

Smoley, John

From: Jana Metge <loveloring@gmail.com>
Sent: Tuesday, October 29, 2013 7:10 PM
To: Smoley, John
Cc: Elliott, Beth M.; Sadler, Patrick A.; Goodman, Lisa R.
Subject: Oct.LUse.Mtg.Minutes.2013.pdf
Attachments: Oct.LUse.Mtg.Minutes.2013.pdf; ATT00001.txt

To: Dr. John Smoley
Fr: Jana Metge, CLPC Coordinator
Date: Oct. 29, 2013
Re: The Ladd House/131 Oak Grove

Hello John,

Attached are the October CLPC Land Use Committee Minutes. One of the Agenda Items from the meeting was the Ladd House, 131 Oak Grove.

CLPC Land Use Committee supported unanimously the owner's request for a HPC Variance to allow the property to convert from commercial to residential.

The Land Use Committee recommendation goes to the full CLPC Board in November.

The CLPC Land Use Committee is very excited at the pending purchase of 131 Oak Grove. We have been concerned with the vacation of this beautiful property for several years and as you are aware, moved forward its historic designation two years ago. We are so excited to hear about the renovation plans from the new owners. Also exciting is that the new Ladd House owners are already Loring Park Neighborhood residents!

We hope that the Heritage Preservation Commission will support this request. It is beginning to get cold and we certainly would like to see the new owner in the property, readying it for the upcoming winter season.

Thank you.

Sincerely,

Jana L. Metge
Citizens for a Loring Park Community
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Citizens for a Loring Park Community (CLPC)
LAND USE COMMUNITY MEETING MINUTES

Monday, October 28th, 2013

Hosted by Loring Park Community Center!

Those present: Neil Reardon (Chair & resident), John Van Heel (resident), Joseph Finley (resident), Kara Pellaton (Magellan Development), Mike Fitzpatrick (Magellan/Construction), John Outlaw (Loring Park Director), Kelly Muellman (resident), Brad Berhom (resident/131 Oak Grove), Paul Mittelstadt (resident/131 Oak Grove), Amy Ruzick (Realtor), Jim Erickson (resident), Mark Nelson (resident), Michael McLaughlin (Loring Business Association), Max Musicant (The Musicant Group), and Jana Metge (CLPC Coordinator).

I. The meeting was called to order at 6:32 p.m. by Neil Reardon, Chair. All participants were welcomed and introductions were conducted.

Motion: That the CLPC Land Use Agenda be approved by consensus.

Motion: That the CLPC September Land Use Minutes be approved.

John VH/Joseph M/S/C Unanimous approval

The following Announcements were made:

- **Downtown Court Watch** - Occurs 2nd Friday monthly from 10 -Noon @ Downtown Central Library
- **Community Sing-Along** - Occurs monthly on the 3rd Tues. @ 7-8:30 p.m. @ LPark Com. Center
- **Sharon Sayles Belton Tribute** - Was held on Tues., Oct. 22nd @ 7:00 @ 3rd Ave. Bridge
- **Wesley Center Annual Mtg.** - Sat., Nov. 2nd from 10:00 a.m.-2:00 p.m.
- "Support the Plain Language Chapter Revision" flyers were distributed. On the ballot Nov. 5th.
- **In the Heart of the Beast Puppet & Mask Theatre** - Performance at the Basilica - Dec. 7th @ 1:30 p.m. A Story of Inclusion and Generosity - "La Guadaluana". Kalpulli Ketzal Coatlicue Aztec Dancers, along with muralist and musician Gutavo Lira, bring to life this story through dance and music with sacred drums, conch shells, and instruments from nature.
- **Puppet Making Workshops for La Guadaluana:**
 - Saturday, November 2nd - Basilica School
 - Wednesday, November 13 - Basilica School
 - Sunday, November 24 - Basilica School
- **Loring Park Neighborhood Holiday Party & Curry Dinner** - Thursday, Dec. *5th from 5:30-8:30 at 228 Clifton - "The Mansion on the Hill"
- **WinterFest @ Loring Park** - Thursday, Dec. 12th from 6:00-8:00.

Jana distributed the **Core Principles of Community Engagement** as adopted by the Minneapolis City Council in December 2007.

II. 131 Oak Grove / The Ladd House

Paul Mittelstadt introduced himself, Amy Ruzick (realtor), and Brad Berhom. Brad and Paul live presently at Greenway Gables. They came upon the house late summer/early Fall and contacted Amy to get a showing. In was built in 1880 as a single family home. They fell in love with it. They brought in a Contractor to give them renovation estimates. They have a signed purchase agreement with contingencies. They intend to move into this house once renovated. They are working with Dr. John Smoley at the City of Minneapolis. They have received a copy of the HPC Designation Report. Jana had brought some interior photos to pass around to the Committee. They requested support for a historic variance for the Henry E. Ladd house to be used as a single family residential home. The owner, Kari Ann Nelson, is the Applicant for the request to HPC. Should this variance be

approved, the purchase agreement between the owner, Kari Ann Nelson, and Dr. Mittelstadt shall be in effect and the new owner will close within three weeks. They want to get this approval so that they can make the needed repairs before it gets too cold. Furnace needs to be replaced, plumbing, and some roof repair need to be completed before the snow. The outdoor carport/canopy needs to be strengthened.

Motion: That CLPC supports the request for variance of Commercial to Residential use.

Joseph/Mark M/S/C Passed unanimously.

The Heritage Preservation Commission meeting is November 19th at City Hall at 4:30 p.m. This will be an agenda item.

Committee members spoke on 131 Oak Grove/Ladd House getting its Historic Designation, how the Community wants this house saved, how there is a Historic Chapter in our Loring Park Neighborhood Master Plan, and how many were worried that something would happen to the house, or that it would be in disrepair for so long that the house would be lost. They thanked Paul and Brad for saving this house!

III. Magellan Development Update - Kara Pellaton, Mike Fitzpatrick

Kara provided an update regarding the construction schedule and concerns raised by residents over the past month. The *Early Start Time* (6:00 a.m.) is permitted and has been the biggest resident concern due to noise so early in the morning. Magellan is coordinating with Emerson school around their school bus schedules. This is a safety concern to start early. They need to coordinate with Emerson School and work with their schedules. Lights on in the building at night are glowing into people's apartments. Kara reported that this is an OSHA requirement. They cannot turn them off.

Construction Update - The concrete work should be done by Mid-December, they would then deconstruct that aspect of construction Mid-January. In Mid-February/March the tower crane will be moved. They are hoping for a June 2014 Opening. They are hoping to open their Leasing Office in the Skyway Mid-Late January. Mike reported on a site line issue reported by residents on 14th & LaSalle which was corrected. There is a canopied walkway on LaSalle with cement barricades. The barricades acted as a visual block to anyone coming up 14th. Drivers could not see onto LaSalle. Mike moved the barriers back 12 feet north.

They just poured the 30th floor today. There will be 36 floors and 1 more floor for roof top. It will be a glass building, accented with metal panels. Living Units will be on Floors 7 to 36, The 6th Floor will be the Amenity Floor and parking will be on floors 2-5. The 1st floor will be commercial and office.

Kara reported that currently there is no firm leasing on the commercial space. They would like a restaurant on the first floor and one which would provide for outdoor seating on the 6th Floor. There is 5,000 SF on LaSalle, wrapping around to 14th Street. 14th Street has 2,000 SF, The main entry of the building will be on Spruce and the Management leasing office will be there. There will be no retail on Spruce.

Parking - This will be Public Parking. They are searching presently for a Parking Ramp Manager/Company. The Apartments will have to rent a space. They have 10% over the number of parking places as units. They have 354 units and 372 parking spots and 465 Bicycle parking spots.

Jana commended Mike on his excellent work to date. He has been extremely responsive and efficient.