

Lake Street Dwelling

Project Overview:

- Please give a brief description of the project.
Lake Street Dwelling Phase 2 & 3 are apartment communities along West Lake Street, spanning from Harriet Avenue to Garfield Avenue South. The development is just east of the Lyn-Lake intersection and one block south of the Midtown Greenway and will be a redevelopment of what is currently mostly surface parking and automotive uses into transit-oriented housing. The phase 2 building is entry level market rate and Phase 3 is 100% affordable workforce housing. The two communities, along with the Phase I building, will operate as a campus.
- How many units and what mix (studio, 1-bed, 2, bed, etc.)?
Phase 2: 131 units (2% townhome, 18% studio, 50% 1-bed and 31% 2-bed)
Phase 3: 95 units (12% studio, 75% 1-bed and 13% 2-bed)
- Will there be any retail or other types of uses?
Yes, there will be a combination of retail and publicly accessible space included within the buildings. Phase 2 has 2,860 sq ft and Phase 3 has 3,371 sq ft.
- What currently exists on the site?
Surface parking lots, automotive uses and one-story (vacant) retail buildings.
- What other buildings do you own/have you built in Whittier? How long do you typically hold properties before you sell them?
Previously this team developed the Franklin Lofts and Eat Street Flats condominiums projects between 2002 and 2007. Those were 'for-sale' developments and were sold to individual homeowners during the timeline mentioned. The Eat Street Flats project included a CVS Pharmacy that is still owned by this group. The development team owns the property at 410 West Lake Street (Phase 1 of this development). That property is under construction with a 30-year commitment to affordability. We will own that property and the other Phases for at least 15 years each. We have another 1,000 units in our metropolitan portfolio dating back to 2000. We have not sold any of those other projects to date. Our philosophy is to build and hold in our portfolio. We are not merchant builders.
- What variances, if any, will you be requesting?
Required Land Use Application Applications
 1. **Rezoning** from C2 to C3A district
 2. **Site plan review**

- What is your anticipated construction timeline?
Phase 1 is approved and under construction. Construction of Phase 2 is planned to commence in May 2020. Phase 3 would commence May 2021
- Please attach any renderings or plans developed so far.
Phase 2 and Phase 3 plans are attached.

Housing:

- How much do you anticipate charging, on average, for each unit type?

Phase 2:

- **Studios: \$1,325**
- **1-bedroom: \$1,425 – 1\$,700**
- **2-bedroom: \$2,550**

Phase 3:

- **Studios (30%, 50%, 80% AMI): \$525/\$625/\$875**
- **1-bedroom (30%, 50% 80% AMI): \$562/\$937/\$1,499**
- **2-bedroom (50%, 80% AMI): \$1,125/\$1,800**

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?

Phase 2 will be entry “middle market rate” and will cater to those looking to rent in the ‘missing middle’ between affordable and luxury. As tenants living in affordable apartments advance their career and increase their income, they eventually become over-qualified to live in an income limited building. Phase 3 will be a natural transition for those that would like to stay in the neighborhood. Phase 3 will not compete with the high-end apartments closer to Hennepin and Bde Maka Ska. The rental price point will be significantly less.

Phase 3 will be 100% affordable utilizing IRS Section 42 low-income housing tax credits. There will be a restrictive covenant on the property to ensure that it remains affordable for a minimum of 30 years. Phase 2 will utilize the 4d tax credit.

Operating all three buildings as a campus creates efficiencies that allow rents to stay lower.

- Who will your management company be?
Pinnacle Management Company. We have a nearly 20-year history with this national affordable housing management company. This company manages all of our apartment portfolio in Minneapolis and St. Paul.

- What screening criteria will you use for residents?
All prospective tenants are screened equally. All will have criminal background checks, credit checks and rental history review. Furthermore, tenants will need to provide proof of income & assets every year as part of income verification.
 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 or removal of any existing housing units.

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 well-situated for utilization of alternative modes of transit. Multiple bus routes exist along Lake Street and Lyndale Avenues. The high frequency of bus service and projected arterial connection to a new BRT station .5 miles to the east provides superior public transit connections. Semaphores at Lyndale and Grand provide better than average traffic operations. The project is located one block from the Midtown Greenway – a major bike commuting corridor. Bike parking will be provided at a ratio of more than one rack per unit.
- How many parking spots (total and per unit)?
Phase 2: 56 stalls (.42 stalls per unit)
Phase 3: 58 stalls (.46 stalls per unit)
- What have you done to ensure a high-quality pedestrian experience?
The Pedestrian Overlay district puts an emphasis on eliminating existing automotive and surface parking uses. This development replaces surface parking and auto-oriented retail uses with high-quality housing and retail uses. Retail uses will front Lake Street and walk-up units will front each side of Harriet Avenue, creating a pedestrian-friendly environment throughout these blocks that does not exist today. Located in an area considered a "biker's paradise", according to walkscore.com, Lake Street Apartments – Phase 1 has a walk score of 89, and will emphasize the pedestrian scale with appropriate lighting, urban landscaping, storefront amenities and street edge architecture.
- Have you done any studies on the impact of the additional traffic/parking?
No. A traffic demand study was not required due to the size and location of the projects
- How will you deal with traffic diversions during construction?
The general contractor and their subs will be encouraged to develop a ride-share program to promote carpooling to the jobsite. Once the buildings are enclosed, the workers will be able to park inside the structure, which should lessen the burden on the neighboring area.

Design:

- From a design perspective, how does this project mesh with the surrounding neighborhood? (e.g., scale, style, color, materials)
- **The building scale is compatible with the other mid-rise residential apartments dispersed along Lake Street and adjacent to the Lyn-Lake Activity Center. The proposed buildings are similar in scale to projects like Blue, Lime Apartments, Uptown Apartments and the recently approved CPM project across Lake Street. Similar to those developments, the proposed project will have active uses and “eyes-on-street” at pedestrian level.**
- How have the Whittier Design Guidelines influenced the project?
The project incorporates numerous principles from the Design Guidelines, as outlined below:
 - **Entries will be welcoming and incorporate recesses, canopies, lighting and transparency.**
 - **Building signage will be unique, artistic and memorable.**
 - **The exterior design incorporates details like ground level canopies, recessed and projected balconies and a cornice projection that will be attractive and provide visual interest.**
 - **The buildings will incorporate materials such as brick, glass, metal panel that are very long-lasting. Sustainably-produced materials like cementitious fiber board will also be used.**
 - **Building lighting will be artfully and tastefully integrated.**
 - **The streetscape furniture will follow the Lake Street guidelines and transit stop improvements are proposed.**
 - **Landscaping will define residential entries and provide visual interest in the adjacent boulevards. Native plantings are proposed, providing habitat for pollinators and ensuring that limited irrigation is needed.**
 - **The building walls define the sidewalk edge and reinforce the urban conditions at this location. Ground floor spaces will be activated and transparent, providing interest to pedestrians.**
 - **Public art is proposed for all phases, and local artists will be engaged in the process of designing and installing it.**
 - **Adding housing and retail at this location will dramatically improve the safety and security of the area. The site will be clean and well-maintained and will encourage positive activity throughout the day and night.**
 - **The project supports multiple modes of transit. Walking and biking are encouraged while a shared car program will discourage residents from bringing their own car to the site.**
 - **As noted below, the project incorporates a number of strategies to increase energy efficiency and protect water resources.**

- What materials are you using in the building? (Please include estimated façade percentages.)
The primary exterior materials are brick, metal panel, glass and cementitious fiber board. See enclosed elevations for percentages per elevation.
- Will public art be featured on the site?
Yes. Phase 1 & Phase 2 will incorporate wall murals. Phase 3 will have kinetic art. The developer will work with community members and local artists on the design and install of the murals.
- How will you accommodate ADA accessibility?
All buildings include elevators and accessible entrances to accommodate persons with disabilities. Each building includes ADA adaptable dwelling units as well as fully-accessible dwelling units.

Environment:

- What are the environmental features of your project (e.g., porous surfaces, green roofs, resident compost access, solar energy)?
Sustainable design features include the following:
 - Erosion control measures with resource recovery during construction
 - Green roof elements with rainwater retention/irrigation system
 - Sustainable & recycled construction materials
 - Low site waste due to panelized construction
 - Low VOC adhesion materials and paints
 - Low-E Insulated Glass
 - Efficient HVAC system(s)
 - LED fixtures with occupancy & daylighting control lighting
 - Efficient, high R-value building envelope (roof & walls)
 - Energy Star Rated Appliances
 - WaterSense plumbing fixtures
 - Apply for a 40 kW PV Solar rooftop system subject to state tax credits
 - On-site parking for HourCar

The construction program for each phase will incorporate the most aggressive panelizing and pre-fabrication methods available to permit faster framing and exterior erection as well as assembly of specialized divisional work such as precast concrete, plumbing, heating and electrical. The pre-fabrication methods we deploy will significantly reduce scrap waste and reduce costs for disposal, landfill and site clean-up. The development team will select a disposal contractor that source separates and recycles construction tonnage rather than landfill discarding, and report tonnage diverted for recycling during construction progress.

- What green space (total and public access) does your project have?

Each site includes outdoor dog run areas, green roof and shared courtyards. These spaces are intended for residents of the buildings and are not open to the public.

Phase 2: 4,000 sq ft of green roof area and a 500 sq ft dog run

Phase 3: 3,000 sq ft green roof, a 3,500 sq ft courtyard and a 500 sq ft dog run

- Will your project include resident composting?
Yes, there will be compost collection available within the buildings.

Other community benefits:

- What community amenities will you offer for non-residents?
Phase 1 has 1,000 sq ft of commercial space which we would not typically do were it for Whittier's preferences. Same with our townhouse elements. Phase 2 and Phase 3 will have a total combined 6,231 sq ft of retail and publicly accessible space which we will make available for community and/or neighborhood meetings. We have agreed to implement the approved Lyn-Lake streetscape scheme including public bike racks and planters in our design.
- As a property owner, developer, property manager, how will you interact with the Whittier community?
As part of our prior development activity, we purchased, donated and relocated for Whittier Alliance the Old Log Cabin Flower Shop. Over the years past, we have sponsored, participated or contributed regularly to Whittier and Lyn-Lake fundraising and participation requests. We fully engaged the community and responded to community concerns in connection with the approval of Phase 1 of this campus development. We will continue our participation in the community, and stay active through the Lynn-Lake Business Association and Lake Street Council as well.