



**NORTH
LOOP**
NEIGHBORHOOD

**North Loop Neighborhood Association
Planning & Zoning Meeting Notes
July 18, 2018
6:00 P.M.**

Heritage Landing Community Room, 415 1st Street North

1. July Planning & Zoning Meeting was called to order at 6:03 P.M.
2. Eight of fifteen committee members were in attendance: Kris Lang, Alice Eichholz, Eric Mahn, Irina Brown, Mark Huting, David Miller, Zachary Schaaf, Joshua Stein, and Aiyana Ruggiero.
3. **A motion is made by Alice, seconded by Aiyana, and unanimously approved by the Committee to approve the June 2018 Meeting Minutes with the following changes made:**
 - a. Section 7a- Mark made drawings to capture the concept of the outdoor adjacent spaces, as well as one showing a greening of the structure itself. These drawings are to be presented to the Fed Reserve and passed onto their architect for an official rendering.
 - b. Section 5d – Tim plans to wait to hear back from David Frank.
4. 116 N 3rd Ave. Parklet, Chris Zelis
 - a. Chris Zelis is the Director of Operations at Fairgrounds Coffee & Tea, a Chicago-based company with two locations in Chicago and one new location in the North Loop at 120 3rd Ave N. The founder of Fairgrounds, Michael Schultz, is originally from Minneapolis which is why their new location is here. Fairgrounds is a coffee, tea, and full food concept cafe.
 - b. Chris presented a proposal for the development of a parklet to be located in front of Fairgrounds at 116 3rd Ave N. The parklet would occupy one 20-foot parking space (the last parking space before the fire hydrant), and would be a permanent, seasonal use fixture. Other existing parklets in the area are seasonal use as well, as this avoids complications with plows during snow removal.

- c. Though the parklet would be for public use, Fairgrounds would sponsor the cost of development and provide 16 chairs, 5 tables, and ongoing maintenance. The parklet would mirror the look of their patio in terms of design and aesthetic (bright yellow chairs, dark wooden tables, steel & reclaimed wood railings). Synthetic wood would raise the parking spot so that it's even with the sidewalk. Fairgrounds will also add umbrellas and a couple of planter boxes for greenery.
- d. Alice voiced concern over whether the parklet would hinder parking for other businesses in the area; David asked if Fairgrounds would pay off the meter; and Eric inquired about surveillance. Chris was unsure of these issues, but said that the City is fully aware of these plans and that Fairgrounds would lock up the tables and chairs. There is precedence for this parklet based on the previous existence of other parklets similar to the one proposed, like the one that used to exist in front of Martin Patrick.
- e. **A motion is made by Mark, seconded by Irina, and approved unanimously by the Board to approve the 116 3rd Ave N parklet in front of Fairgrounds Coffee & Tea.** Kris will write up a letter of support and send to the NLNA Board.

5. Committee Business

- a. Kris received an email from SAFA (St. Anthony Falls Alliance) reminding the NLNA to put in their comments before July 22nd for the 2040 plan. Kris encourages the NLNA P&Z Committee to visit the areas of the North Loop that have proposed changes in the 2040 plan, and to put in their comments. Mark recommends that people take a look at the North Loop Small Area map online – under “Topics” you can comment on Land Use and Built Form. Built Form recommendations as presented in the North Loop Small Area plan include ‘Transit 30’ districts throughout much of the North Loop, which would mean developers can build up to 30 stories. ‘Transit 30’ districts are generally found along the light-rail and busy transit stations. The areas closest to the river remain ‘Corridor 6’.
- b. Alice comments that the Commutator Foundry has started restoration and construction has officially began for Great River Landing. The North Loop is developing fast.
- c. Irina mentions that with all of this new development, there is frustration over the disappearance of trees. In many other places, when a developer takes down trees they are responsible for replacing them. Perhaps if developers are disincentivized to remove trees, such as the imposition of a fee for taking down trees, they will be further incentivized to save and/or replace them. Irina proposes that the NLNA pushes legislation to make this mandatory for the North Loop, and that the NLNA P&Z Committee bumps this to the NLNA Board to take on.
- d. David says that tree requirements are regulated by zoning code, and that there are existing “street tree” requirements for new developments. However, the requirements are minimal and do not necessarily include any regulation for the caliber or quality of the trees. There are several steps required to change this kind of legislation, the first of which would be drafting a letter on behalf of NLNA

and pushing to the Planning Commission. As we move forward with this, we have to keep in mind that even if trees do not appear to be a hindrance, often things like root systems can pose issues to a new development.

- e. Irina and other committee members will write their thoughts down regarding trees and greenery, and Mark will take them to include in the 2040 plan as well as the NLNA Board meeting.
6. Neighbor Comments
- a. There were no comments.
7. The next meeting will be held on Wednesday, August 22, 2018.

Adjourned at 6:36 P.M.