



**DOWNTOWN
MINNEAPOLIS
NEIGHBORHOOD
ASSOCIATION**

40 S. 7th Street, STE 212 PMB 172
Minneapolis, Minnesota 55402
Phone: (612) 659-1279
Online: www.thedmna.org

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.

May 8, 2020

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

Re: Reuter Walton project at 200 12th Avenue South – proposal to increase height from 11 to 12 stories

Dear Aaron:

I am writing on behalf of the Downtown Minneapolis Neighborhood Association's Land Use Committee to express concerns for recent changes made to the Reuter Walton project located at 200 12th Avenue South.

Bob Loken from ESG Architects and Kyle Brassler from Reuter Walton originally presented this project to the DMNA LUC on April 7. At that time, the proposed building was 11 stories with 200 dwelling units. The DMNA submitted a letter to the City regarding this project dated April 10 (a copy of which is attached for your reference), and **we reaffirm that letter's stated recommendations for the site plan review**. In light of the developer's proposed changes, however, the committee felt it important to submit a supplemental letter.

As background, Mr. Loken notified the DMNA on April 17 that Reuter Walton decided to modify its proposed development from 11 stories to 12 stories, and increasing the number of dwelling units from 200 to 225. The DMNA invited Mr. Loken back to provide an update on the project at its May 5, Land Use Committee meeting. At this meeting, Mr. Loken presented the revised site plan. He stated that the reason for the increase in height was the result of further market studies by the developer. Mr. Loken also reviewed some minor changes to the landscaping plans. He noted that the developer plans to use arborvitae to screen the emergency generators and river birch to screen the large blank wall overlooking the parking lot.

Several immediate neighbors to the project also attended this online meeting, including the president of the board of directors for the Stonebridge Lofts Association who was representing the entire condo community. Neighbors voiced their opposition to the proposed change to the project through comments on how the additional floor will negatively impact sunlight. The project will cast a shadow on adjacent properties, including the sundeck and amenity space for the Stonebridge Lofts. The DMNA also received a detailed written objection to the proposal from one neighbor and was copied on two letters submitted directly to the City.

As a result of the May 5 meeting and the additional information received, the Land Use Committee offers the following supplemental comments:

- **We request that the Planning Commission, in their discussion of the additional floor, give serious review and consideration to the requirements set forth in section 551.850 of the City ordinances for this CUP, especially the impact on sunlight and shading of nearby properties ("The City Planning Commission shall consider... (1) access to light and air of surrounding properties; (2) shadowing of residential properties").**

Although the Land Use Committee understands that the City views the 2040 Comprehensive Plan to be the guiding document for new development, it only dictates a minimum of six stories and up to 20 stories. We feel that existing zoning ordinances still allows for consideration of these neighbors' concerns, and, warrants a public discussion of their issues by the Planning Commission.

- **The committee believes that there is still opportunity to improve the landscaping and lighting plans.** They would like to see fencing used around the emergency generator. They would also like to see the blank walls overlooking the parking lot become more visually interesting and, in general, make a better contribution to the public realm.

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 Brasser, 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