



**DOWNTOWN  
MINNEAPOLIS  
NEIGHBORHOOD  
ASSOCIATION**

January 8, 2020

**40 S. 7<sup>th</sup> Street, STE 212 PMB 172  
Minneapolis, Minnesota 55402  
Phone: (612) 659-1279  
Online: [www.thedmna.org](http://www.thedmna.org)**

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 270 Hennepin Avenue

Dear Janelle:

I am writing to you on behalf of the Downtown Minneapolis Neighborhood Association regarding Harlem Irving Cos. and CA Ventures mixed-use project proposed for 240 and 270 Hennepin Avenue. Dan Pellinen from Tushie Montgomery Architects presented an update on the project to the DMNA Land Use Committee on Tuesday, January 7. The DMNA previously provided a letter of support for this project in November of 2018.

Pellinen explained that this project was originally approved by the Minneapolis Planning Commission on November 13, 2018, but because the building increased in size by greater than 2,500 square feet, they must submit a site plan amendment, and it must go back to the Planning Commission for review. Pellinen reviewed the following changes that have been made to the project since he presented to the DMNA in the fall of 2018:

- Area increased from 472,591 GSF to 484,356 GSF.
- Shifted parking entries.
- Inset bus stop removed and windows added.
- Adjusted size of atrium space from 3 story to 2 story by infilling floor space.
- Removed tandem parking on 3rd and replaced with bike storage.
- Shifted tower wall closer to Washington Ave from 70'-5 3/8" to 63'-11 1/8".
- Moved cooling tower up to roof level from 21st level and infilled floor space.
- Increased mechanical penthouse on roof level.
- Reduced building height from 256' to 246'-8" by reducing floor to floor height of tower.
- Reduced dwelling unit count from 355 to 346 units.
- Improved pedestrian experience by creating more relief in the building façade along the streets.
- Reduced 3rd floor outdoor deck space.
- Shifted the entire tower closer to Hennepin Ave from 15'-2" to a 13'-1" setback. The entry plaza into the apartment building also was reduced by the same amount.
- Reduced total indoor parking spaces from 358 to 320.
- Reduced total exterior parking spaces from 10 to 8.

After some questions and discussion, the DMNA LUC recommended support for the changes that have been made to the project. The letter that the DMNA previously submitted to the City in November of 2018 still stands, but the LUC would like the developer to add architectural lighting to the roofline so that the building stands out in the Minneapolis skyline.

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: Dan Pellinen, Tushie Montgomery  
Evan Jacobson, Tushie Montgomery  
Rick Filler, Harlem Irving  
Council Member Steve Fletcher  
Pam McCrea, DMNA Board Chair  
Kevin Frazell, DMNA Board Liaison to the Land Use Committee  
Tom Schmid, DMNA Land Use Committee Chair