



**NORTH
LOOP**
NEIGHBORHOOD

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

Heritage Landing Community Room, 415 1st Street North

- I. June Planning & Zoning Meeting called to order at 6:14 P.M.
- II. Eight of fifteen committee members were in attendance: Jo Vos, Alice Eichholz, Fred Dawe, Mark Huting, Aiyana Ruggiero, Erik Mahn, Kris Lang, and Jackie Peacha.
- III. **A motion is made by Jo, seconded by Alice, and approved unanimously by the Committee to approve the May 2016 Meeting Minutes, amended as follows:**
 - a. On page 1, “exciting” to be removed from description of United development.
- IV. **A motion is made by Alice, seconded by Jo, and approved unanimously to approve the meeting agenda.**
- V. NoLo’s Kitchen and Bar, Basement Bar – Marty Collins, Brett Johnson, and Peter Hoff
 - a. The main floor and the basement of the former Gardner Hardware building will house two concepts under one LLC – a first floor diner and a basement bar.
 - b. The first floor will feature an enlightened diner concept, which aims to be the “third” place between patrons’ work and home. It will serve breakfast, lunch, and dinner and have a smaller, refined menu for each meal. Menus will feature Midwestern favorites made with quality ingredients and in partnership with local artisans. The menu aims to be approachable, affordable, and satisfying. Much of the menu will be centered around the use of a custom wood-fired oven. Efforts will be made to have everything sourced locally from sustainable vendors and local shops. Breakfast will be served from 7:00-10:0 AM. The restrooms will be located in the lobby; the ADA entrance will be from the side into the lobby as well. The restaurant will have 140 seats, including a bar; it will also have a small outdoor patio space that will accommodate 8 two-top tables and a small outdoor herb garden. The bistro-inspired design will aim to highlight the existing building. The restaurant will have a 10-year lease.

- c. The downstairs will have more of a party atmosphere, with a lounge area, team games, charitable gambling, bingo, trivia, meat raffles, pull-taps, etc. It is being billed as “Cuzzie’s older brother who went to college.” It will also have a bowling alley/food truck/snack counter which has a 10-item set menu currently, but might be change every quarter. There will be live music one night and a DJ another. The stage really is a platform for the meat raffles (including vegan nights). The restaurant will be aligned with Ducks, Unlimited for its charitable giving. There is also an opportunity to partner with UberEats, Bite Squad. It will be open 4:00 P.M. to 2:00 P.M.; 11:00 A.M. to 2:00 A.M. on weekends.
- d. The target opening date is the first week of October.
- e. Alice asks if there is concern regarding the potential overuse of NOLO? No, really wanted to tie to neighborhood; the use is intentional. Alice also mentions the Great River Landing’s new project and partnership with Better Futures, which may be a good opportunity for collaboration here, as the restaurant intends to have significant community involvement and a potential mentorship program for at-risk youth to teach life skills and employment, food education, etc. Better Futures restore might be a good place to find materials for the interior décor (located at 26th and Minnehaha).
- f. The Maytag Blue paint on the exterior out of their hands and within HPC purview entirely. Maytag doesn’t want name associated with the building, and as such, the carving needs to be covered. Large bookcase in entryway will have homage to Maytag history and Gardner Hardware Co. Perhaps there can be a block party.
- g. A letter of support for liquor licenses is requested. The first floor diner requires an on-site class E liquor sales license until midnight; the bar below requires an on-site class B liquor sales license with Sunday sales. **A motion is made by Jo, seconded by Alice, and approved unanimously by the Committee to approve the letter of support for the project’s application for liquor licenses.**
- h. There are 15-17 parking spots between the building and Cuzzie’s; the restaurant will have 5 of those all the time and all of them after 5:00 P.M. during weekdays and during all of the day on weekends. Valet service is also being offered.

VI. Committee Business

- a. Neighbor Comments
 - i. There are no neighbor comments.
- b. Committee Development
 - i. A reminder is made for Committee members to please inform Fred or Jackie if they are unable to attend a meeting; regrets only.
 - ii. Fred reviewed both 2015 and 2016 meeting agendas and minutes to identify former subcommittees. He notes that he will add Jo’s name to the the list of members on the agenda, which was inadvertently excluded. The following are former subcommittees (in *italics*) or initiatives that existed.
 1. *Public safety*
 2. *Trees*
 3. *Livability* (streets, streetlights, crosswalks, etc.)
 4. *Schools*
 5. Park and playgrounds
 6. Electric boxes and public art
 7. Transit

8. Other outside committees or which P&Z Committee members were also members: 2020 Partners, SW initiative, etc.
- iii. Alice suggests the addition of a community center initiative. Kris mentions that she wants to make sure that the Committee is not duplicating work of or stepping on the toes of the Board. Alice mentions that the website initiative started with the Committee and then moved to the Board. There can be a mutual, cooperative relationship between the two bodies that can share work. For example, Mark can give an update on the greenery work the Board has undertaken and can look for help and volunteers from the Committee.
- iv. The Committee would like to work towards preparing a checklist of items to be addressed during developer presentations, so that presentations are more uniform and don't run over schedule. Mark has been working with Ben Shardlow, who wants to put something together for all neighborhood associations. Aiyana volunteers to help, too. Perhaps the Committee can reference the development plan as a starting point. The whole idea behind the checklist is to identify issues and to distinguish what is within the Committee's purview and what is not – acting as “guardrails” – which would be beneficial to the Committee and to the developers as they prepare the presentations. Perhaps there is a way to have the presentation materials submitted to the Committee a few days before the presentation so that Committee questions are more informed.
- v. Jackie asks how the Committee can engage more people from the neighborhood, especially when large-scale, influential projects are being presented. A communication initiative should be started; Jackie, Kris, and Aiyana volunteer to lead it. Jackie will begin by audit all communications efforts.
- vi. Jo provides an update on the St. Anthony Falls Alliance, whose mission is to keep the river environmentally healthy and recreationally active, and to ensure that the St. Anthony Falls plan gets implemented. NSP applied for to set the minimum flow levels at 300 cubic feet per second; the Park Board says it should be set at 2,000. In 2004, federal regulations said it should be set at 100 until the NSP fulfills certain criteria things, which it has not yet done. The Alliance is drafting a letter opposing the Park Board's position.

VII. The next meeting will be held on Wednesday, July 19, 2017.

Adjourned at 7:40 P.M.