



## North Loop Neighborhood Association Planning and Zoning Committee Meeting

March 20, 2013  
6:00 – 7:30 p.m.  
Heritage Landing

### Minutes

#### I. INTRODUCTIONS

- a. Meeting called to order at 6:03pm.
- b. Minutes from January and February were approved.

#### II. DISCUSSION ITEMS

- a. HERC Permit - MPCA – *Steve Sommer and Heather Magee-Hill, MPCA*
  - i. Key issues/ concerns include:
    1. Environmental review for HERC almost complete. The air pollution portion of the review is not complete because of current proposed changes to the Interchange Project.
      - a. The Interchange project is proposing to change the design and use of one of the buildings (possible Metro Transit Police Station) on site which could have an effect on the air quality.
      - b. The height of the proposed police station could change the air dispersion modeling
      - c. Environmental review will not be completed until Interchange Project is done.
      - d. Public participation process for the environmental review will be a 45 day public comment period with (2) formal public meetings after the completion of the environmental review.
    2. Steve is the project manager and Heather is responsible for the project risk assessment
    3. HERC burns municipal waste
      - a. They are requesting lower limits for certain pollutants
    4. The operators of the HERC are asking for a 21% increase (approximately 21 tons) over current approved total of solid waste to burn

- a. This would basically result in more emissions over the course of a yearly but not on a daily basis
  - 5. The risk assessment is looking at air quality and hazardous pollutants in the air with the proposed increase
  - 6. Current results identify no negative health effects (based on 58 pollutants) by proposed increase of solid waste burning
  - 7. See website for additional information.
    - a. Other potential risks can be found on the online risk forms
- b. Pocket Park between 2<sup>nd</sup> and Washington Avenue N – *Curt Gunsbury and Robb Miller with TE Miller Development*
  - i. Key issues/ concerns include:
    - 1. Proposed pocket park would be along the 8<sup>th</sup> Avenue alignment between 2<sup>nd</sup> Street and Washington Avenue
    - 2. The pocket park is being proposed to the City of Minneapolis for consideration as part of the next round of LCDA funding
    - 3. LCDA Grant
      - a. This project needs to show that the project will stimulate economic development. Developers are saying the park is necessary to develop the most northerly portions of 2<sup>nd</sup> Street
      - b. This connection is important to the neighborhood to get residents to the river and commercial areas along Washington Avenue
      - c. This connection has been identified in many neighborhood planning documents including the recent North Loop Small Area Plan
      - d. Project also needs to show site readiness. Developer is working with adjacent property owners on the project to make it happen. City may not agree with “project readiness” because of multiple ownership
      - e. Project is proposed to cost approximately \$375,000
      - f. City will be reviewing all of the proposed LCDA projects on April 2<sup>nd</sup>, 2013.
    - 4. Requested letter of support for the project from the P+Z committee.
    - 5. **The P+Z Committee made a motion to write a letter of support for concept of a pocket park and pedestrian/ bike connection along the 8<sup>th</sup> Avenue corridor as presented.**
    - 6. The motion passed.

- c. Pedicab Ordinance Proposal – *Minneapolis Council Member Cam Gordon*
- i. Key issues/ concerns include:
    1. Proposed ordinance will allow electric assist pedicabs in the City
      - a. The electric assist pedicab will not move without the operator pedaling.
    2. State Senator Scott Dibble just amended the State law to redefine electric assist bicycles as bicycles, which clears the way for e-assisted pedicabs
    3. The pedicabs are limited to 250 watts, approximately 20 mph, and helps with operator fatigue
    4. Ordinance as written will cap the amount of advertising space to 25 square feet
    5. Requested letter of support for the project from the P+Z committee.
    6. **The P+Z Committee made a motion to write a letter of support for the electric assisted pedicab ordinance as presented.**
- d. The motion passed. Committee Business
1. SW LRT
    - Current meeting schedule has changed so there is a meeting upcoming in a week
    - Three main issues being discussed
      - Location of maintenance facility
      - Relocation/co-location of trains in St. Louis Park
      - Designs in Eden Prairie
  2. Downtown 2025
    - Green line LRT approximately 90% complete
    - Twins open on April 1<sup>st</sup> and will be playing outdoors unless it rains
    - Metro Transit is proposing a police station in the Interchange
      - Metro Transit has approximately 100 officers now and will propose to double that by the opening of the Green Line
  3. NL Neighborhood Park Planning
    - NL Neighborhood Board directed the committee to move forward with Park planning

- More detailed discussions of selected parcels to define a feasibility study
4. Education Subcommittee
    - Next meeting proposed for Monday, March 25<sup>th</sup>
    - The meeting last month had limited attendance but it was a very enthusiastic group
  5. Sherman Associates - 324 4<sup>th</sup> Street Development
    - This was the certificate of appropriateness meeting with the HPC
    - A small portion of the site falls within the St. Anthony Falls Heritage District
    - Planners wanted landscaping removed from public ROW and edge of building
    - Planners also wanted alignment of driveways with properties to the north (railroad building driveway)
    - Architects will make minor modifications to façade to respond to HPC comments
  6. Northern Lights Express
    - The project is working through the environmental assessment (EA)
    - There are two grants in place that will allow for preliminary engineering
    - Estimated to bring \$700-\$900 million dollars of development/ investment to the Interchange area
    - Go online to the project website (MNDOT) to submit comments.

### III. ADJOURNMENT

Attendees:

DJ Heinle, Co-chair  
Dave Decker, Co-chair  
Karen L. Rosar  
John Slack  
Kelly Nelson  
Darwin Lookingbill  
Sarah Fesler  
Alice Eichholz  
Matt Hilgart