



## Meeting Minutes

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### NORTH LOOP NEIGHBORHOOD PLANNING & ZONING MEETING

HERITAGE LANDING COMMUNITY ROOM, 415 NORTH 1<sup>ST</sup> STREET

NOVEMBER 19, 2014

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#### **WELCOME AND INTRODUCTIONS—DAVE DECKER**

- THE MEETING WAS CALLED TO ORDER AT 6:00 P.M.
  - FIVE COMMITTEE MEMBERS WERE PRESENT: DAVE DECKER, DARWIN LOOKINGBILL, KAREN ROSAR, JO VOS, AND KELLY NELSON.
  - THE COMMITTEE APPROVED MINUTES (WITH A MINOR EDIT) FROM ITS OCTOBER 22 MEETING.
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#### **LOCK-UP SELF STORAGE—BRB DEVELOPMENT (PETER BECK, LARRY SMITH, AND RICK HILSHER)**

- PETER BECK (BRB DEVELOPMENT) PRESENTED PLANS FOR BUILDING A STORAGE FACILITY AT 7<sup>TH</sup> STREET. THE COMPANY HAS DONE FOUR OTHER PROJECTS IN THE TWIN CITIES AREA. THE BUILDING WILL BE ABOUT 100,000 SQUARE FEET. THE SITE IS A FIVE-SIDED LOT WITH FRONTING THREE PUBLIC STREETS.
  - BRB INDICATED THAT THE PROPOSED DEVELOPMENT FITS IN WITH THE NORTH LOOP SMALL AREA MASTER PLAN. WITH THE POSSIBLE EXCEPTION OF ASKING FOR A VARIANCE THAT WOULD PERMIT THEM TO PLACE SIGNAGE HIGH ENOUGH TO BE SEEN FROM THE HIGHWAY, THE COMPANY HAS NO PLANS TO ASK FOR ANY BUILDING VARIANCES.
  - THE PROJECT WILL GO BEFORE THE COMMITTEE OF THE WHOLE ON DECEMBER 4, 2014. CITY STAFF HAVE EXPRESSED SOME CONCERN ABOUT THE WALL ALONG 7<sup>TH</sup> AVENUE.
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#### **JACKSON BUILDING REDEVELOPMENT—AWH ARCHITECTS (TOM DIXON AND ALEX HAECKER)**

- OFFICIALS FROM AWH ARCHITECTS PRESENTED PLANS TO REHABILITATE AN EXISTING BUILDING ON WASHINGTON AVENUE AND 3<sup>RD</sup> AVENUE INTO A 5-STORY, 120 ROOM HOTEL. THE SITE IS IN THE AREA'S HISTORICAL DISTRICT. HOTEL ROOMS WILL TAKE UP FLOORS 2 THROUGH 5; THE 1<sup>ST</sup> FLOOR WILL CONSIST OF THE LOBBY AS WELL AS A RESTAURANT AND BAR FOR THE GENERAL PUBLIC.
  - PLANS ARE TO MEET WITH SHIPO ON DECEMBER 15, 2014, AND HPC ON JANUARY 6 2015. THE COMPANY PLANS TO START INTERIOR WORK ON THE BUILDING AROUND APRIL 1, 2015, WITH A GRAND OPENING ABOUT 12 TO 14 MONTHS LATER.
  - THE COMPANY IS CURRENTLY DOING A TRAFFIC STUDY, WHICH IS NOT REQUIRED OF THEM. THERE MAY BE A NEED TO HAVE A LEFT TURN SIGNAL OFF THE 394 RAMP.
  - OFFICIALS ASKED FOR A LETTER OF SUPPORT FOR THEIR DECEMBER MEETING WITH SHIPO.
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#### **400 3rd Avenue North---Jim Carlson**

- CARLSON DISCUSSED HIS PLANS TO OPEN A TROPICAL-THEMED SOUTH AMERICAN/LATIN NIGHTCLUB IN THE OLD SOUNDBAR LOCATION. NO STRUCTURAL CHANGES ARE ANTICIPATED. CLUB HOURS WILL BE 9 P.M. TO 2 A.M., WITH AN OUTSIDE BAR/PATIO OPEN DURING BASEBALL SEASON. CAPACITY WILL BE AROUND 500 PEOPLE.
  - CARLSON IS SEEKING A CLASS A LICENSE—HE IS JUST BEGINNING THE CITY APPROVAL PROCESS. HE NOTED THAT HE WILL BE MEETING WITH THE POLICE DEPARTMENT TO DISCUSS SECURITY CONCERNS. HE HOPES TO BE OPENING AROUND JANUARY 15, 2015.
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**POTENTIAL P&Z MEMBERS**

- DAVE DECKER INTRODUCED TWO POTENTIAL CANDIDATES FOR THE P&Z COMMITTEE. SYDNEY ANDERSON LIVES IN ELSEWHERE ON WASHINGTON AVENUE AND WORKS WITH SHERMAN AND ASSOCIATES.
- NEIL REARDON LIVES IN THE LORING PARK NEIGHBORHOOD AND WORKS IN NORTH LOOP AT URBAN WORKS ARCHITECTS.

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**COMMITTEE BUSINESS**

- JO VOS PROVIDED AN UPDATE ON THE CENTRAL RIVERFRONT CITIZENS ADVISORY COMMITTEE (CAC). SHE NOTED THE FOLLOWING TIMETABLE: 45-DAY PUBLIC COMMENT PERIOD ON THE MASTER PLAN BEGINNING DECEMBER 3, 2014, CAC PRESENTATION OF THE PLAN TO THE MINNEAPOLIS PARK BOARD ON DECEMBER 17, 2014, AND A PUBLIC HEARING SCHEDULED FOR FEBRUARY 4, 2015.
  - THE COMMITTEE AGREED TO DRAFT A LETTER OF SUPPORT FOR THE JACKSON BUILDING.
  - THE MEETING WAS ADJOURNED AT 7:04 P.M.
  - THE NEXT MEETING IS SCHEDULED FOR JANUARY 21, 2015, AT 6 P.M.
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