



**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.*

May 19, 2020

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

Re: Sherman Associates project - 500 7<sup>th</sup> Street South

Dear Peter:

I am writing on behalf of the Downtown Minneapolis Neighborhood Association's Land Use Committee **to express support for the Sherman Associates project located at 500 7<sup>th</sup> Street South.** Bob Loken from ESG Architects and Ross Stiteley presented during a Zoom meeting with the DMNA LUC on May 5, 2020.

Mr. Loken provided an overview of the project. Sherman Associates proposes to redevelop the south half of the Thrivent Financial headquarters block into a high-density mixed-use development consisting of a 10-story, 240-unit residential building. Other tenants of the building include a 12,319 square foot daycare facility at street level, and a 13,306 square foot space for the nonprofit Firefighters for Healing at the Skyway level. Mr. Loken noted that there is a Skyway connection to the Thrivent building. In addition, there is a one-story below grade parking facility that is connected to the parking facility below the adjacent Thrivent building. The proposed development will also share an internal drive court with Thrivent, which will serve the vehicular needs of the development while minimizing the impact of vehicular uses along the street.

Mr. Loken stated that the only land use application is a site plan review. The DMNA LUC made the following comments regarding the site plan.

- **The committee strongly recommends that the developer add an onsite pet relief area.** Not to include such an area will result in damage to this project's landscaping, to the landscaping of the Thrivent Financial headquarters, and to nearby parks, including the already-stressed lawn of The Commons.
- **The committee would also like to see the proposed metal privacy screen that separates the public sidewalk and the outdoor daycare play area be a much more creative and visually appealing public art statement that is unique to this project.**

Overall, the DMNA Land Use Committee believes that the design of this project works well in the context of the neighborhood. The committee likes the simplicity of the building's design and the durable building materials used for its base. The committee appreciates that this project complements the architectural

design of the Thrivent headquarters, and that the integrated streetscape of both buildings creates a positive pedestrian experience. Finally, the committee believes that the daycare facility will be a tremendous resource for the downtown community.

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: Bob Loken, ESG Architects  
Ross Stiteley, Sherman Associates  
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