



**NORTH
LOOP**
NEIGHBORHOOD

**North Loop Neighborhood Association
Planning & Zoning Meeting Notes
February 15, 2017
6:00 P.M.**

Heritage Landing Community Room, 415 1st Street North

- I. February Planning & Zoning Meeting called to order at 6:05 P.M.
- II. Six committee members were in attendance: **Karen Rosar, Sydney Anderson, Mark Hill, Francesco Parisi, Alice Eichholz, Jo Vos.**
- III. **A motion is made, seconded, and approved by the Committee to approve the January 2016 Meeting Minutes.**
- IV. **A motion is made, seconded, and approved by the Committee to approve the Committee Meeting Agenda.**
- V. 1000 3rd Street North (Zuccaro Site) – Amanda Jansen, Schaefer Richardson
 - a. Schaefer Richardson has a significant presence in the North Loop, having developed 11 properties and currently managing 8 properties in the neighborhood.
 - b. The Zuccaro Produce Company used the building on the corner of 10th Avenue and 3rd Street, which was initially built in the 1920s for W.T. Raleigh, a home ointment producer. SR has a purchase agreement for the building, which it plans to redevelop as office space.
 - c. The building's stucco exterior was added in 2006. SR plans to remove the stucco and expose the original brick; it will also be removing the materials on the bricked and boarded over windows; it is adding three additional stories to the existing structure, which will encompass 30,000 square feet of office space; it is demolishing the loading dock and replacing it with circulation space for the building; and it is reconfiguring and striping the surface parking lot to accommodate 24 stalls (it currently has about 40 stalls, though they are not striped). The 50,000 square foot building will have smaller office floorplates (10,000 square feet each) targeted toward the creative class. Five stories above grade and zoned as I2, the building will appreciate neighboring historic design, but won't mimic it; rather it will have its own distinct aesthetic. It will

have abundant natural light and at least 12-foot high ceilings. There is potential for a lower level garden and rooftop amenities; shower rooms for bicyclists and below grade windows are planned.

- d. The goal is to extend activity across the street and have more of a street presence on 10th Avenue. There will be improvements made for additional pedestrian safety, like bump-outs, and the preservation of the bike lane as well, though it is a bit of a design challenge to keep both.
- e. Alice notes the importance of keeping the bike lane, as it is very well utilized. She also notes that crosswalks would be a great improvement.
- f. Karen asks if the sidewalk along 10th Avenue is too narrow to allow for street trees. It is, as the building abuts the property line and the sidewalks are only about 7-8 feet deep. She suggests, if trees can't be accommodated, that some sort of greenery be introduced to break up the space. It is noted that there is more space along 3rd Street for trees, where they are planned.
- g. The 9-month construction period is expected to begin this summer, with the project opening in spring 2018. Tenant improvements will be completed then.
- h. This presentation is just informational; SR will be returning in March. There will be a conditional use request for height, as well as a variance for removal of the dock in the loading areas and what is required for vehicles, as it is I2 (step van v. semi-trailer).

VI. 1001 3rd Street North – Amanda Jansen, Schaefer Richardson

- a. The plans are to develop a 5-story parking ramp, approximately 55 feet high, that can accommodate up to 300 stalls (though the numbers have not been finalized).
- b. The ramp aims to provide some strategic parking solutions for the area, which is very much in need of parking. It is in the downtown overlay parking district, which is 1 stall/4,000 square feet.
- c. As the plans are in the earlier stages, design is still being developed.
- d. SR is considering a ground floor retail and/or commercial component along the street so as to further activate that space.
- e. Monthly contract parking will be available; there won't be hourly parking. Three access ways to the ramp will be able to be altered as entrances or exits depending on rush hour timing.
- f. As the project is not within the historic district, parking is not required to be below grade.

VII. Hillman Building and Porter Electric Warehouse No. 2 – Alex Haecker and Mike Gordon, AWH Architects

- a. The two structures, which currently house furniture makers and outfitter Above the Falls, were built in 1884 and 1888. They are on the historic register.
- b. The Part II submission to SHPO (State Historic Preservation Office) includes masonry and widow restoration as per a standard historic rehab; the aluminum grill currently covering the front façade will be removed; the new storefront will match historic standards; the bricked-in windows will be reopened. The potential for a small rooftop deck (750 square feet) is being reviewed.
- c. In the first building, there will be a single tenant for the 5,000 square feet; in the second building, there will be space for two tenants along the street level. The 2nd floor will be a more flexible space that can accommodate one or two tenants. It is likely that there will be retail tenants on the first floor, with office tenants above.

- d. AWH is going through the Historic Preservation Commission (HPC) approval process and will be addressing lighting and street trees throughout the process. It welcomes the Committee's suggestions.
- e. Karen notes that there are trees further down on 3rd Street, so there is a precedent for having them here as well. Francesco suggests that the motion of support is contingent upon the encouragement of street trees and street lighting in the plans.
- f. The current tenants have 3 months to vacate.
- g. **A motion is made by Mark, seconded by Jo, and approved by the Committee to support the project on the condition that street trees and lighting are included in the plans.**

VIII. 515 North Washington Avenue (Maytag Building) – Alex Haecker and Mike Gordon, AWH Architects

- a. This historic tax credit project is also under review by SHPO.
- b. The only addition to the structure, per egress requirements, is a stair corridor on the building's exterior. The cladding of the stair, whether it be metal panel or stucco, is currently under design review.
- c. Greenery in front is to remain.
- d. There are approximately 20-year old signs of all the brands that were for sale at Gardner Hardware on both the north and south sides of the building; the north side is nonconforming, so those will be repainted and reused to represent the new tenants in building; on the south side, 317 square feet of the façade is nonconforming and will follow the same approach as the north; the remainder of that façade will be left untouched. HPC approved the signage last night; it also approved the canopy and secondary entrance designs.
- e. AWH is requesting from the Committee general approval of the entryway, canopy, signage, and the exterior cladding of the stair tower to be added.
- f. Francesco suggests that a motion of support could be contingent on the inclusion of the preference for metal cladding, and not stucco, on the stair.
- g. **A motion is made by Mark, seconded by Jo, and approved by the Committee to support the project on the condition that the use of metal paneling, and not stucco, is encouraged for the cladding of the exterior stairway added per egress requirements.**

IX. Dalton & Wade Restaurant – Corey Abdo, D&W OPS, LLC

- a. Corey is here to answer any questions the committee may have about the restaurant and to request support for its application for a liquor license.
- b. Dalton & Wade wants to fulfill the neighborhood need by providing affordable and approachable food and becoming the “neighborhood spot.”
- c. It will provide full sit down service and have a full bar. It will be serving just dinner at first and then moving to serve lunch also; eventually it plans to offer breakfast and weekend brunch.
- d. It plans to open this summer.
- e. The restaurant has tons of parking and direct access to the greenway.
- f. In addition to the 142 seats inside, there will be an outdoor patio.
- g. The experienced owners also own the Nicollet Island Inn.
- h. **A motion is made by Alice, seconded by Jo, and approved by the Committee to support Dalton & Wade's application for a liquor license.**

X. Committee Business

a. Neighbor Comments

- i. Dan Collison, the executive director of 20/20 Partners addresses the group. 2020 Partners is a loose group of private and public leaders, that aims to leverage the assets of Target Field, Minneapolis Farmers Market, transit and energy. Some of its members include Peter McLaughlin, the Twins, Timberwolves, Xcel Energy, and United Properties. Dan states that the group wants to be the institutional partner to the Committee (and the Board) and that it wants to restart the task force around parking, continue to advocate for private and public resources, and have synchronized work plans between the two bodies.
- ii. The newly-elected Board members in attendance are recognized.
- iii. Francesco acknowledges the significant coordination that chairing the committee requires and thanks DJ for the very good job that he did in that position.
- iv. There is an inventoried list of 28 people who want to serve or are interesting in serving on the Committee. There is some dispute over the process for final approval of the Committee members. The Committee composes the slate and then presents that slate to the Board for its final approve.
 1. As written in the charter,
“Individuals interested in joining the Committee will be asked to submit his or her name to the Committee co-chairs and a formal slate of candidates will be created. The slate of candidates will then be submitted to the North Loop Neighborhood Board for approval of candidates. The current Committee co-chairs will also provide recommendations to the North Loop Neighborhood Board for Committee member selection.”
- v. Francesco notes that there is a desire for the Committee to have greater interaction with the Board; that historically, those candidates who ran for the Board but did not win, often serve on the Committee. It is also important to have a mix of both business owners and residents, new members and those who have served and have the historic knowledge, as well architects, who are quite valuable when analyzing development projects. Jo iterates the importance of having people serve who live in the neighborhood and how the number of members was reduced from 15 to 11, because it was often difficult to achieve quorum. She also iterated that the Committee is an excellent “baby step” of sorts for people who want to become more involved in their community.
- vi. Sydney is resigning from the committee; it thanks her for her more than two years of membership and participation.

b. Subcommittees Updates

- i. Downtown Families will be hosting the Fancy Pants Dance for all children on February 25, from 4:00-6:00 P.M. at 513 North 4th Street, behind Coffee Corner. Proceeds will benefit People Serving People.
- ii. The Park Board released an RFP for how to develop Nicollet Island and asked for RFQs; however, no one applied. The Board doesn't know what to do now and the whole process is up in the air. It has also not been identified how to pay for the development. Jo will plan to keep everyone informed as she receives updates.

XI. Any additional concerns
a. There are no additional concerns.

XII. New Business
a. Chairman of the Walker Art Center has moved to the neighborhood and would like to help bring more public art to the area; perhaps a new committee dedicated specifically to public art can be formed.
b. Regarding the decorating or improvement of public infrastructure, traffic light boxes are the only ones that qualify, but they are not a good fit, as the cost of the customized version is very high (\$1,500 per box) and it is believed that the money can be better spent elsewhere.
c. Francesco met with an entrepreneur that is interested in developing an off-leash dog park/open bar. The potential developer is currently looking for a business partner.

XIII. The next meeting will be held on March 22, 2017.

Adjourned at 7:34 P.M.