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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.

August 18, 2022

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

RE: Century Plaza – Variance applications and Site Plan Review

Dear Ms. Dvorak:

I am writing on behalf of the Downtown Minneapolis Neighborhood Association's Land Use Committee (DMNA LUC) **to express support for the land use applications submitted Michael Margulies with Newton RES, LLC, on behalf of 1111 Partners, LLC, for the Century Plaza building located at 1111 3rd Avenue South / 330 12th Avenue South.** Mr. Margulies met with the DMNA LUC on August 8.

Mr. Margulies explained that the developer is proposing to repurpose the Century Plaza Building from office space to a hotel and other commercial purposes. He stated that they are also working with the City of Minneapolis to possibly relocate the Minneapolis Police Department's 1st Precinct into a portion of the building. He noted that the building sits on 2.65 acres and is five-stories with 441,840 square feet. The building wraps around a 173,763 square foot parking ramp. Mr. Margulies noted that they are planning to add an amenity space of approximately 11,486 square feet to the roof of the building.

Mr. Margulies also reviewed the land use applications. He explained that are seeking two variances:

- A variance to increase the maximum parking allowed for a police station.
- A variance to reduce the off-street loading requirement for a hotel.

He stated that the City requires a Site Plan Review for a project that converts a building from one use to another.

After some questions and discussion, **the DMNA LUC passed a motion supporting the two variance applications and the Site Plan Review to convert the existing building to a hotel and police station.** The DMNA is supportive of the repurposing of this vacant building. They appreciate that the developer is going to make enhancements to the building exterior and the landscaping on the property.

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 Executive Director

CC: Michael Margulies, Newton RES, LLC
Council Member Lisa Goodman
Council Member Michael Rainville
Pam McCrea, DMNA Board President
Kevin Frazell, DMNA Land Use Committee Chair
LB Guthrie, DMNA Land Use Committee Vice Chair