



**NORTH
LOOP**
NEIGHBORHOOD

**North Loop Neighborhood Association
Planning & Zoning Meeting Notes
October 20, 2021
6:00 P.M.**

Zoom Meeting: <https://us02web.zoom.us/j/87140990128>

1. October Planning & Zoning Meeting was called to order at 6:01 P.M. by Francesco Parisi.
2. 12 of 15 committee members were in attendance: Francesco Parisi, Jo Vos, Mollie Scozzari, Eric Mahn, Fred Dawe, Joe McErlane, Marshall Hall, David Miller, Irina Brown, Matt Sharkey-Smith, Alice Eichholz, and Neil Reardon.
3. **Committee unanimously approves the October meeting agenda with no changes.**
4. **Motion is made by Jo, seconded by Marshall, and unanimously approved by the Committee to approve the August meeting minutes with no changes.**
5. **Motion is made by Jo, seconded by Mollie, and unanimously approved by the Committee to approve the September meeting minutes with no changes.**
6. 715 2nd St N, Greco Development - Nick Patterson
 - a. Greco intends to subdivide and rezone the lot to separate the parking lot (Parcel 1-1) from the existing building (Parcel 1-2).
 1. CenturyLink and other broadband uses currently exist in the building on Parcel 1-2. These will remain.
 2. Greco wants to use Parcel 1-1 as an accessory parking lot for Else Warehouse. Currently, minimal parking exists for Else Warehouse at 753 Washington Ave N. This parking would move to the new accessory lot and free up commercial parking space on Washington Ave N.
 3. Parcel 1-1 would be rezoned as Residential to match Else Warehouse's zoning. The lot may be developed in 1-3 years as a micro-residential development or an affordable residential project, but there are no firm

plans yet. Greco estimates there would be roughly 40 units in this future development.

1. With the development of a residential building, Greco would add 25-30 parking stalls underground, and an additional 12-15 stalls on the existing surface lot.

4. **Motion is made by Francesco, seconded by Alice, and unanimously approved by the Committee to provide a letter of support to subdivide and re-zone the lot from Light Industrial to Residential.**

1. The Committee will add language to the letter of support that encourages Greco to add greenery to the space once they develop a residential building on the lot.

7. Copham Alley Update - Nick Patterson

- a. Greco is working with their architect to figure out a public access option in the alleyway, with the intent to keep a pedestrian walkway and emergency vehicle path open. Greco has not yet reached out to the adjacent neighbors - they are waiting to have more thoroughly developed architectural plans first. Greco will present the new plans to P+Z before taking them through the City approval process.

8. Committee Business

- a. NuLoop Partners - Alice Eichholz
 1. No update.
- b. Pending Projects - Jo Vos
 1. All P+Z letters of approval, from 2019 to current, are now uploaded to the website.
- c. Public Art and Beautification - Francesco Parisi
 1. High-quality, metal trash cans will be installed in the North Loop and seven damaged trash cans will be removed. These trash cans were funded by NLNA and private donors.
- d. Historic Preservation and 2014 Plan - David Miller
 1. No update.

9. P+Z Committee Co-Chairs Election

- a. **Motion is made by Francesco, seconded by Irina, and unanimously approved by the Committee to appoint Jo Vos and Mollie Scozzari as Co-Chairs of the P+Z Committee.**
 1. Francesco is resigning from the P+Z Committee because he is moving out of state.
 2. The Co-Chairs will have to be re-elected in February 2022 after the Annual Meeting, when new members join the Committee.

10. NLNA Board Actions

- a. At the September Board meeting, there was extensive discussion surrounding the homeless encampment in the North Loop. Councilmembers Fletcher, Ellison, and the landowner of the encampment were present at the meeting. NLNA and City staff are working to contain the encampment and help the homeless residents find permanent housing.
- b. NLNA is looking for residents in the North Loop to advocate for the organics recycling program. The goal is to encourage property owners to add organics recycling bins in their buildings.
- c. Annual Meeting planning is underway. The 2022 Annual Meeting will be held on January 26 at 7pm.

11. The next meeting will be held on Wednesday, November 17, 2021.

Committee is adjourned at 6:38 P.M.