



Project Status	
Proposed:	6/27/2006
Approved:	<input checked="" type="checkbox"/>
Closed:	
Complete:	

Impaction	
<input checked="" type="radio"/> Non-Impacted	
<input type="radio"/> Impacted	

Occupancy	
<input checked="" type="radio"/> Rental	
<input type="radio"/> Ownership	

Project Name:	Longfellow Station (Phase IA)
Main Address:	3815 Hiawatha Ave S
Project Aliases:	
Additional Addresses:	
Ward:	12
Neighborhood:	Howe

Project Activity	
<input checked="" type="checkbox"/> New Construction	
<input type="checkbox"/> Rehabilitation	
<input type="checkbox"/> Stabilization	
<input type="checkbox"/> Preservation	
Year Built:	

Development	
<input checked="" type="radio"/> Apartment/Condo	
<input type="radio"/> Townhome	
<input type="radio"/> Coop	
<input type="radio"/> Shelter	
<input type="radio"/> Transitional	
<input type="radio"/> Scattered Site/Other	

Household	
<input checked="" type="checkbox"/> General	
<input type="checkbox"/> Family w/Children	
<input type="checkbox"/> Senior	
<input type="checkbox"/> Single	
<input type="checkbox"/> Special Needs	
<input type="checkbox"/> Homeless	

Housing Production and Affordability									
UNIT COMPOSITION	UNIT	QTY	UNIT AFFORDABILITY	UNIT	<30%	<50%	<60%	<80%	MKT
	0BR	20		0BR	0	20	0	0	0
1BR	33	1BR	0	33	0	0	0	0	
2BR	25	2BR	0	25	0	0	0	0	
3BR	2	3BR	0	2	0	0	0	0	
4+BR	0	4+BR	0	0	0	0	0	0	
TOT	80	TOT	0	80	0	0	0	0	

Shelter Units: + Conversion Units:

Section 8:

GENERAL INFORMATION

Rental housing component of a multi-phased, mixed-use, mixed income transit-oriented development at the former Purina Mills site, located at 3815 Hiawatha Avenue South in Minneapolis. The site is directly across the street from the 38th Street LRT station of the Hiawatha line, which provides immediate public transportation access to downtown Minneapolis, the Mpls/St. Paul International Airport, and Mall of America. Longfellow Station Phase 1a is planned as a green oriented, pedestrian friendly fully master-planned mixed use community with 47,000 square feet of commercial space, 214 market-rate condominiums, and 80 affordable rental units.

The new rental building includes 80 rental units and approximately 22,000 s.f. of medical office on the 1st floor. Four levels of rental space will have approximately 18,000 s.f. per floor. Project includes 2 levels of below grade parking (approximately 180 stalls) for both residential and commercial use.

The over-all proposed Longfellow Station redevelopment (all phases) involves the proposed redevelopment of four city blocks (23 acres) along Hiawatha Avenue, located in immediate proximity to the Longfellow 38th Street LRT station. As proposed, the entire development would feature approximately 250,000 square feet of commercial/retail space, and up to 2,400 housing units.

A storm water holding pond (retention basin) is planned for the site. The project proposes a green roof for one of the major commercial land uses (grocery store). Overall project design includes extensive green space/greenway system.

Partnership:		Contact Information:	
Developer:		Consultant:	
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Owner:		Property Manager:	
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Contractor:		Support Services:	
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Architect:		CPED Rehab:	
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		MPLS Affirmative Action	

