



**DOWNTOWN
MINNEAPOLIS
NEIGHBORHOOD
ASSOCIATION**

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June 18, 2018

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

Re: Sherman Associates – 7th and Portland Mixed-Use (South Half of Thrivent Corporate Headquarters Block)

Dear Stephanie:

I am writing to you on behalf of the Downtown Minneapolis Neighborhood Association regarding Sherman Associates plans to develop the south half of the Thrivent Corporate Headquarters Block. Site boundaries include 5th Avenue South on the west, Portland Avenue on the east and 7th Street South on the south.

Shane LaFave and Bob Loken from Sherman Associates presented the preliminary concept plan to the DMNA Land Use Committee on May 1. Plans call for a 150-unit, approximately 12-story apartment building to the west, a 120-key, nine-story hotel to the east, and a two-level structure split evenly between a daycare and fitness center. LaFave and Loken reviewed the site plan and architectural drawings for the proposed buildings.

After some questions and discussion, the committee recommended a letter of support for the preliminary concept plan. The LUC looks forward to reviewing more finalized plans at their July 10, meeting. The committee has a particular interest in the public realm. The expectation is that the developer will tie into the vision established for Park and Portland Avenues, as well as complement the green spaces surrounding the Thrivent Corporate Headquarters project.

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

Kind regards,

Christie Rock Hantge
DMNA Neighborhood Coordinator

CC: Shane LaFave, Sherman Associates
Bob Loken, Sherman Associates
Council Member Steve Fletcher
Joe Tamburino, DMNA Board Chair
Kevin Frazell, DMNA Land Use Committee Chair