

**Expectations for engagement:**

<b>What the developer does</b>	<b>What our committee does</b>
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 overview:

- Please give a brief description of the project. -
- How many units and what mix (studio, 1-bed, 2, bed, etc.)? – 74 Units, all 74 are Studios
- Will there be any retail or other types of uses? – No retail use, just residential. There will be 4 units with exterior walkups.
- What currently exists on the site? – An office building occupied by North Bay Companies, previously the Crawford Merz Construction building
- What other buildings do you own/have you built in Whittier? How long do you typically hold properties before you sell them? – Daniel Oberpriller, North Bay Companies owner and founder, has previously developed the Chroma Apartments, soon to develop 2645 1<sup>st</sup>, and owns the Minneapolis Hostel.
- What variances, if any, will you be requesting? – Parking Variance and a variance to provide over 50% compact spaces. We comply with all height, setback, and density requirements under the current zoning code.
- What is your anticipated construction timeline? We would anticipate starting construction Summer to Fall 2020 and completing by Summer to Fall 2021.
- Please attach any renderings or plans developed so far. – CoW submittal has been attached.

### Housing:

- How much do you anticipate charging, on average, for each unit type? – Rents will vary between \$1250.00 and \$1,400.00 depending upon unit size.
- 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? – We will comply with Minneapolis inclusionary zoning requirements.
- Who will your management company be? – North Bay Companies
- What screening criteria will you use for residents? – We will comply with all fair housing.
- 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? – There will be no relocation of current tenants.

### 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.)? – The site is located 2 blocks off of E Franklin which is a part of Metro Transit Route 2 considered a high frequency route. We also have enclosed bike parking planned for the garage as well as a dedicated bike storage room.
- How many parking spots (total and per unit)? 26 Stalls enclosed parking stalls will be provided on site.
- What have you done to ensure a high-quality pedestrian experience? – The proposed development has 4 exterior walk up units, on grade bike storage, and is within a few blocks of Franklin Ave, Eat Street, and MCAD.
- Have you done any studies on the impact of the additional traffic/parking? - No
- How will you deal with traffic diversions during construction? – Traffic diversions will be limited due to the location of the development. It will have a very minimal impact.

### Design:

- From a design perspective, how does this project mesh with the surrounding neighborhood? (e.g., scale, style, color, materials) – The development was designed to fit well in the Washburn Fair Oaks Historic District and is designed with modern interpretation of the

historic design aesthetics of the area. Brick will be the primary material used on the street facing elevation. Brick patters, and corbelling will be used to add interest to the brick elevations. The windows used in the project also have a similar language as those located within the district. We also have an HPC application along with the Land Use application.

- How have the Whittier Design Guidelines influence the project? – The development was designed with thought with the current Whittier neighborhood buildings.
- What materials are you using in the building? (Please include estimated façade percentages.) – See elevations provided in the CoW package.
- Will public art be featured on the site? – Undetermined.
- How will you accommodate ADA accessibility? – We will comply with all Minneapolis accessible codes.

**Environment:**

- What are the environmental features of your project (e.g., porous surfaces, green roofs, resident compost access, solar energy)? – North Bay Companies developments comply with the green communities guidelines.
- What green space (total and public access) does your project have? – Please refer to the CoW package.
- Will your project include resident composting? – Composting is not available for private trash companies.

**Other community benefits:**

- What community amenities will you offer for non-residents? - Unknown
- As a property owner, developer, property manager, how will you interact with the Whittier community? – We anticipate the project will provide a significant improvement to the streetscape of 4<sup>th</sup> Ave. S.