



**DOWNTOWN
MINNEAPOLIS
NEIGHBORHOOD
ASSOCIATION**

July 25, 2018

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

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

Re: Sherman Associates – 500 S. 7th Street (7th and Portland Mixed Use Project)

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 from Sherman Associates and Bob Loken from ESG Architects presented an updated site plan to the DMNA Land Use Committee on July 10. The project includes a 152-unit, 12-story apartment building, and a 133-key, nine-story hotel. Loken noted that they have not identified the hotel brand yet.

The Sherman project will connect to the new Thrivent corporate headquarters building via a two-story podium that houses a day-care center on the ground level and a fitness facility on the skyway level. A two-level underground parking garage is also part of the plan. The Sherman project will share a central court area with Thrivent and will be accessible to both pedestrians and drivers.

After some questions and discussion, the committee recommended providing a letter of support for the updated site plan. However, the committee continues to have a strong interest in the design of the public realm space. The committee would like to see more information and further clarification regarding the landscaping locations and materials. There was a suggestion to incorporate raised planters into the streetscape.

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, ESG Architects
Council Member Steve Fletcher
Joe Tamburino, DMNA Board Chair
Kevin Frazell, DMNA Land Use Committee Chair