
FINE ASSOCIATES

September 12, 2012

Ms. Becca Farrar
Senior City Planner – Development Services
City of Minneapolis, Room 300
Public Service Center
250 S. Fourth Street
Minneapolis, MN 55415

Dear Ms. Farrar, Honorable Members of the Minneapolis Planning Commission:

When the project we are developing (“Currie Park Lofts”) was discussed at the Committee of the Whole meeting of August 2, 2012, members of the committee expressed three suggestions to improve the design of the building. We have revised our plans to incorporate those constructive criticisms and concerns, as follows:

1. ***“The exterior of the building was not very appealing because (i) it looked somewhat characteristic of affordable housing developments, and (ii) it did not attempt to minimize and integrate optimally the size of the building in the context of the nearby environment”.***

In response to this criticism, we have now completely redesigned the exterior of the building so as to subdivide it in three different, much smaller masses. A carefully selected variety of colors and materials on the surface of the different buildings and on the balconies, including slate at street level, and metal with different finishes, stucco, wood and glass above, will all create an attractive and modern palette.

2. ***“More emphasis should be given to the children’s play areas”.***

As you can see in the attached materials, the upper courtyard will include two large play areas which will satisfy the needs of children of different ages. One area will include a large playground structure in the shape of a ship which will be installed, for safety reasons, on a rubber surface tinted in different colors so as to simulate sea waves. The second area will include four different types of instruments, some of which are based on traditional African instruments. The different installations are suitable for different age groups. They will also be installed on a rubber surface, which was also designed to be reminiscent of water waves.

3. ***“Improve the security of the non-pedestrian area along the vehicular easement that runs to the northeast edge of the project.”***

Fencing and signage has been added to the east side of project site in order to clearly designate non-pedestrian areas.

Please let me know if you need any further information.

With best regards,

A handwritten signature in black ink, appearing to read "Robert T. Kueppers", with a long, sweeping horizontal stroke extending to the right.

Robert T. Kueppers

RTK/pk