



**NORTH
LOOP**
NEIGHBORHOOD

North Loop Neighborhood Association

Board Meeting Notes

February 28, 2018

7:00 P.M.

Heritage Landing Community Room, 415 1st Street North

**Attendees: Diane Merrifield, Daniel Mays, Francesco Parisi, Jackie Peacha,
Andy Risvold, Scott Woller, Mark Huting, Fritz Kroll, and Fred Dawe**

1. February Board Meeting called to order at 7:03 P.M.
2. **Motion is made by Fritz, seconded by Fred, and unanimously approved by the Board to approve the Board meeting agenda.**
3. **Motion is made by Mark, seconded by Jackie, and unanimously approved by the Board to approve the January Meeting minutes.**
4. **Motion is made by Mark, seconded by Fritz, and unanimously approved by the Board to approve the Annual Meeting minutes with the following corrections:**
 - a. Corner Church, not Coffee Church
 - b. Sexton Lofts, not Saxton Building
5. Neighborhood Engagement – North Loop Neighbors
 - a. There are no neighbor comments, other than initial introductions.
6. Councilmember Engagement - David Zaffrann, Senior Policy Aide, Councilmember Fletcher's Office
 - a. David thanks the Board for the standing invitation and asks that if there are any specific issues that the Board would like addressed, to please let him know.
 - b. Councilmember Fletcher is proud of City's work for the Super Bowl. There were some concerns about the military presence downtown, whether it had the intended effect of perceived safety and whether those same security goals could have been

achieved with different equipment. Councilmember Fletcher wants to know how small businesses fared during the time leading up to the event. Corner Coffee fared the same, but with different clientele; Brian Graham had closed that Saturday. The office may work on an official survey, as they have been receiving lots of anecdotal information.

- c. Governor Dayton made a bonding request for the Stone Arch Bridge repair work; it is now an official item of support for the City's lobbying contingent. The Lock and Dam project of conversion into a visitors' center remains in control of Army Corps of Engineers; it would need to be decommissioned and decoupled from other two.
- d. 35W – 11th Street exit will be closing for work this spring; additional ramps will be closed as well for 4 months. As a result, more traffic will be pushed to 3rd and Washington Avenues. Hennepin Avenue will undergo significant infrastructure improvements and reconstruction in 2019 between Washington Avenue and 12th Street. North Loop capital improvements, slated for 2019, will include 3rd Avenue streetscape work and 22 intersections with significant pedestrian improvements. Public Works will only put in crosswalks at controlled intersections or school zones; otherwise an exception must be noted.
- e. Councilman Fletcher is the vice chair of the Public Safety Committee and is particularly interested in the topic of safety, as the downtown entertainment district lies within his ward. He met with the first precinct station, the Warehouse District business owners, and DID to discuss what has been tried, what hasn't, what needs to be implemented and how we fund it or push for policy changes. Councilmember Fletcher is not opposed to enlisting more police officers, but he is interested in having the most appropriate first responders for the issues being presented. Fritz mentions that there are no patrols in the neighborhood after 10:00 P.M and the NLNA and residents are more concerned with actual security than feelings of security and that there is a real need to increase the supply of police officers.
- f. The Board stresses the importance of having a park in the neighborhood and that the North Loop is the biggest neighborhood in the City without a park. It would welcome the opportunity to have the Councilmember support its work for a park.
- g. A monthly breakfast is held with the Councilmember; this month's is held at Kramarczuk's on March 21 from 7:30 to 9:00 AM. CPED staff will be present to talk about the long-range plan. On Wednesday evenings at 5:00 P.M., Councilmember Fletcher also hosts community office hours at rotating coffee shops. The next has yet to be scheduled, but will be in Downtown East. Please look for more information in the e-mailed newsletter and Facebook posts.

7. Finance Report – Tim Bildsoe

- a) Tim will send the report out later. The check from the City for CPP funds for \$20,000 was received. The only notable expenses were those for the annual meeting, which were not that significant considering the overall budget.

8. Secretary's Report

- a. There is no report to present.

9. NLNA Priorities – Committee Reports

a. Planning & Zoning – Jackie Peacha

- First Draft
 1. The new concept tap room featuring 50 taps and a pour-your-own system is requesting a letter of support for the change in liquor license from a class B to a C2 license and for a variance for outdoor acoustic music. The Committee approved the requests.
- 747 North 3rd Street
 1. The current surface parking lot at the east end of Bassett Creek will be developed into a “u”-shaped, mixed-use building with 4,000 square feet of commercial space and 140 apartment units. The building will have a courtyard that acts as a buffer zone of sorts along the alley. The façade will feature masonry along the bottom levels and Hardi-board and wood-like material on the exterior floors above. Parking will remain on land adjacent to the property line, but an intentional “edge” of landscaping will be created in order to complement a potential park in the future. The vacated alley is owned by adjacent landowners, including 720 Lofts. The idea is to create a linear park in the area – a walkable, usable, well-lit space. Mark commended the SR team and touted the work as “perfect example of the developer and NLNA working together.” Every attempt will be made to save the existing trees on the south side of the lot. If the existing trees cannot be saved, a dog run with new trees and shrubs will be installed there. Scott suggests that trash management for the sidewalk area is included as a stipulation of approval. Mark notes his appreciation for SR incorporating the Committee’s feedback into their revised plans. The Committee approved Schafer Richardson’s request for approval and support for an off-street unloading variance.
- The Redwell, 1000 North 3rd Street
 1. The initial plan to add 50,000 square feet and 3 stories to the existing Zuccarro building has been changed as the costs of removing stucco, the lack of demand for the floor plate sizes, and the 50% lease-up requirement were insurmountable project hurdles.
 2. The plan is now to demo the entire structure because it is in much worse shape than initially thought. A new, 6-story, 129 unit mixed-use building, with 10,000 square feet of commercial office space on the first floor will be built. Pedestrian safety is a concern in this area and as such, bump outs along 10th Avenue will be installed. The parking ramp on the adjacent parcel will have bump outs, too. The building will have 46 underground parking stalls with the entrance on 10th Avenue. There will be a shared access driveway agreement with Minneapolis Public Housing Authority. There is also a shared parking scenario being promoted with a ramp to be built adjacent to the Redwell.

3. The project will certainly complement the structures within the adjacent historic district, but the site is outside the boundary of the district, and as such the building will have a more modern and industrial feel. The Board then expresses its desire to have it reflect the historic nature of the neighborhood with such design elements as vertical and not horizontal blocking. Fritz stresses the need for affordable rentals in the neighborhood, with monthly rent as close to \$1,000 as possible.
 4. Approvals required: future land use has the area listed as an industrial employment district, in which housing is not permitted; a Comprehensive Plan amendment to switch to transitional industrial and to eliminate the employment district designation is also needed. These requests are in addition to the typical land use application, which includes a request for a variance for structure height to six stories and for no off-street loading.
 - **A motion is made by Jackie, seconded by Fred, and unanimously approved by the Board to provide letters of support for three projects and their requests for variances.**
- b. Community Engagement – Scott Woller
- Candy Grab is schedule for Saturday, March 31. Scott has promotional materials and a handful of sponsors secured already. He requests a \$1,000 donation for this year; he is still awaiting a response to his sponsorship solicitation from the Dentist. Fritz suggests the veterinarian for sponsorship as well. Sponsorship include a \$100 cash donation and candy. Downtown Families has also been supportive of the event in the past. **A motion is made by Scott, seconded by Andy, and approved unanimously by the Board to donate \$1,000 for the Candy Grab event.**
 - On Sunday May 6, a food truck fair is proposed to be held at the Heritage Landing Circle. The goal is to have 12-15 food trucks and 500+ attendants. It would be great for this to become an annual event. The only expense is marketing, but it is crucial, as signage will be very important because of the location being a bit removed and out of sight. Heritage Landing will also advertise for the event.
 - Sunday, April 22 is Earth Day; Saturday the 21 will be the next North Loop Clean Up. The goal is to have individual buildings, businesses, and organizations have their own events in conjunction with the larger initiative. The City provides bags, gloves, etc. Scott is working with the City to have two drop off spots, but it hasn't been decided where those should be - maybe by the viaduct by Modest or by the proposed dog park.
- c. North Loop Website – Diane Merrifield
- Diane sent out the report. The volume is still down, with seasonal lows trending; she expects that the volume will pick back up this spring.
 - The average last year was 5,400 per month; this month, 3,900.

- As expected, the Super Bowl had impacted metrics, with 80% of visitors being non-Minnesotan; 75% of inquiries were to request changes or add information and Diane would act on requests directly.
 - Newsletter going out in next ten days; please let Scott know if you have any content.
 - Efforts have been focused on Facebook and not on Instagram because of capacity; Andy mentions might be good to have Instagram for the food truck fair.
- d. Neighborhood Safety – Daniel
- Messages have been sent to Renee and Kelsey to meet, as well as to Councilmember Fletcher. Scott mentions that Task Force participation is expected and suggests inviting those folks to the meeting, too.
 - Daniel requests suggestions of where people feel unsafe and those that need extra attention; he wants a better idea of what data is available and how it is collected so that the group can better coordinate with police efforts.
- e. Infrastructure – Tim Bildsoe
- There is nothing to report.
- f. Business – Andy Risvold
- Andy is considering for the networking event a Twins daytime game in August. Four years ago the Twins gave 800 tickets to the NLNA.
 - If not hosting a game event, Andy would like to at least host some event at the stadium; 2020 Partners also does a game event.
 - The map and marketing tool is not yet finalized; the current version does not highlight the North Loop as strongly as it had been hoped.
- g. Parks and Beautification – Mark Huting
- The Copham is going to fund 100% of the costs for planting 14-16 large trees on the 700 block of Washington Avenue. They are also going to install designer fences to complement existing architecture, down-lighting to highlight flowers, up-lighting to highlight trees, and irrigation for the plantings. The struggling, crooked trees will be replaced. Some beds will be expanded in size and some will be new. Permits are anticipated for the spring; the City Forestry Department has already reviewed the plan.
 - On 2nd Street, two tree grates will be removed, and new trees and perennial flowers will be planted.
 - Washington Monument: no real update, just that the MNDOT has been slow to respond.
 - North Loop Park: The city is negotiating with the property owner to come to agreement on the land purchase. This is their first priority for the use of neighborhood park dedication funds.
 - Washington Avenue Connection Park: the plaza has garnered lots of support. Mark is working with the property owner and neighboring property owners to come together on a plan to move forward. Two options exist

including a privately controlled public access plan and publicly controlled plan using park dedication fees. Both adjacent property owners have communicated they would provide generous financial support to the project.

- Mark and Fred hope to have a dog park update in the future. They are working through City issues, as the parcel is City-owned land. Fred is going to talk with adjacent landowners.
- Banner installation will commence as soon as the weather breaks.
- Mark is planning to conduct a survey/inventory of all the empty planters in the neighborhood. He will be looking to the Board for small donations. It is noted that watering the planters is the most complicated component both cost- and logistics-wise.
- Mark is also considering watering and maintenance contracts for the entire neighborhood; he will have more information to follow.

9. Unfinished Business

b) New Business

1. Nomination of new officers includes Tim as president, Diane as vice president, Jackie as secretary and Irina as treasurer. **A motion is made by Fritz, seconded by Andy, and unanimously approved by the Board to approve officers.**
2. CPP annual report was sent by Tim and requires Board approval. **A motion is made by Francesco, seconded by Mark, and unanimously approved by the Board to approve the CPP annual report.**
3. It has been heard that a six-story parking ramp is going to be built on the parcel next to the Federal Reserve, but no development proposals have been presented to the Board as of yet. Zoning and historic guidelines prevent above-ground parking structures, so a variance would be required. Jerrit Bromley from P&Z is now serving as a liaison with the City, so he will ask staff. The parcel in question is owned by the Hennepin County Rail Authority.

10. The next meeting will be held on Wednesday, March 28, 2017.

Adjourned at 8:47 P.M.