



**DOWNTOWN
MINNEAPOLIS
NEIGHBORHOOD
ASSOCIATION**

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The DMNA Land Use Committee works to promote a safe, active, and welcoming public realm; a stable, civically engaged residential neighborhood; and architecturally distinctive urban design.

April 10, 2020

Aaron Hanauer, Senior City Planner
City of Minneapolis CPED
250 South 4th Street, Room 300
Minneapolis, MN 55415

Re: Reuter Walton – 200 12th Avenue South

Dear Aaron:

I am writing on behalf of the Downtown Minneapolis Neighborhood Association's Land Use Committee **to express support for the Reuter Walton redevelopment project located at 200 12th Avenue South.** Bob Loken from ESG Architects and Kyle Brassler from Reuter Walton met with the LUC on February 4, and virtually (via Zoom) on April 7, 2020.

Mr. Loken noted that the project will replace a single-story office building at the corner of 12th Avenue and 2nd Street. He described the project as an 11-story building with 200 units of market-rate apartments, plus 230 parking stalls with two levels of below grade parking. There is no retail space.

Mr. Loken reviewed the following land use applications:

1. Conditional Use Permit to allow for dwelling units in the industrial living overlay district.
2. Conditional Use Permit to increase the height from 8 stories / 112 feet in the Downtown Height Overlay District to 11 stories / 117 feet.
3. Variance to increase the allowed floor area ratio.
4. Variance to reduce the off-street loading requirement.
5. Site Plan Review.

The LUC recommends support for the applications numbered 1, 2, 3 and 4.

Site Plan Review Comments

Regarding the Site Plan Review (application number 5), the committee made the following comments.

Non-Support:

- **The committee continues to have concerns about the 20-foot blank walls on the south and west elevations of the buildings, as currently presented.** The committee would like to see the appearance of these walls significantly softened by a robust landscaping and lighting plan. This would make them acceptable.
- **The committee finds the use of landscaping to screen the emergency generator to be unacceptable.** The committee would like to see the same solid metal fencing currently proposed for the electrical transformers used to screen the emergency generator. The visual effect should be similar to that at the nearby Vicinity Apartments at 205 Park Avenue.

- **The committee would like the developer and the City to formulate a coordinated plan for street lighting.** A primary objective here is to have appropriate and continuous street lighting on 2nd Street South. The street lighting along 2nd Street by the Bridgewater Lofts provides an ideal model for the developer and City to follow. The inadequate street lighting in front of the Stonebridge and Legacy buildings serves as a negative example.
- **The committee recommends that building lighting be designed with respect for the residents of neighboring buildings.** Exterior lighting and interior fixtures, particularly in amenity and public spaces, should be hooded or shielded. The committee would like to see the street and building lighting plans when the developer finalizes them.
- **The committee would like to see a summary of the traffic study** that the developer commissioned for the project, with particular emphasis on traffic flow at peak traffic times; as well as recommendations for the corner of 12th and Washington Avenues.

Support:

- **The committee appreciates that the developer responded to earlier committee input, by adding a pet relief area on the southeast corner of the project.**
- **The committee is grateful that the developer is removing the disfigured street trees on 2nd Street and 12th Avenue, and is replacing them with new trees and boulevard landscaping.**
- **The committee appreciates that the developer is burying the utility lines on the north and east sides of the building, and would encourage the developer and / or the City to bury the overhead electrical lines for the entire block of 2nd Street.**
- **The committee appreciates that the developer responded to earlier committee input, by redesigning the sidewalks on the north and east sides of the building, to create a traditional straight-boulevard sidewalk.**

Overall, the DMNA Land Use Committee believes that the design of this project works well in the context of the neighborhood. They appreciate that ESG Architects and Reuter Walton have responded to prior committee feedback, and look forward to a continuing conversation with them when the landscaping and lighting plans are completed.

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: Bob Loken, ESG Architects
Kyle Brassler, Reuter Walton
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
LB Guthrie, DMNA Land Use Committee Vice Chair