



Good Timing, LLC

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March 18, 2020

Alexa Golemo – Executive Director

Macalester-Groveland Community Council
320 South Griggs Street
St. Paul, MN 55105

Subject: 1769 Grand Avenue

Dear Alexa et al.,

After months of planning, we are excited to share our vision for 1769 Grand Avenue. Our goal through this development is to increase the City's housing stock, promote walkability, transit use, and sustainability while adhering to the scale, character, and design of the surrounding area. We are proposing a 12-unit multifamily building on the north side of Grand Avenue between Fairview Avenue and Wheeler Street South. The duplex currently occupying the site will be removed and replaced with the new residential structure. There will be a mix of three and four-bedroom units, which we've designed with a strong preference for environmentally-friendly materials, technologies, and techniques.

As developers, our objective is to deliver a Project that is in harmony with the neighboring properties while addressing the community's changing needs. This Project is located in Macalester-Groveland and will be a fixture in the neighborhood for decades to come. With that in mind, this Project strives to advance long-term goals outlined in the Macalester-Groveland Community Plan:

- H2.5 Support multi-unit mixed-use development in the following corridors: Snelling Avenue, Grand Avenue, St. Clair Avenue, and Randolph Avenue
- H3.4 With respect to off-campus student housing, prioritize multi-unit student housing in mixed-use corridors over the expansion of single-family rental units in established neighborhoods
- LU1 Support land use that preserves Macalester-Groveland as a uniquely connected, walkable, mixed-use sustainable neighborhood with a pedestrian-oriented human-scale streetscape
- LU3 Preserve the well-kept, traditional feel and scale of the neighborhood
- E4 Promote and increase the use of alternative energy within our community and the City
- E6 Promote use/ease of non-motorized or alternative transportation
- T1.4a Support bicycle- and car-sharing programs as an alternative to private automobile use

This site offers a tremendous opportunity to deliver land-efficient housing and encourage multimodal transportation. The character of the surrounding area is mixed use, and the proposed development will adhere to that precedent. We aim to attract residents who are drawn to the walkability of the neighborhood. It is reasonable to believe that the majority of daily services and amenities are within a 20-minute walk of the Property, and all needs can be accomplished without a car. Furthermore, this site appears to be an excellent candidate for density considering the surrounding mix of uses and proximity to high-frequency transit, educational institutions, retail centers, and jobs.

- **Lot Area:** The lot is 9,995 square feet or 0.23 acres
- **Lot Coverage:** 28.2% (including ½ alley)
- **Height:** The building height will be 50 feet

- **Unit Mix:** There will be 12 three and four-bedroom units
- **Setbacks:** The front will be setback 12 feet off Grand Ave and the side yards will be six feet from either property line. The rear of the building will be setback 111 feet from the alley
- **Parking:** There will be 12 surface parking stalls including one van-accessible parking stall. Additionally, there will be secured bicycle parking in the rear
- **Landscaping:** The green space will include native flowers, shrubs, and grasses that bloom in multiple seasons and attract a variety of pollinators. Garden boxes will be made available to residents to promote healthy eating, outdoor activity, and connectivity within the neighborhood
- **Solar:** The Proposal includes a 35.1 kW roof-mounted solar system with the ability to offset the building's electrical usage by 107%, saving an equivalent of 743 tons of CO₂ over the next 25 years

As a result of zoning changes over the decades, the current RM2 Zoning District does not reflect the scale and density of the surrounding neighborhood and does not reflect the goals outlined in the 2030 & 2040 Comprehensive Plans. The Property is small relative to the neighboring properties and many RM2 parcels throughout the City. Therefore, the Proposal seeks three variances:

- **Setbacks:** A variance of three feet for side yard setbacks is requested. The building will be six feet from either property line, which reflects the existing streetscape
- **Lot Size Minimum:** The Project is pursuing a variance of 634 feet per unit to provide a mix of unit types and sizes not currently found on Grand Avenue
- **Parking:** The Proposal seeks a parking variance of ten stalls to use this valuable urban land most efficiently and promote non-car mobility modes of transportation

We look forward to presenting to the Housing and Land Use Committee later this month and facilitating a discussion amongst our neighbors before submitting the Proposal to the City. Please feel free to contact me with any questions or concerns in the interim.

Very cordially,



Lucas Wiborg

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