



**DMNA**  
**DOWNTOWN**  
**MINNEAPOLIS**  
**NEIGHBORHOOD**  
**ASSOCIATION**

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May 14, 2018

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

RE: Downtown Consolidated Office Building – 501 4<sup>th</sup> Avenue South

Dear Peter:

I am writing to you on behalf of the Downtown Minneapolis Neighborhood Association regarding the City's plan to build a new public office building at 501 4<sup>th</sup> Avenue South. Consultant Peter Brown, CFO Mark Ruff and representatives from MSR Design, have presented the project to the DMNA Land Use Committee on three occasions since December of 2017, most recently on May 1.

At the initial meeting with the LUC, project consultant Peter Brown introduced the project team, which includes two architectural firms, MSR Design and Henning Larson and construction manager Mortenson. The project team explained the history and purpose of the project, as well as the reasoning behind the location. They noted that the City has been exploring the possibility of consolidating city services for almost a decade. The primary reason being that the cost of renovating existing city buildings is prohibitive. Additionally, the City is in the process of selling two buildings for private redevelopment, which makes this the ideal time to look at constructing a new public service building. The City identified a near perfect location, which will replace an existing parking structure on 4<sup>th</sup> Avenue. The purpose behind choosing this location is to collocate with City Hall and the Hennepin County Government Center, creating a true civic hub in the core of downtown.

Over the course of the three presentations that the project team gave to the LUC, they reviewed both the exterior and interior schematic designs of the building. They listened to feedback and responded to questions from committee members. At the May 1, meeting, the project team reviewed the final design for the project. The final plans call for a 10-story, 382,000 square-foot office tower. The building will have a glass exterior and an open design on the first two floors. The higher floors will have a steel exterior. There will be a Skyway connection on Level 2, which is where the Public Service Area will be located. The PSA will be very customer-centric. There will be a well-designated check-in/information desk. Floors three through nine will house offices for city employees. The top floor will have wellness rooms, common spaces and a lunch room. The total cost for the project will be approximately \$150 million.

After reviewing the final design, the LUC recommended providing a letter of support for the project. The LUC believes consolidating city services near other government offices, will better meet the needs of the public.

The DMNA appreciates that the City has attended multiple LUC meetings, as well as facilitated three community forums at the Mill City Museum for the public to hear about and comment on this project. The DMNA looks forward to seeing this project come to fruition.

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  
Peter Brown, Consultant to the City of Minneapolis  
Mark Ruff, City of Minneapolis, CFO  
Joe Tamburino, DMNA Board Chair