



**NORTH  
LOOP**  
NEIGHBORHOOD

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**North Loop Neighborhood Association  
Board Meeting Notes  
February 27, 2019  
7:00 P.M.  
Colonial Warehouse Conference Room, 212 3rd Ave N**

Attendees: Jackie Peacha, Daniel Mays, Mark Huting, Irina Brown, Scott Woller, Fred Dawe, Fritz Kroll, and Francesco Parisi.

1. February Board Meeting called to order at 7:01 P.M.
2. **Motion is made by Scott, seconded by Irina, and unanimously approved by the Board to approve the Board meeting agenda.**
3. **Motion is made by Scott, seconded by Mark, and unanimously approved by the Board to approve the January Meeting minutes with the following changes:**
  - a. For the approval of the financial report, Diane moved and Jackie seconded.
4. Neighborhood Engagement
  - a. Rock Island Lofts neighbors here to listen to the 310 Lofts presentation.
5. Councilmember Engagement – Councilmember Fletcher not present.
6. Finance Report – Irina Brown
  - a. Financial report will be voted on via email.
7. Secretary's Report – Jackie Peacha
  - a. Nothing to report.
8. NLNA Priorities – Committee Reports
  - a. Planning + Zoning – Jackie Peacha
    1. Heritage Landing Parking Ramp – Federal Reserve Bank
      1. Justification for ramp: Bank has 1,200 employees, but only enough parking for 280. 8,500 visitors came through the Bank for conferences at events in 2018. No other long-term parking options are available. In the process of building this ramp, the Bank will expand green space, improve access to the river, and improve biker/pedestrian safety. Ramp will provide 800 spaces, net of 500

after taking existing spaces into consideration. The Bank has worked with NLNA and 212 Lofts for over a year to produce the design.

2. Anticipating convertibility of the structure in the future – bottom levels could be converted into commercial and retail space, for example. Ramp will have a concrete roof so that the top level will also be able to be converted. Materials will include brick and a perforated screen for ventilation and security. Artists will create some artwork on that screen.
  3. 3-lane entrance into ramp. 24-7 access. Daily parking spaces available to the public will vary depending on what's happening at the Bank, but there will typically be plenty of parking available to the public.
  4. Maintaining view corridor down 2nd Ave and reinforcing the alley and railroad corridors. Building pulled back slightly from the river to provide more open space.
  5. Biker/pedestrian safety: Round out the sharp 90-degree angle in the bike trail. Continue the pedestrian pathway. Add a bike repair station and signage along the trail.
  6. Community-oriented open space: Public plaza to be used for events, food trucks, art fairs, etc. Open lawn space also available to the public for lawn games, picnics, community gatherings, etc. Already getting requests from neighbors to schedule the space. Bank will not manage programming of the space (maybe partner with NLNA to manage scheduling of the space) but will maintain the landscaping and monitor the space in terms of security.
  7. **Motion is made by Mark, seconded by Francesco, and unanimously approved by the Board to approve the Heritage Landing Parking ramp design with no contingencies.**
2. 310 Lofts
1. In the preliminary design stage and actively seeking feedback from HPC, NLNA, Rock Island community, and COW.
  2. History: Building was originally residential studio apartments in the 1880s. In the 1920s it was converted into a warehouse with the addition of a slanted roof. The warehouse was briefly owned by Judy Toy company from the 40s to 60s, who added a loading dock. Integrity of the building is lost due to all of these structural changes, so they're planning to demolish the existing structure and pursue new construction.
  3. This building is in the Warehouse Historical District, but is not a contributing building. It does have a very interesting past and is one of the only standing buildings that served as a residence. It lies in the 20<sup>th</sup> Century zone which allows up to 10 stories for new buildings. The NLNA will provide historical signage to commemorate the building.
  4. Building is 6 stories but comparable in height to the 8-story Rock Island Lofts (it's in the 10-story zoning requirements).
  5. Two pedestrian entrances. Building is set back 10 ft from existing structures on the south end — they will potentially use this space to create a pedestrian walkthrough.

6. There will be a ramp and stairs leading into a shared vestibule where you can access retail space and residential amenity space. Will explore potential for a rooftop common space.
7. Primary façade (street-facing) a lighter brick, back of building will use a secondary, utilitarian darker material. When choosing materials, feedback from HPC and NLNA has been to strongly consider the existing character of the North Loop, and to consider doing away with the primary vs secondary façade design features. Neighbors want brick on all sides, even if it's a utilitarian brick.
8. 59 units, 120 parking spots with 70 reserved for residents.
- 9. Motion is made by Fritz, seconded by Francesco, and unanimously approved by the Board to support the demolition of the existing structure and the initial concept of the design, on the condition that they come back with more developed plans that pay close attention to historic guidelines, green space, and materials.**

- b. Community Engagement – Scott Woller
  1. Annual Meeting on March 12.
  2. North Loop candy grab April 20.
  3. Food Truck Fair Sunday May 19 3-7pm at Heritage Landing.
  4. Earth Day clean up April 22, partnering with City for trash drop off.
- c. Livability and Safety – Daniel Mays
  1. Major crimes increased in January in the downtown area. Property crimes are on par with last year.
- d. Historic Preservation and Public Art – Mark Huting & Francesco Parisi
  1. Six artist designs were submitted for the monument tower. Wendy Holmes (head of committee) did not approve of the designs, so Mark is going to meet with her and try to restructure the proposal guidelines so that ultimately, we can produce a high-quality public art piece.
  2. Historical Society rejected our grant for the historic preservation signage.
- e. Parks and Beautification – Mark Huting & Fred Dawe
  1. Park was reduced in size by 20% during the purchase agreement but it's still 25,000 sq ft. Park Board has taken ownership of the project in terms of both design and maintenance. David Wilson and Beth Shogren of Green Minneapolis are managing the fundraising.
  2. Neighbor request for gardening space in the neighborhood. Could potentially use a portion of the proposed dog park for a garden.
- f. Website and Social Media – Diane Merrifield & Jackie Peacha
  1. Diane emailed the website report. Site visits picked back up in January, likely in part due to anticipation of the Annual Meeting. Overall volumes increased, as did email inquiries and newsletter subscriptions.

## 9. Unfinished Business

- a. No unfinished business.

## 10. New Business

- a. Neighbor wants to organize a car show in conjunction with the Food Truck Fair and is asking us to consider having the food trucks start earlier, since the car show is an early morning event. It is speculated, however, that Heritage Landing

residents would not approve because they won't want food trucks on their property for 8 straight hours.

11. The next meeting will be held on Wednesday, March 27, 2019.

Adjourned at 9:12 P.M.