

**MEMO**

To: Joan Bennett, Program & Outreach Coordinator Downtown Minneapolis  
Neighborhood Association  
From: Tanya Bell and Peggy Lucas

Joan, as suggested, we have not completed every section of the checklist that you shared with us. We have focused on Sections C and D and we are happy to answer any additional questions you may have about our proposed project.

**A. Land Use and Contact Information:**

*Response to City of Minneapolis RFP*

1. Date of DMNA Review Submittal.
2. Name of project and land use.
3. Address of the property and name of adjacent street/s.
4. Applicant/property owner's name, address, phone, email.
5. Applicant/submitter point of contact's name, address, phone, email.
6. City council ward number and city council member for the ward.
7. Name of City of Mpls. Community Planning & Economic Development (CPED) staff reviewer, if known.
8. City of Minneapolis project file number, if known.

**B. Site Data:**

*Response to City of Minneapolis RFP*

1. Existing/proposed primary, overlay zoning districts.
2. Land use designation.
3. Small area plan, if applies.
4. Corridor designation, if applies.

**C. Background Information:**

1. Provide a written description of the proposed project/ land use.

*Our proposal will create an owner occupied residential building including a first floor restaurant use. Our proposal outlined a project that was five to six stories in height with 42 to 52 units. We are leaning towards a six-story, 52+/- unit project. The sixth story will however be set back. The project has been designed to be a compliment and update to Park Avenue Lofts located directly across Park Avenue. Like Park Avenue Lofts, the building will be constructed from concrete and will be clad in brick and metal – simple, elegant and high quality. The updating includes responses to the City and neighborhood desires and incorporates some retail and affordable home ownership. Meeting affordability in new construction residential is quite rare and challenging to accomplish, so we are excited to be working with City of Lakes Community Land Trust to achieve this important goal.*

2. Describe the current site and use.

*The current site is used as a parking lot and is owned by the City of Minneapolis.*

3. Describe the surrounding properties and land uses.

*Historic Mill District that includes parking, residential, and commercial uses.*

4. Identify the permits, variances and all other approvals needed for this project.

*None that we are aware of. We will need to work with the City to define the placement of sidewalk/pedestrian improvements between the new development and the parking garage and the proposed Dog Relief Area. They may reside on City owned land with the development paying for the initial improvements. This may need an Encroachment Permit or similar.*

5. Identify if Minneapolis Heritage Preservation Commission (HPC) approval is needed.

*No*

6. Identify if demolition of a building/s is proposed.

*No*

#### **D. Site Plan Information:**

1. Architectural design and materials.

*Our vision for 205 Park is a modestly updated Park Avenue Lofts, which received the City of Minneapolis Greening Award in 2011. The original Park Avenue Lofts were conceived to address principals of great urban residential design. The design was originally conceived as two projects, creating a distinctive neighborhood street. The completion of that vision is of course very compelling to us and to the neighborhood. The two buildings edge closer to the street as they approach Washington as a gesture to that active urban environment. Further, they frame the Washburn Lofts, arguably the most distinctive historic structure in the neighborhood.*

*The architecture and material selection will remain true to Park Avenue Lofts with brick wrapping all four sides of the building and accents at doorways and decks with high quality metal. This is a 100+ year building achieved by the exterior finishes and concrete structure which is seldom used in a lower rise building. Another key component is the individual entrances to first floor units. Those entrances and "yards" bring a more human scale to the building and its surroundings.*

*The "New" Park Avenue Lofts will build on these design principles, updated to respond to dramatic neighborhood changes. We are increasing density, adding an affordable component, and providing a retail component. Further we are responding to the Washington Avenue redesign with a green outdoor seating plaza.*

2. Building height.

*We are proposing a six-story building to blend nicely with the surrounding structures while maximizing the potential of the site. The sixth floor will be set back to allow for rooftop greening and outdoor spaces.*

3. Site access and circulation for pedestrians, vehicles and service.

*See Site Plan*

4. Landscape design and screening.

*Our model is to mirror Park Avenue Lofts both on the ground floor and rooftop. This building will be looked down upon – the roof matters! We have proposed that the City provide for the screening of the garage, which we will complement with our landscaping when a design is complete.*

5. Site hardscape design.

*Not yet designed*

6. Site stormwater drainage/retention.

*Not yet designed*

7. Impact on existing views.

*This project is designed to have limited impact on existing views and is specifically designed to preserve views into the Mill District.*

8. Parking for vehicles and loading docks.

*Parking for all vehicles in underground.*

9. Parking for bicycles.

*There will be bike racks on the street as well as within the parking garage.*

10. Signage.

*We would anticipate signage for the restaurant to occur above the first level; other signage will be minimal and instructional.*

11. Lighting.

*Not yet designed*

#### **E. Proposed Project Schedules:**

1. Public and private entitlements and approval steps. List the specific approvals and their sequence.

*We expect that entitlements; design and lender required pre-sales would occur simultaneously over a 12- 14-month period.*

2. Construction schedule.

*This building will take 12-14 months to build and we would look to start construction in late third quarter of 2017.*