

Public Benefit

The proposed development is located on an underutilized site currently used as gravel overflow parking. Its location near downtown, the trail system, and the river makes it convenient for multi-unit housing, supporting the goal of the city to provide a variety of housing types. It is a continuation of the development pattern in recent years that has provided multi-unit housing along Linder Ave. and Sibley Parkway. Residents bring a vitality to the area that currently has grocery, restaurants, and downtown entertainment within convenient distances.

The development also is reserving the south portion of the site for future development, and incorporates the area to the north that will be preserved for Sibley Parkway ROW and open natural space. As utilities are already located adjacent to the site, it is an efficient use of the utility network without having to extend sewer or water beyond the site.

The current site plan is including a sidewalk which will connect the river trail to the north to future sidewalk infrastructure to the south, creating a pedestrian network for the public common good.

The Mankato Supportive Housing project will create much-needed housing for the City's lowest income residents. By pairing permanent housing with supportive services, Trellis and Partners for Housing will promote resident success and prevent the return to homelessness. The need for affordable housing for individuals struggling with homelessness has been a documented priority for the City of Mankato since 2020, when the Mankato Supportive Housing project was first conceptualized.