



## Meeting Minutes

---

### NORTH LOOP NEIGHBORHOOD PLANNING & ZONING MEETING

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

JULY 22, 2015

---

#### WELCOME AND INTRODUCTIONS—DJ HEINLE

- THE MEETING WAS CALLED TO ORDER AT 6:00 P.M.
  - SIX COMMITTEE MEMBERS WERE PRESENT: DJ HEINLE, DAVE DECKER, ALICE EICHHOLZ, KELLY NELSON, KAREN LEE ROSAR, AND NEIL REARDON
  - THE COMMITTEE MADE A MOTION AND APPROVED MINUTES FROM ITS JUNE 17 MEETING. (KAREN, ALICE)
- 

#### 314 - 6<sup>TH</sup> AVENUE NORTH – ABC BUILDING – MATT RAUENHORST (OPUS)

- MATT RAUENHORST UPDATED THE COMMITTEE ON THE ABC BUILDING, A DEVELOPMENT PARTNERSHIP BETWEEN OPUS AND GRECO. THE 6-STORY PROJECT IS MOVING QUICKLY, AND DOES NOT REQUIRE ANY REZONING OR VARIANCES. THE PROJECT IS ENTITLED TO MOVE FORWARD, AND THE TEAM RECEIVED GOOD FEEDBACK FROM THE PLANNING AND DEVELOPMENT REVIEW TEAM.
  - THE PROPERTY WILL INCLUDE 143 UNITS (MOST OF WHICH WILL HAVE BALCONIES) AND A “UNIQUE MIX OF RETAIL SPACES,” INCLUDING A FITNESS SPACE AND POSSIBLY A RESTAURANT. THE PROPERTY IS NOT LOCATED WITHIN THE HISTORIC DISTRICT, BUT WILL USE A MIX OF CONTEMPORARY AND HISTORIC DESIGN ELEMENTS TO TIE INTO THE NEIGHBORHOOD APPROPRIATELY. THE DESIGN TEAM IS STILL WORKING ON EXTERIOR MATERIAL SAMPLES – THEY HAVE TO FIND THE “RIGHT WHITE” BRICK THEY ARE CURRENTLY PROPOSING (CAN’T BE TOO FLAT.) DJ COMMENTS THAT THE WHITE BRICK WILL BE AN “INTERESTING NEW MATERIAL IN THE NEIGHBORHOOD.” MATT REPORTS THAT THE PROPOSED MATERIAL CONTINUES TO BE WELL-RECEIVED.
  - THE DEVELOPERS MET WITH THE HOA’S OF NEIGHBORING PROPERTIES AND DISCUSSED AMENITIES, SHADOWING, AND CONSTRUCTION COORDINATION. OVERALL, THE CONVERSATIONS WERE POSITIVE.
  - PLAN TO CLOSE AT THE END OF 2015. CONSTRUCTION TO BEGIN BEGINNING OF 2016.
  - ALICE ASKS WHAT THE PLAN IS FOR THE BACK ALLEY. MATT SUGGESTS THEY WILL PROPOSE TO PAVE THE ALLEY, AS IT COULD BE A BIG IMPROVEMENT. THIS WOULD BE OPUS’S RESPONSIBILITY; DAVE ASKS ABOUT PLANS FOR LANDSCAPING ALONG 6<sup>TH</sup> AVENUE. MATT RESPONDS THAT CITY STANDARDS WILL BE FOLLOWED; NEIL ASKS IF THE CURB CUT LOCATION WILL CHANGE. MATT IS UNSURE. NEIL IS CURIOUS IF THERE ARE OPPORTUNITIES FOR PEDESTRIAN IMPROVEMENTS. THIS IS A PRIORITY INTERSECTION IN THE HERITAGE STREETS PLAN, SO COORDINATION WILL BE REQUIRED; KAREN REMINDS MATT THAT PETS COULD CREATE LANDSCAPING-RELATED ISSUES. MATT STATES THIS IS ON THE TEAM’S RADAR.
  - DAVE WILL SEND MATT THE LIST OF COMPOSTING RECOMMENDATIONS THAT WAS CREATED FOR THOSE DEVELOPING IN THE NEIGHBORHOOD.
- 
-

---

---

### NEIGHBORHOOD COMMENTS

- ALICE COMMENTS ON THE NOISE PROBLEMS THAT CONTINUE AT THE PAXON; NEIGHBORS PLAN TO ATTEND THE BLOCK CLUB MEETING, CONTACT 311, AND CONTACT COUNCIL MEMBER JACOB FREY'S OFFICE TO DISCUSS; RENAISSANCE ON THE RIVER RESIDENTS AND THOSE LIVING CLOSER TO THE PAXON CONTINUE TO REPORT ISSUES; IT IS SUGGESTED THAT THIS IS DUE TO A LACK OF APPROPRIATE PROPERTY MANAGEMENT
- ALICE ASKS IF MORE TRAINS HAVE BEEN COMING THROUGH THAN NORMAL; KAREN SUGGESTS IT MAY BE SEASONAL, BUT THE RATE OF TRAINS "EBBS AND FLOWS"; KELLY SUGGESTS THERE ARE MORE DOUBLE-STACKED AND CRUDE OIL CARS THAN NORMAL. THE INCREASE IN TRAINS MAY BE RELATED TO AN INCREASE IN MATERIALS BEING DELIVERED TO CONSTRUCTION SITES.
- THE WASHINGTON AVENUE STRIPING PROJECT BEGINS NEXT WEEK; THE RESIDENT INFORMATION MEETING WAS HELD- ABOUT 10 PEOPLE SHOWED UP AND WERE GENERALLY OKAY WITH THE PLAN; THE BUSINESS OWNER INFORMATION MEETING IS PLANNED FOR AUGUST.
- KAREN CONTINUES TO POST CONSTRUCTION UPDATES FOR UILITY WORK HAPPENING ON NORTH LOOP NEIGHBORHOOD STREETS. ALICE COMMENTS IT IS DIFFICULT TO NAVIGATE DOWNTOWN ON BIKE THIS SUMMER.

---

### OLD BUSINESS

- REPRESENTATIVES OF MODIST BREWING PRESENTED LAST MONTH- DAVE RECAPS: SIGNAGE IS NOW UP. A PLAZA AREA WILL BE CREATED. THE BUSINESS WILL FACE 5<sup>TH</sup> AVENUE. NO OFF-STREET PARKING WILL BE PROVIDED. ABOUT 7 OR 8 PARKING SPACES WILL RUN ALONG THE BUILDING FOR EMPLOYEES. CONVERSATIONS ARE UNDERWAY WITH THE OWNER OF THE PARKING RAMP ACROSS THE STREET FOR CUSTOMERS; KELLY ASKS WHY SOME BUSINESSES PRESENT TO THE P+Z COMMITTEE AND OTHERS DO NOT. THE REQUIREMENTS ARE UNCLEAR TO THE COMMITTEE; NEIL ASKS IF MODIFICATIONS ARE BEING MADE TO THE EXTERIOR OF THE BUILDING. DAVE REPORTS FOR GARAGE DOORS OPENING ON A PLAZA TO SEAT 50 ON THE SOUTHEAST SIDE OF THE BUILDING, BUT MOST OF THE ENHANCEMENTS WILL OCCUR ON THE INTERIOR OF THE BUILDING; **A MOTION IS MADE AND APPROVED TO PROVIDE A LETTER OF SUPPORT FOR MODIST BREWING AS PRESENTED.** (DAVE, DJ)

---

### COMMITTEE BUSINESS

- KAREN REPORTS THE TEAM MET LAST WEEK TO DISCUSS THE NORTH LOOP NEIGHBORHOOD PARK INCLUDING WHAT HAS CHANGED, THE POTENTIAL FUNDING SOURCE KIT RICHARDSON DISCUSSED WITH THE NLNA BOARD, AND ALTERNATIVE LOCATIONS; KATIE, A NEW VOLUNTEER, HAS REALLY BROUGHT SOME GOOD ENERGY TO THE EFFORT.
- THE COMMITTEE IS LOOKING FOR ADDITIONAL MEMBERS- "NEW ENERGY IS NEEDED." THE AFOREMENTIONED VOLUNTEER, KATIE, WILL BE INVITED TO THE NEXT P+Z MEETING TO TALK ABOUT THE PARK INITIATIVE AND TO GAIN AN UNDERSTANDING OF WHAT THE COMMITTEE DOES. THE COMMITTEE WOULD LIKE TO CONSIDER KATIE FOR A NEW MEMBER IF SHE IS INTERESTED.
- THE WEST BROADWAY TRANSIT STUDY IS IN THE MIDDLE OF THE COMMUNITY ENGAGEMENT PROCESS. REPRESENTATIVE WILL ATTEND NATIONAL NIGHT OUT AND NORTH LOOP FEST.
- THE NEXT MEETING IS SCHEDULED FOR AUGUST 19, 2015, AT 6 PM. THE COMMITTEE ADJOURNED AT 6:45 PM.

END OF MINUTES

---