



Meeting Minutes

NORTH LOOP NEIGHBORHOOD PLANNING & ZONING MEETING

HERITAGE LANDING COMMUNITY ROOM, 415 NORTH 1ST STREET

MAY 20, 2015

WELCOME AND INTRODUCTIONS—DJ HEINLE

- THE MEETING WAS CALLED TO ORDER AT 6:05 P.M.
 - EIGHT COMMITTEE MEMBERS WERE PRESENT: ALICE EICHHOLZ, DJ HEINLE, DARWIN LOOKINGBILL, KELLY NELSON, NEAL REARDON, KAREN ROSAR, JO VOS, AND SYDNEY ANDERSON
 - THE COMMITTEE APPROVED MINUTES FROM ITS APRIL 22 MEETING, WITH A MINOR MODIFICATION MADE TO 'NEIGHBORHOOD COMMENTS' TO REFLECT THAT THE NATIONAL NIGHT OUT EVENT IS ONE OF MULTIPLE NATIONAL NIGHT OUT EVENTS BEING HELD IN THE NORTH LOOP.
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729 WASHINGTON AVENUE APARTMENTS—JOSH BRANDSTED (GRECO) AND AARON ROSETH (ESG)

- AN UPDATE ON THE PROJECT, REFLECTING FEEDBACK FROM THE NLNA, CITY, AND NEIGHBORS (INCLUDING 801 LOFTS) WAS PROVIDED.
 - THE NUMBER OF UNITS (142) AND PARKING STALLS (278) ARE UNCHANGED. THE PARKING RAMP WAS ELIMINATED, AND PARKING NOW CONSISTS OF 77 SURFACE STALLS FOR THE RESTAURANT AND FOUR STORIES OF PARKING WITH LINER HOUSING SCREENING PARKING ON LEVELS 2, 3, AND 4.
 - THE ARCHITECT AND DEVELOPER MET WITH 801 LOFTS TO DISCUSS SHADOW CONCERNS. AS A RESULT, THE BUILDING WAS MOVED APPROXIMATELY 22 FEET TOWARD THE EAST PROPERTY LINE, WITH APPROXIMATELY 6000 SF OF PARK RETAINED. THE BUILDING HEIGHT WAS NOT REDUCED. DARWIN INDICATED THAT THE 801 LOFTS HOMEOWNERS' ASSOCIATION IS / WAS EXPECTING TO BE ENGAGED FURTHER AND/OR PROVIDED WITH ADDITIONAL UPDATES ON THE PROJECT.
 - A 1500 SQUARE-FOOT SPACE HAS BEEN ALLOCATED ON LEVEL 1 FOR A COFFEE SHOP (OR SIMILAR USE); THE RESTAURANT IS UNCHANGED WITH A PROPOSED PATIO TO ACTIVATE THE STREET. REVISIONS TO THE PORT-COCHERE WERE MADE, WITH A LEASING OFFICE LOCATED AT THE CENTER OF THE DRIVING CIRCLE. A ROOFTOP AMENITY SPACE WILL BE PROVIDED AT
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LEVEL 5.

- THE EXTERIOR PALETTE HASN'T CHANGED, WITH LARGE 'INDUSTRIAL' WINDOWS, RECESSED BALCONIES, BRICK CLADDING, AND THE POTENTIAL FOR SOME CORTEN. WHERE THE PARKING RAMP IS EXPOSED TO VIEW AT THE REAR OF THE BUILDING, THE CLADDING MAY CONSIST OF PRECAST CONCRETE OR METAL PANEL.
 - COMMENTS INCLUDED A RECOMMENDATION TO FURTHER EXPLORE CLADDING OPTIONS AT THE PARKING RAMP TO ENSURE IT IS ATTRACTIVE AND COHESIVE WITH THE RESIDENTIAL PORTION OF THE BUILDING. SUGGESTIONS INCLUDED EXPLORING ALTERNATIVES TO PRECAST CONCRETE SUCH AS METAL PANELS, NICHHA PANELS AND /OR THE POTENTIAL FOR VEGETATED WALLS AND/OR ART ON THE SOUTH FAÇADE.
- THE ARCHITECT / DEVELOPER ARE SEEKING A LETTER OF SUPPORT FOR THE PROJECT.

ABC INDUSTRIAL BUILDING REDEVELOPMENT, 314 6TH AVENUE N – JOSH BRANDSTED (GRECO), MATT RAUENHORST (OPUS) AND AARON ROSETH (ESG)

- THE PROPOSED PROJECT CONSISTS OF A 6-STORY BUILDING (WOOD OVER PRECAST PODIUM STRUCTURE) WITH 138 RENTAL UNITS AND TWO (2) LEVELS OF SUBGRADE PARKING (1.2 – 1.3 STALLS/UNIT PARKING RATIO).
 - LEVEL 1 WOULD CONSIST PRIMARILY OF ONE (1) LARGE RETAIL / ANCHOR TENANT, TWO (2) ADDITIONAL COMPLIMENTARY RETAIL SPACES ALONG 6TH AVENUE, AND APPROXIMATELY SEVEN (7) GROUND FLOOR, WALK-OUT UNITS. LEVEL 2 WOULD INCLUDE A ROOFTOP TERRACE OVER THE RETAIL SPACE BELOW, WITH ADJACENT AMENITY SPACES.
 - AVERAGE SQUARE FOOTAGE FOR EACH UNIT WOULD BE SIGNIFICANTLY LESS THAN WHAT'S ON THE MARKET – INCLUDING STUDIOS, 'ALCOVE' UNITS, CONVERTIBLES, AND HOSPITALITY SUITES, WHICH ARE FELT TO BE IN HIGH DEMAND.
 - THE BUILDING IS NOT LOCATED IN THE HISTORIC DISTRICT, BUT WILL RESPECT PROPORTIONS OF ADJACENT BUILDINGS AND RELATE TO THE HISTORIC / WAREHOUSE AESTHETIC THROUGH ITS MASSING, USE OF INDUSTRIAL SIZED WINDOWS, BRICK, ETC. A DIFFERENTIATING FEATURE WILL BE THE USE OF WHITE BRICK AT THE EXTERIOR. THE ARCHITECT CLARIFIED THAT MAGIC PAK LOUVERS ARE CURRENTLY NOT ILLUSTRATED ON THE EXTERIOR VIEWS, BUT WILL EXIST AND WILL BE ADDED/SHOWN IN LAND USE APPLICATION.
 - COMMENTS INCLUDED:
 - THE ARCHITECT AND DEVELOPER WERE ENCOURAGED TO PUSH THE ENVELOPE TO DIFFERENTIATE THE BUILDING FROM OTHER WAREHOUSE-STYLE BUILDINGS AND TO RESEARCH THE PROPOSED WHITE BRICK MATERIAL FURTHER TO ENSURE THE LIGHT COLOR WON'T APPEAR DIRTY/STAINED.
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- A COMMENT WAS MADE TO DEVELOPERS IN THE ROOM: FAMILY UNITS ARE DESIRED IN THE NORTH LOOP / DOWNTOWN NEIGHBORHOODS.
 - IT WAS NOTED THAT IT WOULD BE DESIRABLE FOR THE POWER LINES TO BE BURIED AT THIS AND ADJACENT PROPERTIES, HOWEVER, THE CITY HAS NOT INDICATED ANY PLANS TO DO SO.
 - ADJACENT PARKING LOTS AND PROXIMITY TO TRANSIT WOULD LIKELY ALLEVIATE ANY NEED FOR ADDITIONAL RETAIL PARKING.
- THE ARCHITECT / DEVELOPER ARE SEEKING A LETTER OF SUPPORT FOR THE PROJECT.
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602 N 1ST STREET APARTMENTS – CURT GUNSBURY, JASON LORD (SOLHEM) AND ROB MILLER

- THE PROPOSED PROJECT CONSISTS OF A REPOSITIONING OF A PREVIOUSLY PROPOSED CONDO PROJECT. THE PROPOSED BUILDING OCCURS IN A HISTORIC DISTRICT AND CONSISTS OF A RECTANGULAR BUILDING APPROXIMATELY 91'-6" / 8 STORIES* IN HEIGHT. (*NOTE: THE BUILDING IS 6 STORIES WITH A MEZZANINE LEVEL AND ROOF DECK).
 - THE BUILDING INCLUDES 71 RENTAL UNITS AND 47 PARKING STALLS, WITH PARKING OCCURRING AT SUBLEVEL AND LEVEL 1, WITH A SEPARATE VEHICLE ENTRANCE FOR EACH LEVEL. LEVEL 1 AMENITY SPACES ALONG 1ST STREET NORTH AND THE ALLEY SCREEN THE PARKING FROM STREET VIEWS.
 - AT THE EXTERIOR, MATERIALS CONSIST OF BRICK AND ROCK FACE BLOCK, METAL PANEL, AND ALUMINUM WINDOWS. BALCONIES OCCUR ON THE SOUTHEAST ELEVATION (NOT PERMITTED ON STREET FACE), AND VEGETATED WALL PANELS ARE PROPOSED AT LOWER PORTIONS OF THE FAÇADE WHERE PARKING OCCURS. AN ICONIC ENTRY IS PROPOSED, WITH STEEL CANOPY AND BACKLIT & FRITTED GLASS – WITH THE GLASS FRIT PATTERN BASED ON A HISTORICAL IMAGE OF THE FORMER RAIL LINES. THE PROPERTY LINE IS SET BACK APPROXIMATELY 23 FEET FROM THE CURB, WITH PLANTERS AND A PATIO PROPOSED BETWEEN THE PUBLIC SIDEWALK AND THE BUILDING FACE.
 - THE PROJECT WAS PRESENTED TO THE CoW AND HPC AND RECEIVED PRELIMINARY SUPPORT (WITH A RECOMMENDATION TO REVISE THE GLASS RAILING AT THE ROOF DECK). THE ARCHITECT AND DEVELOPER INDICATED THAT THE INFREQUENT MEETING SCHEDULE OF COMBINED CoW + HPC WAS THE ONLY REASON THE PROJECT WAS NOT REVIEWED WITH THE NLNA P+Z PRIOR TO THAT MEETING. THE PROJECT IS EXPECTED TO SUBMIT TO HPC ON MAY 29; PENDING JULY 20 APPROVAL, CONSTRUCTION COULD START AS SOON AS AUGUST.
 - COMMENTS INCLUDED:
 - THE HEIGHT OF THE BUILDING AND THE PROPOSED EXTERIOR ARE WELL-LIKED
 - THE ARCHITECT / DEVELOPER ARE SEEKING A LETTER OF SUPPORT.
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NEIGHBORHOOD COMMENTS

- NONE.

COMMITTEE BUSINESS

- **EDUCATION INITIATIVE:** ALICE INDICATED THAT APPROXIMATELY 97 STUDENTS ARE REGISTERED AT WEBSTER, WITH TWO KINDERGARTEN CLASSES, ONE FIRST GRADE CLASS AND 1 OR 2 SECOND GRADE CLASSES. 'DOWNTOWN FAMILIES' IS MOVING ALONG, AND AN EVENT IS PLANNED FOR FAMILIES ON JUNE 28TH AT TARGET FIELD STATION.
- **PARK CAC:** A MEETING IS BEING HELD THURSDAY, MAY 21ST. THE PAST TWO MEETINGS HAVE FOCUSED ON COLLECTING INPUT ON HOW PARKS ARE CURRENTLY BEING USED, WHAT IS LIKED, HOW PEOPLE GET THERE, ETC. IT WAS NOTED THAT DESPITE INTEREST, NO NEW PARK ACTION HAS OCCURRED IN THE NORTH LOOP RECENTLY.
- **WEST BROADWAY TRANSIT STUDY CAC:** A MEETING WAS HELD ON MONDAY, MAY 18TH. AN OUTREACH INITIATIVE IS PLANNED – LIKELY FOR NATIONAL NIGHT OUT – TO GET A SENSE OF WHAT NEIGHBORS WANT. POST CARDS TO COLLECT 'MY WEST BROADWAY STORY' HAVE BEEN CREATED. AN OPEN HOUSE IS BEING HELD THURSDAY MAY 21ST FROM 5 TO 7 PM AT NORTH COMMUNITY YMCA. SEVERAL ROUTE ALTERNATES HAVE BEEN DEVELOPED AND WILL BE NARROWED DOWN TO 2-3 OPTIONS PRIOR TO STUDYING THEM IN MORE DEPTH. THE ROUTE WILL LIKELY RUN FROM WASHINGTON TO BROADWAY TO NORTH MEMORIAL TO ROBINSDALE, AVOIDING LINES ON NARROW TREE-LINED STREETS, AND WILL AIM TO ENHANCE SERVICE IN AN AREA THAT IS SERVED BY INFREQUENT / UNPREDICTABLE ROUTE 14.
- **ART FOR ELECTRICAL BOXES:** WENDY WAS NOT IN ATTENDANCE; SHE WILL PRESENT THE ARTIST SUBMITTAL(S) AT THE NEXT MEETING.
- THE COMMITTEE VOTED UNANIMOUSLY TO WRITE A LETTER OF SUPPORT FOR 729 WASHINGTON AVENUE APARTMENTS WITH THE FOLLOWING CONDITIONS:
 - 801 LOFTS HOMEOWNER ASSOCIATION SHALL BE ENGAGED FURTHER TO REVIEW / DISCUSS SHADOW IMPACTS
 - MATERIALS AT THE REAR PARKING RAMP FAÇADE SHALL BE FURTHER STUDIED / BETTER INTEGRATED IN THE DESIGN
- THE COMMITTEE VOTED UNANIMOUSLY TO WRITE A LETTER OF SUPPORT FOR ABC INDUSTRIAL BUILDING REDEVELOPMENT WITH THE FOLLOWING CONDITIONS:
 - ARCHITECT / DEVELOPER SHALL CONTINUE TO ENGAGE THE NLNA ON MATERIAL SELECTIONS, ESPECIALLY IN REGARD TO THE PERFORMANCE OF THE WHITE BRICK.
 - ARCHITECT / DEVELOPER SHALL ENGAGE NEIGHBORING PROPERTIES TO FAMILIARIZE THEM WITH THE PROPOSED PROJECT.
- THE COMMITTEE VOTED UNANIMOUSLY TO WRITE A LETTER OF SUPPORT FOR 602 N 1ST STREET APARTMENTS.
- THE NEXT MEETING IS SCHEDULED FOR JUNE 17, 2015, AT 6 PM. THE COMMITTEE ADJOURNED AT 7:50 PM.

END OF MINUTES
