



**NORTH
LOOP**
NEIGHBORHOOD

Meeting Minutes

NORTH LOOP NEIGHBORHOOD PLANNING & ZONING MEETING

HERITAGE LANDING COMMUNITY ROOM, 415 NORTH 1ST STREET

JUNE 17, 2015

WELCOME AND INTRODUCTIONS—DAVE DECKER

- THE MEETING WAS CALLED TO ORDER AT 6:00 P.M.
 - SIX COMMITTEE MEMBERS WERE PRESENT: DAVE DECKER, DARWIN LOOKINGBILL, KELLY NELSON, KAREN LEE ROSAR, JO VOS, AND SYDNEY ANDERSON
 - THE COMMITTEE APPROVED MINUTES FROM ITS MAY 15 MEETING.
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WASHINGTON AVENUE TRAFFIC COUNTS—BOB BYERS (HENNEPIN COUNTY)

- A STUDY, USING FOUR CAMERAS PLACED ALONG WASHINGTON AVENUE, WAS CONDUCTED TO CALCULATE THE NUMBER OF PEDESTRIAN AND BIKE CROSSINGS BETWEEN 7TH AND 8TH AVENUE NORTH. THE STUDY WAS CONDUCTED FOR FOUR DAYS, BEGINNING ON A THURSDAY AND ENDING ON A SUNDAY. RESULTS OF THE STUDY SHOWED OVER 7,000 PEDESTRIAN AND 300 BIKE CROSSINGS, WITH THE HIGHEST CONCENTRATION OF CROSSINGS OCCURRING NEAR 8TH AVENUE.
 - AS A RESULT OF THE STUDY, A CROSSWALK (STRIPING) WILL BE ADDED AT 8TH AVENUE THIS SUMMER (TENTATIVELY MID-JULY). BOB INDICATED THAT THEY ARE LOOKING AT HOW TO SHORTEN THE CROSSING AND THAT FUTURE PHASES MAY INCLUDE CURB/MEDIAN CHANGES. AN ANALYSIS WILL BE CONDUCTED AFTER THE CROSSWALK IS COMPLETED TO EVALUATE EFFECTIVENESS AND TO MAKE FURTHER ADJUSTMENTS, IF NEEDED.
 - THE BOARD NOTED THAT THEY WILL NOT REST ON THE CROSSWALK ISSUE UNTIL THERE IS A CROSSWALK WITH STOP LIGHT AT THIS LOCATION. THE BOARD WILL BE SCHEDULING AND PUBLICIZING A MEETING TO GET RESIDENT AND BUSINESS INPUT ON THE ISSUE PRIOR TO THE START OF THE RE-STRIPING IN JULY.
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THE CAMERON – 756 NORTH 4TH STREET —SARA JOY PROPPE (SCHAFFER RICHARDSON)

- AN UPDATE ON THE PROJECT WAS PROVIDED. THE PROJECT CONSISTS OF A SUBSTANTIAL RENOVATION / REDEVELOPMENT OF AN EXISTING 4-STORY BUILDING BETWEEN 730 LOFTS AND THE SALVATION ARMY ON 4TH STREET NORTH. THE DEVELOPMENT WILL INCLUDE:
 - 44 AFFORDABLE UNITS AT 50% AND 60% AREA MEDIAN INCOME (AMI), WITH APPROXIMATELY 22 STUDIOS, 17 ONE-BEDROOM UNITS, AND 4 TWO-BEDROOM UNITS. (NOTE: NUMBERS PROVIDED IN THE MEETING DON'T ADD TO 44 UNITS).
 - COMMUNITY AMENITY SPACES AT THE LOWER LEVEL AND A PATIO WITH GRILLING STATION(S).
 - 32 SURFACE PARKING STALLS.
 - THE PROJECT IS ANTICIPATED TO CLOSE IN THE NEXT WEEK. FOLLOWING HUD'S NOTICE TO PROCEED, CONSTRUCTION IS ANTICIPATED TO BEGIN EARLY JULY, AND LAST 10 MONTHS. THE ARCHITECT FOR THE PROJECT IS URBANWORKS ARCHITECTURE, AND THE GENERAL CONTRACTOR IS WATSON-FORSBERG. KATIE ANTHONY WILL OVERSEE CONSTRUCTION FOR SCHAFFER RICHARDSON.
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MODIST BREWING — ERIC PAREDES, KEIGAN KNEE, KALE ANDERSON, JOHN DONNELLY (MODIST BREWING)

- FOUR REPRESENTATIVES OF MODIST BREWING INTRODUCED THEMSELVES, THE MODIST BREWING BRAND, AND PROVIDED AN OVERVIEW OF THEIR PLANS FOR A NEW BREWERY AT 505 NORTH 3RD STREET.
- THE PROPOSED PROJECT WOULD CONSIST OF A RENOVATION OF AN EXISTING (LEASED) 18,000 SQ.FT. SPACE. THE RENOVATION WILL CONSIST PRIMARILY OF INTERIOR MODIFICATIONS, AND WILL PROVIDE:
 - A 20-BARREL BREWHOUSE
 - TAPROOM WITH 99 PERSON CAPACITY
 - PATIO SEATING FOR UP TO 50 PEOPLE. IT WAS NOTED THAT THE PATIO FACES SOUTHEAST, AWAY FROM BOOKMEN STACKS.
 - THE PROJECT HAS SUBMITTED PLANS FOR PERMIT REVIEW, WITH LICENSING TO FOLLOW. A SOFT OPENING IS TENTATIVELY PLANNED FOR DECEMBER 2015, WITH HOURS OF OPERATION PROPOSED AS:
 - BREWHOUSE PRODUCTION HOURS: MONDAY- FRIDAY: 6AM – 2PM; SATURDAY 6AM-11AM. 'ON PREMISE' DISTRIBUTION WOULD BEGIN DAY ONE OF OPERATIONS, AND 'OFF PREMISE' DISTRIBUTION WOULD LIKELY BEGIN 6-MONTHS LATER.
 - TAPROOM HOURS: TYPICAL OPERATION - CLOSED MONDAY; TUESDAY - THURSDAY: 4-10PM; SATURDAY: 12-2PM; NON-TWINS' GAME SUNDAYS: 2-8PM (GROWLER AND PINT SALES); ON TWINS' SUNDAYS 11AM -8PM* (*PENDING CITY APPROVAL).
 - IT WAS NOTED THAT FOOD WILL NOT BE SERVED, BUT THAT PARTNERSHIPS WITH NEARBY RESTAURANTS AND FOOD TRUCKS MAY OFFER FOOD DELIVERY/PURCHASE.
 - A LETTER OF SUPPORT WAS REQUESTED. (DUE TO LOW COMMITTEE MEMBER ATTENDANCE, A VOTE WILL BE REQUESTED AT THE BOARD MEETING NEXT WEEK). THE BOARD ENCOURAGED THE REPRESENTATIVES TO VISIT WITH NEIGHBORING PROPERTIES, AND OFFERED TO PROVIDE CONTACT INFORMATION.

TARGET FIELD PLAZA PROGRAMMING —CHELSEY FALZONE (TWINS BASEBALL)

- CHELSEY PROVIDED AN OVERVIEW OF TARGET FIELD PLAZA AND A SUMMARY OF EVENTS HELD LAST YEAR. SHE INDICATED THAT NEW FEATURES INCLUDE A RIBBON BOARD WITH NEWS FEED FROM 5 SOURCES, AND LIGHT TOTEM PROGRAMMING (I.E. DATE, TIME AND TEMPERATURE DISPLAY). SEVERAL EVENTS ARE ALREADY PLANNED FOR SUMMER 2015.
- SHE INDICATED THAT TARGET FIELD PLAZA WAS UNDER-UTILIZED LAST YEAR AND THAT MANY WEREN'T AWARE THAT IT COULD BE USED FOR NON-TWINS' EVENTS. THUS, MORE OUTREACH EFFORTS ARE UNDERWAY TO PROMOTE ITS USE. MOST EVENTS ARE FEATURED ON TWINSBASEBALL.COM; HOWEVER, MLB LIMITS THE EXTENT THAT THEY CAN PROMOTE NON-TWINS' EVENTS. THE NLNA WILL WORK WITH CHELSEY TO FIND WAYS TO PROMOTE EVENTS ON THE NLNA WEBSITE AND OTHER COMMUNITY CALENDARS. FOR QUESTIONS OR TO SCHEDULE AN EVENT, CHELSEY CAN BE REACHED AT: CHELSEYFALZONE@TWINSBABEBALL.COM OR 612.659.3669.

METRO TRANSIT – HEYWOOD CAMPUS PLANNING — PIERCE CANSER AND CATHY NORDIN (METRO TRANSIT)

- PIERCE PRESENTED HIGHLIGHTS FROM METRO TRANSIT'S VISIONING AND MASTER PLANNING EFFORTS FOR THEIR HEYWOOD CAMPUS, WHICH CONSISTS OF 24 ACRES OF LAND BETWEEN 6TH AND 10TH AVENUES NORTH, ALONG 7TH STREET NORTH. THE MASTERPLAN AIMS TO ADDRESS: METRO TRANSIT GROWTH AND EXPANSION / INCREASING RIDERSHIP; BETTER INTEGRATION WITH THE ADJACENT NEIGHBORHOOD; AND SAFER / MORE EFFICIENT OPERATIONS.
- PLANNED FUTURE IMPROVEMENTS INCLUDE:
 - AT THE 'LRT ZONE' ALONG 6TH AVENUE:
 - MAINTAIN THE EXISTING PRIMARY USES AND ADD A **NEW ADMINISTRATIVE HEADQUARTERS EXPANSION**.
 - ADD A **NEW TRANSIT POLICE HEADQUARTERS** AT THE EXISTING SURFACE PARKING ALONG 6TH. (SEE BELOW FOR ADDITIONAL DETAIL).
 - IMPROVED STREET CROSSINGS, WITH STREET-FACING URBAN EDGE (PROVIDED BY ADDITIONS NOTED ABOVE), ADDED GREEN SPACE / PERVIOUS SURFACE TO PROMOTE METRO TRANSIT'S SUSTAINABILITY OBJECTIVES.
 - AT THE 10TH AVENUE ZONE:
 - NEW GARAGE FOR APPROXIMATELY 180-200 BUSES, WITH ROOFTOP PARKING AND SOLAR CANOPY
 - POTENTIAL TRANSIT-ORIENTED IMPROVEMENTS / DEVELOPMENTS. KAREN NOTED THAT AFFORDABLE HOUSING IS STRONGLY ENCOURAGED FOR ANY MULTI-FAMILY DEVELOPMENTS.

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- THE ABOVE NOTED PROJECTS ARE ESTIMATED TO RESULT IN AN INCREASE OF 800 STAFF ON CAMPUS BY 2020 (51% RELATED TO BUS GARAGE AND 36% RELATED TO TRANSIT POLICE.) HOWEVER, THE PROJECTS ARE CONTINGENT UPON FUNDING, WHICH HAS NOT YET BEEN AWARDED
 - CATHY PROVIDED A OVERVIEW OF PLANS FOR THE METRO TRANSIT POLICE DEPARTMENT HEADQUARTERS:
 - THE HEYWOOD CAMPUS WAS IDENTIFIED AS AN IDEAL LOCATION FOR THE POLICE HEADQUARTERS ON ACCOUNT OF QUICK RESPONSE TIMES AND PRIORITY FOR A CONNECTION WITH THE NEIGHBORHOOD.
 - THE CONCEPTUAL PLANS INCLUDE OFFICE/ SUPPORT SPACE FOR APPROXIMATELY 400 STAFF WITH PARKING FOR UP TO 100 FLEET VEHICLES. OPTIONS FOR PARKING (ABOVE OR BELOW GRADE) ARE BEING STUDIED FURTHER TO DETERMINE THE MOST APPROPRIATE APPROACH.
 - PUBLIC SPACES / MEETING SPACES WOULD BE LOCATED NEAR THE STREET WITH AN EAST-FACING PUBLIC ENTRANCE. A STAFF ENTRANCE WOULD BE LOCATED TO THE WEST, WITH SUPPORT SPACES (I.E. LOCKERS, ETC) LIKELY LOCATED AT BELOW GRADE LOCATIONS, WHILE OFFICES WOULD BE LOCATED IN WELL DAY-LIT SPACES.
 - THE DESIGN CONTRACT WAS AWARDED IN FEBRUARY, AND BIDDING IS ANTICIPATED TO OCCUR IN EARLY 2016. CONSTRUCTION WOULD START THE SECOND QUARTER OF 2016, AND OCCUPANCY WOULD TAKE PLACE NOVEMBER 2017.
 - METRO TRANSIT WILL PROVIDE FUTURE UPDATES TO NLNA AS PLANS DEVELOP FURTHER.

NEIGHBORHOOD COMMENTS

- REPRESENTATIVES FOR 801 LOFTS EXPRESSED CONCERN REGARDING GRECO'S 729 WASHINGTON AVENUE DEVELOPMENT, AND THE NLNA'S LETTER OF SUPPORT FOR THE PROJECT. IT WAS SUGGESTED THAT THE ISSUES BE DISCUSSED FURTHER WITH THE EXECUTIVE BOARD AT NEXT WEEK'S MEETING AT 7PM.
- DAVE INDICATED THAT ALICE HAD SHARED INFORMATION REGARDING NOISE ISSUES/COMPLAINTS AT THE PAXON (360 1ST STREET NORTH). SYDNEY INDICATED THAT THE PROJECT WAS UNDER NEW OWNERSHIP, AND THAT SHE WOULD FORWARD THE NEW OWNERSHIP CONTACT INFORMATION TO ALICE.

COMMITTEE BUSINESS

- NO COMMITTEE UPDATES WERE PROVIDED (ONLY FOUR MEMBERS IN ATTENDANCE).
- THE NEXT MEETING IS SCHEDULED FOR JULY 22, 2015, AT 6 PM. THE COMMITTEE ADJOURNED AT 8:10 PM.

END OF MINUTES
