

Whittier Alliance

Kaley Brown / Executive Director

10 East 25th Street

Minneapolis MN 55404

February 10, 2021

Good Morning Team Whittier,

Thank you for taking the time to meet with Marc Sloom and myself to review the plans for the property at 2401 Pillsbury Avenue South. We were thrilled to show you the plans for this beautiful property and we are humbly asking, and are grateful for your support of the project. I believe, by now, you should have received via email, the site plan for the property. Here are some of the highlights we discussed:

1. Overall, it is our intent and understanding that what we our planning is consistent with the goals and vision of the Minneapolis 2040 plan
2. The property is being rezoned from current 2 + 1 dwelling units to a 4 + 1
3. By preserving and enhancing these buildings with added dwelling units internally, the fabric and character of the neighborhood is being maintained with a soft increase of density.
4. The house is currently vacant (while going through the rezoning process), hence no-one will be dislocated during construction
5. The exterior of the property is beautiful and will see very minor superficial changes
6. The character of the home will be maintained
7. The property will partially be enrolled in the 4D program
8. All interior units are comfortable size and will be fully renovated
9. Bicycle storage will be plentiful on property, also secure and weather protected
10. Raingarden and permeable pavers will be incorporated when necessary

The welcome package given to new tenants will make them aware of Whittier Alliance and its resources, encouraging them to be good neighbors and community members

A summary of the proposed units that will be available for rent is as follows:

Unit 1: 3rd Level of main structure; 1,262 sq. ft.; 2 bedroom, 2 bath.

Unit 2: 2nd level of main structure; 1,916 sq. ft.; 3 bedroom, 3 bath; + 1 indoor vehicle parking stall in detached garage.

Unit 3: 1st level of main structure; 1,561 sq. ft.; 2 bedroom 2 bath; + 1 indoor vehicle parking stall in detached garage.

Unit 4: Basement of main structure; 550 sq. ft.; Studio apartment.

Unit 5: 2nd level of detached garage; 492 sq. ft.; Studio apartment.

Indoor common space:

→ For general supplies and tenant shared laundry in basement of main structure; 423 sq. ft.

Outdoor common space:

→ All outdoor area on the property not covered by buildings, will be designated as common space for the use and benefit of all of the tenants. This is slightly over 10,000 sq. ft.

Marc and I remain available for any additional questions you may have. The hearing is scheduled for February 22, 2021 and your support via a letter to Andrew Frenz of the Minneapolis Community Planning and Economic Development Office is greatly appreciated.

I look forward to continued engagement and remain available for any questions you may have.

With warmest ALOHA

Jean-Claude Drui

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