



**NORTH  
LOOP**  
NEIGHBORHOOD

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**North Loop Neighborhood Association  
Planning & Zoning Meeting Notes  
May 23, 2018  
6:00 P.M.**

**Heritage Landing Community Room, 415 1<sup>st</sup> Street North**

1. May Planning & Zoning Meeting was called to order at 6:00 P.M.
2. Twelve of fifteen committee members were in attendance: Mark Huting, Jackie Peacha, Kris Lang, Joe McErlane, Alice Eichholz, Eric Mahn, Joshua Stein, Aiyana Ruggiero, Jo Vos, David Miller, Fred Dawe, and Francesco Parisi
3. **A motion is made by Alice, seconded by David, and unanimously approved by the Committee to approve the April 2018 Meeting Minutes with the following changes made:**
  - a. Jo Vos was incorrectly excluded from the attendance roster.
4. Hennepin Avenue Reconstruction, JoNette Kuhnu, Kimley Horn
  - a. Reconstruction of Hennepin Avenue will extend from Washington Avenue to 12<sup>th</sup> Street, but the City wants to ensure that the changes fit within the broader context of Hennepin Avenue from the River to the Walker.
  - b. The last street reconstruction was in the 1980s. The auto-centric view of that time no longer prevails; the desire now is to meet the needs of all users, and not just those in vehicles. Design workshops with bike advisory and disability committees have taken place already. Important issues include how to separate spaces for distinct uses while preserving sidewalk and café spaces. In order to provide space for all modes, the street will be narrower with the curb to curb measurement reduced from 60 feet to 46 feet wide.
  - c. Concept work began in 2016 and has been approved by the City Council. Federal funds have also been applied for and awarded. MetroTransit has funding for both Bus Rapid Transit stations and improved transit shelters (with lighting,

heat, and benches) along the corridor. Currently there are 13 bus stops; there will be 9 after the reconstruction, 8 of which will be BRT stops.

- d. This \$20 million project will be funded through the City, State, and Federal governments. Streetscape improvements are not included in the initial reconstruction work scope or budget and would be funded through special assessments of those property owners that front Hennepin Avenue (unlike that levied for Nicollet Mall which was more far reaching geographically).
  - e. Approval of the layout will be requested from City Council in July; the Council had already approved the concept of a typical block and it has been that concept that has been applied to the initial designs of the corridor. Design work is still in its earlier phases, but basic parameters, like the locations of bus stops, are more or less set. Enhanced streetscape design would be determined by the first quarter of 2019; utility work is set to begin at that point; construction is slated to begin in 2019 and to continue throughout 2020 and 2021.
  - f. An Open House was held at the end of April at the Hennepin Theatre Trust. Strong efforts to engage stakeholders had been made. There has been a wide range of outreach and meetings so far. Feedback has indicated that public and traffic safety are significant concerns, as well as the promotion of the arts district, enhanced lighting, better bike and pedestrian crossings, and street trees. Issues like where construction starts, the locations of utility work, traffic detour patterns, etc. are all the next stage of details and have yet to be determined.
  - g. Details include the removal of some of the left turn lanes (these had had the most fatal accidents along the corridor), the improvement of traffic signal detection systems for left turners, and the removal of restrictions in right lanes for busses and right turners. Parking in front of Laurel Village and City Centre will also be removed. Bus stations will be able to accommodate one long and one shorter bus at the same time. Efforts are underway to consolidate driveway access and reduce the overall number along Hennepin Avenue.
  - h. JoNette is requesting a letter of support for the layout design. Jackie requests that JoNette let NLNA know of any changes before the Council meeting in July, as well as an updated presentation in late 2018 or early 2019.
5. The Redwell and 747 North 3<sup>rd</sup>, Amanda Janzen, Schaffer Richardson
- a. Planning Commission approval was granted on May 7. Because the proposed residential use requires a Comprehensive Plan amendment, Councilmembers Ellison and Bender had been giving some extra consideration; they decided they would not support an amendment for residential use, unless it was for an entirely affordable housing project. As such, the Redwell will now be 100% affordable at 60% AMI. Schaffer Richardson will be applying for 4% low income housing tax credits and City bonds, as well as requesting TIF; it will not be applying for Housing Trust Funds. The unit mix has since changed, though the massing and design remain the same. As there are now more two-bedroom units, there will be 104 units instead of 129. There will also be 46 underground parking stalls. The Comprehensive Plan amendment was applied for with the Minneapolis Public

Housing Authority as a co-applicant; Shaffer Richardson is still in conversations with it regarding project-based vouchers (which would be for 30% AMI units). One-bedroom unit rents will be approximately \$1,100 (2020 levels for 60% AMI households). On June 7, the project heads to Planning and Zoning Committee for approval of the Comprehensive Plan amendment; it then goes for Council approval on June 17. The area north of 10<sup>th</sup> Avenue, south of Plymouth Avenue, and west of 2<sup>nd</sup> Street, is proposed to change from industrial production and process to production mixed-use; City staff had suggested not to approve the amendment, but the Commission overruled staff recommendation. Construction is slated to begin in Spring 2019.

- b. Amanda requests that the Committee submit a letter of comment to the current draft of the 2040 Comprehensive Plan. The comment period is open until July; Amanda has sent to Tim the language for a letter.
  - c. In other Shaffer Richardson news, the 747 North 3<sup>rd</sup> project has received Commission approval; its construction is to start this December.
6. Committee Business
- a. Letter of support for layout concept for Hennepin Avenue reconstruction: the Committee requests that JoNette e-mail the materials to allow for a closer review before July; a letter from the group would be contingent on her return to discuss the streetscape plan or an update e-mail. She does not need to present in person.
  - b. Federal Reserve: Mark had a good meeting, as his contacts were receptive to his suggestions for park spaces. The Reserve tentatively agreed to provide tables near the trail and a bike repair station in the muddy section, and to continue the pedestrian walkway. The renderings present a well-designed building. The work has been awarded to an architecture firm within the past two weeks.
7. Communications Update
- a. Kris and Jackie are looking for feedback regarding their proposed approach for social media, marketing, and communications.
    1. Social media/website: Facebook should be used more so for events than for agendas and general issues; the platform is also leaning toward an older crowd. Nextdoor might be more accessible to a larger audience. The Twitter account hasn't had a post since 2016 and might not be as useful even now. Instagram is great for posting about events and North Loop culture in general, rather than information about agendas and larger issues, but could be amenable to an agenda post once in a while. Posts will need to identify the address and the project in a short soundbite or a few sentences in order to hook the viewer's attention. It is imperative to always include links to the larger postings on the NLNA's website.

2. Condo Buildings: managers support the idea of dissemination information on behalf of the NLNA to residents and have committed to strong communications efforts via e-mail and newsletters.
3. Apartment Buildings: unfortunately, unlike the condo management presence in the North Loop, there is no one majority management company. It will require a little bit of heavy lifting to coordinate distribution lists once a month. Another approach would be to leverage social media; a third might be a combination of the two strategies.
4. The next steps are to bring the plan to the Board for its review, then for P&Z to develop content, and then to relay it to the Board for final distribution. Please provide any feedback to Kris and Jackie before they present to the Board at its next meeting.

8. Neighbor Comments

1. There are no comments.

9. The next meeting will be held on Wednesday, June 20, 2018.

Adjourned at 7:33 P.M.