



**DOWNTOWN  
MINNEAPOLIS  
NEIGHBORHOOD  
ASSOCIATION**

**40 S. 7<sup>th</sup> Street, STE 212 PMB 172  
Minneapolis, Minnesota 55402  
Phone: (612) 659-1279  
Online: [www.thedmna.org](http://www.thedmna.org)**

May 14, 2018

Ms. Mei-Ling Smith, City Planner  
City of Minneapolis CPED  
250 S. 4<sup>th</sup> Street, Room 300  
Minneapolis, MN 55115

RE: Alatus, LLC – 12<sup>th</sup> Street Tower - 228 South 12<sup>th</sup> Street

Dear Mei Ling:

I am writing to you on behalf of the Downtown Minneapolis Neighborhood Association regarding Alatus LLC's redevelopment project proposed for 228 S. 12<sup>th</sup> Street. Chris Osmundson from Alatus and Gretchen Camp from ESG Architects have met with the DMNA Land Use Committee regarding this project four times since last October, most recently on May 1.

At the May 1, meeting, Osmundson and Camp presented the final site plan for the project, including both interior and exterior drawings. They explained that the project is mixed-use, luxury, multi-family apartments with commercial. The site plan depicts a 30+ story building over podium with 360+ residential units. The six-story podium will wrap a parking garage that accommodates 583 parking stalls, with approximately 200 available to the public.

The plan calls for 8,800 square feet of retail / restaurant on the corner of 12<sup>th</sup> Street and 2<sup>nd</sup> Avenue and 12<sup>th</sup> Street and 3<sup>rd</sup> Avenue with an "Arrival Court" located on 12<sup>th</sup> Street. There is also a skyway connection between the parking garage and the Minneapolis Convention Center. The skyway level would have 4,800 square feet of office space and another 3,500 square feet of retail space. There is an amenity deck on the seventh floor with a pool, fitness center and pet relief area. The building's exterior façade will be mainly glass, but would also have some metal panels. The plan also calls for some attractive streetscape improvements including public art and a water feature. The committee appreciates these features, because they enhance the pedestrian experience, and there is a need for more greenspace in this part of the downtown community.

The committee would like to express strong support for the "Arrival Court". It is an essential element of the project, because it provides an important safety feature by getting cars off the street for pick-up and drop-off, as opposed to them sitting curbside and having conflicts within the bus lanes that surround this site. As residents of downtown condominiums themselves, the committee members understand the importance of having a place for delivery drivers, taxis and ride sharing services to pull off the street so as to not block traffic, or be a safety hazard to bikers and pedestrians. The committee encourages the City to retain this important element of this project.

After asking some questions and having some discussion about the final site plan, the committee wholeheartedly recommended approval for the project. Upon completion, this project will be a great addition to the Downtown West neighborhood.

If you have any questions regarding this letter, please feel free to contact me at [christie@thedmna.org](mailto: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  
Chris Osmundson, Alatus, LLC  
Gretchen Camp, ESG Architects