



**DOWNTOWN
MINNEAPOLIS
NEIGHBORHOOD
ASSOCIATION**

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September 18, 2018

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

Re: Kraus Anderson – 8th and Portland (Wells Fargo site)

Dear Stephanie:

I am writing to you on behalf of the Downtown Minneapolis Neighborhood Association regarding the Kraus Anderson project proposed for the Wells Fargo site at 8th and Portland in the Elliot Park neighborhood. Jaci Bell, Director of Development from Kraus Anderson, and architect Burt Coffin from ESG presented the project to the DMNA Land Use Committee on September 4.

Bell introduced herself and Kraus Anderson. She explained KA's interest in this site due to its proximity to the new KA headquarters block that is across the street. Coffin reviewed the architectural and site plans for the project. He identified the location of the site on 8th Street between Park and Portland Avenues. He explained that the ½ block site currently occupied by a Wells Fargo bank with a drive thru and a parking lot. He stated that KA would like to build a 16-story apartment tower with approximately 330 units; a new building for Wells Fargo; and some additional street level retail. They are proposing three levels of underground parking. They will be reducing the number of access points on the site from four down to one.

The committee commended the developer for building underground parking and including an interior Porte Cochere. They like the overall design of the building, particularly the Juliet balconies. They also appreciate that the developer is providing an on-site pet relief area. The committee has a particular interest in the public realm improvements. The expectation is that the developer will follow guidelines established by the City's Pathways to Places project, as well as the vision established for Park and Portland Avenues. This development has the opportunity to better connect the Elliot Park neighborhood to the Downtown West and the Downtown East neighborhoods. It will also contribute to efforts to create a residential corridor along Portland Avenue. The Land Use Committee recommended providing a letter of support for Kraus Anderson's preliminary concept plan. The committee looks forward to seeing more finalized plans at a future meeting.

The DMNA Board reviewed this project at their meeting on September 17. The board support's the Land Use Committee's recommendation, however, they would like Kraus Anderson work with Metro Transit to ensure that the entrance off of 8th Street for the drive through ATM does not compromise the integrity of the future D-Line rapid bus project, which is tentatively scheduled for construction in 2020 or 2021.

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: Jaci Bell, Kraus Anderson
Burt Coffin, ESG
Council Member Steve Fletcher
Joe Tamburino, DMNA Board Chair
Kevin Frazell, DMNA Land Use Committee Chair