

Dear Neighbors,

I am writing to let you know that we are planning a new infill mixed use building on the parking lot behind the coffee shop at 34th & Hennepin.

We have owned the property since 1993 and have always planned to build something on the parking lot as transportation needs and practices have changed. This project will eliminate the curb cut on 34th (good for pedestrians) and create attractive new active frontage on 34th that also screens the remaining parking from the street.

We are excited about the opportunity to continue our long history of investment on Hennepin between 31st and 36th. As you may know, The Lander Group also developed the mixed use building at 32nd & Hennepin with Black Walnut Bakery (2017), the commercial building at 35th and Hennepin, and Perennial Cycle. In addition, we developed the Fire Station at 3523 (1991) and the Hennepin Court townhouses (1996) across the street from the Fire Station. We also designed the mixed use building at the NW corner of 32nd (2001).

We are proposing a 4,600 square foot mixed use building with 1,400 square feet of commercial on the ground floor fronting 34th, with three apartments over. The building is slab on grade (no basement) and two stories at 34th and three stories on the northern half of the site.

Another big change at the property is Dunn Bros. is closing after a 30 year run (our first new commercial tenants in 1993!) and will be replaced by a one-of-a-kind locally owned coffee shop in the corner space only. We'll be looking for new tenants for the remaining 1,000 square foot storefront between the corner and Perennial.

We submitted an application for the project with the City. When we are a bit further along in the planning process, we will plan to attend a neighborhood meeting to share our plans. Please see the attached renderings of the project. If you are curious about our past projects, I invite you to visit our website at www.landergroup.com.

We look forward to meeting you and sharing our vision for the corner. But in the meantime, if you need or want to communicate with us, please do not hesitate to contact me at 612-250-6655 or michael@landergroup.com

Our best

Michael Lander
Tony Kriha
LANDER GROUP



