

# Lowry Hill East Neighborhood Association (LHENA) - Zoning and Planning Committee Project Questionnaire

## Background

- The Project Questionnaire is a set of standardized questions to be completed and submitted prior to Zoning and Planning Committee meetings by developers who wish to present project proposals to the Committee.
- The intent of this questionnaire is to promote a meaningful conversation at Committee meetings by allowing guests to better prepare for and address commonly-asked questions.
- Guests are to answer the Project Questionnaire to the best of their ability and submit to the Committee Chair **two days before the meeting**. Answers will be posted online as an attachment to the meeting agenda.
- The Project Questionnaire is not a comprehensive list of questions, nor is it a regulatory tool.
- Questionnaire responses will help guide Committee discussion and provide informed voting on any motions made in the meeting.
- A map of the Lowry Hill East neighborhood is provided on page two of this document.

## Questions

### *Addressing Needs*

- How does the project fill a need within the neighborhood and city?

**The project's location is subject to two small area plans, the Lyn-Lake East Small Area Plan (2009) and the Uptown Small Area Plan (2008). Both plans state a desire for high-density housing in this location with a mix of unit types. The proposed project at 2924-2932 Bryant provides this density with a variety of unit types to meet diverse needs of the neighborhood. A significant portion of the project will feature "micro-units" that are intended to be affordable by design. There is a dire need in this area for well-designed, yet more reasonably priced rental units accessible to a larger section of the population. This project will fill that need. In addition, the project provides indoor secure bicycle parking that supports the efforts made in the past 10 years by the neighborhood and the City to make Minneapolis more multi-modal.**

- What type of residential units or commercial space will be offered by the project?

**There will be a wide range of units offered from studios to two-bedroom units to meet the diverse demand of the area. We are exploring the possibility of attracting a commercial tenant on the first floor, but the space is being designed to be flexible for both commercial and residential use.**

- If rental property, what is the anticipated price range, generally?

**Studio Apartments - \$995-1195**

**One Bedroom Apartments - \$1295-1695**

**Two Bedroom Apartments - \$1895-2095**

### *Land Use and Zoning*

- Is the project in compliance with the City of Minneapolis zoning code, or will it require rezoning, a variance, conditional use permit, or other land use application approval?

**The project requests a C.U.P. for height, but is in line with the desired heights and “sculpted building” objectives set forth in the Uptown Small Area Plan. The project also requests an increase in FAR in order to provide the wide range of unit types the project proposes.**

- Will you be seeking approval from the Committee?

**Yes, as well as the residents’ thoughts, concerns and future goals for the neighborhood.**

### *Design and Quality*

- How does it fit contextually into the neighborhood?

**The proposed building has a 1-story podium to provide a street wall at the ground level which is desired in the Uptown Small Area Plan. The area facing Bryant is designed to create an active, engaged streetscape. The upper levels engage the street on the South portion and are significantly stepped back on the North portion to meet the “sculpted building” objectives of reducing shadowing of neighboring properties and providing visible amenities to the street.**

- What type of exterior materials will be used?

**Proposed primary materials are brick, wood composite, prefinished metal and cementitious panel.**

- How will the project enhance the public realm and pedestrian environment?

**Currently, there is only a 6-foot sidewalk along Bryant outside of the existing single-family homes. The project proposes increased sidewalk widths with landscape elements to be defined in the future (by the City) to meet the requests of the small area plan. The entrance is also stepped back on the ground floor as required by municipal code for sensitivity to the existing duplex to the south. Also, the existing curb cuts along Bryant for this property will be closed to improve the continuous pedestrian movement and experience. All vehicle access will be located off of the alley.**

### *Environmental Impact*

- How does the project incorporate best management practices for green building design (e.g., energy conservation, water conservation and stormwater management, mitigation of light and noise pollution, etc.)?

**The most significant contribution to green building design is that the majority of the amenity deck on the second level will be landscaped thus reducing the amount of run-off which contributes to water quality of our surrounding wetlands and improving stormwater management.**

### *Transportation Impact*

- How does the project contribute to active transportation (walking, biking, transit) in the neighborhood?

**The current scores for this property (which are very impressive) are:**

**Walk score: 97**

**Transit score: 66**

**Bike score: 96**

**Bryant Avenue does currently have an on-street bike lane, closure of the existing curb cuts will improve the overall biking experience. As stated before the 1-story podium proposed by the project will define a street wall and enhance the pedestrian experience. For transit, the project is mid-block and is not suitable to suggest a transit shelter.**

- Do you anticipate the project impacting traffic operations? If so, what mitigation strategies will the project employ?

**No. The project should improve traffic impacts by locating all parking access off of the alley.**

- How will the project address loading and delivery zones (if applicable)?

**The building is set back off the ground floor enough on the alley to take loading off of Bryant.**

#### *Economic Impact*

- What is the estimated municipal property tax revenue associated with the project?

**\$293,388 per year**

- How many estimated jobs will be created/supported by the project in the short and long term?

**The project will create a number of full-time and part-time jobs in both the short and long term. In the short term, the construction will require many tens of subcontractors and will create jobs. In the long term, the project will employ property management staff, maintenance staff and others to help support the successful management of the building.**

**The increased density will bring many new consumers to the block, benefitting all the neighboring retailers including Urban Bean, Bryant Lake Bowl, the Hair District and many others throughout the Lowry Hill East neighborhood.**

# Lowry Hill East Base Map



Source: Minneapolis GIS Files  
 Data as of August 2006  
 Scale: 1:10,000  
 August 2006

Legend	
	Neighborhood
	Parcel
	Park
	Water