



**NORTH  
LOOP**  
NEIGHBORHOOD

## AGENDA

### NORTH LOOP NEIGHBORHOOD PLANNING & ZONING MEETING

COMMUNITY ROOM, THE PAXON 360 1<sup>ST</sup> ST N

WEDNESDAY, MARCH 18, 2015 6:00 P.M. – 8:30 P.M.

TOPIC	FACILITATOR	ACTION NEEDED
▪ WELCOME AND INTRODUCTIONS	DJ HEINLE	
▪ MINUTES	Jo Vos/DAVE DECKER	ACCEPT
▪ Meeting minutes accepted with no alternations.		
▪ BEACON INTERFAITH HOUSING COLLABORATIVE	ANNE MAVITY - BEACON	FOR APPROVAL
▪ Beacon Interfaith Housing is a non-profit developer focusing on ending homeless and includes both the Plymouth and Westminster congregations as participants. They have done 3 previous projects together. Better Futures is the support services provider for the project and would provide 24 hours of staffing.		
▪ Interfaith proposed to house 72 adults in efficiency apartments at 813 N. 5 <sup>th</sup> Street in either a 5 or 6 story configuration, called Great River Landing. The project would include 1 level of underground parking and 2,500 SF of retail where the residents would be staff members.		
▪ The housing project would be dedicated to men and would provide supportive services and employment through the Better Futures MN organization.		
▪ 90% of the men who qualify for the housing program are fathers who are dealing with homeless and may suffer addition and mental illness.		
▪ The housing community is estimated to open in summer 2017. The group will return in January with a full building presentation, as they are in the funding stage now.		
▪ A letter of support was requested by Beacon Interfaith.		
▪ Letter of support passed		
▪ CONSTRUCTION PROJECTS 1 <sup>ST</sup> AND 2 <sup>ND</sup> ST S	AL SWINTEK, ASHLEY OSTERAAS – CENTERPOINT ENERGY	PRESENTATION
▪ Update on the 2015 natural gas transmission pipeline replacement project.		
▪ The project will replace approximately 1.4 miles of 20-inch steel transmission pipe		
▪ Work will occur on 1 <sup>st</sup> and 2 <sup>nd</sup> St. South, and 1 <sup>st</sup> and 2 <sup>nd</sup> Street North, and both 2 <sup>nd</sup> Avenue South and North.		
▪ Weather permitting work will start in late March and continue until Sept. 2015.		
▪ A comment was made for additional lighted signage on the Hennepin Avenue Bridge. Presenters didn't this would be a problem.		
▪ 729 WASHINGTON AVE	JOSH BRANDSTED – GRECO	FOR APPROVAL
▪ The proposed development as presented would be a 10-story mixed use project with 150-160 apartment units, 1 level of underground parking, an 8,600 restaurant on the north side of the parcel, and a 1,400 SF retail space. The south side of the parcel would be a separate 330 stall parking garage building which would be 6 stories tall. Primarily 2 and 3 bedroom units are proposed.		
▪ A proposed park and green alley to connect the two parcels would be approximately 0.25 acres in size.		
▪ Neighbor comments:		
- Parking garage would be a mistake on the parcel		
- If another developer constructed the building the parking garage would not be required to satisfy the financing agreement to provide parking for ElseWarehouse which the new project would eliminate.		
- P&Z would like to challenge the architects to hide the parking garage		
- Concerns about the south part of the park not being utilized and active		
- The shared roadway to the parking garage and park is of concern as this concept might be confusing to motorist.		
▪ Greco asked for a letter of support and for participants to interact on the park concept. No motion of support was		

voted upon.

- P&Z will ask the developers to come back and present. More discussion and updates of the project are needed before a vote will take place which should include rethinking parking and image, and look at alternate parking options. Karen Rosar, Neil Reardon, and Wendy Holmes will participate in the park committee.

▪ 620 OLSON MEMORIAL / 7<sup>TH</sup> AVE

ADAM SERAPHINE  
DEAN DOVOLIS – DJR

FOR APPROVAL

- The proposed development is to remodel the former Velocity Express building into a charter school, some retail, and offices. Project is approximately 60,000 SF in C-3 zoning and will provide walk-up business tenant spaces.
- Kip Academy is the School provider.
- Asking for a letter of support for population remediation grants
- P&Z voted to approve a letter of support for the project.
- Letter of support passed

▪ SELF STORAGE 7<sup>TH</sup> ST

PETER BECK

FOR APPROVAL

- Peter Beck gave an update of the project after their conversations with city planners.
- The new plan has included a prominent architectural feature on north 7<sup>th</sup> street, no signage variances, increased windows, and a parking reduction.
- P&Z voted to approve a letter of support for the project.
- Letter of support passed

▪ NEIGHBORHOOD COMMENTS

DJ HEINLE

• COMMITTEE BUSINESS:

ALL MEMBERS

▪ DISCUSSION

• SUB-COMMITTEE UPDATES

- EDUCATION INITIATIVE
- PARK CAC
- WEST BROADWAY TRANSIT STUDY CAC

• ART FOR ELECTRICAL BOXES

• NEXT MEETING APRIL 22<sup>ND</sup>  
6PM @ HERITAGE LANDING

## ATTENDANCE

### 2015 P&Z COMMITTEE:

DJ HEINLE, CO-CHAIR  
DAVE DECKER, CO-CHAIR  
ALICE EICHHOLZ  
WENDY HOLMES  
DARWIN LOOKINGBILL  
SYDNEY ANDERSON

KAREN ROSAR  
~~JO VOS~~  
~~KELLY NELSON~~  
~~BRENT WEBB~~  
NEIL REARDON