



**DOWNTOWN
MINNEAPOLIS
NEIGHBORHOOD
ASSOCIATION**

May 17, 2021

Mr. Peter Crandall
City of Minneapolis
CPED – Land Use, Design and Preservation
250 South 4th Street, Room 300
Minneapolis, MN 55415

RE: 216 7th Street South – Certificate of Appropriateness Application

Dear Mr. Crandall:

I am writing on behalf of the Downtown Minneapolis Neighborhood Association's Land Use Committee (DMNA LUC) **to express our support for Magna Hospitality's Certificate of Appropriateness application for 216 7th Street South.** Erich Heger from Magna Hospitality presented to the DMNA Land Use Committee (LUC) on May 4, 2021.

Mr. Heger explained that the proposed use of this project is twofold; the scope includes construction of a 20-space accessory parking lot and a "pocket plaza". The parking lot is an accessory use to the hotel. They will share it with affiliated parties. He further explained that the proposed project requires the demolition of a three-story building previously leased by Lifetime Fitness. The building is vacant and is unfit for further commercial use due to no elevators, odd arrangements of stairs and floorplates, etc.

Mr. Heger shared renderings of the proposed project with the committee. He stated that they have designed the pocket plaza to mitigate the visual impact of the parking facility while providing an attractive space that could support a variety of possible uses including recreation, outdoor dining and food trucks. He stated that the proposed improvements will also enhance nearby properties while contributing to the health, safety, comfort and welfare of the general public. He indicated that they hope to collaborate with Dan Kelly's next door.

After the presentation and subsequent question and answer period, the Land Use Committee recommended unanimous support for the project. The committee did request that Magna Hospitality enhance the design of the project to include more trees and shrubs to soften and help screen the parking area. The property line needs to have a 6-foot-tall decorative fence with a gate to allow access when open for public use. A fence is needed to ensure that the urban outdoor space is safe and secure. They suggested looking at the Target Corporate Headquarters employee park as an example of a well-designed urban multi use outdoor space that has a security fence located at the edge of the public sidewalk (located on the south side of 10th Street between Nicollet Mall and Marquette Ave).

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: Erich Heger, Magna Hospitality
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

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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.