



North Loop Neighborhood Association Planning and Zoning Committee Meeting

February 20, 2013
6:00 – 7:30 p.m.
Heritage Landing

Minutes

- I. INTRODUCTIONS
 - a. Meeting called to order at 6:00 pm.
 - b. Minutes held over for approval.

- II. DISCUSSION ITEMS
 - a. Farmers Market Planning – *David Albersman, Don Armstrong, and Mark Oyaas*
 - i. Key issues/ concerns include:
 - 1. This team previously promoted the Vikings Stadium site in the North Loop.
 - 2. The presenters surveyed markets around the world to look at a 12-month a year destination for the F-M site.
 - 3. VJAA did some initial concepting.
 - 4. The focus of the planning was on urban agriculture with a possible soccer stadium.
 - 5. Granville Island in Vancouver Canada was identified as a case study.
 - 6. The site would be more entertainment focused featuring public market, shops, art galleries, children's themes, and a community center.
 - 7. The existing Fulton Brewery is an asset to the surrounding area, as this contributes to the entertainment destination.
 - 8. It is key that this is a fully integrated project with the Royalston SWLRT station.
 - 9. Twins and Target may be approached for design funding.
 - b. Green Roof Partnership 918 Lofts. – *Steve Raab*
 - i. Key issues/ concerns include:
 - 1. Introduction to the idea of a study and grant application for funding a green roof initiative.
 - 2. 918 Lofts has little common area space.

3. Concept is to create a large lawn on their flat roof. This would include wind breaks, a drainage system, and irrigation.
 4. Grant money may be available, but only for non-profits or neighborhood associations.
 5. There would be an educational component to attempting this in the neighborhood with the grant process.
 6. The grant requires a project sponsor.
- ii. The committee is asking that the NLNA loan program be looked at for a funding option and to commit to a demonstration project before considering any sponsorship.
- c. Fast Horse marketing. – *Jorg Pierach*
- i. Key issues/ concerns include:
 1. Current Brunfield Development on the block where his business is located.
 2. Business has grown substantially and a vertical expansion is planned for 2 stories.
 3. David Salmela is the architect and has developed a model and some preliminary plans.
 4. The project site has a zero lot line. This is a hindrance to adequate windows for the expansion.
 5. There is a 4' wide property strip between Brunfield and Fast Horse that is not platted to either property. This area is planned to have landscaping.
 6. Vincent from Brunfield is supportive of the project.
 7. The 4 story building would have a rooftop deck, exterior sculptural elements, a slatted window screen system for light control, and ridgelite panels.
 8. With the desired level of interior day-lighting, glass block may be used.
 9. No on-site parking is provided.
 10. The timeline is for a late spring start to the project. A preliminary planning meeting with City staff has been held.
 - ii. **The P+Z Committee made a motion to write a letter of support for the expansion project.**
The motion passed.
- d. 701 Washington Loose-Wiles Brewery & Freehouse. – *David Burley*
- i. Key issues/ concerns include:
 1. Blue Plate Restaurant Company opening a new restaurant in the old HGA space.
 2. The Lowry is their latest restaurant.
 3. Gensler is the architecture firm. The concept is a luxury/industrial combination. Large interior projectors will be used to illuminate the walls. The existing patio will be used for outdoor seating. There is a historical loading dock wall that will remain.
 4. They will be open for breakfast, lunch, and dinner.
 5. Seating for 200 is planned.
 6. Brewery will produce 7-10 craft brews.

7. Timeline is a June construction start and opening on September 24th.
- e. Tubbs 701 N 5th St – *David Russick*
 - i. Key issues/ concerns include:
 1. Current business owner specializing in recycling.
 2. This business location is within range of many current development projects.
 3. The owner came before the committee to get some long-range planning concepts for 1-2 years out.
 4. 12,000 +/- square feet site.
 5. Fitness, professional services, medical, mixed use retail were all discussed as potential development opportunities.
 - f. Nicollet/Central Streetcar
 - i. Key issues/ concerns include:
 1. Planning stages of project with alignment options.
 2. Project could cross at either the Hennepin Ave bridge or the 3rd Ave bridge.
 3. Neighborhood should take a position on preferred alignment and present to Anna Flintoff, the project manager.
 4. The project is feared to be largely unused if located on Central Ave.
 - ii. **The P+Z Committee made a motion to write a letter of support for project at Nicollet and crossing at Hennepin.**
 - g. Committee Business
 1. SW LRT
 - Meeting set up with Sophia Ginis, the neighborhood outreach coordinator by DJ and Kelly.
 - CAC/BAC meeting scheduled for Thursday @ Eden Prairie.
 - City of Minneapolis held the first joint neighborhood meeting, Kelly and DJ plan to continue to attend these.
 2. Education Subcommittee
 - Group meeting planned for February 25th.
 3. Park Initiative
 - Study is complete and was presented at the January Annual Meeting.
 - There is a meeting set with the Park Board to present the concept as well and push for continuing to a full Feasibility Study.
 - Park dedication fees are planned at the legislature for \$1,500/unit.

III. ADJOURNMENT

Attendees:

DJ Heinle, Co-chair
Dave Decker, Co-chair
Karen L. Rosar
Alice Eichholz
Wendy Holmes
Darwin Lookingbill
Jo Vos
Sarah Fesler
Kelly Nelson