



**DOWNTOWN
MINNEAPOLIS
NEIGHBORHOOD
ASSOCIATION**

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October 23, 2018

Janelle Widmeier, Senior 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 Janelle:

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 have met with the DMNA Land Use Committee on three occasions; August 6, September 4 and October 2. The LUC provided a letter of support for Harlem Irving's preliminary concept plan at their September 4, meeting.

The developer came back to the DMNA LUC on October 2, to review feedback that it received from the Committee of the Whole and present an updated design. The plan continues to call for a 20-story residential building with 355 residential units and nearly 21,000 square feet of commercial space. The developer has revised their parking ramp design to include only two levels of underground parking, because soil borings revealed contamination. The DMNA LUC very much appreciates how the building design respects the historical qualities of the Warehouse District, but embraces the character of the Central Business District.

After some questions and discussion, the DMNA LUC recommended providing an updated letter of support for Harlem Irving Cos., and CA Ventures project at 240 and 258 Hennepin Avenue. The committee continues to have 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. Moreover, the LUC requests that the public realm amenities should meet or exceed the requirements for both the Hennepin Avenue and Washington Avenue Reconstruction projects.

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: 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