

PPA Land Use Committee Meeting held Thursday, October 14, 2021

Meeting held via Zoom

In attendance:

David Frank, Lynn Von Korff, Gretchen Camp - ESG, Ned Dodington – Greystar, Alyssa Jagdfeld - ESG, Dick Gilyard, Bert Coffin, Vera Marshall, Gary Wallace, John Kari, Julie Wallace, Jane Stockman, Laura Preus, Florence Littman, Sam Bridgett, Gayla Lindt, Jere Purple, Jordan Howe and John Wicks Chairperson.

The meeting was called to order at 7:05 PM. No minutes were presented for approval.

PRIMARY TOPIC:

Gretchen Camp, Principal of ESG had requested the Land Use Committee if her team could return and provide a current description of 2630 University Avenue Student Housing project at this time. Gretchen introduced her team – Ned Dodington of Greystar and Alyssa Jagdfeld of ESG.

Gretchen Camp initiated her presentation by describing how pricing exercises of the design previously brought to the LU Committee indicated a need for a more efficient structure. As a result the building has been reduced in height to 16 stories, the design for parking has been changed, exterior skin is revised and the new count for Bedroom's is 1000. The building design works within the framework of the Zoning: T-30, Transit 30.

Alyssa Jagdfeld continued the presentation by explaining how the building has been reduced from 18 to 16 stores and its new overall height is 195'. Features of the current location enable access to University Avenue MTC Bus, the bike lane on 27th Avenue and walking distance to the LRT stop at 23rd Avenue and 29th Avenue along University Avenue. ESG evaluated the exterior skin and has incorporated more brick into the elevations using brick and a larger amount of glass on the First Floor. The elevations are either a grid pattern of brick or Champagne colored metal panel. Overall, the new building will have the shape of the capital letter "E" on the west side. The principal pedestrian entry is the northeast corner of University Avenue and 27th Avenue SE. Vehicles enter the parking garage on the south side along Delaware St. SE. The first floor contains areas set aside for some parking, commercial tenants and Maker Space for small scale manufacturing. Approximate area set aside for retail is 5,000 SF+-. Parking has been moved up a half story so there is no below grade parking. Building height and location does not obstruct views of Downtown Minneapolis from Prospect Park, especially from the Tower area. For the first four floors the parking is located in the south-west corner with apartment units on the east and north sides. Level 4 is the Amenity Level. Levels 5 to 15 contain a mix of Studio to Multi Bedroom apartments. Level 16 contains some setback and recessed units with views through large windows. Roof will contain a screened Mechanical space. Site Facts: 1.41 acres; GFA: 629,445 SF and 54,099 SF typical floor area.

Gretchen Camp described the proposed Project Schedule/Milestones as follows:

- Environmental Assessment 10/21 – 1/22
- Committee of the Whole (COW) 11/21
- Land Use Application 1/22
- Planning Commission Hearing 3/22
- Completion of Contract Documents 4/22 – 11/22
- Building Permit Process 9/22 – 11/22
- Construction Start 11/22
- Substantial Completion 6/25 – 7/25
- Occupancy FALL 2025

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Gretchen indicated if there are any schedule changes that she will get in touch with LU Committee. In response to a question regarding how much of the project will contain Affordable Housing Units, Gretchen stated that the new Inclusionary Zoning Policy of the City of Minneapolis requires 8% of the units be Affordable Units.

Ned Dodington of Greystar indicated that they have held meetings with District Energy because they are interested in District Energy's Systems and hope there can find a way to make connection to it.

COMMENTS BY ZOOM ATTENDEES:

1. Support was given for the Energy Efficient Design topics being used.
2. Appreciation given for the streetscape design – as it may encourage more walkable spaces.
3. Revisions to the elevations were encouraged especially the use of brick masonry and metal panels.
4. Making connection with District Energy was also encouraged.
5. Rent for the apartment units will be comparable with the apartment building known as the "HUB" (located at 311 Harvard St. SE) which Greystar owns and manages. Mr. Dodington stated Greystar believes the Student Housing Market can sustain an additional 1000 housing units at this location.
6. A meeting attendee asked consequences result from having such a large concentration of students within the 1000 apartment units. In response Mr. Dodington stated that Greystar is the largest developer of student housing in the country. They manage other 1000 unit buildings with no problems and no adverse effects. Greystar currently manages over 180,000 apartment units. Their market analysis has indicated that out of 50,000 University of Minnesota students, at least 1,000 of them would appreciate moving into Class A housing.
7. Another meeting attendee commented how provision for the on-grade retail space was appreciated but it was noted that it has not been successful in other recent multi-unit apartment buildings constructed along University Avenue. The "Maker Spaces" are also appreciated.

Gretchen Camp noted that the project will not be pursuing LEED Certification even though other aspects of the project will be meeting building code requirements for sustainability.

No other topics were discussed.

Next meeting will be Thursday, November 11th at 7:00 PM. It will be a Zoom Meeting

The meeting adjourned at 8:30 PM.

Minutes prepared by John Wicks.

Please send Comments/corrections to: jonewix@aol.com