



**North Loop Neighborhood Association
Planning & Zoning Meeting Notes
December 18, 2019
6:00 P.M.**

Colonial Warehouse Conference Lounge, 212 3rd Ave N

1. December Planning & Zoning Meeting was called to order at 6:03 P.M.
2. 10 of 14 committee members were in attendance: David Miller, Irina Brown, Jo Vos, Carrie Reardon, Missy Rotterdam, Frederick Dawe, Alice Eichholz, Matt Sharkey-Smith, Bob Hinrichs, and Aneesha Marwah.
3. **Motion is made by Irina, seconded by Fred, and unanimously approved by the Board to approve the November meeting minutes with one change:**
 - a. In Item 3, Alice* made a motion to approve the October meeting minutes, not Diane.
4. 270 Hennepin Ave Tower, Dan Pellinen
 - a. Original building was ~472,000 sq ft and approved by the Planning Commission on Nov 13, 2018. The new building is now ~484,000 sq. ft. Due to this change in size, they have to present again to the Planning Commission.
 1. Construction has already started. They are presenting to the Planning Commission on January 13.
 2. Building will be comprised of 346 apartment units, which is a reduction in the number of units from the original plan.
 3. Apartments are all market-rate.
 4. Market forces drove this change in square footage and unit quantities.
 - b. ~20,000 sq. ft. of retail space. There is a potential for 1-6 different retailers to occupy that space.
 1. No retail tenants have been confirmed yet.
 - c. Exterior materials consist largely of silver metal panels that mimic glass.
 - d. 328 parking spaces, including 8 visitor parking spots for retail customers.
 - e. Project bumped back to allow for widened sidewalks.

- f. Waiting to create a greenery plan after Hennepin Ave has completed their improvements. They will mimic the greenery along Hennepin Ave.
 - g. Pet relief area is available, as well as indoor/outdoor pet spaces on the 3rd floor.
 - h. Though they are not technically in NLNA territory, they are requesting a letter of support regarding the revised development plans, specifically the increase in square footage and the reduction in the number of units.
 - 1. **Motion is made by David, seconded by Fred, and approved by the Board to write a letter of support for 270 Hennepin Ave Tower with strong encouragement to maximize greenery, install metal trash cans, and create increased levels of affordability. Jo opposes.**
5. Committee Business
- i. Metal trash can requirements – Moving forward, P+Z will require all new trash cans to be of the metal design. They have a higher quality look and are harder to deface.
 - j. Duffy project developers were unable to present tonight due to last minute changes brought about by the HPC. They are rescheduled to present in January.
 - k. P+Z will create an organized effort to market “3-1-1” to neighbors so they know who to call for various issues in the neighborhood, such as clearing sidewalks of ice and snow.
6. Neighbor Comments
- l. No other comments from neighbors.
7. The next meeting will be held on Wednesday, January 22, 2019.

Adjourned at 6:58 P.M.