

NORTH LOOP PLAN UPDATE
Community Advisory Committee Meeting #1

Wednesday, April 22, 2009
City of Minneapolis Public Service Center
3:00 – 5:00 PM

MEETING SUMMARY

Committee members present: Paul Adelman, Karen Rosar, Erin Fitzgerald, Joanne Kaufman, Mary de Laittre, Bob Schmitz, Bruce Rubin, Adrienne Hannert, Ryan Kronzer

Committee members absent: Cara Letofsky, Tracy Berglund

City staff present: Beth Elliott, Joe Bernard

Others present: Dick Paik

Introductions

Beth Elliott introduced city staff that will be involved in the process and invited members present at the meeting to introduce themselves and share their interest and experience with the North Loop area. The role of the committee was then discussed in the context of the planning process.

Overview of the Planning Process and Purpose

Staff explained the anatomy of a small area plan by briefly describing the elements that are common in a final planning document and how they interact with city operations. Also discussed were the specifics of how this planning process will be managed. The description of items and issues included:

- Future land use map and description.
- Transportation issues and opportunities – especially as they relate to connectivity of all modes of travel.
- How the study area and policy document will interact with overarching city policy and adjacent small area plans.
- How the community engagement process will be represented in the plan.
- The plan will be adopted by the city to implement the vision described therein.
- How plans often guide public infrastructure investments.
- A technical team has been assembled and includes representatives from a number of government agencies including Metro Transit, Hennepin County, and other city departments.
- City staff will be leading the process, and consultants have/will be hired to tackle certain technical aspects of the process, including but not limited to design issues, market conditions, and transportation issues.

Mr. Rubin requested information on the location of the Downtown East North Loop Plan (DTENLP). Bob noted the importance that sightlines played in the DTENLP, and also noted that uniquely identifying different areas of the neighborhood will be important to the planning process.

A question was raised regarding the themes under which the planning process would operate. Staff indicated that Guiding Principles usually set the framework for future policy discussions that come up during a planning process. It was decided that Guiding Principles would be drafted and discussed at the next CAC meeting.

Preliminary Market Analysis Findings

Market consultant Dick Paik presented preliminary findings of his market analysis that focused on an area of the North Loop that is southwest of 7th Street North. The slideshow from the presentation can be found [here](#). The study acknowledged a few key items including but not limited to market reliance on downtown office. Dick noted that this portion of the North Loop is actually closer to the downtown office core than the Metrodome. However, due to connectivity issues both real and perceived, this benefit goes untapped. Trends on population growth and housing were also shared in relationship to the North Loop market. The impact of the multi-modal station, possible LRT stops, and Target Field was considered in the analysis and discussion. The resulting conclusion of the interim study results show that residential rental or mid-price ownership units may have a shot in this location, a potential entertainment niche is something to consider, and office/industrial users will likely come incrementally. Specific improvements to the infrastructure that would improve the local market were also discussed. In the subsequent group discussion, connectivity and a market theme were proposed as the main areas of interest for the plan. Mr. Paik will create recommendations for how to guide decisions on land use and infrastructure in the planning process based on market realities.

Next Steps

Future meeting dates were then discussed; the next meeting with an optional tour of key locations in the neighborhood. The next steering committee meeting was tentatively scheduled for late June.

Meeting was adjourned at approximately 5:00pm