



MEMORANDUM

TO: City Planning Commission—Committee of the Whole
FROM: [Janelle Widmeier](#), Senior City Planner, (612) 673-3156
DATE: June 26, 2014
SUBJECT: Mill City Quarter Phase I (300 2nd Street South) and Woonerf (101 3rd Avenue South)

The subject properties are located at 300 2nd Street South and 101 3rd Avenue South. They are zoned C3A Community Activity Center District, DH Downtown Height Overlay District, MR Mississippi River Critical Area Overlay District and DP Downtown Parking Overlay District. They are also located in the St. Anthony Falls Historic District. *The Minneapolis Plan for Sustainable Growth* identifies mixed use as the appropriate future land use. The site is located in the Mill District Activity Center and the Downtown Growth Center. It also falls within the boundaries of the *Update to the Historic Mills District Master Plan*, where mixed use development and a plaza in the rail spur “swoop” area is called for on the subject site.

The Phase I proposal is for a new 6-story, mixed use building with ground floor retail and 150 dwelling units. This project is part of a two phase development. The second phase, a 5-story assisted living facility for the property located at 428 2nd Street South, was reviewed at the last Committee of the Whole meeting. The woonerf proposal, which includes parking lot, pedestrian and bicycle improvements, would be located on the Mill Place parcel separating the developments (it is under separate ownership).

Initial concept plans were initially reviewed for these projects at a joint Committee of the Whole meeting at the end of 2012. Changes to the design that have been made since then include: eliminating curb cut access for the below grade parking from 2nd Street (access is shared with the Mill Place property) and refining the design of the exterior of the building.

Certificate of appropriateness applications for the first phase and the woonerf were approved at the [November 19, 2013, meeting](#) of the Heritage Preservation Commission. The land use applications for the Phase I project and the woonerf have been submitted, but at the time this memo was written had not been scheduled for a public hearing.

The following required applications have been identified for Phase I:

- Site plan review.

The following required applications have been identified for the Woonerf:

- Conditional use permit to allow an accessory parking lot in the DP Downtown Parking Overlay District.
- Variance to increase the maximum number of accessory parking spaces in the DP overlay from 20 to approximately 80 spaces.
- Site plan review.

The applicant and CPED are seeking feedback from the Planning Commission on the current design and to discuss any issues before going to a public hearing.