



**NORTH
LOOP**
NEIGHBORHOOD

**North Loop Neighborhood Association
Planning & Zoning Meeting Notes
Date 2/16/2022
Time 6:00 pm
[Zoom Link](#)**

1. Jo Vos calls the meeting to order at 6:03 p.m.
2. 12 of 15 committee members in attendance: Alice Eichholz, Jo Vos, Joe McErlane, David Miller, Francesco Parisi, Missy Roderdam, Fred Dawe, Irina Brown, Neil Reardon, Zachery Schaaf, Marshall Hall, Matt Sharkey-Smith,
 - a. Guests in attendance: Tim Grimms, Patrick Crowe, Nick Pinto
 - b. Committee Members Absent: Eric Mahn, Carrie Reardan, Mollie Scozzari
3. **Eichholz moves to approve the minutes, Reardon seconds. Vos makes an amendment to fix misspellings. The amended minutes vote passes unanimously**
4. **Agenda- amendment to add INQUIRY about temporary parking structure going in on North Washington- Reardon briefed on the project. Alice moves to approve Joe M. seconds that motion. Passes with amendment to Old Business**
5. Update on Duffey Lofts (Tim Grimms, Nick Pinto- CEDARst)
 - a. Update on Development; plans for residential, commercial, and parking spaces
 - b. Review of Floor plans, building amenities, construction accomplishments
 - c. Leasing begins April 1st, 2022; 188 units to lease up, 6 retail spaces
 - d. Planning a Grand-Opening party for the community
 - e. NLNA brings up issue with Snow Clearing
 - i. Request that Duffey Lofts does a better job clearing snow in front of the building
 - ii. Duffey representatives vow to hold parties accountable and recommend reaching out directly if there are any problems in the future
 - f. Update on Duffey 2.0
 - i. Supply Chain issues have affected the budget for the project

ii. Activity expected in the next 60-90 days

6. *Intersect* project on 310 2nd Street N. (Patrick Crowe)

- a. As proposed, there will be six floors of apartments (96 units), some of which will be affordable, located above two levels of parking, a lobby, common space, and approximately 1,500 square feet of retail space.
- b. The building's Exterior will consist of three sections (a base, middle, and top) differentiated by varying use of glass, brick, and metal. It will incorporate rooftop solar panels and pollinator gardens.
- c. The project calls for native planting green-scaping, a bicycle hub with a community repair station, and a community extension to the pedestrian/bike trail from Second Street North to the Cedar Lake Trail lined with a living wall.
- d. The overall height of the building will be 81' 4" to the top (7 stories)
- e. Planning to substantially build out retail space so a local business can move in without high buildout costs
- f. 47 parking spots—looking towards the future of parking needs for the community
- g. Looking for support from North Loop Neighborhood Association on this project - planning to put in \$800,000 to put in Trail Connection

7. Reports

- a. North Loop Partners (Eichholz)
 - i. Conversations about places where housing is needed and where the City of Minneapolis owns lots. Created a lot of discussion, especially among architects
 - ii. Discussed what NLNA wants to recommend around development in the Root District based on equity and diversity

8. Old Business

- a. Complete Roster of Committee members
 - i. A chair and two co-chairs must be elected
 - ii. **Eichholz moves that Scozzari and Vos are co-chairs, Reardon seconds this motion, it passes unanimously**
 - iii. Red Cow outdoor seating is legal based on city ordinance
- b. Building on the Dolphin building is being torn down (Reardon is representing the Applicant) not in the north loop
 - i. Lot is going to be used for parking before the building is eventually built on it
 - ii. This was heard by the city business Council yesterday and was approved

9. New Business

- a. *Intersect*- Letter of support for Crowe
- b. Parisi wants to support the building but not take a stance on the lowered fee
- c. Committee is not ready to decide on improvements in lieu of park dedication fee

- d. Parisi moves to send a letter of support for Intersect without approving nor denying the park dedication fee, Eichholz seconds and it passes unanimously**

The Committee adjourned at 7:24 pm