

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 is subject to the Uptown Small Area Plan (2008). The proposed project fits the goals and descriptions stated in the plan for the definition of an Urban Village and Transit Orientated with the corresponding level of intensity as shown on page 84 of the Small Area Plan.
- What type of residential units or commercial space will be offered by the project?
-Units will cover a wide range from studios to two-bedroom units to meet the diverse demand of the location.
- 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 R6 and is in compliance with the height for the area. The project is asking for a variance on parking since the City of Minneapolis does not recognize the semi-automated parking stalls the project is providing as standard stalls. The project is also requesting a setback variance due to the abnormal adjacent site to the south which is a 10' strip of land.
- Will you be seeking approval from the Committee?
-Yes, as well as the resident's thoughts, concerns and future goals for the neighborhood.

Design and Quality

- How does it fit contextually into the neighborhood?
-The building is focused on providing the density called for in the small area plan and zoning code to continue the improvements along Girard that have been implemented in the neighborhood in the past. Those being the pedestrian bridge across the green way as well as the improvements to the Girard south of the greenway. The project does this by focusing the intensity to the south of the lot and providing a step back to the north to help transition back to the neighborhood.
- What type of exterior materials will be used?

-Brick, metal panel and a large greenwall, but is subject to change throughout the development process.

- How will the project enhance the public realm and pedestrian environment?
-The project will help create a better pedestrian environment north of the greenway on Girard by locating active uses and walk-up units on the ground floor while enclosing parking which is currently surface parking.

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 includes a greenwall on the south, a small green roof on the second floor and adds greenspace to areas that were previously surface parking.

Transportation Impact

- How does the project contribute to active transportation (walking, biking, transit) in the neighborhood?
The project provides secure indoor bike parking and active uses on the ground floor while closing one driveway along Girard.
- Do you anticipate the project impacting traffic operations? If so, what mitigation strategies will the project employ?
-The project is locating all vehicular access from the existing alley way and closing one driveway on Girard to reduce and organize traffic.
- 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. 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.

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