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May 16, 2016

RE: DMNA Support for the Legacy Condo Project

Dear Mr. Stanton,

The DMNA would like to extend its support for the Legacy Condo project as presented to the DMNA Land Use Committee on April 13th, 2016. It is clear that the project team incorporated feedback provided by the community at the previous presentation to the DMNA in February. The team's willingness to meet with the neighborhood on two occasions and readily receive feedback speaks to their respect for the surrounding area.

The project will bring 374 owner occupied residential units to the Mill District, which many residents have long and loudly expressed concerns over a shortage thereof. Generous landscaping (including rain gardens) and expanded boulevard along the 2nd Street townhomes addresses the neighborhood's desire for a green streetscape. The revised plans' better accommodation of dog relief (through a well located exterior relief area as well as interior relief area) addresses the neighborhood's desire to mitigate "doggie damage" to green space in public view and at Gold Medal Park.

In addition to the improvements listed above, the DMNA strongly encourages the project team to do the following:

- Use pedestrian-oriented exterior light fixtures as well as public art that communicate the industrial heritage of the area.
- Explore the establishment of cross easements with the Stonebridge to allow residents to share exterior amenities, such as playgrounds. This would allow the Legacy to offer exterior amenities that complement rather than duplicate those of its sister development, with the end goal of providing a slate of improvements that serve a wide range of ages.
- Provide exterior bike parking for guests well as interior bike maintenance facilities for residents that encourage people to travel to and from the site by bicycle.

There is strong support for the revised design that integrates multiple towers to create greater visual interest. It is understood that additional height is required to accommodate this design change and preserve open space on the site. However, the neighborhood hopes that the allowed height does not set a precedent for future adjacent developments. The site's proximity to I-35W, position as an end cap to the Mill District and setback from the river make a strong case for height at this specific location. The same conditions do not apply to neighboring parcels along West River Parkway.

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