



**DOWNTOWN
MINNEAPOLIS
NEIGHBORHOOD
ASSOCIATION**

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

July 26, 2016

Ms. Emily Stern
City of Minneapolis
Department of Community Development and Economic Development
105 5th Avenue S., Suite 200
Minneapolis, MN 55415-1316

RE: 205 Park Avenue South

Dear Emily:

I am writing to you on behalf of the Downtown Minneapolis Neighborhood Association Board of Directors, regarding the DMNA's recommendation for 205 Park Avenue South. The DMNA Board held a special meeting on Monday, July 25, to discuss the proposals the City received from Grand Real Estate Advisors and Sherman Associates; to analyze the feedback it has received from neighborhood residents; and to determine whether to make a recommendation in support of either proposal.

After listening to comments from the audience and hearing from Council Member Jacob Frey, the DMNA Board decided that it was in the neighborhood's best interest to support a proposal that best fits the character and needs of the Downtown community. Therefore, the DMNA Board passed a motion recommending that the City / CPED select the proposal submitted by Grand Real Estate Advisors. The DMNA Board supports this proposal for the following reasons:

- The feedback from neighborhood residents overwhelmingly supports an owner-occupied building with a long-term affordability component. The DMNA worked diligently over the past 6 months to obtain information and responses from local residents regarding the project. The DMNA carried out a detailed online survey from December 2015 through January 2016, conducted two large and well attended forums in the spring and summer, and received numerous comments and input from the community over the past several months.
- The parking plan proposed by Grand Real Estate Advisors is better for the surrounding neighborhood. Grand's proposal calls for approximately 50 units, with approximately 2 spaces per unit. This is better than Sherman Associates proposal, which stipulates less than 1 space per unit. The Downtown East neighborhood has limited parking spaces.
- The Grand Real Estate Advisors proposal has a smaller building footprint.
- The Grand Real Estate Advisors proposal has more green space. All ground floor units have gardens/small yards, and it has roof-top gardens.

Five board members voted in favor of this motion and two abstained.

In addition to approving the motion that recommends support for the Grand Real Estate Advisors proposal, the DMNA Board also passed a motion respectfully requesting that the City / CPED allow additions or amendments to either of the proposals.

If you have any questions regarding this letter, please feel free to contact me at nicholas_paul_cichowicz@live.com.

Sincerely,

Nick Cichowicz
DMNA Chair

cc. Ward 3 Council Member Jacob Frey