

Longfellow Community Council Community Benefits Agreement

FOR LEASE



LONGFELLOW STATION

E 38TH ST & HIAWATHA AVE | MINNEAPOLIS, MINNESOTA 55406

AVAILABLE FALL 2009





38th Street

◆ 38th Street Station

Hiawatha Ave.

◆ Longfellow Station

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FEATURES



SUSTAINABLE DESIGN

ICONIC ARCHITECTURE & SIGNAGE

1,000 TO 25,000 SF RETAIL AVAILABLE

OUTDOOR SEATING AREAS

EXCELLENT PARKING VISIBILITY

ADDITIONAL RETAIL PARKING UNDERGROUND

HIGH TRAFFIC COUNTS

OUTDOOR SEATING AREAS

GREAT ACCESS TO BIKES AND TRAILS



Longfellow Agreement Affordable Housing

- Minimum - 30% & maximum - 60% affordable housing.
- Affordable = 40-60% Metropolitan Area Medium Income.
- No more than 60% of units in any building.

Longfellow Agreement Environmental

- Green Building Certification.
- Dust mitigation measures.
- Complaint process during construction.

Longfellow Agreement Retail Development

- No single retail space greater than 30,000 square feet (no big box retail).
- At least 30% of retail space as local businesses (no more than 70% national franchises).

Longfellow Agreement Other Provisions

- Free “First month” transit passes for tenants.
- Bike storage & parking.
- Parking cost separated from apartment rent.

Longfellow Agreement Other Provisions

- HourCar or ZipCar space.
- Publicly accessible space designed into the development.
- Use of community room by Longfellow.

Longfellow Agreement Design

- Height limit -- 140 feet (about 14 stories).
- No drive through windows.
- Sightlines thru the development.
- Architecture Advisory Committee.

For More Information

- A copy of the Agreement at www.longfellow.org
- Melanie Majors, Exec. Dir.
melanie@longfellow.org or
- Beverly Conerton:
bevc@usinternet.org