ROWHOUSE MINNEAPOLIS COMPRHENSIVE AMENDMENT SURVEY

This survey can also be found on the project website – rowhousempls.com and can be submitted electronically. Comments can be emailed to info@rowhousempls.com.

Property Context

The properties located at 709 - 715 2nd Ave SE are currently vacant. Under the Minneapolis 2040 Plan, this location is zoned for high-density development with a minimum building height requirement of 10 stories. The property owner is requesting a Comprehensive Plan Amendment to change the zoning to allow for a 3-story, mid-density urban rowhouse (townhouse) development instead. The current future land use designation does not permit an all-residential development. The proposed amendment is not only to reduce the minimum height, but also to allow an all-residential project. 701 LLC submits that this 62' x 100' parcel is far too small and narrow to physically and economically accommodate the current requirements for this underutilized property and offers to bring residential diversity to this high amenity location.

Please X or check your answer and add comments, if any:

1. Do you support a plan amendment to the City of Minneapolis 2040 Plan that would allow for the proposed Rowhouse Minneapolis mid-density residential development?

- € Yes, I support changing the plan to allow 3-story rowhouses.
- € No, I prefer keeping the 10-story minimum requirement.
- € No, I prefer a different use for the site (e.g., commercial parking).
- € Unsure / No opinion

2. If your answer to question number 1 is No, which type of development do you believe is most appropriate for this specific parcel?

- € High-density residential with commercial (Current requirement: Minimum 10 stories)
- € High-density residential (Current requirement: Minimum 10 stories)
- € Mid-density residential (Proposed amendment: 3-story Rowhouses)
- € Other / No opinion

3. The surrounding blocks feature buildings ranging from 1 to 6 stories. How do you view the proposal for a 3-story building at this location?

- € It provides an appropriate transition between high and lower-density buildings.
- € It is too low for this location.
- € It is too high for this location.

(turn over for more questions)

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- € Neutral / No opinion

4. Do you believe adding **3-story urban rowhouses** would improve the diversity of housing options in this neighborhood?

- € Yes, it adds a unique housing type.
- € No, the area near this parcel already has enough of this type of housing.
- € No, this parcel needs higher-density apartments instead.
- € Undecided / No opinion

5. The subject property has excellent access to high-frequency transit, neighborhood retail uses, parks, and employment. The comprehensive plan guides the highest density development in the city to areas with the best access to these amenities**.** Given this context, does the proposed comprehensive plan amendment to allow a lower-intensity development further the goals of the comprehensive plan?

- € Yes, it matches the intended goals of the community.
- € Yes, partially**.** Lower intensity is acceptable under specific conditions.
- € No**.** It directly conflicts with guiding high density to amenity-rich areas.
- € Unsure/No opinion.

6. Mixed-Use vs. All-Residential Growth. The subject property is located adjacent to high-frequency transit and near active and pedestrian-oriented commercial corridors, where mixed-use growth is encouraged. Given this context, does the proposed amendment to allow an all-residential development further the goals of the comprehensive plan?

- € Yes, all-residential housing fulfills a critical need near transit.
- € Yes, but only if it includes pedestrian-friendly ground-floor designs.
- € No, **i**t fails to provide the active, mixed-use commercial space encouraged here.
- € Unsure/No opinion

Additional comments:

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Thank you for sharing your feedback

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