



**NORTH  
LOOP**  
NEIGHBORHOOD

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**North Loop Neighborhood Association  
Planning & Zoning Meeting Notes  
March 24, 2021  
6:00 P.M.**

**Zoom Meeting: <https://us02web.zoom.us/j/88407322900>**

1. March Planning & Zoning Meeting was called to order at 6:03 P.M. by Francesco Parisi.
2. 14 of 15 committee members were in attendance: Francesco Parisi, Alice Eichholz, Irina Brown, Mollie Scozzari, Jo Vos, Neil Reardon, Missy Rotterdam, Zackery Schaaf, David Miller, Carrie Reardan, Matt Sharkey-Smith, Marshall Hall, Eric Mahn, and Joe McErlane.
3. **Motion is made by Alice, seconded by Jo, and unanimously approved by the Committee to approve the November meeting minutes with no changes.**
4. **Motion is made by Alice, seconded by Jo, and unanimously approved by the Committee to approve the March meeting agenda with no changes.**
5. 724 N 1st St (Commutator Foundry Development) - Jason Lord, Solhem Co
  - a. The development is the last building on 1st St to the West, backed up against the river. One of the few historic timber buildings left in Minneapolis. Untouched since 1989.
  - b. Currently in site plan review with the Commission. Working with the State Historic Preservation office and National Park Service. They have already been issued a Certificate of No Change by HPC.
  - c. Adding window wells on west side, as well as landscape (pavers, boulevard trees, and greenery), and sidewalk connections. Saving existing, mature trees.
  - d. Rebuilding storefront and reconfiguring entrances.
  - e. Redeveloping into 49 apartments, 8 on each floor within the column blocks.
    1. 550-850 square feet. 1-bedroom and 2-bedroom + den apartments. Naturally affordable at 80% AMI.

- f. Currently the building consists of 8 office suites. One office suite will remain on the ground floor facing 1st St.
  - g. No parking underneath the building. Residents will use parking in the existing ramp across the street that has been utilized by the office suites.
  - h. **Motion is made by David, seconded by Alice, and unanimously approved by the P+Z Committee to provide a letter of support for the redevelopment, with the additional request that the property owner (SOLHEM CO.) work with the adjacent property owner (RIVER LOOP JOINT VENTURE, OPUS, STAR TRIBUNE) on pedestrian improvements and vehicle navigation clarity at the intersection of their shared access drive that connects to the public streets at 8th Ave. N. and North 1st St. To the extent possible both parties should involve city planning and engineering staff. We ask that the committee be updated at a future meeting.**
6. 121 N 1st St (Commutator Foundry Development) - David Wilson, Commutator LLC and Karen Lu, Snow Kreilich Architects
- a. Original site-plan was to build a 125-room boutique hotel. Since the pandemic negatively affected hotel financing, the site plan now is to develop 73 multi-family apartments.
  - b. The 1st-floor retail that was planned for the hotel remains planned for the apartment development.
  - c. Roe Wolfe and Commutator Foundry are the existing contributing structures to the development.
    - 1. The chimney on the Commutator Foundry building will be preserved.
  - d. 6-story building with roof terraces facing the north and south.
    - 1. Terrace amenity will be for residents only.
  - e. 1st St pedestrian area will have some space designated for restaurant patio seating.
  - f. Light masonry exterior cladding remains the same.
  - g. Mix of studio, one- and two-bedroom apartments with extruding balconies.
    - 1. Balconies facing north and south will extrude two feet (semi-recessed).  
Balconies facing east will extrude four feet.
  - h. 49 parking spaces below ground.
  - i. They have not yet met with the Commission or HPC.
  - j. Hoping to break ground by end of summer 2021.
  - k. **Motion is made by David, seconded by Alice, and unanimously approved by the P+Z Committee to provide a letter of support for the Commutator Foundry Development located at 121 N 1st.**
7. 324 N 6th Ave (First Draft Taproom and Kitchen - update liquor license) - Andrew Valen, First Draft

- a. First Draft currently sells beer, wine, and cider. They are looking to add liquor to their tap system, and eventually a full bar in the future. They need neighborhood support for an updated liquor license.
  - b. **Motion is made by Jo, seconded by Mollie, and unanimously approved by the P+Z Committee to provide a letter of support for the updated liquor license of First Draft Taproom and Kitchen.**
8. 618 N 5th St (StormKing Brewpub and BBQ) - Clare Regan, Black Sheep Pizza
- a. Joint venture with food expertise provided by Black Sheep and brewpub expertise provided by Grand Rapids Brewing Co.
    - 1. Food will be barbecue, not pizza.
  - b. StormKing is scheduled to be open on evenings Monday-Friday and during the day Saturday-Sunday. Hours could change with demand.
  - c. The site was previously One Fermentary.
  - d. Utilizing existing patio out front for outdoor seating.
  - e. Hoping to open by the end of April.
  - f. They intend to have a full liquor license as well as off-sale growlers. Will also sell non-alcoholic options, including kombucha on tap.
  - g. **Motion is made by Irina, seconded by Eric, and unanimously approved by the P+Z Committee to provide a letter of support for StormKing Brewpub and BBQ's liquor license.**
9. 90 Hennepin Ave (Federal Reserve Bank - fence replacement and parking ramp)
- a. The Bank began replacing the temporary, chain-link fence last week. It will be replaced with a permanent, metal fence.
    - 1. With the new fence, the public will not be able to access the Bank from the river.
  - b. There will be no parking ramp in the foreseeable future. However, they will be resurfacing the existing parking lot and considering new landscaping around that space.
10. Election of 2021 Co-Chairs
- a. **Motion is made by Alice, seconded by Mollie, and unanimously approved by the P+Z Committee to elect Francesco Parisi and Irina Brown as Co-Chairs, with Mollie Scozzari as a back-up Co-Chair.**
11. Committee Business
- a. NuLoop Partners
    - 1. Committees are busy at work. Largely focused on providing reparations in the Root District.
  - b. Pending Projects
    - 1. The project tracking sheet is posted on the NLNA website.
    - 2. **Motion is made by Francesco, seconded by Jo, and unanimously approved by the P+Z Committee to write a formal letter to the**

**Board requesting that all Committee documentation, including letters of support provided to the City, be uploaded to the NLNA website.**

- c. Historic Preservation and 2014 Plan
  - 1. New zoning text is eliminating parking requirements. More details to come.

12. NLNA Board Actions

- a. Mollie Scozzari will serve as the official “briefing” liaison between the Board and the P+Z Committee. She will provide relevant updates from the Board as necessary.
  - 1. New officers have been elected. Board President is Diane Merrifield, Vice President is David Crary, and Treasurer is Dima Rozenblat.
  - 2. Zachary Brunnert has stepped down from the Board; newly elected Jo Hamburg will replace him.
  - 3. Avivo Village plans to hold public, community meetings each month. They officially opened March 8th. At full capacity, they will have 100 residents.

13. The next meeting will be held on Wednesday, April 20, 2021.

**Meeting is adjourned at 7:26 P.M.**