



**DOWNTOWN  
MINNEAPOLIS  
NEIGHBORHOOD  
ASSOCIATION**

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September 12, 2018

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

Re: Harlem Irving Cos. And CA Ventures – 240 and 258 Hennepin Avenue

Dear Hilary:

I am writing to you on behalf of the Downtown Minneapolis Neighborhood Association Harlem Irving Cos and CA Ventures plans to construct interlocking towers at 240 and 258 Hennepin Avenue. Rick Filler from Harlem Irving, along with Dan Pellinen and Evan Jacobson from Tushie Montgomery Architects, met with the DMNA Land Use Committee on two occasions; August 6 and September 4.

At their first meeting with the DMNA LUC, Filler and Jacobson introduced themselves and described a few other projects they have worked on in the Minneapolis market. They also identified and explained the location of the site. Dolphin Group Companies, a collection of staffing agencies, currently owns the property. The land is directly across the street from an existing Whole Foods supermarket and faces United Properties' proposed Gateway Development. Jacobson then reviewed some very rough schematics of a project showing how a proposed building(s) would fit on the site, as well as blend into the surrounding neighborhood.

The developer came back to the DMNA LUC on September 4. The preliminary concept plan calls for interlocking twin towers with 350 apartments and up to 20,000 square feet of ground-floor retail. The towers will be 18 to 20 stories high and sit on a podium-style building that will be fully devoted to retail, with frontage on both streets. There will be a 26,000-square-foot amenity deck for apartment residents on top. The developer hopes to attract an anchor retail tenant to occupy about 10,000 to 12,000 square feet, and will have another space of about the same size to divvy up between smaller retail users. Jacobson assured the committee that the renderings were preliminary and that they would be back to a future meeting with a more refined and detailed proposal.

After some questions and discussion, the DMNA LUC recommended providing a letter of support for Harlem Irving Cos., and CA Ventures preliminary concept plan at 240 and 258 Hennepin Avenue. The committee looks forward to reviewing more finalized plans at a future meeting. The committee has a particular interest in seeing the public realm improvements. The expectation is that the developer will follow guidelines established by the City's Pathways to Places project,

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: Dan Pellinen, Tushie Montgomery  
Evan Jacobson, Tushie Montgomery  
Rick Filler, Harlem Irving  
Council Member Steve Fletcher  
Joe Tamburino, DMNA Board Chair  
Kevin Frazell, DMNA Land Use Committee Chair