

HPC
5-3-16
#6

Widmeier, Janelle A.

From: Mary Rizer <navigating_thru_chaos@yahoo.com>
Sent: Saturday, April 30, 2016 9:32 AM
To: Widmeier, Janelle A.
Subject: Fwd: Washburn McReavy/Alatus Site

This was a message I sent prior to the 4/29/16 Minneapolis City Council meeting to Jacob Frey and the City Council, prior to the City Council's approval of the findings of the Zoning and Planning Commission.

My position has not changed despite the most recent actions and I want to go on record for the upcoming meeting of the Heritage Preservation Committee on 5/3/16.

Thank you.

Mary Rizer
136 Bank Street

Sent from my iPad

Begin forwarded message:

From: Mary Rizer <navigating_thru_chaos@yahoo.com>
Date: April 22, 2016 at 11:51:59 AM MDT
To: jacob.frey@minneapolismn.gov
Cc: councilcomment@minneapolismn.gov
Subject: Washburn McReavy/Alatus Site

I am saddened that the request for an EAW for this proposed development was denied by the Minneapolis Zoning & Planning Committee on 4/21/16.

Much effort has been gone into making certain that the integrity, character and future of the St. Anthony Falls Historic District neighborhood continues as a valued living place for its residents and an enjoyable experience for visitors. The most recent examples being the redevelopment slated for the Nye's site (with its 6 story height, taking into consideration the 2012 guidelines) and the completion of the "A" Mill/Hennepin Island Hydroelectric Plant.

I believe that the EAW acts as valuable tool to explore and evaluate the potential for unintended negative consequences resulting in costly remedies or in some instances, no remedies at all. Wouldn't it be prudent to take the time now to accurately assess all foreseeable risks?

The proposal of a 41 story building far exceeds the height guidelines as set by the 2012 St. Anthony Falls Historic Guidelines. Because Historic Guidelines have not been considered by Alatus, hasn't a disturbing precedence been set for future development?

I fully support responsible redevelopment on this site and would appreciate your consideration to approve an EAW.

Widmeier, Janelle A.

From: Ritchie, Heidi on behalf of Frey, Jacob
Sent: Tuesday, May 03, 2016 10:09 AM
To: Widmeier, Janelle A.
Subject: FW: SUPPORT REQUEST: 200 Central HPC Hearing on 5/3

Heidi Ritchie
Aide to Council Member Jacob Frey, Ward 3

City of Minneapolis – City Council
350 South Fifth Street – Room #307
Minneapolis, MN 55415
TEL: 612-673-2203
Heidi.Ritchie@MinneapolisMN.gov



From: Brenda Elhardt [mailto:brendaelhardt1@gmail.com]
Sent: Tuesday, May 03, 2016 9:12 AM
To: cbosmundson@alatusllc.com
Cc: jmlux@alatusllc.com; Frey, Jacob
Subject: Re: SUPPORT REQUEST: 200 Central HPC Hearing on 5/3

Hi Chris,

Thank you for inviting us to the HPC meeting held this afternoon; however, we are unable to attend because of professional commitments.

As downtown residents, we strongly support the 40-tower development at 200 Central. We believe it will encourage urban stability, create vibrancy, and add value to our community.

Please keep us informed on the outcome of today's meeting. We would like to be involved in the future planning of 200 Central.

Best Regards,

Brenda & Scott Elhardt
952.686.3403

On Fri, Apr 29, 2016 at 10:39 AM, Jessa Lux <jmlux@alatusllc.com> wrote:

The 200 Central condominium project proposal is scheduled for discussion at the Heritage Preservation Commission (HPC) public hearing this coming Tuesday, May 3rd at 4:30pm. As you may recall from previous

correspondences, gaining the HPC's approval at this hearing is the next step to move the project forward in the development process.

We have received a promising amount of support from individuals thus far, and we want to reiterate our thanks and appreciation to those of you who have taken time to be involved. In addition to the City of Minneapolis staff's report (which suggests the HPC approve both required applications for this development) and the application materials we submitted, the HPC's decision will be based on their interpretation of the tower's impact on the area.

There has been some opposition to the height of the tower, so it is important that our supporters and potential buyers are present at the hearing to share their support and interest to help the HPC appreciate the positive impacts the development will have and the desire for this type of housing. Please let us know if you are able to attend and would be willing to lend your voice in support of 200 Central by contacting Chris Osmundson at 612-201-8487 or cbosmundson@alatusllc.com.

If you are not able to attend, please consider emailing City Councilmember Jacob Frey at jacob.frey@minneapolismn.gov (many of you have already done this -- thank you!).

MEETING DETAILS

WHAT: Heritage Preservation Commission public hearing, including a vote to approve the 200 Central condominium proposal; for more information, you may view the staff report pertaining to the development

WHEN: Tuesday, May 3rd at 4:30pm

WHERE: Council Chamber, City Hall

305 S. 5th Street, Room 307

Minneapolis, MN 55415

WHO: We encourage any supporters and potential buyers who would like to see this project move forward to attend and share thoughts. If you are interested in doing so, please contact Chris Osmundson at 612-201-8487 or cbosmundson@alatusllc.com.

If the HPC does not approve the tower, we will move forward with an appeals process and feel confident that we will ultimately gain the approvals needed to begin construction. This is an exciting and dynamic process that we thoroughly enjoy and we are thankful to have you be part of it with us. I will continue to keep you updated as it progresses.

Best wishes,

Jessa

Jessa Lux

Operations Manager

(O): 612.455.0701 | (C): 612.618.5911

jmlux@alatusllc.com | v-card

Stay Connected: Alatus LLC | Facebook | LinkedIn



800 Nicollet Mall, Suite 2850
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Widmeier, Janelle A.

From: Ritchie, Heidi on behalf of Frey, Jacob
Sent: Friday, May 13, 2016 9:40 AM
To: Widmeier, Janelle A.
Subject: FW: 200 Central Avenue development

For the record

Heidi Ritchie
Aide to Council Member Jacob Frey, Ward 3

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Heidi.Ritchie@MinneapolisMN.gov



From: Chris Iverson [<mailto:ivers427@umn.edu>]
Sent: Thursday, May 12, 2016 4:55 PM
To: Frey, Jacob
Subject: 200 Central Avenue development

Hello Jacob,

I wanted to write to express my support for the residential tower development at 200 Central Avenue. I understand that the Heritage Preservation Commission denied the request for the building to be constructed, but I would hope the developer appeals this decision.

This type of development is what Minneapolis needs to continue to grow population, increase tax base, and increase general livability. Although opponents have noted the building's height as a major concern, eliminating stories (and therefore eliminating living units) on tight, urban sites like this unnecessarily decreases the potential tax base increase. With the developer willing to build "tall" on this site, and with other tall condo buildings in close proximity to this parcel, I see no reason why this should not be denied.

I hope that, if the developer appeals the Preservation Commission's decision, you will support this development and similar projects moving forward.

Thanks for all the great work you've been doing in Ward 3 over the past few years!

Chris

--
Chris Iverson

Widmeier, Janelle A.

From: Ritchie, Heidi on behalf of Frey, Jacob
Sent: Friday, May 13, 2016 9:27 AM
To: Widmeier, Janelle A.
Subject: FW: News about 200 Central ave.

For the record

Heidi Ritchie
Aide to Council Member Jacob Frey, Ward 3

City of Minneapolis – City Council
350 South Fifth Street – Room #307
Minneapolis, MN 55415
TEL: 612-673-2203
Heidi.Ritchie@MinneapolisMN.gov



From: Andrew Shawd [<mailto:andrew.shawd@gmail.com>]
Sent: Friday, May 13, 2016 9:08 AM
To: Frey, Jacob
Subject: News about 200 Central ave.

Councilmember Frey,

I may live just a few blocks too far south to be a resident of your ward, but I really have been a fan of the pro-development and density stances you have taken during your time on the council. We need more of that kind of civic boosterism that has been sorely lacking of late. I was wondering if you had heard any word from Alatus or Bob Lux regarding the condo proposal at 200 Central ave. I was disappointed by the Heritage Preservation Commission's decision to block the tower over the objections of both staff and the neighborhood group, as I'm sure you were as well. I understand that the deadline for an appeal of the decision would be today. Just wondering if you might know anything and again, keep up the good work.

Sincerely,

Andrew Shawd

Widmeier, Janelle A.

From: Frey, Jacob
Sent: Monday, May 09, 2016 10:08 AM
To: Jaime Gmach
Cc: Widmeier, Janelle A.
Subject: RE: Introduction and 200 Central Feedback

Thank you so much for the input, Jaime. It is hugely appreciated. We will make sure to forward your comments to the record. Feel free to give me a call directly if you would like to further discuss.

Jacob Frey
City Council Member, Ward 3

City of Minneapolis – City Council
350 S. Fifth St. – Room 307
Minneapolis, MN 55415

Office: 612-673-2203
[Jacob's Facebook](#)
[Jacob's Twitter](#)

From: Jaime Gmach [<mailto:jaime.g@evolvingsol.com>]
Sent: Monday, May 09, 2016 9:41 AM
To: Frey, Jacob
Subject: Introduction and 200 Central Feedback

Jacob,

My name is Jaime Gmach and I am an eight year resident of The Carlyle Residences in Minneapolis' Ward 3 and owner of a technology business in Hamel, MN. I am a lifelong Minnesotan and a positively elated resident of Minneapolis. The energy and enthusiasm that permeates throughout the city at this time is like nothing I have seen in my 53 years of life (or at least my 35 years of adulthood).

I am writing to you about the proposed 200 Central project that I presume will be placed in front of you and the remaining council members given last week's HPC meeting outcome. To be very transparent, I want to live at 200 Central and I want to live there as soon as possible. As truly happy as I am with my Carlyle residence, I am even more excited about the prospect of a new high-rise condominium tower being built on the Washburn-McReavy site. Why am I so excited you may ask? I, along with many others, want to have an opportunity to become a homeowner in what has the potential (assuming it is not altered from its current height) to become the premier residential building in all of Minneapolis-St. Paul. Having the opportunity to design/build-out my final home in a neighborhood that I can see myself living in for many years to come is not only exciting, it is likely the only opportunity that I would take advantage of while I am in Minneapolis given where I am in my life and business career.

It is with great admiration and respect for the opposition voices from the recent HPC meeting that I make this statement. The timing for this transformational building is now. Setting aside the very important 2025 density goal for Minneapolis, I am confident that the residents of neighborhoods adjacent to the proposed building would find the new shops and restaurants to patronize a very positive development. This observation is going to sound counterintuitive, but I believe that a building of this magnitude will actually create a stronger and more cohesive bond between the Marcy Homes-St. Anthony and Nicollet Island neighborhoods. The street front retail and pedestal design in proportion to the (necessary) 40 story building height will be a draw around which all of the local neighborhoods will coalesce. I am

confident that the residents of this stunning building will be positive contributors to society and welcome additions to the neighborhood.

A final point to make with regard to the opposition's position on opening the floodgates for exceptions to the zoning and regulations of specific authorities; making a single decision to allow a once-in-a-generation structure to be built does not require anyone to make this decision again at any point in the future. Each decision must stand on its own merits and go through the necessary governmental processes. With all due respect to the local development community, Minneapolis does not need more 6 story apartment buildings at this stage of our growth.

In closing, it is with respect to your role in city government and shaping the future of our great city that I ask you to consider the opportunity you have to make a positive change to the community by voting yes to the project. In addition to a spectacular design and welcome addition to the skyline, this building will create a substantial and positive increase to the Minneapolis tax base which can then be invested elsewhere throughout our exceptional city. Please vote to support the 40 story 200 Central condominiums when you are presented with the opportunity.

Sincerely,

Jaime Gmach | President
O 763.516.6502 | C 612.859.5000



Evolving Solutions | 3989 Cty Rd 116 | Hamel, MN 55340

Widmeier, Janelle A.

From: Wittenberg, Jason W.
Sent: Monday, May 09, 2016 9:54 AM
To: Widmeier, Janelle A.
Subject: FW: Alatus Development Proposal

-----Original Message-----

From: Armstrong, Diana L On Behalf Of Council Comment
Sent: Monday, May 09, 2016 9:42 AM
To: Wittenberg, Jason W.
Subject: FW: Alatus Development Proposal

again

Diana Armstrong
Council Committee Coordinator

City of Minneapolis – City Clerk’s Office
350 S. Fifth St. – Room #304
Minneapolis, MN 55415

Office: 612-673-2371
diana.armstrong@minneapolismn.gov

-----Original Message-----

From: Farley, Zachary
Sent: Monday, May 02, 2016 9:27 AM
To: Council Comment
Subject: FW: Alatus Development Proposal

For the record

-----Original Message-----

From: Frey, Jacob
Sent: Monday, May 02, 2016 8:49 AM
To: Peter Goelzer
Subject: RE: Alatus Development Proposal

Thanks so much, Pete. What's your phone number? I'd love to discuss.

Jacob Frey
City Council Member, Ward 3

City of Minneapolis – City Council
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Minneapolis, MN 55415

Office: 612-673-2203
Jacob's Facebook
Jacob's Twitter

-----Original Message-----

From: Peter Goelzer [mailto:petegoelzer@yahoo.com]
Sent: Friday, April 29, 2016 5:10 PM
To: Frey, Jacob
Subject: Alatus Development Proposal

Councilmember Frey

(The following letter was sent to Winslow House homeowners on Friday, 29 April 2016).

To: Winslow House Homeowners

Lately, we have received several emails opposing the proposed Alatus development on the Washburn McReavy / Saint Anthony Athletic Club site. Now, of course everyone can make up his or her own mind about the project, but I think the coverage to date has been entirely too one-sided. Just for the record, both Norma and I strongly support the project as proposed.

The latest missive raises any number of arguments regarding the denial of a petition asking for an Environmental Assessment Worksheet (EAW) and concludes with the suggestion that decisions are "being made by a few people without community consensus and in clear contradiction to the regulatory framework that guides development and protects the East Bank neighborhoods." That letter was signed by twenty-two people of whom eighteen (82%) live outside the Marcy Holmes neighborhood (twelve of the eighteen live in La Rive which, at 29 floors, is the tallest building on the East Bank). Unfortunately, the writers fail to mention that the Marcy Holmes Neighborhood Association (MHNA), the officially recognized neighborhood organization representing the Marcy Holmes community, held several meetings at which the proposal was discussed at length. MHNA subsequently voted to support the project as proposed. This hardly seems to support the suggestion that decisions are "being made by a few people without community consensus".

Likewise, the writers also failed to note that the Nicollet Island East Bank Neighborhood Association (NIEBNA), the officially recognized neighborhood organization representing the Nicollet Island East Bank community, also held several meetings at which the proposal was discussed at length. NIEBNA also voted to support the proposal. In addition, the officially adopted Nicollet Island East Bank Small Area Plan strongly supports both high rise construction and greater density. (Rather than go into details of the Small Area Plan here, you can access the plan at www.niebna.com.)

From an entirely selfish perspective, I think there are several considerations for Winslow House homeowners:

1. The proposed building will be condominium ownership, rather than rental (from the perspective of neighbors, owner-occupied housing is generally considered to be preferable); 2. Bob Lux is a known developer of quality housing, he is committed to building the best condominium building in Minneapolis, with numerous amenities (including a dog park, for those that worry that neighbor's dogs will use our front lawn and garden), the proposed building will undoubtedly be a highly desirable neighbor; 3. If Alatus pulls out of the project, we are likely (though by no means certain) to have a low-cost, low rise, wood frame building similar to the myriad of rental buildings built around the University over the last

several years (consider, as a worst example, 'Flo-Co' flats at Tenth and University Avenues); 4. And finally, the project, as proposed, will undoubtedly greatly enhance the value of Winslow House.

I don't want to get into whether or not forty stories is too tall, or whether the automobile traffic will overwhelm our streets, or any of the other issues surrounding any new construction. Those issues have already been discussed by MHNA and NIEBNA and will be further discussed by the various departments and committees at the City, with the City Council ultimately making the final decision.

We have conveyed our support for the project to Jacob Frey (jacob.frey@minneapolismn.gov), our City Council representative, and urge you to do the same.

Peter Goelzer and Norma Nelson
Winslow House Condominium
100 Second Street S. E., #104
Minneapolis, MN 55414

Widmeier, Janelle A.

From: Frey, Jacob
Sent: Monday, May 09, 2016 9:39 AM
To: Daniel Dvorak
Cc: Widmeier, Janelle A.
Subject: RE: Alatus Condo Project

Thanks so much for the input, Dan. It is hugely appreciated. I will make sure your comments are forwarded to the record. Feel free to give me a call directly if you would like to further discuss.

Jacob Frey
City Council Member, Ward 3

City of Minneapolis – City Council
350 S. Fifth St. – Room 307
Minneapolis, MN 55415

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[Jacob's Twitter](#)

From: Daniel Dvorak [<mailto:daniel.dvorak@gmail.com>]
Sent: Saturday, May 07, 2016 4:00 PM
To: Frey, Jacob
Subject: Alatus Condo Project

Jacob,

I write today to ask you to take whatever steps you can to support the the Alatus Condo Project in your ward. My partner and I live in the neighborhood (106 3rd Avenue NE) (for nearly eight years now), and we were disappointed in the Heritage Preservation Commission's short-sighted and NIMBY-minded vote.

Claims that a high-rise residential tower might not fit in the neighborhood are simply laughable. As can plainly be seen, there are already several high-rise residential towers in the neighborhood, and as I'm sure I don't have to tell you, more are on the way. I'm confident that most residents of the neighborhood support the project, and understand that more density means more dining, retail and nightlife options within walking distance, as well as higher property values.

To be clear, I have no connection to the developer of this project.

Please let me know your thoughts on the project, on the Commission's decision to reject it, and on what you might be able to do as our representative to support the project.

Best Regards,
Dan Dvorak
106 3rd Avenue NE

Widmeier, Janelle A.

From: Wittenberg, Jason W.
Sent: Friday, May 06, 2016 8:30 AM
To: Widmeier, Janelle A.
Subject: FW: Alatus Development -- East Bank

Importance: High

From: Armstrong, Diana L **On Behalf Of** Council Comment
Sent: Thursday, May 05, 2016 8:16 PM
To: Wittenberg, Jason W.
Subject: FW: Alatus Development -- East Bank
Importance: High

And is this also for you, and not meant for Z&P? Please advise, I have another on this topic as well that I will forward after hearing confirmation from you.

Diana Armstrong
Council Committee Coordinator

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Office: 612-673-2371
diana.armstrong@minneapolismn.gov



From: Farley, Zachary
Sent: Monday, May 02, 2016 9:28 AM
To: Council Comment
Subject: FW: Alatus Development -- East Bank

From: Lou Burdick [<mailto:lueybird@gmail.com>]
Sent: Monday, May 02, 2016 7:22 AM
To: Frey, Jacob
Cc: Allan Burdick
Subject: Alatus Development -- East Bank

Jacob --

Appreciated the support you provided our nascent Community Choir by joining in on the singing Saturday ... I'm confident that this will grow into a "fixture" in our neighborhood bringing all the positive benefits of singing together in a choir.

On another topic, I wanted to write on behalf of Allan and I prior to the Heritage Preservation Committee hearing on Tuesday afternoon to indicate our strong support for the Alatus project on Central & Second Ave:

1. The NIEBNA neighborhood spent the better part of two years developing our Small Area Plan with extensive input from residents ... **the SMAP indicated strong support for building the neighborhood as a high density mix of residential, office and retail and the benefits that will accrue to the neighborhood as a result.**

2. The fact that Alatus is proposing **condos rather than rentals** is a huge factor in our support for the project. Homeowners, in addition to paying considerable property taxes, will tend to be more engaged in the community as they put down roots in our neighborhood.

3. **An eclectic mix of historic and modern structures of varying sizes makes for an interesting neighborhood** reflecting both old and new. (While visiting Chicago recently, we stayed in a VRBO high rise condo in River North and were amazed at the similarities with our neighborhood.) It was a vibrant, lively neighborhood with lots of pedestrian action and a great mix of high rises, townhomes, residential, restaurants and retail which, from our vantage point, worked exceptionally well.

4. There seems to be pushback on the height of the building based on the argument that this neighborhood is not downtown. (And yet when you ask people where they live they usually respond with "downtown on the Northeast side of the river".) Given that the "ship has long sailed" on adding buildings that go beyond the normal six stories, **it seems shortsighted to resist a building that -- based on early plans -- would enhance the neighborhood considerably.**

5. Finally, we doubt that there is a **viable alternative** -- the value of this site is considerable and one of the few available offering a fantastic view of the skyline for a building with height. (Not sure 40 stories is the magic number but it should rise above the Winslow House.) Without development on that site, we continue to watch the funeral home deteriorate -- a building with the legacy of being founded as a club solely for white males.

Thanks for all you do for our city, Jacob, and for managing the cross currents of public opinion on a daily basis. We appreciate your service!

Allan & Lou Burdick
45 University Ave SE #405
Minneapolis, MN 55414