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October 1, 2021

Executive Director Becky Timm
Nokomis East Neighborhood Association

I am writing to inform you that we will submit a Land Use Application on behalf of the Minneapolis Public Housing Authority for a 3-story apartment building located at 5633 34th Ave S.

The project is 1 of 16 deeply affordable scattered sites developments that is being proposed by the Minneapolis Public Housing Authority. The agency is committed to the preservation and production of quality, well-managed affordable housing in the City of Minneapolis. Currently, MPHA has over 8,000 applications on its family housing waitlist. In recognition of this tremendous need for affordable housing this project will provide new homes for families within our community.

This 3 story, 6-plex is located mid-block at the address listed above. The design and construction of these developments are unique in that they feature modular construction which greatly reduces the construction schedule, is more inherently sustainable and has cost saving benefits that you do not see in traditional construction projects. The 6-plex building will consist of (9) 15'-8"x 72'-0" modules. The plan flexes in this iteration to allow 2 exterior resident storage space at the rear, (2) two bedroom accessible units on grade, and (2) three bedroom units on each of the levels above. Slight but impactful variations in the massing add interest to the building, and color variations based on neighborhood context will provide even more variety while the interior of the buildings remains the same.

Energy efficient exterior walls with continuous insulation, quality windows and high STC ratings courtesy of the modular construction methodology will give the residents a comfortable living experience and a durable high quality building for MPHA's housing needs.

Required Applications

Rezone to R3

Front Yard Variance to 35'-7"

Site Plan Review

The contact person for this application is:

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The applicant for this application is:

Juan Torres

Development Manager

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Please let us know if you have any questions or would like any further information at this time.

Amanda Pederson