



**NORTH
LOOP**
NEIGHBORHOOD

**North Loop Neighborhood Association
Planning & Zoning Meeting Notes
September 19, 2018
6:00 P.M.**

Heritage Landing Community Room, 415 1st Street North

1. September Planning & Zoning Meeting was called to order at 6:05 P.M.
2. Six of fifteen committee members were in attendance: Fred Dawe, Alice Eichholz, David Miller, Jo Vos, Mark Huting, and Joshua Stein. Quorum is not met.
3. There are no changes to the August minutes.
4. 120 1st St Apartments – Jason Lord, Solhem Companies
 - a. Three main areas of focus for this project: material, scale, and street/pedestrian experience. The complex will feature five commercial retail units and 196 apartment units, 20 of which will be live/work space. Apartments range in size from 400-1100 square feet. 20% of the units are naturally affordable at 80% AMI due to their small size. They've seen interest in their commercial space. In particular, West Elm wants to move into their space but they've preliminarily said no to them. The complex will create 312 parking stalls with three levels below-grade. 20 stalls will be reserved for Aria and 88 stalls will be reserved for commercial space (hotel).
 - b. The retail and live/work units will interact with the alleyway, much like how the former Joe's Garage restaurant interacted with their alley in Loring Park and analogous to how Spyhouse interacts with their alleyway. The alley will act as a micro-hub with artwork, sculptures, and lighting. Retail will occupy the alleyway in the daytime and live/work units will utilize the alleyway at night. The intent of the alley space is to break down the larger project so that it doesn't appear so monolithic. Larger project is zoned as a six-story building because the elevator reaches 91 feet.

- c. The facade will feature a mix of modern and 19th century era design elements. Materials are simple – field brick, accent brick, and bronze metal accent. Planning on a complete brick design up the full height of the project.
 - d. Solhem is working with neighbors on the block, including CSA Images for building artwork and the creation of a commercial art library called “The Archive”. There will be high-tech surveillance and designated space for dogs on the roof. Not as much greenery on this project because it’s a high-traffic area and landscaping tends to get hammered by foot traffic.
 - e. Solhem is currently applying for site plan review. The NLNA P + Z Committee recommends they present at the Board meeting.
5. Committee Business
- a. There is no committee business.
6. Neighbor Comments
- a. Federal Reserve development update – Susan, resident at 212 Lofts
 - 1. Susan and other residents from 212 1st St Lofts (55 units) met with officials from the Federal Reserve, including Neil, the head architect, the head of security, and the head of engineering, amongst other executive personnel. The Reserve approached the Lofts and invited them to a community engagement listening session with the intent of getting their feedback. Reserve expressed that they want to develop more green space and a parking ramp, but Lofts residents fear that a parking ramp will result in a loss of natural light in their units. The Reserve was responsive to this feedback and walked around the interior of some resident units to understand the lighting. Lofts residents want them to consider developing underground for parking. Reserve wants six levels of parking to be open to public on evenings and weekends. Development is scheduled for Spring of 2019 – Summer 2020. Reserve also intends to increase security presence and residents have appreciated their presence in the neighborhood for this reason.
7. The next meeting will be held on Wednesday, October 24, 2018.

Adjourned at 6:53 P.M.