

## HEIRLOOM PROPERTIES – On Behalf of the Eilat Group LLC

Kaley Brown  
Whittier Alliance  
10 E 25th St.  
Minneapolis, MN 55404

May 20, 2022

Dear Kaley,

I appreciate your assistance over this past month to come before the Housing and Land Use Committee to present our project at 110 W 26th Street. We are proposing a three-story 15-unit residential building which will replace a small one-story office building currently located on the site. The project consists of (6) one bedroom and (9) studio with bedroom alcove units for a total of 13,701 square feet. As residents of southwest Minneapolis, we are excited to provide additional, much needed, housing to this lot.

### *About the Site*

The lot at 110 West 26th Street contains a one-story office building of approximately 1350 square feet that was built in 1949. The property has had a host of office occupants over many years and was acquired by the current owner in 2015. The lot is approximately 75' x 108' and 8,080 square feet. The site is zoned OR2 (Office Residential 2), which allows for a mix of office and residential uses, and is in the and is in the Interior 3 Built Form Overlay, which allows up to three and maximum of 42' feet. The required setbacks by code are 5' for the side and rear setbacks. The front setback is determined by taking the average of the front setbacks of the immediately adjacent lots, which is approximately 10'. The building will sit between 2.5 story houses to the west and a two-story commercial office building (2554 Blaisdell Avenue) to the east. The attached drawing set of the proposed three-story building complies with all of the current requirements of the OR2 zone and Interior 3 overlay. We have proposed to utilize the Enclosed Parking FAR premium.

### *About the Building*

The 15-unit plan includes one ground floor, ADA accessible unit and an enclosed garage that contain (9) car parking spaces and 15 bicycle parking spaces. The second and third floors are of identical layout and include seven units each. Outside of the building, along the alley, there are two visitor parking spaces to allow for temporary parking by guests and delivery services due to the lack of on-street parking directly in front of the building because of the bike lanes.

The façade of the proposed building will be a mixture of brick along all stories of most of the front (south) elevation and the remaining elevations are largely composed of Nichiha on the ground floor with metal siding on the second and third floors. Metal shading devices both protect the south façade from summertime heat gain through the windows and also form a prominent horizontal aesthetic element. The rear (north) of the building will have a code allowed taller parapet wall to enclose mechanical equipment on the roof in the back third of the structure.

The building has been pulled back from the alley on the west to allow for appropriate spacing from the overhead utility lines and for the aforementioned guest parking spaces on the ground level. The building

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was narrowed in the southeast corner in the front to allow for a garden/patio space as an amenity space to residents shaped by the form of both the proposed building and 2554 Blaisdell directly to the east.

### *Proposed Schedule*

We have a Purchase Agreement with the owner of the site, Goldstein Professional Building LLC. We are submitting a land use application in May and anticipate that we will be before the Planning Commission in at the June 27 meeting. We anticipate a fall 2022 construction start and building opening in summer of 2023.

We look forward to returning to the Housing and Land Use Committee and Whittier Alliance Board in June to share more about the progress of this project.

Sincerely,

Jim Kumon  
Principal  
Heirloom Properties  
Managing Partner of Eilat Group LLC – Project Owner

### Attachments:

- Preliminary Site Plan, Floor and Elevation Package to Planning Commission