

Whittier Alliance Expectations for engagement:

What the developer does	What our committee does
Ask to be put on agenda with 2 week notice for initial presentation	Door knock near site to reach out to nearby neighbors and leave behind written meeting notice
Provide cost for meeting notification mailing to nearby residents	Mail meeting notice to nearby residents (2 block radius)
Fill out initial questionnaire and present to community (please avoid highly technical language)	Ask clarifying questions, provide informal feedback in meeting and written feedback after
Meet with small volunteer group as requested to revise project to incorporate community feedback	Review project and community input and make clear asks of developer
Present revised project to community	Vote on final project, make recommendation to board, and support or oppose to relevant officials
Keep neighborhood up to date on major timelines and work with us on any collaborative project elements	Work with developer on any collaborative elements

Project: New 6 Unit Apartment Building
Address: 2413 1st Ave S. Minneapolis
Near MCAD
Currently a Vacant Lot

Zoning: R4 with Historic Washburn Fair Oaks Overlay
Owner: Value Homes, LLC
Architect: Wells & Co Architects
Schedule: May 19, 2020 Neighborhood Meeting
June 2020 Neighborhood Meeting
July 14, 2020 HPC – Public Hearing
August 17, 2020 CPC – Public Hearing
October 2020 Start Construction

HPC Staff: Robert Skalecki
Zoning Staff: Andrew Frenz

Variances: Variance to allow 6 units on the site in compliance with the 2040 Comp Plan
Variance to allow turning from the alley onto the proposed surface parking.
Site Plan Review

Project overview:

- Please give a brief description of the project.
6 Unit Building 2 ½ Stories with finished basement. Each Unit 3 bedroom, 2 bath. Each Unit is Multi Level, similar to a townhome.
- How many units and what mix (studio, 1-bed, 2, bed, etc.)?
6 – each with 3 bedroom and 2 baths. The three bedroom unit design allow for a lot of flexibility and having a home office.
- Will there be any retail or other types of uses? No
- What currently exists on the site? Vacant Lot
- What other buildings do you own/have you built in Whittier? How long do you typically hold properties before you sell them? I have not completed any projects in the Whittier Neighborhood. I completed a large side by side duplex in Corcoran in the year 2019 at 3448-3450 20th Ave S, Minneapolis, 55407. I have also completed many Single Family Homes in South and NE Minneapolis that were built to sell. I have not sold any of my new multi family projects and I do not plan on selling for a very long time. The Multi-Family properties that I own in Minneapolis are for high quality long term rental. The most recent examples are a New Duplex at 2904 California St NE, Minneapolis, 55418 and 329 Buchanan St NE, Minneapolis, 55413. I completed a 7 Town Home Development in 2018/2019 at 2413-2425 2nd St NE, Minneapolis, 55418. I am currently in the sheetrock stage on a 20 Unit Apartment Building at 907 Winter St NE, Mpls 55413. I also own other renovated buildings in NE Mpls that are high end long term rentals such as 207 20th Ave NE, Minneapolis, 55418. I am also currently in the middle of a total renovation project that will be a Triplex at 658 Fillmore St NE, Minneapolis, 55413.
- What variances, if any, will you be requesting? To approve 6 Units and allow for maneuvering in the alley.
- What is your anticipated construction timeline? Start Construction October 2020. Finish Summer 2021.
- Please attach any renderings or plans developed so far. Please see attached plans.

Housing:

- How much do you anticipate charging, on average, for each unit type? \$2,200 per unit
- What steps have you taken to ensure greater affordability in your property? Would you consider emerging strategies, such as utilizing the 4d tax credit, to bring down rents on select units? The project is too small for affordable housing. The project would need to be 10 units minimum to have some affordable units.
- Who will your management company be? Renter's Outlet out of Lakeville, MN
- What screening criteria will you use for residents? Criminal Background Check as well as Credit, Income and Rental History
- If the building will replace any current housing units, how have you engaged with those residents? What plans have been made to enable them to stay in the new building or relocate?
N/A

Transportation:

- How transit-connected is the site, and have you considered support for alternative methods of transportation (bike parking for residents and guests, ride share, etc.)? Yes, we will have bike parking.
- How many parking spots (total and per unit)? 5 tandem parking spaces, which could allow for 10 cars.

- What have you done to ensure a high-quality pedestrian experience? **We are working on the landscape design and open to ideas.**
- Have you done any studies on the impact of the additional traffic/parking? **Not yet. But we have visited the site multiple times and we are aware there is very little street parking available.**
- How will you deal with traffic diversions during construction? **Pull proper permits. The road is a large one-way and we don't see closing a portion as a problem.**

Design:

- From a design perspective, how does this project mesh with the surrounding neighborhood? (e.g., scale, style, color, materials) **The concept is to develop an apartment building that looks like a "Big house" and uses similar materials to the homes around the site.**
- How have the Whittier Design Guidelines influence the project? **For Discussion.**
- What materials are you using in the building? (Please include estimated façade percentages.) **75% Composite Wood Siding. 20% Glass / Windows, 5% Stone Veneer.**
- Will public art be featured on the site? **We are open to the idea. For Discussion.**
- How will you accommodate ADA accessibility? **Not required. The building is less than 7 units.**

Environment:

- What are the environmental features of your project (e.g., porous surfaces, green roofs, resident compost access, solar energy)? **We are exploring Organic Compost**
- What green space (total and public access) does your project have? **There is no public green space on the site.**
- Will your project include resident composting?

Other community benefits:

- What community amenities will you offer for non-residents? **The site is not large enough to provide a large building with lots of amenities. However, we think adding Decks to the South Side of the building will add livability and be an important amenity.**
- As a property owner, developer, property manager, how will you interact with the Whittier community? **We will attend meetings as requested and communicate important public hearing dates to you, and provide a copy of the most current plans. We are also very open to ideas on how to improve the project and make the front façade of the building fit in with the street. We want to design a building the neighborhood is proud of and sets the bar high for new multi-family development in the neighborhood.**