



**DOWNTOWN  
MINNEAPOLIS  
NEIGHBORHOOD  
ASSOCIATION**

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October 25, 2016

The Honorable Jacob Frey  
Member, Minneapolis City Council  
350 S. 5th St., Room 307  
Minneapolis, MN 55415

RE: DMNA's position with respect to Sherman Associates' development of 205 Park Ave.

Dear Councilmember Frey:

The DMNA and members of its Land Use Committee (LUC) met on November 17, 2016, and discussed the 205 Park Ave. development issues. We unanimously agreed to submit a letter to you and CPED detailing specific items that the project should address within the 6-month negotiating period between the City of Minneapolis (City) and Sherman Associates (Sherman). The DMNA would like specific information on the following items.

First, the DMNA strongly requests that Sherman address the following characteristics of the building:

1. The building itself.
  - The building should be architecturally distinct and contemporary, but complementary of and of comparable quality to, the buildings in the adjacent historic district as well as Park Avenue Lofts.
2. The street view.
  - The view corridor along Park Avenues from Washington Avenue through to the historic mills should be enhanced through set-backs and appropriate exterior materials.
3. The public realm.
  - Each face of the building, particularly the ground floor, should enhance the public realm and the pedestrian experience through exceptional landscaping and lighting as well as appropriate set-backs and window placement. Design specific to each street-face should consider the character of adjacent blocks.
4. The ground level.
  - Opportunity for ground level residences with private entrances from the street should be maximized. To encourage residents to use and customize their "front yards" and thus contribute to street life, the building should be set back to allow for sufficiently sized private outdoor space.

5. The police substation space.
  - o The physical location and dimensions of the space (hopefully at least 750 square feet), bathroom/shower area, full construction of space (paint, flooring, electrical and computer/cable connections), and commitment that no monetary charges will issue for taxes and homeowner's association fees.

Second, assurances that the affordable housing units in the building will not receive or be financed with City subsidies. The Request for Proposal (RFP) and Sherman's proposal did not contain any provisions or options for the developer to receive city subsidies for the affordable units. Therefore, the DMNA believes that such provisions should not be added after the City accepted Sherman's proposal.

Lastly, confirmation that Sherman has financing/underwriting for this specific project. The DMNA respectfully requests that Sherman provide the city with proof that it has the financing to complete this project; proof that includes more than a perfunctory letter of credit.

We greatly appreciate your consideration of our requests. We truly believe that the above issues could easily and quickly be addressed by Sherman.

Thank you very much,

Downtown Minneapolis Neighborhood Association Board of Directors

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CC: Emily Stern (CPED)  
Sherman Associates