



**NORTH
LOOP**
NEIGHBORHOOD

**North Loop Neighborhood Association
Board Meeting Notes
August 29, 2018
7:00 P.M.**

Heritage Landing Community Room, 415 1st Street North

Attendees: Tim Bildsoe, Jackie Peacha, Mark Huting, Diane Merrifield, Scott Woller, Fred Dawe, and Fritz Kroll.

1. August Board Meeting called to order at 7:06 P.M.
2. **Motion is made by Diane, seconded by Fritz, and unanimously approved by the Board to approve the Board meeting agenda.**
 - a. Tim has printed agendas available on the counter.
3. **Motion is made by Jackie, seconded by Mark, and unanimously approved by the Board to approve the July Meeting minutes.**
4. Neighborhood Engagement
 - a. Lacy Johnson from North Minneapolis is running as a Republican for Minnesota House of Representatives District 59B. More information about his campaign can be found at www.friendsoflacyjohnson.org.
 - b. State Senator Bobby Joe Champion is currently knocking on doors to breed familiarity in the neighborhood, talk about current legislation with residents, and give residents the opportunity to sign up for his communications and capitol reports.
5. Councilmember Engagement – Councilmember Fletcher
 - a. MPD is conflicted with wanting downtown to be safe AND fun. Instead of closing 1st Ave at bar close and using horses to push people out, they are now getting rid of the police horses and experimenting with putting food trucks on the streets until 3am. So far, it's been successful.
 - b. Encourage residents to check out the newly released budget by Mayor Frey. There is an opportunity to invest in things like affordable housing because our TIF district out-performed the last few years.
6. Finance Report – Irina Brown

- a. Irina is not present so Tim is reporting in her place. Our current checking account balance is \$37,600.
 - b. NLNA has received approval to use the reserved CPP (Community Participation Program) money.
7. Secretary's Report – Jackie Peacha
- a. Nothing to report.
8. NLNA Priorities – Committee Reports
- a. Planning & Zoning – Jackie Peacha
 - 1. Duffey Paper Building- Dominion is requesting support for the project which encompasses three existing historic buildings between 5th and 6th Streets. The existing structures will be converted into 125 units affordable housing. On the existing surface lot next door, there will be 75 units of new construction. All units will be between 30-80%AMI using the federal income averaging policy. Potential amenities include a pet salon, game room, and fitness room as well as rooftop space. 0.64:1 parking ratio (parking to units). Financed with federal and state historic preservation and affordable housing tax credits.
 - 1. Philosophy of historic preservation – focus on showcasing structural historic columns within building and install new windows that feel like the historic windows (currently blocked in). They will restore the brick façade on the historic buildings and create a concrete façade for new construction. New construction will feature brick on the lower three floors and stucco on the upper portion.
 - 2. Neighbor concern about the height of the buildings – The manufacturing industry historically changed the height of buildings. This block fits within the “new era” historic height limitations. New construction will be just under the height of the Duffey building due to zoning requirements.
 - 3. Neighbor concern about the allocation of parking spaces, specifically the density vs. availability of parking - Parking ratio is actually 0.34:1 when you consider the number of bedrooms instead of the number of whole units. Dominion is trying to meet City wishes by creating more 3 bdr units. Dominion is also faced with the challenge that the property line follows the building perimeter all the way around the site with the exception of the surface lot. The surface lot will be replaced by underground parking. But, even this underground parking is limited because at about 9-14 ft below-grade you run into limestone. Excavation of limestone is difficult and expensive so underground parking can only be so deep.
 - 4. Neighbor concern about where people will park - Parking will be allocated on a first-come, first-serve basis. By law, you cannot reserve parking units based on income level. Many of the lower-income tenants will likely work in the neighborhood and not own cars. NLNA encourages Dominion to consider creative ideas to incentivize not having a car. For example, bike storage and bike repair/maintenance stations, and improved bus service along Washington through partnership with Met Council.

5. Retail space is not included in the current design, but Mayor Frey has requested that Dominion reconsider and explore potential retail space.
 6. Sidewalk “bump-outs” – nothing planned yet, but developer will look at the Washington Ave plans and talk to Public Works to see if there’s motivation and ability to look at that.
 7. There will be dedicated space for pet relief if they decide to allow pets. There is ample space in the basement of the building for common areas which would include a designated area for pet relief.
 8. Neighbor concern about over-developing the North Loop and wanting more resources to go to parks, parking, and greenery. This project will keep the existing greenery – will not be disturbed by construction. New vegetation will be planted by the loading dock and along 5th. Also, funding is entirely at the state and federal levels.
 9. **Motion is made by Jackie, seconded by Mark, and unanimously approved by the Board to write a letter of support for the project with the stipulation that Dominion installs a public notification sign on the building, as well as they expand their area of notification for all public hearings to 750ft from the property line.**
2. Belami Lounge - A fun, jazz-fashion fusion club on 3rd Ave with a focus on safety and extensive security measures.
 1. **Motion is made by Jackie, seconded by Mark, and unanimously approved by the Board to write a general letter of support for the project.**
 3. Commutator Foundry Building- Developers request support to waive the Public Works ordinance in order to restore the historic, exterior stairway. The property will be developed into a boutique hotel with a wine bar.
 1. **Motion is made by Jackie, seconded by Mark, and unanimously approved by the Board to write a letter of support for the project and their request to waive the Public Works ordinance.**
 4. 1st St Apartments – The applicant was not present but the board moved forward with their request for a letter of support. Mixed-use multi-family unit on 1st St parking lot across from Aria. Includes 8,000 sq ft of retail space separated into approximately five little storefronts to break up scale. 240 parking stalls, some public. 152 units. Concern about traffic – NLNA will request that they complete a traffic demand study. Only stop signs exist in that area but there is a clear need for a stoplight.
 1. **Motion is made by Jackie, seconded by Fritz, and unanimously approved by the Board to write a general letter of support for the project.**
- b. Livability and Safety – Daniel Mays
 1. Nothing to report.
 - c. Historic Preservation and Public Art – Francesco Parisi and Mark Huting
 1. Review Scott’s design concepts for historic preservation signs. These signs will be temporarily affixed on buildings with double-sided industrial tape. Requested size 20in x 12in at about \$30/sign.

