



CPED STAFF REPORT

Prepared for the City Planning Commission

CPC Agenda Item #2
October 19, 2015

REZONING STUDY SUMMARY

<i>Project Name:</i>	Loring Park Rezoning Study
<i>Prepared By:</i>	Kjersti Monson, Long Range Planning Director, (612) 673-5155 Beth Elliott, Principal City Planner Joe Bernard, Senior City Planner
<i>Ward:</i>	7
<i>Neighborhoods:</i>	Citizens for a Loring Park Community
<i>Existing Land Use Features:</i>	<i>Growth Center:</i> <ul style="list-style-type: none">• <i>Downtown</i> <i>Activity Center:</i> <ul style="list-style-type: none">• <i>Loring Village</i> <i>Commercial Corridors:</i> <ul style="list-style-type: none">• <i>Hennepin Avenue</i>• <i>Nicollet Avenue</i>
<i>Zoning Plate Numbers:</i>	18, 19, & 20

BACKGROUND

The *Loring Park Neighborhood Master Plan* was approved by the City Council in 2013 and amended into *The Minneapolis Plan for Sustainable Growth* in 2015. It was produced by Citizens for a Loring Park Community (CLPC) to guide land use and development in the Loring Park neighborhood for the next 20 years. It articulates a vision for the neighborhood based on existing City policy and input from community stakeholders – both public and private - throughout the planning process. The City, public partners, and community organizations use the plan to guide their own decision-making processes, implementing incremental changes to realize the full vision.

CPED Long Range Planning has conducted a rezoning study as a significant step in implementing the adopted plan. A rezoning study is a key tool that allows the City to implement land use policy adopted by the City Council. Studies usually take place shortly after the completion of a planning process and result in a recommendation to change the zoning of multiple parcels so that zoning is consistent with adopted future land use plans.

The goal of this rezoning study is to encourage the type of development envisioned in the *Loring Park Neighborhood Master Plan* and prevent development that is inconsistent with the plan. The City also has a legal obligation to ensure that zoning reflects adopted land use goals. The two main tools we use are the future land use and build form maps.

PUBLIC PARTICIPATION

The process for creating the *Loring Park Neighborhood Master Plan* was based on the theory of collective efficacy and organizing an engagement process through creative strategies. The process kicked off in the fall of 2010 and consisted of several elements designed to ensure maximum accessibility, transparency and opportunities for community members to provide both formal and informal input, including ten topical focus groups, twelve stakeholder interviews, Thursday evening education forums, and Saturday morning planning workshops.

The Thursday educational forums and Saturday workshops were designed to work in tandem by giving stakeholders the opportunity to learn in a creative setting and then apply their knowledge during hands-on activities that following Saturday. The Master Plan Steering Committee met monthly throughout the process to guide engagement and provide direction on content issues. Additionally, planning issues were discussed at regular CLPC monthly committee meetings. This engagement process was multi-faceted and far-reaching in its ability to inform and engage the community.

The City kicked off the Loring Park Rezoning Study with a community meeting in January 2015. This meeting introduced the project to the public and resulted in input on the areas to prioritize in the rezoning study. Staff then spent the first half of 2015 conducting the technical analysis to arrive at draft staff recommendations. Staff conducted an urban design analysis on Loring Hill, a neighborhood district just south of Loring Park, to determine if the proposed base zoning adequately achieved the Plan's form-based recommendations.

Once the initial technical analysis was complete and produced draft staff recommendations, staff embarked upon a summer-long engagement period to collect feedback. Summer engagement included presentations and discussions with:

- CLPC Land Use Committee
- CLPC Master Plan Working Group
- Loring Business Association
- Nicollet Avenue businesses
- Individual property owners

Staff also interacted with residents at the Loring Park National Night Out event. This was the last activity prior to a community meeting held August 12th. The community meeting was advertised throughout the summer but also with a mailing to over 3,100 residents and property owners. The mailing also laid out important dates throughout the rest of the process, including a proposed public hearing date on October 19, 2015.

Staff made some changes to the recommendations based on feedback received throughout the summer in preparation for the 45-day review period. The review period began on September 17th and ended on September 30th. The public comments were again evaluated and necessary changes were made to the staff recommendations in preparation for the public hearing.

PROCESS

Phase I – Kick-Off

The January community meeting was the official kick-off of the Loring Park Rezoning Study. The goals for the meeting were to:

- Present: background, vision, rezoning goals, and legislative and legal framework.
- Get feedback on: priority areas of analysis and priority issues within each district.

The feedback resulted in an emphasis on height inconsistencies on Loring Hill and density and use inconsistencies along Nicollet Avenue.

Phase 2 – Document Review and Data Collection

This phase of work consisted of staff doing a thorough review of the Comprehensive Plan, Minnesota State Statutes, and the *Loring Park Neighborhood Master Plan*. The study area was broken up into four character districts identified in the adopted plan for further review.

A major component to this is the collection of baseline information for each parcel in the neighborhood. Staff organizes each parcel based on a variety of data points including everything from existing zoning, ownership, and estimated market value to number of units and year built. When necessary, staff collects information on conforming status, number of stories, and parking spaces.

Due to the plan's built form recommendations on Loring Hill, CPED Urban Design staff focused their efforts on understanding the existing conditions in that character district. Staff reviewed the adopted plan's recommendations, conducted field work on existing building typology, and took photos of common and disparate physical characteristics.

Phase 3 – Map Existing Conditions

Staff created maps on the existing zoning and land use, property ownership, and other baseline information as it was needed. Loring Hill continued to be a focus in this phase, particularly related to showing historic properties, surface parking lots, and other significant development criteria.

Phase 4 – Recommend Zoning for Each Parcel

In the final phase of analysis, staff identified the ideal zoning for each parcel based on adopted plan policies. The goals were to promote development consistent with the adopted plan, prevent development incompatible with the plan, and adhere to the legal framework for rezoning. The analysis paid particular attention to avoiding creating nonconforming uses when possible.

In the end, staff used a conservative interpretation of the Future Land Use Plan and Built Form Plan to come up with the draft recommendations. This approach limited the number of recommended zoning changes while still ensuring consistency with the plan. These are the recommendations that were vetted with community stakeholders throughout the summer.

Phase 5 – Public Approval Process

Based on input throughout the summer engagement process, staff learned of a number of situations where parking structures and principal buildings for the same use ended up with different zoning recommendations. While two different parcels, they are considered one zoning lot and should have the same zoning classification. These instances were rectified going into the 45-day public review period.

Staff made another change on the site of the newly-constructed LPM Apartments at 1368 LaSalle Avenue. The property was rezoned to B4N in the building's development review process in late 2011. Subsequently the plan was approved with a recommended height on the site of six stories. The original staff recommendation in the rezoning study matched that height guidance with the OR3 zoning district. After further analysis, staff removed the zoning change because it would have made newly-established commercial uses on the ground floor non-conforming uses.

Once the 45-day public review period ended, staff re-evaluated the zoning along Nicollet Avenue and generally north and west of the Convention Center and determined rezoning would be premature prior

to a full land use study of impacts of the Nicollet-Central Streetcar line and a full comprehension of the City's direction and goals for the Convention Center district which will be informed by two significant studies currently in the pipeline – a Tourism Master Plan led by Meet Minneapolis, and a Hospitality Zone Assessment led by the Downtown Improvement District. The result was a determination to defer rezoning in areas potentially impacted by these initiatives, including the existing C1 and C2 zoning in place along Nicollet and the B4S-I in place in the area north of the Convention Center. Rezoning of these properties will likely be appropriate in the future.

ANALYSIS – CONSIDERATIONS AND ISSUES

The *Loring Park Neighborhood Master Plan* identifies four Built Form Districts that we used for analysis purposes in the rezoning study:

- Loring Hill
- Loring Village
- Loring Greenway
- Hennepin-Harmon

Based on early analysis in the rezoning study, City staff identified three of the four areas for extensive analysis based on a potential mismatch of policy and existing zoning – Loring Hill, Loring Village, and Loring Greenway. All three areas have inconsistencies in existing and plan recommended height, and the Activity Center has zoning that better supports the neighborhood-serving commercial of a Commercial Corridor rather than destination uses called out for Activity Centers.

The final results for this study, however, recommend immediate rezoning for those portions of the neighborhood that will not be impacted by other studies, and deferring action on those areas that may indeed be impacted by ongoing work to clarify goals for tourism and hospitality in the Convention Center district. Staff recommends that diligent consideration of the area around the Convention Center as a regional asset with a unique role to play in the Central Business District is important, and significant planning and studies pertinent to this will be forthcoming in 2016.

Staff makes this recommendation only after careful consideration.

On the matter of maintaining consistency between adopted policy and zoning controls: in the case of deferred action on Nicollet Avenue, staff see no conflict between existing zoning and adopted policy, although future rezoning action after pertinent studies are completed is likely.

In the case of the largely built out Central Business District area surrounding the Convention Center, current zoning is B4S-I, with no height limit, and existing towers there reach to 35 stories; but the policy plan includes a Built Form Plan that shows this area with a height limit of 10 stories. There are currently no significant developable sites in this area, and upon weighing the options, staff have resolved to recommend deferred action on rezoning to B4N while additional studies of tourism and hospitality, which may impact City goals for the Convention Center district, proceed. Staff consider this area to be an area of regional and state significance, and anticipate (but do not yet conclude) that ongoing studies may suggest a need for policy changes in this area - particularly in the Built Form Plan that limits height in the area to 10 stories.

More detail on areas of deferred action can be found below under *Loring Village*.

Loring Hill

The Built Form Plan sets form-based standards for future development throughout the neighborhood. Loring Hill is uniquely challenged in this respect due to its original character as a mansion area that overtime experienced infill development ranging from 1960s three-story walk-ups to residential towers. It is important to the neighborhood to maintain the development quality near the mansions as well as the tiered effect of development height as it leads up the Hill. Current base zoning on the Hill permits building heights up to six stories with much of the area also covered with a Shoreland Overlay which permits building heights of two and a half stories. Even though the more restrictive Shoreland Overlay height is the by-right limit, some property owners argue a right to the six-story base zoning height. Many other residents and property owners feel the current height regulations on the Hill are inadequate to protect the original character and they desire a more nuanced approach to height.

The majority of properties on Loring Hill are recommended for a height of four stories in the Built Form Plan adopted as part of the *Loring Park Neighborhood Master Plan*. In order to understand whether a rezoning to the OR2 zoning district, which allows for four story structures, would fulfill the intent of the other elements of the Built Form Plan, City staff conducted an urban design analysis of the Hill. Staff analyzed the adopted plan, design guidelines for the Hill, surface parking lots that could be development opportunity sites, and zoning options. A 3-D visualization helped staff make a recommendation that OR2's four-story height limit and increased setbacks adequately maintain the character on Loring Hill.

Loring Village

Two primary issues arose during the rezoning study that needed further analysis in Loring Village:

- Height and uses in the Activity Center
- Height north and west of the Convention Center

Height and uses in the Activity Center: Portions of the Loring Village district are now in an approved Activity Center that mainly runs along Nicollet and east to the Convention Center. The Activity Center was a topic of much debate during the development of the *Loring Park Neighborhood Master Plan*. Nicollet Avenue is also a designated Commercial Corridor and has a low-scale commercial character much like the rest of Eat Street to the south of the study area. Consistent with policies in the Comprehensive Plan, introducing the Activity Center into Loring Park exemplified a desire to have more nighttime activities such as entertainment uses, more overall housing density in an area, and establish a place that is more of a regional draw.

The benefit of an Activity Center is to better highlight the Loring Village District as a destination commercial area similar to Lyn-Lake and Uptown. The location of the Activity Center emphasizes the benefits of Eat Street, particularly in its proximity to the Convention Center. The Convention Center is a significant regional and tourist destination that could expend more effort in leading people toward the restaurants and other amenities on Eat Street, and this Activity Center could play up that relationship.

Many of the challenges for a new Activity Center are the same as with any existing Activity Center - more traffic, parking challenges, living near any active nighttime bar scene, and loss of local commercial establishments due to raising rent. Most Activity Centers are implemented through C3A zoning, a district that characterizes a walkable shopping area but also allows nightclubs and hotels. Additionally, some Activity Centers recently have experienced large-scale demolition of the low-scale local commercial spaces for new and denser mixed-use buildings. Because of the nature of the market, new buildings usually lease their spaces for higher than many locally-owned stores or restaurants could afford in order to make up for the construction costs.

CPED staff recommended rezoning properties along Nicollet Avenue to the C3A zoning district through the 45-day review period. After additional analysis and discussions within the department, staff has recommended deferred action on rezoning Nicollet Avenue, and will leave the existing C1 and C2 zoning in place while additional work is done to complete corridor guidance for Nicollet Avenue in the Downtown Public Realm Framework Plan and until a better understanding of the impact and potential of a planned streetcar on Nicollet Avenue is achieved. CPED views this corridor as an exceedingly valuable asset to both the neighborhood and the Convention Center district, and has concerns that rezoning at this time, without additional necessary guidance in place, could have some adverse effects, including speculative development that would diminish the character along this portion of Eat Street. Additional planning and regulatory tools will be required in preparation for the Nicollet-Central Streetcar – rezoning should wait for a more holistic corridor-wide view of land use and character. Rezoning in the future will be appropriate.

Height north and west of the Convention Center: The existing zoning in this area is B4S-I which guides the bulk of buildings based on Floor Area Ratio (FAR) versus height. The Built Form Plan from the adopted plan identifies the majority of this area for a future height of 10 stories while many existing buildings are much taller. There has been significant mobilization around City goals for this area of Downtown in the two years since the plan was adopted. The policy plan did not anticipate what has more recently become clear in terms of strategic objectives for Downtown - especially in the area around the Convention Center.

CPED staff recommended rezoning properties in this section of the neighborhood through the 45-day review period. Staff is now recommending deferred action on rezoning in the Loring Village district to a time in the future when we have solidified a strategic direction for the area around the Convention Center. Some of the significant ongoing work pertinent to establishing guidance for the area includes:

- CPED will be working on a Tourism Master Plan with Meet Minneapolis which will look at the Convention Center area as a key hub of visitor activity
- CPED is participating in a large scale *Hospitality Zone Assessment* sponsored by the Downtown Improvement District
- CPED and partners are developing plans for Nicollet Avenue as a streetcar corridor
- CPED is shaping corridor guidance for Nicollet Ave as a priority corridor in our Downtown Public Realm Framework
- CPED is engaging the Enterprise, including leadership, proactively to define Citywide goals in preparation to launch our comprehensive plan update

FINDINGS AS REQUIRED BY THE MINNEAPOLIS ZONING CODE

I. **Whether the amendment is consistent with the applicable policies of the comprehensive plan.**

The rezoning recommendations are consistent with and directly implement the land use and built form recommendations found in the *Loring Park Neighborhood Master Plan* and *The Minneapolis Plan for Sustainable Growth*.

Designated land use features found in the study area include:

- Growth Center: Downtown
- Activity Center: Loring Village
- Commercial Corridors: Hennepin Avenue and Nicollet Avenue

The following general land use policies of the *Minneapolis Plan for Sustainable Growth* apply:

Policy I.1: Establish land use regulations to achieve the highest possible development standards, enhance the environment, protect public health, support a vital mix of land uses, and promote flexible approaches to carry out the comprehensive plan.

I.1.5 Ensure that land use regulations continue to promote development that is compatible with nearby properties, neighborhood character, and natural features; minimizes pedestrian and vehicular conflict; promotes street life and activity; reinforces public spaces; and visually enhances development.

I.1.7 Invest in targeted place-making strategies to build upon and enhance existing community assets and encourage private sector development.

Policy I.2: Ensure appropriate transitions between uses with different size, scale, and intensity.

I.2.1 Promote quality design in new development, as well as building orientation, scale, massing, buffering, and setbacks that are appropriate with the context of the surrounding area.

Policy I.10: Support development along Commercial Corridors that enhances the street's character, fosters pedestrian movement, expands the range of goods and services available, and improves the ability to accommodate automobile traffic.

I.10.1 Support a mix of uses – such as retail sales, office, institutional, high-density residential and clean low-impact light industrial – where compatible with the existing and desired character.

I.10.4 Encourage a height of at least two stories for new buildings along Commercial Corridors, in keeping with neighborhood character.

I.10.5 Encourage the development of high-density housing on Commercial Corridors.

Policy I.12: Support Activity Centers by preserving the mix and intensity of land uses and by enhancing the design features that give each center its unique urban character.

I.12.1 Encourage a variety of commercial and residential uses that generate activity all day long and into the evening.

I.12.2 Encourage mixed use buildings, with commercial uses located on the ground floor and secure entrances for residential uses.

I.12.3 Encourage active uses on the ground floor of buildings in Activity Centers.

I.12.4 Discourage uses that diminish the transit and pedestrian character of Activity Centers, such as automobile services, surface parking lots, and drive-through facilities.

I.12.5 Encourage a height of at least two stories for new buildings in Activity Centers, in keeping with neighborhood character.

- I.12.6 Encourage the development of high- to very-high density housing within the boundaries of Activity Centers.
- I.12.7 Encourage the development of medium- to high-density housing immediately adjacent to Activity Centers to serve as a transition to surrounding residential areas.

Policy I.15: Support development of Growth Centers as locations for concentration of jobs and housing, and supporting services.

- I.15.1 Support development of Growth Centers through planning efforts to guide decisions and prioritize investments in these areas.

The following policies from the *Loring Park Neighborhood Master Plan* apply:

- 2.2 Zoning Ordinance and Map: Conduct a Neighborhood-wide rezoning study to bring the zoning text and map into conformance with the recommendations for future land use and built form.
- 2.3 Building Heights and Residential Densities: Adjust zoning across the Neighborhood and review development applications according to the Built Form Plan including the recommended building heights A through C and the allowable locations for building height D. Allow exceptions to building height and density only according to the conditions set forth in this plan under Built Form Plan.
- 2.8 Design Review: Citizens for a Loring Park Community should continue to offer comments to the Minneapolis Department of Community Planning and Economic Development on development applications. This Small Area Plan, adopted as an element of the *Minneapolis Plan for Sustainable Growth*, should serve as the basis for such comments and recommendations.
- 2.11 Zoning for the Activity Center: Conduct a study to amend the zoning regulations in the Activity Center to eliminate the C1 and C2 classifications in favor of a more intensive mixed use classification, other than C3A or C3S, that includes high-density housing, hotels, restaurants, arts and entertainment businesses, and retail and service businesses. Current zoning regulations appear to be inconsistent with this plan. The area of change would be from 14th Street to I-94 and First Avenue to mid-block between LaSalle and Nicollet Avenues. As guided by the Built Form Plan and the building step-back guidance, limit building heights immediately adjacent to Nicollet Avenue to six stories (four stories at the front property line).
- 2.14 Hotels and Restaurants in the Activity Center: Encourage through zoning hotels, restaurants and related uses to locate in the Activity Center, where they would be within walking distance of the Convention Center, the Nicollet Mall, transit and other Nicollet Avenue visitor services. Nightclubs, however, should continue to be prohibited along Nicollet Avenue south of Grant Street.
- 2.17 Historic Apartment Area: The Historic Apartment Area spans the boundary between Loring Village and Loring Hill and includes the Courtyard Row sub-district of Loring Hill. Zoning and redevelopment reviews in this area should strongly favor mid-density housing to a height of six stories (four stories at the front property line).
- 2.18 Harmon Place Revitalization: Through zoning and street design, seek to attract storefront professional offices, small shops, upper-story housing and continued college investment while protecting the integrity of the Harmon Place Historic District.

- 2.23 Zoning in Loring Hill: Conduct a study to adopt new zoning regulations for Loring Hill that implement the policies of this plan. The current OR-3 zoning classification is judged to be insufficient as a means of preserving the historic character of Loring Hill, and as a means of achieving the land use and urban design objectives stated in this plan for Loring Hill. It is very widely believed by area residents that the height and bulk that is allowed by the OR3 zoning district is too great in the context of the historic urban fabric of the hill.

2. Whether the amendment is in the public interest and is not solely for the interest of a single property owner.

The recommended zoning changes affect 144 parcels, and thus are not in the interest of a single property owner. The recommendations implement plans that involved the participation of multiple stakeholders.

3. Whether the existing uses of property and the zoning classification of property within the general area of the property in question are compatible with the proposed zoning classification, where the amendment is to change the zoning classification of particular property.

The proposed changes to primary zoning designations are guided by the adopted small area plan and the Comprehensive Plan. These plans and policies consider the growth and evolution of the entire area, including integration with and transition between surrounding land uses.

4. Whether there are reasonable uses of the property in question permitted under the existing zoning classification, where the amendment is to change the zoning classification of particular property.

The proposed zoning identifies reasonable changes to fulfill long-term land use objectives of adopted city plans. In all cases, the existing zoning districts as well as those being proposed are all mixed-use of varying levels of commercial and development intensity.

5. Whether there has been a change in the character or trend of development in the general area of the property in question, which has taken place since such property was placed in its present zoning classification, where the amendment is to change the zoning classification of particular property.

The last rezoning study to affect the study area took place in 2011 as part of an overall rezoning of Downtown. In that case, most of the properties in the Harmon Historic District were rezoned to a new district called the B4N Downtown Neighborhood District. Since then, four significant developments have been constructed in Loring Park. While the neighborhood is already dense, future development proposals are expected due to its location in Downtown and its connection to jobs, transit, and public realm amenities.

PUBLIC COMMENT

As with the areas of focus for analysis, Loring Hill and Loring Village received the bulk of comments during the 45-day public review period. There were also a few comments on the proposed rezoning of the Basilica of St. Mary.

Loring Hill

The majority of comments received on the Loring Hill zoning recommendations were supportive of using the OR2 because it matches the four-story height guidance in the adopted plan. Many of the comments refer to the character and charm of the Hill that would be preserved with a zoning to OR2.

One commenter expressed his support for keeping the OR3 on the entirety of Loring Hill. His rationale is that downzoning the Hill is overly broad and unnecessary and has a negative effect on property values. He cites floor area ratio (FAR) as a better tool to use on the Hill because it will provide larger setbacks, more open space, and greater daylight and breezes to surrounding properties.

Loring Village

All of the comments we received during the 45-day review period related to the Activity Center in the Loring Village district support changing the zoning to C3A in order to allow increased commercial activity and density consistent with the adopted plan. Many commenters thought rezoning would help spur development which would in turn increase safety along the corridor. Others commented that the Activity Center was the best place to capture increased density in the neighborhood.

Hennepin-Harmon

The Basilica and a couple of its members expressed concern about the proposed zoning from OR3 to OR2. Staff from the Basilica believes the current zoning works well for how the property is used and they believe it meets the intent of the adopted plan. Rationale used in other comments points to the fact that most other Loring Park churches are zoned OR3.

RECOMMENDATIONS

Recommendation of the Department of Community Planning and Economic Development:

The Community Planning and Economic Development Planning Division recommends that the City Planning Commission and City Council find that obtaining consent signatures for the rezoning of properties from residential to commercial in the Loring Park Rezoning Study would be impractical and further recommends that the City Planning Commission and City Council adopt the above findings and **approve** the zoning map amendment for the rezoning of parcels in the attached exhibits.

ATTACHMENTS

1. Proposed Zoning Ordinance
2. Proposed Zoning Maps (can view at www.minneapolismn.gov/cped/loringparkrezoning)
 - Loring Village area zoning map
 - Loring Hill area zoning map
 - Loring Greenway area zoning map
 - Hennepin-Harmon area zoning map
3. Rezoning Phases Map
4. Zoning comparison table
5. Policy Maps – Built Form Districts, Future Land Use, Built Form Plan
6. Comments received

ORDINANCE 2015-Or-
By Bender
1st and 2nd Readings: 11/20/15

Amending Title 20, Chapter 521 of the Minneapolis Code of Ordinances relating to Zoning Code: Zoning Districts and Maps Generally.

The City Council of The City of Minneapolis do ordain as follows:

Section 1. That Section 521.30 of the above-entitled ordinance be amended by changing the zoning districts for the parcels of land listed below and identified on Zoning District Plates 13, 18, 19, and 20 (Loring Park Neighborhood Master Plan Area), pursuant to MS 462.357:

Property ID #	Address	Existing Primary Zoning	New Primary Zoning
2702924240139	1 GREENWAY GABLES	OR3	OR2
2702924240148	10 GREENWAY GABLES	OR3	OR2
2702924340022	101 OAK GROVE ST	OR3	OR2
2702924240149	11 GREENWAY GABLES	OR3	OR2
2702924240863	110 GRANT ST W	OR3	B4N
2702924310125	115 15TH ST W	OR3	OR2
2702924240864	116 1/2 GRANT ST W	OR3	B4N
2702924310117	116 OAK GROVE ST	OR3	OR2
2702924240150	12 GREENWAY GABLES	OR3	OR2
2702924310119	120 OAK GROVE ST	OR3	OR2
2702924210065	1205 HAWTHORNE AVE	B4N	OR3
2702924210186	1213 HAWTHORNE AVE	B4N	OR3
2702924210187	1225 HAWTHORNE AVE	B4N	OR3
2702924340023	125 OAK GROVE ST	OR3	OR2
2702924240151	13 GREENWAY GABLES	OR3	OR2
2702924340024	131 OAK GROVE ST	OR3	OR2
2702924230008	1382 WILLOW ST	OR3	OR2
2702924240152	14 GREENWAY GABLES	OR3	OR2
2702924240110	1400 YALE PL	OR3	OR2
2702924240108	1403 HARMON PL	OR3	OR2
2702924240159	1409 YALE PL	OR3	OR2
2702924240116	1421 YALE PL	OR3	B4N
2702924230002	15 16TH ST N	OR3	OR2
2702924240153	15 GREENWAY GABLES	OR3	OR2
2702924310086	1500 LASALLE AVE	OR3	OR2
2702924310124	1507 SPRUCE PL	OR3	OR2
2702924310087	1510 LASALLE AVE	OR3	OR2
2702924310123	1511 SPRUCE PL	OR3	OR2

Property ID #	Address	Existing Primary Zoning	New Primary Zoning
2702924310194	1512 SPRUCE PL	OR3	OR2
2702924310122	1515 SPRUCE PL	OR3	OR2
2702924310011	1518 SPRUCE PL	OR3	OR2
2702924310121	1519 SPRUCE PL	OR3	OR2
2702924310088	1522 LASALLE AVE	OR3	OR2
2702924319001	1524 LASALLE AVE	OR3	OR2
2702924310120	1526 SPRUCE PL	OR3	OR2
2702924310116	1530 LASALLE AVE	OR3	OR2
2702924310118	1536 LASALLE AVE	OR3	OR2
2702924240154	16 GREENWAY GABLES	OR3	OR2
2702924220059	1601 LAUREL AVE	OR3	OR2
2702924220071	1604 LAUREL AVE	OR3	OR2
2702924240155	17 GREENWAY GABLES	OR3	OR2
2702924320031	1730 CLIFTON PL	OR3	OR2
2702924240156	18 GREENWAY GABLES	OR3	OR2
2702924240157	19 GREENWAY GABLES	OR3	OR2
2702924240140	2 GREENWAY GABLES	OR3	OR2
2702924229000	20 15TH ST N	B4N	OR3
2702924240158	20 GREENWAY GABLES	OR3	OR2
2702924310014	200 OAK GROVE ST	OR3	OR2
2702924310002	201 15TH ST W	OR3	OR2
2702924310001	205 15TH ST W	OR3	OR2
2702924310015	208 OAK GROVE ST	OR3	OR2
2702924310003	209 15TH ST W	OR3	OR2
2702924240520	21 GREENWAY GABLES	OR3	OR2
2702924249001	210 GRANT ST W	OR3	B4N
2702924310009	214 OAK GROVE ST	OR3	OR2
2702924340130	215 OAK GROVE ST	OR3	OR2
2702924310017	218 OAK GROVE ST	OR3	OR2
2702924310004	219 15TH ST W	OR3	OR2
2702924240519	22 GREENWAY GABLES	OR3	OR2
2702924310005	223 15TH ST W	OR3	OR2
2702924310006	225 15TH ST W	OR3	OR2
2702924310038	227 OAK GROVE ST	OR3	OR2
2702924340131	228 CLIFTON AVE	OR3	OR2
2702924240518	23 GREENWAY GABLES	OR3	OR2
2702924310193	230 OAK GROVE ST	OR3	OR2
2702924340006	232 CLIFTON AVE	OR3	OR2
2702924310019	233 15TH ST W	OR3	OR2

Property ID #	Address	Existing Primary Zoning	New Primary Zoning
2702924310037	233 OAK GROVE ST	OR3	OR2
2702924340007	236 CLIFTON AVE	OR3	OR2
2702924340098	237 CLIFTON AVE	OR3	OR2
2702924240517	24 GREENWAY GABLES	OR3	OR2
2702924330129	245 CLIFTON AVE	OR3	OR2
2702924310018	248 OAK GROVE ST	OR3	OR2
2702924240516	25 GREENWAY GABLES	OR3	OR2
2702924240515	26 GREENWAY GABLES	OR3	OR2
2702924240514	27 GREENWAY GABLES	OR3	OR2
2702924240513	28 GREENWAY GABLES	OR3	OR2
2702924240512	29 GREENWAY GABLES	OR3	OR2
2702924240141	3 GREENWAY GABLES	OR3	OR2
2702924240511	30 GREENWAY GABLES	OR3	OR2
2702924330003	300 CLIFTON AVE	OR3	OR2
2702924339011	301 CLIFTON AVE	OR3	OR2
2702924319000	301 OAK GROVE ST	OR3	OR2
2702924310126	303 15TH ST W	OR3	OR2
2702924310127	306 OAK GROVE ST	OR3	OR2
2702924320085	307 OAK GROVE ST	OR3	OR2
2702924330016	309 CLIFTON AVE	OR3	OR2
2702924240510	31 GREENWAY GABLES	OR3	OR2
2702924320090	310 CLIFTON AVE	OR3	OR2
2702924330769	310 GROVELAND AVE	OR3	OR2
2702924320091	314 1/2 CLIFTON AVE	OR3	OR2
2702924320036	315 15TH ST W	OR3	OR2
2702924320016	315 OAK GROVE ST	OR3	OR2
2702924320037	316 OAK GROVE ST	OR3	OR2
2702924330733	317 CLIFTON AVE	OR3	OR2
2702924320015	317 OAK GROVE ST	OR3	OR2
2702924330732	318 GROVELAND AVE	OR3	OR2
2702924240509	32 GREENWAY GABLES	OR3	OR2
2702924320006	320 OAK GROVE ST	OR3	OR2
2702924320089	322 CLIFTON AVE	OR3	OR2
2702924330025	322 GROVELAND AVE	OR3	OR2
2702924320005	325 15TH ST W	OR3	OR2
2702924240531	33 1/2 GREENWAY GABLES	OR3	OR2
2702924240508	33 GREENWAY GABLES	OR3	OR2
2702924320007	330 OAK GROVE ST	OR3	OR2
2702924320019	333 OAK GROVE ST	OR3	OR2

Property ID #	Address	Existing Primary Zoning	New Primary Zoning
2702924320020	337 1/2 OAK GROVE ST	OR3	OR2
2702924240521	34 GREENWAY GABLES	OR3	OR2
2702924320021	343 OAK GROVE ST	OR3	OR2
2702924320008	344 OAK GROVE ST	OR3	OR2
2702924240522	35 GREENWAY GABLES	OR3	OR2
2702924240523	36 GREENWAY GABLES	OR3	OR2
2702924240524	37 GREENWAY GABLES	OR3	OR2
2702924240525	38 GREENWAY GABLES	OR3	OR2
2702924240526	39 GREENWAY GABLES	OR3	OR2
2702924240142	4 GREENWAY GABLES	OR3	OR2
2702924240527	40 GREENWAY GABLES	OR3	OR2
2702924320028	400 CLIFTON AVE	OR3	OR2
2702924339002	400 GROVELAND AVE	OR3	OR2
2702924320024	401 OAK GROVE ST	OR3	OR2
2702924320022	403 OAK GROVE ST	OR3	OR2
2702924320027	404 CLIFTON AVE	OR3	OR2
2702924320023	409 OAK GROVE ST	OR3	OR2
2702924240528	41 GREENWAY GABLES	OR3	OR2
2702924320026	410 CLIFTON AVE	OR3	OR2
2702924320009	410 OAK GROVE ST	OR3	OR2
2702924320025	416 CLIFTON AVE	OR3	OR2
2702924320035	418 GROVELAND AVE	OR3	OR2
2702924329001	419 OAK GROVE ST	OR3	OR2
2702924240529	42 GREENWAY GABLES	OR3	OR2
2702924320032	421 CLIFTON AVE	OR3	OR2
2702924320030	425 OAK GROVE ST	OR3	OR2
2702924320034	428 GROVELAND AVE	OR3	OR2
2702924240532	43 1/2 GREENWAY GABLES	OR3	OR2
2702924240530	43 GREENWAY GABLES	OR3	OR2
2702924320010	430 OAK GROVE ST	OR3	OR2
2702924320033	431 CLIFTON AVE	OR3	OR2
2702924240111	45 SPRUCE PL	OR3	OR2
2702924240143	5 GREENWAY GABLES	OR3	OR2
2702924320001	515 OAK GROVE ST	OR3	OR2
2702924240144	6 GREENWAY GABLES	OR3	OR2
2702924240145	7 GREENWAY GABLES	OR3	OR2
2702924240146	8 GREENWAY GABLES	OR3	OR2
2702924240147	9 GREENWAY GABLES	OR3	OR2

Section 2. That Section 521.30 of the above-entitled ordinance be amended by changing the zoning district boundaries so that they follow the centerline of public rights-of-way in a manner identified on maps accompanying the Loring Park Rezoning Study, recommended for approval by the Planning Commission on October 19, 2015.

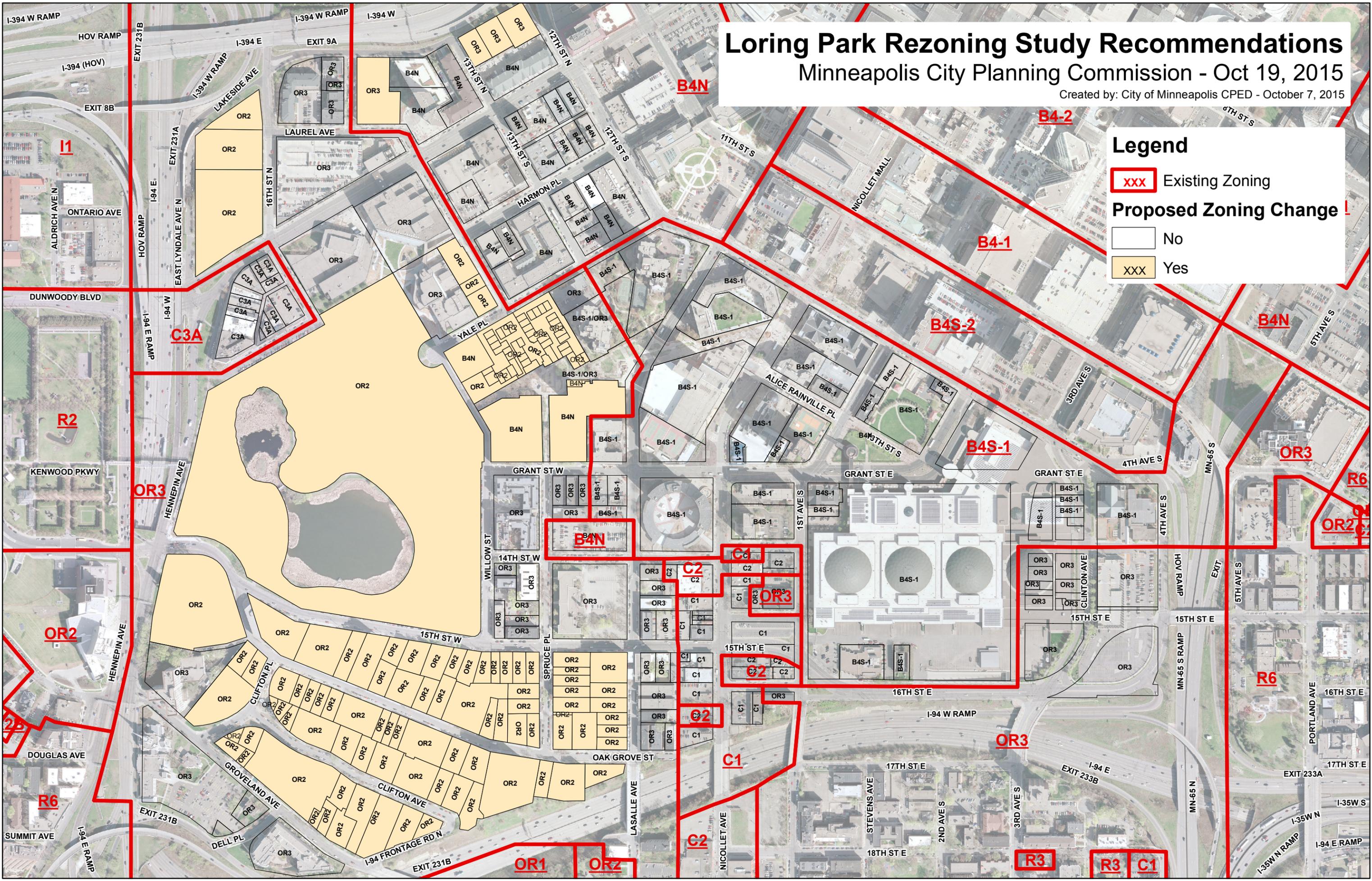
Loring Park Rezoning Study Recommendations

Minneapolis City Planning Commission - Oct 19, 2015

Created by: City of Minneapolis CPED - October 7, 2015

Legend

- xxx Existing Zoning
- Proposed Zoning Change
 - No
 - Yes



Loring Park Rezoning Study Recommendations Loring Village Area

Minneapolis City Planning Commission - Oct 19, 2015

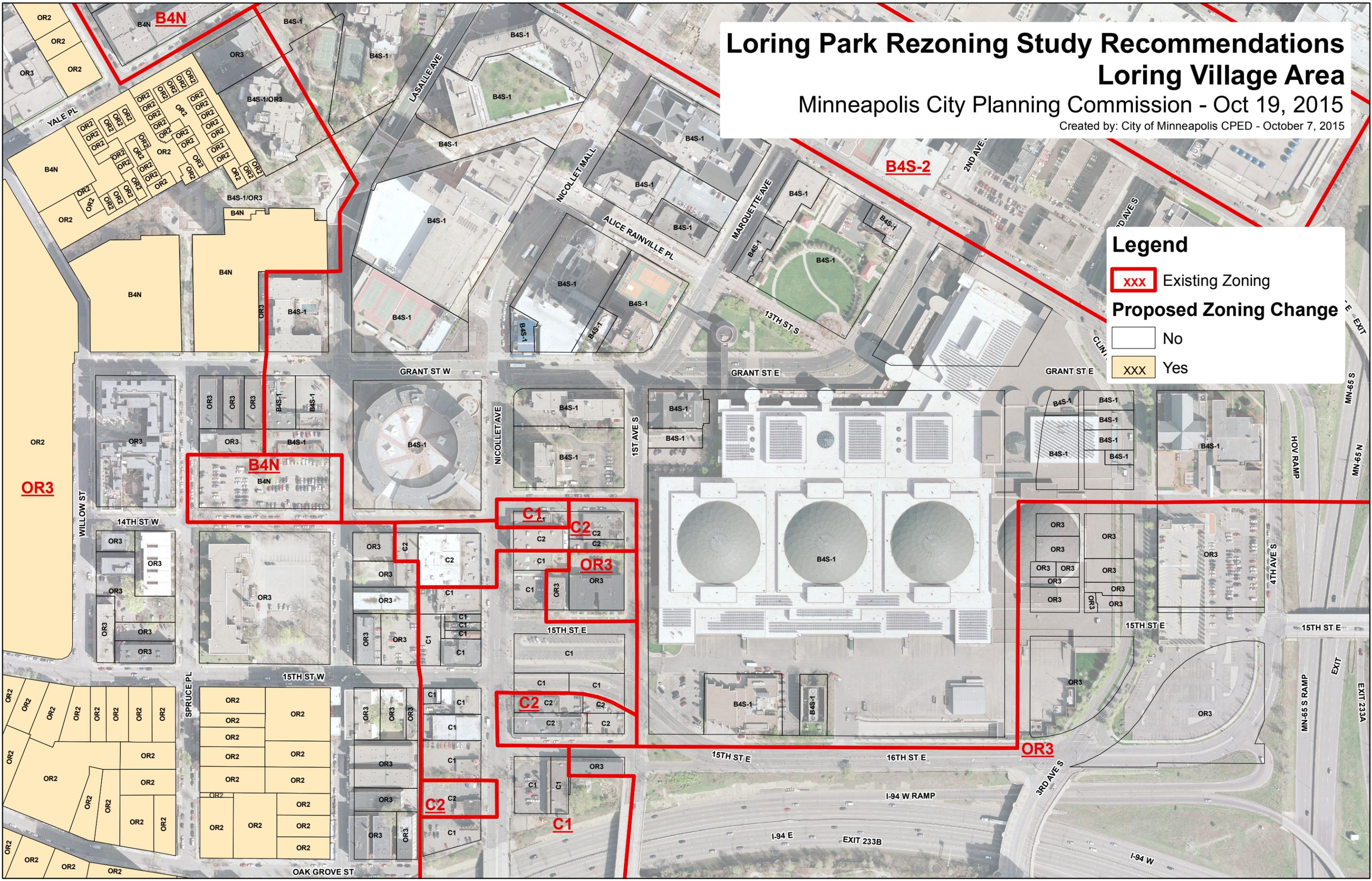
Created by: City of Minneapolis CPED - October 7, 2015

Legend

xxx Existing Zoning

Proposed Zoning Change

- No
- xxx Yes



Loring Park Rezoning Study Recommendations Loring Hill Area

Minneapolis City Planning Commission - Oct 19, 2015

Created by: City of Minneapolis CPED - October 7, 2015

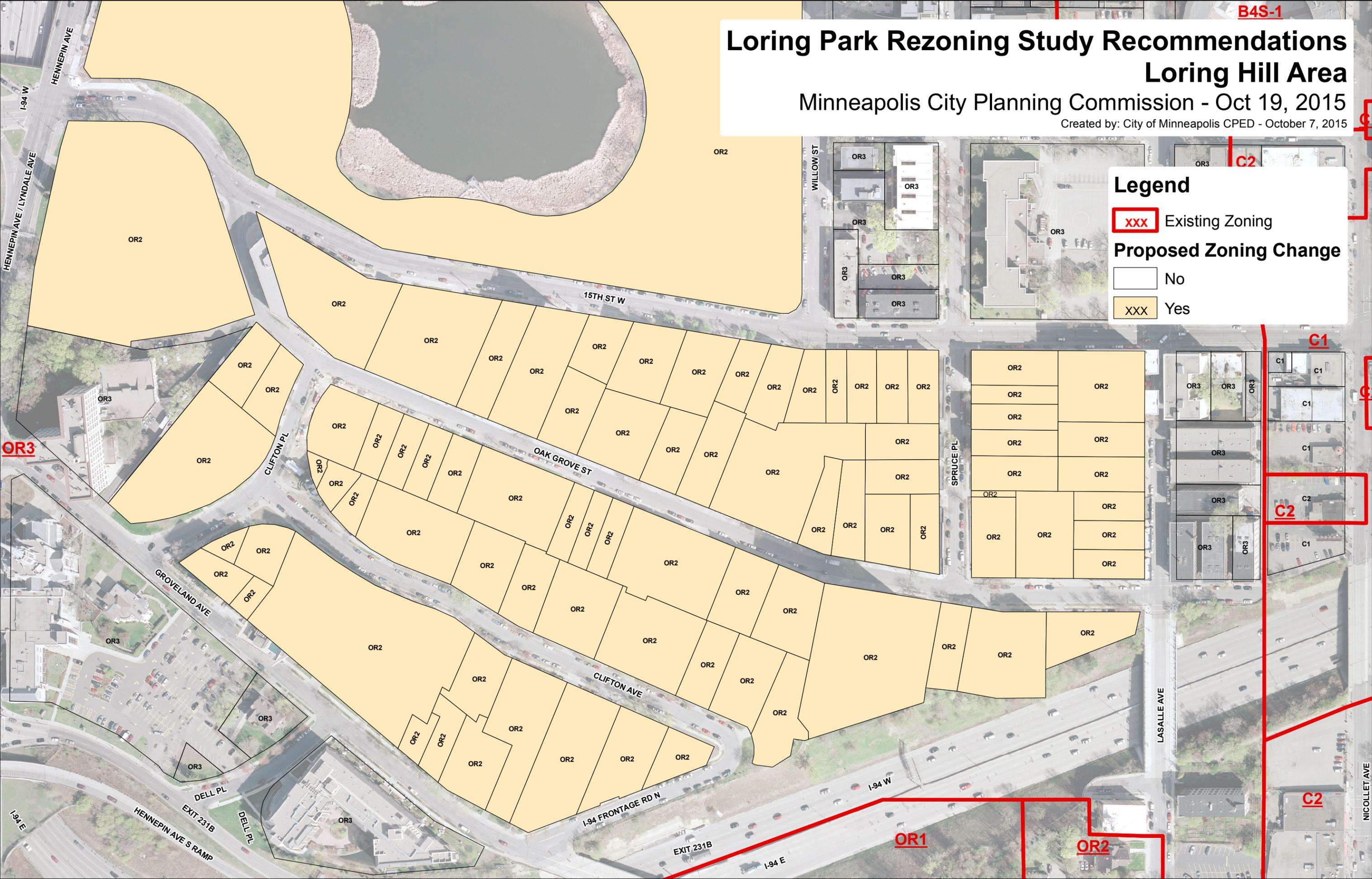
Legend

xxx Existing Zoning

Proposed Zoning Change

No

xxx Yes



Loring Park Rezoning Study Recommendations Loring Greenway Area

Minneapolis City Planning Commission - Oct 19, 2015

Created by: City of Minneapolis CPED - October 7, 2015

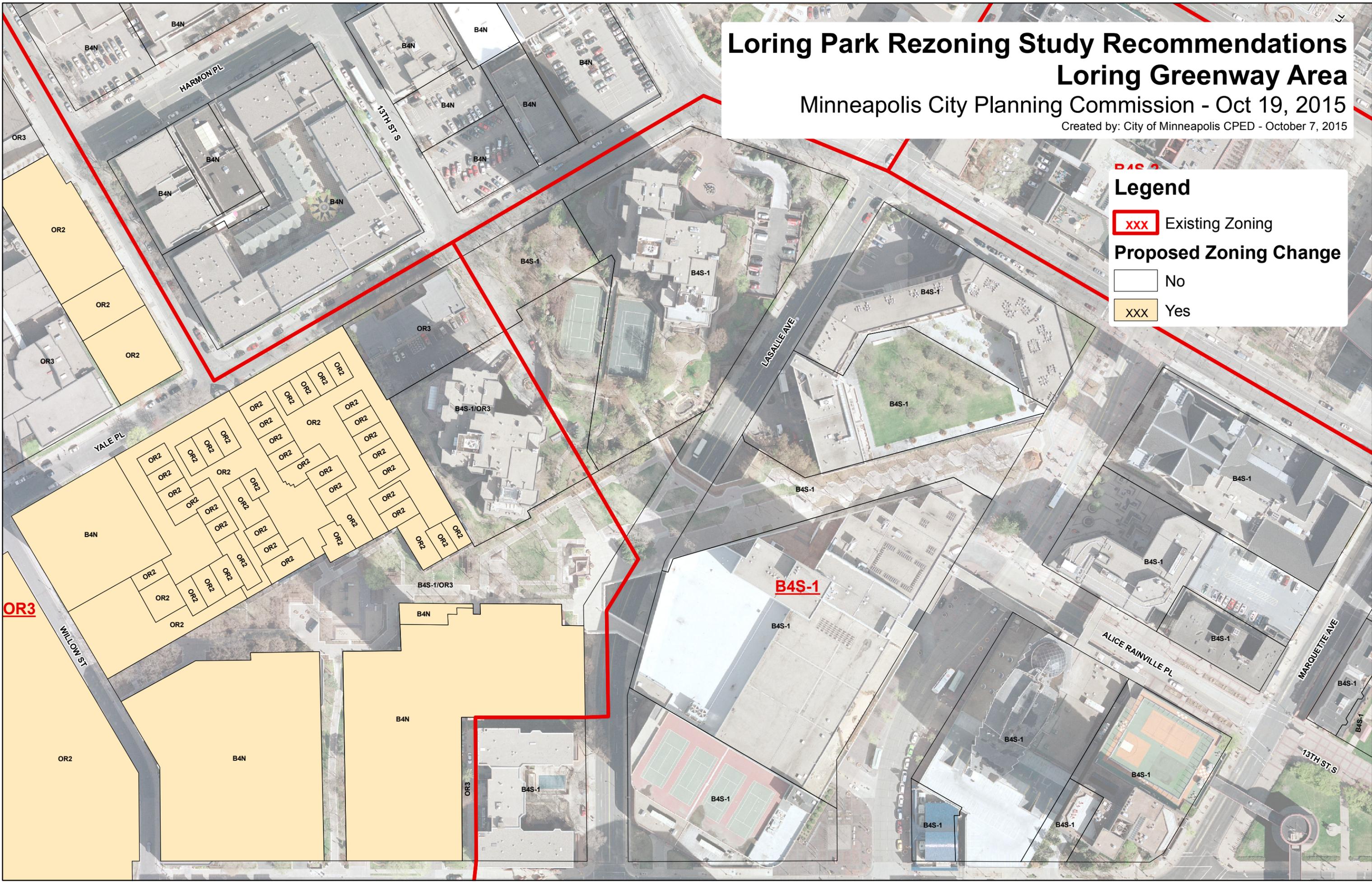
Legend

xxx Existing Zoning

Proposed Zoning Change

No

xxx Yes



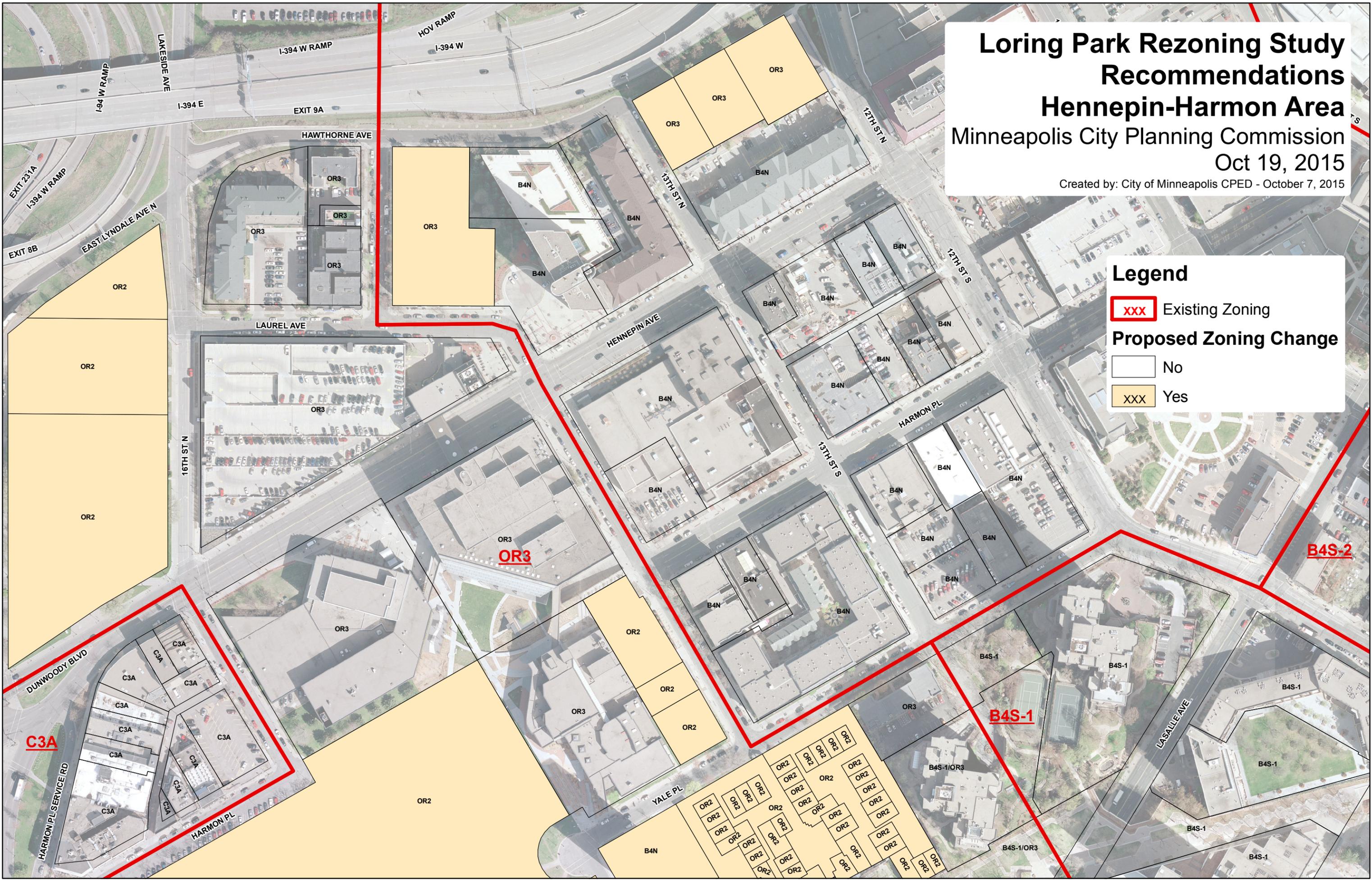
Loring Park Rezoning Study Recommendations Hennepin-Harmon Area

Minneapolis City Planning Commission
Oct 19, 2015

Created by: City of Minneapolis CPED - October 7, 2015

Legend

- xxx Existing Zoning
 - No
 - xxx Yes
- Proposed Zoning Change**



Loring Park Rezoning Study - Zoning Comparison

	C1	C2	C3A	OR2	OR3	B4N	B4C-1	B4S-1	B4S-2
Height Allowed	2.5 stories	4 stories	4 stories	4 stories	6 stories	10 Stories	Controlled by FAR	Controlled by FAR	Controlled by FAR
Off-street Parking Requirement	Based on use	Based on use	Based on use	Based on use	Based on use	No minimums	No minimums	No minimums	No minimums
Floor Area Ratio	Maximum of 1.7	Maximum of 1.7	Maximum of 2.7	Maximum of 2.5	Maximum of 3.5	No Maximum, minimum of 2	Maximum of 4	Maximum of 4 for non-residential and 8 for residential and hotel, minimum of 2	Maximum of 8, minimum of 2
Setback *	None for commercial uses, 5+2X for residential uses and hotels (side and rear)	None for commercial uses, 5+2X for residential uses and hotels (side and rear)	None for commercial uses, 5+2X for residential uses and hotels (side and rear)	Front is 15, rear and interior is 5+2X, corner side is 8+2X	Front is 15, rear and interior is 5+2X, corner side is 8+2X	None	None	None	None
Notable Permitted/ Conditional Uses	General retail sales and service, hotel, B&B	All automobile services, drive-through, supportive housing, liquor store, some industrial uses	Hotels, Nightclubs if located 500 feet from a residence or office-residence zoning district, liquor store	Neighborhood serving retail sales and services, B&B, hotel	Neighborhood serving retail sales and services, college or university, hospital, B&B, hotel	Some minor auto uses are conditionally allowed, some industrial uses	All auto uses conditionally allowed, nightclubs, many industrial uses	Some minor auto uses are conditionally allowed, some industrial uses	Some minor auto uses are conditionally allowed, some industrial uses
Notable Prohibited Uses	All automobile services, most industrial uses, drive-through, liquor store, supportive housing	Used car sales, pawn shop, gun shop	All automobile services, most industrial uses, supportive housing, drive-through	College or university, hospital, all automobile services, all industrial uses	All automobile services, all industrial uses	Drive-through, Gun Shop, Pawn Shop, Sexually Oriented Use, Nightclub	N/A	Drive-through, Gun Shop, Pawn Shop	Drive-through, Gun Shop, Pawn Shop

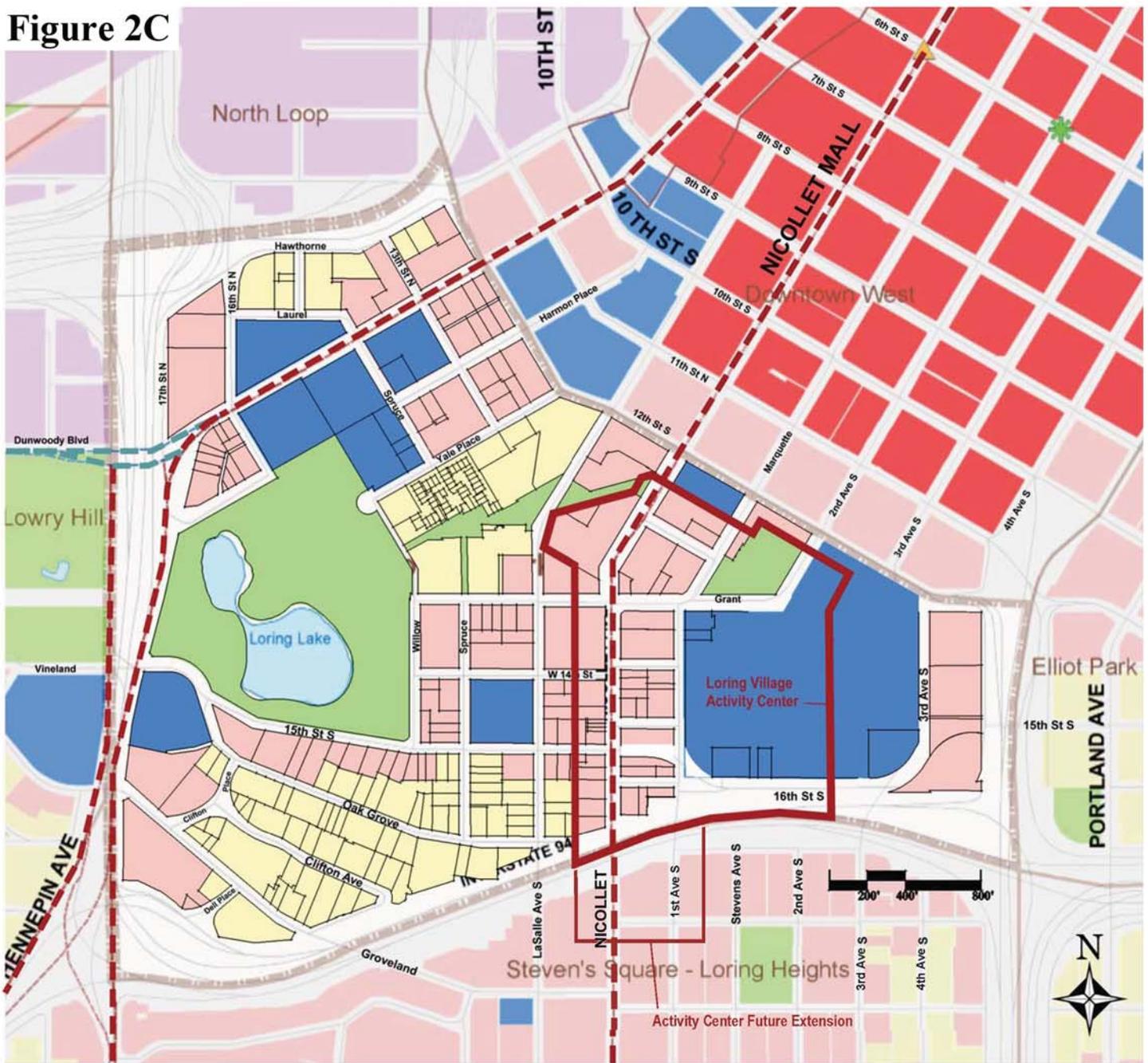
* Exceptions for rear, interior, and corner side related to proximity to residential uses

Figure 2A



Loring Park Neighborhood Land Use - Built Form Districts

Figure 2C



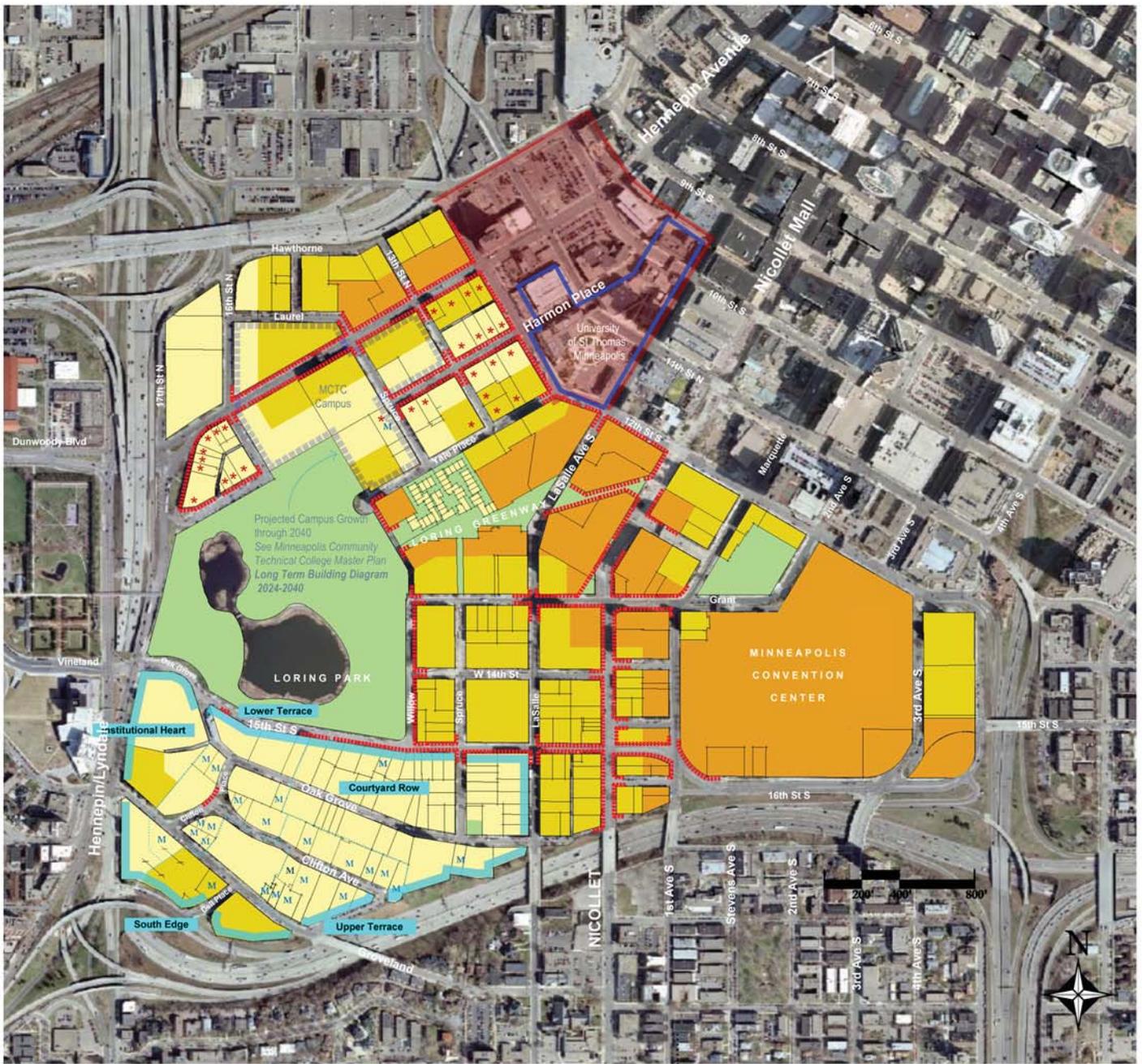
Loring Park Neighborhood Land Use Plan

Created by:
 Citizens for a Loring Park
 Community (CLPC)
 Loring Park Neighborhood Master
 Plan Steering Committee with
 assistance from City of Minneapolis
 Planning & Economic
 Development and Consultant team
 led by PETER MUSTY LLC

The Loring Park Neighborhood Master
 Plan is a community based planning
 process (www.loringpark.org), and is
 funded by:
 Neighborhood Revitalization
 Program (NRP)

-  Activity Center
-  Commercial Corridor
-  Community Corridor
-  Centerline
-  Urban Neighborhood
-  Mixed Use
-  Commercial
-  Public and Institutional
-  Transitional Industrial
-  Industrial
-  Parks and Open Space
- Water

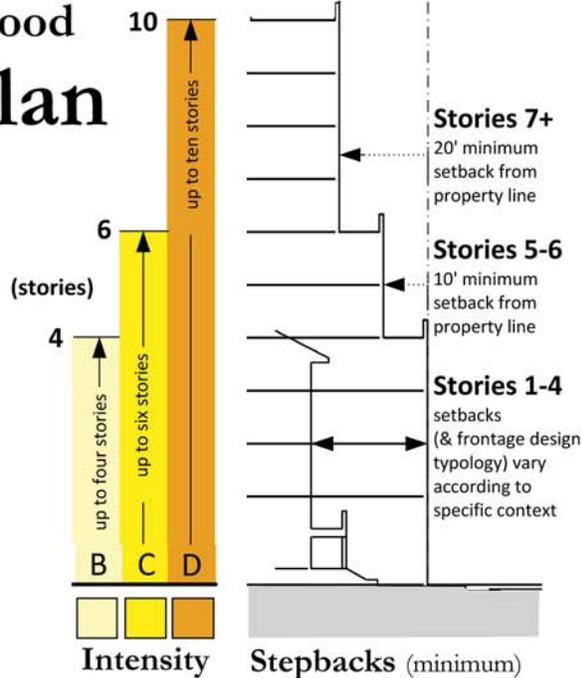
Note:
 "Urban Neighborhood
 contains a range of
 residential densities,
 with a limited amount
 of other uses
 appropriate in a
 residential setting."
 - Minneapolis Plan



Loring Park Neighborhood Built Form Plan

Created by:
 Citizens for a Loring Park
 Community (CLPC)
 Loring Park Neighborhood Master
 Plan Steering Committee with
 assistance from City of Minneapolis
 Planning & Economic
 Development and Consultant team
 led by PETER MUSTY LLC

The Loring Park Neighborhood Master
 Plan is a community based planning
 process (www.loringpark.org), and is
 funded by:
 Neighborhood Revitalization
 Program (NRP)



- Area in Hennepin-Harmon District not included in Loring Park Neighborhood Small Area Plan
- Loring Hill Design Guidelines
- Sub-Areas**
- * Harmon Place Historic District Guidelines
- M Existing Mansions
- Ground Floor Commercial Frontage Encouraged

Dear Minneapolis City Planners,

The Loring Park Neighborhood Master Plan Steering Committee would like to thank you for your work on the rezoning study currently being conducted to align zoning in the Loring Park neighborhood with the City-adopted Loring Park Neighborhood Master Plan. The plan is the product of a multi-year community planning process conducted in cooperation with the City of Minneapolis. This process to update zoning is an important step forward in allowing the Loring Park neighborhood to grow in a smart and sustainable way.

The Steering Committee agrees with the general interpretation of the Master Plan by city staff but there are a few locations where the plan may have been better understood. We will outline these parcels below and explain why the staff's recommendations should be corrected in these locations. But first, we would like to make a few comments regarding our general support for the City staff recommendations in two important focus areas of the neighborhood Master Plan.

The first of these areas is the new Loring Village Activity Center, which includes much of the convention center and the area surrounding Nicollet Avenue south of Grant Street. Our residents live in close proximity to the downtown commercial zone because we enjoy being a short walk from all the benefits it has to offer. The Master Plan predicts the need for increased zoning in the Loring Park neighborhood and calls for increasing the density of zoning in this activity center. We agree with City staff that parcels previously zoned B4S1 would be better zoned as B4N. The B4N zoning, as developed during the rezoning of the North Loop, seems an appropriate zoning to ring the central commercial district and transition to residential neighborhoods. Extending this zoning into the area north of 14th Street and East of 1st Avenue will best capture the intent of the Master Plan as adopted in 2014 by the City Council. In the area of the Activity Center that is south of 14th Street we believe that the change to C3A zoning will allow for increased development appropriate to the vision outlined in the Master Plan. The C3A zoning does not match the higher height designation called for in the Master Plan's Built Form Plan in the Loring Village Activity Center. However, we believe that the Master Plan provides a pathway for the community to support sensitively designed larger projects, including towers, based on the criteria found in the plan's *Developer's Checklist*. This same tool is available for other near-downtown portions of the neighborhood where height is also supported by the plan.

The second focus area in the Master Plan where the Steering Committee strongly supports City staff recommendations is the Loring Hill District where OR2 zoning has been recommended for the majority of the area. This unique corner of the city, which takes up less than one quarter of the Loring Park Neighborhood, is an area of special concern for our residents and institutions. It has been the focus of more discussion and planning in the last ten years than any other part of the neighborhood. There is broad consensus in the Loring Park community that current zoning is too tall and bulky for the overall character of this cherished district. Loring Hill has the distinctive mix of a green hillside setting, historic mansions, low-rise apartment buildings and important institutional landmarks. While there have been a handful of structures built over the years that break from this character, we believe that zoning should not be based on these

exceptions, but rather on the overall existing characteristics that are valued by the community. Given that the hill contains many properties with historic designation and is largely fully developed, this is fully consistent with wider City policy supporting preservation and sustainable development.

Thank you,
Loring Park Neighborhood Master Plan Steering Committee

Cc: Christopher Hoffer, CLPC President
Jana Metge, CLPC Executive Coordinator

Parcels where changes to the city staff recommendations are requested:

1) 1500 LaSalle Ave. S. (Buckingham Apartments)

Current Zoning: OR3

2015 City Staff Draft Recommendation: C2

2015 CLPC Master Plan Steering Committee Recommendation: **OR2**

Rational for the Change: *We believe this parcel is consistent with the adjoining Courtyard Row sub district of the Loring Hill and should have the same zoning*

2) 1219 Marquette Ave.; 117 12th St. S.; 1200 2nd Ave. S. (Convention Center Parking/Plaza Block)

Current Zoning: B4S-1

2015 City Staff Draft Recommendation: C3A

2015 CLPC Master Plan Steering Committee Recommendation: **B4N**

Rational for the Change: *These parcels include several historic buildings. We believe that the master plan's Built Form Plan showed lower building heights at some locations based on the presence of historic buildings. While it is the intent of the master plan that valued historic buildings be preserved, we understand that zoning should be based on the desired character of the larger area rather than an individual parcel (some exceptions for parcels with institutional uses). We are therefore recommending that these parcels be changed to B4N in order to be consistent with the rest of the zoning in this area of the neighborhood.*

Additional note: *The Steering committee believes that the B4N zoning district is appropriate for the near downtown areas of the Loring Park Neighborhood. The area which is south of 12th Street is several blocks removed from the central commercial district. It is fully developed with residential and institutional uses. Because of this it is entirely consistent with the intent of the City's Downtown Neighborhood Zoning District B4N. If there should be a development that proposes to go beyond the 10 stories that would be granted by right under B4N, the master plan offers a process for the neighborhood to consider variances and conditional uses. The master plan supports height in this area.*

3) 1226 Marquette Ave. (adjacent to Westminster)

Current Zoning: B4S-1

2015 City Staff Draft Recommendation: C3A

2015 CLPC Master Plan Steering Committee Recommendation: **B4N**

Rational for the Change: *see rational for item #2 above*

4) 1225 Yale Place (Parcel near Loring Green East)

Current Zoning: B4S-1

2015 City Staff Draft Recommendation: OR3

2015 CLPC Master Plan Steering Committee Recommendation: **B4N**

Rational for the Change: *This parcel is part of a larger property within the Loring Greenway District. For consistency we believe that this parcel should be included as part of the B4N district of the adjoining area.*

5) 210 W. Grant (at Grant & Willow), 28 Willow St. & Other Addresses (Greenway Gables Town homes),
1421 Yale Place (The Salvation Army High-rise)

Current Zoning: OR3

2015 City Staff Draft Recommendation: B4N (OR2 at Greenway Gables)

2015 CLPC Master Plan Steering Committee Recommendation: **OR-3**

Rational for the Change: *We believe that the intent of the master plan is for there to be a consistent six story height limit along the east side of Loring Park. We therefor believe that these parcels should retain their current OR3 zoning designation.*

Elliott, Beth M.

From: Terri Ashmore <thashmore@mary.org>
Sent: Thursday, August 13, 2015 3:02 PM
To: Elliott, Beth M.
Subject: Lorig Rezoning Studay Request to maintain OR3 zoning for Basilica of Saint Mary prroperties

Beth, would you please confirm receipt of this email? thanks.

After review of the draft rezoning recommendations, I've been asked to send the following request on behalf of The Basilica of Saint Mary. Our parish participated in the Loring Park Neighborhood Master Planning process, discussing land use, height and density with the members of the planning group.

We requested at that time and request again now, that the zoning of the parcels owned by The Basilica of Saint Mary retain the OR3 zoning that exists today. The current zoning works well with how we use the property and we believe that it meets the intent of the master plan. The boundaries of these parcels are Hennepin Avenue on the south, 17th Street on the West, 16th Street on the east, and they run up to the freeway exit ramp.

The draft recommendations create a new zoning for Basilica properties that is out of sync with our neighbors. It's my understanding that there are number of other neighborhood churches are zoned OR3 including Hennepin Avenue Methodist, and Westminister Presbyterian Church.

Again, our request is to keep the current zoning of OR3 as you move forward with staff recommendations for rezoning.

Terri Ashmore | Managing Director
The Basilica of Saint Mary | PO Box 50010 | Minneapolis, MN 55405
p. 612.317.3471 | f. 612.333.7230 | thashmore@mary.org | www.mary.org

Personal Stewardship: Care for yourself in mind, body and spirit.

Basilica Scrip Shopping: Give Back While You Shop

Elliott, Beth M.

From: Carl Bretzke <bkristie2@msn.com>
Sent: Monday, September 21, 2015 9:25 AM
To: Elliott, Beth M.
Cc: Bkristie3 Bkristie3; Christopher Hoffer; Carl Bretzke; Barbara Slade; Brad Meier; Klaus Freyinger; Diane Connor
Subject: Rezoning on Loring Hill

Dear Beth,

I am writing to give my support for adopting the Loring Park Neighborhood Master Plan as it applies to the Loring Park Rezoning Study.

Of greatest concern to me and my neighbors is the proposed development at 1730 Clifton. Despite the new zoning proposal which would allow 4 stories, we would prefer even less height on that site. The reason is that because of the way OR2 is applied on a sloping property, 4 stories would actually appear closer to 6 stories on the North and West sides of that building. Those are the sides of the closest neighboring residences. I believe this was not apparent to the community when we were asked to allow 4 stories in the master plan as opposed to the originally proposed 2 1/2 stories.

Thank you.

Sincerely,
Carl and Kristie Bretzke
510 Groveland Avenue
612-598-2720

Elliott, Beth M.

From: Ralph Wyman <rwmuusja@gmail.com>
Sent: Monday, September 21, 2015 11:54 AM
To: Elliott, Beth M.
Subject: Loring Park Neighborhood Rezoning Study

Dear Beth,

I am writing to add my comment that I fully support the increased height recommendations in the Nicollet area of the Loring Park Neighborhood Rezoning proposal. Please pass my comments along to planning staff as well as the Planning Commission.

I have been involved in neighborhoods for many of my 20 years as a Minneapolis resident, having served as a board member and past president of Longfellow Community Council before moving to the Loring Park neighborhood 5 years ago. I now serve on the board of the HOA for Summit House Condominiums, and while I am not writing specifically to speak for Summit Homes, I am as committed to a successful Loring area as I was to my previous Minneapolis neighborhood.

An incredible amount of community work has gone into the Loring Park Neighborhood Rezoning Study and I hope it can be approved *as recommended* by CLPC!

Thank you for your assistance.

Sincerely,

Ralph Wyman
400 Groveland Ave, Minneapolis

Elliott, Beth M.

From: Rob Daniels <rdaniels@genuinegenius.com>
Sent: Monday, September 21, 2015 12:24 PM
To: Elliott, Beth M.
Subject: Support for Loring Park Master Plan

To whom it may concern -

I am the owner of 431 Clifton Place on Loring Hill and have been since 2004. During this time frame I have volunteered as part of a collective effort to build the comprehensive neighborhood master plan and also participated in task forces to work directly with new developments.

The Loring Park Master plan represents a broad cross section of the property owners and residents in the area. We have invested our time, money and community spirit to build a plan that is thoughtful about the need for commercial development and density in our urban neighborhood; while carefully considering the significant historic properties in allowing future development. The resulting master plan was not an arbitrary or emotional product. The plan involved thousands of collective volunteer hours to evaluate data with the assistance of a professional firm, compromise for the greater good of the city and protection for the unique assets of Loring Park. Specific aspects of the plan related to increased height on the Nicollet corridor and reduced heights on Loring Hill were a result of this careful consideration.

I support the master plan and ask the city council to fully adopt this shining of example of neighborhood involvement with a pragmatic outcome.

Regards,

--

Rob Daniels
CEO
Genuine Genius Technologies, LLC/Xvoucher@
Direct - [612-963-3320](tel:612-963-3320)

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Elliott, Beth M.

From: Ruth Usem <ruth@usems.com>
Sent: Monday, September 21, 2015 10:33 PM
To: Elliott, Beth M.
Subject: Down zoning on Lowry Hill - -

Dear Beth,

I join with my fellow Loring Park Neighborhood folks in asking your support to Down Zone on Lowry Hill and Up Zone on Nicollet Mall.

If there is support within the planning commission to revise the Master Plan established by the previous one, what is the rationale?

Thank you for your consideration,

Ruth Usem
Loring Green East

Elliott, Beth M.

From: Fred Retzloff <fred.retzloff@gmail.com>
Sent: Monday, September 21, 2015 11:11 PM
To: Elliott, Beth M.
Cc: Paul Hinderager
Subject: Comments: Loring Park Master Plan

Beth, allow me to introduce myself as a relatively new neighbor, residing in the 410 Groveland building. I moved to this location from the Lyndale Neighborhood because of the view of the city, the tolerable density of population and the general "buzz" of the neighborhood.

I am now being made aware of a plan to reverse the Master Plan regarding height designation for buildings in this neighborhood with the area around the Convention Center and on Nicollet Avenue. This plan which is in place calls for "down-zoning" in specific areas.

Having spent several years as a member of the Lyndale Neighborhood Housing Committee and also of the Lake Street/I 35W Transit Station Task Force, I know firsthand the frustration of making changes in a viable neighborhood plan.

I want to go on record as not being in favor of any change to the present Master Plan for Loring Hill. New construction should be in areas where housing and businesses can co-exist peacefully and rely on walking distances versus the automobile.

The area around the Convention Center and along Nicollet Avenue solves those issues. Stacking higher buildings in the Loring Hill Neighborhood will just destroy the density, livability and traffic flow we already enjoy.

I am against any change and will support any effort to stop such changes to the Master Plan..

Sincerely,

Fred Retzloff
410 Groveland Ave, Unit 1504
612.423.9137

Elliott, Beth M.

From: Jan Sandberg <jan.f.sandberg@gmail.com>
Sent: Wednesday, September 23, 2015 8:26 AM
To: Elliott, Beth M.
Cc: John Van Heel; Jana Metge
Subject: Loring Park Rezoning Study

I have followed work on the zoning study with great interest. One issue that concerns me is the perceived controversy about increased density for part of Nicollet. We often walk this street to visit restaurants in our neighborhood and beyond. I am aware of only one person who supports less density for the area. She had some concerns that higher density might encourage low quality uses. Everyone else that I have spoken with would encourage increased density for this currently under-used area. I hope that the Planning Commission and Council will support more intense use.

Jan Sandberg
1201 Yale Place #1805
Minneapolis MN



+ Create Survey

Upgrade your plan for more powerful surveys. Upgrade →

Loring Park Rezoning Study

CURRENT VIEW

+ FILTER + COMPARE + SHOW

No rules applied

Rules allow you to **FILTER, COMPARE** and **SHOW** results to see trends and patterns. [Learn more »](#)

SAVED VIEWS (1)

Original View (No rules applied)

+ Save as...

EXPORTS

SHARED DATA

No shared data

Sharing allows you to share your survey results with others. You can share all data, a saved view, or a single question summary. [Learn more »](#)

Share All

RESPONDENTS: 16 of 16

Export All

Share All



Question Summaries



Data Trends



Individual Responses

Respondent #15



#15

COMPLETE

Edit

Delete

Export



Collector: Web Link 1 (Web Link)
Started: Wednesday, September 23, 2015 9:13:44 PM
Last Modified: Wednesday, September 23, 2015 9:16:43 PM
Time Spent: 00:02:58
IP Address: 73.24.27.108

PAGE 1

Q1: What is your name?

Raven Miller

Q2: What is your affiliation with the Loring Park neighborhood?

Resident

Property Owner

Q3: What is your street address?

1225 la salle ave #1303 Minneapolis

Q4: Please provide an email address.

nelson1776@comcast.net

Q5: What comments do you have on the staff recommendations for the Loring Park Rezoning Study? Please be specific.

I support the down zoning on the Loring Hill and the up-zoning along Nicollet Ave

Elliott, Beth M.

From: John VanHeel <john_vanheel@yahoo.com>
Sent: Wednesday, September 23, 2015 9:13 AM
To: Elliott, Beth M.
Cc: Christopher Hoffer; Mark Nelson; Gary Simpson; Shaun Zavadsky; Neil Reardon; Jana Metge; Pat Davies; Paul Hinderager; Lee Frelich; Dave Hile; Dick Sandberg; Jan Sandberg; Terri Ashmore; Michael McLaughlin - Exec Director; Tom DeAngelo
Subject: Re: Loring Park Rezoning Study - Complaint to Planning Commission AND Submission to the Loring Park Rezoning 45-day Comment Period

Just to be clear, I wasn't wanting email contacts for the the Minneapolis Planning Commission Executive Committee to lobby them. I was wanting to lodge a complaint. Namely, I wanted to complain about what I believe to be a highly misleading report regarding Nicollet Avenue that was provided to the Planning Commission at the September Committee Of the Whole meeting. Normally, if planning staff has professionally-based concerns or assessments, they will convey that by saying something like "Staff has concerns". The entire staff report concluded with the section regarding proposed increases in zoning in the Loring Village Activity Center area from C1 and C2 to C3A. The concluding remarks started with "There are concerns". When I heard that the only understanding I could take was that there was some kind of substantial concern coming from the community. If this concern is not coming from the community, I expect, in the name of transparent government, that we know who those concerns are coming from. I believe that there is no substantial evidence that there is any significant opposition or concern coming from the community about this proposed zoning increase. I am aware of no one that believes that we should delay the allowable height, density, and intensity of use on Nicollet or in the Larger Loring Village Activity Center. I heard no report about the broad support that I think there actually is in our business, property owner, and residential community for encouraging green, higher density growth in the Activity Center area. I therefore ask the question. Where is this concern coming from? Citizens should not be required to read between the lines.

The report regarding Nicollet, I believe, left the Planning Commission with a false impression. Because the neighborhood was taking special care of the one-quarter of the neighborhood called Loring Hill by helping make it **City Policy** that we "downzone" it to protect its unique and very sensitive character, and, because the impression given by staff that we weren't really supporting height and density on Nicollet, that we were pretty much, everywhere, anti-density and anti-development. Nothing could be further from the truth. I think the result of the Loring Master Plan planning process, which had one of the city's most extensive community outreach efforts ever conducted by a neighborhood, was that our neighborhood embraces density and loves a vibrant street life. From one corner of the neighborhood to the other there is consensus that we, both, want to grow along our commercial- transportation corridors, and, we want to protect sensitive and threatened urbanescapes like historic Loring Hill. I think maybe the Loring Park Neighborhood can teach this City something about how to grow. Height and density everywhere, which seems to be the talk of some, and thus the understanding of the many, will not move us forward. In Loring Park time was taken to listen to everyone. We actually have faith in the intelligence of the people we live with. Height and density is a matter of HOW and WHERE. We support development. We try to help make it better. We are entirely in line with City policies and goals.

Loring Hill and the Loring Village Activity Center were the two main focus areas of the Loring Park master plan. Rezoning was NOT discussed as part of the standard city process the was used in developing the plan. As such, there are some parcels outside these two areas, such as the Basilica, that were given inappropriate built form designations. This resulted in unintended recommendations for changes to zoning. If there are places where zoning changes should be delayed in order re-examine policy, it is a place like the Basilica, not places like Nicollet Avenue and Loring Hill. The studies have been done. The people have spoken quite clearly. Please complete the job of aligning our zoning with City Policy.

Please accept this as a complaint to the Minneapolis Planning Commission and Minneapolis Planning Department. Please also accept the entire email as my submission to the Loring Park Neighborhood Rezoning Study 45-day Comment Period. I will no longer be needing the contact information that I requested.

Thank you,

John Van Heel
Loring Park Neighborhood, Resident
Citizens for a Loring Park Community, Board Member
Loring Park Neighborhood Master Plan, Steering Committee Chair

110 W. Grant Street
Minneapolis

From: "Elliott, Beth M." <Beth.Elliott@minneapolismn.gov>
To: John VanHeel <john_vanheel@yahoo.com>
Cc: Christopher Hoffer <christopherhoffer@mac.com>; Mark Nelson <mnelson@dhdstudio.com>; Gary Simpson <gsimpson2481@mac.com>; Shaun Zavadsky <shaun.zavadsky@fsresidential.com>; Neil Reardon <neilreardon11@gmail.com>; Jana Metge <loveloring@gmail.com>
Sent: Tuesday, September 22, 2015 1:55 PM
Subject: RE: Loring Park Rezoning Study

Hi John –

I will do what I can in getting you the comments we've received during the 45-day review as well as the staff report.

Unfortunately the contact information for Planning Commissioners and other City appointees is protected under Minnesota data privacy laws. I'm attaching the public list.

I've received a number of comments over the last couple of days, so it seems like some good work is happening behind the scenes to get people interested. Thanks to those of you going to that extra effort.

beth

Beth Elliott, AICP
Principal City Planner
Long Range Planning Division

City of Minneapolis – Community Planning and Economic Development
105 Fifth Avenue South, Suite 200
Minneapolis, MN 55401

Office: 612-673-2442
beth.elliott@minneapolismn.gov
www.minneapolismn.gov/cped



From: John VanHeel [mailto:john_vanheel@yahoo.com]
Sent: Friday, September 18, 2015 9:07 AM
To: Elliott, Beth M.
Cc: Christopher Hoffer; Mark Nelson; Gary Simpson; Shaun Zavadsky; Neil Reardon; Jana Metge
Subject: Loring Park Rezoning Study

Hi Beth, thank you for the all of the work that you have put into the Loring master plan and the current rezoning study. I appreciate the complexity and difficulty that you and your colleagues go through in completing this work. When the 45-day review period was complete for our master plan in 2013 you provided CLPC with a complete record of the public comments that were submitted to the city. I would like the same information when the 45-day comment period is done for the zoning study. Can we have access to this information in the CPC packet at the same time as it is made available to the Planning Commission? If there is a reason we cannot have this information, please let me know the reason why.

Also, I am considering a complaint to the Minneapolis Planning Commission. Please provide me with email contact information for the commission's Executive Committee members.

Thank you, John Van Heel

Elliott, Beth M.

From: John K <john@300clifton.com>
Sent: Thursday, September 24, 2015 9:34 AM
To: Elliott, Beth M.
Cc: Jana Metge
Subject: Zoning changes following the Master Plan

The CLPC has done breakthrough work in developing a comprehensive and visionary Neighborhood Master Plan. As the owner of 300 Clifton, my project to turn a historic mansion on Loring Hill into a Bed and Breakfast was only successful because of the new direction of the Loring Park Neighborhood Master Plan. I am in favor of the new zoning which follows the spirit of the Master Plan especially on Loring Hill and Nicollet. These zoning refinements are progressive, and will help our neighborhood, surrounding The Woman's Club of Minneapolis and Cathedral of St. Marks, move in a healthy and robust direction in the coming years. I agree with the staff recommendations for these zoning changes and feel that these recommendations have accurately interpreted the Master Plan that the community worked so thoroughly to produce.

John Kistler
300 Clifton Ave
Minneapolis, MN 55403

September 24, 2015

I write to you as a resident for nearly a decade at Loring Green East condominium. I want to see the attractiveness and improvement of our Loring Park area that has occurred over these years continue. Plans to rezone the city of Minneapolis are a huge undertaking. In the city council's desire to increase population, to increase transit use, to provide amenities, to foster neighborhood shopping, to facilitate bike and walking utilization, the Loring Park area of the city can serve as a template of what forward-thinking planning can do to make these aims a reality.

For several years, with the help of the city council and the city planning commission, Loring residents have been engaged in promoting these goals. We have adopted a Loring Park Neighborhood Small Area Plan in conformance with the Minneapolis Plan for Sustainable Growth. We are probably the most densely developed area in Minneapolis. We represent a mix of housing choices - publicly supported, low income, market rate, high income, rental and owner occupied - unequalled in the city. We are an official LEED for Neighborhood Development project recognized by the U.S. Green Building Council.

We have done this and will continue to do this while preserving the assets we have, especially the historical features, Loring Hill as it leads down to Loring Park and Loring Park Lake. Loring Park is not only the centerpiece of the neighborhood, it serves as the connector between downtown and the Walker and is a vital piece of Downtown 2025, the \$50,000,000 improvement of the corridor between the Mississippi along Nicollet Mall, through the Loring Greenway, into Loring Park, and over the Hennepin-Lyndale area to the Walker and the Sculpture Garden.

The Loring Park Neighborhood Plan was approved by the Minneapolis City Council less than two years ago, 10/18/13. It was then approved by the Metropolitan Council. It has guided Citizens for a Loring Park Community (CLPC) in its subsequent approvals for infill and adaptive reuse, on Loring Hill in the St. Mark's plan for senior housing next to the church, and in the opening of a B and B in one of the Loring Hill mansions, as well as just off LaSalle for the new restaurant and the new brew pub in the LPM building.

The approved plan does call for new zoning for Loring Hill. The planning staff supports that zoning - OR2. Loring Hill is a dense area, bounded by a freeway (I-94) on the south, heavy traffic streets west (Hennepin) and east (LaSalle), and the park on the north. Parking is at a real premium. Many of the apartments were built before any requirement for off-street parking existed. There is an interesting combination of old and new rental units, old and new condominiums, churches and church property including the Minnesota headquarters of the Episcopal church, historic mansions on fairly small lots - many of which are commercial spaces (lawyers, architects), some of which are residences, one which is a restored B and B, a chemical dependency treatment residence, the Women's Club, a few surface parking lots, and very, very tight parking. There is no obvious place to even tear down properties and assemble a package that would enable an economically feasible development. The mansions are not all in a row. The few surface parking lots each serve their apartments. There is no possible combination of these. The zoning for this area should enable only infill that is low in height and provides a modicum of parking spaces. There is no street space and, in this neighborhood, while very supportive of transit and biking and walking, still a need for residential parking.

The rezoning change that would benefit the city and the neighborhood is along Nicollet. The city has major investments and interests that border Nicollet in the Loring Park area. One is the Minneapolis Convention Center. It is important to make the nearby experience, both at hotels like the Hyatt and the Mileneum and in nearby restaurants, a good experience. There is a major problem in Loring, crime, and it occurs along 14th and 13th from the park to LaSalle and Nicollet. A solution is more and higher use of the properties along Nicollet. That use can be encouraged by better zoning.

The city owns one of these pieces that ought to be developed. It is a parking lot with meters, 1/2 a block wide, from Nicollet to 1st Avenue along 15th.. The Rayito day care facility, now closed, is a huge space, again from Nicollet to 1st. The Micah, next to Rayito, is a chemical dependency facility, which has much larger footprint than it uses, and could be elsewhere in the neighborhood, not on a good commercial site. Across Nicollet from these two buildings are other abandoned or run-down properties and a big empty lot. If all that were rezoned appropriately, developers ought to be able to buy the buildings, assemble good commercial sites, and turn those sites into tax-paying businesses. The presence of businesses bringing more activity to the streets will help the area and the convention center. The height of new buildings, especially on the east side of

Nicollet, could be as high as economics would dictate, without interfering with anything.

Please support, and enhance, the rezoning recommendations of your staff.

Pat Davies
1201 Yale Place, Unit 2004
Minneapolis, 55403



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Loring Park Rezoning Study

CURRENT VIEW

+ FILTER + COMPARE + SHOW

No rules applied

Rules allow you to FILTER, COMPARE and SHOW results to see trends and patterns. [Learn more »](#)

SAVED VIEWS (1)

Original View (No rules applied)

+ Save as...

EXPORTS

SHARED DATA

No shared data

Sharing allows you to share your survey results with others. You can share all data, a saved view, or a single question summary. [Learn more »](#)

Share All

RESPONDENTS: 16 of 16

Export All

Share All



Question Summaries



Data Trends



Individual Responses

Respondent #16

#16



COMPLETE

Collector: Web Link 1 (Web Link)

Started: Friday, September 25, 2015 2:42:42 PM

Last Modified: Friday, September 25, 2015 2:46:21 PM

Time Spent: 00:03:39

IP Address: 68.47.44.56

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PAGE 1

Q1: What is your name?

Richard Anderson

Q2: What is your affiliation with the Loring Park neighborhood?

Resident

Q3: What is your street address?

210 W Grant St #110

Q4: Please provide an email address.

richard55403@gmail.com

Q5: What comments do you have on the staff recommendations for the Loring Park Rezoning Study? Please be specific.

I strongly encourage higher density along Nicollet Ave between Grant St and I-94 It needs more mixed use development to make the street more alive and to deter the crime that is taking place there now.

Elliott, Beth M.

From: nancy_carlson@live.com
Sent: Saturday, September 26, 2015 8:13 AM
To: Elliott, Beth M.
Subject: Loring Park master plan

I support the down-zoning on Loring Hill and the up-zoning on Nicollet Ave!

Nancy Carlson
490 Groveland Ave

Sent from my Sprint phone

Elliott, Beth M.

From: Jana Metge <loveloring@gmail.com>
Sent: Monday, September 28, 2015 8:50 AM
To: Elliott, Beth M.
Cc: John Vanheel
Subject: Fwd: Fw: Loring Park Master Plan

Beth - I sent Mike your correct email and requested that he send this directly, but in case he does not have the time, I am forwarding to you per his request.

Jana

----- Forwarded message -----

From: Michael Marn <mmarn11@yahoo.com>
Date: Monday, September 28, 2015
Subject: Fw: Loring Park Master Plan
To: Jana Metge <loveloring@gmail.com>, Jana Metge <clpc@visi.com>

Hello, Jana. I sent the hurriedly penned note to Beth Elliott, but it came back as undeliverable. Can you forward my email to the proper email address for Beth. Thank you!

Mike

--- On Mon, 9/28/15, Michael Marn <mmarn11@yahoo.com> wrote:

> **From:** Michael Marn <mmarn11@yahoo.com>
> **Subject:** Loring Park Master Plan
> **To:** beth.elliott@minneapolis.gov
> **Date:** Monday, September 28, 2015, 2:12 AM

> Dear Beth,

>

> I am sorry that I am not able to write a longer and better-planned letter to you regarding the upcoming City Planning Commission hearing on the Loring Park Master Plan. I am teaching six classroom hours a day this fall at St. Thomas. Along with a minimum of four to six hours daily of prep and grading, I have had little time to write to you about this extremely important matter.

>

> It is so disheartening to hear that this process just grinds on and on. Hasn't the Master Plan been approved already by city planners and the City Planning Commission? Including the years leading up to the formation of the Master Plan steering committee, the neighborhood has been fighting for the preservation of our character and charm for over ten years. Hundreds of residents of Loring Park have contributed in one way or another to this plan. It is incredibly disheartening to hear that a few recently elected and appointed city bureaucrats are attempting to alter and derail the work of so many involved citizens. This is exactly the reason why so many citizens become apathetic, disengaged, and cynical about government. After working so long and so hard on a highly participatory public process, a handful of city appointees are in essence telling the citizenry, "Your

involvement does not matter. It is meaningless. We bureaucrats know what is best for your neighborhood, even though we are relative newcomers to this whole process, and we will impose our will regardless of citizen participation in the past ten years.

>

> I know that you have been working hard in support of the residents' Master Plan. Thank you for all that you have done and continue to do. Please continue to advocate for a strong voice for grass roots, neighborhood organizations and their work. Please put the weight of your expertise and influence at city hall to support the will of the neighborhood residents and the Loring Park Master Plan. Please, especially, support the zoning changes that the residents have spent so much time, energy, and money to study and recommend. The Loring Park Master Plan has already been approved (once before) by the City Planning Commission. Why must we go through this process again?

>

> Again, thank you very much for your continued support and advocacy.

>

> Sincerely,

>

> Michael Marn

> 400 Groveland Avenue, #1713

> Minneapolis, MN 55403

>

>

>

>

Elliott, Beth M.

From: InTownMN <InTownMN@comcast.net>
Sent: Tuesday, September 29, 2015 10:05 AM
To: Elliott, Beth M.
Subject: George Puzak's Comments on Loring Park Neighborhood Rezoning Study
Attachments: 9-29-2015 George Puzak's comments on Loring Park Neighborhood Rezoning Study to Minneapolis Planning Commission.pdf

Ms. Elliott—

When convenient, would you please reply and acknowledge receiving these comments? Thank you.

George Puzak
inTownMN@comcast.net

From: InTownMN [mailto:InTownMN@comcast.net]
Sent: Tuesday, September 29, 2015 9:55 AM
To: 'beth.elliott@minneapolismn.gov'
Cc: lisa.goodman@minneapolismn.gov; lisa.bender@minneapolismn.gov; andrew.johnson@minneapolismn.gov; barbara.johnson@minneapolismn.gov; kevin.reich@minneapolismn.gov; abdi.warsame@minneapolismn.gov
Subject: George Puzak's Comments on Loring Park Neighborhood Rezoning Study

Dear Ms. Elliott,

Please see below and attached for my comments on the Loring Park Neighborhood Rezoning Study. Please distribute them to members of the Minneapolis Planning Commission and to any applicable city staff. Thank you.

George Puzak

The *Clifton*, LLC
George Puzak
cell 612.250.6846
office 612.374.3624
inTownMN@comcast.net
1780 Girard Avenue South
Minneapolis, MN 55403

Dear Members of the Minneapolis Planning Commission and Ms. Elliott:

Please accept these comments on the Loring Park Neighborhood Rezoning Study. I represent The *Clifton*, LLC, the owner of 322 Clifton Avenue, a 22-unit apartment building on Loring Hill that was built in 1964. When I purchased the property in 2004, I made a long-term investment in the neighborhood based on the property's OR-3 zoning, its views of Loring Park and Minneapolis skyline, and its transit-oriented location. These three factors added significant value to the property.

I am submitting these comments because the proposed downzoning jeopardizes the property's value and redevelopment potential. It is currently zoned OR-3, which allows six-story developments; the downzoning would change it to OR-2, and allow up to four-story developments.

The Loring Hill section of the study has several defects and I urge you to reject OR-2 downzoning and retain OR-3 zoning on Loring Hill.

Downzoning nearly all of Loring Hill is overly broad and unnecessary.

The Shoreland Overlay District already regulates and applies to Loring Hill properties. Under Shoreland Overlay District rules, owners must obtain a conditional use permit for projects greater than 2.5 stories. Besides being unnecessary, downzoning is overly broad because preserving some mansions on Loring Hill can be achieved by targeting the mansions, not down-zoning all parcels. For example, about 20 structures are labeled "Mansions" ("M") in the Loring Hill sub-area of the Loring Park Neighborhood Built Form Plan. **Preserving these 20 structures would downzone about 75 parcels, including 55 non-mansions.** Downzoning is an unnecessary and overly broad tool for Loring Hill.

Is it possible that owners of Loring Hill condominiums, especially those living in Summit House towers, have strong economic and private motives to downzone the entire hill? While they may have an interest in neighborhood character, Summit House owners have an even greater private interest in preserving the views from their personal residences. If residents genuinely care about neighborhood character, they can focus on the 20 mansions, rather than the 55 non-mansions.

Downzoning is irrational because the Study ignores the impact of three massive residential towers. Loring Hill is dominated by three 20-plus-story residential towers. Built in 1968, the Summit House towers at 400 and 410 Groveland Avenue are 24 and 21-stories high. The Oak Grove Tower, at 215 Oak Grove Street, was built in 1974 and is 20-stories tall. **Despite their massive presence, these towers are barely mentioned in the entire Rezoning Study and they are not even noted in the Built Form Plan.** These towers dominate and shade the entire hill, especially the Upper Terrace sub-area. Although these three towers receive minimal consideration in the Rezoning Study, they significantly impact the street-scape, buildings, and livability of all surrounding properties. The Loring Hill downzoning is flawed because it fails to consider the impacts of these massive towers.

Downzoning violates the city's stated policy of increasing density.

The city's stated land use policy is to add density, especially near the downtown core and along transit corridors. Loring Park and the Loring Hill sub-area are urban downtown neighborhoods located near one of the busiest transit corridors in the state, the Hennepin-

Lyndale corridor. Downzoning on Loring Hill and in Loring Park conflicts with the city's adopted land use policy.

Downzoning would also reduce the future taxable market value of all downzoned parcels. It will harm the city's future property tax revenues.

Downzoning would significantly reduce the economic value of all non-mansions and surface parking lots on Loring Hill. The most valuable part of any building is the top floors. Since downzoning to OR-2 would reduce permitted building heights from 6-stories to 4-stories; it would eliminate the most valuable 2/6 or 1/3 of any new residential building. If the city imposed OR-2 zoning, requiring owners to get a conditional use permit (CUP) does not solve this issue. A CUP adds to the owner's time, expense, and uncertainty.

By downzoning to OR-2, the city will reduce the financial viability of redeveloping surface parking lots and non-mansions. The top floors of a new residential building (floors 5 and 6 under OR-3 zoning) help make redevelopment projects financially viable. The top floors also help pay for underground parking--which today costs about \$25,000 per stall. Redeveloping surface parking lots is a neighborhood and city goal that will be thwarted by downzoning.

Downzoning is arbitrary. The Rezoning Study recommends that some Loring Hill properties retain OR-3 zoning, including 510 Groveland Avenue Condominiums, the "mansion" at 401 Groveland Avenue, and the Hennepin Avenue United Methodist Church and its associated "mansion" and parking lot. It's arbitrary that these properties retain OR-3 zoning, while all others on Loring Hill are down-zoned to OR-2. This designation is also conflicts with the plan's tiered/layered building effect going up the hill.

The Study over-states number of mansions.

The Study labels existing mansions on Loring Hill with the letter "M" (See graphic titled "Loring Park Neighborhood Built Form Plan.") It's inaccurate because the property at 232 Clifton Avenue in the Upper Terrace is mislabeled. Although the parcel is labeled "M," the front of the parcel is a one-story cement block structure built about 1970. Because of this error, the study overstates the number of mansions.

Reducing building heights in Loring Hill violates good zoning practice and policy. I believe, and most people agree, that Loring Hill doesn't need more 20 to 24-story towers. The neighborhood and city would be best served by allowing some mid-range buildings. Such mid-range buildings would create a transition between Loring Hill's three-story mansions, its four-to-twelve story courtyard apartments, and its high-rise towers. Mid-range structures are exactly what the underlying OR-3 zoning already allows. Since downzoning would inhibit such mid-range buildings, it violates good planning policy.

The Built Form Plan should focus more on floor-area ratios. Loring Hill and the city would be better-served by focusing more on floor area ratios, and less on building heights. Floor area ratio is the ratio of the total square footage of a building to the total square footage of the parcel on which the building sits. The current focus on building heights has brought large-footprint, shoebox-shaped developments, such as the newer condominiums at 301 Oak Grove Street and The VUE apartments at 415 Oak Grove Street.

A focus on floor area ratios would have several benefits. It would discourage large footprint/shoe-box developments and promote more varied-architectural designs. It would also provide larger set-backs, more open space, and greater daylight and breezes to surrounding properties.

Slightly taller buildings, which still conform to the governing floor area ratio, could offer better views and potentially higher prices. If a developer were able to construct a higher-value building, the developer could potentially offer some public-realm benefits on the same parcel.

As shown above, the Loring Hill section of the study has several defects. Downzoning on Loring Hill is overly broad, unnecessary, and irrational. Downzoning also violates the city's own land use policy and fundamental zoning principles. If the city downzones Loring Hill properties, it will cause enormous harm to many owners. For all these reasons, the proposal to downzone Loring Hill and reduce permitted building heights should be rejected. The current OR-3 zoning should be preserved.

Even if you pass other parts of the Study, I urge you to modify the Loring Hill section to focus on the 20 mansions and remove the graphic chart titled, "Loring Park Neighborhood Built Form Plan" from the official documents. The impacts of downzoning 75 parcels in the Loring Hill sub-area are underestimated and require further study.

Thank you for your consideration. If you have any questions, please call me at 612-250-6846.

Sincerely,

George Puzak

cc: via email
Lisa Goodman, Ward 7 Council Member and member Zoning and Planning Committee
Lisa Bender, chair, Zoning and Planning Committee
Andrew Johnson, vice-chair, Zoning and Planning Committee
Barbara Johnson, member, Zoning and Planning Committee

Kevin Reich, member, Zoning and Planning Committee
Abdi Warsame, member, Zoning and Planning Committee

George Puzak
1780 Girard Ave. South
Minneapolis, MN 55403-2941
cell 612-250-6846, office 612-374-3624, fax 612-374-9363
inTownMN@comcast.net

September 29, 2015

Ms. Beth Elliott, Principal City Planner
City of Minneapolis
CPED-Long Range Planning Division
105 5th Ave. South, Room 200
Minneapolis, MN 55401
Via email to beth.elliott@minneapolismn.gov

Re: Comments on Loring Park Neighborhood Rezoning Study

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The Study over-states number of mansions.

The Study labels existing mansions on Loring Hill with the letter "M" (See graphic titled "Loring Park Neighborhood Built Form Plan.") It's inaccurate because the property at 232 Clifton Avenue in the Upper Terrace is mislabeled. Although the parcel is labeled "M," the front of the parcel is a one-story cement block structure built about 1970. Because of this error, the study overstates the number of mansions.

Reducing building heights in Loring Hill violates good zoning practice and policy. I believe, and most people agree, that Loring Hill doesn't need more 20 to 24-story towers. The neighborhood and city would be best served by allowing some mid-range buildings. Such mid-range buildings would create a transition between Loring Hill's three-story mansions, its four-to-twelve story courtyard apartments, and its high-rise towers. Mid-range structures are exactly what the underlying OR-3 zoning already allows. Since downzoning would inhibit such mid-range buildings, it violates good planning policy.

The Built Form Plan should focus more on floor-area ratios. Loring Hill and the city would be better-served by focusing more on floor area ratios, and less on building heights. Floor area ratio is the ratio of the total square footage of a building to the total square footage of the parcel on which the building sits. The current focus on building heights has brought large-footprint, shoebox-shaped developments, such as the newer condominiums at 301 Oak Grove Street and The VUE apartments at 415 Oak Grove Street.

Comment Letter
Loring Park Neighborhood Rezoning Study
September 29, 2015
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A focus on floor area ratios would have several benefits. It would discourage large footprint/shoe-box developments and promote more varied-architectural designs. It would also provide larger set-backs, more open space, and greater daylight and breezes to surrounding properties.

Slightly taller buildings, which still conform to the governing floor area ratio, could offer better views and potentially higher prices. If a developer were able to construct a higher-value building, the developer could potentially offer some public-realm benefits on the same parcel.

As shown above, the Loring Hill section of the study has several defects. Downzoning on Loring Hill is overly broad, unnecessary, and irrational. Downzoning also violates the city's own land use policy and fundamental zoning principles. If the city downzones Loring Hill properties, it will cause enormous harm to many owners. For all these reasons, the proposal to downzone Loring Hill and reduce permitted building heights should be rejected. The current OR-3 zoning should be preserved.

Even if you pass other parts of the Study, I urge you to modify the Loring Hill section to focus on the 20 mansions and remove the graphic chart titled, "Loring Park Neighborhood Built Form Plan" from the official documents. The impacts of downzoning 75 parcels in the Loring Hill sub-area are underestimated and require further study.

Thank you for your consideration. If you have any questions, please call me at 612-250-6846.

Sincerely,

George Puzak

cc: via email

Lisa Goodman, Ward 7 Council Member and member Zoning and Planning Committee

Lisa Bender, chair, Zoning and Planning Committee

Andrew Johnson, vice-chair, Zoning and Planning Committee

Barbara Johnson, member, Zoning and Planning Committee

Kevin Reich, member, Zoning and Planning Committee

Abdi Warsame, member, Zoning and Planning Committee

ALLIANCE

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29 September 2015

Dear Minneapolis Planning Commissioners,

As an architect and a Loring Park property owner for many years, I strongly encourage you to support the Loring Park Neighborhood Master Plan and City staff recommendations regarding selective rezoning.

Our architectural firm has occupied the historic Bovey Mansion at 400 Clifton since 1970 and owned this property since 1979. Our historic property lies within the Loring Hill District, where rezoning to OR2 is proposed. We support this change and believe it is an essential step in bringing new development into better alignment with the value placed on historic resources and other neighborhood livability goals.

Loring Hill is an authentic historic neighborhood whose history is intertwined with disruptive growth and change. The past 10 years, due to the mass and scale of recent development proposals, have been particularly challenging and threatening to the character and livability of this neighborhood.

The proposed recommendations regarding selective rezoning to OR2 in Loring Hill restores a critical balance between the scale of new development and the scale of significant historic resources that have defined the identity of this neighborhood. It provides future investors with clear expectations that are consistent with the values of the community and enhances the vitality of the homes, businesses, and institutions that make up this unique Minneapolis neighborhood. Please support these thoughtful recommendations.

Sincerely,



Thomas J. DeAngelo, FAIA
Principal, Alliance

Elliott, Beth M.

From: Judith Ericksen <jericksen@icloud.com>
Sent: Tuesday, September 29, 2015 8:02 PM
To: Elliott, Beth M.
Subject: Letter to Minneapolis Planning Commission

September 29, 2015

Dear Minneapolis Planning Commissioners,

Thank you for your diligent work reviewing the rezoning study for the Loring Park neighborhood in order to align zoning with the adopted Neighborhood Master Plan. I was involved with the initial Master Plan community input meetings.

I agree with the need for increased C3A zoning in the Loring Village Activity Center. I enjoy a car-free lifestyle and would welcome more commercial destinations in the neighborhood within walking distance.

I also support OR2 zoning in the Loring Hill District in order to preserve the special historic character of the neighborhood.

Thank you,
A concerned Loring Park citizen.

Judy Ericksen
210 W Grant Street #127
Mpls., MN 55403

Elliott, Beth M.

From: Peter Grundman <pjgrundman@gmail.com>
Sent: Tuesday, September 29, 2015 10:18 PM
To: Elliott, Beth M.
Subject: re-zoning

Hi Beth,

I'm writing to you today about the current re-zoning plan being considered for the city of Minneapolis. As you know, the re-zoning would change the zoning from the Basilica of Saint Mary properties located downtown near Loring Park. My understanding is that the new classification would be inconsistent with other churches in the area. This would have a detrimental effect on the Basilica community, of which I am a parishioner. Instead, the properties should retain the "OR3" designation, as the Basilica clearly would fit into the "large institution" category, rather than the "OR2" designation.

As a city resident, I hope that the re-zoning process is fair and in accordance with the applicable guidance. I would ask that this is reconsidered before it is taken to the city counsel.

Thank you for your consideration,
Peter Grundman
401 N 2nd St #420
Minneapolis

September 29th, 2015

Minneapolis Planning Commission

Public Service Center
250 S 4th St, Room 300
Minneapolis, MN 55415

Re: Rezoning Study
Loring Park Neighborhood

Dear Minneapolis Planning Commissioners,

I am writing in support of the new zoning that is being proposed for the Loring Park Neighborhood. The rezoning study being undertaken by City Staff will align the zoning of the neighborhood to the Small Area Master Plan for Loring Park which has been adopted by the City Council as well as the Met Council.

I would like to make a few comments regarding my support for the City staff recommendations in two very important areas of the neighborhood.

The first is the new Loring Village Activity Center, which includes much of the convention center and the area surrounding Nicollet Avenue south of Grant Street. The Master Plan predicts the need for increased growth in the Loring Park neighborhood and calls for increasing the density of this activity center. In turn, our small business owners want more people on the street, enhanced safety, and future development on this corridor to increase positive pedestrian use and customer base. I believe that the change to C3A zoning, typically assigned to all city designated Activity Centers, will provide for increased development of this area, which is appropriate to the vision outlined in the Master Plan

The second area where I strongly support City staff is the Loring Hill District where OR2 zoning has been recommended for the majority of the area. This unique corner of the city is an area of special concern for our residents and institutions. It has been the focus of more discussion and planning in the last ten years than any other part of the neighborhood. There is broad consensus in the Loring Park community that current zoning allows development which is too tall and bulky for the overall character of this cherished district. Loring Hill has the distinctive mix of a green hillside setting, historic mansions, low-rise apartment buildings and important institutional landmarks. While there have been a handful of structures built over the years that break from this character, we believe that zoning should not be based on these exceptions, but rather on the overall existing characteristics that are valued by the community. Given that the Hill contains many properties with historic designation and is largely fully developed, the proposed zoning is consistent with wider City policy supporting preservation and sustainable development.

Thank you for your consideration and affirmation of the proposed zoning for Loring Park neighborhood.

Sincerely,

A handwritten signature in black ink, appearing to be 'M. Nelson', followed by a horizontal line extending to the right.

Mark E Nelson, Architect, AIA
CLPC Board Member
Summit House Association President

Elliott, Beth M.

From: Pat Hafvenstein <phafvenstein@wmpl.org>
Sent: Wednesday, September 30, 2015 10:55 AM
To: Elliott, Beth M.
Subject: zoning in Loring Park

Hi, Beth,

Thank you for all your work for us here in the neighborhood in these last years of planning for the future. There is so much to consider in all of this, and I know you are thinking about more areas than I will ever understand. Our concerns are two-fold: Loring Hill, where I live (until Friday) and Nicollet Avenue, where businesses are struggling to thrive so near to a thriving Nicollet Mall.

Loring Hill has a few mansions left and is quite quaint in our neighborhood. Our plan was to ensure that, in this part of Loring Park, height and density do not take away from the quaintness. Our former council person, Pat Scott, planned for this protection but said she never thought it had to be written down to be protected. Now she wishes she had done that while she had the opportunity. Please consider the zoning again. It is for the future generations - for them to have a glimpse of by-gone times close to downtown.

Nicollet Avenue, on the other hand, is in an area where height could have no limits. There are no views to block and there is much that could happen there to continue the Mall concept. If there were hotels and apartments that keep the streets busy and businesses thriving, we wouldn't need to ignore "Nicollet-past-12th". Eat Street has been a concept for at least 20 years, probably longer. It would be so great to let convention-goers have opportunity to go to all the restaurants along Nicollet. When I worked at the Hyatt, welcoming convention-goers for an event, I would tell people about all the restaurants just a few blocks to the south. They are interesting, affordable and serve delicious food. But there is no promotion of that area due in part to safety and unsightly issues. We have a chance to help that area to thrive and to be a great enhancement to Loring Park neighborhood and to support of downtown events.

Thanks for reading this and working on behalf of a better city of Minneapolis.

Sincerely,
Pat Hafvenstein
World Mission Prayer League
232 Clifton Ave

Elliott, Beth M.

From: Joyce, Thomas R. <trjoyce@stthomas.edu>
Sent: Wednesday, September 30, 2015 11:37 AM
To: Elliott, Beth M.
Subject: Zoning of the Basilica Campus

Ms. Elliott—as a downtown Minneapolis resident and a member of the Basilica, I ask that the city leave the Basilica’s zoning as OR3.

Thank you for your consideration,
Tom Joyce

Christopher J. Hoffer
510 Groveland Avenue, #330
Minneapolis, MN 55403

Minneapolis City Planning Commission
Public Service Center
250 South 4th Street
Room 300
Minneapolis, MN 55415

RE: Rezoning Study for Loring Park Neighborhood

Dear Minneapolis Planning Commissioners:

I am writing in support of the new zoning which has been proposed for the Loring Park neighborhood. The rezoning proposal will bring the zoning of the neighborhood into conformity with the Small Area Master Plan for Loring Park which was adopted by the Minneapolis City Council in the fall of 2013, as well as the Metropolitan Council. This rezoning comprises two areas of focus: Nicollet Avenue and the hill.

The Loring Village Activity Center, which is focused on the area surrounding Nicollet Avenue south of Grant Street, is an opportunity to increase the density of this area, and in turn provide more pedestrian activity, safety, and appropriate development on this corridor to increase use and customers for the local businesses. This is best accomplished through the proposed change to C3A zoning, which is typically assigned to city designated Activity Centers. This proposed zoning change will encourage appropriate development consistent with the policy and vision outlined in the Master Plan.

The other area involved in the proposed zoning change is the Loring Hill District. City staff have proposed OR2 zoning for the majority of this area. This is a unique portion of Loring Park, and indeed a unique section of the City of Minneapolis. Through a decade of planning, meetings and discussion produced broad consensus in the Loring Park community to support and preserve the overall character of the District, and have that reflected in the exclusion of improperly tall and bulky new developments. Loring Hill offers its unique character through a hillside setting, historic mansions, important institutions and low-rise apartment buildings. There have been a handful of structures that have been inconsistent with the overall character of the neighborhood, but those exceptions should not drive zoning. The Hill is home to many properties with a historic designation and is largely developed. The proposed zoning changed to OR2 will help insure the longstanding character of Loring Hill and bring the zoning into conformity with the approved Master Plan.

I look forward to your confirmation of the proposed rezoning of the subject areas.

Very truly yours,



Christopher J. Hoffer

September 28, 2015

Minneapolis Planning Commission
Public Service Center
250 S 4th St, Room 300
Minneapolis, MN 55415

Re: Rezoning Study for Loring Park Neighborhood

Dear Minneapolis Planning Commissioners,

I have resided in the Loring Park neighborhood for over 30 years and I am writing to you in support of the rezoning recommendations proposed by City staff following the approval of the Loring Park Neighborhood Master Plan. I have been an active member in the community and a regular attendee of the Citizens for a Loring Park Community Land Use Committee. I worked on the task force that Allina consulted in the redevelopment of the Eitel Hospital site. I have also been a member of the Loring Park Neighborhood Master Plan Steering Committee, the Hennepin/Lyndale Task Force and the Community Advisory Committee for the Sculpture Garden Reconstruction and Cowles Conservatory Renovation. It would be accurate to say I have a vested interest in development in my neighborhood.

Those of us that live in Loring Park are not opposed to density. We live in what is probably the most densely developed neighborhood in Minneapolis. We welcome additional future development and we are asking you to respect the plan we have put forth to guide the quality of that development, a Master Plan that has already been adopted. Our vision for the neighborhood guides development on Loring Hill to create buildings with height and massing that will complement the many historically designated architectural treasures located here. We believe the OR2 zoning proposed by the rezoning study currently before you will best serve this plan, as four story buildings could blend in and enhance the mansions. An excellent example is the development at 301 Clifton Avenue. The building proposal being developed by the Episcopal Diocese for the 1730 Clifton site is another example of a successful four story project that has community support.

The Loring Park Master Plan also calls for increased density along Nicollet Avenue and on properties adjacent to the Convention Center. This is in complete harmony with Minneapolis' goal of increasing development along major commercial corridors. This stretch of Nicollet should be a bustling and active area with developments that not only benefit the neighborhood, but the whole region. Hence, the Loring Park Master Plan calls for this area to be designated an Activity Center and we agree with City staff's proposed C3A zoning for these parcels. This plan for increased density was widely supported throughout the community engagement and stakeholder interviews conducted while the Master Plan was being developed and those of us who participated view this idea as a no-brainer.

The Loring Park Master Plan included perhaps the most extensive community outreach and involvement of any such plan adopted by the City. Thousands of volunteer hours, tens of thousands of dollars of NRP funding and involvement by more than 1,000 residents over several years should be respected and valued. Please approve the new zoning proposed in the rezoning study to make this vision a reality.

Paul Hinderager
410 Groveland Avenue #506



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Loring Park Rezoning Study

Summary Design Survey Collect Responses **Analyze Results**

CURRENT VIEW

+ FILTER + COMPARE + SHOW

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Rules allow you to FILTER, COMPARE and SHOW results to see trends and patterns. Learn more »

SAVED VIEWS (1)

Original View (No rules applied)

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EXPORTS

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RESPONDENTS: 17 of 17

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Question Summaries Data Trends Individual Responses

Respondent #17

#17



COMPLETE

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Last Modified: Wednesday, September 30, 2015 6:05:41 PM
Time Spent: 00:13:41
IP Address: 75.146.177.186

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PAGE 1

Q1: What is your name?

Douglas Kline

Q2: What is your affiliation with the Loring Park neighborhood?

Resident

Q3: What is your street address?

510 Groveland Ave.

Q4: Please provide an email address.

DLKCommerce@gmail.com

Q5: What comments do you have on the staff recommendations for the Loring Park Rezoning Study? Please be specific.

I think the coordinated strategy and planning efforts to-date between the city, neighborhood groups and other parties has been terrific. Thank you.

I strongly believe that the general guideline for maximum heights for new buildings in the Loring Hill neighborhood should be capped at THREE stories, not FOUR. Here's why:

The scale of the existing village of structures on Loring Hill are best-suited to a three-story height. The combination of hilly topography and residential neighborhood ambience means that higher structures interrupt the hillside orientation, block views and create canyon-like streets that fight the pedestrian-centric focus of the area.

Knowing that modern buildings always include mechanical and support structures on the roof, the three-story limit helps keep the overall building height low even with the many rooftop structures.

The findings and recommendations of the original planning collaborations recommended a three-story height limit for the Loring Hill neighborhood. The sudden move to a four-story limit was a surprising, last-minute change that violated the spirit of the strategy that was requested and presented by the planning collaboration.

For these reasons and more, I strongly request that the general recommendations for the Loring Hill height limit be capped at THREE stories.

Thank you.
Douglas Kline

Elliott, Beth M.

From: Jana Metge <loveloring@gmail.com>
Sent: Wednesday, October 07, 2015 9:14 AM
To: John Vanheel; Paul Hinderager; Sam Turner; Elliott, Beth M.; Mark Nelson
Subject: Fwd: Nicollet Ave

Fyi - to City planning

----- Forwarded message -----

From: **Pat Hafvenstein** <phafvenstein@wmpl.org>
Date: Tuesday, October 6, 2015
Subject: Fwd: Nicollet Ave
To: Jana Metge <loveloring@gmail.com>

Begin forwarded message:

From: Pat Hafvenstein <phafvenstein@wmpl.org>
Date: 6October 2015 22:31:01 CT
To: josephbernard@minneapolismn.gov
Subject: Nicollet Ave

Thank you for your presentation today at Loring Business Assn.

I think most people there had no idea about B4 and OR2 or OR3 but we all could have asked any questions we wanted. I have lived on Loring Hill for 12+yrs, and have loved the historic feel of that area. It is good to zone it for the future, although I know some, like the Basilica, want to keep their present zoning.

I was actually quite shocked to see how much "yellow" zoning changes there were. I was in on the master planning process, and we never talked about rezoning the whole area like that. Beth said not to worry about zoning - that all that would be taken care of by you guys. But it is alot more change than we ever thought. I trust it will be good for the future generations.

About Nicollet Avenue, if help doesn't come to that area, there will be no future to plan for the businesses presently there. It is hard for me to understand why the city will re-do Nicollet Mall, and then one block farther along is a war zone, and two blocks farther along, the wonderful restaurants struggle to survive. What is wrong with an Activity Center that would bring some life and business to that area?! It would be an ideal spot for some hotels for the convention center and some clubs to join the Music Box Theater and the restaurants.

People who live along the Greenway refuse to go out to eat along Nicollet. What a shame. They are looking for places to eat, and the restaurants are wanting and needing their business. Everyone who has been in the planning process for the future of Loring Park wants more for Nicollet Avenue. How can there be such height on LaSalle at the new Magellan tower and then no height allowed one block away on Nicollet? It just doesn't make sense to me. Can you help me to understand this?

Thank you for your respectful presentation and for taking time to read this.

Sincerely,
Pat Hafvenstein
232 Clifton Avenue

Elliott, Beth M.

From: John VanHeel <john_vanheel@yahoo.com>
Sent: Sunday, October 04, 2015 5:25 PM
To: Elliott, Beth M.
Cc: Jana Metge; Mark Nelson; Christopher Hoffer; mnelson@dhdstudio.net; Paul Hinderager; Neil Reardon; Gary Simpson
Subject: C3A - Aligning zoning with City Policy

Hi Beth, something occurred to me regarding the proposed change of zoning on Nicollet to C3A. The Loring Master Plan in section 2.11 says that zoning classifications should be changed "in favor of a more intensive mixed use classification, **other than C3A or C3S**, that includes high-density housing, hotels, restaurants, arts and entertainment businesses, and retail and service businesses. Current zoning regulations appear not to be consistent with this plan." The C3A prohibition was a late change to the plan as you might remember.

I recall when the plan was being developed that we were told that we shouldn't concern ourselves too much with what the specific future zoning would be. We were ensured that planning staff would find existing zoning or develop new zoning that could work. Whether, because the master plan essentially forbids the use of C3A, or because of some personal concerns on the part of our council member, I think it has become clear that C3A is not a workable option.

Obviously it would be unacceptable for the Planning Department to put out a recommendation, going against the results of its own staff analysis and community outreach, that simply says not to make any changes, or to put off changes until some undetermined time in the future. It doesn't seem like this would comply with state law.

I think it is the duty of the Planning Department to provide workable zoning options that comply with policy, urban planning standards, and I guess, political reality. If not C3A, then what? If another month is needed to figure that out, than I think that time should be afforded. The department should not be in the position of making excuses for not having an actual zoning type to recommend. Arguing that C1 and C2 meets the intent of policy is not believable.

If the Planning Department is considering recommending against C3A, I am sure that CLPC would be willing to help in anyway that it can so a workable zoning option can be found. This should not be allowed to become a story about about how the City turned down a neighborhood's efforts to encourage development and to support greater density.

Please feel free to share these thoughts and or this email with your department leaders. I am hopeful that everyone can be satisfied, including the neighborhood, when we finally complete this task of aligning zoning with City policy.

Thanks, John Van Heel