



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.

March 17, 2021

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

RE: AECOM and Beowulf Energy mixed-use project at 800 Washington Avenue South

Dear Ms. Dvorak:

I am writing on behalf of the Downtown Minneapolis Neighborhood Association's Land Use Committee (DMNA LUC) to express our strong support for the AECOM / Beowulf project located on the City-owned parcel at 800 Washington Avenue South. Representatives from AECOM, Beowulf and DLR Group presented the redesigned project to the DMNA Land Use Committee (LUC) on March 2, 2021. After the presentation and subsequent question and answer period, the committee gave unanimous approval.

AECOM has met with the DMNA LUC on several occasions over the past year. On Tuesday, the new development team presented the updated site plan for the project, which reflects the reduction in the number of floors from 14 to seven. The LUC is happy that the architect retained the unique design of the building, but appreciates that it complements other properties in the immediate area, both new and historic.

Most importantly, the project addresses the City's housing goals as outlined in the 2040 Comprehensive Plan. The project makes good use of a small, but highly visible property in the Downtown East / Mill District neighborhood that is within walking distance to transit and other amenities. The LUC is also extremely excited about the partnership with the City of Lakes Community Land Trust. The LUC has been advocating for more affordable housing opportunities in the community. The LUC believes that this project could definitely serve as a model for other developers that need to incorporate affordable homeownership into their projects.

Finally, the DMNA LUC has a strong interest in the public realm and wants to see the developer meet or exceed the guidelines established in the Downtown Public Realm Framework and those established for the Washington Avenue reconstruction. The LUC loves the art walk / green space located between the backside of the building and the Guthrie Parking Ramp. The LUC looks forward to future updates from the developer on the landscaping and lighting plans.

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: Matt Johnson, DLR Group
Emily Stern, CPED
Kesha Campagna, CPED
Council Member Steve Fletcher
Council Member Lisa Goodman
Pam McCrea, DMNA Board Chair
Kevin Frazell, DMNA Board Liaison to the Land Use Committee
LB Guthrie, DMNA Land Use Committee Vice Chair