



**DOWNTOWN
MINNEAPOLIS
NEIGHBORHOOD
ASSOCIATION**

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April 13, 2018

Ms. Hilary Dvorak, City Planner
City of Minneapolis CPED
250 S. 4th Street, Room 300
Minneapolis, MN 55115

RE: JR Hospitality - Hawthorne Avenue Hotel Project

Dear Hilary:

I am writing to you on behalf of the Downtown Minneapolis Neighborhood Association regarding JR Hospitality's plan to construct two hotels on a 1-acre lot on Hawthorne Avenue between 10th and 11th streets. JR Hospitality managing partner Jay Bhatka presented the project to the DMNA Land Use Committee on March 6 and April 3.

During his initial presentation at the Land Use Committee on March 6, Bhatka identified the site as being across from the Hawthorne Transportation Center. It is currently a bare lot. He explained that the plan is to construct two separate hotel brands in one building on the property; one is Cambria Hotel and the other is a Fairfield Inn & Suites. Both hotels would be six-stories. The Cambria Hotel would have 115 rooms and the Fairfield would have 100 rooms. They would be located side by side, but would have different entrances with separate lobbies and front desks. The Cambria Hotel would have a restaurant and bar on the ground floor that guests from the Fairfield could access.

Bhatka also reviewed the architectural plans for the project. He described the exterior building materials and noted that the design is brand specific. Committee members inquired about public realm improvements and Bhatka stated that they intend for the streetscape to be pedestrian friendly. There was also a question about parking. Bhatka noted that there is no on-site parking, but there are 50 stalls available in a nearby parking ramp. He also said there would be valet service available for guests.

At the March 6, meeting, after some discussion regarding the architectural features, building materials and landscaping plans, the committee requested that Bhatka consider their recommendations and come back to the April 3, meeting. Bhatka came back on April 3, and presented updated plans. The committee very much appreciated the improvements that he incorporated into the building to make it more attractive. As such, they recommended a letter of support for the project.

If you have any questions regarding this letter, please feel free to contact me at christie@thedmna.org or by phone at 320-583-4573.

Sincerely,

Christie Rock Hantge
DMNA Neighborhood Coordinator

CC: Ward 3 Council Member Steve Fletcher
Ward 7 Council Member Lisa Goodman
Joe Tamburino, DMNA Board Chair
Steve Kotke, SEH
Jay Bhatka, JR Hospitality