



**DOWNTOWN
MINNEAPOLIS
NEIGHBORHOOD
ASSOCIATION**

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

May 9, 2018

Aaron Hanauer, Principal City Planner
City of Minneapolis CPED
250 South 4th Street, Room 300
Minneapolis, MN 55415

Re: Thrivent Corporate Headquarters Project – 600 Portland Avenue South

Dear Aaron:

I am writing to you on behalf of the Downtown Minneapolis Neighborhood Association regarding Thrivent's plans to build a new corporate headquarters on a surface parking lot located at 600 Portland Avenue South. Representatives from HGA Architects and Thrivent have met with the DMNA Land Use Committee regarding this project on two occasions over the past three months, most recently on May 1. The LUC has already provided a letter of support for the preliminary design of the project.

At the May 1, meeting, Bill Blanski from HGA presented the final design for the project. The building is an eight-story office building, located on the north edge of the site to allow room for mixed-use development on the south side of the block. The office building is predominantly clad in natural stone and steel. Incorporated into the building is a nine-story, all glass, beacon stair tower. Thrivent intends for this architectural feature to be celebratory of their history and longevity in the community, as well as a beacon of light to the growing neighborhood to the east. The building also includes a two-story pavilion located along Portland Avenue South that houses the coffee shop/café and the skyway corridor on the second level.

Blanski also reviewed the project's public realm improvements. The site itself offers building occupants easy access to transit - including light rail, buses and bike paths - restaurants, professional sports facilities, and other entertainment venues. A public plaza that includes public art and movable seating will be located at the corner of Sixth Street South and Portland Avenue. The plaza intends to complement the greenspace around the Armory that will offer visual links to The Commons.

After reviewing the final site plan, Blanski went over the associated land use applications, which include:

- Variance for signage
- Administrative review for new skyways and plaza
- CUP for drop off zone
- Site plan review

After hearing the presentation and asking a few questions, the DMNA Land Use Committee recommended providing a letter of support for the land use applications associated with the Thrivent Corporate Headquarters Project.

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

Kind regards,

Christie Rock Hantge
DMNA Neighborhood Coordinator

CC: Kirsten Sprecht, Thrivent
Council Member Steve Fletcher
Joe Tamburino, DMNA Board Chair
Kevin Frazell, DMNA Land Use Committee Chair