



**NORTH
LOOP**
NEIGHBORHOOD

**North Loop Neighborhood Association
Planning & Zoning Meeting Notes
February 21, 2017
6:00 P.M.**

Heritage Landing Community Room, 415 1st Street North

1. February Planning & Zoning Meeting called to order at 6:05 P.M.
2. Eleven of fifteen committee members were in attendance: Fred Dawe, Jerrit Bromley, Francesco Parisi, Jo Vos, Zackery Schaaf, Mark Huting, Eric Mahn, Jackie Peacha, Kris Lang, Joe McErlane, and Neil Reardon
3. **A motion is made by Jackie, seconded by Fred, and unanimously approved by the Committee to approve the January 2017 Meeting Minutes.**
4. First Draft Taproom & Kitchen – Joe Maselter and Laura Boyd, Alcohol Compliance Services
 - a. A new restaurant concept in which patrons pay for a bracelet that gives them access to try over 60 beers by pouring them themselves. The restaurant will have a Minnesota/Minneapolis theme which will carry through the décor and to most of the beverages as well. There will be a private front patio with live entertainment from time to time. The sidewalks will not be blocked; rather, they will be set up like the patio area at Smack Shack. A permit is requested for outdoor acoustic music. First Draft also is looking for a letter of support for a variance, as the current liquor license is for class B (inside), and as they are having outdoor entertainment, they will require a class C2 license.
 - b. The menu will feature an “upscale bar” theme. It won’t compete with high-end restaurants, as it is targeted more for people going to see Twins’ games. The menu selection of beers, nitro coffee, etc. will continue to evolve weekly with customers’ tastes and demands.
 - c. The restaurant will employ 2-3 kitchen staff, a general manager, and 2-3 people walking around picking up glasses and helping, as well as a beer ambassador.

Employees will be briefed on the equipment and on prevention of overserving; they are also able to turn the bracelets off in the event someone is overserved.

- d. There will be bike racks for parking; there will also be security cameras facing the street and inside the building as well. There will be ample landscaping in the patio area, as they want people to utilize the space. Neil suggests need more enhancements to the patio. The patio space will be pet friendly.
5. Third Street Apartments (747 N 3rd Street Project) – Katie Anthony, Schafer Richardson and David Miller, Urban Works
- a. Schafer Richardson is requesting approval and support for an off-street unloading variance request, otherwise the building meets all zoning requirements. Construction is anticipated to begin around the 4th quarter of this year and to last through the early part of 2020.
 - b. The building will feature approximately 140 apartments, with a healthy mix of 1- , 2-, and 3-bedroom units, with 3,500-4,000 square feet of commercial space, and with 165 underground parking spaces for both the residential and commercial tenants.
 - c. Schafer Richardson has adjusted the base of the building to have a masonry product instead of siding as a direct response to the Committee’s suggestion. The entire first level will feature hand-laid masonry. The material toward the top of the building is a composite wood panel at the insets of the balconies and the bottoms of the overhangs. The other parts are NeeChiHa paneling. The type of pile-driving method has not been determined yet because a contractor has not yet been engaged. There will be outdoor lounge seating, as well as active stations for people to grill, gather, and be social, but the design hasn’t been finalized to the point that they know how far these activities will be from the property line.
 - d. There will be ample bike parking. SR may be seeking either LEED or Enterprise Green Communities certification.
 - e. Landscaping features have been added in direct response to the Committee’s requests. This design will work both for the immediate landscaping needs, but also in the event that the North Loop Master Plan comes to fruition and puts a park near the building. There will be a promenade shared with the 720 and 730 Lofts, thus the plantings near there will need to be moved and supplemented in order to create the feeling of uniformity with those buildings. SR wanted to create both passive and active space. Mark emphasized that they will be creating a linear park in one area of the building and that he was very excited to see this.
6. 1000 N 3rd – Amanda Janzen, Schafer Richardson
- a. Schafer Richardson is seeking a new letter of support for the 1000 N 3rd (former Zuccaro Building). Amanda had already presented to the Committee in March, 2017. At that time, Amanda had requested support for a conditional use permit to

go from a 4-story to a 6-story building, as well as for a variance for no off-street parking/unloading. Construction was planned to begin in early 2019 with a 14 month construction period. One of the requirements to begin the project was a 50% pre-construction lease up; as SR proceeded, preliminary feedback indicated that tenants did not want such large footprints over multiple floors. It also learned that initial construction cost projections were much lower than the estimates they later received, as it was discovered that there is much more stucco repair required than initially considered. Thus tonight, SR seeks a letter of support for a new concept, as follows.

- b. The Redwell will be a mixed-use, 6-story building with approximately 140, smaller apartment units, and one level of underground parking with 46 stalls. The Committee questions the sufficiency of the proposed parking and Amanda explains that the adjacent uses will utilize different peak parking times. Amanda also explained that a “demo-as-they-go” approach is not only cost prohibitive, but also impractical, given that there will be the need for plumbing and HVAC in the ceilings. Instead, the plan is to demolish the whole building and start fresh.
- c. With an industrial, hardy theme, the building will be rebranded to be called the Redwell, after an apple that grows great in cold climates, like that of Minnesota. There will be corrugated metal paneling along the top of the exterior. The property will have a typical low voltage security system with street view capabilities. All amenities have not yet been determined, but there is the potential for a rooftop patio. The building will not be setback sufficiently so as to widen the sidewalk, as per the City’s mandate. But perhaps they could put planters on the sidewalk, instead of street trees, to help soften that edge; they also will be placing street trees on 3rd Street. Behind the building there will be grilling stations and lounge areas. Mark suggested that that would be a good place for tree planting, even if it is not visible from the street.
- d. The City permitting is somewhat complicated for this site. The future land use zoning map shows that the site is in an industrial employment district currently zoned I-2 that does not permit housing; it will require a Comprehensive Plan amendment to remove the industrial employment district designation and to categorize it from industrial to additional industrial so that housing is permitted. The City is going through the Comprehensive Plan amendments process now. Request for amendments must be submitted in early March and the City has 120 days to review the requests, moving the process close to SR’s June cutoff. Amanda explains that the industrial boundary probably should be Plymouth Avenue and the proposed transitional industrial designation would be more appropriate. David explains that all of these changes are likely to occur in the new, updated Comprehensive Plan – the regular process just won’t allow the changed to be enacted quickly enough. Jackie inquires as to any anticipated issues with the City. Amanda indicates that she is trying to meet with Councilmember Ellison for his support. David also mentions that the Planning Commissioners for the Committee of the Whole asked specifically asked for housing, and therefore he anticipates the requested changes would be

supported. Minneapolis Public Housing Authority would like to see roughly 20% of units with Section 8 vouchers; nothing is definite yet, and it will be contingent on MPHA funding arrangements.

7. Committee Business

a. Neighbor Comments

1. There are no neighbor comments.

b. Checklist Review

1. *First Draft*: Neil thought that the licensing requests were appropriate, but that support should be contingent upon only this group running this bar, and not for the license to be grandfathered into another bar that may follow this one. Neil also suggests that the Committee should confirm that only acoustic music is planned for the outside area, as well as confirm the closing time. **A motion is made by Jo, seconded by Neil, and approved by the Committee to approve a letter of support for the liquor license application.**
 2. *3rd Street Apartments*: SR is looking for approval of their revisions. Mark really liked that SR responded to his feedback from the last meeting and that staff incorporated the designs the Committee suggested. There is still some concern about the noise coming from the center courtyard. **A motion is made by Erik, seconded by Mark, with abstentions from Neil and Kris, and approved by the Committee to support the project and its request for a variance for off-street loading.**
 3. *1000 N 3rd*: Jackie explains that this is a complicated request. Jo suggests that there is no problem with the request as long as the Comprehensive Plan reflects the proposed amendment. She also suggests inviting a Comprehensive Plan staff person from the City to come and speak about it to the group. Kris requests some verification of the City's actual plan too, though she is generally in favor of it. Mark wants them to speak to the HOA of the 918 building to let them know what is happening. Eric contends that the parking is drastically insufficient and doesn't believe that the peak hours argument holds water. Jackie recaps that there remains a level of concern over parking, the reminder to talk to the HOA of 918, and the needs for better verification of the Comprehensive Plan details. **A motion is made by Mark, seconded by Joe, with abstention from Neil, and approved by the Committee to approve a letter of support for the project.**
- c. Jackie e-mailed a contact list for the Board and the Committee. Fred will be stepping down as a Co-Chair to help with the dog park; Jackie encourages others should step up to the plate to take his place.
- d. The next meeting will be held on Wednesday, March 21, 2018.

Adjourned at 7:37 P.M.