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May 16, 2016

RE: DMNA Support for the Iron Clad

Dear Mr. Graves & Mr. Kharbanda,

The DMNA would like to extend its support for the Iron Clad development as presented on May 3rd, 2016 to the DMNA Land Use Committee, with a few conditions as outlined below.

The DMNA Land Use Committee believes that the Iron Clad will positively contribute to the architectural diversity of the area by integrating three towers, each with a distinct personality and opportunity for retail, into the site. The development honors the importance of the corner by activating street frontage on Chicago and Washington Avenue as well as McGrew Place. Maintaining the existing stonewall at the intersection of Chicago and Washington and the active use of McGrew place communicate the industrial history of the site. Leveling the site grade as well as the proposed setbacks on Washington will improve the pedestrian experience at the corner. The generous planned bike parking will serve to encourage guests and residents to travel to and from the site by bicycle.

The DMNA would like to see the following improvements to the design:

- The blank south wall parking structure is one of the proposed development's weakest features. It would be critical to incorporate a green wall or artistic screening, as this area will be in the direct line of sight for residents of Emmanuel Housing.
- The 33' curb cut on Chicago Avenue, without proper treatment, presents a hazard to pedestrians. Given the valuable pedestrian connection that Chicago will provide between the Commons/U.S. Bank Stadium and the Mississippi River, this pedestrian realm warrants special consideration. The developer should find an aesthetically pleasing way, perhaps through pavers, to communicate the pedestrian crossing-area to cars. During times of low-traffic, when the full curb cut is unnecessary, it would be highly preferable to narrow the opening through movable planters, artistic bollards or another creative solution (for which the Graves are famous!).
- Exterior and interior dog-relief areas should be provided to prevent damage to green space in public areas, as has become a nagging problem at Gold Medal Park and around residential buildings throughout the Mill District.
- The developer should maximize every opportunity to integrate trees and other greenery into the public realm.

If the project design changes significantly or construction does not commence by Summer 2017, the DMNA reserves the right to revisit its letter of support.

Regards,
Nick Cichowicz
DMNA Board Chair