



MEMORANDUM

TO: City Planning Commission, Committee of the Whole
FROM: [Kimberly Holien](#), Senior City Planner, (612) 673-2402
DATE: January 29, 2015
SUBJECT: Seventeen 10 Development- 1708 and 1714 W Lake Street

The applicant and the Department of Community Planning and Economic Development (CPED) would like to introduce and seek feedback from the City Planning Commission (CPC) on the four-story mixed use building proposed at 1708 and 1714 W Lake Street. This input will be used by the applicant as they prepare formal applications. The attached plans include a site plan, floor plans, elevations and color renderings.

The project includes the construction of a four-story mixed use building with 2,109 square feet of retail space and enclosed parking on the first floor, 6,871 square feet of office space on the second floor, six residential units on the third floor and one penthouse unit on the fourth floor. The project also includes one level of below-grade parking that would be for the residents in the adjacent building at 1800 W Lake Street. The below grade parking would be the subject of a Registered Land Survey and under separate ownership.

The site is in the CI, Neighborhood Commercial district and is located in the SH, Shoreland Overlay district. *The Minneapolis Plan for Sustainable Growth* identifies the site as urban neighborhood on the future land use map and Lake Street is a commercial corridor in this location. The site is located within the study area of the Uptown Small Area Plan. Within the plan, the site is located in the West Lake Street Live/Work district. The Small Area Plan identifies the site as mixed use on the future land use map.

The primary commercial entrance is located in the southwest corner of the building, recessed from Lake Street. The primary residential entrance is further recessed and faces the west interior side yard. The partial fourth story steps back from the front of the building. Primary exterior materials include brick and glass on the first three floors. The penthouse unit would be glass and metal panel. Balconies for the third-floor residential units are proposed facing the interior side yards on the east and west sides of the buildings.

The following applications have been identified thus far:

- A conditional use permit to increase the height of the building in the Shoreland Overlay district and the CI district.
- Variance to reduce the west interior side yard setback as follows:
 - From 15 feet to 10 feet for the principal residential entrance

- From 11 feet to 7 feet for the building wall
- From 11 feet to 4 feet for the third-floor balconies
- From 11 feet to one foot for the transformer
- A variance to reduce the east interior side yard setback from 11 feet to five feet for the building wall and from 11 feet to two feet for the third-floor balconies.
- A variance to reduce the required rear yard setback from 11 feet to 5.5 feet.
- A variance to reduce the required front yard setback for the first 25 feet from the west property line from approximately 10.5 feet to 0.5 feet.
- Site plan review.

The applicant has indicated that a formal application for the Registered Land Survey will be submitted for the February 23, 2015, City Planning Commission meeting. All other land use applications are projected to be submitted in time for the March 16, 2015, City Planning Commission meeting.

seventeen10

Project Description

Planning Commission
Committee of the Whole Meeting
January 29, 2015

Site Information

The proposed seventeen10 development fronts on the north side of West Lake Street in the middle of the block between James and Knox Avenues. The site includes two properties, 1708 and 1714 W. Lake Street, with a combined area of 11,102 sf. Two residential structures currently occupy the site.

Zoning and Land Use Plan Information

The properties are both zoned C-1 (Neighborhood Commercial) and lie within the Shoreland Overlay District. The *Minneapolis Plan for Sustainable Growth* guides the site as Urban Neighborhood and identifies Lake Street as a Commercial Corridor. The site is in the West Lake Street Live/Work character area of the *Uptown Small Area Plan* (the USAP). Land use guidance in the USAP calls for mixed use redevelopment. Policy guidance for this area states that buildings should be intentionally eclectic and diverse and be between two to five stories in height. Buildings are encouraged to have balconies, roof terraces, large bay windows and tower rooms in order to capture views of the lake and street.

Proposed Development

seventeen10 is a four-story, 23,848 sf (GFA) mixed retail, office and residential development. The ground floor will contain an approximately 2,000 sf retail space fronting on Lake Street and entry lobbies for the office and residential uses. Twenty parking spaces (including six tandem spaces) will be located within the ground floor of the building, accessed from the alley. The second floor will be approximately 9,000 sf of office space. There will be six residential units on the third floor and a seventh, penthouse unit in a stepped-back fourth floor. One level of underground parking will be constructed to serve the adjacent 1800 Lake apartment building, to which it will be connected by an underground drive between the two properties. The proposed structure has a footprint of 8,628 sf, a FAR of 2.16 and a height of 52'-8".

Design Features

seventeen10 is designed to integrate into the existing neighborhood fabric and add high quality storefront to Lake Street. The building is a modern interpretation of the neighboring brick structures with simple forms, large windows, and consistency of material. The layout bridges the intent of the USAP to build to the property line while acknowledging the setback of the adjacent structure to the west. Much of the ground floor is pulled away from the property line to nurture sidewalk activity and the upper levels are pulled forward to maximize views down the street towards the lake. Additional landscaping will provide shade to the sidewalks and buffer pedestrians from the street. Each floor offers large windows to create quality, sun filled space. The Lake Street facade will feature high quality masonry, aluminum windows and a large planter box. Patios will give residences views up and down Lake Street as called for in the USAP. A signature, rooftop penthouse will offer a unique living option to the Uptown area.

DESCRIPTION OF PROPERTY SURVEYED
(Per Schedule A of the herein referenced Title Commitments)

Parcel 1
Lot 6, Hill and Latham's Addition to Minneapolis, Hennepin County, Minnesota.

Parcel 2
Lot 7, Hill and Latham's Addition to Minneapolis, Hennepin County, Minnesota.

ALTA/ACSM OPTIONAL TABLE A NOTES
(The following items reference Table A optional survey responsibilities and specifications)

- 2) **Site Address** - Parcel 1: 1708 West Lake Street, Minneapolis, MN
Parcel 2: 1714 West Lake Street, Minneapolis, MN
 - 3) **Flood Zone Information:** Community Panel No. 2705C0358E, Panel not printed.
 - 4) **Parcel Area Information:** The Gross land area is 11,050 +/- square feet or 0.25 +/- acres.
 - 5) **Site Elevation:** Elevations are based on The City of Minneapolis Monument ID #359 @ Lake Calhoun Parkway & 31st St. W, which has an elevation of 874.328 feet (NGVD29).
 - 6) **Zoning Information:** The current Zoning for the subject property is C1 (Neighborhood Commercial District) per the City of Minneapolis's zoning map dated May 7, 2014.
- Please note that the general restrictions for the subject property may have been amended through a city process. We could be unaware of such amendments if they are not in a recorded document provided to us. We recommend that a zoning letter be obtained from the Zoning Administrator for the current restrictions for this site.

We have not received the current zoning classification and building setback requirements from the insurer.

9) There are unstriped parking areas located along the northerly portion of the site.

11(b) **Utilities:** We have shown the location of utilities to the best of our ability based on observed evidence together with evidence from the following sources: plans obtained from utility companies, plans provided by client, markings by utility companies and other appropriate sources. We have used this information to develop a view of the underground utilities for this site. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary. Also, please note that seasonal conditions may inhibit our ability to visually observe all the utilities located on the subject property. A Gopher State One Call was submitted for this survey. Please reference Ticket No. 143102444 and 143102447 for a list of utility operators in this area.

SURVEY REPORT

1) **Parcel 1** was prepared with the benefit of a Commitment for Title Insurance issued by First American Title Insurance Company, File No. NCS-700852-MPLS, dated October 28, 2014.

a) Item no.'s 1-12 are not survey related

2) **Parcel 2** was prepared with the benefit of a Commitment for Title Insurance issued by First American Title Insurance Company, File No. NCS-700853-MPLS, dated October 28, 2014.

a) Item no.'s 1-10 are not survey related

3) Conflicts such as (but not limited to): encroachments, protrusions, access, occupation, and easements and/or servitudes:

a) Egress window well and conc. walk along east line of Parcel 1.

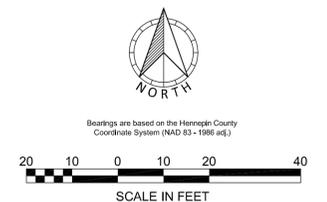
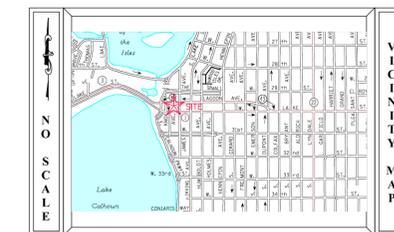
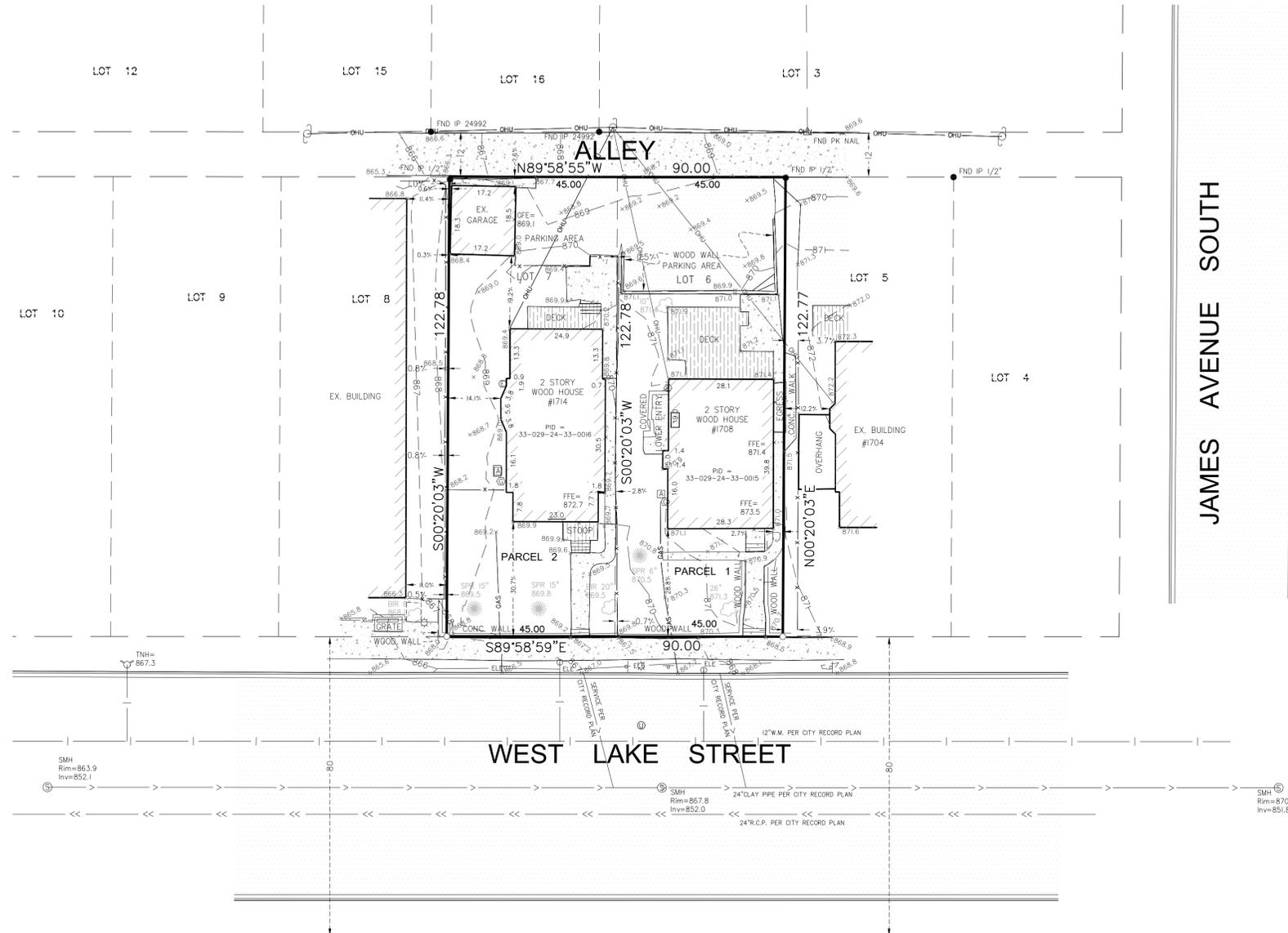
CERTIFICATION

To CPM Development LLC; Peter Crews and Sonja Anderson, husband and wife, as joint tenants; Mary Y. Lopez and Joseph F. Lopez, wife and husband, as joint tenants; and First American Title Insurance Company;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS in 2011, and includes Items 1 - 6, 7(a), 8, 9 and 11(b) of Table A thereof. The field work was completed on November 20, 2014.

Date of Plat or Map: November 21, 2014


Rory L. Synstallen, PLS Minnesota License No. 44565
rory@sathre.com



SURVEY LEGEND

● CAST IRON MONUMENT	□ A/C UNIT	▨ BITUMINOUS
⊞ CATCH BASIN	⊞ CABLE TV PEDESTAL	— CABLE TV
◁ FLARED END SECTION	⊞ ELECTRIC TRANSFORMER	— CONCRETE CURB
⊞ GATE VALVE	⊞ ELECTRIC MANHOLE	— CONCRETE
< GUY WIRE	⊞ ELECTRIC METER	— CONTOUR EXISTING
⊞ HYDRANT	⊞ GAS METER	— CONTOUR PROPOSED
○ SURVEY MONUMENT SET	⊞ GAS VALVE	— DT — DRAIN TILE
● SURVEY MONUMENT FOUND	— GUARD RAIL	— ELC — ELECTRIC UNDERGROUND
△ SURVEY CONTROL POINT	⊞ HAND HOLE	— FO — FENCE
⊞ LIGHT POLE	⊞ SOIL BORING	— FO — FIBER OPTIC UNDERGROUND
⊞ POWER POLE	⊞ TREE CONIFEROUS	— GAS — GAS UNDERGROUND
⊞ SANITARY MANHOLE	⊞ TREE DECIDUOUS	— OHU — OVERHEAD UTILITY
⊞ SANITARY CLEANOUT	⊞ TELEPHONE MANHOLE	##### RAILROAD TRACKS
⊞ SIGN	⊞ TELEPHONE PEDESTAL	— S — SANITARY SEWER
⊞ GROUND ELEVATION	⊞ TRAFFIC SIGNAL	— SS — STORM SEWER
⊞ STORM DRAIN	⊞ UTILITY MANHOLE	— TEL — TELEPHONE UNDERGROUND
⊞ STORM MANHOLE	⊞ UTILITY PEDESTAL	— UTL — UTILITY UNDERGROUND
⊞ YARD LIGHT	⊞ WELL	— W — WATERMAIN

FIELD CREW	NO.	BY	DATE	REVISIONS
CL, CT, SR				
DRAWN BY				
CHECKED BY				
DATE				
11/17/14				

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I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Dated this 20th day of November, 2014.

Rory L. Synstallen, PLS Minnesota License No. 44565
rory@sathre.com



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TWP.29 - RGE.24 - SEC.33
HENNEPIN COUNTY
BOOK XXX/PAGE XXX

MINNEAPOLIS, MINNESOTA

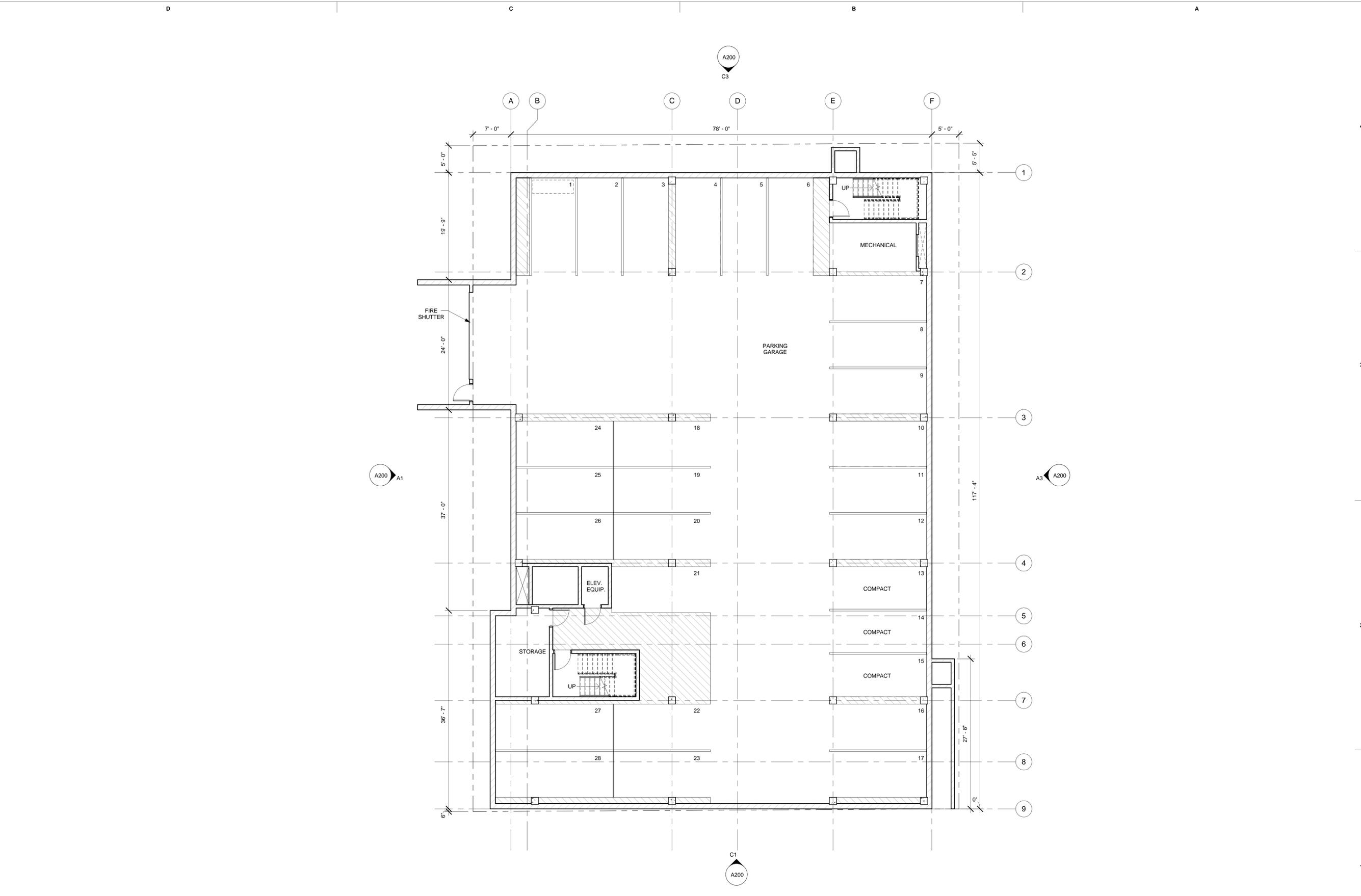
ALTA ACSM LAND TITLE SURVEY

PREPARED FOR:
CPM DEVELOPMENT, LLC

FILE NO.
15355-007

1

1



1 FLOOR PLAN - PARKING LEVEL
1/8" = 1'-0"

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed professional engineer under the laws of the State of Minnesota.

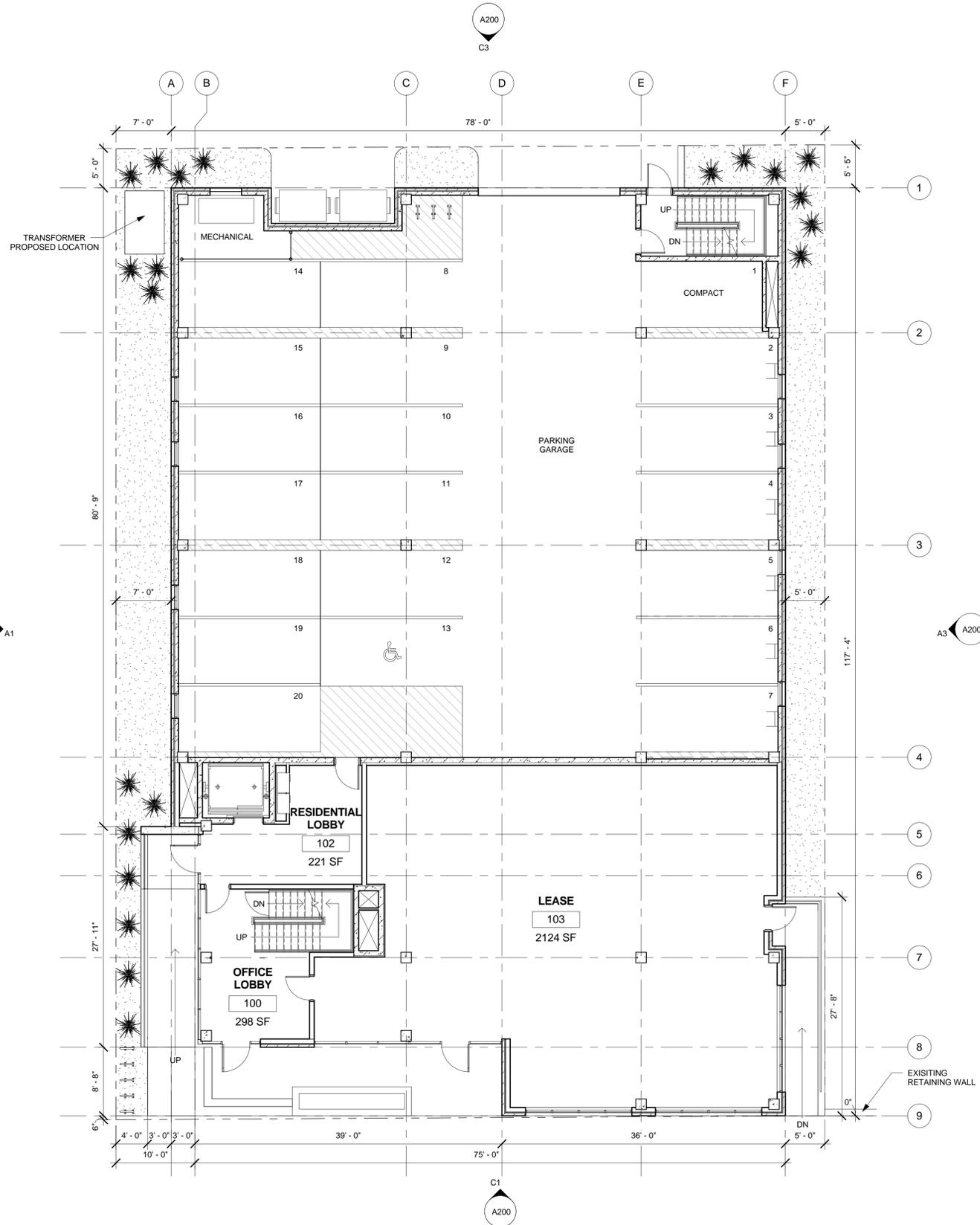
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CLIENT: _____
CONTRACTOR: _____
STRUCTURAL: _____
CIVIL: _____

Seventeen10 West Lake Street
PRELIMINARY: NOT FOR CONSTRUCTION

Project #: 14-0122
Date: 1-19-15
Drawn by: JN
Checked by: SE

Issue: _____
Date: _____

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PARKING LEVEL



1 FLOOR PLAN - LEVEL 1 / SITE PLAN
1/8" = 1'-0"

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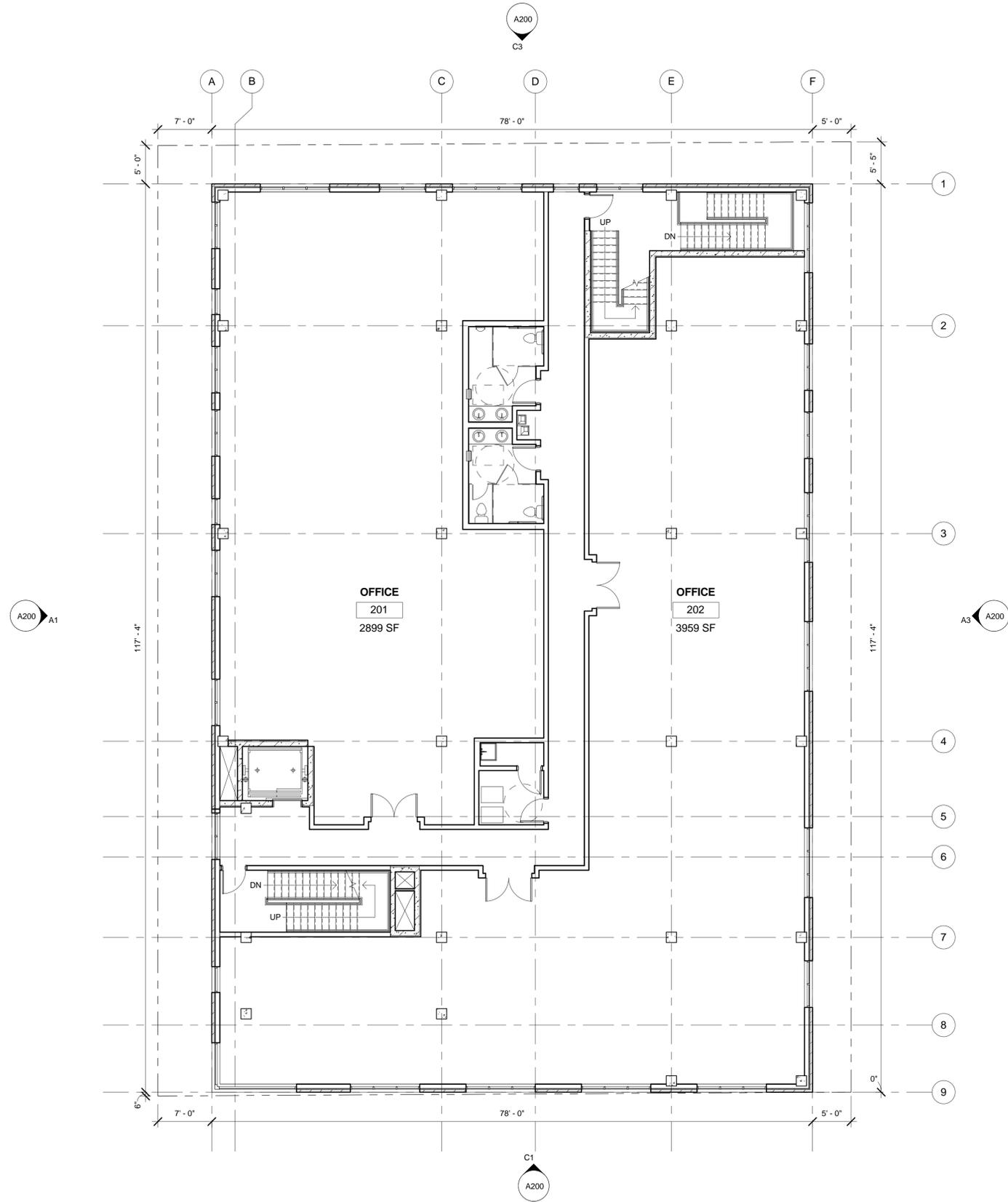
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Date: _____

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LEVEL 1



1 FLOOR PLAN - LEVEL 2
1/8" = 1'-0"

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SIGNATURE
REGISTRATION NUMBER 1-18-16
CLIENT

CONTRACTOR

STRUCTURAL

CIVIL

Seventeen10 West Lake Street
PRELIMINARY: NOT FOR CONSTRUCTION

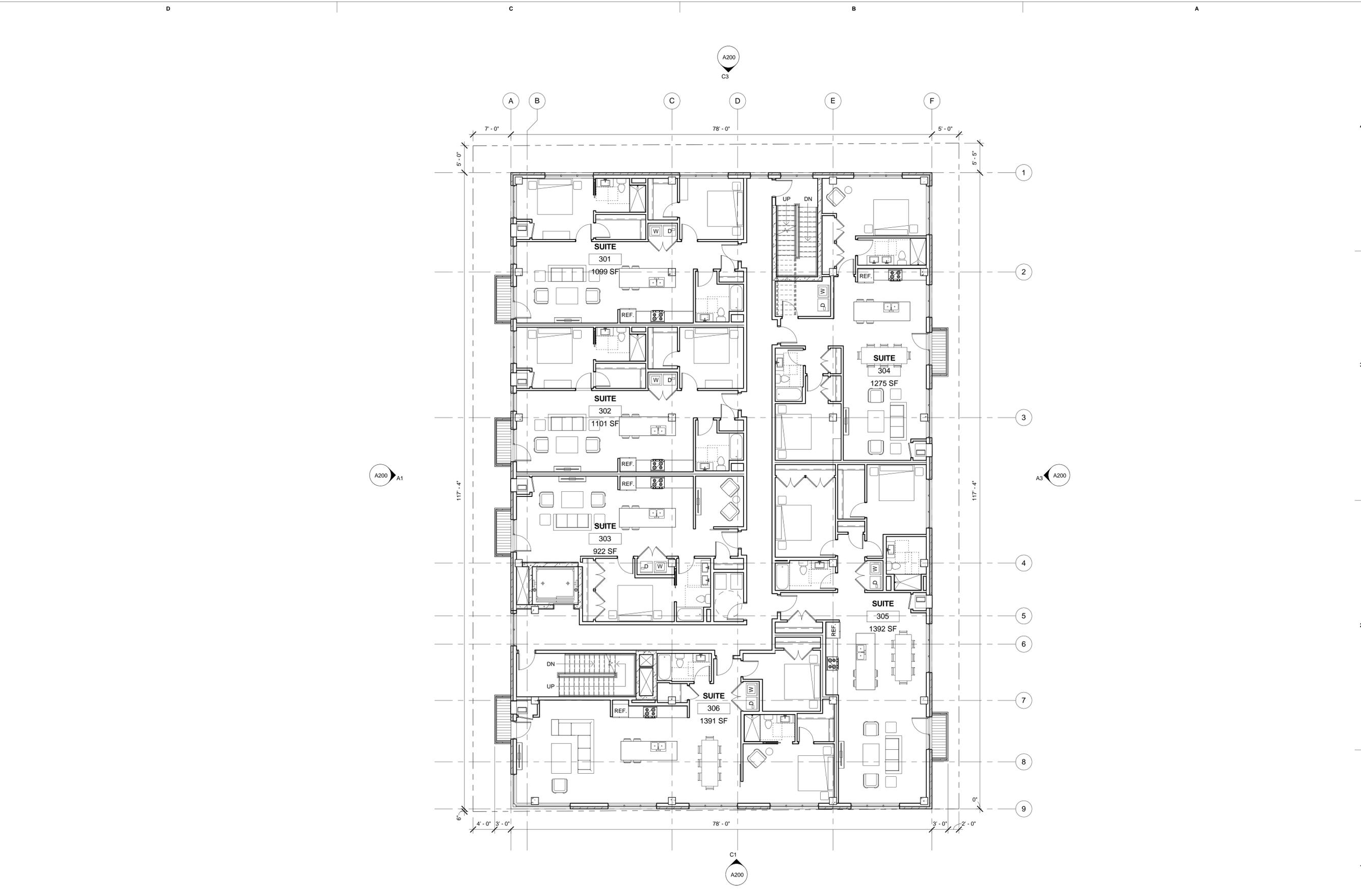
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LEVEL 2

Project #: 14-0122
Date: 1-19-15
Drawn by: JN
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ISSUE:

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1 FLOOR PLAN - LEVEL 3
1/8" = 1'-0"

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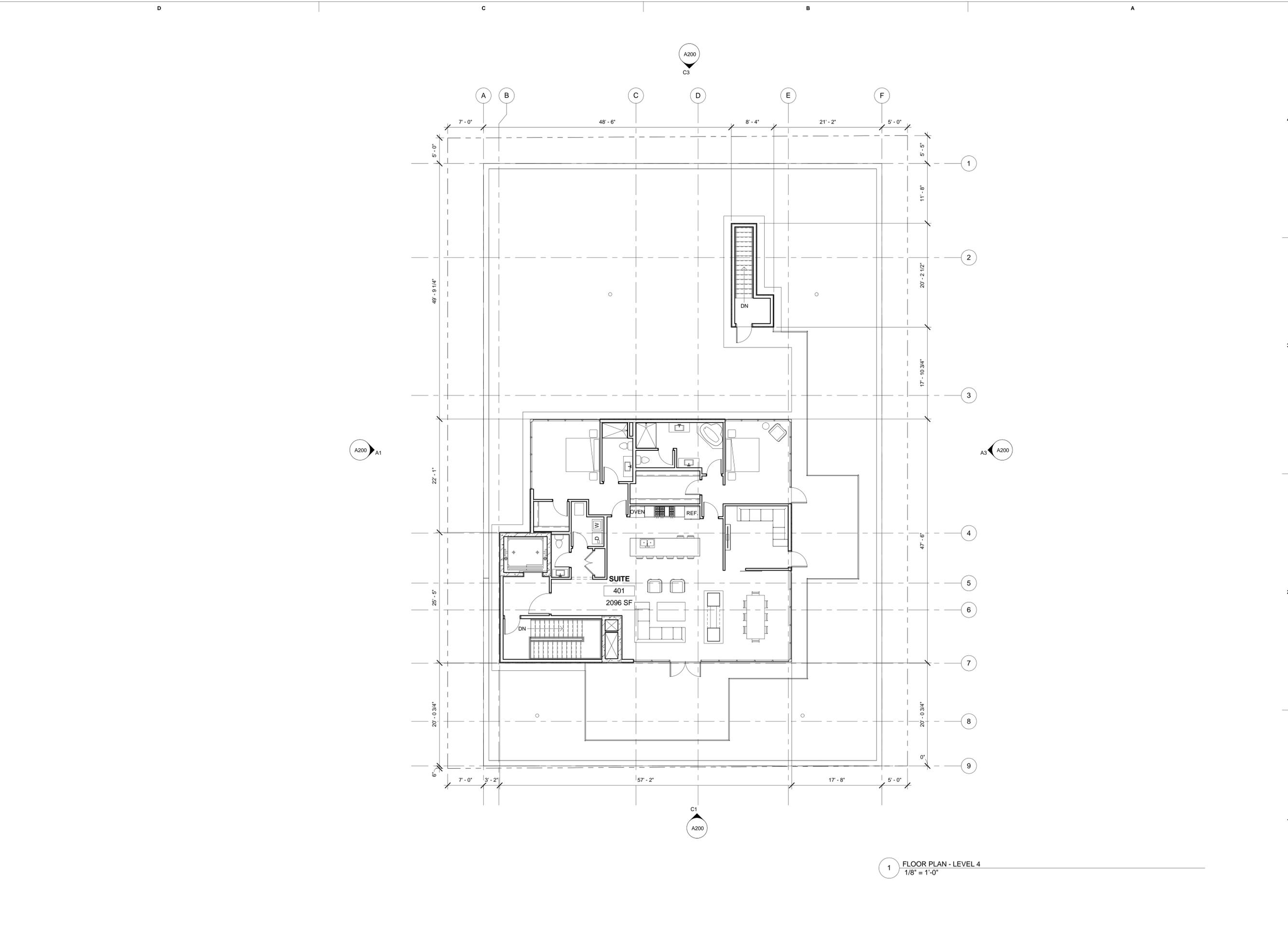
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LEVEL 3



1 FLOOR PLAN - LEVEL 4
1/8" = 1'-0"

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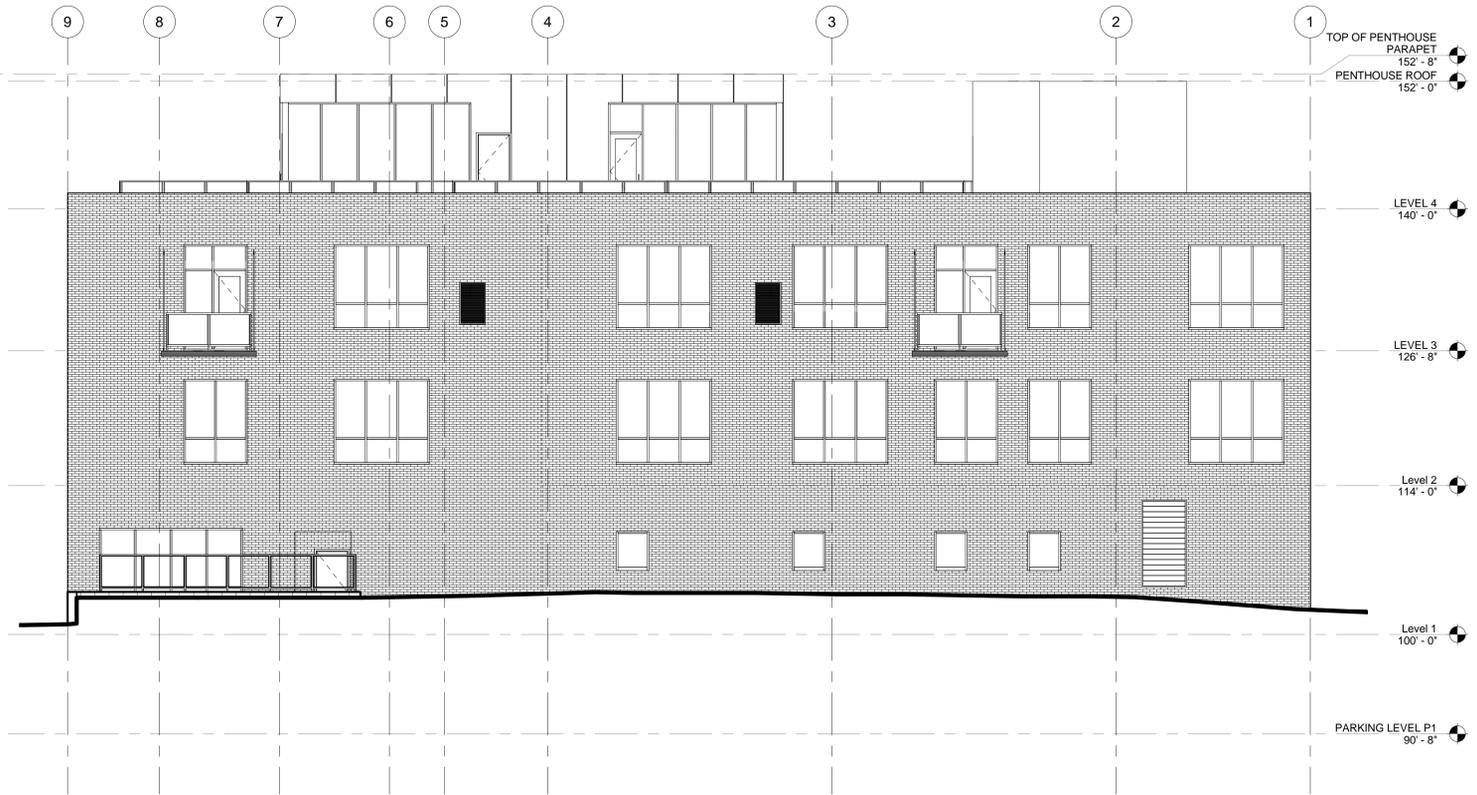
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LEVEL 4



C3 NORTH EXTERIOR ELEVATION
1/8" = 1'-0"



A3 EAST EXTERIOR ELEVATION
1/8" = 1'-0"



C1 SOUTH EXTERIOR ELEVATION
1/8" = 1'-0"



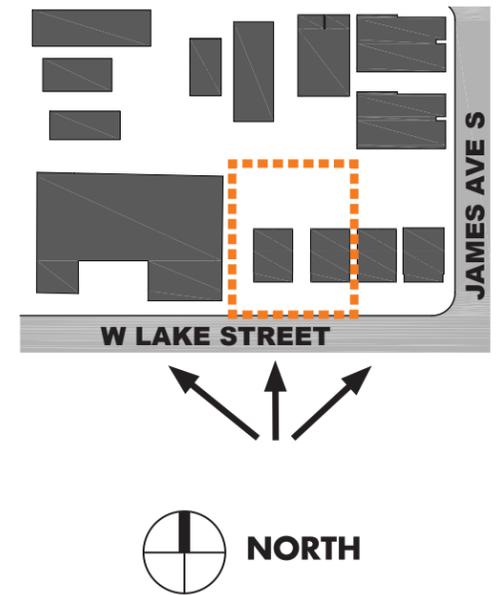
A1 WEST EXTERIOR ELEVATION
1/8" = 1'-0"

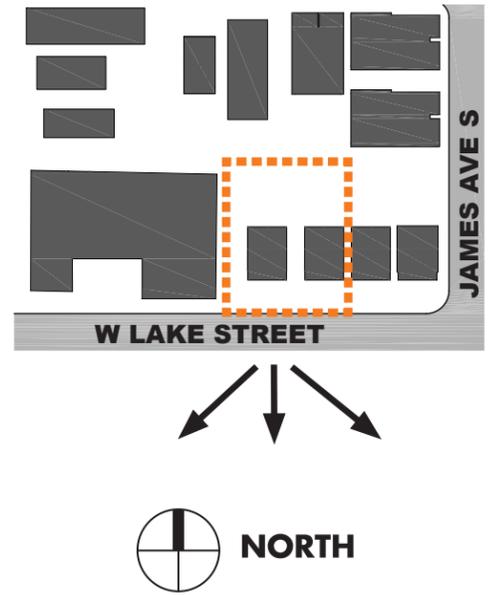
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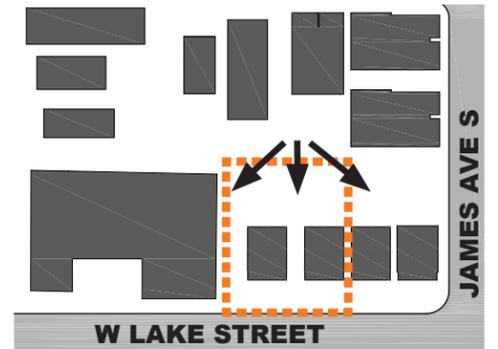
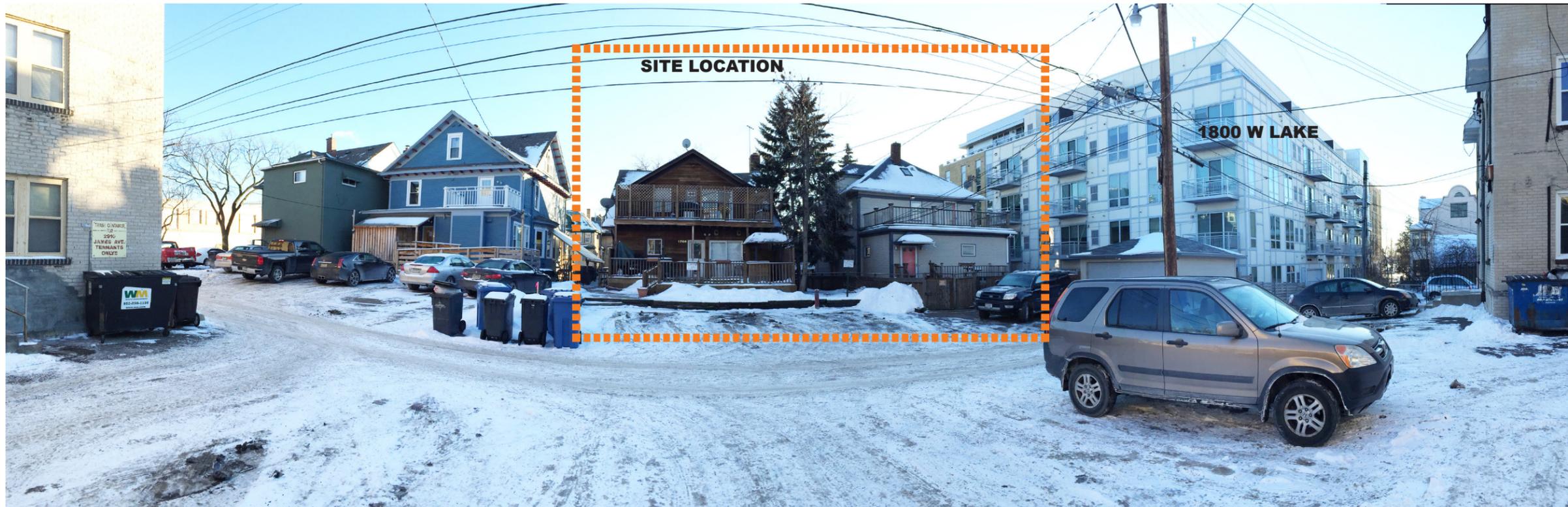
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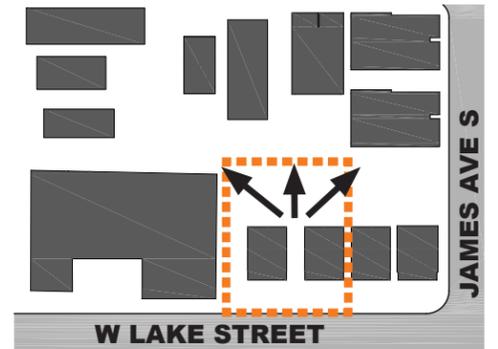
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STRUCTURAL
CONTRACTOR
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EXTERIOR ELEVATIONS
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Date: 1-19-15
Drawn by: Author
Checked by: Checker

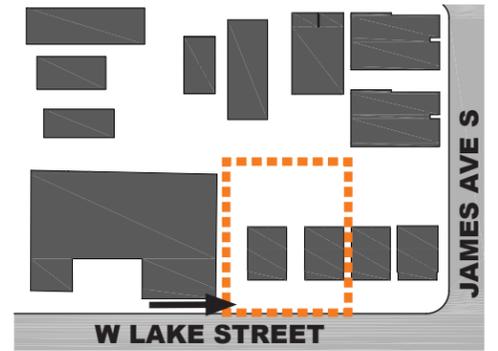


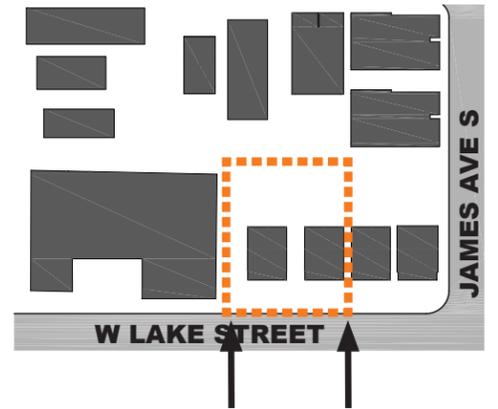


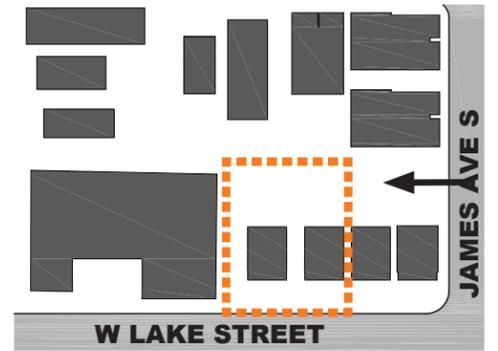












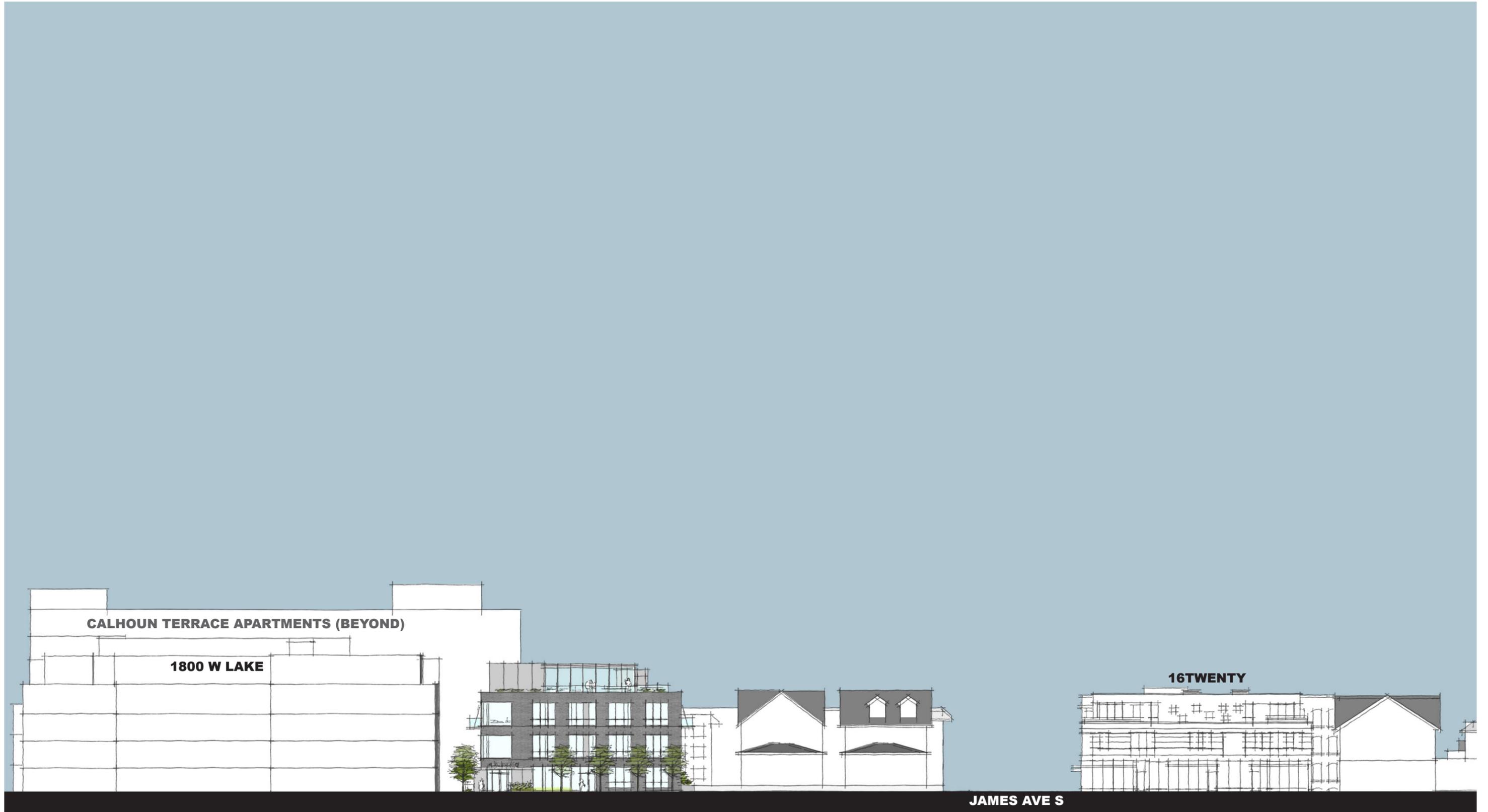


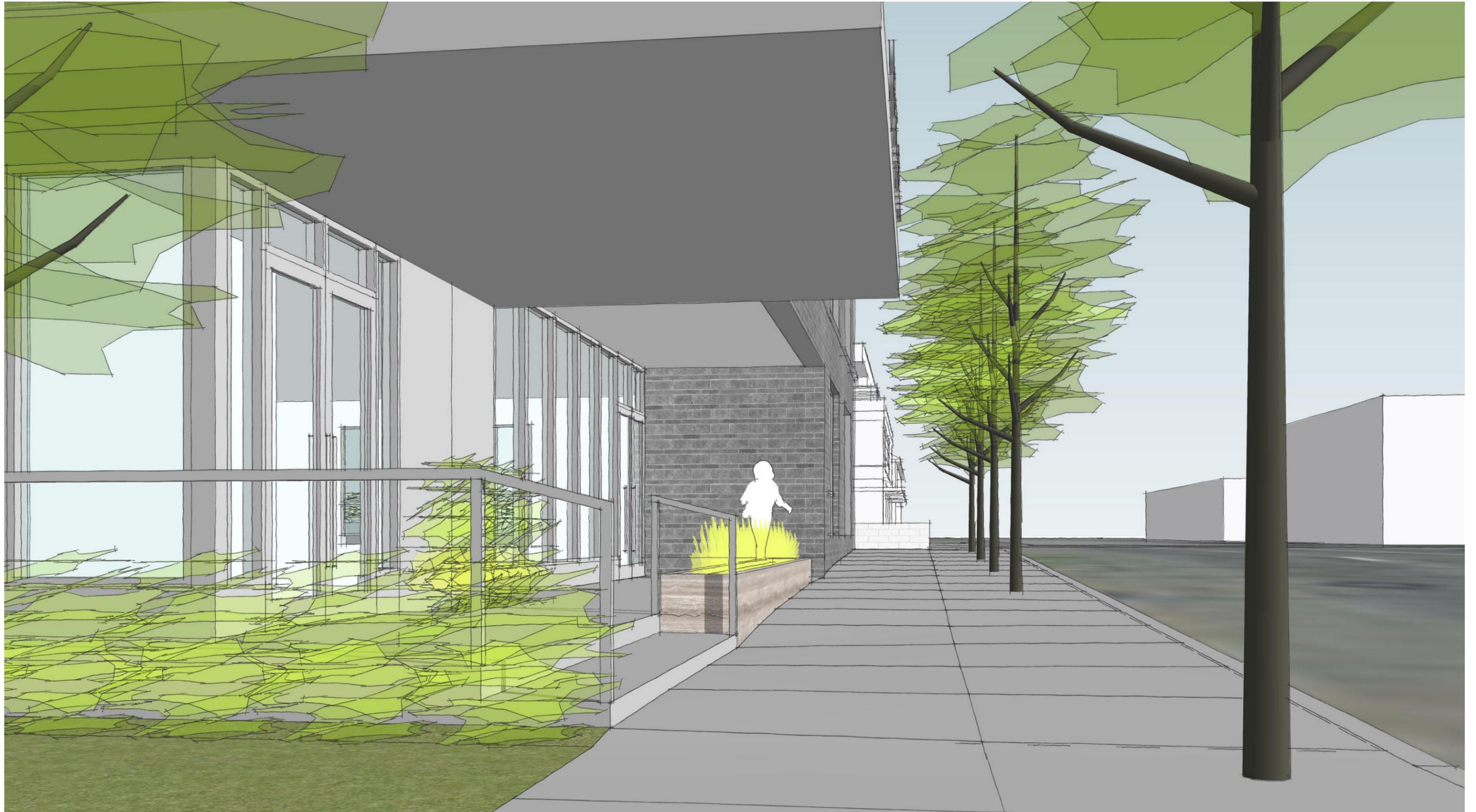
1800 W LAKE



16TWENTY















1800 W LAKE



