

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

2841 Hennepin Avenue South
Trilogy Real Estate Group and ESG Architecture & Design

Questions

Addressing Needs

- What type of residential units or commercial space will be offered by the project? **A range of rental units will be provided, with a contemplated mix of Studio, 1-BR and 2-BR units. The project is seeking input on the type of commercial space that would be desirable to the community.**
- If rental property, what is the anticipated price range, generally? What, if any percentage of the property will be affordable housing? **Project pricing has not been determined at this time; it will be in line with comparable rental properties in the neighborhood. The team is aware of the city's Inclusionary Zoning ordinance and will work with CPED staff to ensure project compliance.**
- If rental property, what unit sizes are you offering? How many units in total? **There will be between 145-150 units in total. They will range in size from Studio units to 2-Bedroom units.**
- If rental property, what is the current occupancy rate of comparable buildings in the area? How does the project fill a need within the neighborhood and city? **We understand that comparable residential buildings in the immediate vicinity have occupancies in the 85-95% range. The site has long suffered as a restaurant site with many failed attempts over the last decade. This project will take a vacant parcel and dilapidated building and redevelop it into a mixed-use development with housing and retail near a major transit station and along the Midtown Greenway. This development will further activate the Hennepin corridor at this very important location.**

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 will not require a rezoning. The current zoning is C3A, Community Activity Center District. Under current zoning the project will ask for a Conditional Use Permit to increase the height from 4 stories and 56 feet to 7 stories and 86 feet (Not including elevator overruns). The allowable FAR is 2.7 plus a bonus of 25% for enclosed parking, for a total of 3.375. We will request a FAR of 4.44. This will be a variance. We do not anticipate any yard setback variances.**
- The project is within the Transit 10 district in the 2040 Plan, calling for heights between 2-10 stories. It is anticipated that the 2040 Plan will allow a base FAR of 5.0, once zoning ordinances have been updated to reflect Comp Plan guidance.
- Will you be seeking approval from the Committee? **The project team would be pleased to have the support of the LHENA Z&P Committee.**

Design and Quality

- How does it fit contextually into the neighborhood? **This location has a diverse context, and we will work to fit the new building within this context. In the coming weeks, we will work on conceptual building massing and design to present at the June meeting.**
- What type of exterior materials will be used? **To be determined and presented at a subsequent meeting (June).**
- How will the project enhance the public realm and pedestrian environment? **The project**

will greatly improve the public realm. The Promenade along the north side of the Midtown Greenway will finally be connected to Hennepin Avenue, creating a pleasant pedestrian experience. The streetscapes along Hennepin and Girard will be improved with updated landscaping. The project will eliminate a surface parking lot and provide transparent ground floor retail and amenity spaces along Hennepin Avenue, thereby activating the street. Other details to follow, as the site design takes shape over the next several months.

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 team has begun evaluating various sustainable design strategies for the project. Those will be presented at a later meeting, along with a building design.**
- What long-term environmentally sustainable opportunities are you considering for this building? (From material choices, offering organics composting, a green roof, garden space, native plants, mature boulevard trees, etc.) **These types of goals are being discussed internally amongst the developer, design team and consultants. Ideas will be presented at a later meeting, along with a building design and more developed site plan.**
- Are you considering doing a shade study (if the building is changing in height)? **When we get into reviewing a building design, we're happy to provide a shadow study, if requested.**

Transportation Impact

- How does the project contribute to active transportation (walking, biking, transit) in the neighborhood? How could the project support car-free living in Minneapolis? **The site is in a unique, top-tier, transit-oriented location with the Uptown Transit Station at its doorstep. Residents will be able to take advantage of numerous bus routes, many bike routes, starting with the Midtown Greenway, and many pedestrian friendly ways to reach local stores and services. This location certainly will appeal to residents as an urban dwelling location without having the necessity of owning an automobile.**
- Do you anticipate the project impacting traffic operations? If so, what mitigation strategies will the project employ? **The development should have minimal, if any, impact on traffic operations in the area. We will be omitting a curb cut on Hennepin Avenue, allowing for an improved pedestrian experience. All vehicle traffic will enter the building from the alley and from Girard Avenue South.**
- How will the project address loading and delivery zones (if applicable)? **Loading, service and deliveries are intended to occur from a dedicated zone off the alley behind the building.**
- How many parking spaces will be on the property? **We are planning on providing between 95 to 115 parking spaces for the project within the building footprint. This will be confirmed as the plans progress.**

Economic Impact

- What is the estimated municipal property tax revenue associated with the project? **Property taxes for the project are estimated at \$450,000 per year.**
- How many estimated jobs will be created/supported by the project in the short and long term? **During construction, the development will support several hundred local jobs (builders on site, suppliers/vendors, manufacturers, etc). Ongoing, the property will employ approximately 5 people full-time and several part-time staff.**

- Do you have a best practices policy when hiring contractors/subcontractors? How will you ensure hiring and treatment will follow the law? **Trilogy will engage in a qualifications process to select a local general contractor. We will work closely with them to ensure that appropriate hiring practices are followed. Typically, our projects are constructed with union labor, and they follow a regulated protocol for hiring sub-contractors.**