



**NORTH  
LOOP**  
NEIGHBORHOOD

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**North Loop Neighborhood Association  
Planning & Zoning Meeting Notes  
April 19, 2017  
6:00 P.M.**

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

- I. April Planning & Zoning Meeting called to order at 6:11 P.M.
- II. Fourteen of fifteen committee members were in attendance: Jo Vos, Alice Eichholz, Fred Dawe, Jerrit Bromley, Francesco Parisi, Mark Huting, Mark Hill, Neil Reardon, Ayana Ruggiero, Zach Schaaf, Erik Mann, Kris Lang, Jackie Peacha, and Jeff Borg
- III. **A motion is made, seconded, and approved by the Committee to approve the Committee Meeting Agenda.**
- IV. **A motion is made, seconded, and approved by the Committee to approve the Marhc 2016 Meeting Minutes.**
- V. 129 Plymouth Avenue – Lupe Development, Cameron Flakne
  - a. Not present.
- VI. 813 North 5<sup>th</sup> Street, Great River Landing – Beacon Interfaith Housing, Anne Mavity
  - a. Beacon, which is comprised of 80 congregations working to end homelessness through advocacy and direct development, has raised more than \$600,000 in private funds for this project. Their existing portfolio includes more than 800 housing units.
  - b. This new development will have 48 units and provide homes for 72 individuals. While children will be allowed on site to visit their families, they will not be living in the building. Better Futures will be the partner service provider.
  - c. Beacon thanks the Board for its previous support for funding two years ago, as that initial NLNA support helped leverage \$16 million for the project.
  - d. The building will provide homes for 72 individuals and will include eight 4-bedroom (community suites) and 40 efficiencies. This 6-story structure (5 stories with a penthouse) with access off 5<sup>th</sup> Street, will be conscious of engaging and animating the street. The first floor of this dense and efficient

structure will house the amenity and support spaces, as well as a showroom for the deconstructed housing materials refurbished into furniture that the residents make. There will be tree trenches along 5<sup>th</sup> Street and 23 parking stalls; most of the parking will be below-ground. Because it is located in a TOD overlay area, there will be lots of bike parking and storage within the parking level. There will also be playground space.

- e. The exterior will be made of three primary materials: metal panel in a darker color, cement board siding in a lighter color, and glass in the storefront areas. The building will have fiberglass windows. It will have an urban frontage with 0 setback and lots of street trees. The site is only 0.64 acres, but its “backyard” will have a basketball court, small garden, small play area, a few parking stalls, and even more trees if they can be accommodated. The Committee asks about exterior decorative lighting and the possibility of coordinating with Public Works to add street lights on that block.
- f. The site presents a unique challenge regarding stormwater, as it does not have access to the City system that ends a few blocks away. The trees in the boulevard and in the back of the site will have trenches to drain to the underwater cistern and slowly discharged at the curb. Trees species selected and the manner of planting them will be intentional so as to provide the highest likelihood of survival and growth. This portion of Bassett Creek is piped and therefore unable to be daylighted. The on-site clay soils aren’t able to be infiltrated, adding more complications to water management for the site.
- g. Beacon is a 501(c)3 entity that uses as its main source of funding for development the low-income housing tax credit (LIHTC). Beacon LLC, a tax-paying entity, will own the building. It is not an ecumenical entity. After 15-years, the limited partner will exit, but Beacon will retain ownership of the development. Residents will have one-year leases, which they will be able to renew. This is permanent – not transitional – housing. The men residing in the building will pay rent.
- h. Dr. Thomas Adams of Better Futures presents on the programming services that the building will provide. Better Futures has been in existence for 10 years, serving approximately 100 men each year using a two-year model. The vast majority arrive to the program from long term homelessness, unemployment, and incarceration. The men’s average age is 35; the average number of children each has is 3. As such, it is important to see this population as fathers. The program has four main focus areas: 1. housing; 2. working (at first a minimum of 20 hours a week, then onto 32); 3. health and wellness; and 4. life skill coaching and prosperity plans. This social enterprise, with 5 lines of business, employs the men directly from six months to two years; they then move on to external employment. Initial internal employment consists of janitorial work, property maintenance, appliance recycling, deconstruction, and staffing in the reuse warehouse. The jobs pay minimum wage up to \$14 an hour, but the effective wage, considering meals and housing, is about \$22.50. Many of the participants are eligible for Section 8, but there is an intentional effort to move off assistance and rely on one’s own work. Better Futures has a service contract with Hennepin County to reduce unemployment, homelessness, and recidivism. Best practice within this field is to not have the buildings co-ed.
- i. Better Futures is not a clinical organization, but is clinically informed, as it has a medical staff. No licensing is required for this type of programming. Applicants to the program must complete questionnaires assessing their motivation and

trauma and participate in interviews with probation officers, etc. to acquire a good understanding of eligibility. This is not a correctional program, as it only accepts moderate to moderate-high risk individuals. There is an initial formation period of 45 days. The average recidivism rate is 60%; the rate for Better Futures participants is only 8%. The placement of the building near a school is acceptable as sex offenders are not in the program.

- j. Construction is to begin in 6-12 months. The development is currently proceeding with land use approvals. There are 6 components for requested for the land use application:
  - i. Variance for density levels; the required floor area ratio is 2.00 and the project, the building area of which is limited by Bassett Creek, is at 1.72.
  - ii. A conditional use permit is required for the 5 surface lot parking stalls proposed for programming and visitor parking, as none is allowed currently in the Downtown Parking Overlay District.
  - iii. The residential windows on the interior side yard side of the building require a variance to 6 feet from the required setback of 13 feet;
  - iv. The site must be rezoned to B4H Downtown Housing Overlay District because of its proximity to the Salvation Army and the supportive housing classification of each;
  - v. Supportive housing requires a conditional use permit; and
  - vi. Site plan review.
- k. **Motion is made by Alice, seconded by Mark, and approved by the Committee to provide a letter of support for Beacon's six land use-related requests, with the request that Beacon return to present to the Committee once the building's design has been further refined and the final exterior materials have been determined.**

VII. 605 Washington Avenue, Copham Apartments – Sean Sowdor

- a. Not present.

VIII. Committee Business

- a. Neighbor Comments
  - i. Dan Collison, 2020 Partners
    1. The group is directing attention on the lower and southern ends of the North Loop, the currently more difficult portion of the neighborhood to develop.
    2. Tim Bildsoe is a new member of the steering committee. Tim and Mark Huting are to present to the committee in May on the NLNA's greening initiatives and priorities.
    3. 2020 Partners aims to connect with nearby neighborhoods and their institutions. An example of this is the Glenwood Avenue Corridor convening, which will occur in midsummer, and outline aspirations for residential and commercial development in the area.
- b. Subcommittee Updates
  - i. Co-chairs: one should be a Board member; the other should not. Jackie previously indicated her interest to Fred. **Motion is made by Neil, seconded by Francesco, and approved by the Committee to appoint Jackie as Co-chair.**

- ii. An inventory of subgroups and subcommittees is to be taken; Committee members' participation includes mostly announcements regarding these groups to the Committee. NLNA members are asked to have representation on outside organizations. Fred asks for a list of memberships to include in agenda business. So far:
  - 1. The education subcommittee is now defunct, as it has been folded into North Loop Families.
  - 2. Minneapolis Park Board, St. Anthony Falls Alliance, and Parcel D development are still alive, but not as active.
  - 3. CIP initiatives (from DJ's previous work).
  
- 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 Wednesday, May 24, 2017.

Adjourned at 7:31 P.M.