



**DOWNTOWN  
MINNEAPOLIS  
NEIGHBORHOOD  
ASSOCIATION**

August 23, 2018

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

Re: United Properties Gateway Development (Nicollet Hotel Block)

Dear Hilary:

I am writing to you on behalf of the Downtown Minneapolis Neighborhood Association regarding United Properties plans to redevelop the Nicollet Hotel Block into the Gateway Development. Rick McKelvey from United Properties met with the DMNA Land Use Committee on May 1, and again on August 6.

At the August 6, DMNA Land Use Committee meeting, McKelvey reviewed the size and location of the site. He noted that it is an approximately 1.7-acre site that is currently a surface parking lot bounded by Hennepin Avenue, South 3rd Street, South Washington Avenue and the Nicollet Mall. McKelvey then explained that United Properties has prepared two scenarios (Plan A and Plan B) for this site. The reason for the two scenarios is that United Properties has not secured financing for the hotel proposed in Plan A.

McKelvey then described the two possible scenarios for the site. Plan A is approximately 589,700 square feet of office; 9,000 square feet of retail; 280 hotel rooms; 50 attached residential units; and 511 off-street parking spaces. Plan B is approximately 486,750 square feet of office; 15,070 square feet of retail; 140 attached residential units; and 530 off-street parking spaces. McKelvey reviewed the site plans and architectural drawings for both options with the committee.

The committee likes the public plaza space on Nicollet and Washington Avenues proposed in both Plan A and Plan B. The committee also likes the Porte-cochere proposed in Plan A, because it keeps the hotel delivery and drop-off / pick-up traffic from backing up on Hennepin Avenue. Some members of the committee expressed concern about the egress from the underground parking onto Hennepin Avenue in Plan B, due to the fact that it crosses over a protected bike lane. They would prefer to see one egress onto South 3<sup>rd</sup> Street. The committee likes the Skyway connection to the Library.

After some questions and discussion, the DMNA LUC recommended providing a letter of support for United Properties Gateway Development with a strong preference for Plan A, but with an understanding that if the hotel project is untenable due to financing, they also support Plan B.

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: Rick McKelvey, United Properties  
Council Member Steve Fletcher  
Joe Tamburino, DMNA Board Chair  
Kevin Frazell, DMNA Land Use Committee Chair

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