



**DOWNTOWN
MINNEAPOLIS
NEIGHBORHOOD
ASSOCIATION**

**40 S. 7th Street, STE 212 PMB 172
Minneapolis, Minnesota 55402
Phone: (612) 659-1279
Online: www.thedmna.org**

November 16, 2015

RE: Proposed Expansion of 903 Washington Avenue

Dear Ann and Michael Roess:

The DMNA Board would like to thank you and members of your project team for presenting plans for the proposed development at 903 Washington Avenue to the DMNA Land Use Committee.

At the recommendation of the DMNA Land Use Committee, the DMNA Board voted to support the project as presented to the committee on 10/7/2015. If significant changes are made to the design or proposed use of the project, the board requests notification and the opportunity to amend its support.

The items listed below are program elements that the DMNA has identified as important. Significant changes to, or the elimination of, these would also require notification and the opportunity to reconsider its support.

- Preservation of the Washington Avenue street frontage of the existing building
- First floor uses and pedestrian entrances match the elevation of Washington Avenue
- Use of a stone finish along the first floor of the new structure that is congruous with the exterior of the existing building and other architectural blending of the new structure with the existing
- Locating retail or restaurant in the new structure on the ground floor
- Preservation or expansion of existing retail frontage along Washington Ave
- Proposed plaza overlooking the 9th Avenue right-of-way
- Developer's option to convert the street-level covered parking into retail bays when supported by the market
- Ability to accommodate potential skyways if neighboring development occurs
- Consent of contiguous property owner for any set-back variance
- Overhead/cantilevered pedestrian protection along Washington Ave
- Accommodation/design coordination with future Washington Ave upgrades
- Delivery access via 9th Avenue (not Washington Ave)
- Valet parking during any restaurant operations

The board further requests the option to revisit the project and its support if the project timeline extends beyond that which was presented at the 10/7/2015 meeting. (Spring 2016: Completion of approval process and commencement of construction. Spring 2017: Completion of construction and opening of project.)

The DMNA Board looks forward to supporting your team in the successful execution of this important project.

Sincerely,
Nick Cichowicz
DMNA Board Chair