



## North Loop Neighborhood Association Planning and Zoning Committee Meeting

April 23, 2014  
6:00 – 7:30 p.m.  
Heritage Landing

### Minutes

- I. INTRODUCTIONS
  - a. Meeting called to order at 6:00 pm.
  - b. Minutes from February 2014 were approved.
  
- II. DISCUSSION ITEMS
  - a. Pipeline Construction Projects by CenterPoint Energy *presented by Al Swintek.*
    - i. Key discussion items include:
      1. Founded in 1870
      2. Approximately 74-mile system of gas piping
      3. Multiyear system upgrade to approximately 61 miles of system
      4. N 2<sup>nd</sup> St affected from approximately 3<sup>rd</sup> Ave N to 29<sup>th</sup> Ave N, from April through August
      5. No construction during All Star Game break: June 27<sup>th</sup> through July 15<sup>th</sup>
      6. City of Minneapolis will do a mill and overlay of the paving after pipeline work is completed
      7. 612-321-5329 construction hotline
      8. [www.centerpointenergy.com/construction](http://www.centerpointenergy.com/construction)
  
  - b. 506 4<sup>th</sup> St N Development by Neat Pig *presented by Virginie Stolz and Scott Petinga*
    - i. Key discussion items include:
      1. Office building development of 18,000 SF
      2. Proposed largest container building in North America, approximately (68) Shipping Containers, 40' high
      3. 3 story building, 4<sup>th</sup> floor Rooftop Unit screening
      4. Community Level includes a proposed salad bar restaurant, a wine/coffee bar, indoor/outdoor seating
      5. 6 companies of Scott's will be the tenants, with business incubators, non-profit groups, and furniture showroom
      6. Timeline: late summer start construction

7. Painting of the shipping containers is required, so not to trigger sign ordinance on containers themselves
8. Windows are diamond shape, like footprint of building
9. Floor-to-area ratio variance required
10. <http://www.ci.minneapolis.mn.us/www/groups/public/@cped/documents/webcontent/wcms1p-122229.pdf>
11. **The P+Z Committee made a motion to write a letter of support**

c. Project for Pride in Living development at 41 N 12<sup>th</sup> St *presented by Abbie Loosen*

- i. Key discussion items include:
  1. Youthlink and Project for Pride organizations teaming to do project
  2. Project targets <50% median income people
  3. Mostly serve 18-23 year olds
  4. Near the Harbor Lights building
  5. Will be accepting applications for funding soon
  6. 45-65 units planned in a quad format
  7. 4 service staff will be on-site
  8. It will include a partial demo of the existing building located there and a proposed addition
  9. Ground floor includes community space, conference, lobby, and computer room
  10. 3 stories of residential above ground floor amenities
  11. The existing opportunities center will remain
  12. **The P+Z Committee made a motion to write a letter of support**

d. 729 Washington Ave N by Greco *presented by Josh Brandsted*

- i. Key discussion items include:
  1. Preliminary redevelopment with environmental site concerns
  2. Bassett Creek is the property's north boundary
  3. 21' of soil corrections are expected
  4. Project team is the Javelin Group and ESG
  5. Applying for the Met Council Transit Oriented Development Grant Program for up to \$100,000 in environmental funding
  6. Preliminary timeline is investigation fall of 2014 and remediation in spring 2015
  7. Multifamily and mixed use proposed
  8. Market rate above retail ground floor
  9. Jointly owned by Greco and United Properties
  10. Greco would like to have a pedestrian crossing through the site
  11. **The P+Z Committee made a motion to write a letter of support for the grant application**

- e. Parklets Concept *presented by Mackenzie Turner Barga from City of Minneapolis Public Works*
  - i. Pilot program by City of Minneapolis planned for 3 sites, one in the North Loop near the Colonial Warehouse building on 3<sup>rd</sup> Ave N
  - ii. Constructed parklets within existing on-street parking spaces, 2 spaces adjoining planned
  - iii. San Francisco and New York have run these since 2010
  - iv. Program launches July 2014 through October, winter removal
  - v. Modular design of pre-fabricated structures, creative and unique designs are encouraged
  - vi. City will be approaching property owners and sponsors
  - vii. An application process will begin for future years, as it will be owner driven after the pilot program, approximately costing \$11,000-\$20,000 each unit
  - viii. Uptown is another proposed location
  
- f. Committee Business
  - i. Education Committee
    - a. Monday night meeting planned, art and community stage included and natural light to classrooms is a focus
  - ii. SW LRT – Motion of Support made for Resolution, forwarded to Board.

### III. ADJOURNMENT

Attendees:

DJ Heinle, Co-chair  
Dave Decker, Co-chair  
Karen L. Rosar  
Alice Eichholz  
Brent Webb  
Kelly Nelson  
Darwin Lookingbill

Non-Attendee Members:

Sarah Fesler  
John Slack  
Wendy Holmes  
Jo Vos