

Executive Director's Report
May 26, 2020
GENERAL MEMBER VIRTUAL MEETING





Zoom Meeting Logistics

- Take a few minutes to login before a meeting starts
- Mute the audio (The host can mute people as well)
- Mute or use video as desired + upload a favorite static photo (this might require registering for a free account)
- You can choose virtual backgrounds for your video!
- Feel free to use the “Chat” feature during the meeting to: A) Provide your name and organizational affiliation B) Post questions and share links C) Send private messages to others participating in the meeting
- Presenters can “Share Screen” with the entire meeting



2020 NÜLOOP PARTNERS SPONSORS



Root District

art.food.culture.

Welcome to the Root District.

This is where we grow, create, and experiment.



Institute for Sustainable Infrastructure (ISI) ENVISION Rating

64 Credits in 5 Categories



Quality of Life

14 Credits

Wellbeing, Mobility, Community



Leadership

12 Credits

Collaboration, Planning, Economy



Resource Allocation

14 Credits

Materials, Energy, Water



Natural World

14 Credits

Siting, Conservation, Ecology



Climate & Resilience

10 Credits

Emissions, Resilience

Triple Bottom Line



Features



21st Century Development

Introducing a new framework that strives to provide a healthy environment for all people and living systems now and in a dynamic future.

[Read more →](#)

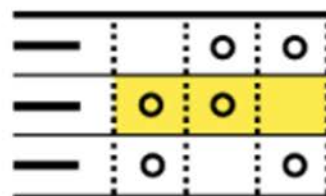
Explore the Tools



Performance Areas

Learn about the roles of each Performance Area of 21st Century Development, from water and energy to health and equity.

EXPLORE



Development Matrix

The 21st Century Development Matrix can help project teams aspire to higher levels of performance, from standard to regenerative, and to set goals for their projects, organizations and communities.

LEARN



Case Studies

Learn about innovative projects from around the world designed by teams seeking to create the best of what development can be.

FIND

Equity

Cities that embrace equity identify and acknowledge the communities most vulnerable to change. District teams must ensure their community has the opportunity to meaningfully participate, lead and thrive.

Resilience

Resilience is the capacity of cities to function so that all people are able to withstand the shocks and stresses they encounter. District teams must address resilience with a broad lens that prepares for social, economic and environmental shocks and stresses.

Climate Protection

Cities are responsible for a majority of global carbon dioxide emissions, the dominant greenhouse gas contributing to climate change. District teams must build a pathway to carbon neutrality.

[GET THE PROTOCOL NOW](#)



Formation

Build the necessary leadership, collaboration, and decision-making conditions to support effective action.

Roadmap

Assemble a comprehensive action plan of performance targets, feasible strategies for achieving the targets, and a schedule and resources for implementation.

Performance

Implement the Roadmap, report progress towards targets, and use results to strengthen performance and transfer lessons learned.

[GET THE PROTOCOL NOW](#)



Place

GOAL: Create inclusive and vibrant communities.

OBJECTIVES: Strong civic engagement; preservation and celebration of culture and history; diverse and affordable housing; and accessible public spaces and services for daily needs.

Prosperity

GOAL: Support education and economic opportunities that build prosperity and accelerate innovation.

OBJECTIVES: Equitable access to quality education and career pathways, a robust employment base with increasing jobs and job quality, and entrepreneurial innovation and business start-ups.

Health + Wellbeing

GOAL: Nurture people's health and happiness.

OBJECTIVES: Active living based on walkability and recreation; equitable health outcomes based on accessible, affordable health care; affordable, local fresh food; remediated toxic environments; and strong public safety.

Connectivity

GOAL: Build effective and equitable connections between people and places.

OBJECTIVES: A street network accommodating diverse ages and abilities using multiple travel modes and shared mobility options, and a high-quality digital network providing equitable connectivity and leveraged community data.

Living Infrastructure

GOAL: Enable flourishing ecosystems and restore natural capital.

OBJECTIVES: Healthy soils, water, trees, and wildlife habitat; accessible nature; and natural processes integrated into the built environment.

Resource Restoration

GOAL: Move towards a net positive world.

OBJECTIVES: Increase efficient water use; divert waste from landfills; productively reuse remediated land; and pursue energy efficiency, technology advancements, and clean, renewable energy production that reduces greenhouse gas emissions.



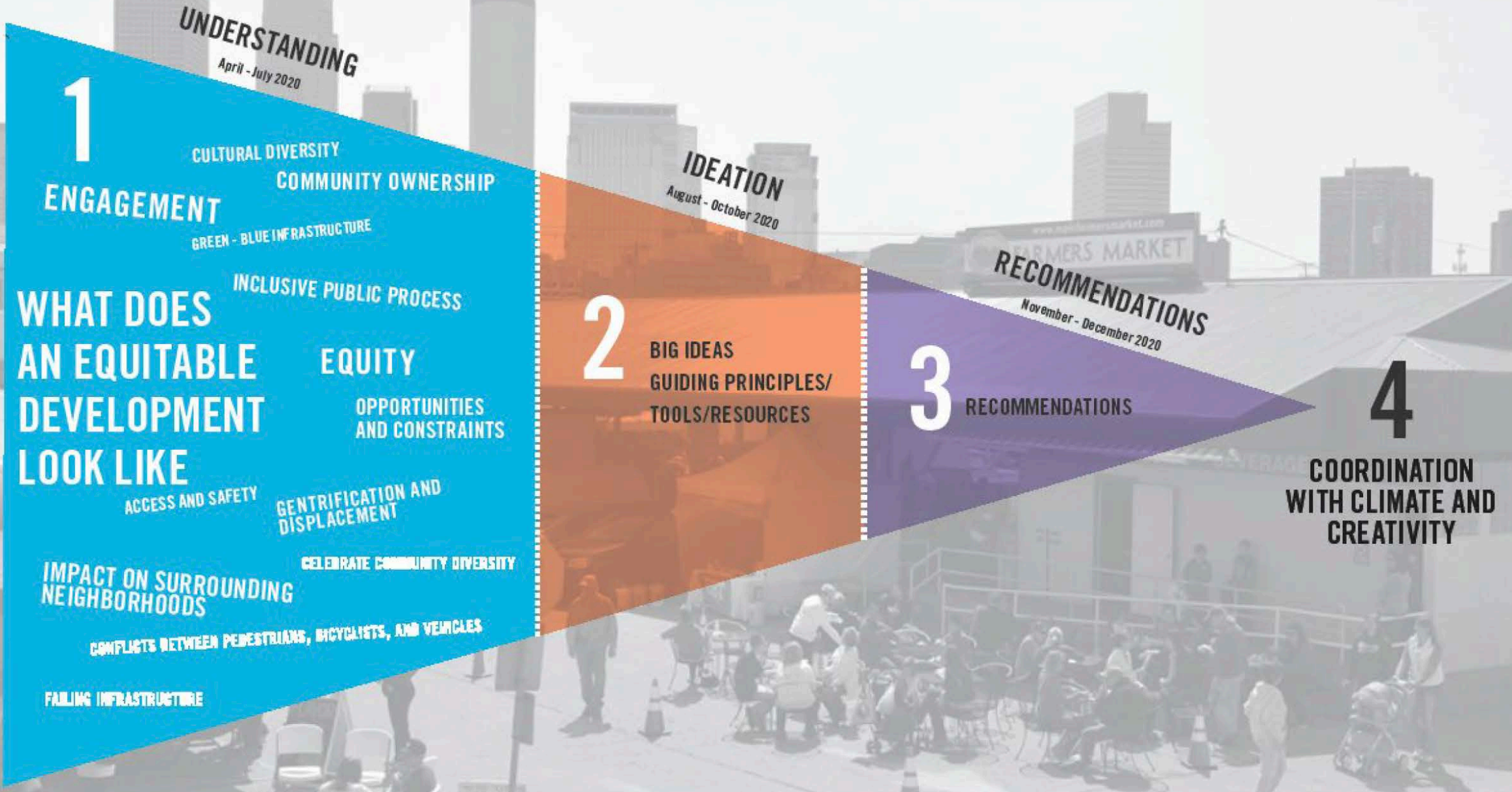
Zoom interface showing a video call with six participants: John Slack - Perkins and Will, Dan Collison, Jeff McMenimen, Amanda Nonnemacher, Timothy Griffin, and Jackson. The interface includes a top bar with the time 01:29:11 and Speaker View. The bottom bar shows controls for Mute, Stop Video, Security, Participants, Chat, Share Screen, Polling, Record, Breakout Rooms, Reactions, and More. A red button labeled 'End Meeting' is visible.

Zoom mobile app interface showing a meeting titled '7:00 PM - 8:00 PM PERKINS, WILSON...' with a 'Start' button. Below the title are four buttons: 'Back to Meeting', 'Join', 'Schedule', and 'Share Screen'. At the bottom is a navigation bar with icons for Home, Chat, Meetings, and Contacts.

Root District Mural workspace interface. The top bar shows the URL 'app.mural.co/...' and navigation icons. The main content area displays a grid of images related to the 'Root District Vision' and 'Process and Outcomes'. A large diagram titled 'Shared Work Stream' is visible, showing a timeline from 2018 to 2025, with a focus on 'COVID-19?'. The diagram includes sections for 'Vision Work' and 'Action Work'. Handwritten notes in red and blue ink are present, including '2018', '2025', 'COVID-19?', 'June 25 AGENDA', 'CHARLIE BELL', 'WORK GROUPS', 'CLIMATE EQUITY', 'CREATIVITY', 'PLACE HOLDER WORK SHEET', and '1:30'. The bottom bar shows a list of participants: JS, AN, JM, JS, and a plus sign for more.

Desktop taskbar showing the system clock 'Screen Shot 2020-06-06 at 1:55:58 PM (2)' and several open applications: 'East town development 2019.pptx', 'La Cocina Caleb Deck.pptx', and a Zoom window.

Root District Process



General Updates

Construction starts on long-planned hotel in downtown Minneapolis

Mar 25, 2020, 1:01pm CDT

A couple of busy lodging developers have broken ground on a pair of hotels on the west side of downtown, a project that has been in the works for more than two years.

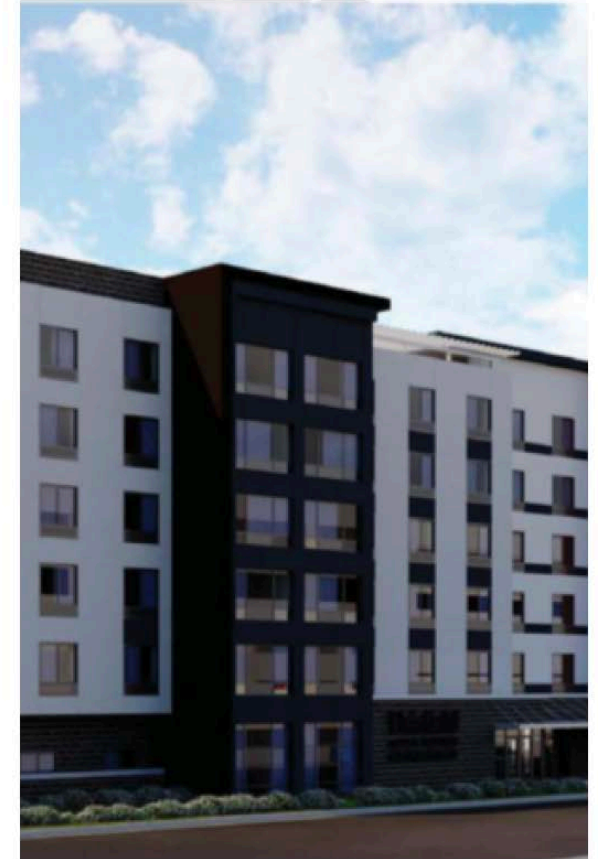
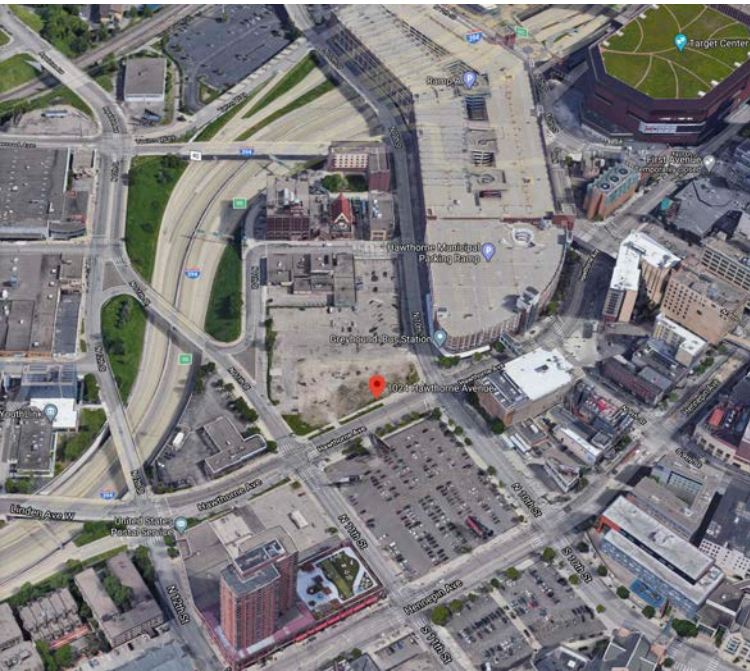
Bloomington-based JR Hospitality and Iowa-based Hawkeye Hotels confirmed that they have begun construction on the dual-branded hotel with 215 rooms.

The city issued construction permits totalling \$17.3 million on March 3, a couple weeks before COVID-19 started its rapid spread in the Twin Cities. A spokeswoman from Hawkeye confirmed that construction had started and that it would continue. Further questions were referred to JR Hospitality, which couldn't be reached for comment.

Minneapolis-based Stahl Construction is the general contractor.

The hotels, each six stories, will be under the Cambria and Fairfield Inn & Suite flags.

1024 HAWTHORNE AVE



BASE 4 ARCHITECTS & ENGINEERS, VIA JR HOSPITALITY

This is an early rendering of the Cambria hotel that JR Hospitality and Hawkeye Hotels are planning on the west side of downtown Minneapolis.

Chicago developer scoops up the rest of Duffey paper property in North Loop with more big plans

Apr 23, 2020, 1:36pm CDT

CEDARst Cos., the Chicago firm that is redeveloping the former Duffey Paper warehouse on Washington Avenue, has a second act in the works that will bring another 345 apartments to the North Loop.

The company has purchased three more parcels of property that had been part of the C.J. Duffey Paper holdings for \$21.1 million. The parcels include a pair of warehouses at 600 Third St. N. and 300 Sixth Ave. N as well as a 0.75-acre surface parking lot at 246 Seventh Ave. N.

The two warehouses are recognizable by their third-floor skyway that crosses Third Street.

That skyway will be utilized as part of the \$100 million-plus redevelopment that CEDARst announced on Thursday. It's planning to convert the larger building — which is eight stories and 275,000 square feet — into 260 apartments and 15,000 square feet of retail space on the ground floor. The smaller five-level building is slated for 50 apartments, 7,000 square feet of retail and a 20,000-square-foot amenity floor.

The amenity package is quite impressive, with plans for a bowling alley, paddle courts, swimming pool and a coworking center. The kicker is a rooftop ice rink that could be turned into a soccer field in the summer.

"We are challenging ourselves to be different in terms of our amenity offering," said CEDARst CEO [Will Murphy](#) said in an interview. "We are trying to separate ourselves from the herd."

On the surface lot, CEDARst is planning to construct a 284-space parking ramp that would be wrapped with 34 apartments and 20,000 square feet of street-level retail space.

"This development has something for everybody," Murphy said in a press release. "It is part adaptive reuse, part ground-up development, a landmark designation and we will be working with the State Historic Preservation Office to define scope and procure historic tax credits. The more complicated the deal, the more opportunity we see. It's going to be a beautiful project and great contribution to the neighborhood."

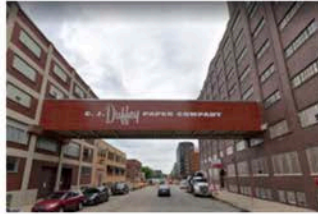
CEDARst's first Duffey project — the one it acquired on Washington Avenue in July — will begin construction within 30 days, Murphy said. That project will bring 190 apartments and 20,000 square feet of commercial space. CEDARst anticipates breaking ground on the second project in the fourth quarter of 2020.

Murphy said that developing two big projects during the pandemic gave CEDARst some pause.

"It's prudent to kind of reevaluate given the market condition," he said. "But we are generally a long-term holder on a 10-year investment horizon. Covid will be somewhat of a distance memory by then."

The first Duffey project will deliver in the summer of 2021, and the one announced Thursday will deliver in the summer of 2022. Murphy noted that the Covid-19 pandemic could result in a slowdown in development.

"There is some cautious optimism from our camp that on the supply side, in 2021 and 2022, deliverables will drop off because of Covid," he said. "So from that vantage point, if you could deliver in 18 months to two years, you could be in an advantageous position from a supply and demand perspective."



GOOGLE

CEDARst Cos. has purchased two North Loop warehouses connected by a skyway and will convert them into an apartment project.

CHICAGO DEVELOPER SNATCHES UP THREE NORTH LOOP PROPERTIES

APRIL 23, 2020



A Chicago-based developer has purchased two historic warehouses and a surface parking lot in the North Loop. They've got quite the plans for the sites, too.

[CEDARst Companies](#) has purchased three properties from C.J. Duffey Paper holdings that include an eight-story warehouse at 600 Third St N, a five-story warehouse at 300 Sixth Avenue N along with a surface parking lot located at 246 Seventh Ave N.

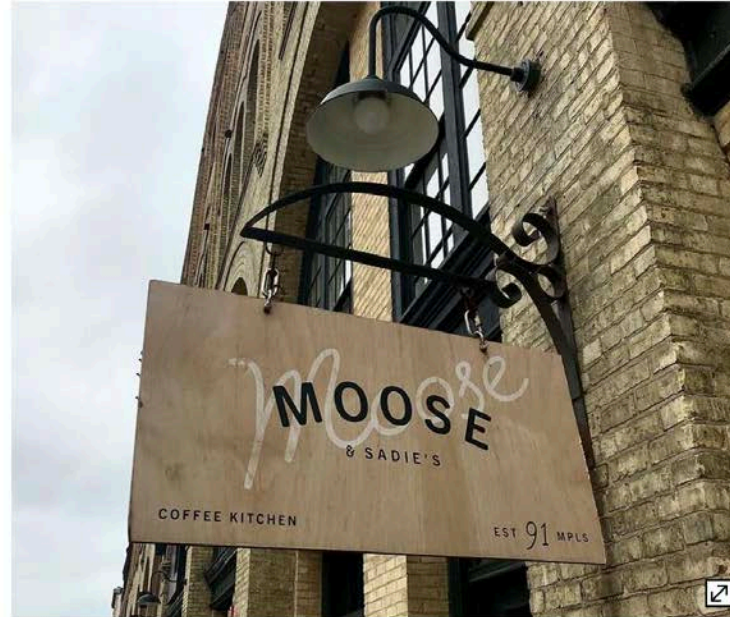
Yes, if you're wondering, these are the two warehouses we asked about last week in our "We Ask You Wednesday" question series. So, here's what CEDARst is planning for the buildings.



After almost 30 years, North Loop cafe Moose & Sadie's has closed

The coronavirus crisis claims another restaurant.

By Rick Nelson Star Tribune | MAY 20, 2020 — 11:38AM



Moose & Sadie's in the North Loop

Longtime North Loop cafe [Moose & Sadie's](#) has closed.

In an Instagram post Tuesday night, owners Peter Kiriara and Susan Muskat wrote, "With immense sorrow, we have closed our doors for the last time. The economic impact of this crisis was just too much for our small business to overcome."

Moose & Sadie's opened in 1991 at 212 3rd Av. N. as a coffeehouse and quickly became a popular outpost on the fringes of what was then the Warehouse District. The surrounding blocks later evolved into the North Loop and the area became a dining, shopping and residential hot spot.

Kiriara's enterprise was part of a wave of next-generation coffeehouses (Muddy Waters, Caffetto, Cafe Wyrd, Dunn Bros., Uncommon Grounds, Espresso Royale, Caribou Coffee) that were popping up in the Twin Cities in the late 1980s and early 1990s.



**NORTH
LOOP**
NEIGHBORHOOD

HOME

ABOUT

HISTORIC NORTH LOOP

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New Lights And Sod Arrive

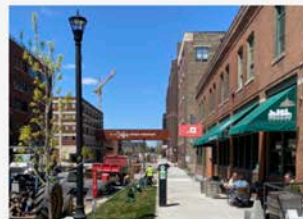
Streetscape Upgrades Continue

May 11, 2020

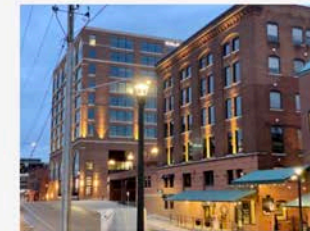
While much of the business activity in the North Loop has been temporarily scaled way back by the coronavirus outbreak, work is still progressing on major upgrades to the neighborhood streetscape.

New trees, LED street lamps and green grass now adorn areas that were quite stark and industrial-looking last year at this time—primarily along 3rd Street North and 5th and 6th Avenues.

It's the final phase of a \$9.3 million project to reconstruct and repave streets that had been among the most neglected in Minneapolis. In rebuilding and redesigning the streets, city crews created several new open spaces along the boulevard for trees and grass.



New sod on 3rd Street



New street lamp on 5th Avenue

They also pulled up tens of thousands of century-old bricks that had sunken and shifted in odd ways over the decades, sometimes covered in ugly patches of asphalt to smooth out the surface. Then after rebuilding the street and laying down a base layer of asphalt, they brought back 170,000 of the historic bricks to be placed on top of that solid surface instead of the bare ground that they originally were placed on in 1919.

By Mike Binkley, North Loop Neighborhood Association



**NORTH
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A NEIGHBORHOOD

Welcome Monument Arrives





Monument Putting On A Light Show

May 18, 2020

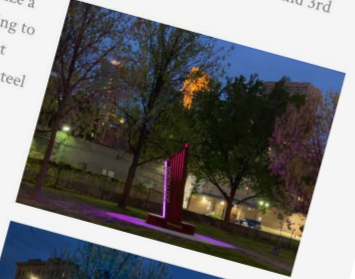
With electricians taking care of the final hook-ups today, colorful lights are now glowing from the new Welcome Monument at the corner of Washington and 3rd Avenues North.

The rainbow of bright colors symbolize a vibrant neighborhood that's welcoming to people of all backgrounds. And the fact that the lights are embedded in rusted steel beams represents how we've built upon our industrial past.

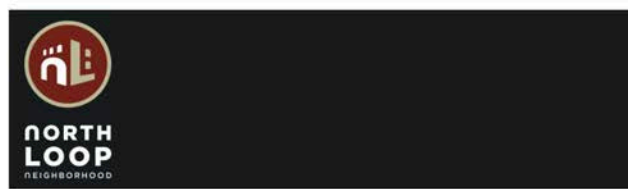
The sculpture, from **James Brenner**, contains about 1,000 LED lights that slowly transition between shades of green, purple, blue and red. Because of the angled placement of the beams, the colored lights are also visible *between* each beam at night—some at the base, some from the top, depending on where you happen to be viewing it from.

The monument was commissioned by the North Loop Neighborhood Association and paid for by generous donations from:

North Loop Neighborhood Association
 MartinPatrick3
 United Properties
 Opus
 Love Your Melon
 JD Hoyt's
 Red Rabbit/Red Cow
 Hines
 Hewing Hotel
 ESG Architecture
 310 Development
 Ovative Group
 Downtown Resource Group
 Deja Vu
 TMBR
 Schafer Richardson
 Artful Living Magazine
 Paster Properties
 North Loop Wine and Spirits
 Xcel Energy



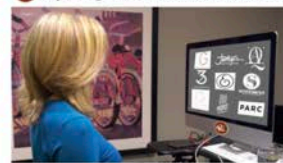
North Loop News!



STAY IN THE LOOP

Hello friends,
As we deal with the sad realities of the coronavirus and its effects on our lives, our health system and our economy, we want to keep you up to date on some of the events happening in our neighborhood. Have a safe Memorial Day weekend!

Spring Crawl Goes Virtual



Unprecedented times call for an unprecedented Spring Crawl in the North Loop. [Click to see](#) how you can support local businesses with a pop-up version of a home shopping network next week.



We'll pass out bags & gloves at Corner Coffee, 514 N 3rd St at 9AM Saturday. We'd love to have your help!



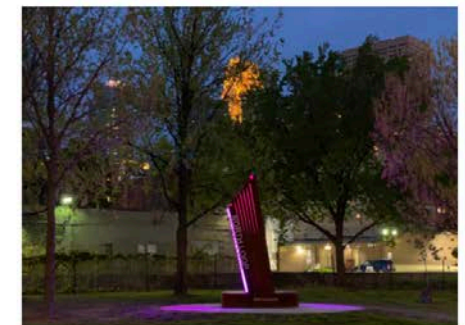
With so much at stake for our small, local businesses in the coming weeks and months, we're providing quick snapshots of what they mean to our community on our [Facebook](#) and [Instagram](#) pages.



Starting Tuesday, May 26th, Minneapolis will [require face coverings](#) for anyone over age 2 visiting an indoor place of public accommodation, including shops, hotels, recreation centers, skyways and government buildings in the city.

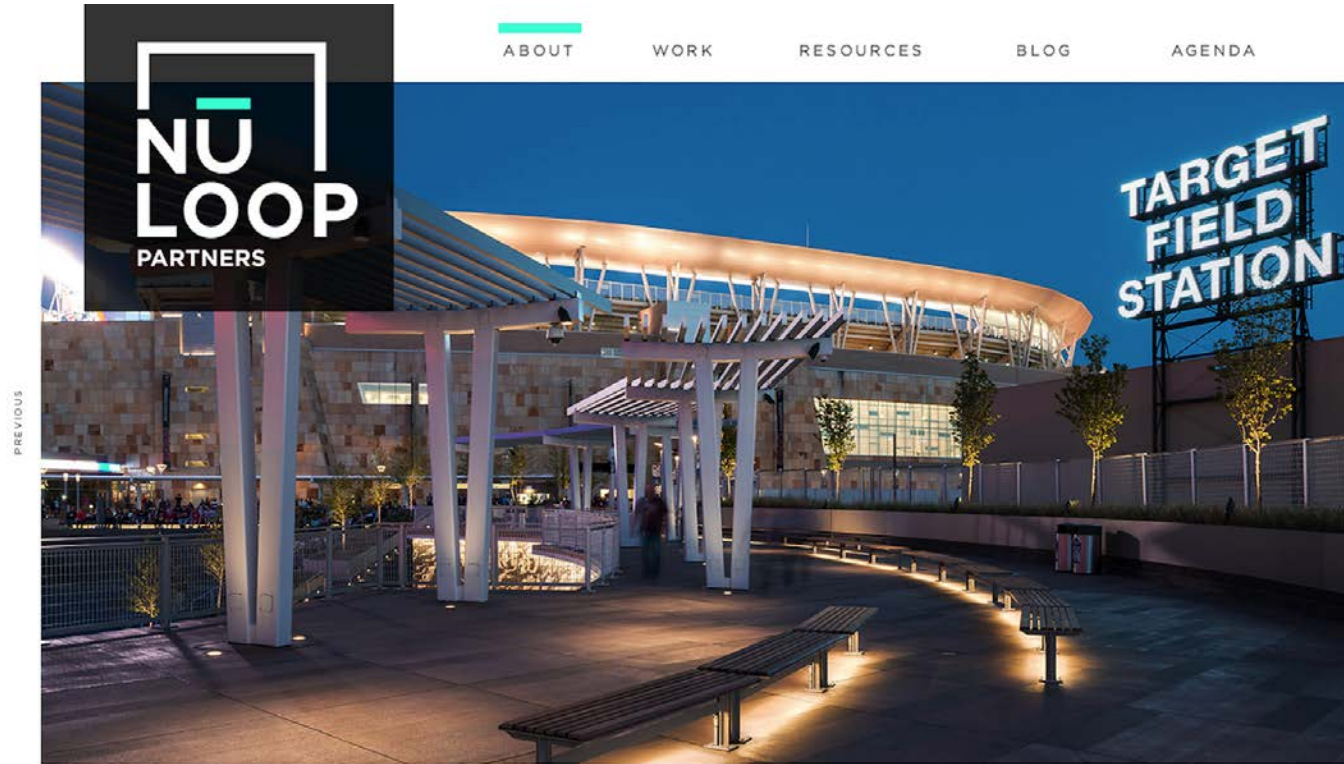


To make sure our new trees and grass survive, many residents and businesses have volunteered to water them. Dog owners are also being asked to [steer their dogs away](#) from these areas.



Just when we needed a positive sign, our long-awaited [Welcome Monument](#) arrived. It's a beautiful new landmark at the corner of 3rd and Washington Avenues North.

STAY IN THE LOOP AT [NORTHLOOP.ORG](#)



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