



**NORTH  
LOOP**  
NEIGHBORHOOD

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**North Loop Neighborhood Association  
Planning + Zoning Committee October Meeting Notes  
Date: 10/19/2022  
Time 6:00 pm**

1. 10 of 15 Committee Members in attendance: Mollie Scozzari, Jo Vos, David Miller, Melissa Rotterdam, Fred Dawe, Alice Eichholz, Eric Mahn, Francesco Parisi, Joe McErlane, Matt Sharkey-Smith
  - a. Committee Members Absent: Marshall Hall, Neil Reardon, Irina Brown, Carrie Reardan, Zackery Schaaf
  - b. Guests: **Edwin Tobar**- Development Manager for Sweet Green, Minneapolis, **David Wilson**- one of the partners of Commutator LLC, **Jeff Sondag**- neighbor, **Blake Peterson**- neighbor
2. Committee Called to Order at 6:05 by Scozzari
3. **Miller makes a motion to approve the meeting minutes from August, Vos seconds the motion and minutes are approved unanimously by the committee**
4. **Scozzari moves to approve the October agenda, Vos seconds the motion, and the agenda is approved by the committee**
5. Project Update from David Wilson with the Commutator LLC- West Hotel
  - a. Site location on 1<sup>st</sup> Street and 2<sup>nd</sup> Avenue in the North Loop
  - b. Construction Details
    - i. Four historic buildings are a part of this project
    - ii. 55 underground parking stalls
    - iii. Will include 123 guest rooms, restaurant, bakery, basement bar, lounge, and rooftop bar. Indoor meeting rooms, event spaces, hospitality suite
    - iv. Adding a new 6-story building, exterior with stone masonry
    - v. Art in the building will be local and curated by David Petersen Gallery
    - vi. Hoping to be the living room of the North Loop, accessible to more than just hotel guests

- c. West Hotel Anticipated Timeline
  - i. Groundbreaking October 2021
  - ii. Out of the ground October 2022
  - iii. Top off January 2023
  - iv. Certificate of Occupancy Fall 2023
  
- 6. Sweetgreen- Edwin Tobar
  - a. Seeking approval for an outdoor patio area on 3<sup>rd</sup> Avenue North for a meeting with the city next week
  - b. Working with Colonial Warehouse building to buildout the space in the old Moose & Sadie's location
  - c. Looking to put metal furniture outside of the restaurant for the warm months
  - d. The sidewalk outside of the restaurant is raised off street level
  - e. Would only be in front of tenant space
  
- 7. Reports
  - a. NuLoop Partners (Alice Eichholz)
    - i. No update
  - b. Public Art and Beautification (Francesco Parisi)
    - i. The City Approved a Public Art on the Iron Works building and the Homeowners association building next door in the courtyard on 2<sup>nd</sup> Avenue
      - 1. Three walls that will be lit up at night, displaying 2-D and 3-D art
      - 2. Project could be starting as soon as October 28<sup>th</sup> but it needs to be 50°F outside to paint, otherwise painting will begin next spring
  - c. Historic Preservation and Land Use Reports (David Miller)
    - i. No update
  
- 8. Old Business
  - a. None
  
- 9. New Business
  - a. Committee Vacancies in 2023
    - i. Mollie Scozzari, Eric Mahn, and Carrie Reardan are unable to stay on the committee starting next year
    - ii. The committee will ask if neighbors are interest during the annual meeting
  - b. Potential New Sub Committees formations in 2023
  - c. Sweet Green Letter of Support
    - i. **Vos moves to write a letter of support for the outdoor patio at Sweetgreen, Miller seconds the motion. The committee unanimously votes to send a letter of approval for the outdoor patio**

10. NLNA Board Actions

- a. The board is participating in a DEI training in December at the YWCA
- b. Board vacancies coming up in 2023
- c. City Representative came to present about Equitable Engagement Funds available to the committee. The board received approval today to use those funds for an updated scope of work

11. Next Meeting: November 23rd, 2022, on Zoom

**12. The committee adjourns at 7:20 pm**