



**DOWNTOWN  
MINNEAPOLIS  
NEIGHBORHOOD  
ASSOCIATION**

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October 5, 2019

Mr. Chuck Lutz  
City of Minneapolis CPED  
250 South 4th Street, Room 300  
Minneapolis, MN 55415

RE: RFP for Public Service Center Block – Development Objectives

Dear Chuck:

I am writing to you on behalf of the Downtown Minneapolis Neighborhood Association regarding the City's RFP for the Public Service Center Block. This letter acknowledges that you attended our Land Use Committee meeting on Tuesday, October 1, and presented the Development Objectives. Based on the information that you provided, the DMNA Land Use Committee recommended support for the proposed objectives, however, they would like to see a few additional ones added.

The DMNA would like the proposals to pay particular attention to the public realm improvements, making sure they meet the standards of the Downtown Public Realm Framework, as well as enhance connectivity to the surrounding neighborhood. Perhaps the City could include a link to the Framework within the RFP document.

The DMNA would also like to see a development objective added to the RFP that requires connectivity to the existing Skyway system. In addition, the DMNA would like to encourage the City to state in the RFP that if the development proposal includes residential units, the neighborhood has a strong preference for them to be owner-occupied with an affordable component. Moreover, if the proposal includes a hotel, the DMNA would like City staff to support a port de cochere concept.

Most importantly, the DMNA requests an open and transparent line of communication with City staff through all stages of the RFP and development process. The DMNA would appreciate if the City would require the top three proposers to present their projects to the Land Use Committee. Once a developer is secured by the City, the DMNA would like to be engaged early and often in the development of the landscaping and lighting plans. Ideally, the DMNA would like to see these plans presented in conjunction with the overall site plan, not after the Planning Commission reviews and approves the land use applications.

If you have any questions about this letter, please feel free to contact me at [christie@thedmna.org](mailto:christie@thedmna.org) or by phone at 320-583-4573.

Sincerely,

Christie Rock Hantge  
DMNA Neighborhood Coordinator

CC: Council Member Steve Fletcher  
Joe Tamburino, DMNA Board Chair  
Kevin Frazell, DMNA Land Use Committee Chair