



**NORTH  
LOOP**  
NEIGHBORHOOD

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**North Loop Neighborhood Association  
Planning + Zoning Committee August Meeting Notes  
Date: 8/17/2022  
Time 6:00 pm**

1. 10 of 15 Committee Members in attendance: Mollie Scozzari, Jo Vos, David Miller, Melissa Rotterdam, Joe McErlane, Marshall Hall, Neil Reardon, Francesco Parisi, Irina Brown, Matt Sharkey Smith
  - a. Committee Members Absent: Fred Dawe, Alice Eichholz, Carrie Reardan, Eric Mahn, Zackery Schaaf
  - b. Guests: Leif Eeikevik, Carl Koepcke Suzanne (Xcel Energy) Kyle Dane (new neighbor, designer) Irene Soukup (Project Manager with Xcel)
2. Committee Called to Order at 6:02 by Scozzari
3. **Scozzari makes a motion to approve the meeting minutes from July, Vos seconds the motion and minutes are approved by the committee**
4. **Vos moves to approve the August agenda, McErlane seconds the motion, and the agenda is approved by the committee**
5. Presentation from Xcel Energy & Leo A Daly (Carl Koepcke, Leif Eeikevik, Suzanne XXX, Irene Soukup)
  - a. Xcel's Chestnut Service Center Redevelopment. Located in the North Loop, situated between I-94 and I-394, Chestnut Avenue and 16th
  - b. Goals of the Project
    - i. Provide safer and more efficient flow of traffic for deliveries, staff, and fleet vehicles
    - ii. Create more welcoming public entrance and a safer streetscape
    - iii. Provide greater accessibility for the community and those with disabilities
    - iv. Revitalize the site to address stormwater runoff and increase vegetation to help mitigate urban heat island effect

- v. Update facility to reduce fossil fuel usage, use, transition to renewables, and move towards 2050 energy goals
- c. Removing the Butler building, this will be paved over with a surface lot
- d. Neil Reardon of the Committees Comments:
  - If Xcel Energy is seeking land use approvals from the City of Minneapolis, they should be setting a better example for land use policy. This project is under-using the land it takes up, poor land usage in this dense area
  - i. Response from Xcel: Overlapping industrial zone, has historically been industrial use. It fits into the historic land use in this area. This location needs to be in a downtown area to serve the downtown district.
  - ii. Are there other options for how to organize this land to be more efficient? This does not fit in with the redevelopment of the neighborhood, we hold business to much higher standards
  - iii. The land is supposed to be production/mixed use and is undergoing zoning changes. This development is non-compliant with these things
- e. Xcel and Leo A. Daly are going to meet with the city and then discuss potential changes to their plan based on the feedback from NLNA Planning + Zoning
- f. Xcel and Leo A. Daly are coming for a letter of support, a letter will be issued to guide decisions at a city level

## 6. Reports

- a. NuLoop Partners (Alice Eichholz)
  - i. No update
- b. Public Art and Beautification (Francesco Parisi)
  - i. This is moving under the jurisdiction of the Parks + Placemaking Committee
  - ii. New wall at Iron Works to be decorated with a mural/painting. An Artist has been found for this, Antonino Perrotta. Looking for a North Loop sponsorship
- c. Historic Preservation and Land Use Reports (David Miller)
  - i. The city is doing a citywide rezoning study to align with the Minneapolis 2040 comprehensive plan. Anticipating implementation first quarter of 2023

## 7. New Business

- a. Bachelor Farmer Building- have not heard back on updates to their development plan yet
- b. Lost committee quorum during the meeting, need to discuss the plan for Xcel's land use
  - i. Not inclined to offer a letter of support. Commending them for repurposing an existing building and following sustainability goals regarding energy usage
  - ii. Lacking/Not approvable- Poor land use decisions on the site, lack of master planning on the entirety on the campus, including consolidation of

buildings in the south part of this project, over paving of a dense urban site. Needs an improvement of the public realm. Add- currently planning to the planning commission of the City of Minneapolis, table this for the site plan to be re-thought by the applicant. Work with Xcel to revise the plan for the overall betterment of the neighborhood.

8. NLNA Board Actions

- a. National Night Out went well
- b. Stalk and Spade letter was approved

9. Next Meeting: September 21st, 2022, at Heritage Landing

10. **The committee adjourns at 7:33 pm**