



**NORTH  
LOOP**  
NEIGHBORHOOD

---

**North Loop Neighborhood Association  
Planning & Zoning Meeting Notes  
March 22, 2017  
6:00 P.M.**

**Heritage Landing Community Room, 415 1<sup>st</sup> Street North**

- I. February Planning & Zoning Meeting called to order at 6:01 P.M. Because the formal committee hasn't been finalized, there will neither be motions or approvals made.
- II. Five committee members were in attendance: Francesco Parisi, Alice Eichholz, Jo Vos, Fred Dawe, and Mark Huting.
- III. 1000 3<sup>rd</sup> Street North (Zuccaro Site) – Amanda Jansen and Sarah Joy Proppe, Schaefer Richardson
  - a. Schaefer Richardson, which has been in business for 20 years, has a significant presence in the North Loop, having developed 11 and currently managing 8 properties in the neighborhood.
  - b. For the exterior, SR is exploring brick or a more modern expression of brick – perhaps something with iron and reflection – that will be complementary in design to the proposed parking ramp. The current building is 24,000 square feet; SR will be adding 3 additional stories for a total of 60,000 square feet. Approximately 2,900 square feet of annex space could be used for retail or a restaurant. The circulation, elevator, and restrooms components will be new construction. SR plans to remove the stucco that was added in 2006. They also plan to keep the ghost signs, if any are discovered. The property falls outside of the historic district.
  - c. SR went before the Committee of the Whole on March 9 and did not receive a lot of feedback; it should be getting some feedback on the bump out from Public Works. It will go before the Planning Commission on April 4. SR will need to have leases signed before construction begins, which is anticipated to start in the fall.
  - d. There are trees planned along 3<sup>rd</sup>; however, the sidewalk area along 10<sup>th</sup> is too narrow to accommodate trees.
  - e. SR is requesting support for a conditional use permit for the height for five stories and 68 feet, as well as variances for the reduction of 2 large loading docks (required for office above 50,000 in I2) to one smaller dock; for the sign

height, as the branding of the building will be displayed on the elevator tower and is currently required to be 28 feet from parapet height.

f. There are currently no leases signed for the space.

- IV. 1001 3<sup>rd</sup> Street North – Amanda Jansen and Sarah Joy Proppe, Schaefer Richardson
- a. The plans are to develop a 6-story parking ramp, approximately 68 feet high, that can accommodate up to 300 stalls (though the numbers have not yet been finalized). The current surface parking lot, owned by a SR affiliate, accommodates 84 vehicles. The site is zoned I-2.
  - b. The ramp aims to provide some strategic parking solutions for the area, which is very much in need of parking. The ramp will primarily service the Zuccaro building, the Bassett Creek Business Center, and the neighborhood; contracts have not been finalized, but it is anticipated that there will be night and event parking available.
  - c. It is in the downtown overlay parking district, which requires 1 stall/4,000 square feet of building area. It will be 6 stories above grade, with the first floor having a commercial 4,800 square foot liner along the street, which could accommodate 1-2 tenants. There will be access to the ramp off 3<sup>rd</sup> street with two curb cuts and the security gates will be further inboard so as to not impede traffic. The exterior will have screening, perforated metal panel, and an anodized aluminum finish, which will be turned in different positions for basket weave and lighting effects. There isn't the need to mechanically ventilate parking garage, but the area will be screened using the smallest perforation allowed by code. Light will be shown onto the panel from the outside.
  - d. Bump outs for the sidewalk, similar to those proposed for the Zuccaro site, are planned to add some pedestrian safety; they still need to be approved by the City. SR wants to enhance streetscape with lighting, scoring in sidewalks, landscapes, and active uses; however, there isn't much room for trees to thrive on the sidewalk on 10<sup>th</sup>. Trees are planned for 3<sup>rd</sup>.
  - e. Alice suggests breaking up the bulkiness of the structure so that it doesn't appear too "parking garage-ish."
  - f. Lighting for stairwells, and the balance between safety for users and lighting nuisances for neighbors, is discussed. The proposed amount of glass and lighting options (LED v. fluorescents) is very conscious of both of these concerns. The use of ceramic films will also encourage safety.
  - g. SR doesn't own the small adjacent lot or green space. Mark suggests that perhaps it can be purchased or the City-owned alley can be vacated and be used for a dog park space.
  - h. SR will be presenting to the Committee of the Whole at the end of this month, and submitting its land use application in May. Approval is anticipated in June, with construction beginning in August or September. SR is requesting a conditional use permit for a principal parking structure and for the height of structure at 68 feet.
- V. 700 5<sup>th</sup> Street North – Schaefer Richardson
- a. The site was initially planned as an 11-story office tower, but there has been a change in project concept. This presentation serves just as an update and is not part of a request for approval.
  - b. The building, in its existing condition, is a one-story warehouse. A two-story building is being proposed (one level being added to the existing structure). It would have large windows, high ceilings, and lots of natural light; existing brick

will remain where it can and there will be new glazing on back windows. Current zoning allows for a ten-story building there, but the existing structure couldn't support additional levels; it will only be two floors. The exterior will feature wooden sun shades, corrugated metal panels, and red brick.

- c. There are currently no tenants lined up. In the meantime, work will occur on the building envelope and systems and then once leases are finalized, tenant improvements will occur.
- d. SR is applying for the building permit in April or May and demolition will begin shortly thereafter. The shell should be finished by the end of year.
- e. The building abuts the property line and the green space adjacent to the building is City-owned ROW. Mark suggests that perhaps there is an opportunity to partner and develop a greenway or pathway as the space is a good size.

VI. 129 Plymouth Avenue North – Steve Man, Eric Deitrich, Cameron Flakne, Lupe Development

- a. The property was rezoned from industrial to commercial in 2009. Initially it was planned for retail and parking; however, those uses are not resonating with the site. Now, the development is planned to be a 10,000 square feet medical office building, billed as a destination medical center that might feature dental, chiropractic, vet uses, etc. There are two users currently in lease negotiations for the space, but the developers are not at liberty to identify them because leases are not yet signed.
- b. There will no longer be a drive-through; the building will be moved to the street; parking for 44 spaces will be relocated behind the building; a large monument sign will be placed at the curb cut. Sidewalk will also be introduced, as it is very much needed to connect the grid in this area. The façade will match the Standard Heating development across the street. They are open to having a rain garden on the property and there is opportunity for greening a 4-6 feet buffer between the building and the street. There will be usual and customary landscaping. There will be two entry points to the property: the main will be off 2<sup>nd</sup>; an additional will be from Plymouth Avenue. The building entrances will be at its midpoint, with one entrance for each tenant.
- c. The site, a former battery facility, was a superfund site. MNDOT cleaned up some of it, but there is still more to do (lead, VOCs, PHs), so an application is being made to MPCA and DEED for a cleanup grant for \$500,000. The developers request a letter of support for their application.
- d. The committee asks if there will be any branding specific to the neighborhood and suggests that maybe architectural details and materials used throughout the NL could be employed here, as the site is at a main entrance to the neighborhood. The developers are open to incorporating such ideas.
- e. They will go before the Planning Commission in April.

VII. 620 Olson Memorial Highway – Jackie Cherryhomes, Jeff Laux, and Carol Lansing

- a. The property is no longer going to be redeveloped into a vertical farm; even though all engineering and financing had been complete, they couldn't raise enough equity to proceed with the plan.
- b. The 70,000 square feet building has been vacant for over a decade, though many people squatted there illegally.
- c. The interior of the building has been demoed, asbestos in the glass block windows and throughout the building has been mitigated, the roof has been

completely replaced, a single elevation concrete slab has been poured, and an active vapor mitigation system has been installed.

- d. There are two leases signed: one with Pro Deo Academy, a kindergarten through 8<sup>th</sup> grade charter school relocating from Columbia Heights, which has a largely black student body; the other with Metro Academy, a 5<sup>th</sup> through 12<sup>th</sup> grade charter school relocating from 26<sup>th</sup> Street and 26<sup>th</sup> Avenue in Minneapolis, which has a largely Somalian student body. The two schools are expected to enroll approximately 750 students. They are both affiliated building corporations (ABCs), which means that after they establish good fund balances, attain good test scores, and remain non-controversial, they can then purchase the building.
- e. The large building will accommodate both schools. Each school will have its own entry; there will be 7 single bathrooms, 4 of which will have showers. There is no kitchen, just a serving line, as prepared food will be delivered. The building needs to meet today's energy code in order to receive permits; it will have LED light fixtures and heat and AC systems. It will also have a regulation size gymnasium, which can likely be used for community events, as the charter school will want to be involved with the community.
- f. A second, smaller, 5,000 square foot building on the property will be converted into creative learning space where students can paint and improve their motor skill activities; adjacent to it there will be an outside 100 x 120 square foot playground, separated from the parking stalls.
- g. Safety will be a huge priority, as the property line terminates just at the sidewalk adjacent to Highway 55, along which, the Bottineau LRT line will also run (construction set to begin in 2018). The steep slope, fencing, and landscaping will keep students at a significant distance from the roadway.
- h. The building will be illuminated from the outside. The final plan hasn't been approved yet, but it will be aesthetically pleasing. There will be significant money dedicated to making a good presentation to Highway 55.
- i. The developers are requesting a letter of support for the project, as well as approval of their requests for conditional use permits (because of the building's use as a school and its location within the downtown parking overlay district) and variance for parking. It is also being rezoned from industrial to commercial.

#### VIII. Committee Business

- a. Neighbor Comments
  - i. There are no neighbor comments.
- b. Subcommittee Updates
  - i. There are no subcommittee updates.

#### IX. Any additional concerns

- a. There are no additional concerns.

#### X. New Business

- a. There is no new business.

#### XI. The next meeting will be held on April 19, 2017.

Adjourned at 7:31 P.M.