic assets, conduct a Walking Tour; prioritize those to focus on.
- A strong and vital Nicollet Avenue – art, theatre, restaurants, housing
- Support offices and their ability to continue
- Encourage balance of profit and non-profit organizations
- Promote GLBT history – homeplace of PRIDE Festival
- Plan should reflect strategies to support and build upon Institutions and tourism both to Minneapolis, and to the Convention Center.
- Plan could reflect opportunity areas where an economic market study would benefit the neighborhood.
- Collect existing Market studies from both Loring Park neighborhood, as well as adjacent neighborhoods – Stephens Square - Downtown
- Possibility could be to target a particular site for a market study on identified opportunity site.
- Suggestion to have a piece of the plan focus on the Emerson site – options for re-purposing/development – what is feasible – what is the need – could have a developer round-table and have plan propose a series of acceptable options for the use of that site, should the school leave. Assess what the market will bear – what a reuse of that site could be.
- Ensure that MCTC and Convention Center expansion plans are integrated into the plan document.

### *2.C. Economic Vitality – Neighborhood Focus Areas*

- Analysis of how to build economic vitality & potential – regional draw
- Assess strength and numbers of neighborhood institutions, as well as economic impact
- Laurel Village – commercial/HN Avenue is vacant, weak, and businesses seem to come and go. Study should site recommendations for commercial success and as well as increase in pedestrian traffic and connection in this area which will ensure the economic vitality. This is a neighborhood asset, under-utilized, but built, ready to go.

### *3.A. Pedestrian Circulation & Transportation – Neighborhood-wide Vision*

Pedestrian friendly access on foot, safely and disciplined automobile traffic.

### *3.B. Pedestrian Circulation & Transportation – Analysis, Findings, & Recommendations*

- The Plan should create connections around and to downtown
- The Plan should create connections with other neighborhoods
- The Plan should create connections to our Tourist Attractions (Walker Sculpture Garden)
- The Freeway is a barrier, the Plan should address long-range vision and solutions
- The neighborhood supports transit and alternative forms of transportation, such as streetcars, car sharing, electric busses. The Plan should promote this.
- Integrate pedestrian and bicycle plans into the Transportation Plan of the City as it impacts the Loring Park Neighborhood.
- Strategy for enhancing pedestrian activities for Harmon and Hennepin
- Involve MCTC students and staff
- Include a map identifying primary pedestrian corridors and recommendations on further development and potential.
- Plan should also include bicycle and transit access recommendations
- Review of current plans for the City as they impact Loring Park neighborhood
- Concern of freeway and its impact on access to and from our community
- Analysis on connections to outer and adjacent neighborhoods, especially connecting us to the Basset Creek plans – the new Stadium – light rail – farmer’s market – enhancing this connection could also be of value to Laurel village
- Recommendations for way-finding signage, as well as the potential of establishing a Historic walking tour like the one on Cathedral Hill in St. Paul.
- Consideration of any street re-naming
- Recommendations regarding Freeway edges, safety, lighting, greening, enhancements
- Recommendations regarding neighborhood policy stances to position us for future Freeway design, development, reconstruction activities. Review and integrate outcomes of HN/Lyndale Design Charette.
- Analysis of how the freeway is affecting us now – impacts to the neighborhoods
- Develop policy statements such as “We are opposed to tearing down buildings with any proposed freeway expansion”; that community members will be at the table, at the beginning of any discussions on freeway re-construction, etc.
- Include Freeway mitigation recommendations – exits - entrances

### 3.C. *Pedestrian Circulation & Transportation – Neighborhood Focus Areas*

#### 4.A. *Urban Fabric/Public Realm – Neighborhood-Wide Vision*

Build relationships to the street with public spaces to promote a pedestrian & bike-friendly environment

#### 4.B. *Urban Fabric/Public Realm – Analysis, Findings & Recommendation*

*(note – description – Urban Fabric is the Urban Character of the neighborhood...the “feel” of a street)*

- Assess existing lighting and make recommendations for improvements if deemed necessary.
- Preserve this neighborhood as a “Safe Zone” for the GLBT Community; don’t lose the identity of the Loring Park Neighborhood; ensure that the GLBT community is always welcomed here. It is what Loring Park neighborhood is.
- Assess the impact of public utilities in the neighborhood.
- Identify and note areas/properties with unsightly garbage dumpsters
- Identify environmental impacts on the Park that the neighborhood and surrounding traffic

have on it – pursue ways to keep the park healthy for wildlife.

- Implement pieces of the Loring Park Master Plan not yet accomplished, and include those in this document.
- Identify and address in the Master Plan how development affects the Park.
- Assess for the Master Plan how traffic through the Park and into it, affects the health of the Park.

#### *4.C. Urban Fabric/Public Realm – Neighborhood Focus Areas*

- Freeway Edges, fringe of neighborhood
- Ways to address parking needs outside of surface parking lots
- Walkway adjacent to the Freeway to the Nicollet bus Stop on Oak Grove
- Connection between Peavey Plaza, Loring Greenway, Loring Park, Walker Art Center
- Promote “Green” - Pocket parks in and around Loring Hill (from design guidelines)
- Hennepin/Lyndale/Oak Grove crossing – Neighborhood Gateway

#### *5.A. Future Growth & Development – Neighborhood-wide vision*

Support growth of neighborhood institutions while maintaining neighborhood character

#### *5.B. Future Growth & Development – Analysis, Findings, & Recommendations*

- We need to identify areas with no design guidelines and have this a plan focus
- We need to coordinate and communicate with organizations and institutions on their future growth (St. Thomas, MCTC, Convention Center, HN Methodist, St. Marks)
- The Master Plan should reflect design guidelines & standards for all parts of the neighborhood

#### *5.C. Future Growth & Development – Neighborhood Focus Areas*

#### *6.A. Land Use & Zoning – Neighborhood-wide Vision*

Maintain the affordable housing available in the Loring Park Neighborhood

Support the inclusiveness that has been tradition in the diversity of the Loring Park neighborhood (This is the area of the City where students, young, vibrant professionals rent their 1<sup>st</sup> apartment)

#### *6.B. Land Use & Zoning – Analysis, Findings, and Recommendations*

- Define Shoreline Overlay and its affect on development clearly in the plan
- Identify created development guidelines on Loring Hill, Harmon Historic Area, Nicollet Ave. and conflicts with existing zoning.
- Create recommendations for “next steps” that could be pursued to match zoning to approved community development guidelines.

#### *6.C Land Use & Zoning – Neighborhood Focus Areas*

- Harmon Ave. by MCTC
- Emerson School site
- Area surrounding the Eitel Development, Spruce, and The Wellington (they do not have development guidelines at this time)

The meeting concluded with a discussion about hosting a Community-Wide visioning session (once the Consultant is on) utilizing techniques and tools which Neil uses with the Minnesota Design Team methodology. Jana will bring an updated administrative timeline to the next Master Plan meeting, as well as Community Engagement draft processes & steps. Paul

requested that Robert's document "Loring Park Master Plan Tasks, based on Beth Elliot Handout", be attached to emails or brought to each meeting. It was suggested that it may be a good overview, for John & Jana to walk thru this document and identify who is assigned to a various component, what items CLPC staff can do, what items the Master Plan Steering Committee can do, what items should be done with a Consultant, and which items need to be completed in the Community through Community-wide participation.

- V. **The next Master Plan Steering Committee meeting was set for Wed., Oct. 28<sup>th</sup> – Room 207 of the Loring Park Office Building/430 Oak Grove from 6:30-8:30 p.m.**