

June 7, 2005

- Welcome & Team Introductions
- Update on Activities & Stakeholder Process
- What We've Learned
- Design Proposal
- Zoning
- Design Revisited
- Request for Approval
- Calendar/Process



- Lander Group coordinated/conducted **57 meetings to date***:
 - January 13: Input meeting. Mailed 1100 invitations. About 40 attended.
 - April 27: Presentation meeting. Mailed 3000 invitations. Over 120 attended.
 - May 5, May 19, June 2: Land Use Committee Meetings
 - Individual meetings with CIDNA Board
 - Meetings with various stakeholders
 - Two meetings with Council Member Lisa Goodman
- *not including meetings with landowner, advisors, team members, and prospects*
- Solicited and received coverage in the Southwest Journal for further dissemination of information
 - Posted website with information on project for feedback
 - Invited stakeholders to contact us with feedback

- **Many stuck in old paradigm**
 - *"Just like Calhoun Beach Club"*
 - *"Developers only motivated by money"*
 - *"Less is better"*
- **Narrow viewpoints emphasized**
 - Big picture not represented
 - No one (yet) protecting larger concerns of city and community
- **Lots of new people that don't know history**
 - Rezoning after Lakepoint – downzone north of Greenway
- **Lots of different opinions and perspectives**
 - Height of project
 - Bulk
 - Who should make the decision
- **People like us and much of our plan – even the detractors**

- April 27th Proposal:
 - 10 and 8 stories
 - 161,000 square feet
- Revised:
 - 9 and 6 stories
 - 154,000 square feet

2626
WEST LAKE

Minneapolis Developments



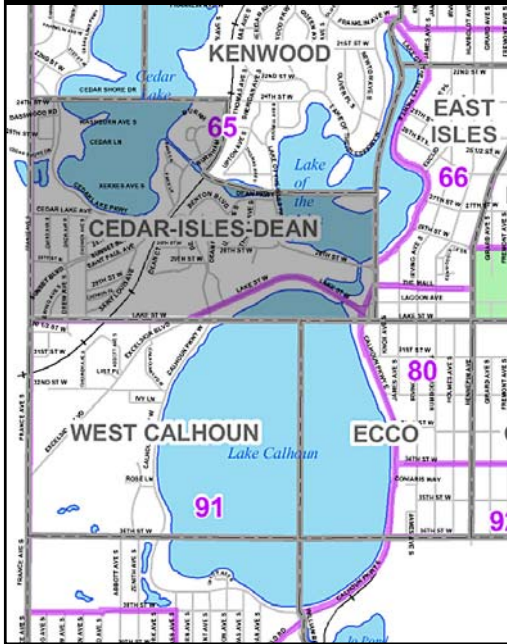
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Minneapolis Developments





- Develop a community-supported plan
- Creating a high-quality Lake Street frontage
- Connection to the Midtown Greenway
- Enhancement of the park
- Improved Thomas Avenue
- Improved storm water management
- Architectural design excellence
- Provide needed housing options
- Increase tax base to area
- Reduce auto dependence
- Achieve total zoned FAR (171,000)
- Achieve a reasonable profit



The Cedar-Isles-Dean Neighborhood Association

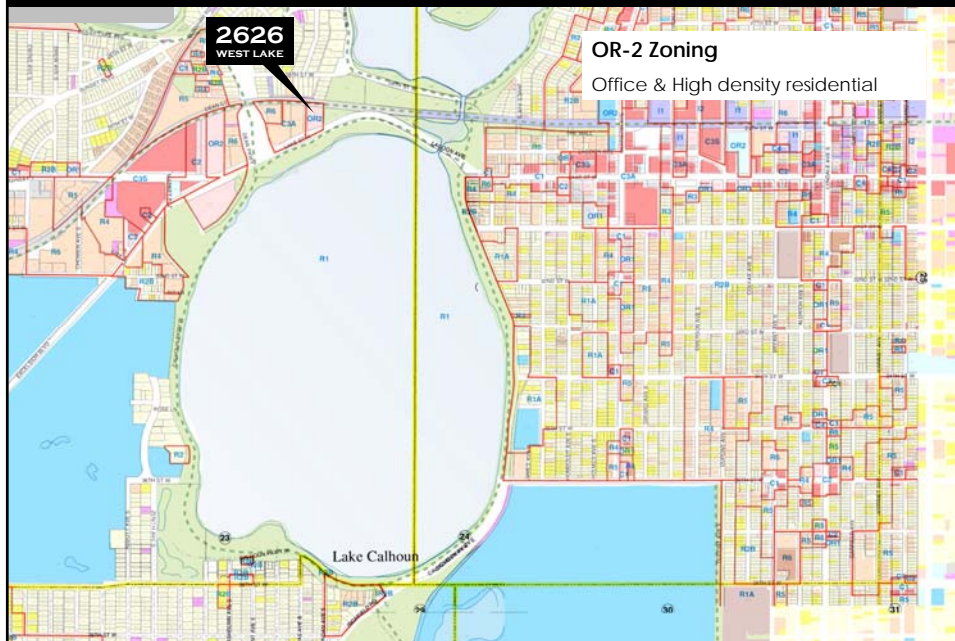
- Promote cooperation
- Insure its members a voice
- Develop a sense of individual involvement
- Maintain and improve the environment of the neighborhood
- Act as a contact between the neighborhood and other agencies
- To review, study, and make recommendations on issues affecting the neighborhood



- Architectural **design excellence**
- Respect the **zoning**
- Respect **sight lines**
- Provide adequate **parking** and **traffic infrastructure**
- **No shading**
- Respect **character** of the surrounding neighborhood
- Limit **sound** and **visibility** of mechanical systems
- Connection to the **Midtown Greenway**
- Improved storm water management and **water quality**
- **Minimize** environmental **impact** during construction

Smart Growth Principles

- Recycle **infill** location – preserve farmland and open space
- Provide **high density on corridors** – housing options close to jobs and services, preserve historic neighborhoods
- Provide **multimodal environment** – increase use of transit, biking, walking
- Improve **environmental quality** – pollution clean-up, improved stormwater management
- High quality **public realm** – Greenway connection, streetscape improvements, coffee terrace



547.110. Increasing maximum height. The height limitations of principal structures located in the office residence districts, except single and two-family dwellings, may be increased by conditional use permit, as provided in Chapter 525, Administration and Enforcement. In addition to the conditional use standards, the city planning commission shall consider, but not be limited to, the following factors when determining maximum height (emphasis added):

- (1) Access to light and air of surrounding properties.
- (2) Shadowing of residential properties or significant public spaces.
- (3) The scale and character of surrounding uses.
- (4) Preservation of views of landmark buildings, significant open spaces or water bodies.

551.480. Height of structures. The maximum height of all structures within the SH Overlay District shall be two and one-half (2.5) stories or thirty-five (35) feet, whichever is less. The height limitation of principal structures may be increased by conditional use permit, as provided in Chapter 525, Administration and Enforcement. In addition to the conditional use standards contained in Chapter 525 and this article, the city planning commission shall consider, but not be limited to, the following factors when determining maximum height (emphasis added):

- (1) Access to light and air of surrounding properties.
- (2) Shadowing of residential properties or significant public spaces.
- (3) The scale and character of surrounding uses.
- (4) Preservation of views of landmark buildings, significant open spaces or water bodies.

551.490. Conditional uses. (a) *Evaluation criteria.* In addition to the conditional use standards contained in Chapter 525, Administration and Enforcement, the city planning commission shall consider the following:

- (1) The prevention of soil erosion or other possible pollution of public waters, both during and after construction.
- (2) Limiting the visibility of structures and other development from protected waters.
- (3) The suitability of the protected water to safely accommodate the types, uses and numbers of watercraft that the development may generate.

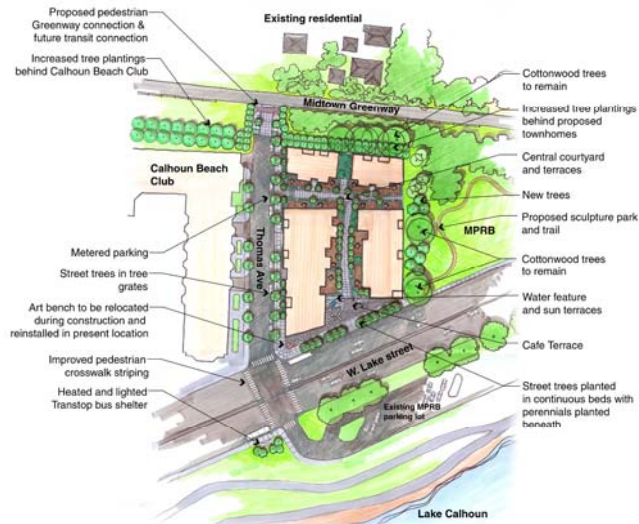
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the quality of life,
the livability of
our environment
is not measured
at the skyline, but
at the ground
level — in the
streets, parks and
plazas that make
up what are
known as
**public
spaces**

PPS
PROJECT for
PUBLIC SPACES

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Site Context



2626 W. Lake street





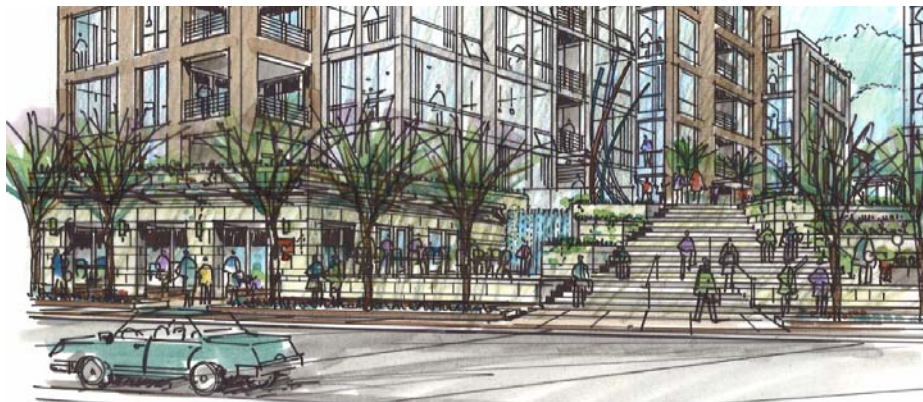
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Proposed Thomas Avenue Perspective



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Proposed Terrace Cafe Perspective



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Greenway View Looking South Toward Lake Calhoun



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Aerial View - Existing

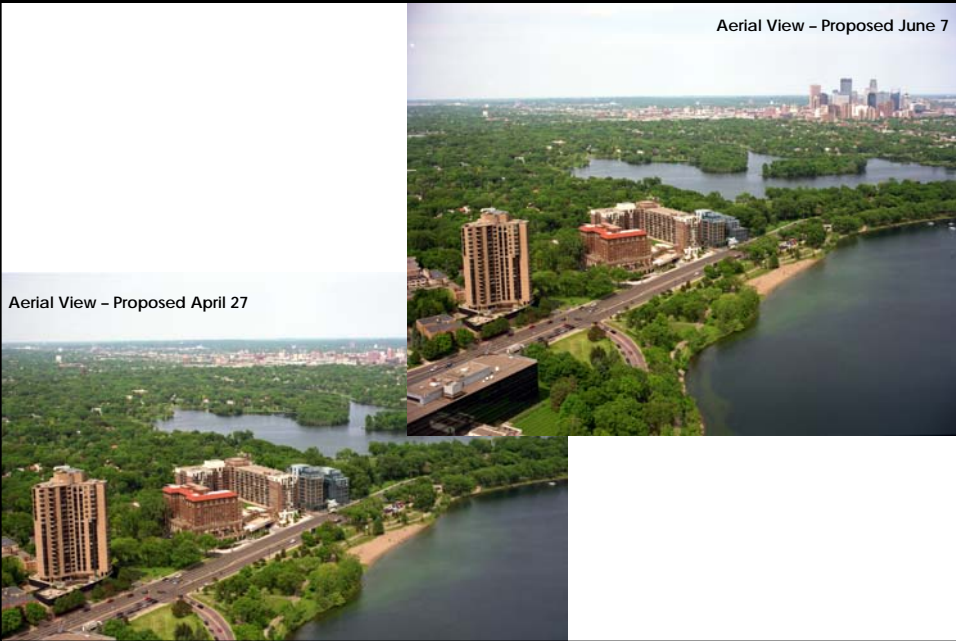


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Aerial Views

Aerial View - Proposed June 7

Aerial View - Proposed April 27



Original Proposal - April 27



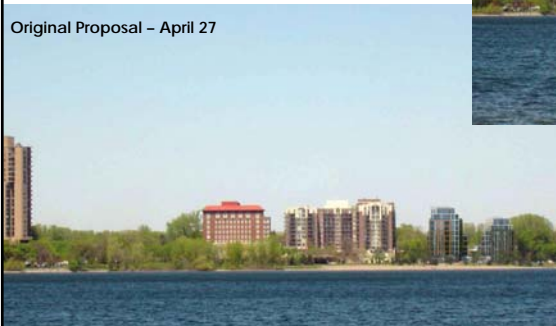
Revised Proposal - June 7



Revised Proposal - June 7



Original Proposal - April 27



June 21



9:00 am

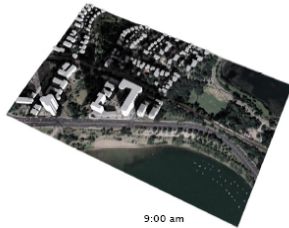


12:00 pm

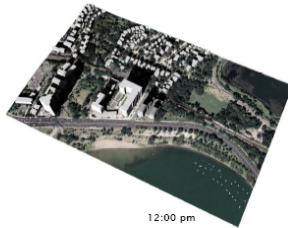


3:00 pm

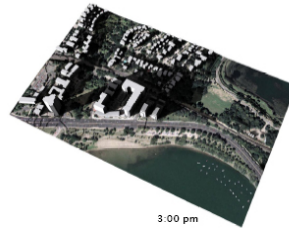
December 21



9:00 am



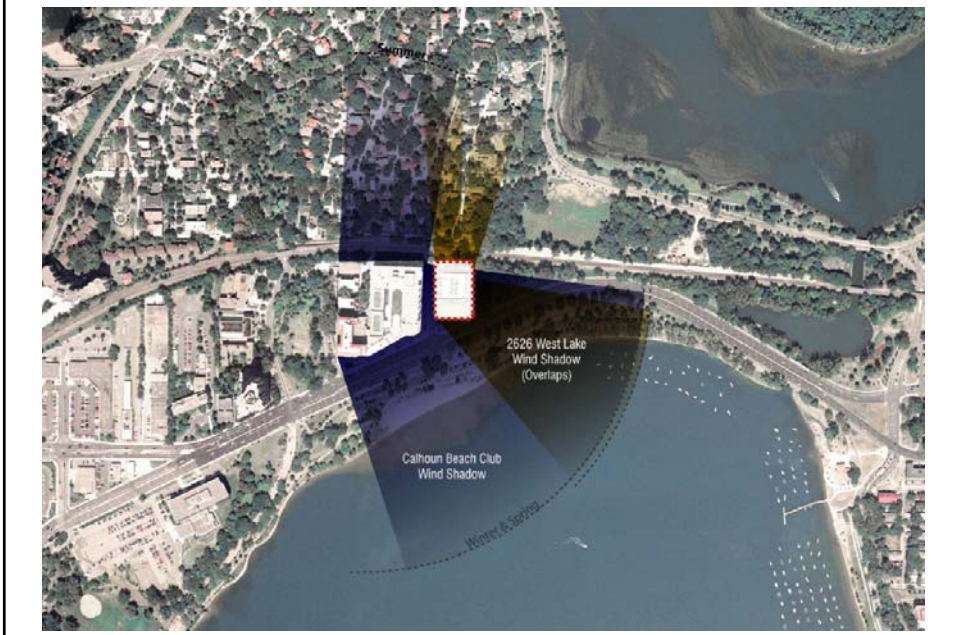
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Shadow Study





		<u>Revised</u>
Site Zoning	OR2	
Total Site Area	57,181 square feet	
Total FAR (Floor Area) Proposed	161,031 sqft	154,000
Total FAR Allowed	171,599 sqft	
Number of Stories	West 10 East 8 North 3	9 6 3
Number of Parking Spaces Provided	160	140
Number of Parking Spaces Required	74	
Number of Units Proposed	65-70	50-60
Number of Units Allowed	98	
Total Impervious Surface Proposed	12,761 sqft	
Minimum Impervious Surface Allowed	8,630 sqft	
Traffic		
Existing Office Use	1,092 trips/day	
Proposed Residential Use	533 trips/day	

Floor Elevation	SQUARE FEET		
	2626 West Lake	Old Calhoun Beach Club	New Calhoun Beach Club
104 Feet	4,000	3,200	28,000
88/92 Feet	6,400	12,000	28,000
77/80 Feet	12,500	12,600	28,000
67/69 Feet	14,000	12,600	28,000
57/58 Feet	17,600	12,600	28,000
Totals 57-104 Feet	54,500	53,000	140,000

HIGHEST POINT OF OCCUPIED SPACE		
2626 West Lake	10 story building	116 Feet
	9 story building	103 Feet
Old Calhoun Beach Club	9 story building	116 Feet
New Calhoun Beach Club	12 story building	117 Feet

	171,000 SF	161,000 SF	154,000 SF	125,000 SF
TAX VALUE @ \$350 per sq ft	\$59,850,000	\$56,300,000	\$53,900,000	\$43,750,000
ANNUAL TAX REVENUE (Tax Value @ \$350 per sqft X 1.5%) <i>Is the neighborhood willing to pick up the burden?</i>	\$897,750	\$844,000	\$808,500	\$656,000
HOUSING UNITS @ 2,300 sq ft/avg	74	70	67	54
RESIDENTS	111	105	100	81
BUDGET FOR PUBLIC IMPROVEMENTS @ \$1.55 per sqft	\$265,000	\$250,000	\$238,000	\$195,000
CONSTRUCTION VALUE/JOBS	\$34,200,000	\$32,200,000	\$30,800,000	\$25,000,000
ANNUAL SALES TAX (Resident Spending \$10,000/person/year)	\$72,150	\$73,500	\$65,000	\$56,700
PROJECTED GENERATED INCOME TAX (@ 10% net @ 45% bracket)	\$2,693,000	\$2,500,000	\$2,425,000	\$1,950,000



= Wealthy couple =
Arts patrons = \$60,000 per
Support year in
community/ property
services tax

- **In Minneapolis Plan and zoning**
 - *We meet CUP requirements*
- **Review compliance with CIDNA guidelines**
 - *Views/shading not protected by common practice*
- **Engaged the community and responded to concerned in balanced way**
 - *Near neighbors*
 - *Wind surfers*
 - *Shoreline Ordinance Protectors*
 - *Park Board*
 - *Midtown Greenway Coalition*
 - *Lake Street users*
 - *Taxpayers (libraries, schools, etc.)*
 - *Home seekers*
 - *Environmental advocates*
 - *Private Property owner*
- **Exceeded community goals for the public realm**
- **Not all about quantity**
 - *Quality is extremely important - particularly on the ground*
- **CIDNA has had opportunities to weigh in throughout the process**
 - *Lander Group has conducted significant community outreach/meetings*
 - *It is now time to move on to the larger perspective with CIDNA input*

Meetings

- CIDNA Annual Meeting (elect new board) May 3
 - CIDNA Land Use May 5
 - Midtown Greenway May 9
 - West Calhoun Neighborhood Council May 10
 - CIDNA Land Use May 19
 - CIDNA Board Meeting June
- Submit Application to City** June
- CIDNA Board Meeting** July 5
- Planning Commission Public Hearing** TBD

Thank you for your time this evening.

Please visit our website at
<http://www.landergroup.com>
and click on the link to 2626 West Lake
to view and post feedback

LANDERGROUP
urban development