



# Meeting Minutes

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NORTH LOOP NEIGHBORHOOD PLANNING & ZONING MEETING  
HERITAGE LANDING COMMUNITY ROOM, 415 NORTH 1<sup>ST</sup> STREET  
AUGUST 19, 2015

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## WELCOME AND INTRODUCTIONS—DJ HEINLE

- THE MEETING WAS CALLED TO ORDER AT 6:00 P.M.
  - SEVEN COMMITTEE MEMBERS WERE PRESENT: DJ HEINLE, ALICE EICHHOLZ, WENDY HOLMES, KELLY NELSON, KAREN LEE ROSAR, AND NEIL REARDON, JO VOS
  - THE MEETING MINUTES FROM THE JULY 22 MEETING WERE NOT DISTRIBUTED. DJ WILL SEND THE NOTES OUT FOR BOTH THE JULY 22 AND AUGUST 19 MEETINGS NEXT MONTH.
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## TARGET FIELD STATION DEVELOPMENT – BILL KATTER, UNITED PROPERTIES

- BILL KATTER WITH UNITED PROPERTIES PRESENTED THE 10 STORY STRUCTURE WITH FIRST FLOOR RETAIL SPACE (18’ CEILING) AND 9 FLOORS OF OFFICE SPACE ABOVE (14’ CEILINGS); THE BUILDING WILL ALSO INCLUDE A ROOF DECK THAT OVERLOOKS THE BALLPARK AND THE SKYLINE AS WELL AS 1 LEVEL OF UNDERGROUND PARKING WITH APPROX. 54 SPACES; ADJACENT TO TARGET FIELD STATION (CONVENIENT FOR TRANSIT) WITH THE MAIN ENTRANCE JUST BEYOND CARIBOU COFFEE AND THE SCULPTURE; SETBACKS ARE RESPECTED, BUT THE SITE IS TIGHT; LOADING WILL BE COMPLETELY CONCEALED FROM NEIGHBORS
  - THE AESTHETIC WILL BE A TRANSITION BETWEEN THE WAREHOUSE DISTRICT AND THE BALL PARK INC STONE SIMILAR TO THAT USED ON FOR THE BALL PARK AND A LARGE AMOUNT OF GLASS, ESPECIALLY NEAR BOTTOM OF BUILDING; THE POST-TENSION CONCRETE STRUCTURE WILL HAVE NO DROPPED CEILINGS FOR AN INDUSTRIAL FEEL
  - UNITED PROPERTIES DOES NOT YET OWN THE SITE, BUT ANTICIPATE ACQUISITION IN NOVEMBER WITH PLANS TO BREAK GROUND IN MARCH OR APRIL OF 2016; A 14 MONTH CONSTRUCTION PERIOD IS CURRENTLY ESTIMATED
  - A COVERED WALK WILL BE USED TO ADDRESS THE LARGE GRADE CHANGE AND PROVIDE OUTDOOR SEATING FOR FIRST FLOOR RESTAURANTS. OTHER RETAILERS WILL OPEN ONTO THE COVERED WALK AS WELL.
  - POTENTIAL INTERESTED TENANTS INCLUDE AN ADVERTISING FIRM, A JUICE COMPANY, A FITNESS COMPANY, AND SEVERAL CORPORATE GROUPS; ALL CONVERSATIONS ARE IN EARLY STAGES
  - ALICE ASKS ABOUT BIKE ACCESS- BILL REponds BY STATING THE DIMENSION FROM THE STREET TO THE BUILDING IS AT LEAST 15’ – “PLENTY WIDE ENOUGH.”; KAREN SUGGESTS THE PROPERTY BRINGS A GOOD BALANCE OF COMMERCIAL SPACE TO THE NEIGHBORHOOD IN RELATION TO ALL THE NEW RESIDENTIAL PROJECTS; KELLY STATES HE IS HAPPY WITH THE LOOK OF THE BUILDING- “IT LOOKS LIKE IT BELONGS.”; DJ APPLAUDS THE USE OF MATERIALS- “REALLY A NICE ADDITION TO THE NEIGHBORHOOD.”; ALICE ASKS IF YOU CAN SEE THE TARGET FIELD SIGN UP 5<sup>TH</sup>- BILL RESPONDS, “YES.”; KAREN ASKS IF THE PROJECT HAS TO GO TO HPC- BILL IS UNAWARE IF THE PROJECT IS IN A HISTORIC DISTRICT; WENDY ASKS HOW UNITED PROPERTIES FEELS ABOUT THE COMMERCIAL MARKET CONSIDERING THE AMOUNT OF COMMERCIAL SPACE HEINZ CURRENTLY HAS UNDER CONSTRUCTION- BILL REPORTS THE NL IS 98% LEASED IN TERMS OF COMMERCIAL SPACE, AND THAT THEY HOPE HEINZ WILL HAVE 2-3 FLOORS LEASED BY THE TIME THIS PROJECT GETS UNDERWAY; NEIL ASKS ABOUT LANDSCAPING CONSIDERATIONS- BILL SUGGESTS THE LANDSCAPING PLAN WILL BE SIMILAR TO THAT OF THE BE THE MATCH BUILDING; NEIL ASKS HOW A 10 STORY BUILDING WAS DETERMINED- BILL STATES THAT IT IS A MAXIMUM HEIGHT PER HENNEPIN COUNTY, AND THE FAR CALCULATIONS ALSO GOT THEM TO THIS
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HEIGHT; KAREN ASKS IF THE PROPERTY IS SUBJECT TO PARK DEDICATION FEES- BILL ANSWERS "YES," AND IS INTERESTED IN WHAT THE NORTH LOOP NEIGHBORHOOD WOULD LIKE TO SEE IN TERMS OF FUTURE PARKS AND GREEN SPACE FOR THE NEIGHBORHOOD ; DJ ASKS IF ANY VARIANCES ARE REQUIRED- BILLS STATES THAT THE FORMAL APPLICATION JUST WENT INTO THE CITY SO THEY WILL SOON FIND OUT

- BILL IS INTERESTED IN REVIEWING THE LIST OF COMPOSTING RECOMMENDATIONS THAT WAS CREATED FOR THOSE DEVELOPING IN THE NEIGHBORHOOD.

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#### **METRO TRANSIT DISCUSSION – JOHN DILLERY AND MICHAEL MECHTENBERG, METRO TRANSIT**

- THE COMMITTEE REVIEWED SEVERAL QUESTIONS THEY HAD ABOUT SPECIFIC BUS LINES IN THE NEIGHBORHOOD. JOHN DILLERY (SOUTH MINNEAPOLIS PLANNER) AND MICHAEL MECHTENBERG (NORTH MINNEAPOLIS PLANNER) ATTENDED THE MEETING TO DISCUSS THE ISSUES.
- KAREN STATES THAT WHEN THE DRIVER OF THE 7 ARRIVES AT HENNEPIN AVENUE, (S)HE SAYS, "I'M NOT GOING TO FIRST STREET." THIS IS A CHANGE FROM WHAT IT USED TO BE. JOHN RESPONDS BY EXPLAINING 7B'S AND 7C'S GO UP TO FIRST STREET (7C'S EVEN FURTHER). THE ONLY DIFFERENCE IS ON FRIDAY AND SATURDAY EVENINGS, THE 7 LIES OVER ON A DIFFERENT STREET BECAUSE BUS LOOPS CAN'T LEGALLY PASS EACH OTHER. RIDERS ARE ALLOWED TO WAIT ON THE BUS DURING THE LAY OVER. JOHN WILL MAKE SURE THE DRIVERS ARE PROVIDING THE RIGHT MESSAGE.
- JOHN AND MICHAEL DESCRIBE THE INTERACTIVE MAP ON THE METRO TRANSIT WEBSITE THAT ALLOWS A PERSON TO CLICK ON A PARTICULAR BUS STOP AND A LIST OF ALL THE BUSES THAT STOP THERE WILL APPEAR IN REAL TIME; ALICE REQUESTS THAT MORE SIGNAGE IS PROVIDED TO LET RIDERS KNOW ABOUT THIS; MICHAEL STATES METRO TRANSIT IS CURRENTLY WORKING ON A PLAN TO GET MORE ROUTE INFORMATION OUT THERE
- KELLY ASKS ABOUT THE 4 AND 6 WHICH ARE "HALF ROUTES." KELLY FEELS THE ROUTES ARE INCONSISTENT AND HAVE CAUSED HIM TO RIDE THE BUS LESS. JOHN ANSWERS BY STATING METRO TRANSIT DELIVERS A SERVICE BASED ON DEMAND; CONSTRAINTS TO MORE CONSISTENCY INCLUDE LACK OF AVAILABLE PARKING DOWNTOWN AND ECONOMICS
- KELLY NOTES THAT THE "HIGH SCHOOL 6" RUN IN SUCH QUICK SUCCESSION THAT IF YOU'RE ON THE FIRST "NORMAL 6" TO FOLLOW, YOU MAY NOT BE ABLE TO GET ON BECAUSE IT IS SO CROWDED. KELLY ASKS THE "HIGH SCHOOL 6'S" ARE SPACED OUT BETTER.
- KELLY ASKS WHEN THE NICE SIGNS THAT STATE "THE NEXT BUS WILL COME AT (TIME)" WILL BE INSTALLED IN ADDITIONAL AREAS. MICHAEL IS UNCLEAR ON THE EXACT TIMING, BUT WILL GET BACK TO THE COMMITTEE WITH ADDITIONAL INFORMAITON. MICHAEL STATES THE FUNDING IS IN PLACE AND STAFF IS CURRENTLY WORKING ON IT.
- KELLY COMMENTS THAT, GENERALLY SPEAKING, NORTH LOOP NEIGHBORHOOD RESIDENTS DON'T JUST TAKE ONE BUS AT THE SAME TIME EVERYDAY- SO IT WOULD BE HELPFUL FOR FREQUENCY AND ROUTES TO BE VERY CLEAR.
- KAREN APPRECIATES THAT ENGINES ARE BEING SHUT OFF AT 1<sup>ST</sup> AND 1<sup>ST</sup>. JOHN STATES THAT IT IS POLICY TO DO SO UNLESS IN COLDER THAN 34 DEGREES F OR HOTTER THAN 80 DEGREES F.
- JO SHARES A "GENERAL GRIPE" BY SHARING SHE DOES NOT LIKE WHEN BUS DRIVERS STAND OUTSIDE THE BUS TO SMOKE. SHE SAYS IT STINKS INSIDE AND OUT, AND SHE WILL NOT RIDE A BUS WHEN SHE SEES THIS.
- KAREN THANKS JOHN AND MICHAEL FOR ATTENDING AND ADDRESSING THEIR CONCERNS. MICHAEL REMINDS THE COMMITTEE THEY HAVE HIS NUMBER, SO IF ANYTHING ELSE COMES UP- PLEASE FEEL FREE TO REACH OUT TO HIM.

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#### **LUCID BREWING PRESENTATION/UPDATE– JOHN MESSIER, LUCID BREWING**

- JOHN AND ERIC FROM LUCID BREWING ATTEND MEETING TO PROVIDE THE COMMITTEE WITH AN UPDATE ON THEIR PLANS TO RENOVATE THE ABANDONED FORMER TUBS BUILDING INTO A TAP ROOM; PLANS WERE RECENTLY SUBMITTED TO THE CITY FOR APPROVAL; APPROX. 6 PARKING SPACES WILL BE LOCATED ALONG BUILDING AND STREET PARKING WILL BE USED.
  - THE CONCRETE BUILDING IS CURRENTLY WRAPPED ¾ OF THE WAY IN GLAZING WHICH WILL BE REMOVED; BI-FOLD GLASS DOORS THAT OPEN TO THE SIDEWALK AS WELL AS OUTDOOR SEATING HAS BEEN PROPOSED; THE GOAL IS TO CONNECT THE CONSUMER TO THE BREWERY- EVEN FROM THE STREET. (EQUIPMENT TO BE VISIBLE THROUGHOUT); THE TAP ROOM WILL BE CALLED "INBOUND" AND GLASS PANELS WILL REPLACE THE EXISTING GARAGE DOOR; NO PARKING METERS EXIST, THEREFORE THE PLAN IS TO EXTEND THE SIDEWALK AND ADD TREES; 40 SEATS WILL BE PROVIDED AT BAR WITH ANOTHER 60 SEATS IN TAP ROOM; 40 SEATS WILL BE PROVIDED OUTDOORS; BIKE RACKS WILL BE PROVIDED
  - JOHN AND ERIC ARE EXCITED TO BE PART OF A "TAP ROOM DESTINATION" WITH FULTON NEARBY AND MODIST'S PLANS TO OPEN DOORS IN THE NEAR FUTURE
  - PRODUCTION WILL REMAIN IN MINNETONKA FOR NOW; THE TAP ROOM WILL BE THE FOCUS PROVIDING LUCID'S CRAFT BEERS AS WELL AS 6 OTHER NON-ALCOHOLIC CRAFT BEVERAGES (COFFEES INCLUDING COLD PRESS COFFEE ON TAP, TEAS, SODAS)
  - LANDSCAPE PLANS WERE WELL CONSIDERED AND WILL BE SIMILAR TO THAT DONE AT JUNCTION FLATS.
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- HOURS HAVE NOT YET BEEN ESTABLISHED- DEPENDS ON RELATIONSHIP/PLANS WITH COFFEE COMPANY.
  - HAVE MET WITH JUNCTION FLATS REGARDING OUTDOOR SEATING- GOOD FEEDBACK SO FAR.
  - CONSTRUCTION ANTICIPATED TO START IN SEPTEMBER WITH PLANS TO OPEN IN JANUARY.
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#### NEIGHBORHOOD COMMENTS

- KAREN INVITED KATIE DAY TO ATTEND MEETING; KATIE HAS BEEN WORKING HARD ON THE NEIGHBORHOOD PARK INITIATIVE; KATIE EXPLAINS THE TEAM HAS BEEN LOOKING FOR A PARK LOCATION AND IS MAKING GOOD PROGRESS IN "THE 3<sup>RD</sup> AND 7<sup>TH</sup>/8<sup>TH</sup>-ISH AREA"; THE SITE IS ¾ OF AN ACRE WITH GOOD CONNECTIVITY TO OTHER GREEN SPACE CREATING ABOUT AN ACRE IN TOTAL; CURRENT LAND OWNER IS INTERESTED IN MAKING A DEAL
  - KATIE ALSO DESCRIBES HOW THE MINNEAPOLIS PARK AND REC BOARD IS WORKING ON A DESIGN PROGRAM FOR DOWNTOWN PARKS – "PATHWAYS TO PLACES"; THE PROGRAM IS STILL IN DRAFT FORM; A PUBLIC WORKSHOP IS PLANNED FOR MID-OCTOBER; THE GOAL IS CREATE A VISUAL OF WHAT A PARK MIGHT LOOK LIKE- SOMETHING WITH SOME SIGNIFICANCE; "PATHWAYS TO PLACES" DOES NOT FOCUS ON A SPECIFIC SITE, BUT RATHER GENERAL IDEAS FOR A MEANINGFUL PROJECT IN THE DISTRICT; JO ADDS THAT THE PROCESS WILL INCLUDE NEIGHBORHOOD MEETINGS TO LEARN WHAT RESIDENTS WANT; COMMUNITY INPUT IS IMPORTANT TO THE PROCESS (ONLINE, FOCUS GROUPS, ETC); KAREN SUGGESTS THE DESIGN WEEK IS OCTOBER 19-23 WITH THE 19<sup>TH</sup> AND 22<sup>ND</sup> OPEN TO THE PUBLIC, AND IT IS "VERY IMPORTANT FOR US TO ATTEND."
  - KAREN NOMINATES KATIE AS A NEW MEMBER OF THE PLANNING + ZONING COMMITTEE. KATIE ACCEPTS. **A MOTION IS MADE AND APPROVED BY THE COMMITTEE TO MAKE KATIE DAY THE NEWEST PLANNING + ZONING COMMITTEE MEMBER.** (KAREN, ALICE). DJ REMINDS THE COMMITTEE ANOTHER 1-2 MEMBERS ARE STILL NEEDED.
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#### OLD BUSINESS

- NO OLD BUSINESS TO DISCUSS THIS MONTH.
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#### COMMITTEE BUSINESS

- (EDUCATION INITIATIVE) ALICE DISCUSSES PLANS FOR AND OPEN HOUSE THE NEW SCHOOL SCHEDULED FOR AUGUST 20 FROM 4-6:30 PM.
- (WEST BROADWAY TRANSIT STUDY) KAREN REPORTS THE TEAM PLANS TO MEET IN THE FALL.
- (ART FOR ELECTRICAL BOXES) WENDY AND MARY TO MEET IN SEPTEMBER TO DISCUSS; WENDY WILL FOLLOW UP WITH THE COMMITTEE; SEED MONEY/ARTIST COMMISSION IS AVAILABLE THROUGH THE NORTH LOOP NEIGHBORHOOD ASSOCIATION
- **THE COMMITTEE MAKES AND APPROVES A MOTION TO SUPPORT THE TARGET FIELD STATION DEVELOPMENT AS PROPOSED.** (KELLY, KAREN)
- **THE COMMITTEE MAKES AND APPROVES A MOTION TO SUPPORT THE LUCID BREWING RENOVATION PROJECT AS PRESENTED.** (KELLY, ALICE)
- DJ NOTES HE HAS BEEN ASKED TO TESTIFY TO HPC TO LOBBY FOR BALCONIES FOR THE 100 HENNEPIN PROJECT. THE COMMITTEE IS IN SUPPORT OF HIM DOING SO. KAREN RECOMMENDS NOT BEING LIMITED BY 100-YEAR-OLD DESIGNS.
- THE NEXT MEETING IS SCHEDULED FOR SEPTEMBER 23 2015, AT 6 PM. THE COMMITTEE ADJOURNED AT 7:35 PM.

END OF MINUTES

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