



Meeting Minutes

NORTH LOOP NEIGHBORHOOD PLANNING & ZONING MEETING
HERITAGE LANDING COMMUNITY ROOM, 415 NORTH 1ST STREET
NOVEMBER 18, 2015

WELCOME AND INTRODUCTIONS—DJ HEINLE

- THE MEETING WAS CALLED TO ORDER AT 6:00 P.M.
 - TEN COMMITTEE MEMBERS WERE PRESENT: DJ HEINLE, DAVE DECKER, ALICE EICHHOLZ, KELLY NELSON, KAREN LEE ROSAR, NEIL REARDON, JO VOS, SYDNEY ANDERSON, KATIE DAY, AND DARWIN LOOKINGBILL
 - THE COMMITTEE APPROVED THE MEETING MINUTES FROM THE OCTOBER 22 MEETING.
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729 AND 753 WASHINGTON AVENUE UPDATE – JOSH BRANDSTED, GRECO

- TIMELINE UPDATES: RECEIVED HISTORIC APPROVALS IN OCTOBER; ON THE DECEMBER 7 PLANNING COMMISSION AGENDA; ENVIRONMENTAL CLEAN UP ANTICIPATED TO START SPRING 2016, THEN READY FOR CONSTRUCTION TO BEGIN
 - DESIGN CHANGES: A LARGE AMOUNT OF BUFF-COLORED BRICK WILL STILL BE USED; TOP LAYER OF BUILDING WILL BE A DARKER BRICK; TERRACE SPACES WILL BE CARVED OUT OF FAÇADE; REAR FAÇADE TO NO LONGER BE GREY PRECAST- COULD BE A BRICKED-IN WINDOW LOOK, BUT STILL DISCUSSING; MURALS ARE BEING CONSIDERED FOR THE REAR FAÇADE AS WELL; ORIGINALLY 5 CURB CUTS WERE PROPOSED ALONG WASHINGTON, THEN 3, NOW 2- ONE ACCESS POINT TO GARAGE AND ONE ACCESS POINT TO THE VALET/RESIDENTIAL DROP-OFF AND UPPER LEVEL PARKING; LOBBY SHRUNK DOWN CONSIDERABLY TO CREATE 3100 SF OF COMMERCIAL SPACE RATHER THAN THE 1500 SF THAT WAS ORIGINALLY PROPOSED
 - OTHER UPDATES: GRECO HAS AN LOI FROM A RESTAURANT INTERESTED IN HAVING A MAIN ENTRANCE ALONG WASHINGTON; THERE IS NO PROPOSED PARKING FOR RETAIL
 - DARWIN ASKED IF THE HEIGHT WILL REMAIN THE SAME; JOSH CONFIRMED THE HEIGHT WILL REMAIN THE SAME
 - KAREN ASKED IF GRECO IS CREATING PARK SPACE OR WRITING A CHECK (FOR THE REQUIRED PARK DEDICATION FEES); JOSH STATED THEY ARE CURRENTLY PLANNING ON WRITING A CHECK, BUT WOULD BE INTERESTED IN CONTRIBUTING TO "SOMETHING LARGER" IF THERE WAS AN OPPORTUNITY
 - THE PLANNING COMMITTEE MADE IT CLEAR THAT IF THERE IS RESISTANCE FROM THE HPC TO INCLUDE MORE TREES THAN THE HISTORIC GUIDELINES HAVE ALLOWED IN THE PAST, THE NORTH LOOP PLANNING COMMISSION WILL SUPPORT THE INCREASED NUMBER OF TREES IN WHATEVER WAY NECESSARY
 - A NEIGHBOR ASKS WHAT THE SETBACK IS ON THE BUNKERS SIDE OF THE BUILDING; JOSH STATES THE MAIN PART OF THE BUILDING IS 26' AWAY FROM BUNKERS
 - DJ THANKS JOSH FOR UPDATING THE MATERIALS AND TAKING THE PLANNING COMMISSION'S COMMENTS INTO CONSIDERATION
 - ERIN HARNEY, A REPRESENTATIVE FROM NEIGHBORS FOR NORTH LOOP LIVABILITY, DISCUSSES THE NUMBER OF NEIGHBORS OPPOSED TO THE HEIGHT AND THE SCOPE OF THIS PROJECT; THE ORGANIZATION ERIN REPRESENTS IS CONCERNED ABOUT THE BUILDING SETTING A NEW PRECEDENT FOR THE NEIGHBORHOOD (PREFERS 7-8 STORIES) AND THE LIGHT THAT MAY BE BLOCKED; DJ STATES THAT THE PROJECT,
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INCLUDING THE PROPOSED HEIGHT OF THE PROPERTY, HAS BEEN APPROVED BY THE NEIGHBORHOOD ASSOCIATION, AND THAT THE HEIGHT IS WITHIN THE ALLOWABLE LIMITS; JOSH SUGGESTS THAT THE HEIGHT OF BUILDINGS SHOULD BE TALKED ABOUT IN TERMS OF FEET RATHER THAN STORIES (FLOOR-TO-FLOOR HEIGHTS DRIVE ACTUAL HEIGHTS OF BUILDINGS); JOSH ALSO STATES THAT THE SCARCITY OF AVAILABLE SITES MAKES LAND COSTS IN THE NEIGHBORHOOD VERY HIGH, GRECO FEELS THE PROPERTY FITS INTO THE FABRIC OF THE NEIGHBORHOOD, AND DID A SHADOW STUDY TO CONFIRM OTHER PROPERTIES WOULD NOT BE NEGATIVELY IMPACTED; THIS PROPERTY WILL BE THE SAME HEIGHT AS THE TRACTOR WORKS BUILDING; ERIN SAYS THE TRACTOR WORKS BUILDING "IS WAY AT THE END," WHILE THIS PROJECT IS NESTLED IN BETWEEN LOWER BUILDINGS; ANOTHER NEIGHBOR SHARES THAT SHE HAD NO IDEA WAS GOING TO BE SEEING A PRESENTATION ON THIS PROJECT, AND ASKS WHERE SHE CAN LEARN ABOUT FUTURE PRESENTATIONS- THE COMMITTEE REMINDS THE NEIGHBOR THAT PLANNING COMMITTEE MEETING AGENDAS ARE POSTED ON THE NORTH LOOP WEBSITE EACH MONTH AND THAT NEIGHBORS ARE ALWAYS WELCOME TO ATTEND

ART FOR NEIGHBORHOOD ELECTRICAL BOXES PRESENTATION/DISCUSSION – MARY ALTMAN, CITY OF MINNEAPOLIS

- MARY ALTMAN EXPLAINS THAT THE CITY ONLY OWNS SOME OF THE ELECTRICAL BOXES- MOSTLY LOCATED AT SIGNALLED INTERSECTIONS, AND IT IS UP TO THE UTILITY COMPANIES THAT OWN THE OTHERS WHETHER OR NOT THEY WANT TO PARTICIPATE IN THE NEIGHBORHOOD ART PROJECT
- ELECTRICAL BOXES CAN BE VINYL-WRAPPED OR PAINTED; WRAPS ARE EASIER TO CLEAN AND LAST BETWEEN 5 AND 6 YEARS; THE KIND OF PAINT AND SEAL USED DETERMINES THE LIFETIME OF THE PAINTED OPTION
- THERE ARE TWO ELECTRICAL BOX ART PROGRAMS IN THE CITY: A) ARTISTS' CUSTOM DESIGN ARE USED, B) "ARTIST-DONE", PRE-APPROVED DESIGNS ARE USED (IN WHICH CASE THE ARTISTS HAVE ALREADY BEEN PAID); MARY STATES THAT SOME NEIGHBORHOODS DO BOTH; THE DESIGNS CAN INCLUDE THE ARTIST'S NAME, BUT NO ADVERTISEMENT OR NEIGHBORHOOD LOGOS ("THIS IS AN ART PROGRAM, NOT A COMMUNITY BRANDING PROGRAM.")
- MARY HAS SAMPLE ARTIST COPYRIGHT LANGUAGE, REQUEST FOR PROPOSAL (RFP)/CALL TO ARTIST LANGUAGE (IF THIS PROCESS IS CHOSEN), A LIST OF ARTISTS TO SEND AN RFP, AND FAQ WITH VENDOR NAMES.
- THE NEIGHBORHOOD IS RESPONSIBLE FOR HIRING THE VENDOR TO WRAP THE BOXES; THE VENDOR PULLS THE OBSTRUCTION PERMIT AND TAKES CARE OF LIABILITY INSURANCE FOR THE APPLICATION; IT IS IMPORTANT TO NOTE THAT VINYL WRAPS STICK BETTER TO THE NEWER ELECTRICAL BOXES THAN THE OLDER ONES- THE VENDOR WILL CLEAN THE BOX BEFORE THE WRAP IS APPLIED, BUT THE AGE IS A FACTOR; VINYL WRAP APPLICATION COSTS APPROXIMATELY \$15/SF (OR BETWEEN \$650 AND \$750/ELECTRICAL BOX).
- THE 3 STEPS TO THE PROCESS ARE:
 1. LEARN WHICH BOXES ARE ELIGIBLE. SUBMIT A PHOTO, ADDRESS, AND THE DIMENSIONS FOR EACH ELECTRICAL BOX YOU'D LIKE CONSIDERED. THE CITY WILL DETERMINE IF A PARTICULAR ELECTRICAL BOX IS CITY-OWNED AND WHETHER OR NOT IT IS SCHEDULED FOR REPLACEMENT IN THE NEAR FUTURE. (MARY SUGGESTS STARTING THE INVENTORY PROCESS SOONER THAN LATER TO BE ABLE TO DEVELOP A SCOPE FOR THE PROJECT.)
 2. APPLY TO THE ARTS COMMISSION. APPLICATION IS TO INCLUDE THE ARTIST SELECTION PROCESS, THE DESIGN ITSELF, AND A MAINTENANCE PLAN. OFTEN 2 ARTISTS ARE NEEDED- ONE TO DESIGN IN 2-D AND ONE TO IMPLEMENT THE PLAN IN 3-D. (NOTE: THIS STEP, ESPECIALLY THE ARTIST SELECTION PROCESS, CAN TAKE TIME. PLEASE PLAN ACCORDINGLY.) 2016 SUBMISSION DEADLINES ARE NOT YET AVAILABLE (AS OF 11/18/2-15)
 3. OBTAIN AN ENCROACHMENT PERMIT (THE LEGAL AGREEMENT).
- MARY THANKS THE NEIGHBORHOOD FOR WANTING TO PARTICIPATE IN THE PROGRAM, AND MENTIONS ANOTHER ROUND OF PRE-APPROVED DESIGNS MIGHT BE DONE IN THE FUTURE DUE TO THE CONTINUED INTEREST IN THE PROGRAM, BUT THIS HAS NOT YET BEEN DETERMINED FOR CERTAIN.

NORTH LOOP PARK DEDICATION FEE RESOLUTION (FOR APPROVAL) – KAREN ROSAR

- KAREN SHARES THAT THE NEIGHBORHOOD HAS BEEN "GRAPPLING WITH THE PARK BOARD AND CITY FOR QUITE A WHILE" TO UNDERSTAND HOW INFORMATION RELATED TO PARK DEDICATION FEES CAN BE ACCESSED- HOW MUCH MONEY HAS BEEN COLLECTED/IS AVAILABLE? HOW ARE THE FUNDS USED? WHAT IS THE PROCESS TO ACCESS THE FUNDS?; THE NEIGHBORHOOD FEELS IT IS FAIR THAT THIS INFORMATION IS SHARED, BUT HAS NOT BEEN GRANTED AN OPPORTUNITY TO HAVE A RESPECTABLE CONVERSATION TO LEARN THESE ANSWERS; PARK DEDICATION FEES ARE GENERATED PER RESIDENTIAL UNIT AND PER COMMERCIAL TENANT, AND THE NEIGHBORHOOD HAS REPEATEDLY REQUESTED ACCOUNTING INFORMATION, BUT THERE APPEARS TO BE NO ACCOUNTABILITY BY THE PARK BOARD OR CITY TO TRACK THIS INFORMATION
 - KAREN READS THE DRAFT OF THE RESOLUTION- A FORMAL REQUEST FOR INFORMATION AND ACCOUNTABILITY OF THESE PARK DEDICATION FEES; SHE REITERATES THERE HAS BEEN NO RATIONALE DISCUSSION ON THESE ITEMS TO DATE, STATES THAT THE NEIGHBORHOOD IS LACKING GREEN SPACE, AND SUGGESTS THE INFORMATION IS IMPORTANT TO HAVE MOVING FORWARD; THE TEAM KNOWS FUNDS HAVE BEEN AND WILL CONTINUE TO BE COLLECTED WITH ALL THE CONSTRUCTION CURRENTLY UNDERWAY
 - KELLY ASKS IF JOHN OLSON HAS BEEN CONTACTED. KAREN STATES SHE HAS EMAILED HIM SEVERAL TIMES, AND HE HAS NOT RESPONDED. "JOHN OLSON IS NOT ACCESSIBLE."
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- **THE COMMITTEE MAKES AND APPROVES A MOTION TO SUBMIT THE RESOLUTION.** (KAREN, SYDNEY)
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NEIGHBORHOOD COMMENTS

- DJ THANKS EVERYONE FOR PARTICIPATING IN 2015; COMMITTEE MEMBERS ARE REMINDED TO LET DJ KNOW IF THEY INTEND TO PARTICIPATE NEXT YEAR AS WELL (DJ NEEDS TO OFFICIALLY LET THE BOARD KNOW BY THE ANNUAL BOARD MEETING IN JANUARY)
 - JO STATES THAT THERE IS A PATHWAY TO PLACES OPEN HOUSE ON DECEMBER 3; "THIS IS THE PARK'S EFFORT TO DO SOME MASTER PLANNING AT THE COMMUNITY LEVEL."
 - ALICE SHARES THAT WEBSTER SCHOOL IS HOSTING A MEETING FOR A NEW SUPERINTENDENT ON DECEMBER 2 FROM 6:30-8:30 PM
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OLD BUSINESS

- NO OLD BUSINESS TO DISCUSS THIS MONTH.
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COMMITTEE BUSINESS

- THE NEXT MEETING IS SCHEDULED FOR JANUARY 27, 2016.

END OF MINUTES
