

From: Dvorak, Hilary <Hilary.Dvorak@minneapolismn.gov>
Sent: Wednesday, June 28, 2023 12:28 PM
To: Alex Brogle
Cc: 'William Wells'
Subject: RE: [EXTERNAL] RE: 3700 Minnehaha Avenue
Attachments: FW_ [EXTERNAL] 3700 Minnehaha Ave - Setbacks for 4 Story Building.pdf

Alex,

Andrew had provided the attached information to William previously. The building needs to be 10 feet from the windows in the adjacent building along Minnehaha. I can't tell from the drawing what the setback is but that would be the one thing to check for. There is a reflective setback along 37th but it appears that you would be meeting that with the stormwater feature in the northwest corner. Besides those two setbacks, the rest of the building could be up to the front property lines. The site is not required to have commercial uses in it.

Thanks, Hilary

Hilary Dvorak

Principal City Planner - Land Use, Design and Preservation
City of Minneapolis – Community Planning and Economic Development
505 4th Avenue South, #320
Minneapolis, MN 55415

Office: 612-673-2639
hilary.dvorak@minneapolismn.gov
www.minneapolismn.gov/cped

From: Alex Brogle <alex@aberdeencompanies.com>
Sent: Wednesday, June 28, 2023 8:15 AM
To: Dvorak, Hilary <Hilary.Dvorak@minneapolismn.gov>
Cc: Frenz, Andrew <Andrew.Frenz@Minneapolismn.gov>; 'William Wells' <wellsandcompany@yahoo.com>
Subject: Re: [EXTERNAL] RE: 3700 Minnehaha Avenue

Thanks Andrew! Nice to make your acquaintance, Hilary.

William Wells and I have been kicking around a few ideas. I've been talking with another developer about co-developing the property. The other firm asked about use. They wanted to know if the building was set back as far as it shows in the attached draft idea, could we build straight multi-family (apartments only) rather than including the townhomes like in the draft? Would still engage at the sidewalk with exercise room, entrances, etc., just curious how much engagement would be required at that setback distance.

Thanks,
Alex Brogle
Aberdeen

On Tue, Jun 27, 2023 at 5:11 PM Dvorak, Hilary <Hilary.Dvorak@minneapolismn.gov> wrote:

Thanks Andrew!

Alex and William, we should schedule a time to meet to go over what you have developed so far and talk through the project schedule. I will be out of the office starting this Friday afternoon through all of next week, returning on July 10th.

Thanks, Hilary

Hilary Dvorak

Principal City Planner - Land Use, Design and Preservation

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From: Frenz, Andrew <Andrew.Frenz@Minneapolismn.gov>
Sent: Tuesday, June 27, 2023 4:43 PM
To: alex@aberdeencompanies.com; William Wells <wellsandcompany@yahoo.com>
Cc: Dvorak, Hilary <Hilary.Dvorak@minneapolismn.gov>
Subject: RE: [EXTERNAL] RE: [3700 Minnehaha Avenue](#)

Hi Alex & William,

This project has been reassigned from me to Hilary Dvorak (copied). Please work with Hilary on this project moving forward.

Thank you and good luck with the project!

Andrew Frenz, AICP
Principal City Planner

Land Use, Design, and Preservation

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andrew.frenz@minneapolismn.gov

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From: alex@aberdeencompanies.com <alex@aberdeencompanies.com>

Sent: Thursday, June 15, 2023 2:41 PM

To: Frenz, Andrew <Andrew.Frenz@Minneapolismn.gov>

Subject: RE: [EXTERNAL] RE: [3700 Minnehaha Avenue](#)

Thanks Andrew!

Alex

Alex Brogle

Aberdeen Companies, LLC

Develop . Build . Real Estate

[3700 Minnehaha Avenue, Minneapolis MN 55406](#)

T:(952) 210-1705 alex@aberdeencompanies.com

From: Frenz, Andrew <Andrew.Frenz@Minneapolismn.gov>
Sent: Thursday, June 15, 2023 2:34 PM
To: alex@aberdeencompanies.com
Subject: RE: [EXTERNAL] RE: 3700 Minnehaha Avenue

Hi Alex,

The base maximum FAR here is 2.4. Each FAR bonus allows for an FAR increase of 0.4, with a cap of a maximum of 3 bonuses.

So the regular maximum GFA would be 42,463 sqft, each bonus would allow a GFA increase of 7,077 sqft, and the maximum attainable GFA would be 63,694 sqft.

I've attached the FAR premiums application packet here so you can see the different options for FAR bonuses that are available. The ones we see developers utilize most often are the enclosed parking, affordable housing, and environmental sustainability – climate resiliency.

Please let me know if you have any other questions.

Thank you,

Andrew Frenz, AICP
Principal City Planner

Land Use, Design, and Preservation

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andrew.frenz@minneapolismn.gov

From: alex@aberdeencompanies.com <alex@aberdeencompanies.com>
Sent: Tuesday, June 13, 2023 12:32 PM
To: Frenz, Andrew <Andrew.Frenz@Minneapolismn.gov>
Subject: RE: [EXTERNAL] RE: [3700 Minnehaha Avenue](#)

Thanks for meeting with me today, Andrew.

If we were to fill most of the lot (other than the small mirror area on the NW corner and the 10' south setback), including fully enclosed parking on the ground level, that would put our footprint at about 14,400SF. This is about 82% impervious (17,643SF lot size). Depending upon how the economics work out, say we were to extend beyond the 50 housing units. Can you estimate about how many total square feet we could extend to given the fully enclosed parking bonus? And any other bonuses you see that we may be able to use?

Thanks again for your input on this!

Alex

Alex Brogle

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From: Frenz, Andrew <Andrew.Frenz@Minneapolismn.gov>
Sent: Thursday, June 8, 2023 2:52 PM
To: alex@aberdeencompanies.com
Subject: RE: [EXTERNAL] RE: 3700 Minnehaha Avenue

Hi Alex—

10am Tuesday works great. We'll meet in room 300C. When you get off the elevator on the 3rd floor, head straight down the hall and 300C will be the last conference room on the right. I'll send an outlook invite shortly.

Thanks,

Andrew Frenz, AICP
Principal City Planner

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andrew.frenz@minneapolismn.gov

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From: alex@aberdeencompanies.com <alex@aberdeencompanies.com>

Sent: Thursday, June 8, 2023 12:26 PM

To: Frenz, Andrew <Andrew.Frenz@Minneapolismn.gov>

Subject: [EXTERNAL] RE: [3700 Minnehaha Avenue](#)

Thanks Andrew! Let's plan to meet in person next Tuesday. Let know if 10am works for you.

Alex

Alex Brogle

Aberdeen Companies, LLC

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T:(952) 210-1705 alex@aberdeencompanies.com

From: Frenz, Andrew <Andrew.Frenz@Minneapolismn.gov>

Sent: Thursday, June 8, 2023 9:29 AM

To: Alex Brogle <alex@aberdeencompanies.com>

Subject: RE: 3700 Minnehaha Avenue

Hi Alex,

Hope you've been doing well. I'll be working with you again on this potential project.

It sounds like you'd like to set up a time to talk through some questions and initial concepts for the site?

I'm currently available all day tomorrow, as well as all day next Tuesday and Friday, or Wednesday morning. Either a Teams call or an in-person meeting here at our office are fine with me.

Please let me know what works for you.

Thank you,

Andrew Frenz, AICP
Principal City Planner

Land Use, Design, and Preservation

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[Minneapolis, MN 55415](#)

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andrew.frenz@minneapolismn.gov

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From: Holien, Kimberly <Kimberly.Holien@minneapolismn.gov>
Sent: Wednesday, June 7, 2023 4:27 PM
To: Frenz, Andrew <Andrew.Frenz@Minneapolismn.gov>
Subject: Re: [3700 Minnehaha Avenue](#)

From: Alex Brogle <alex@sfcbuild.com>
Sent: Monday, June 5, 2023 2:45 PM
To: Holien, Kimberly <Kimberly.Holien@minneapolismn.gov>
Cc: Mc Bride, Robert <Robert.McBride@minneapolismn.gov>
Subject: Re: [EXTERNAL] Re: [3700 Minnehaha Avenue](#)

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Thank you, Kimberly! Are you willing to assign a planner at this point? I'd like to have a couple conversations with that individual to discuss what we have currently done, what we know, and what our thoughts are for the site.

Alex

On Mon, Jun 5, 2023 at 1:18 PM Holien, Kimberly <Kimberly.Holien@minneapolismn.gov> wrote:

Alex-

The subject properties will be in the CM2 Corridor Mixed Use district under the new zoning code, which goes into effect on July 1. The CM2 Corridor Mixed Use District includes small, moderate, and large scale commercial uses. Mixed-use, multi-story development is encouraged but not required in this district.

Kimberly Holien

Manager- Land Use, Design and Preservation

City of Minneapolis – Community Planning and Economic Development

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kimberly.holien@minneapolismn.gov

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From: Alex Brogle <alex@sfcbuild.com>

Sent: Monday, June 5, 2023 8:27 AM

To: Holien, Kimberly <Kimberly.Holien@minneapolismn.gov>; Mc Bride, Robert

<Robert.McBride@minneapolismn.gov>

Subject: [EXTERNAL] Re: [3700 Minnehaha Avenue](#)

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Thanks Robert!

Please see request below, Kimberly.

On Mon, Jun 5, 2023 at 8:16 AM Mc Bride, Robert <Robert.McBride@minneapolismn.gov> wrote:

Thank you Alex. Please reach out to Planning Manager Kimberly Holien at 612-673-2402 or Kimberly.Holien@minneapolismn.gov to have a Planner assigned to your proposed project.

Thank you.

Robert McBride | Development Coordinator - City of Minneapolis | CPED – Minneapolis Development Review

505 [4th Ave. S #220](#) | [Minneapolis, MN 55415](#)

Phone: 612-673-2726 | email: robert.mcbride@minneapolismn.gov.

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From: Alex Brogle <alex@sfcbuild.com>
Sent: Monday, June 5, 2023 8:01 AM
To: Mc Bride, Robert <Robert.McBride@minneapolismn.gov>
Subject: [EXTERNAL] [3700 Minnehaha Avenue](#)

Hello Robert,

Was hoping to open a file on this property. We own this as well as the two adjacent properties (3704 Minnehaha and 3217 37th St E) and are looking at options for redevelopment. There's a fairly large question as to whether we would be required to complete a mixed use here or would be allowed to do a pure multi-family project. Hoping to get some guidance before we spend too much time drawing. We do have a full survey complete (see attached).

Thanks,

Alex Brogle

Aberdeen Construction

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