



**DOWNTOWN
MINNEAPOLIS
NEIGHBORHOOD
ASSOCIATION**

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

February 22, 2018

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

RE: Alatus, LLC - 228 South 12th Street – former 2nd Church of Christ Scientist

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. 12th Street. Chris Osmundson from Alatus and Gretchen Camp from ESG Architects presented the preliminary concept plan to the DMNA Land Use Committee in October and November of 2017, and again in February of 2018.

At the February 12, meeting, Osmundson and Camp presented a more refined preliminary 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 preliminary 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 12th Street and 2nd Avenue and 12th Street and 3rd Avenue. 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.

After some questions and discussion with Osmundson and Camp, the committee recommended providing a letter of support for the preliminary concept plan. The committee welcomes the proposed public realm improvements, including the public art and water feature. The committee encourages the City to make similar improvements to the public realm on the Convention Center side of 12th Street. There is a need for more green space in this part of the downtown community to enhance the pedestrian experience.

Additionally, the committee very much appreciates the concept of the "Arrival Court" located off of 12th Street. The committee was disappointed to hear that members of the COW were asking to reduce the size of this feature. 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 strongly encouraged the developer to work with the City to retain this important element of this project.

The DMNA looks forward to reviewing the final site plan for this project and any associated land use applications. 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 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
Paul Miller, Minneapolis Public Works
Allan Klugman, Minneapolis Public Works
Joe Tamburino, DMNA Board Chair
Chris Osmundson, Alatus, LLC
Gretchen Camp, ESG Architects