



**North Loop Neighborhood Association
Planning & Zoning Meeting Notes
July 22, 2020
6:00 P.M.**

Zoom Meeting: <https://us02web.zoom.us/j/87057277544>

1. July Planning & Zoning Meeting was called to order at 6:00 P.M. by Francesco Parisi.
2. 12 of 14 committee members were in attendance: Francesco Parisi, Neil Reardon, Carrie Reardon, Matt Sharkey-Smith, David Miller, Joe McErlane, Jo Vos, Irina Brown, Ron Sliwinski, Fred Dawe, Zack Schaaf, and Eric Mahn.
3. **Motion is made by Jo, seconded by Ron, and unanimously approved by the Committee to approve the May meeting minutes with no changes.**
4. **Motion is made by Jo, seconded by Fred, and unanimously approved by the Committee to approve the July meeting agenda with no changes.**
5. The Duffey 2.0 Project, designed by BKV Group and developed by CEDARst, consists of three buildings. Two of which are the historic Duffey Paper buildings on 6th Ave N and 3rd St N. The other is a new construction building located across the street at 7th Ave N. Agenda items #6-8 pertain to the Duffey 2.0 Project.
6. Redevelopment Duffey 300 Building – 300 6th Ave N – BKV Group
 - a. Located one block off of Washington Ave, across from Rise Bagel.
 - b. 5-story brick building. 69 apartment rental units.
 1. First level holds retail space, floors 2-5 are residential.
 - c. This building holds a large amount of amenity space for use by tenants in all three buildings. Amenity spaces include a co-working lounge, gym, bowling alley, rooftop clubroom and potentially a rooftop ice rink, and more.
 - d. Looking for historic tax credits, so will follow SHPO guidelines
 1. No major changes to the exterior - steel replica windows, restoring brick.

7. Redevelopment Duffey Falk Building – 608/618 3rd St N – BKV Group
 - a. Connected to 300 Building via the skyway.
 - b. 8-story brick building with a water tower. 258 apartment rental units.
 1. Basement level used for parking, first level holds retail space, levels 2-8 are residential.
 - c. Amenity space on the roof includes a clubroom and pool.

8. Mixed Use + Parking Ramp (New Construction) – 246 7th Ave N – BKV Group
 - a. Site is currently a surface parking lot – proposing the construction of a mixed-use building that includes 24 apartment rental units, retail space, and parking ramp.
 1. About 40,000 combined square feet of retail space on the first floors of all three buildings.
 2. 328 total parking spaces between the Falk and 7th Ave buildings, to be used by tenants of all three buildings.
 3. Mix of all three buildings includes studio, one-bdr, two-bdr, and three-bdr units.
 - b. Amenity spaces include private patios, community patio, and a dog run.
 - c. Exploring lighting options to make pedestrian-friendly alleyways.
 - d. Exterior materials include light-colored brick, black metal, and tall windows to complement but also differentiate from the historic buildings.
 1. P+Z stresses the importance of using high-quality materials for the exterior to avoid cheapening the North Loop historic aesthetic.

9. Shelby Commons (New Construction) – 188 ½ Glenwood Ave – Woda Cooper Companies, Inc.
 - a. Site is currently vacant – located at the corner of Glenwood and Lakeside/Lyndale.
 - b. 4-story, 46-unit affordable housing development. Partnering with Project for Pride in Living, Inc.
 1. 19 units – 80% AMI
 2. 10 units – 60% AMI
 3. 5 units – 50% AMI
 4. 12 units – 30% AMI
 1. These units set aside for supportive services for High Priority Homeless and households in which at least one member has been diagnosed with mental illness, chemical dependence, and/or physical disability.
 5. Mix includes one-bdr, two-bdr, and three-bdr units.
 - c. 47 parking spaces – 32 underground, 15 surface lot.
 - d. Amenities include a gated playground for children, rooftop terrace, clubroom, in-unit washer/dry hookups, and bicycle racks.

- e. P+Z encourages Woda Cooper to come back and present a revised design after they meet with City planners.
 - 1. Consider altering the design from a 4-story to a 6-story building.
 - 1. Zoning changes in the 2040 Plan aim for 10 stories in the area to accommodate for high density.
 - 2. P+Z also wants to see a different exterior design for the building, as it does not fit the neighborhood aesthetic. Current design has a suburban feel.
 - 3. Consider pushing back the building to allow for sidewalk space and increase pedestrian safety.

10. Committee Business

- a. Bob Hinrichs resigned from the P+Z Committee as he and his business have moved out of the North Loop.
 - 1. To fill the position, Francesco, Irina, and Tim looked at previous candidates for the Committee. Diversity was a prioritized criterion in choosing a candidate to fill the opening. They identified Marshall Hall and Pedro Wolcott as two potential candidates.
 - 1. **Motion is made by Neil, seconded by Jo, and unanimously approved by the Board to nominate Marshall (first choice) and Pedro (second choice) for election to the P+Z Committee. One of them will be elected to the P+Z Committee at the July NLNA Board meeting.**
- b. **Motion is made by Ron, seconded by Jo, and unanimously approved by the Board to write a letter of endorsement for the Duffy 2.0 project with the contingencies that CEDARst continues to work with United Properties; that there is visual activation of the corridor facing the Nordic Plaza; and that public art continues to be explored for the exterior walls of the buildings – murals, etc.**

11. The next meeting will be held on Wednesday, August 19, 2020.

Adjourned at 8:03 P.M.