



**DOWNTOWN  
MINNEAPOLIS  
NEIGHBORHOOD  
ASSOCIATION**

September 9, 2019

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

RE: 233 Park Avenue – Sherman Associates

Dear Hilary:

I am writing to you on behalf of the Downtown Minneapolis Neighborhood Association regarding Sherman Associates renovation plans for 233 Park Avenue. Shane LaFave presented the project to the DMNA Land Use Committee on August 5.

LaFave noted that perhaps the biggest change to this property is the replacement of the Old Spaghetti Factory with a Pinstripes restaurant. Pinstripes combines bowling and bocce with exceptional food and wine. In addition to the restaurant change, LaFave highlighted the following aspects of the renovation project:

- Adding an elevator to the interior of the building.
- Adding an enclosed stair tower to the south façade of the building.
- Adding a rooftop deck/4th floor that will include approximately 3,000 square feet of indoor space.
- Adding a to-be-determined commercial tenant to the lower level (won't change the square footage of the building).

LaFave stated that they do not anticipate that any zoning changes or variances would be necessary to complete the renovation project.

After some questions and discussion at the August 5 meeting, the Land Use Committee recommended providing a letter of support for this project. If you have any questions about this letter, please feel free to contact me at [christie@thedmna.org](mailto:christie@thedmna.org) or by phone at 320-583-4573.

Sincerely,

Christie Rock Hantge  
DMNA Neighborhood Coordinator

CC: Council Member Steve Fletcher  
Joe Tamburino, DMNA Board Chair  
Kevin Frazell, DMNA Land Use Committee Chair  
Shane LaFave, Sherman Associates

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