



North Loop Neighborhood Association Planning and Zoning Committee Meeting

May 22nd, 2013
6:00 – 7:20 p.m.
Heritage Landing

Minutes

I. INTRODUCTIONS

- a. Meeting called to order at 6:02pm.
- b. Minutes from April were approved.
- c. Agenda amended to include:
 - i. *Kevin Kuppe for 219 N. 2nd Street*
 - ii. *Signage Variances for Whole Foods*

II. DISCUSSION ITEMS

- a. 106/108 Washington Avenue – *Mina Adsit from Adsit Architecture and Planning*
 - i. Key issues/ concerns include:
 1. Presentation of proposed building rehabilitation
 2. The building was originally built in 1925 and built as a light industrial building
 3. Open floor plan and clear internal structure will be preserved. Interior design by MS&R
 4. Post production and visual affects studio taking over the 1st -3rd floors
 5. 4th floor will be occupied by multiple tenants
 6. Sashes will be restored on 80% of the windows with 20% of the windows proposed to be replicas.
 7. Existing loading dock not original to the building and owner would prefer to remove it to make an at-grade loading area
 8. Possibility for the building to go on National Register after completion
 9. Project may submit for historic tax credits
 10. **The P+Z Committee made a motion to write a letter of support for the project as presented.**
 11. The motion passed.

- b. 219 N. 2nd Street – *Kevin Kuppe from Ackerberg Group*
 - i. Key issues/ concerns include:
 - 1. Ackerberg Group is a third party developer for the project and will be responsible for brokerage and leasing
 - 2. John Remarcik is the owner of the building and all of the remaining block
 - 3. Large portion of the building is currently un-leased and this project will take the building to 90% leased
 - 4. Approximately 80,000 SF building with another 20,000 SF basement
 - 5. Most of the windows on the building cannot be salvaged, so new windows will be added to the E, S, and W facades but the 2nd Street side will remain as is
 - 6. Original building had (4) stairways that were closed and this new project will open up some of the stairways and create interior courtyards
 - 7. Future tenant build-out on each floor
 - 8. Exterior brick will be restored to original condition
 - 9. Project just submitted an application to the HPC and would like to start project in early Summer and complete window work late Summer
 - 10. Requested letter of support for the project from the P+Z committee.
 - 11. **The P+Z Committee made a motion to write a letter of support for the project as presented.**
 - 12. The motion passed.
- c. Whole Food Signage Package – *Note from David Frank*
 - i. Key issues/ concerns include:
 - 1. A variance is required for all proposed signage on the project
 - 2. Signage includes; blade signs, apartment sign, parking signage, awning signs, “222” building number signage.
 - 3. Requested letter of support for the project from the P+Z committee.
 - 4. **The P+Z Committee made a motion to write a letter of support for the signage variance as presented.**
 - 5. The motion passed.
- d. Committee Business
 - 1. Education Committee
 - a. Upcoming meeting on Tuesday, May 28th
 - b. Format of Downtown survey is being discussed
 - 2. SW LRT
 - a. Next CAC meeting will be held in Minneapolis

- b. Still a lot of issues related to the project are being discussed
 - c. Not really discussing the Cedar Lake bike trail and access to the Farmer's Market and Royalston Station Area
- 3. Metro Transit Police Station
 - a. Proposed facility at the Interchange will have (2) levels of parking, (3) levels of office space for the transit police and (3) levels above that for additional tenant
 - b. RFP coming out for an architect to design this building
- 4. NL District Energy
 - a. Hennepin County moving forward with District Energy in the NL neighborhood
 - b. This would include heating and cooling in a 1 mile radius around the HERC
 - c. Primarily will support commercial and office but could be designed to include residential
- 5. City of Minneapolis Street Car
 - a. City will complete the alternative analysis for street car
 - b. City will apply for Federal grant funding to finance the project
 - c. Most potential for the project is to move forward with the Nicollet central route
- 6. On Washington Avenue Improvement Project
 - a. Project area is east of Hennepin Avenue
 - b. (4) preliminary designs have been created and will be reviewed by the public
- 7. Update for 324
 - a. No construction until September
 - b. Financing is not complete and revised drawings needed for a construction permit

III. ADJOURNMENT

Attendees:

DJ Heinle, Co-chair
Dave Decker, Co-chair
Karen L. Rosar
John Slack
Darwin Lookingbill
Alice Eichholz
Jo Vos