



DMNA
DOWNTOWN
MINNEAPOLIS
NEIGHBORHOOD
ASSOCIATION

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October 11, 2018

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

Re: 501 11th Avenue South – expansion of the 511 Building parking lot

Dear Hilary:

I am writing to you on behalf of the Downtown Minneapolis Neighborhood Association regarding the expansion of the 511 Building's parking lot at 501 11th Avenue South. Robert Dew from LS Black Contractors and Varun Kharbanda from Timeshare Systems, Inc., presented the project to the DMNA Land Use Committee October 2.

Kharbanda stated that Timeshare Systems, Inc., is seeking a Conditional Use Permit (CUP) and Variance to convert former right of way located at the southeast corner of South 5th Street and 11th Avenue South to an accessory surface parking for the 511 Building. The area is currently vacant land. He explained that the small parcel of land resulted from the rerouting of South 5th Street to accommodate the construction of U.S. Bank Stadium.

Kharbanda stated that Timeshare Systems, Inc. purchased the small parcel from the City of Minneapolis in 2017 with the intent to provide additional parking – 2 ADA (Americans with Disabilities Act) and 28 standard stalls – for its tenants. Because of its size and “infestation” of underground utilities, it has no opportunity for development of any other type. The CUP is required for the parking lot and the variance is required because it would exceed the 20-stall surface parking limit.

After some questions and discussion, the DMNA LUC recommended providing a letter of support for the Conditional Use Permit and the Variance applications. It did so with the understanding that Timeshare Systems, Inc., would update its landscaping plan to reflect the current plan, and would be willing to plant canopy trees along the perimeter of both the existing and new parking areas. This would greatly enhance the visual field presented to pedestrians and cyclists using the recently opened Samatar Crossing, which connects the Cedar-Riverside neighborhood to downtown Minneapolis.

The downtown end of the crossing terminates at 11th Avenue South, with the back of U.S. Bank Stadium straight ahead and the blank wall of the Elliot Park Substation to the north; a lush tree canopy and landscape area to the south would soften the visual field and provide a more welcoming approach to downtown. The committee thus believes that this project presents an important greening opportunity, as promoted in Policies 13 and 14 of the Minneapolis 2040 Comprehensive Plan.

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: Robert Dew, LS Black Contractors
Varun Kharbanda, 511 Building / Timeshare Systems, Inc.
Council Member Steve Fletcher
Joe Tamburino, DMNA Board Chair
Kevin Frazell, DMNA Land Use Committee Chair