



April 25, 2018

Don Gerberding
Master Properties Minnesota
Eiden Building-North Loop Gateway
Minneapolis, MN 55411

Re: Renovation of Troy Building

Dear Mr. Gerberding:

Thank you for presenting the Troy Building conceptual renovation plans to the Building, Land Use, and Housing Committee (BLUH) on April 19, 2018. Following your presentation and community discussion, the BLUH Committee moved to conceptually support the proposal as presented with encouragement to consider including commercial space on the ground floor. The EPNI Board of Directors ratified the motion on April 25, 2018.

The community encourages you to reconsider the exclusion of commercial space on the ground floor for the following reasons:

- The Troy building and surrounding area was the historic retail center of the Elliot Park neighborhood. New development in the vicinity promises growth in the near future; eliminating historic commercial space hampers future retail growth in the area. Many commercial spaces have already been lost.
- Contrary to the presentation, this location is not the middle of the block. It faces the Band Box and the intersection of two streets – a site far more suitable for commercial space than many other locations within the neighborhood.
- The suggested commercial space would only need to occupy two of the ground floor units, not the entire ground floor.
- Commercial space in the Troy Building could be suitable and attractive as office space and/or small retail. A storefront would activate this portion of the retail hub and complements the retail around the corner on 10th Street (Gamut Gallery, Fades of Gray, etc.).
- Regarding the ground floor units, please note those of The Sexton. Housing at street level near a sidewalk is not comfortable for either the pedestrian or the resident. Street level curtains in the Sexton are drawn at almost all times - a behavior likely to be replicated in the ground floor units of the Troy building. Similarly, EPNI has requested

the developers of the Madison School Apartments revise their plan, raising ground floor units a few feet to create a defensible space. Dedicating a portion of the Troy Building's ground floor to commercial space would ensure at least some interaction with the pedestrian environment.

We hope you will consider revising the renovation plan to include some small portion of commercial space. Please let me know when you have finalized plans to present to the BLUH Committee for consideration.

Sincerely,



Vanessa Haight
Executive Director

CC. Lisa Goodman, Seventh Ward Council Member
Abdi Warsame, Sixth Ward Council Member