



**DOWNTOWN  
MINNEAPOLIS  
NEIGHBORHOOD  
ASSOCIATION**

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December 28, 2016

Mr. Shane LaFave, Director of Multifamily Development  
Sherman Associates, Inc.  
233 Park Avenue South, Suite 201  
Minneapolis, MN 55415

*RE: Sherman Associates 205 Park Avenue Mixed Use Project – DMNA Comments following the special meeting of the DMNA Land Use Committee to review the updated Conceptual Site Greening Plan on Tuesday, December 20, 2016*

Dear Mr. LaFave:

The DMNA's Land Use Committee (LUC) reviewed an updated conceptual site plan for the project at the special meeting. The conceptual "Greening Plan" was not dated. Building plans, building elevations and building images were not presented at the meeting. The meeting focused only on the conceptual site plan revisions related to explaining the placement of the building footprint, refining the site design and the addition of landscaping around the building.

Following the presentation of the conceptual site plan the DMNA LUC acknowledged the further development of the site plan and the added greening that occurred since the last time the project was presented to the DMNA LUC on December 6, 2016. The DMNA LUC asked for a couple of revisions to be made to the plan. The DMNA LUC acknowledges that the resulting conceptual Site Greening Plan, dated December 23, 2016, will now be used as an exhibit to the yet to be resolved project Term Sheet.

Shane LaFave stated that once the Term Sheet is approved, the conceptual site plan would continue to be refined. He also stated that he would share with the DMNA LUC updates on the further design resolution of the project. This includes both the site and the building.

The DMNA supports the changes that were represented on the December 23, 2016 Greening Plan and appreciates the opportunity to be included in the ongoing communication with Sherman Associates and the City of Minneapolis as the design and City review of this project continues in the future. The DMNA will continue to monitor the project to ensure that the items mentioned in the DMNA letter to Councilmember Jacob Frey, dated October 25, 2016, are addressed. The DMNA looks forward to our

continuing work with Sherman Associates and the City staff in order to have a successful and well-designed project that enhances the vitality and public realm of the neighborhood.

Kind regards,

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Joe Tamburino  
DMNA Board Chair

CC: Councilmember Jacob Frey  
Emily Stern, Senior Project Coordinator, City of Minneapolis CPED  
Hillary Dvorak, Senior City Planner, City of Minneapolis CPED  
DMNA Board Members  
DMNA Land Use Committee Members