

New Nicollet Phase 1

Proposal B: Trellis



NOTE: THE IMAGES IN THIS PROPOSAL ARE FOR ILLUSTRATION ONLY; THE FINAL PROJECT WILL LOOK DIFFERENT. THE NUMBERS IN THIS PROPOSAL WILL CHANGE AS THE DESIGN IS REFINED.

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Drawing showing what the building could look like. View is of the side of the building that faces the future park.

Development team

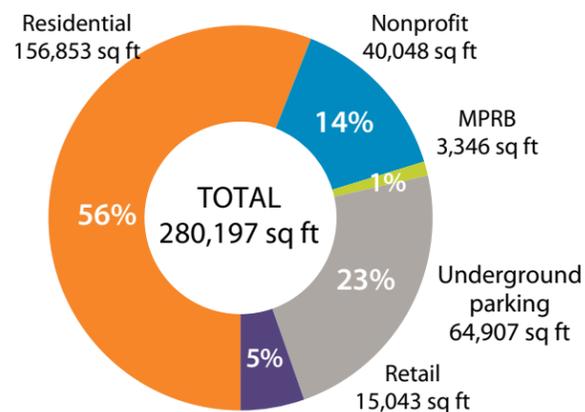
- Lead developer and affordable housing owner/operator: Trellis
- Affordable housing co-developer and co-owner: 1st Class Residential Properties (emerging developer)
- Retail developer and owner/operator: Neighborhood Development Center (NDC)
- Community-serving nonprofits: Boys & Girls Club of the Twin Cities (BGCTC), Neighborhood Development Center (NDC), and Build Wealth MN

Proposal summary

The project includes:

- 119 apartments, all affordable
- 13 apartments for people experiencing homelessness
- 11 apartments for people with disabilities
- Retail space at two (2) corners of the site
- Indoor space for Minneapolis Park & Recreation Board programs
- Three (3) nonprofits will provide community services
- Help for small businesses
- 215 parking spaces (47 on ground-level, 168 underground)
- Interior walking connections through the site
- Large courtyard with plenty of sunlight
- Geothermal energy and solar panels
- Six (6) story building

Overall building uses & sizes



Sustainability plan

This project will use little to no natural gas. It will provide electricity for the building using:

- Geothermal wells
- Water-based heating and cooling systems
- Solar panels

Community-serving nonprofit spaces

Boys & Girls Club of the Twin Cities offers free programs all year for kids and young adults. They will move their main offices to this site and own their space. Their space will include:

- Spaces for Club programs
- Learning and study rooms
- Health and fitness rooms
- Spaces for job training and life skills
- A gym
- Office space
- A second-floor outdoor space overlooking the park

Build Wealth Minnesota, Inc. will lease space in the building. They will help families and communities become stronger by:

- Teaching people about money
- Offering coaching
- Helping them access financial services and resources

Retail space

Retail spaces will:

- Be on the ground floor, at busy corners
- Be for local, small business owners
- Help small businesses start and grow

Neighborhood Development Center (NDC) will own and manage the retail spaces. It will support businesses with low rent, training, mentoring, loans, technical help, and access to customers.



Drawing showing what the courtyard and interior walkway could look like. View is from Lake St.

Housing & affordability

	30% AMI*	50% AMI*	60% AMI*	TOTAL
1 bedroom	17	-	12	29
2 bedroom	5	48	6	59
3 bedroom	2	7	11	20
4 bedroom	-	5	6	11
TOTAL	24	60	35	119

* Area Median Income (AMI): the federal government's standard for determining who is eligible to live in affordable housing. AMI is the midpoint of a region's income distribution. These numbers change annually. Rents for affordable housing are based on AMI. A lower %AMI rent means the apartment is affordable to lower income households. Watch a [video](#) for more info.

Eleven (11) apartments will be reserved for persons with disabilities. Simpson Housing will provide supportive housing services for 13 apartments serving high priority homeless residents.



Proposed first floor site plan