



**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.

September 9, 2020

Ms. Hilary Dvorak, Principal City Planner
City of Minneapolis
CPED – Land Use, Design and Preservation
250 South 4th Street, Room 300
Minneapolis, MN 55415

RE: CA Ventures / Harlem Irving project at 21 Washington Avenue North

Dear Ms. Dvorak:

I am writing on behalf of the Downtown Minneapolis Neighborhood Association's Land Use Committee **to express support for the preliminary concept plan for 21 Washington Avenue North.** Neil Reardon and Lee Jorgenson from ESG Architects, presented the project to the DMNA Land Use Committee (LUC) on September 1, 2020. It's our understanding that they are presenting this project to the Planning Commission's Committee of the Whole on September 10, 2020.

At the LUC meeting, Mr. Reardon provided an overview of the project. He stated that CA Ventures and Harlem Irving intend to replace an aging office building with a mixed use project that bridges the Downtown West neighborhood with the North Loop Neighborhood. The site is located on the same block as the McKesson Building, the Lerner Building and the 270 Hennepin Avenue project. It is also across the street from the Gateway Tower project that is currently under construction. He explained that the project is a 27-story building, consisting of 429 residential units, including three live/work units, 4,800 square feet of ground floor commercial space and 368 indoor parking spaces. He noted that the project meets the standards of the 2040 Comprehensive Plan, as well as the City's new Inclusionary Zoning policy.

Mr. Jorgenson then reviewed more details of the project. He stated that they hope to create a distinct, time-less and iconic structure at a unique transitional location in the downtown community. He explained that the building has a four-story base along First Avenue, relating to the historic character of the existing Learner building, which is directly adjacent. Additionally, there is a four and three-story base podium along Washington, with the three-story portion relating to the 270 Hennepin project. He noted that primary building materials will consist of weather steel panels, metal panel, perforated metal screen, aluminum storefront, and glass. Finally, he reviewed the beginning streetscape and public realm plans. He stated that the project will greatly improve the existing site conditions for pedestrians and bicyclists.

After some questions and discussions, **the DMNA LUC recommended support for the preliminary concept plan for 21 Washington Avenue North.** The LUC looks forward to seeing detailed lighting, landscaping and public realm plans. They strongly recommended that the developer be mindful of skateboarders when they consider the installation of street furniture on the site. They also want to see more information on the pet relief areas. The developer stated that they will provide a follow-up presentation to the LUC when they start the land use application process.

If you have any questions regarding this letter, please feel free to contact me at christie@thedmna.org, or 320-583-4573.

Sincerely,

Christie Rock Hantge
DMNA Neighborhood Coordinator

CC: Neil Reardon, ESG Architects
Lee Jorgenson, ESG Architects
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