



**NORTH
LOOP**
NEIGHBORHOOD

**North Loop Neighborhood Association
Planning & Zoning Meeting Notes
February 20, 2019
6:00 P.M.**

Colonial Warehouse Conference Lounge, 212 3rd Ave N

1. February Planning & Zoning Meeting was called to order at 6:00 P.M.
2. 10 of 15 committee members were in attendance: Jackie Peacha, Jo Vos, Mark Huting, Irina Brown, Alice Eichholz, David Miller, Joshua Stein, Joe McErlane, Francesco Parisi, and Zachary Schaaf.
3. Haley will email the September meeting minutes to the committee for review.
4. 310 N 2nd St – Evan Jacobsen, Tushie Montgomery
 - a. 310 Lofts is here for a letter of support from the P+Z Committee. They presented to HPC who was supportive in their informal review of the preliminary design and plans to demolish the existing structure on site.
 - b. Amy Lucas presented on the historical context of the site from 1885 to present. The building has had several additions and alterations over the years. It was originally a residential complex of 40 1-bdr units largely rented out to laborers. In 1920 it was gutted and converted into a warehouse, at which point they slanted the roof. The Judy Toy Company bought the building in 1948 and added a loading dock, but they went out of business in the 60s. From then on out it was leased to various businesses. The existing parking lot has always been seen as an addition to those buildings on the lot.
 - c. Proposed design of the site: New construction, 6-story, 59-unit apartment complex with space for amenities and retail. The apartments would be a mix of studio, 1-bdr and 2-bdr units at an average of 750 square feet. The site is in the 20th-century district, which means it is capped at 10 floors. The building will be similar in height to Rock Island Lofts which is 10 stories. There will be two parking lots for a total of 120 parking spaces with some designated for retail and visitor parking. Potentially will create a pedestrian pass-through or pet relief

station at the south end of the building. Retail and amenity space will be located on the ground level and accessed by a shared vestibule, with the glassy-designed amenity space overlooking Cedar Lake Trail. Plans for the amenity space are still underway, but it will model the amenities of other apartment complexes in the North Loop.

- d. Conceptually, the primary façade of the building will be a light beige and the backside will be a monolithic gray, which is characteristic of the historical design where there was a nicer front-facing brick and a less aesthetic brick in the back. Materials are not yet confirmed but the P+Z Committee has requested that they keep the charming aesthetic of other North Loop buildings - not too much metal.
 - e. City and title process to take place in the next three months, followed by submission of plans and construction to start in the fall.
5. Heritage Landing Parking Ramp – Jason Stevensen, Federal Reserve
- a. The Federal Reserve is presenting today for approval and a letter of support from P+Z. The Bank is one of the largest employers in the North Loop with nearly 1,300 employees but less than 300 parking spaces, which is a problem not only for employees but for visitors who come to the Bank for various events. They could not find any existing long-term parking to lease or buy, so they've decided to build their own ramp.
 - b. The Federal Reserve has collaborated closely with NLNA by meeting with Jackie, Mark, and Tim in the design process. Three core design aspects: 1) the historic Warehouse District, 2) connecting the North Loop to the river, and 3) creating expansive green space that is open to the community. Though this space is public, the Bank will maintain and monitor it. With this design, green space will increase by 50% from the fenced-in park that currently exists. The new space will not be fenced in, but rather an open lawn. Native, seasonal-variety plant materials will be planted with the intent to attract birds, butterflies and pollinator species.
 - c. The ramp will hold 800 parking spaces within five stories, though scale-wise it will be comparable to a four-story building. Some of the spaces will be partly shared with the public and controlled based on need. The ramp will be designed with convertibility in mind for the future, for example, with the potential to remodel for retail space. The view corridor down 2nd Ave will be maintained, and the building will be pushed up against the historic railroad corridor to reinforce the "corridor" feel. The Bank worked with 212 Lofts to maintain their sunrise view and keep their natural light. The Bank also presented the project to the Renaissance on the River Board. Roof of the ramp will be solar-ready and local artists will paint something on the exterior of the ramp that represents the community. Lighting specifics are still being worked out with Mortenson.
 - d. The Bank will round off that sharp, 90-degree corner of the bike trail, and continue the pedestrian pathway that currently ends partway along that trail. Amenities added to the trail include a bike station and way-finding signage. The promenade will extend to the bike trail so you can walk straight across the site.

Promenade will be lined with trees, benches, and lighting, and will end at the plaza which will showcase public art. To increase direct sightlines to the river, the high security fencing will be replaced with a 42-inch guardrail.

6. Committee Business

- a. **Motion is made by Alice, seconded by Jo, and unanimously approved by the Board to approve the initial concept and demolition for 310 Lofts.** The P+Z Committee has asked them to come back when the design is further developed, and to include plans for greenery.
- b. **Motion is made by Francesco, seconded by Jo, and unanimously approved by the Board to approve the design of the Heritage Landing Parking Ramp.**
- c. Current co-chair Kris Lang is stepping off of the P+Z Committee.

7. Neighbor Comments

- a. No neighbors present.

8. The next meeting will be held on Wednesday, March 20, 2019.

Adjourned at 7:42 P.M.