

27th and Girard Project

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?
Although just outside of the Hennepin Ave commercial corridor, the project proposes to follow the spirit and intent of guidelines established by the Uptown small area plan. The project will support the plans goals by providing residential density that will support the growing businesses along the corridor. The project supports the cities goal of providing housing in close proximity of the high frequency transit along Hennepin Avenue.
- What type of residential units or commercial space will be offered by the project?
Unit types will range between studios to 2 bedroom units
- If rental property, what is the anticipated price range, generally?
Information to follow

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 is zoned R-5 and is asking for yard variances at the alley and corner of 27th and Girard. The yard variance of the rear will allow the garage to accommodate 2 rows of enclosed parking. The front yard variances will allow the projects entry and 1st floor active uses to define this highly visible corner. The project is also requesting a conditional use permit for height, and FAR variance.
- Will you be seeking approval from the Committee?
Yes, as well as the residents thoughts, concerns and future goals of the neighborhood.

Design and Quality

- How does it fit contextually into the neighborhood?
The project proposes to enhancing the public realm of the corner of 27th and Girard Avenue, and stepping down toward the adjacent neighbors to the south and across the alley.
- What type of exterior materials will be used?
The project proposes a combination of brick, metal panel and burnished block.

- How will the project enhance the public realm and pedestrian environment?
The project proposes to provide an active street front along Girard and 27th Avenue that will create an enhanced pedestrian experience. Walk up units, landscaped yards, building entry, an open veranda and building community spaces will populate the main facades along 27th and Girard.

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 project will include a green roof at the 2nd floor above the garage.

Transportation Impact

- How does the project contribute to active transportation (walking, biking, transit) in the neighborhood?
The project will include secure interior bike parking. The project's location is a block away from the #6 bus line stops at 27th and Hennepin.
- Do you anticipate the project impacting traffic operations? If so, what mitigation strategies will the project employ?
The project will direct all vehicle traffic to the alley, and eliminate 3 existing driveways.
- How will the project address loading and delivery zones (if applicable)?
Loading will be managed and coordinated since the building is rental apartment units

Economic Impact

- What is the estimated municipal property tax revenue associated with the project?
Information to follow
- 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. The projects construction will create short term jobs of approximately a year. 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 Hennepin Ave and surrounding 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