



**NORTH
LOOP**
NEIGHBORHOOD

**North Loop Neighborhood Association
Planning & Zoning Meeting Notes
August 18, 2021
6:00 P.M.**

Zoom Meeting: <https://us02web.zoom.us/j/97442053611>

1. August Planning & Zoning Meeting was called to order at 6:01 P.M. by Irina Brown.
2. 11 of 15 committee members were in attendance: Irina Brown, Carrie Reardan, David Miller, Jo Vos, Alice Eichholz, Zackery Schaaf, Marshall Hall, Matt Sharkey-Smith, Neil Reardon, Missy Rotterdam, and Mollie Scozzari.
3. **Motion is made by Irina, seconded by Carrie, and unanimously approved by the Committee to approve the May meeting minutes with no changes.**
4. 918 Rooftop - Pedro Wolcott & Ryan Weber
 - a. Proposing a rooftop patio on the top of 918 N 3rd St, a 100-year-old historic building.
 1. The building is three stories tall with 30 units.
 2. Roof access from one stairway currently exists. A second stairway may be required by code; however, code requirements could be met with a fire escape.
 3. Design of the deck is modular, wood plank with a railing. There would be minimal greenery to prevent any structural stress on the roof.
 4. There will be consequences in the form of a lien if residents utilize the rooftop deck outside of the railings.
 5. Any additional amenities for the roof such as grills will be determined by monetary support from the homeowners in the building.
 6. **Motion is made by Irina, seconded by Jo, and unanimously approved by the Committee to provide a letter of support for a rooftop patio at 918 N 3rd St.**
5. Guacaya Bistreaux, Latin Caribbean Tapas & Bar - Pedro Wolcott

- a. Pedro is the chef and restaurant owner of Guacaya Bistreaux. He has roots in New Orleans and Panama. The bistreaux would be the first Latin restaurant and tapas bar in the North Loop.
 - b. The bistreaux will be located at 337 N Washington Ave, the space that Dunn Brothers used to occupy.
 - c. Design plans show 2,800 square feet of useable space which includes a full bar, kitchen, and indoor seating.
 - 1. There will also be outdoor seating facing Washington Ave.
 - 1. Planning to install fire tables outdoors to activate the patio space as much as possible, weather permitting.
 - 2. Planters and other greenery are also included in the plans.
 - d. Tentative hours are T-Th 4-10pm; F-Sat 11a-10p. Will extend hours to include Sunday brunch once fully staffed.
 - e. Planning to open March 2022.
 - f. **Motion is made by Alice, seconded by Missy, and unanimously approved by the Committee to provide a letter of support for the Guacaya Bistreaux design plans and liquor license.**
6. Exterior Alterations at 241 N 5th Ave, to be known as the Steelman Exchange building - Kelly Lim and Katie Kuisle
- a. Existing building includes 13 stories and 331 parking stalls on a 50,396 sq ft lot (29,150 square foot footprint). The building currently has significant vacant commercial space that was intended to be improved and leased in 2019 but did not happen.
 - b. Proposed improvements to the building include:
 - 1. Correct main entry stairs by fixing the grading. Planters will also be added to the main entry.
 - 2. Add canopies over the main entrance and the ground floor retail space at the same height as the retail windows. This maintains the existing sign band height.
 - 1. There is a public hearing on September 14th regarding the canopy additions.
 - 3. Create an infill on the rooftop deck to connect the existing cafe space to the elevator space. Also add planters and greenery, new outdoor furniture, an indoor lounge with a fireplace and commissioned mosaic mural backsplash by Mercury Mosaics, maintenance access, and bathrooms to the rooftop deck to make it a more desirable amenity space for the building tenants.
 - 4. Add a security/concierge desk and lounge seating to the lobby entry space.
 - c. The goal of these improvements is to make the building more desirable to commercial tenants, and subsequently lease the 6th, 7th, and ground floor spaces that are currently vacant.
 - d. **Motion is made by Irina, seconded by Alice, and unanimously**

approved by the Committee to provide a letter of support for HPC approvals of the proposed exterior alterations at 241 N 5th Ave.

7. Copham Alley Alteration - Nick Patterson, Greco Properties
 - a. The Copham is located at 607 Washington Ave N. The alley behind the building is currently being used for parking and as a pedestrian pass-through. Greco is proposing to turn the alley into a private amenity space for its tenants.
 1. Alley will include lots of greenery, decorative fencing with locking gate, festoon lighting, cobblestone pavers, bar/grill/firepit lounge, other lounge seating, and a game zone.
 2. Alley is modeled after the Hewing's alley and the NYC High Line.
 3. Alley vacation application is in process. The City has been receptive to the plans so far.
 - b. **Motion is made by Jo, seconded by Missy, and unanimously approved by the Committee to support vacation of the alley on the condition that the alley would still support public access. Before issuing a letter of support for the design plans, the Committee would like Greco to 1) communicate their plans to the adjacent property owner, and 2) come back to the Committee with a more specific design plan.**

8. 700 1st St N and 620 1st St N - Justine Logelin & Julia Gallagher
 - a. 700 1st St N is currently the Lab Theater but was purchased by the Minnesota Opera in 2019. Minnesota Opera is undertaking a substantial updating of the building, while keeping it a theater.
 - b. 620 1st N is directly adjacent and is currently a space for the Minnesota Opera.
 - c. Minnesota Opera is proposing to shift and expand the storefront and front entrance of the Lab Theater; replace and improve the existing accessible ramp at the front entrance so that it is up to code; paint the existing canopy black and add a black metal panel accent surrounding the front entrance; replace the existing canopy lights with LED fixtures; and expand the lobby.
 - d. They are also proposing to add a canopy in the back alleyway that stretches across the Lab Theater and existing Minnesota Opera space.
 - e. **Motion is made by Irina, seconded by Mollie, and unanimously approved by the Committee to provide a letter of support for HPC approvals of the exterior alterations to the spaces at 700 1st St N and 620 1st St N.**

9. Discussion of the Official P+Z Process - Mollie Scozzari
 - a. Need clear information on the NLNA website about how and when developers should contact the P+Z Committee.
 1. Include a form that developers submit to the Committee as an initial method of contact.

2. Also include a checklist that developers should utilize for their presentations.
- b. Developers should present to the P+Z Committee prior to Planning Commission review.
- c. Perhaps designate people in addition to the P+Z Co-Chairs who can track new developments and be in contact with the City. This role would be responsible for reaching out to new developers who may not have presented to the Committee yet, as well as following up with developers who have been asked to present to the Committee again.

10. Committee Business

- a. NuLoop Partners - Alice Eichholz
 1. NuLoop Partners is sharing guidelines on their website (nulooppartners.org) for developers particularly in the “West Loop”. These guidelines relate to the Root District framework of equity, creativity, and climate.
- b. Pending Projects - Jo Vos
 1. Jo researched the meeting minutes of HPC and the Planning Commission to see how many developers have bypassed the P+Z Committee, and there weren't many. Some developers bypass P+Z before presenting to HPC, but this is advantageous because HPC is often more detailed and pickier than P+Z.

11. NLNA Board Actions - Mollie Scozzari

- a. Food Truck Fair and National Night Out events were a success.
- b. Upcoming election forum on Thursday, September 13th at 5pm at Modist brewing.
- c. Pedro is fundraising via GoFundMe to upgrade the North Loop Dog Park. There will be a fundraising event on Saturday, August 28.
- d. The Board is maintaining a monthly newsletter to 2,000 subscribers which has enhanced the number of website views and sponsors.
- e. Avivo Village has served 182 individuals, 28 of which have found permanent supportive housing. 73 days is the average stay to find permanent housing.
- f. There will be 18 new trash receptacles in the neighborhood.

12. The next meeting will be held on Wednesday, September 22, 2021.

Motion to adjourn is made by Alice, seconded by Irina, and unanimously approved by the Committee at 8:02 P.M.