



**NORTH
LOOP**
NEIGHBORHOOD

**North Loop Neighborhood Association
Planning & Zoning Meeting Notes
October 18, 2017
6:00 P.M.**

Heritage Landing Community Room, 415 1st Street North

1. October Planning & Zoning Meeting called to order at 6:16 P.M.
2. Eight of fifteen committee members were in attendance: Jo Vos, Alice Eichholz, Jerrit Bromley, Francesco Parisi, Mark Huting, Erik Mann, Jackie Peacha, and Joe McErlane.
3. **A motion is made by Alice, seconded by Jo, and approved by the Committee to approve the September 2017 Meeting Minutes.**
4. Committee Business
 - a. Developer Guidelines Document
 - A. Mark outlines the changes that have been made to the document including: the addition of No. 4, as there are many comments around the historic nature of the neighborhood; the addition of “families” to No. 3; and the inclusion of an additional explanation under No. 5.
 - B. Mark removed more detailed criteria and reserved it for the Committee document; the developer document just presents developers with the main concepts addressed.
 - C. Jo notes that the Committee doesn’t issue letters, but instead makes recommendations to the Board. Jo also acknowledges that “all” amenities shouldn’t be located in this part of the City, as it is not a self-sustaining island. Jo also mentions that “community center” may be getting too specific and suggests replacing it with “amenities desired by those who live and work here.”
 - D. **A motion is made by Alice, seconded by Jo, and approved unanimously by the Committee to approve the Developer Guidelines with the above changes.**
 - b. Committee Guidelines Document
 - A. Mark will make the same changes as outlined above to this checklist as well.

- B. It is suggested that ideas be challenged based on the existing conditions in the neighborhood. It is more appropriate and nuanced to use the context of “within the scope of the neighborhood” than “reasonable.”
 - C. The Committee contends that design should be attractive, but also functional *and* cooperative (the new lights on Nicollet Avenue and their impact on bird life is given as an example of incompatibility).
 - D. Alice asks about crosswalks; Jo suggests that they should fall under “connectivity.”
 - E. The Committee highlights the importance of “eyes on street.”
 - F. Francesco suggests the use of the words “height” and “massing,” as opposed to scale. Alice responds that height is already restricted by zoning. The solution is to include “height, massing, scale, and architecture” in the text.
 - G. Regarding compatibility with adjacent properties, the Foundry is a good example. It is proposed that “livability and positive qualities” be included in the text.
 - H. **A motion is made by Jo, seconded by Alice, and approved by the Committee to approve the Committee Guidelines with the above changes.**
- c. Mark mentions that an arborist is going to analyze the large Cottonwood tree on Washington Avenue to see if it can be saved despite the damage that was caused to it by nearby excavation work. The tree is estimated to be between 75 and 100 years old.
 - d. Cobblestone streets are being redone and new storm sewer systems will be in place as part of the capital improvements to be made in 2019. Improvements will be made on 5th, 7th, 8th, and 9th Avenues, which will include the preservation and use of 1900-era catch basins and granite curbs.
 - e. The November meeting will be held on Wednesday, November 15, so as not to be scheduled on the same day as the Board meeting. There is no December meeting for the P&Z Committee, nor for the Board. The annual board meeting is held in January.
 - f. For the development approval process, the Committee could draft letters with specific language for the Board based on Tim’s template letter; if needed, the letter can be amended at the Board meeting before it is submitted to the City and developer. Francesco suggests that from now on, if approvals have contingencies attached, the Board should send letters of support or approval letters directly to City planning staff. This was recommended to Francesco by Andrew Frenz, Senior City Planner. **A motion is made by Francesco, seconded by Mark, and approved unanimously to present the request to the Board for approval. A motion is made by Erik, seconded by Jo, and approved unanimously to add language regarding the letter procedure to the charter for the Committee.**
 - g. Neighbor Comments
 - A. There are no neighbor comments.
 - h. Committee Development
 - A. There is no further committee development discussion.
 - i. New/Unfinished Business
 - A. The Shafer Richardson development planned behind 720 Lofts is still being pursued - the company is just looking at different concepts and sizes. The original plan was for a narrower, taller, recessed building with a lot of space between it and 720 Lofts; now both 10-story and 6-story

options are being proposed and considered. SR would like to be on the November agenda for an informational presentation. SR staff will be submitting an application for remediation program for contamination soils next week. The application is based on economic development and employment impacts. The staff will have the new guidelines for the presentation.

B. Alice mentions that the Federal Reserve purchased the parking garage across Hennepin.

C. Mark has talked with Parks and Recreation about park dedication fees and how they can be utilized. The funds generated from development in the neighborhood total nearly \$1,000,000 in cash. Mark proposed several projects to utilize these dedicated fees and Parks and Recreation were very receptive. He is going to put together a more formal list to be approved.

II. The next meeting will be held on Wednesday, November 15, 2017.

Adjourned at 7:14 P.M.