

# REX26

April 9, 2021

Delivered Via Email

Rex Development Company, LLC  
2621 Lyndale Ave So  
Minneapolis, MN 55408

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**RE: Rex II Apartments**  
2625 Lyndale Ave S  
Minneapolis, MN 55408

## **Whittier Neighborhood Community, City of Mpls Planning and Mpls City Council:**

This letter is being sent to inform you as to our plan to build a new 38-unit five story market rate apartment building. The project is to be constructed on a property located at 2625 & 2629 Lyndale Avenue South, Mpls 55408. The contemplated site is a combined 90' x 118' double lot. One of the lots (2629) is currently void of any structure being that the current property owners removed the residential structure several yrs back apparently due to it's compromised structural integrity, it remains a vacant lot to this day. The second lot (2625) is comprised of a two story 4BR+ residential rental property that is in disrepair and considered a prime candidate for demolition.

The new building shall have it's main lobby accessible from the public walkway that runs along Lyndale and sit directly along the West property line. It will be setback approximately 22 feet from the existing Rex26 Apartments to the North, setback 9 feet from the public alley to the East and setback 9 feet from the property line to the South.

In the spirit of sustainability and trying to keep the proposed redevelopment as least disruptive as possible we plan to keep the project construction as straight forward as we can. As such the building's uncomplicated yet elegant design should significantly reduce any consequential nuisances such as extraordinary noise and/or vibration being that our plans do not call for any sheetpiling of the perimeter of the site nor should it require an inordinate amount of excavation due to the fact that there will not be any subsurface area but rather a simple concrete slab on grade footing and foundation system. The absence of any lower level area from our design will also lessen the possibility that we will need to import and/or export excessive amounts of soil which would ordinarily bring heavier truck traffic during the excavation phase. As can be the case with many construction projects in the City it can be difficult to accomplish with out closing the alley for an extensive amount of time during the construction period however in our case we don't anticipate that it will be necessary. We think it's important to point out as well this building's storm water drainage will rely on a thoughtfully designed natural drainage system located entirely on the property, this should in turn reduce the burden on the existing public infrastructure for

managing storm water. With respect to the heating and cooling system for the individual apartments we are not intending to use a traditional HVAC unit that requires carbon-base energy (gas), instead we plan to use a recognized environmentally friendly high efficiency electric alternative. In addition to reducing carbon emission the individual electric VRF condenser units do not require a large obtrusive vent on the exterior wall which would otherwise be necessary with a combustible-energy based natural gas unit.

The proposed plans for this project are being submitted to the City with the idea that it will meet and/or receive City approval based on complying with current zoning requirements. The building's exterior elevation and landscaping will be very much in concert with similar materials along with architectural & landscape design as the Rex26 Apartment building located adjacent to the north. It is also our plan to keep the height of this building slightly shorter than the Rex26 building by approximately one-story.

Sincerely,

**OWNER:**

Rex Development Company, LLC

By: 

Name: Mark W. Vannelli

Its: Manager