



**DOWNTOWN  
MINNEAPOLIS  
NEIGHBORHOOD  
ASSOCIATION**

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August 8, 2018

Emily Stern, Senior Project Coordinator, Business Development  
City of Minneapolis – Community Planning and Economic Development  
105 Fifth Avenue South – 200  
Minneapolis, MN 55401-2534

Re: 800 Washington Avenue RFP

Dear Emily:

Thank you for attending the Downtown Minneapolis Neighborhood Association Land Use Committee meeting on August 6, and for providing an update on the responses that the City received to the 800 Washington Avenue RFP.

Based on the information that you provided, the DMNA Land Use Committee would like to lend support to the proposal that best meets the following criteria:

- A project that includes owner occupied, market-rate housing; a percentage (to be defined) of which could be defined as affordable to owners based on income.
- A project that can secure financing for the long-term, continuous ownership of the affordable condos.
- A project with a building that is LEED certified.
- A project with a building that has a creative and unique architectural design.
- A project that can help support the ongoing business needs of the American Academy of Neurology (AAN).
- A project that supports the wider pedestrian connection to the river on Chicago Avenue South.
- A project with a site plan that sets the building back from the street in line with the AAN building.

The DMNA Land Use Committee looks forward to hearing a presentation from the developer that the City decides to extend development rights to in the very near future. The DMNA hopes that the developer and the City will listen to the feedback and desires of the neighborhood as they move forward with refining the details of this project on this unique and highly visible property in Downtown East.

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

Kind regards,

Christie Rock Hantge  
DMNA Neighborhood Coordinator

CC: Council Member Steve Fletcher  
Joe Tamburino, DMNA Board Chair  
Kevin Frazell, DMNA Land Use Committee Chair