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Development Services Division
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(612) 673-2157 TDD

MEMORANDUM

DATE: February 20, 2014

TO: Planning Commission – Committee of the Whole Members

FROM: Janelle Widmeier – Senior City Planner

SUBJECT: The Graduate Development

A new 6-story, mixed use building with a hotel (125-140 rooms) and ground floor retail is proposed at the property of 1315-1319 4th Street Southeast. A total of 45 parking spaces would be provided and would be located below-grade.

Two buildings and surface parking are currently located on the site. The buildings are not historically designated, but are located in a potential historic district. At the January 21, 2014 meeting of the Heritage Preservation Commission (HPC), the commission denied the requests to demolish these buildings and directed the Planning Director to begin a designation study. These decisions were appealed. Since the HPC acted on these applications, they nominated Dinkytown as a historic district, placed the district under interim protection, and requested that the Planning Director prepare, or cause to be prepared, a designation study. However, the interim protection of the nomination does not apply to the demolition of these properties. The City Council will make the final decision on the appeals at their February 21st meeting. If the applications are approved, any future development of these properties will need to be reviewed by the HPC.

The site is zoned C1 Neighborhood Commercial District, PO Pedestrian Oriented Overlay District and UA University Area Overlay District. In the *Minneapolis Plan for Sustainable Growth*, the future land use designation for this site is commercial. The site is located within the Dinkytown Activity Center and 4th Street Southeast is designated as a community corridor. The site is also located within the boundaries of the *Master Plan for the Marcy Holmes Neighborhood* small area plan. Also, two small area planning processes (one for Dinkytown and one for the rest of Marcy Holmes) are currently underway.

The following applications have been identified at this time:

- Petition to rezone from C1 to C3A.
- Conditional use permit to increase the maximum height of a building from 4 stories, 56 feet to 6 stories, approximately 84 feet.
- Variance to increase the maximum floor area ratio (FAR) from 2.7 to 3.8.

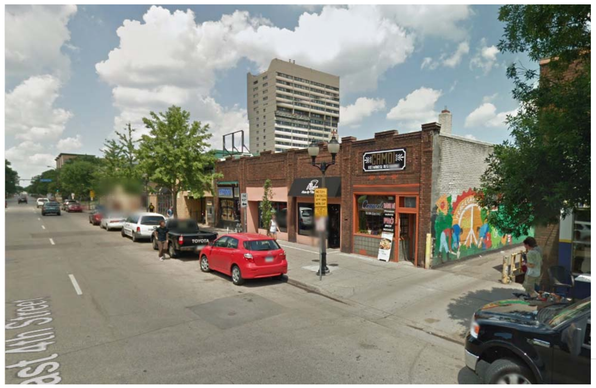
Memo amended on 2/14/14

- Variances to reduce the interior side and rear yard requirements for the upper hotel walls with windows.
- Variance of the PO Pedestrian Oriented District standard for building placement to allow portions of the first floor of the building to be located more than 8 feet from the front lot line adjacent to 4th Street Southeast.
- Variance to allow a sign on a non-primary building wall and to increase the maximum allowed signage on a non-primary building wall from 0 square feet to X square feet (a sign includes any image used for information, identification, attraction, or to advertise or promote any business).
- Variance to reduce the minimum loading requirement from 2 large spaces to 0 spaces.
- Site plan review.

This project was last reviewed at the February 6th Committee of the Whole meeting. The changes made to the proposal include the following:

- Increased the amount of retail space on Level 1
- Added bike storage on Level 1 for employee or rentable use
- Added a screening wall for the transformer
- Reduced footprint of Levels 2 -6
- Reduced the front façade width of Levels 2 – 6 to 65 feet
- Increased the front yard setback for Level 6 to 15 feet 8 inches
- Reduced FAR to 3.8
- Increased area of outdoor terrace on Level 2 and created more landscape areas
- Added a 5 foot side yard setback in the northwest corner to accommodate windows on the west elevation
- Modified the parapet on the 6th story roof
- Added clearstory windows to the north, east and west first floor building elevations
- Lowered the street front awnings to enhance the pedestrian experience and reconfigured the storefront windows
- Modified all elevations, adding more architectural detail, creating a common design theme

Memo amended on 2/14/14



Preliminary Plan - Subject to change

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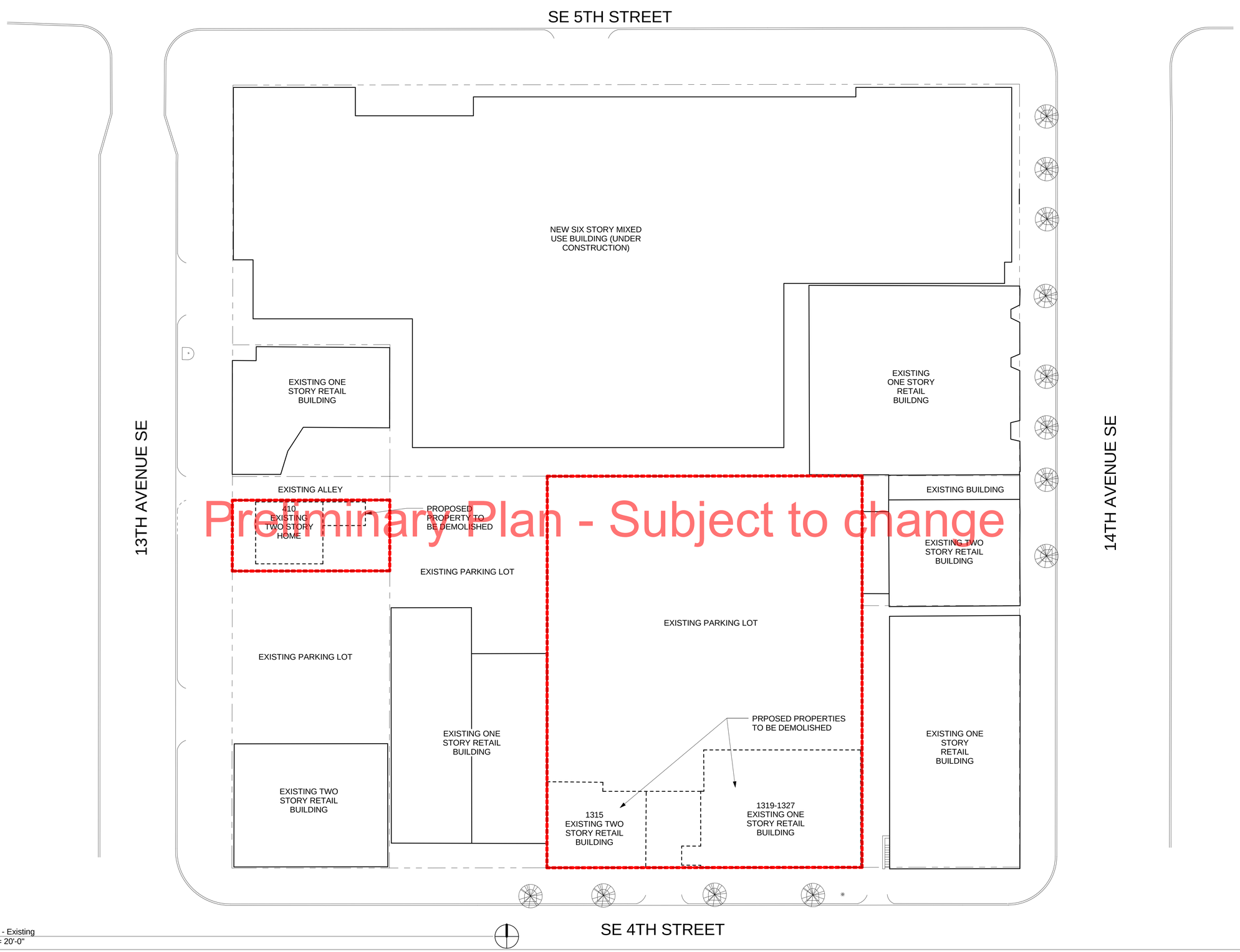

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1 Site - Existing
1" = 20'-0"

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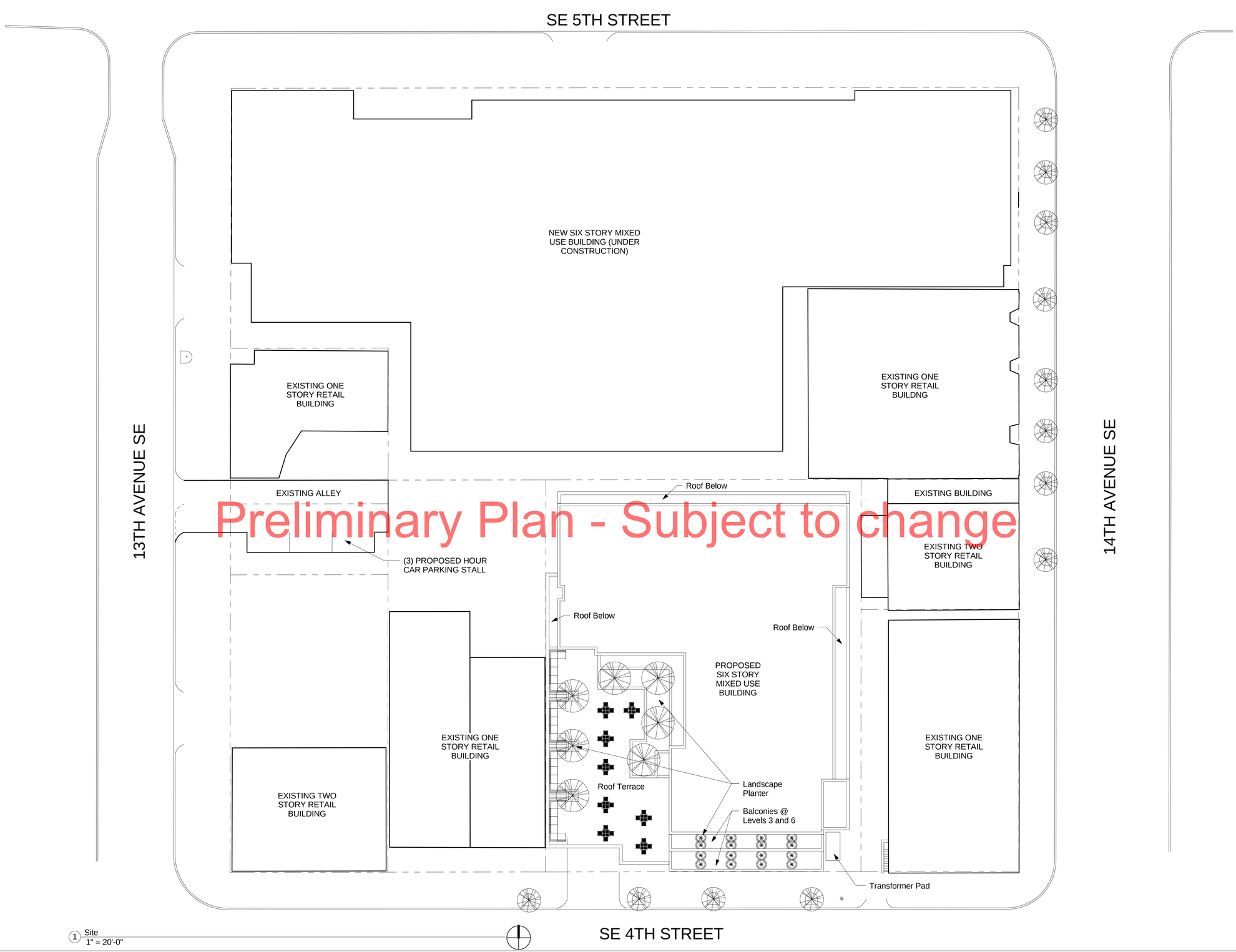
COW PACKAGE | 02.20.14

THE GRADUATE

1315-1325 4th Street SE
Minneapolis, MN

SITE PLAN - EXISTING

A1-1



1 Site
1" = 20'-0"

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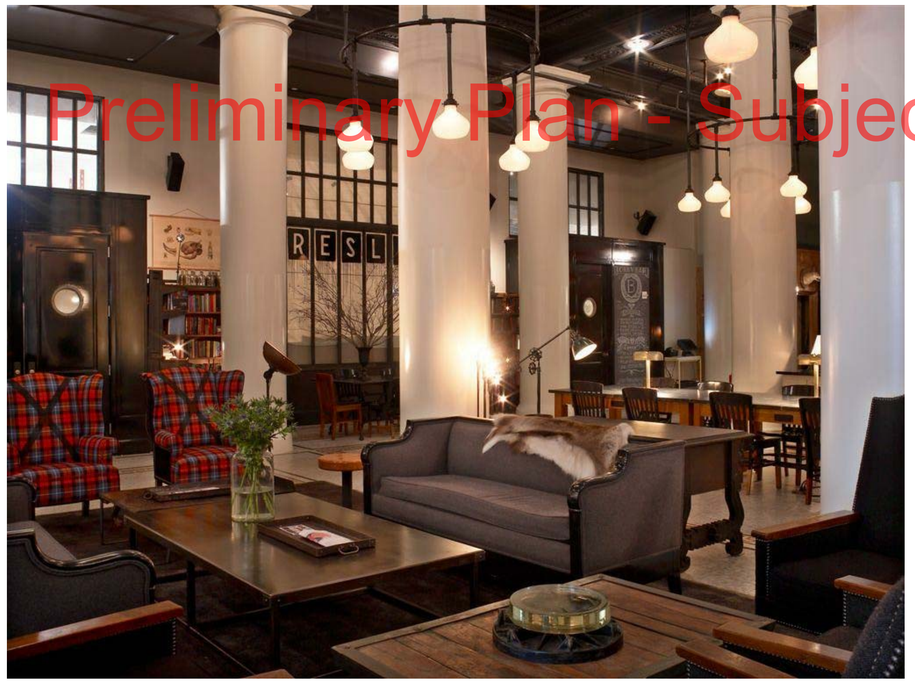
1315-1325 4th Street SE
Minneapolis, MN

SITE PLAN - PROPOSED

A1-2



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Preliminary Plan - Subject to change

1 IMAGE - AERIAL VIEW FROM SOUTHWEST
N.T.S.

2/10/2014 1:31:22 PM

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THE GRADUATE

1315-1325 4th Street SE
Minneapolis, MN

EXTERIOR
CONCEPT IMAGE

A1-4

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1 IMAGE - STREET VIEW FROM SOUTHWEST
N.T.S.

2/10/2014 1:31:38 PM

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THE GRADUATE

1315-1325 4th Street SE
Minneapolis, MN

EXTERIOR
CONCEPT IMAGE

A1-5

Preliminary Plan - Subject to change

1 IMAGE - AERIAL FROM SOUTHEAST
N.T.S.

2/10/2014 1:31:55 PM

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THE GRADUATE

1315-1325 4th Street SE
Minneapolis, MN

EXTERIOR
CONCEPT IMAGE

A1-6

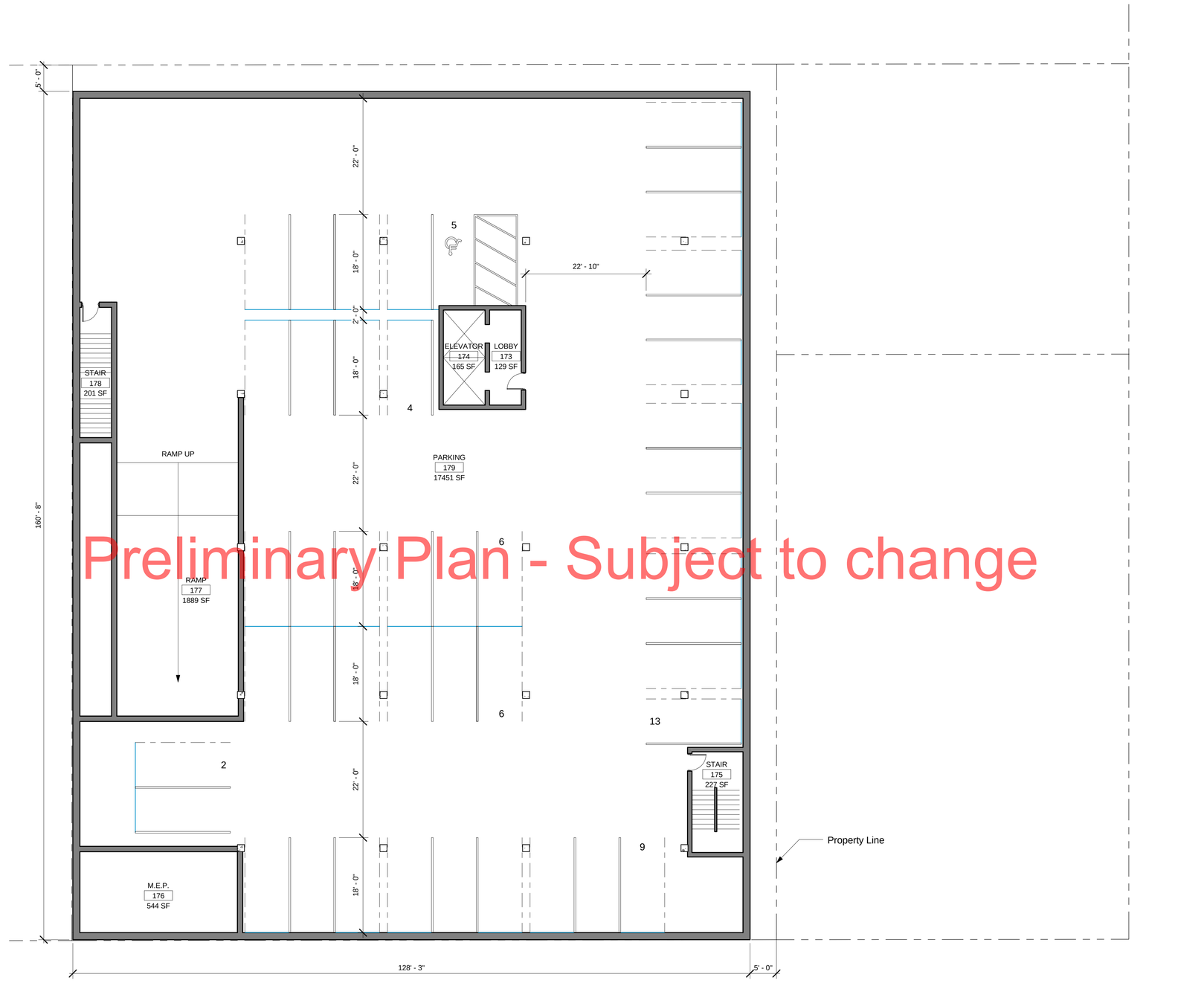
Preliminary Plan - Subject to change

1 IMAGE - STREET VIEW FROM 13TH & 4TH
N.T.S.

2/10/2014 1:32:11 PM

1 IMAGE - SIDEWALK VIEW LOOKING EAST ALONG 4TH
N.T.S.

2/10/2014 1:32:27 PM



Preliminary Plan - Subject to change

1 Level P1
3/32" = 1'-0"

2/10/2014 1:32:42 PM

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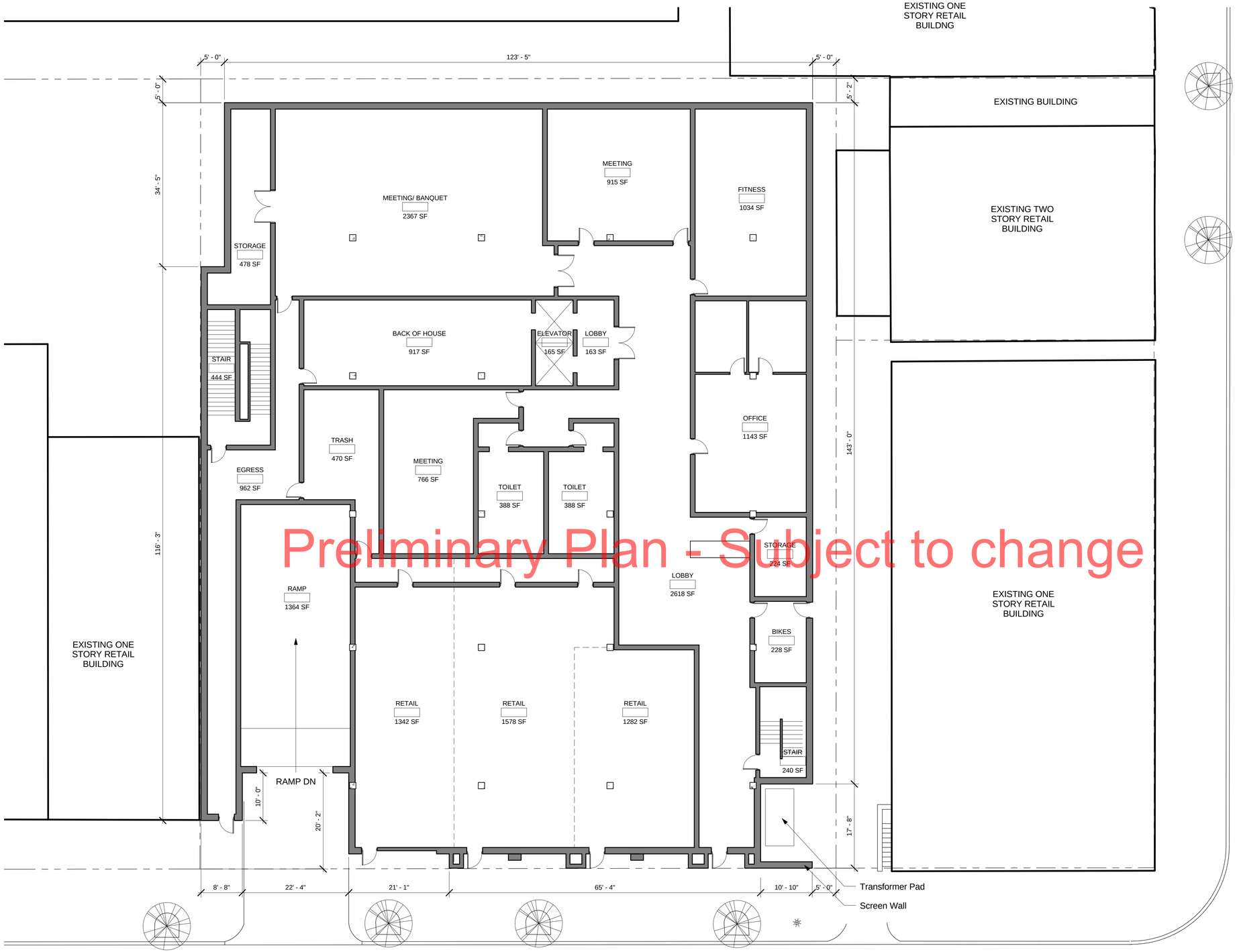
THE GRADUATE

1315-1325 4th Street SE
Minneapolis, MN

LEVEL P1

A2-0



Preliminary Plan - Subject to change

1 Level 1
3/32" = 1'-0"

2/10/2014 1:32:59 PM

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THE GRADUATE

1315-1325 4th Street SE
Minneapolis, MN

LEVEL 1

A2-1

Preliminary Plan - Subject to change

1 Level 2
3/32" = 1'-0"

2/10/2014 1:33:16 PM

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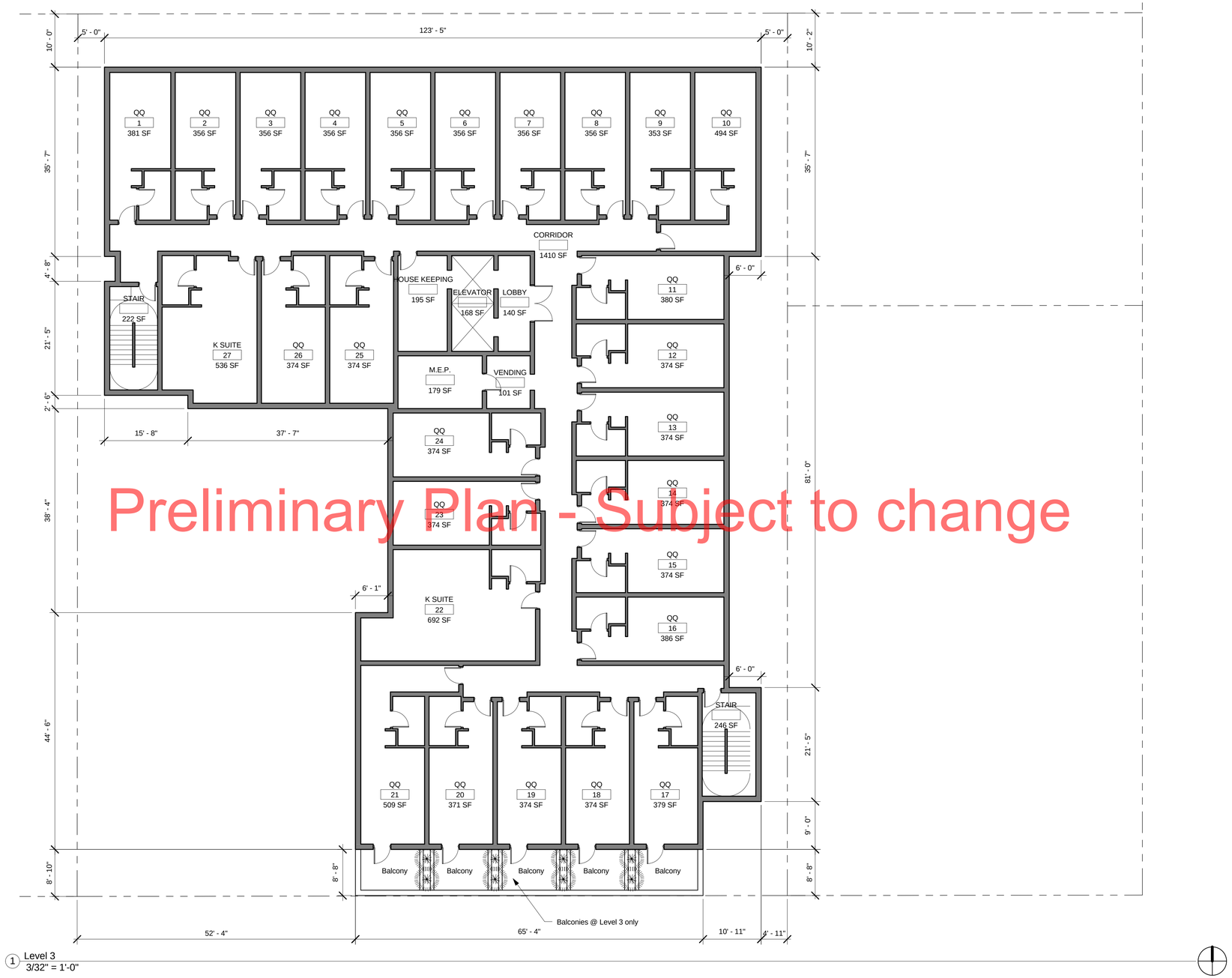
THE GRADUATE

1315-1325 4th Street SE
Minneapolis, MN

LEVEL 2

A2-2



Preliminary Plan - Subject to change

1 Level 3
3/32" = 1'-0"

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THE GRADUATE

1315-1325 4th Street SE
Minneapolis, MN

LEVEL 3-5

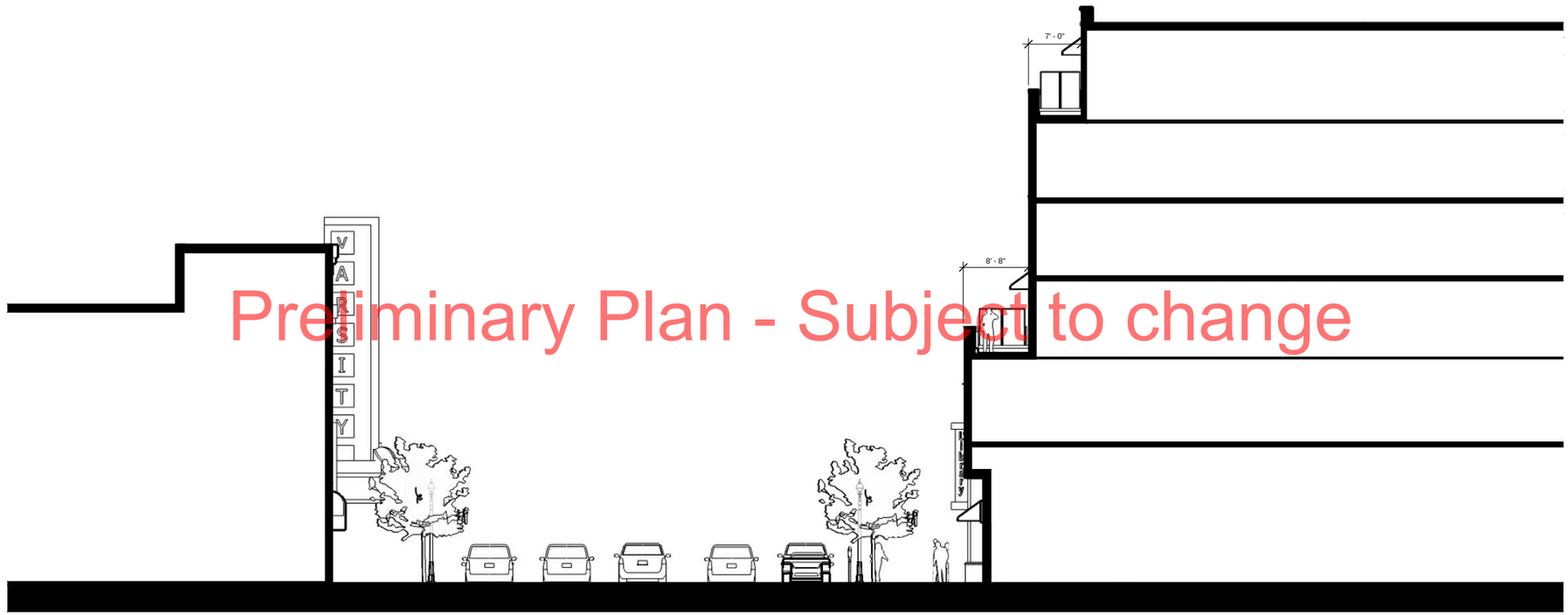
A2-3

Preliminary Plan - Subject to change

1 Level 6
3/32" = 1'-0"

2/10/2014 1:33:45 PM

Preliminary Plan - Subject to change



1 STREET SECTION
1/8" = 1'-0"

2/10/2014 1:48:08 PM

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THE GRADUATE

1315-1325 4th Street SE
Minneapolis, MN

STREET SECTION

A2-5

Preliminary Plan - Subject to change

1 SOUTH STREETSCAPE
N.T.S.

2/10/2014 1:34:06 PM

1 EAST STREETSCAPE ALONG 14TH AVE
12" = 1'-0"

2/10/2014 1:34:24 PM

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THE GRADUATE

1315-1325 4th Street SE
Minneapolis, MN

EAST STREETSCAPE

A2-7

Preliminary Plan - Subject to change

1 WEST STREETSCAPE ALONG 13TH AVE
12" = 1'-0"

2/10/2014 1:41:43 PM

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THE GRADUATE

1315-1325 4th Street SE
Minneapolis, MN

WEST
STREETSCAPE

A2-8

1 SOUTH ELEVATION
1/8" = 1'-0"

Preliminary Plan - Subject to change

EXTERIOR MATERIAL LEGEND

1A	BRICK VENEER - COLOR #1
1B	BRICK VENEER - COLOR #2
1C	STONE ACCENT BAND
2A	STUCCO - COLOR #1
2B	STUCCO - COLOR #2
3A	PREFINISHED ALUMINUM STOREFRONT
3B	RESIDENTIAL FIBERGLASS WINDOW
4A	AWNING
5A	DECORATIVE CORNICE
5B	BRICK CORBEL
5C	STONE BASE
6A	METAL RAILING WITH BRICK CORBEL PIERS
7A	ARCHITECTURAL GRILLE
8A	ALUMINUM GARAGE DOOR

2/10/2014 1:34:45 PM

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THE GRADUATE

1315-1325 4th Street SE
Minneapolis, MN

SOUTH ELEVATION

A3-0

Preliminary Plan - Subject to change

1 EAST ELEVATION
1/8" = 1'-0"

EXTERIOR MATERIAL LEGEND

1A	BRICK VENEER - COLOR #1
1B	BRICK VENEER - COLOR #2
1C	STONE ACCENT BAND
2A	STUCCO - COLOR #1
2B	STUCCO - COLOR #2
3A	PREFINISHED ALUMINUM STOREFRONT
3B	RESIDENTIAL FIBERGLASS WINDOW
4A	AWNING
5A	DECORATIVE CORNICE
5B	BRICK CORBEL
5C	STONE BASE
6A	METAL RAILING WITH BRICK CORBEL PIERS
7A	ARCHITECTURAL GRILLE
8A	ALUMINUM GARAGE DOOR

2/10/2014 1:35:00 PM

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THE GRADUATE

1315-1325 4th Street SE
Minneapolis, MN

EAST ELEVATION

A3-1

Preliminary Plan - Subject to change

1 WEST ELEVATION
1/8" = 1'-0"

EXTERIOR MATERIAL LEGEND

1A	BRICK VENEER - COLOR #1
1B	BRICK VENEER - COLOR #2
1C	STONE ACCENT BAND
2A	STUCCO - COLOR #1
2B	STUCCO - COLOR #2
3A	PREFINISHED ALUMINUM STOREFRONT
3B	RESIDENTIAL FIBERGLASS WINDOW
4A	AWNING
5A	DECORATIVE CORNICE
5B	BRICK CORBEL
5C	STONE BASE
6A	METAL RAILING WITH BRICK CORBEL PIERS
7A	ARCHITECTURAL GRILLE
8A	ALUMINUM GARAGE DOOR

2/10/2014 1:35:15 PM

Preliminary Plan - Subject to change

1 NORTH ELEVATION
1/8" = 1'-0"

EXTERIOR MATERIAL LEGEND

1A	BRICK VENEER - COLOR #1
1B	BRICK VENEER - COLOR #2
1C	STONE ACCENT BAND
2A	STUCCO - COLOR #1
2B	STUCCO - COLOR #2
3A	PREFINISHED ALUMINUM STOREFRONT
3B	RESIDENTIAL FIBERGLASS WINDOW
4A	AWNING
5A	DECORATIVE CORNICE
5B	BRICK CORBEL
5C	STONE BASE
6A	METAL RAILING WITH BRICK CORBEL PIERS
7A	ARCHITECTURAL GRILLE
8A	ALUMINUM GARAGE DOOR

2/10/2014 1:35:30 PM

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THE GRADUATE

1315-1325 4th Street SE
Minneapolis, MN

NORTH
ELEVATION

A3-3

SEPT 9:00 AM

JUNE 9:00 AM

DEC 9:00 AM

SEPT 12:00 PM

JUNE 12:00 PM

DEC 12:00 PM

SEPT 3:00 PM

JUNE 3:00 PM

DEC 3:00 PM

Preliminary Plan - Subject to change

2/10/2014 1:37:50 PM

THE GRADUATE

1315 and 1319 4th Street SE

COMMITTEE OF THE WHOLE REVIEW : FEBRUARY 20, 2014

Preliminary Plan - Subject to change

DESIGN NARRATIVE

MASTER PLAN FOR THE MARCY-HOLMES NEIGHBORHOOD – DEC 2003

- Generalized Minneapolis Plan identifies area as: Activity Center
- Future Land Use Plan: General Commercial Area
- Promote redevelopment and intensification of the Dinkytown commercial area within its existing boundaries
- Associated and in close proximity to the University of Minnesota Growth Center
- Streetscape Improvement Plan: 4th street – Community Corridor

PROJECT DESCRIPTION

The vision for this redevelopment is to insert a vibrant new commercial use that draws an increase in patrons to the Dinkytown area by replacing two underutilized sites, which currently consist of two small one-story commercial buildings and a visually negative surface parking lot covering 75% of the project site. The proposed project will maintain the existing commercial use while adding density consistent with the Marcy-Holmes Neighborhood Master Plan and will simultaneously aid in supporting the existing local businesses.

Containing approximately 4200 square feet of street front commercial space and a 125 - 140 room hotel with approximately 45 off-street parking stalls below grade, the project would restore a historic aspect once present in the Dinkytown area, the College Inn Hotel. A hotel use, which was located in the Dinkydale building across 4th Street from the project site, has not existed in Dinkytown for decades and would be restored to the area through this project.

The urban design vision is to maintain the variety of building heights along 4th Street by establishing a two story and one story frontage along the street property line. The two story frontage width comprises approximately half of the street frontage of the project. The stories above this area are stepped back in a two-step approach to minimize the visual impact at street level. A roof terrace atop the one story frontage will provide a vibrant gathering area that would enliven the space with activity. The building height, above 2 stories, is intentionally set back to the rear of the site matching in scale the adjacent north property.

Architecturally, the design vision for the redevelopment is to echo the existing character and streetscape of the Dinkytown fabric with a collegiate influence from the adjacent University of Minnesota campus. Reflecting the existing surrounding buildings, the palette of building materials is predominately comprised of brick with secondary brick, stone accents, and stucco. An appreciation and response to the detail (i.e. solider course and cornices) of surrounding buildings is also incorporated into the design. The street frontage at ground floor is predominantly aluminum storefront with transparent glazing extending to 14'-0". Storefront facades are visually distinct with decorative colored awnings and recessed entries. The awnings are repeated at the stepped back upper level balconies. All windows are designed with a regular rhythm throughout the facades; their appearance comparable to the double windows common to the surrounding buildings.

ANTICIPATED ZONING APPLICATIONS

Rezone to C3A
CUP for increased height
FAR variance
Yard setback variances for upper residential floors
Off Street Loading
Site Plan review

Subject to further plan development and consultation with Planning staff.

PROJECT PROPOSED LAND USE

PROJECT LOCATION AND SITE DATA

ADDRESSES:
1315 and 1319 4th Street SE

LOT AREA:
22,122 SF

ZONING DISTRICT AND OVERLAY DISTRICTS
C1 (REQUESTING REZONE TO C3A)
PO - Pedestrian Oriented Overlay District
UA – University Area Overlay District

FLOOR AREA RATIO REQUIRED
C3A ZONING DISTRICT (2.7 Allowable per Section 548.350)
PROPERTIES 1315, 1319-1327 4TH STREET SE
Allowable Area
22,122 SF (Lot Area) X 2.7 = **59,729 SF**

TOTAL BUILDING AREA PER LEVEL (PROPOSED)

LEVEL P1	20,606 SF
LEVEL 1	19,476 SF
LEVEL 2	13,940 SF
LEVEL 3	13,374 SF
LEVEL 4	13,374 SF
LEVEL 5	13,374 SF
LEVEL 6	12,912 SF
TOTAL FLOOR AREA	**107,056 SF**

TOTAL GROSS FLOOR AREA (Minus Level P1 and Ramp on Level 1) = 85,086

FLOOR AREA RATIO (PROPOSED)
85,086 SF / 22,122 SF = **3.8 FAR**

MINIMUM LOT AREA (For non-residential uses)
C3A ZONING DISTRICT (Table 548-2)
None Required

SETBACK REQUIRED
Front Yard = 0 FT
Rear Yard = 5 + 2X FT = 15 FT (6 story building)
Side Yard = 5 + 2X FT = 15 FT (6 story building)

SETBACK PROPOSED
Front Yard
0 FT (Level 1 and 2)
8 FT (Levels 3-5)
15 FT (Level 6)
Rear Yard
5 FT (Level 1)
10 FT (Levels 2-6)
East Side Yard
5 FT (Level 1)
5 - 11 FT (Levels 2-6)
West Side Yard
0 FT (Level 1)
5 – 52 FT (Levels 2-6)

OFF STREET PARKING REQUIRED
None required per Section 551.160 of the Pedestrian Oriented Overlay District

OFF STREET LOADING REQUIRED
Hotel Use – Medium Loading Requirement
2 Large loading spaces (12 FT X 50 FT)

BICYCLE PARKING REQUIRED
Hotel Use
No minimum required
Commercial Use – General retail sales and services
3 spaces or 1 space per 5,000 sq. ft. of GFA, whichever is greater
3,641 SF Total Retail provided
3 spaces required

PROJECT TEAM

OWNER/DEVELOPER:
Doran Companies
7803 Glenroy Road
Bloomington, MN 55439
p: 952-288-2000

ARCHITECT:
Doran Architects, LLC
7803 Glenroy Road
Bloomington, MN 55439
p: 952-288-2000

CONTRACTOR:
Doran Construction Company, LLC
7803 Glenroy Road
Bloomington, MN 55439
p: 952-288-2000

CIVIL:
Westwood Professional Services
7699 Anagram Drive
Eden Prairie, MN 55344-7310
p: 952-937-5150

GUEST ROOM SUMMARY

LEVELS	QQ	K	K SUITE	TOTAL
2	25	0	1	26
3	25	0	2	27
4	25	0	2	27
5	25	0	2	27
6	24	0	2	26
TOTALS	124	0	9	133

SHEET INDEX

T1-0	COVER SHEET
A1-0	SITE CONTEXT
A1-1	SITE PLAN - EXISTING
A1-2	SITE PLAN - PROPOSED
A1-3	PRECEDENT IMAGERY
A1-4	EXTERIOR CONCEPT IMAGE
A1-5	EXTERIOR CONCEPT IMAGE
A1-6	EXTERIOR CONCEPT IMAGE
A1-7	EXTERIOR CONCEPT IMAGE
A1-8	EXTERIOR CONCEPT IMAGE
A2-0	LEVEL P1
A2-1	LEVEL 1
A2-2	LEVEL 2
A2-3	LEVEL 3-5
A2-4	LEVEL 6
A2-5	STREET SECTION
A2-6	SOUTH STREETSCAPE
A3-0	SOUTH ELEVATION
A3-1	EAST ELEVATION
A3-2	WEST ELEVATION
A3-3	NORTH ELEVATION
A4-0	SHADOW STUDIES