



**NORTH
LOOP**
NEIGHBORHOOD

**North Loop Neighborhood Association
Planning & Zoning Meeting Notes
June 20, 2018
6:00 P.M.**

Heritage Landing Community Room, 415 1st Street North

1. June Planning & Zoning Meeting was called to order at 6:03 P.M.
2. Eight of fifteen committee members were in attendance: **Mark Huting, Jackie Peacha, Kris Lang, Alice Eichholz, Irina Brown, Francesco Parisi, Jo Vos, Jerrit Bromley**
3. **A motion is made by Alice, seconded by Jo, and unanimously approved by the Committee to approve the May 2018 Meeting Minutes with the following changes made:**
 - a. Both Fred Dawe and Francesco Parisi were in attendance.
4. Duffy Paper Buildings Project, Dominion, BKV, Jackie Cherryholmes, and Tom Nordyke
 - a. As the project is in its very early stages, the team is here to just present an informational, high-level overview of the planned project.
 - b. Dominion has been anxiously waiting for years for the opportunity to development this property. They have had it under contract for 4 months and have since been putting together architectural plans and formulating a vision for the property. This \$100,000,000 redevelopment will feature 200 units of affordable housing, available at a mix of income levels ranging between 30%-80% of the area median income. It will also have a combination of studio, one-, and two-bedroom units, with the possibility of three-bedroom units as well. The project will entail the redevelopment of the existing building and an approximately six-story, new construction building on the adjacent surface lot. Exterior façade materials would complement and agree with historic guidelines. It is possible, but highly unlikely, that the Heritage Preservation Commission would prohibit any new structure to be built on the surface lot, which houses 35 parking stalls currently. Dominion plans to provide 135 stalls between its planned underground

parking and parking with the additional buildings. Parking will not be visible from the street. Though the development will feature approximately 300 bedrooms, because of its transit-oriented nature and affordability component, demand for parking will be lower than the average market-rate project. It will accommodate lots of bike parking and have HourCar options available. The project will be entirely residential, though there is an opportunity for public space along Washington Avenue. The City's parking requirement is zero.

- c. Hennepin County will provide bond financing for the project; CPED is to allocate low income housing tax credits; HUD will provide the permanent financing. There are no City funds in this project (no TIF, CDGB, or other City funds). The new mixed income averaging approach, a new tool in the tax reform law of last year, makes this project financially feasible. It is the first project in Minneapolis to use this new approach. Dominion hopes to close on financing next summer and then begin the 18-24-month construction period.
 - d. Approximately 60 units would be restricted at the 80% AMI level, 100 units at the 60% AMI level, and 40 units at the 30% level. For example, rent for a one-bedroom at the 60% level would be \$1,000; for a three-bedroom, \$1,400.
 - e. Francesco and Jerrit expresses their desire for a restaurant in the ground-floor space; Francesco inquires as to the impact on a walkability score the lack of commercial space would have. Jo likes eyes on street, even if they're from ground-floor residential units and not a commercial space.
 - f. Dominion indicates that there will be closed circuit security for the perimeter of the property and that unfortunately, the narrow sidewalks do not present much opportunity for greening, though that level of detail hasn't been contemplated at this point. Mark suggest a green space on the rooftops or a green roof; such would be subject to the State Historic Preservation Office and the National Park Service, as the project will be funded with historic tax credits.
 - g. Kris stresses the importance of keeping the entry and exit for the underground parking away from Washington Avenue. They will be located off of 5th Ave.
5. City's System for Notification of Development, Tim Blidsoe
- a. Many land use applications require public hearings, a mailer to be sent out, or a notice to be posted within a certain distance of the property submitting an application (350 feet of border of property). Currently, if a renovation or demolition is to take place, an orange 8.5 x 11 flyer is posted on the front door and on each corner of the proposed development or existing structure. In other cities, notice requirements are more stringent and more encompassing; for example, notices often have to be posted within a 1,000 or 1,350-foot radius, depending on the type of project.
 - b. Tim updated the existing ordinance with some edits of his own after having consulted with half a dozen developers. He contends that the additional costs associated with his proposed more robust notification system would be borne by developers, as they wouldn't be too significant.

- c. The intent of these changes is not to require home improvers to post these notices; rather, it would be for those developments applying for a conditional use permit or variance. Tim suggests notices should be posted within a radius of likely 1,000 or 1,250 square feet and in addition, that perhaps a post card, instead of an envelope and 8.5 x 11 paper can be mailed, as it is more likely to be read and less costly. He also suggests that resident notices begin even earlier in the process. Perhaps Loring Park's neighborhood association would be an ally in this effort.
 - d. Next steps: Tim plans to wait to hear back from David Frank, then approach Councilmember Fletcher, then the Mayor. He would like to utilize examples of cities that have a good approach; local examples include Plymouth and Minnetonka. He believes that this work has a lot of synergy with the good work that Kris is doing regarding communications.
 - e. Tim encourages everyone to comment on the Comprehensive Plan via the City's website. www.minneapolis2040.com/
6. Committee Business
- a. A letter of support for the Hennepin Avenue Reconstruction project had been requested by Jonette Kuhnau of Kimley Horn at the previous meeting.
7. Neighbor Comments
- a. The neighbors present express their happiness that the meetings are public and open to neighbors. These neighbors came to the meeting to learn more about the Federal Reserve parking project. So far, the Federal Reserve has selected an architect, but it has not officially hired the firm, which hasn't started design work yet. The Fed expressed its preference for neighbors to be involved with design process from the start and that it is very open to working with neighbors. Tim suggested the NLNA invite the Fed to a meeting for a presentation. 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. The parking ramp will be 4 or 6 stories, which the neighbors feel is out of scale for the surrounding buildings.
 - b. A representative from CTA Architects was approached about the parcel right next to the 394 ramp off Washington Avenue; he believes that a development there can be beneficial in terms of both parking and the pedestrian environment and was attending the meeting in hopes for the opportunity to generate ideas. Mark and Tim tell him about the existing plans for the space and plan to show him the designs after the meeting.
 - c. The Foundry redevelopment has been experiencing funding delays; there is a new (partial) ownership in the development and as a result, the timeline has been delayed.

- d. Public notice has been posted for the Opus development on West River Parkway; the project will be presented at the next Planning Commission meeting on Monday afternoon.
 - e. The Committee decides to abstain at this time from providing a letter of support to Kimley Horn for the Hennepin Avenue reconstruction project.
8. The next meeting will be held on Wednesday, July 18, 2018.

Adjourned at 7:33 P.M.