

Lowry & Penn Land Sale RFP: Community Survey Results

The City of Minneapolis and Hennepin County issued a Request for Proposals (RFP) to sell City- and County-owned property at the northeast and northwest corners of the Lowry and Penn Avenue intersection. As part of the community engagement process, the City and County published a survey to help gauge support of elements of the finalist projects.

Survey takers received information on the following projects:

- Penn & Lowry Project | Proposer: John Aish Inc.
- The Pennlow Collective – Penn East Site Proposal | Proposer: VY Enterprises
- The Pennlow Collective – Penn West Site Proposal | Proposer: VY Enterprises
- Penn & Lowry Cultural Corridor – Penn West Site Proposal | Proposer: New Rules
- Sankofa Center | Proposer: Rebound Inc.

The survey aimed to learn what elements of the finalist proposals the community valued. The survey asked what general uses and characteristics were most important instead of asking which proposal they preferred. These questions included information to determine respondents ranking of the level of importance and priority for housing, commercial, and community uses as well as design features that had been incorporated into the projects.

People submitted a total of 552 surveys that had at least one question answered. Sixty-five surveys were completed at the open house and 487 were submitted online. Of the surveys received, nearly 70% were from people who identified as living within the Lowry and Penn area with 89 from the Cleveland neighborhood, 87 from the Folwell Neighborhood, and 74 from the Jordan neighborhood.

The overall survey results indicate support for community-benefitting elements included in the finalist projects. These results were considered as part of the final evaluation of the proposals and will be used to help negotiate with the development teams.

The key take aways from the Community Survey are described below:

Housing Uses:

- Affordable housing was the most strongly supported housing use.
- Respondents who lived in the area placed high level of importance on ownership housing. (Staff shared this information within the greater housing team so that this information can help shape future requests for proposals.)
- In terms of populations served by housing:
 - Unrestricted housing (non-age restricted) had a greater level of importance than age-restricted housing.
 - Housing serving youth or at-risk individuals had a high level of importance.
 - Housing geared toward college-aged people held least importance.

Commercial & Community Uses:

- Support for community-serving, locally owned commercial businesses.
- Business incubator and community event space moderately supported.
- Very strong support for public grocery/convenience store.

Project Design:

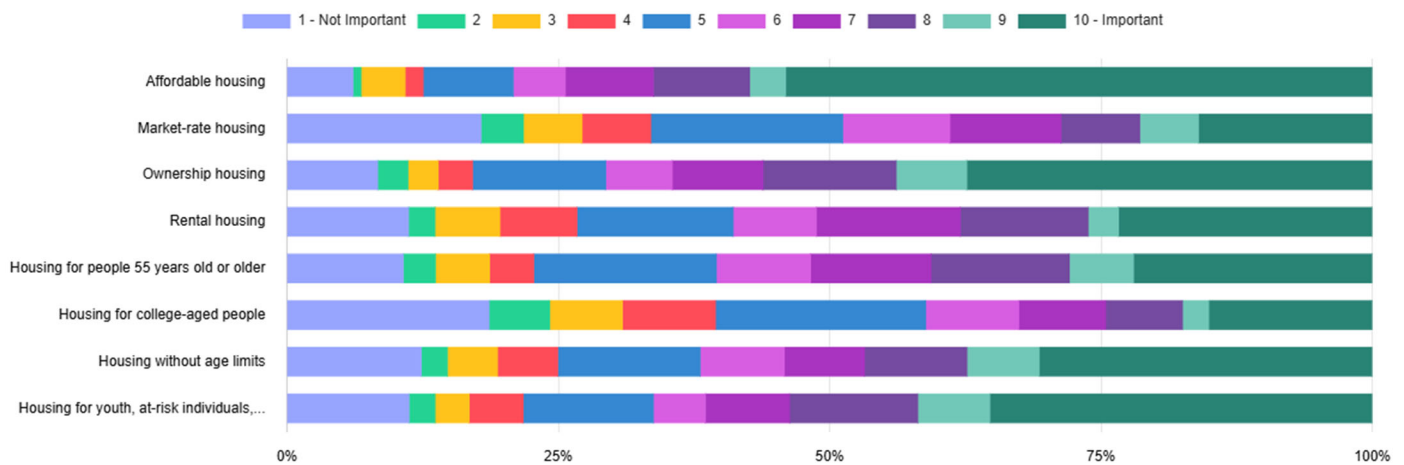
- Environmentally sustainable buildings with sites with trees/green landscaping received highest support.
- Providing parking, whether off-street or within the building held importance.

The following pages show the survey results as all responses and from the perspective of those who identified as living in the project area.

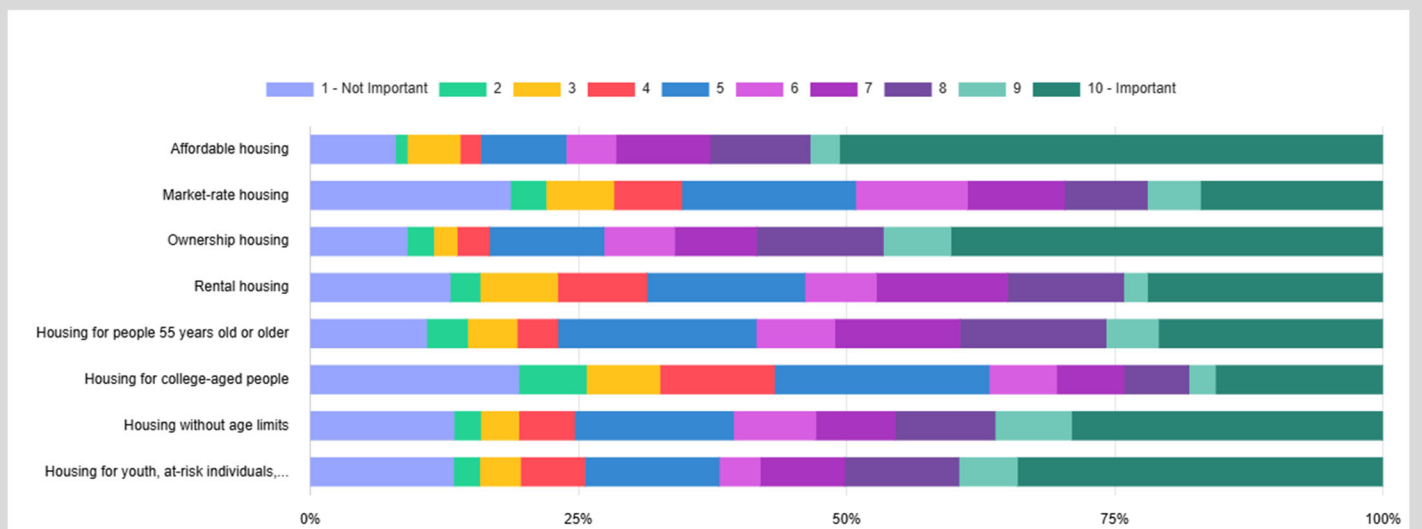
Lowry & Penn Community Survey Results

Housing Results: How important do you feel the following HOUSING uses are?

All Respondents (549 responses)



Respondents who live in the Lowry & Penn Area (376 responses)

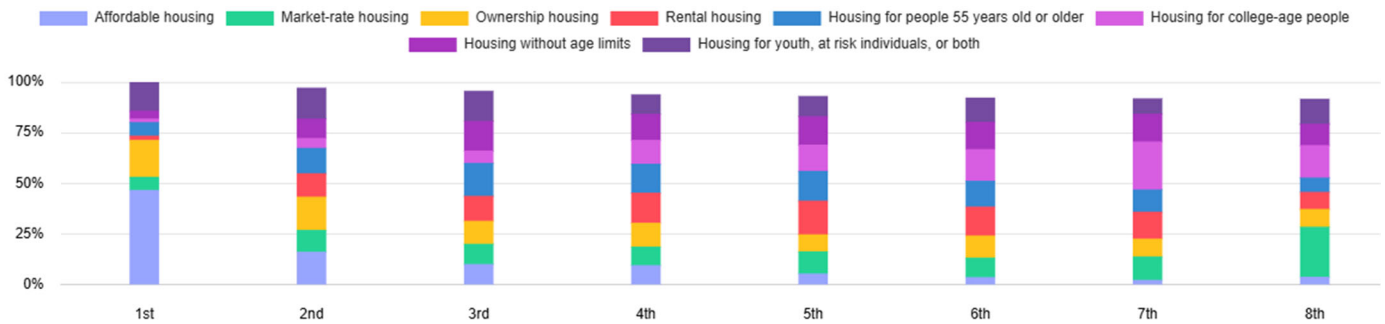


Lowry & Penn Community Survey Results

Housing Use Results:

Rank of HOUSING uses in order of importance with 1 being the most important and 8 being the least important?

All Respondents (511 responses)



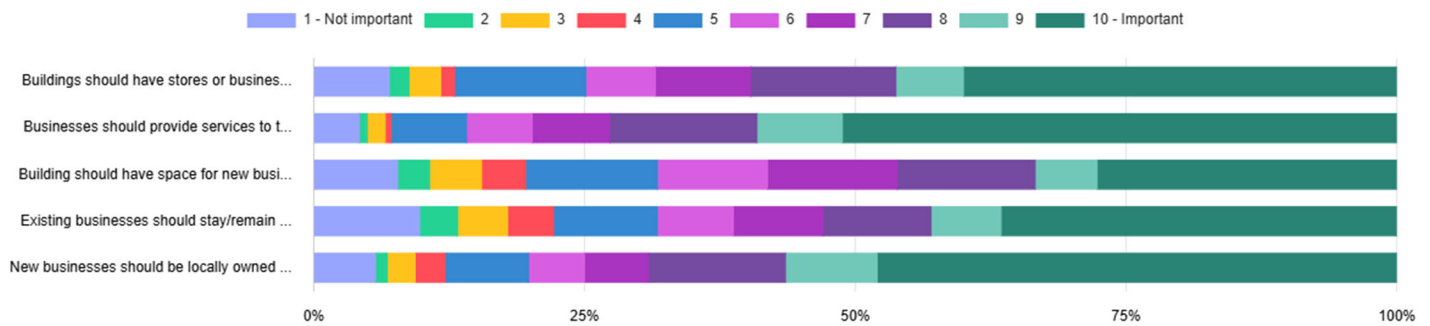
Respondents who live in the Lowry & Penn Area (352 responses)



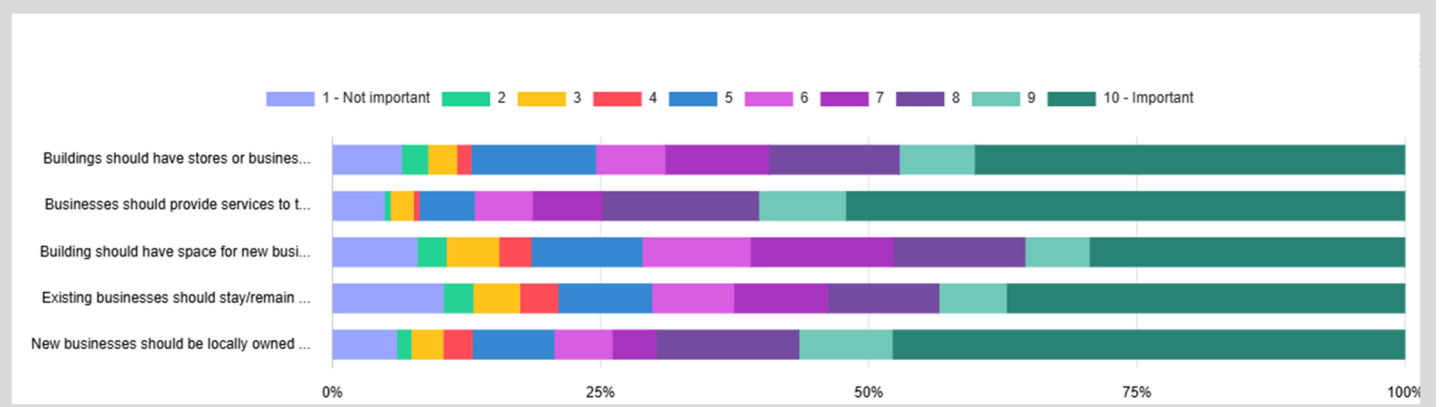
Lowry & Penn Community Survey Results

Commercial Use Results: How important do you feel the following BUSINESS uses are?

All Respondents (548 responses)



Respondents who live in the Lowry & Penn Area (372 responses)

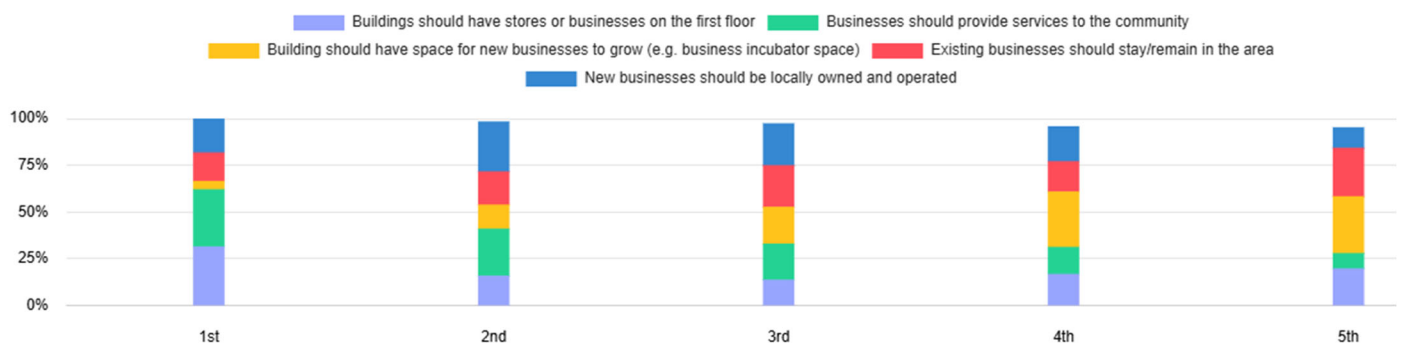


Lowry & Penn Community Survey Results

Commercial Use Results:

Rank the BUSINESS uses in the order of importance with 1 being the most important and 5 being the least important?

All Respondents (513 responses)



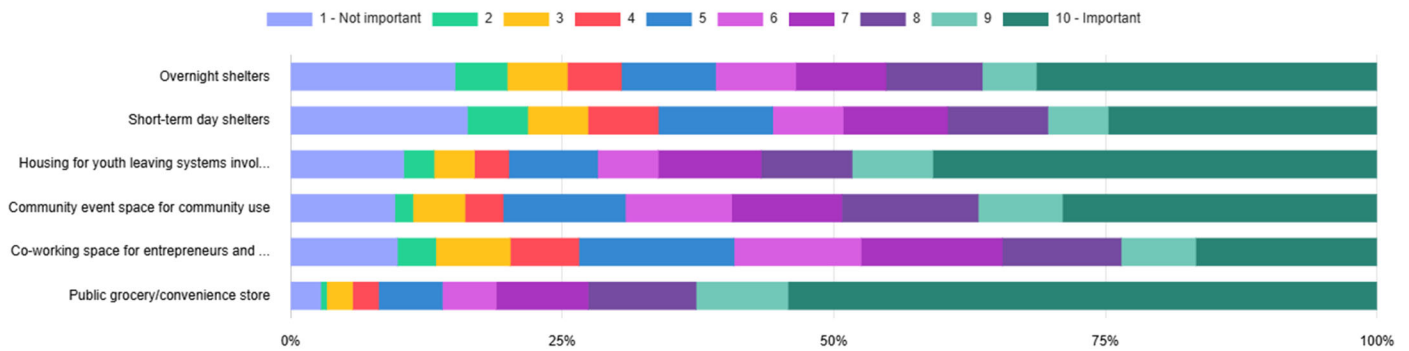
Respondents who live in the Lowry & Penn Area (372 responses)



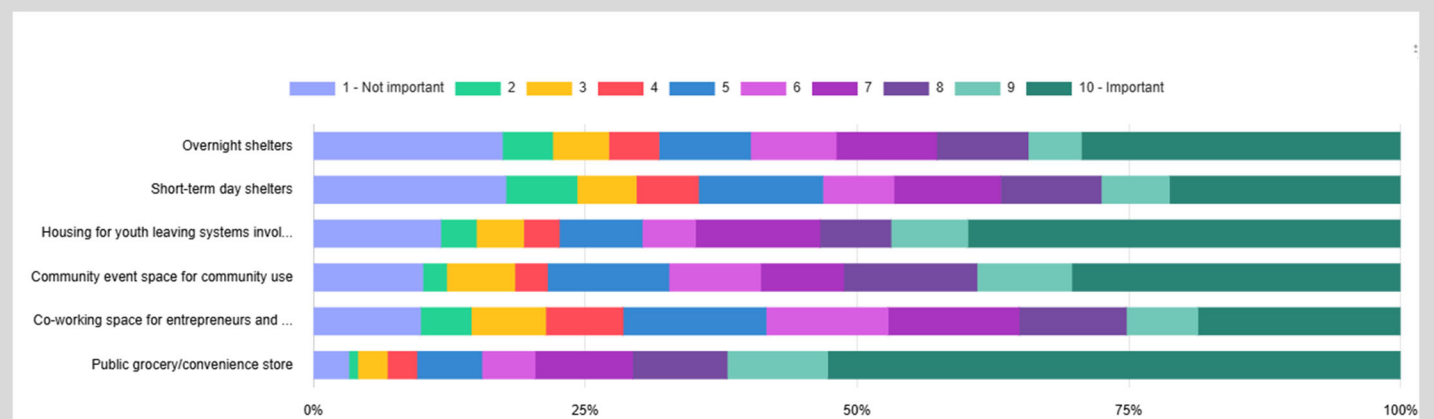
Lowry & Penn Community Survey Results

Community Use Results: How important do you feel the following COMMUNITY uses are?

All Respondents (547 responses)



Respondents who live in the Lowry & Penn Area (371 responses)

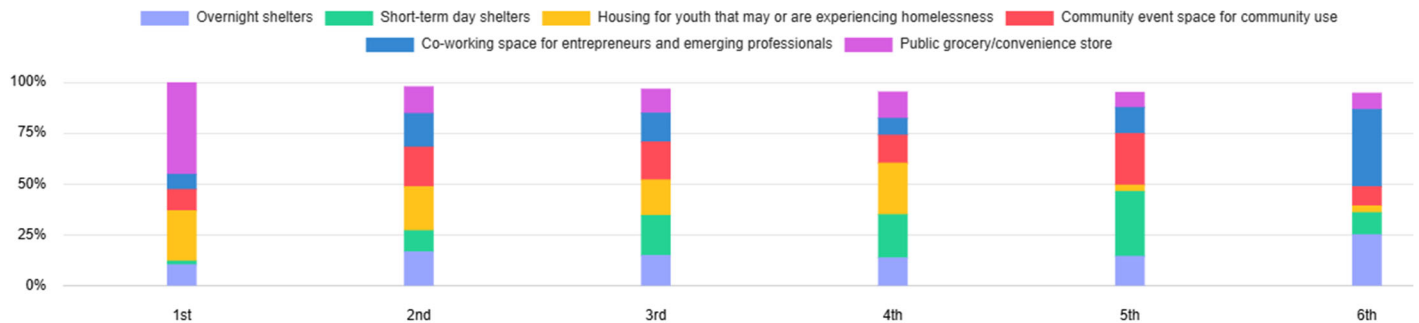


Lowry & Penn Community Survey Results

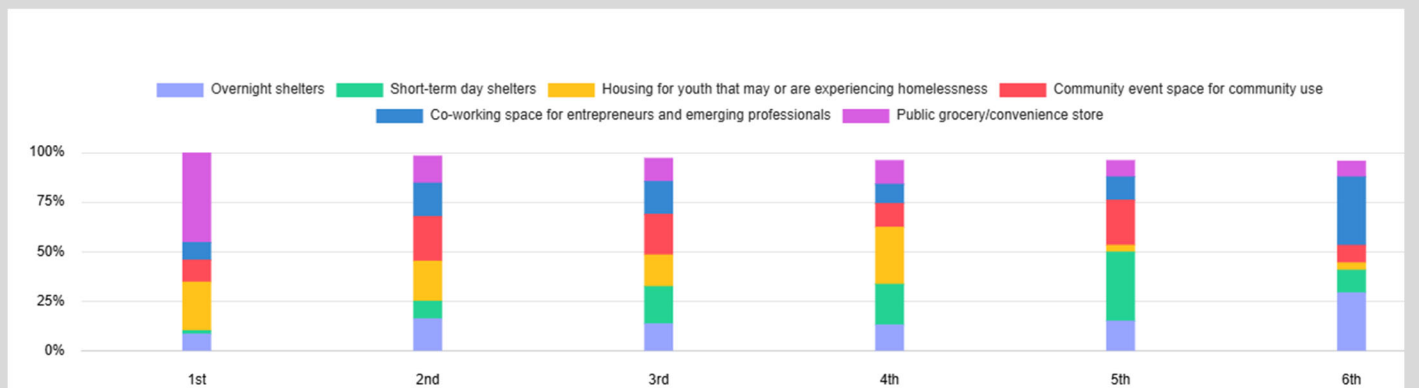
Community Use Results:

Rank the COMMUNITY uses in the order of importance with 1 being the most important and 6 being the least important?

All Respondents (509 responses)



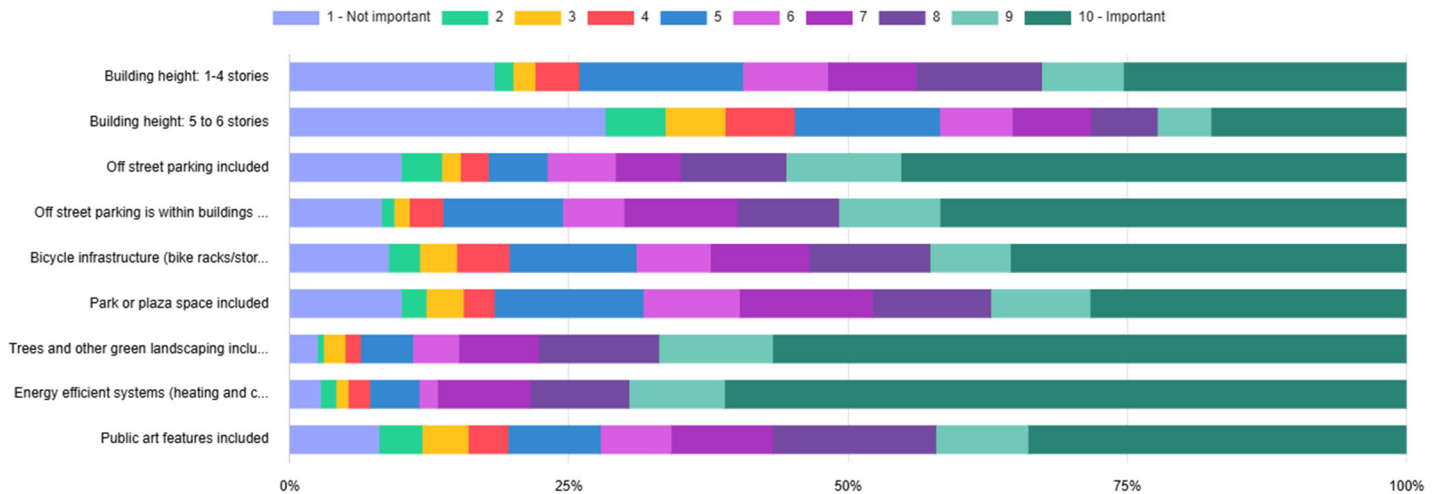
Respondents who live in the Lowry & Penn Area (351 responses)



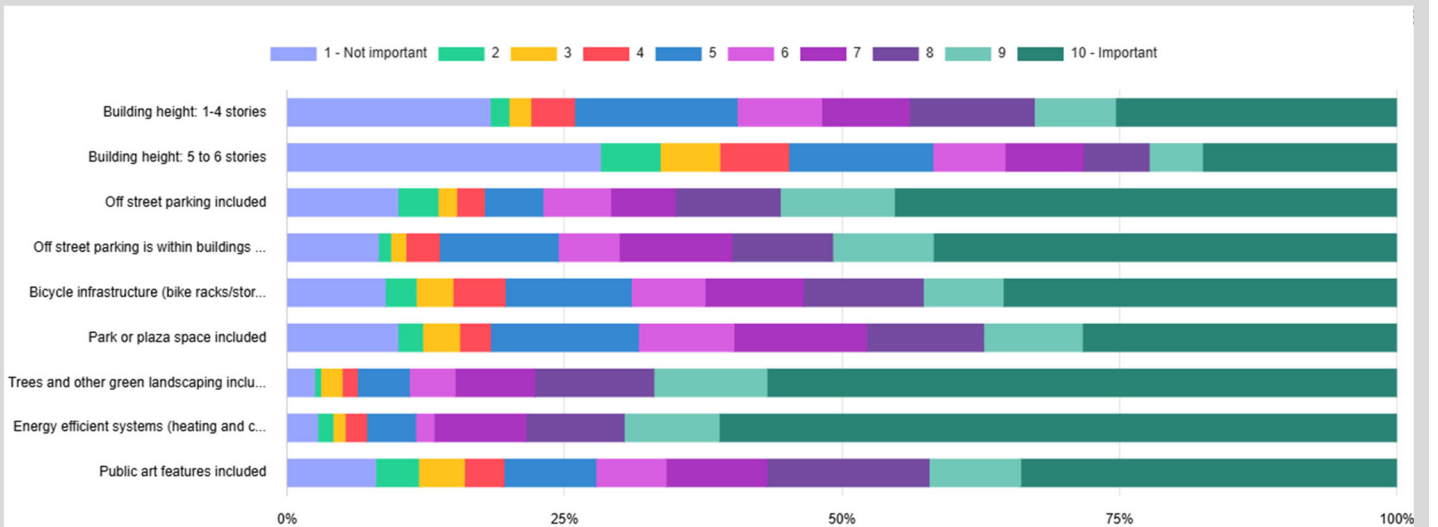
Lowry & Penn Community Survey Results

Project Design Results: How important do you feel the following PROJECT DESIGN features are?

All Respondents (541 responses)



Respondents who live in the Lowry & Penn Area (365 responses)

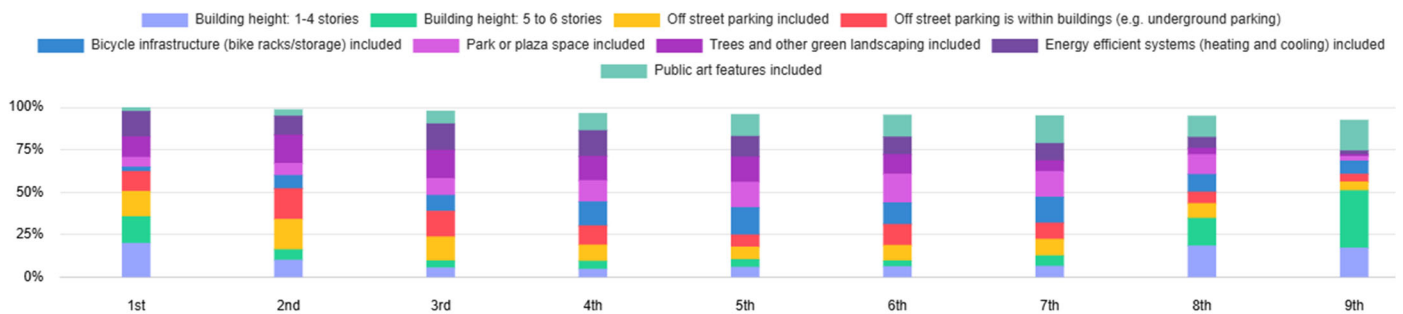


Lowry & Penn Community Survey Results

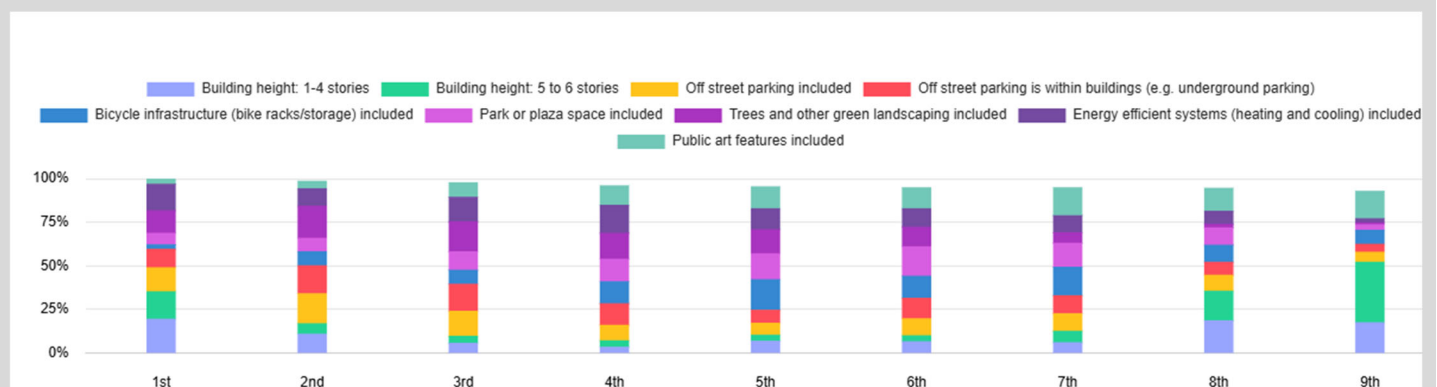
Design Features Results:

Rank the PROJECT DESIGN features in the order of importance with 1 being the most important and 9 being the least important.

All Respondents (504 responses)



Respondents who live in the Lowry & Penn Area (349 responses)

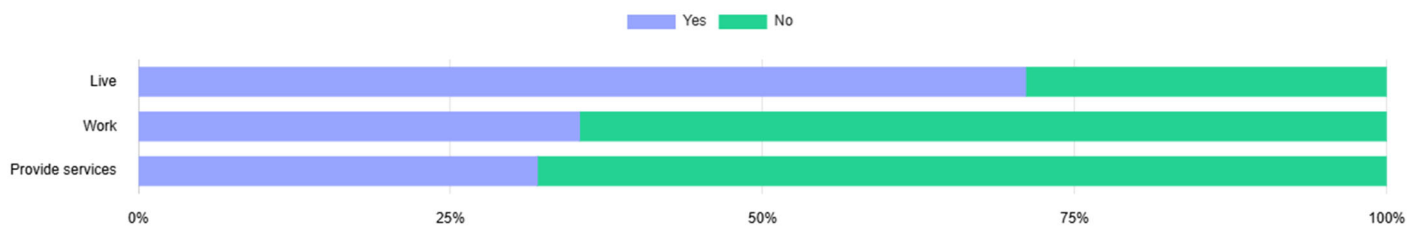


Lowry & Penn Community Survey Results

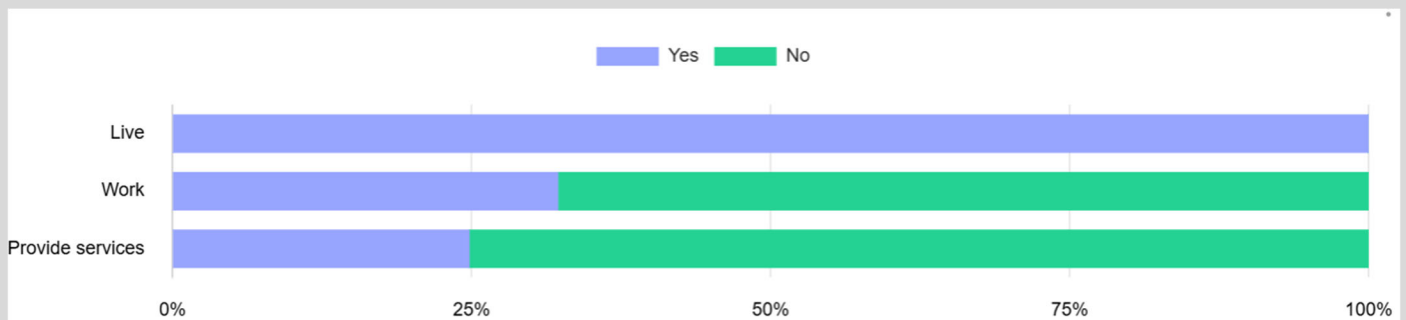
Demographic Information

Do you live work, or provide services in the Lowry and Penn area?

All Respondents (542 responses)



Respondents who live in the Lowry & Penn Area (376 responses)



Which neighborhood do you live in?

All Respondents

Cleveland Neighborhood	92	17.01%
Folwell Neighborhood	91	16.82%
Jordan Neighborhood	82	15.16%
Other Minneapolis neighborhood	221	40.85%
Do not know my neighborhood	14	2.59%
Not a Minneapolis resident	41	7.58%
Total	541	

Respondents who live in the Lowry & Penn Area

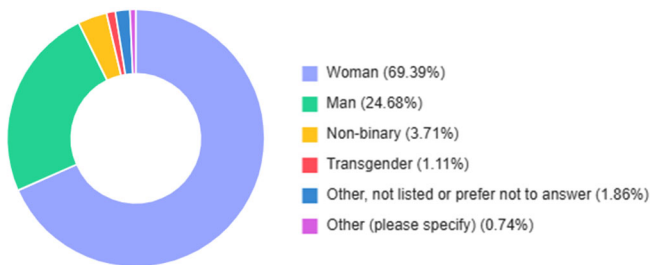
Cleveland Neighborhood	89	16.45%
Folwell Neighborhood	87	16.08%
Jordan Neighborhood	74	13.68%
Other Minneapolis neighborhood	111	20.52%
Do not know my neighborhood	10	1.85%
Not a Minneapolis resident	3	0.55%
Total	374	

Lowry & Penn Community Survey Results

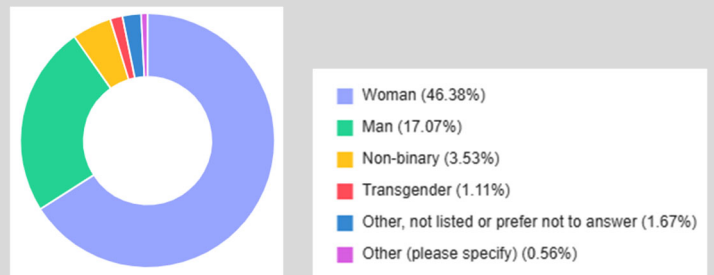
Demographic Information

Do you rent or own your home?

All Respondents (539 responses)

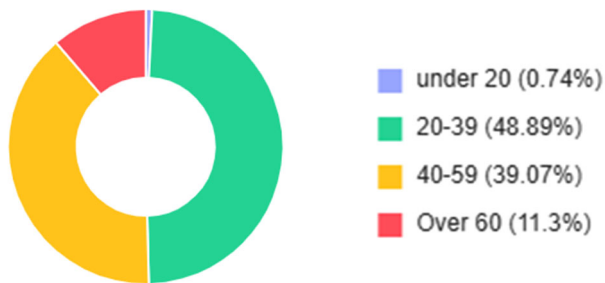


Respondents who live in the Lowry & Penn Area (371 responses)

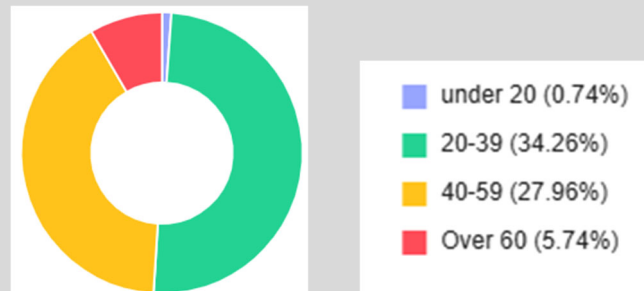


What is your age?

All Respondents (540 responses)



Respondents who live in the Lowry & Penn Area (371 responses)

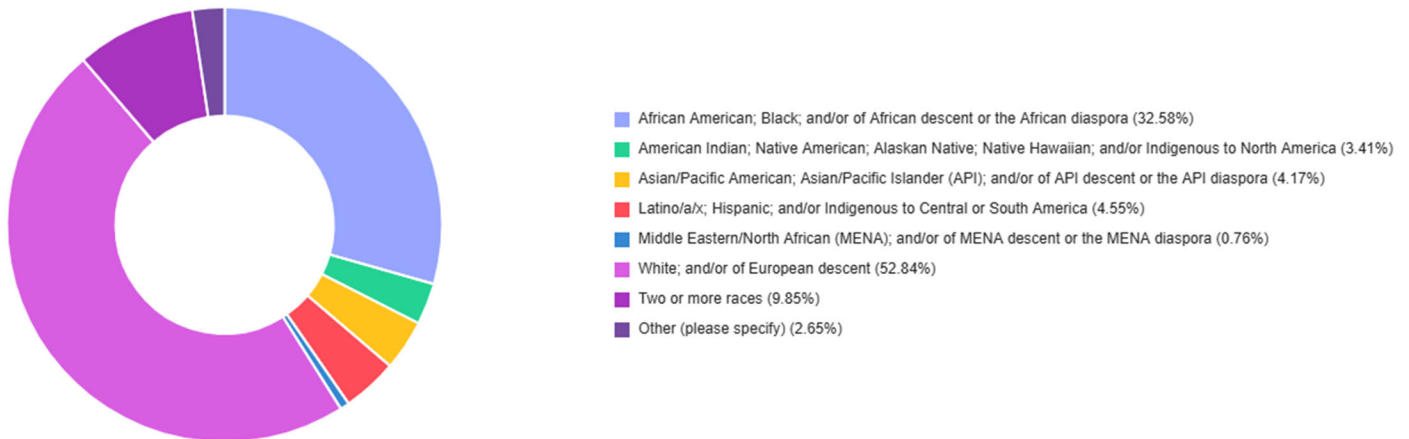


Lowry & Penn Community Survey Results

Demographic Information

How do you describe your ethnicity?

All respondents (528 responses)



Respondents who live in the Lowry & Penn Area (367 responses)

