



**DOWNTOWN  
MINNEAPOLIS  
NEIGHBORHOOD  
ASSOCIATION**

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February 22, 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 - 228 South 12<sup>th</sup> Street – former 2<sup>nd</sup> 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. 12<sup>th</sup> 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 12<sup>th</sup> Street and 2<sup>nd</sup> Avenue and 12<sup>th</sup> Street and 3<sup>rd</sup> 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 12<sup>th</sup> 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 12<sup>th</sup> 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](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  
Paul Miller, Minneapolis Public Works  
Allan Klugman, Minneapolis Public Works  
Joe Tamburino, DMNA Board Chair  
Chris Osmundson, Alatus, LLC  
Gretchen Camp, ESG Architects