



**DOWNTOWN  
MINNEAPOLIS  
NEIGHBORHOOD  
ASSOCIATION**

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August 10, 2018

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

Re: OX-OP Gallery and Residences (Washington Avenue and 11<sup>th</sup> Avenue South)

Dear Lindsey:

I am writing to you on behalf of the Downtown Minneapolis Neighborhood Association regarding Solhem Companies OX-OP Gallery and Residences project located at Washington Avenue and 11<sup>th</sup> Avenue South. Representatives from Solhem Companies, TE Miller Development and Momentum Design Group presented their initial plans to the DMNA Land Use Committee on July 10, and revised plans on August 6.

At their first meeting with the DMNA LUC, the development team described their plans to construct an 8-story building that includes 150 market-rate apartments, three two-story live/work apartments with frontage on 11<sup>th</sup> Avenue S., and commercial space along Washington Avenue. They explained that parking for the building is proposed within one story of underground parking and a partial story of at-grade garage parking resulting in a total of 103 parking spaces. They also noted that there are 220 bicycle parking spaces proposed as part of the project.

There were a lot of questions and discussion after the development team's first presentation to the DMNA LUC. The committee expressed concern about the placement of the building on site; the disconnect between the proposed architectural style of the OX-OP and the adjacent historic building (Day Block Brewing Company), as well as the Mill District as a whole; the proposed exterior building materials; and the plan for the public realm space. There was also a lot of discussion regarding the minimal number of proposed parking spaces. The committee expressed concern about the lack of parking available in this part of Downtown East. The development team assured the committee that the type of resident that will choose the OX-OP apartments will likely not own a car and rely on public transportation.

The development team came back to the DMNA LUC on August 6, with revised plans. The committee expressed appreciation that they listened to the feedback offered at the July meeting. They were very impressed with the changes made to address the neighborhoods concerns. Some committee members still had reservations about the ratio of apartments to parking spaces, but others were fine with the number of proposed spaces. In addition, Jeff Hahn, the owner of the building at the corner of Washington and 11<sup>th</sup> Avenues, expressed concerns about potential conflict between his business Day Block Brewing Company and future residents of the OX-OP project. Day Block has an event center on the second floor that hosts weddings and other parties. Hahn is concerned that activity generated from his business could lead to noise complaints from the apartment

tenants. He wanted to be sure the DMNA LUC took this into consideration when making its recommendation and that the developer looks for ways to remediate the potential conflict through the building design.

After some further discussion, the DMNA LUC ultimately recommended providing a letter of support for the OX-OP 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: Jason Lord, Solhem Companies  
Rob Miller, TE Miller Development  
Council Member Steve Fletcher  
Joe Tamburino, DMNA Board Chair  
Kevin Frazell, DMNA Land Use Committee Chair