



**DOWNTOWN
MINNEAPOLIS
NEIGHBORHOOD
ASSOCIATION**

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

November 16th, 2015

RE: Letter of Support for the Proposed Renovation of 101 & 125-129 Washington Avenue North

Dear Amanda Hawn:

The Downtown Minneapolis Neighborhood Association Board would like to thank you and members of your project team for presenting the proposed renovation of 101 & 125-129 Washington Avenue N to the DMNA Land Use Committee.

At the recommendation of the DMNA Land Use Committee, the DMNA Board voted to support the project, with some reservations, as presented on 11/4/2015. The project responsibly intensifies the use of the site, enhances safety on the block by increasing glass exposure to activate the street level, and makes historically appropriate aesthetic improvements. The Board further supports the full signage plan as presented to the committee given the visual interest it lends to the site. 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 Board further requests the option to revisit the project and its support if construction does not commence in 2016.

The DMNA shares the following concerns expressed by the North Loop Neighborhood Association in their letter issued on October 29th, 2015:

- The development should include greening in accordance with Minneapolis zoning. The DMNA understands that the Historic Preservation Commission discourages street-level greening as it is incongruous with the historic period of significance of the district in which the site is located. However, historic considerations should be balanced against environmental sustainability and pedestrian comfort. Across projects, the DMNA strongly advocates for street level greening (i.e. trees and foliage) to mitigate the negative environmental impacts of Downtown's hardscape as well as improve the aesthetic quality of the street.
- The development should include street lighting in accordance with the requirements of Minneapolis Public Works. The HPC may recommend exterior lighting below this standard. However, concern for public safety should outweigh historic considerations.
- The new storefront glass on the first floor should remain unobstructed by tenants to enhance pedestrian safety.

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

Sincerely,

Nick Cichowicz
DMNA Board Chair