

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?

Our current clinical facility is at full capacity. Every time we add hours and appointment slots, they quickly fill up. This tells us there is additional unmet need in the community. A larger clinic will allow us to further meet the health care needs of our patients and community in the Uptown and Minneapolis areas. The majority of the funding for the project is philanthropy, demonstrating the support for Planned Parenthood in our community.

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

Commercial (Medical Office and Administrative space).

- If rental property, what is the anticipated price range, generally? **Not Applicable**

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?

Due to our unique security concerns, we are requesting a variance for our parking requirements resulting in ground floor active functions below the 70% requirement.

- Will you be seeking approval from the Committee?

Yes

Design and Quality

- How does it fit contextually into the neighborhood? The building design is contemporary and organic to fit well into a neighborhood that has a demographic that is predominantly young professionals with an age range of 20-35. The commercial development in recent years along the Hennepin and Lake Street corridors is contemporary and trendy. We

feel the building design is complementary to the design direction that has been established and is consistent with the City of Minneapolis Master Plan.

- What type of exterior materials will be used? The primary exterior building materials are glass, composite metal panels and brick. These time-tested materials are juxtaposed in a contemporary composition and provide a variety of texture, color and massing elements.
- How will the project enhance the public realm and pedestrian environment? The building and site design offers a welcoming frontage along the Lagoon Avenue corridor. The entrance canopy, storefront and plaza offers a human scale pedestrian friendly entrance along Lagoon Avenue. The location of the entrance at the Southeast corner of the site links the pedestrian plaza and circulation around the corner to engage the North-South Emerson Street pedestrian corridor. The north property line includes brick piers and black iron fencing, abundant landscaping and a small interactive pedestrian plaza at the Northeast corner to enhance the 29th Street pedestrian zone along with the adjacent Uptown Greenway.

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.)? Green landscape buffers align the surface parking area to provide sediment control and infiltration. High efficiency glazing, roofing and mechanical systems will reduce energy consumption. Large areas of glazing and a roof top terrace offer natural light to staff and patients throughout the day. Screening of the roof top equipment reduces noise to the adjoining properties.

Transportation Impact

- How does the project contribute to active transportation (walking, biking, transit) in the neighborhood? The design offers a welcoming entrance for patients and staff along the Lagoon Avenue corridor including bike racks and a plaza for pedestrians or those arriving by mass transit. Secured bike parking is provided for staff.
- Do you anticipate the project impacting traffic operations? If so, what mitigation strategies will the project employ? Minimal impact to traffic as this project is a replacement to the existing clinic. Access to the parking area is near the north end of Emerson which will allow easy access to and from Lagoon Avenue and avoid any queueing issues.
- How will the project address loading and delivery zones (if applicable)? All loading and deliveries will occur within the surface parking area. No loading directly from Lagoon, Emerson or the alley.

Economic Impact

- What is the estimated municipal property tax revenue associated with the project?
None (PPMNS is tax exempt organization).
- How many estimated jobs will be created/supported by the project in the short and long term? Outside of the job impact related to the construction project, the larger facility will result in approximately 10 - 20 incremental jobs in the future.

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