

April 1, 2016

Dear Mayor Hodges, Council President Johnson, Chair Reich and Council Members Goodman and Frey:

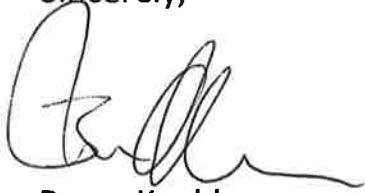
We are writing to express our support for the Public Works plan being recommended at the April 5<sup>th</sup> Transportation and Public Works Committee meeting for 3<sup>rd</sup> Avenue. Our view is the staff recommendation best balances important competing interests for this key stretch of roadway in the core of downtown. It is especially important to us that a four lane configuration for traffic south of 7<sup>th</sup> Street is maintained. While we support installation of a protected bikeway in the 3<sup>rd</sup> Avenue right-of-way, it is also essential that the plan for 3<sup>rd</sup> supports operations of our several major buildings and ensures smooth east- west traffic crossing this corridor as it accesses other parts of downtown. We believe the staff design accomplishes these important goals.

Collectively, the buildings represented by the signatories to this letter are home to 18,400 downtown Minneapolis workers, have a total assessed value of \$812,000,000, and will pay total property taxes this year of \$33,000,000. So the stakes in this redesign for our owners, tenants and for the City are significant in terms of ensuring the continued vitality of our properties.

It is our understanding that another important aspect of the 3<sup>rd</sup> Avenue plan related to landscaping is slated for installation in 2017. The staff recommendation identifies numerous “greening” opportunities in the public right-of-way that will be maintained by the Downtown Improvement District, which our buildings support through an annual special assessment. In addition, we have identified a number of additional opportunities on privately owned property that can further enhance the green nature of the corridor. Such opportunities exist at US Bank Plaza, Capella Tower, Ameriprise and the NRG Center to name just four. *It is our view that these private property opportunities will offset the square footage included in the median planters between 8<sup>th</sup> and 9<sup>th</sup> and 10 and 11<sup>th</sup> streets.* It is worth noting those median planters were paid for initially with private funds, and have been maintained in recent years by DID with assessment dollars.

We are very interested in working cooperatively with Public Works to refine both the public and private greening opportunities for 3<sup>rd</sup> Avenue in the months ahead. DID staff will continue their work with City staff, and will convene the properties listed below and others in the corridor to develop a true public – private partnership to address this important topic. As representatives of owners invested in Minneapolis, we want this and every corridor to be as green as possible, while recognizing each corridor must also achieve other purposes for our downtown to be healthy and functional.


Sincerely,



Bruce Koehler  
Hines



Ted Campbell  
Capella Tower



Mike Dwyer  
NRG Energy Center



Brian Pietsch  
Ameriprise



Bob Traeger  
333 South 7<sup>th</sup>



Kevin Connolly  
Campbell Mithun

c.c. Minneapolis Council Members  
Steve Kotke