



**North Loop Neighborhood Association
Planning & Zoning Meeting Notes
September 23, 2020
6:00 P.M.**

Zoom Meeting: <https://us02web.zoom.us/j/82403610486>

1. September 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, Jo Vos, Fred Dawe, Neil Reardon, David Miller, Ron Sliwinski, Irina Brown, Carrie Reardan, Alice Eichholz, Joe McErlane, Missy Rotterdam, and Marshall Hall.
3. **Motion is made by Fred, seconded by Ron, and unanimously approved by the Committee to approve the July meeting minutes with no changes.**
4. **Motion is made by Jo, seconded by Fred, and unanimously approved by the Committee to approve the September meeting agenda with no changes.**
5. 17 North Washington (New Construction) – Neil Reardon, ESG Architecture
 - a. 21st Century Bank building -- bounded by Hennepin Ave, Washington Ave, 3rd St, and 1st Avenue.
 - b. 1-acre transitional site between the North Loop and Downtown Minneapolis.
 - c. 27-story tower comprised of 429 mixed-income apartment rental units.
 1. Comprised of studios, 1-bdr, and 2-bdr that meets the affordability guidelines of Minneapolis' Unified Housing Policy.
 2. 328 parking stalls, some of which are devoted to adjacent commercial uses, but majority of the spaces are residential.
 3. 3 live/work spaces will be incorporated into the project. These units line the southwest portion of the parking lot, shielding the lot from passersby.
 4. 4,814 square feet of commercial retail space.

5. Raised planter beds and trees along Washington and 3rd, with a thru walk zone between the boulevard and the building.
 6. Dedicated drop off/ride share zone to smooth traffic patterns.
 7. Exterior materials -- lot of glass to visually lighten the building and to create a pedestrian-friendly experience at the ground level.
 8. Amenity space includes bike racks and enclosed bike parking in multiple locations, pet relief, pet wash, "active amenities" terrace, green roof, and more.
 9. Achieves Minneapolis 2040 Comp Plan goals for transit-oriented developments and increased density.
 10. Aiming to complete construction in 2023. They have already presented to COW.
 1. COW commentary centered around the live/work spaces, retail space, and general urban design such as the drop-off zone and curb cuts.
6. 405 and 408 4th Ave N; 328 and 330 4th St N (North Loop Green) – Bob Pfefferle, Hines
- a. Parking lot to be developed into 35-story, mixed-use tower and public green space ("The Green").
 1. 350,000 square feet of office space; 15,000 sq ft of retail space for food & beverage; 1-acre park; 250 market-rate residential units; 100 hospitality/short-term rental units.
 2. Approx. 600 spaces of underground parking.
 3. New development partner on board to help develop "The Green" portion of the project -- Marquee Development based in Chicago, IL.
 1. Specialize in developing aesthetically appealing and emotionally engaging public spaces that create community in a neighborhood.
 - b. "The Green" portion of the project will include a lawn, mature trees, landscaping, neighborhood dog park, and multiple communal gathering spaces.
 1. Also will include bike cafe/lounge offering food and beverage options, and bike repair stations connecting to Cedar Lake Trail.
 2. Activated year-round with community-based programming, festivals, musical performances, food trucks, pop-up parties, sports watch parties, etc.
 3. Private event space available to book for all to utilize.
 4. Spacious seating for over 200 people with technology infrastructure to work or relax in a natural setting.
 5. Portion of the lawn space to be transformed into an ice-rink in the winter.
 6. Direct pedestrian access to 5th Street & Target Field/Light Rail Transit.
 7. First-rate safety and security measures, cleanliness, and asset management.
 - c. Break ground spring 2021.

7. Committee Business

- a. Nu Loop Partners – Alice Eichholz
 - 1. Root District subgroups continue to meet.
- b. Pending Projects Follow-Up – Jo Vos and Zachery Schaaf
 - 1. Jo and Zachery have developed a spreadsheet that they will email out to the Committee for review.
- c. Public Art and Beautification – Francesco Parisi
 - 1. \$26,000 has been raised for Root District art mural projects.
- d. Historic Preservation and 2014 Plan – Ron Sliwinski and David Miller
 - 1. Nothing to report.
- e. **Motion is made by Irina, seconded by Jo, and unanimously approved by the P+Z Committee to provide a letter of support for the new construction project at 17 North Washington. Neil Reardon abstains for conflict of interest.**
- f. **Motion is made by Ron, seconded by Fred, and unanimously approved by the P+Z Committee to provide a letter of support for the North Loop Green project. Neil Reardon abstains for conflict of interest.**
- g. Ron Sliwinski is stepping down from the P+Z Committee. Ron and his wife are moving to Fargo, North Dakota.

8. The next meeting will be held on Wednesday, October 21, 2020.

Motion is made by Alice, seconded by Jo, and unanimously approved by the Committee to adjourn the meeting at 7:39 P.M.