

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 redevelops a vacant single-story fast food restaurant with drive through into a multi-story, high-density, pedestrian-focused development that provides active uses at street level.

The demand for rental housing in the City of Minneapolis remains strong. The Lowry Hill East Neighborhood is no exception, due to its desirable Uptown location, and proximity to retail, restaurants, and services. Many of the new units coming on line are very high rent (\$2,500+), and our proposed 1116 W. Lake redevelopment provides a wider price range of housing options, while still providing high-quality, market-rate housing with amenities.

- What type of residential units or commercial space will be offered by the project? – Unit mix: alcoves, 1 bedroom, 1+den, and 2 bedroom units. Unit sizes range from 450 SF to 1,200 SF. Approximately 4,000 SF of ground floor retail/commercial space is planned at the corner of Lake and Lagoon, although the ultimate user(s) of this space have not been determined
- If rental property, what is the anticipated price range, generally? - \$1,250 - \$2,500. It is worth noting that 75% of the units will have rents between \$1,250 and 1,850

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 generally conforms with the city's current comprehensive plan, the proposed 2040 plan, and the Uptown Small Area Plan but will require several variances/CUPs under current zoning:

- CUP for increase in height from four stories, 56 feet to six stories, 75 feet (Uptown SAP recommends up to 84' on major corridors)
- Variance to increase FAR from 3.375 (including one density bonus) to 4.11

- Variance to increase the maximum setback along West lake St to greater than eight feet
- Site plan review

- Will you be seeking approval from the Committee? Yes

Design and Quality

- How does it fit contextually into the neighborhood?

The building design draws its inspiration from the unique wedge-shaped site and highly visible location at the intersection of two busy county highways that are gradually being pedestrianized by incremental mixed-use development. The building massing and limited material palette draw inspiration from the area's traditional multi-story commercial fabric buildings and serves to highlight the site's unique triangular site in a city dominated by rectangular blocks. A generously-glazed brick base at street level is topped by a taught, stucco- and metal-clad volume above. The long, curved façade along Lagoon is relieved by several deep full-height recesses clad with a contrasting material. These recesses break the building into smaller volumes.

- What type of exterior materials will be used? Brick, cementitious stucco, wood-look metal siding
- How will the project enhance the public realm and pedestrian environment?
 - a. The site currently includes three curb cuts on Lagoon and two curb cuts on Lake. In keeping with the Hennepin, Lyndale, Lagoon and Lake area Pedestrian Overlay, all curb cuts will be removed from Lake and Lagoon. All vehicular access to the site will be facilitated with two curb cuts on Emerson Avenue, toward the center of the block. Only one curb cut is required for auto access but a second curb cut is proposed in order to facilitate a pull-through indoor loading zone that does not require trucks to back up onto Emerson.
 - b. The building walls will hold the street edge, reinforcing the traditional street wall. This will help fill the gap in high-quality pedestrian realm that currently exists along this stretch of Lake Street, contributing toward a continuous pedestrian environment between the Lake/Hennepin and Lake/Lyndale nodes.
 - c. Street trees will be provided on all sides with open planters where sidewalk width allows.
 - d. A significant building setback at midblock on Lake St provides ample room for private residential terraces with access from Lake St.

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.)?

This project is not yet engineered but will target similar verified total energy performance of Revel Uptown (RW & ESG): 53.1 Kbtu/ft2/yr (40% better than baseline of 88.2). Specific strategies employed to meet this goal are listed below:

- Optimized window/wall ratio for local climate (between 30% to 35%)

- R-30 roof insulation (50% better than ASHRAE 90.1 code minimum of R-20)
- 8" (nominal) thick exterior walls with R-25 fiberglass batt insulation
- High-performance low-e fiberglass frame windows:
 - 0.28 U-Factor (25% better than code minimum of 0.35)
 - 0.28 SHGC (43% better than code minimum of 0.40)
- Reduced lighting power density of 30% below baseline (LED fixtures, occupancy sensors in garage & stairs)
- Energy Star appliances
- 2.0 gpm low-flow bathing fixtures
- 95% efficient domestic hot water heater
- Ceiling fans in all bedrooms (reduces air conditioning use)
- Programmable thermostats
- Street trees planted in open boulevards help intercept storm water runoff from the sidewalk; mature trees will help shade southern glazing
- All exterior light fixtures will be full cut-off type to minimize light pollution

Transportation Impact

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

All parking is enclosed with the vast majority located underground; A generous secure bike storage room with fixing station for residents will be conveniently located at street level with one parking stall available for each unit. A real time transit screen will be provided in the building lobby with a custom location-specific feed provided by Metro Transit.

- Do you anticipate the project impacting traffic operations? If so, what mitigation strategies will the project employ? Based on previous similar projects we do not anticipate this project affecting traffic operations.
- How will the project address loading and delivery zones (if applicable)? An indoor loading area is proposed.

Economic Impact

- What is the estimated municipal property tax revenue associated with the project? – Current assessment of the Arby's restaurant shows \$55,000 in annual property taxes. We expect annual property taxes for the completed redevelopment to be approx. \$580,000
- How many estimated jobs will be created/supported by the project in the short and long term? **Short-term construction jobs:**400+; **Permanent long-term:** 4 housing (full time property manager, full-time leasing consultant, full-time maintenance tech, part-time property manager) and commercial is unknown at this point. **Full-time commercial jobs** could range from 5-20+ depending on the end user of the space.

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