



MEMORANDUM

TO: City Planning Commission, Committee of the Whole

FROM: [Aaron Hanauer](#), Senior City Planner, (612) 673-2494

DATE: March 19, 2015

SUBJECT: Huron and Essex Hotel: 501 Huron Boulevard Southeast and 2510 Essex Street Southeast

The applicants are proposing a five-story, 140-room hotel with a main floor restaurant and second floor banquet facility at 501 Huron Boulevard and 2510 Essex Street Southeast. The development site, which is 36,800 square feet, is located within the Prospect Park Neighborhood. The most prominent exterior building materials are brick, stucco, and metal panel. There would be three vehicular access/exit points; one on Huron Boulevard, which includes a port cochere, and two on Essex Street Southeast (final vehicular access design requires Public Works approval). The project includes 83 off-street parking spaces (48 below ground, 27 on the main level, and 8 surface stalls). The main pedestrian entrance will be on Huron Boulevard Southeast. Bike parking is proposed within the Essex Street Southeast Boulevard. The existing building on the project site was determined not to be a historic resource and the demolition will likely be approved administratively.

In 2014, the applicants received approval for a 123-hotel room across Huron Boulevard Southeast at 1014-1022 Essex Street Southeast and 506 Huron Boulevard Southeast (BZZ-6473). If the proposed project at 501 Huron Boulevard Southeast and 2510 Essex Street Southeast is approved, the other site would be sold to the University of Minnesota for future development.

The base zoning of the project site is II/Light Industrial District; the overlay district is UA/University Area Overlay District. Hotels are a permitted use within the II zoning district. The adjacent properties are a combination of residential (R5 and R6) and industrial (II) zoning. The future land use of the subject parcels is transitional industrial. Transitional industrial includes industrial areas located outside of Industrial Employment Districts that are anticipated to evolve to other uses compatible with surrounding development and do not have the same level of policy protection as areas within Industrial Employment Districts.

The project site is within the area covered by Stadium Village Small Area Plan (2012). Within the small area plan, the subject site is in the Huron Boulevard Corridor District. Applicable small area plan land use recommendations for the Huron Boulevard Corridor District include the following:

- Allow existing industrial uses to remain as long as they wish to be there. When they leave, guide their locations for high density residential development;
- If the rail spur at some point is vacated, encourage the reconfiguration of development sites to be more efficient, while maintaining space for an intra-neighborhood trail connection;
- Encourage land uses along Huron to support a pedestrian oriented development, balanced against heavy vehicle traffic flow and acknowledging its role as a gateway to the area.

The Stadium Village Small Area Plan also provides guidance for urban design and public realm with the following recommendations

- Provide improved sidewalk connections along Huron Boulevard;
- Provide new multi-use trail link along railroad ROW between Huron Boulevard and 27th Avenue Southeast and at the intersection of 29th Avenue/University Avenue into the Prospect Park neighborhood;
- Provide a minimum of 8 foot wide sidewalks throughout the corridor where feasible.
- Incorporate streetscape elements such as more street trees, planters, monuments, public art, kiosks and benches to create a more inviting and comfortable sidewalk environment and promote more sidewalk activity;
- In addition, the intersection of Huron and Essex is identified as a possible pocket park/urban plaza area (Map 7.3) and a linear park is identified behind the building.

If built, the proposed development will continue the transformation of Huron Boulevard Southeast from Essex Street Southeast to Washington Avenue Southeast. Within the last five years, three other major developments along Huron have been completed or are near completion within this two block area: Solhaus (2428 Delaware Street Southeast), Solhaus Tower (515 Huron Boulevard Southeast) and WaHu Student Apartments (1000 Washington Avenue Southeast).

Applications: Based on a review of the proposed development, the following applications have been identified:

- Conditional use permit to increase the height from four stories (56 feet) to five stories (63 feet);
- Variance to reduce the south interior side yard setback from 13 feet to 10 feet to allow for the proposed building;
- Variance to reduce the south interior setback from 5 feet to 1.5 feet to allow for port cochere;
- Variance to reduce the south interior setback from 5 feet to 3 feet to allow for an uncovered driveway;

- Variance to reduce the north interior setback from 5 feet to 4.5 feet to allow for an uncovered driveway;
- Variance to reduce the off-street loading requirement from two spaces to one space;
- Variance to increase the driveway width to 39 feet (along Essex Street Southeast);
- Site plan review.

CPED staff would like to introduce the project to the Planning Commission before a public hearing. In addition to any aspects of the project the commissioners would like to discuss, staff would like input on the requested applications and the following design aspects of the project:

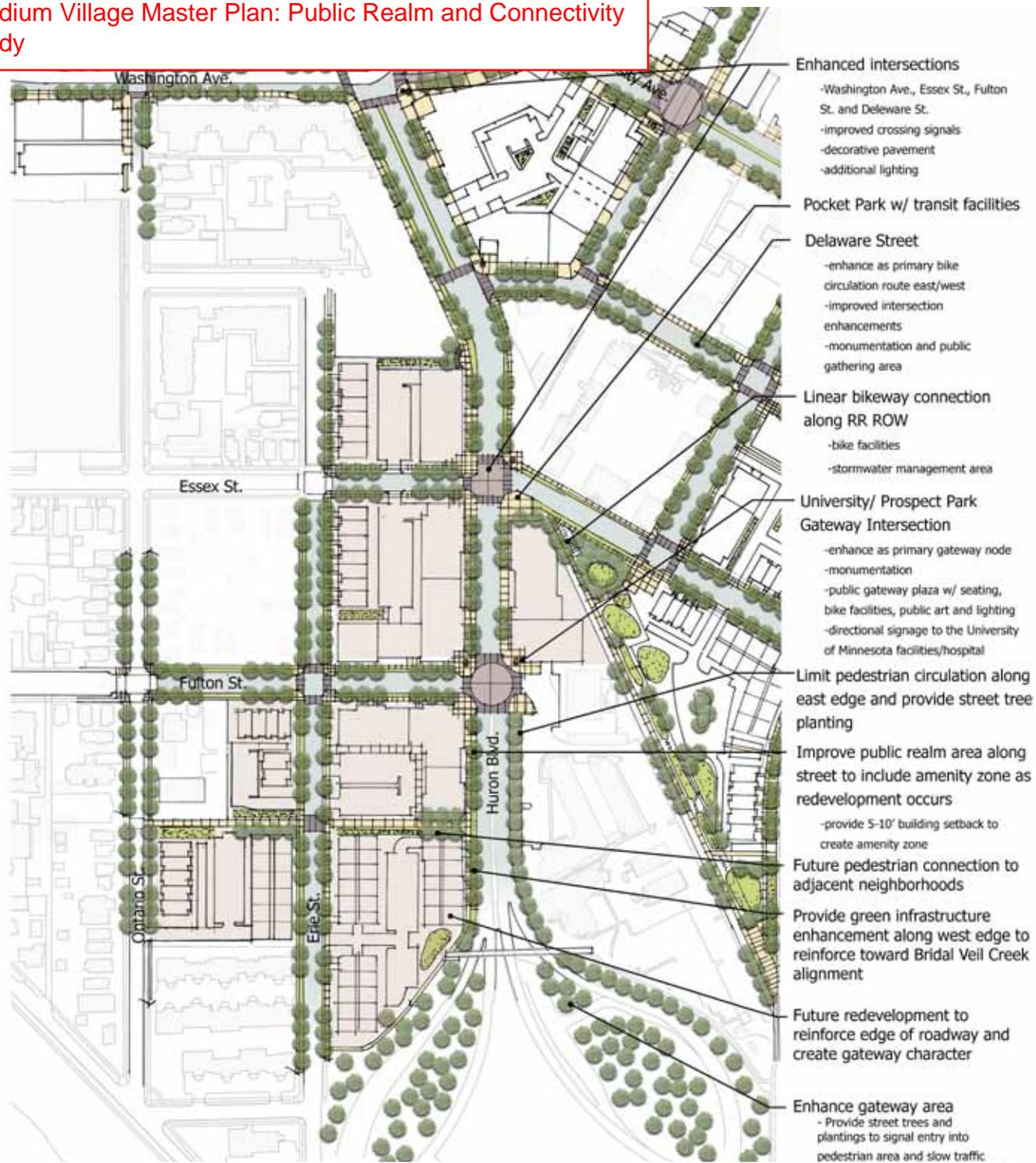
1. Does the building design with the recesses and projections meet the intent of dividing the larger building into smaller identifiable sections?
2. Are the exterior materials and appearance of the rear and side walls similar to and compatible enough with the front of the building?
3. The proposed building will likely have an inactive function for approximately 50 percent of the Essex Street elevation; the site plan review allows a maximum of 30 percent along street frontage. Does the proposed design with windows into the parking garage mitigate the inactive function?
4. Are there additional site design considerations to make to help foster a more inviting, comfortable and active sidewalk environment along Essex and Huron? Is the number of curb cuts a concern for the urban sidewalk environment?

Stadium Village Master Plan: Map 7.3 Open Space and Parks

Map 7.3 – Stadium Village Open Space and Parks



Stadium Village Master Plan: Public Realm and Connectivity Study





PROJECT DATA:	
ADDRESS	501 HURON BLVD SE & 2510 ESSEX ST SE
SITE AREA	36,800 SF
ZONING DISTRICT	I-1
FAR:	2.7
	99,360 SF ALLOWABLE AREA
	Bldg Area - Garage Area =74,846 SF

BUILDING SQUARE FOOTAGE:	
LOWER LEVEL	20,095 SF
1ST FLR	19,561 SF
(9,166 SF heated) (20,395 SF garage)	
2ND FLR	20,000 SF
3RD FLR	18,560 SF
4TH FLR	18,560 SF
5TH FLR	18,560 SF
TOTAL:	115,336 SF

ROOM COUNT:	
2ND FLR	27
3RD FLR	33
4TH FLR	40
5TH FLR	40
TOTAL:	140 UNITS

ROOM MIX:	
STANDARD	127
SUITES	13

PARKING PROVIDED:	
LOWER LEVEL	48 STALLS
MAIN LEVEL	27 STALLS
SURFACE PARKING	8 STALLS
TOTAL:	83 STALLS

PARKING REQUIRED:	
140 ROOMS	47 STALLS
BALLROOM	26 STALLS
RESTAURANT	9 STALLS
TOTAL:	82 STALLS

IMPERVIOUS / PERVIOUS SURFACE:	
SITE AREA	36,800 SF
BUILDING FOOTPRINT	20,325 SF
IMPERVIOUS (of remaining 16,475 SF)	7,599 SF
PERVIOUS LANDSCAPE	8,876 SF
(53.8% Pervious)	

PROJECT DESCRIPTION:

The proposed project is a redevelopment of the Southeast corner of Essex Street SE and Huron Boulevard SE. (501 Huron, 2510 Essex) The total site area is approximately 36,800 SF. The site currently contains a wholesale food production facility for Everfresh, which manufacturers chow mein noodles, with adjacent parking and loading facilities.

The proposed Hotel would be a 5 stories building, approximately 63 feet tall, with underground and surface parking for 83 cars. This Hotel is designed for 140 rooms with a 3,400 SF restaurant and pool located on the first floor. Meeting rooms with banquet facilities will be located on the second floor.

Upon approval from Minneapolis Planning Commission and City Council, this proposed project would replace the 123 room hotel approved last year across the street on the Southwest corner of Essex and Huron. That site would be sold to the University of Minnesota for future development.

ZONING / VARIANCES:

501 Huron and 2510 Essex are currently zoned I-1 (Hotels are allowed in the I-1 district). The sites are also in the University Avenue Overlay district. A setback variance will be required for the portion of the building on Essex and at the southwest inside corner A CUP will be required for the height increase for a 5 story building (4 stories are allowed in I-1 district).

DESIGN CONCEPT:

The building plan will follow the angle of the property with the main public areas located on the corner. The building will be set back from Huron to allow a 9' sidewalk, with an additional 6' to the building wall to allow for planters. The pedestrian entry to the building lobby will be located on Huron. The restaurant will be located on the corner and extend along Essex with outdoor seating and pocket park at corner. The building will be accessed from a right in drive from Huron to a covered drop off which will also access the building lobby. The drop off can also be accessed from Essex (and go to right out on to Huron). A delivery area will be provided in the space below the building. This drive will also provide access to the first floor parking garages. A separate exterior ramp on the North East side accessed from Essex will provide access to below grade parking. All parking will be enclosed.

A traffic study with new traffic counts and TDMP is underway. Per initial meetings with the Minneapolis Traffic Department, Essex may become a two-way street from Huron to SE 26th, if the report indicates a better traffic flow will result.

The exterior design style will be modern with large glass areas at the public areas facing the street, including the restaurant, lobby and two-story second level meeting rooms. The primary building materials will include brick and stucco with the canted marquees comprised of metal panels.

Committee of the Whole Submittal

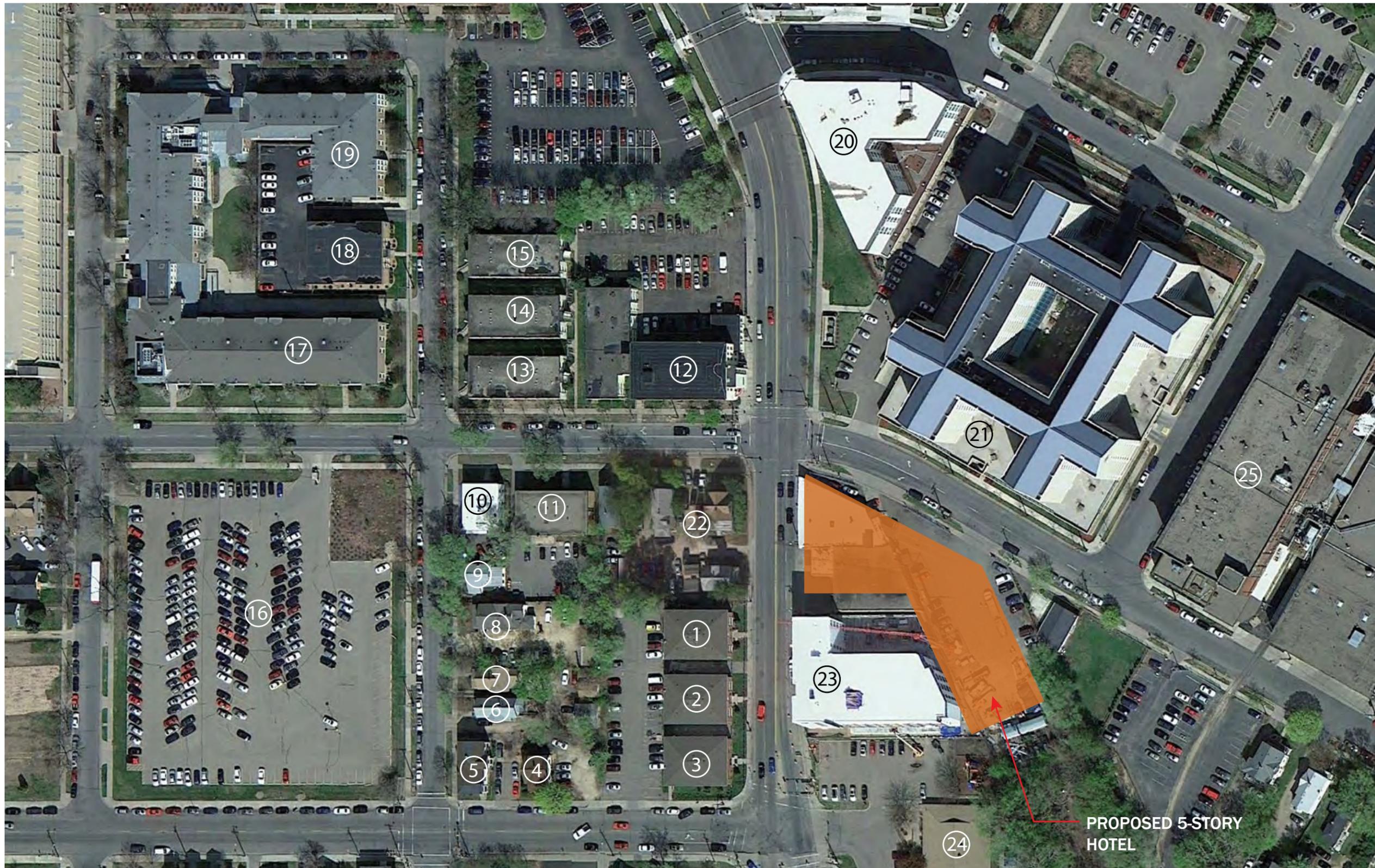
HURON & ESSEX HOTEL

Minneapolis, Minnesota

March 09, 2015

Cover Sheet

14-125



- 1. 3-Story Apartment
- 2. 3-Story Apartment
- 3. 3-Story Apartment
- 4. 2-Story House
- 5. 2-Story House
- 6. 2-Story House
- 7. 2-Story House
- 8. 2-Story House
- 9. 2-Story House
- 10. 2-Story Apartment
- 11. 3-Story Apartment
- 12. 3-Story Apartment
- 13. 3-Story Apartment
- 14. 3-Story Apartment
- 15. 3-Story Apartment
- 16. Construction Site
- 17. 3-Story Apartment
- 18. 3-Story Apartment
- 19. 3-Story Apartment
- 20. 6-Story Apartment
- 21. 10-Story Apartment
- 22. 2-Story Commercial
- 23. 6-Story Apartment
- 24. 1-Story Commercial
- 25. 4-Story Commercial





Northwest view of property from corner of Essex and Huron

Wahu Student Housing (under construction)



TCF Bank stadium 3 blocks north of site



Multiple restaurants in walking distance



Adjacent to the University of Minnesota



Property area shown in orange

Freeway access directly off of Huron Boulevard



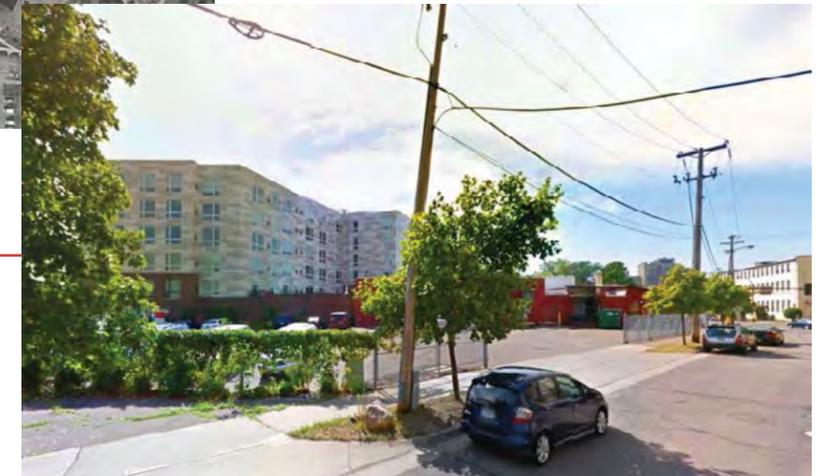
Student Housing



Ambulatory Care Center: University of Minnesota Day Surgery (currently under construction)



Student Housing



View of site looking west from Essex St.

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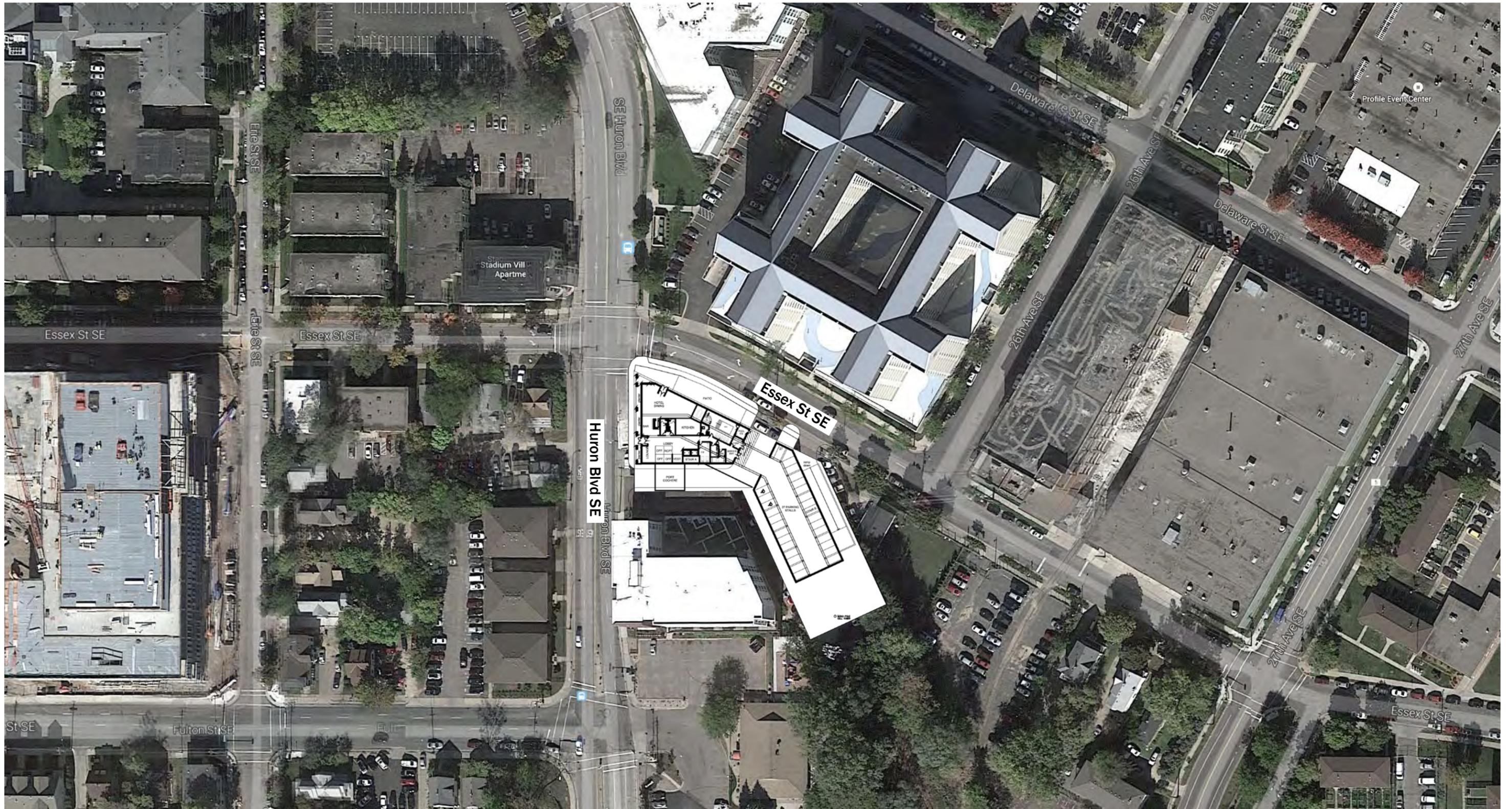
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Site Context Pictures

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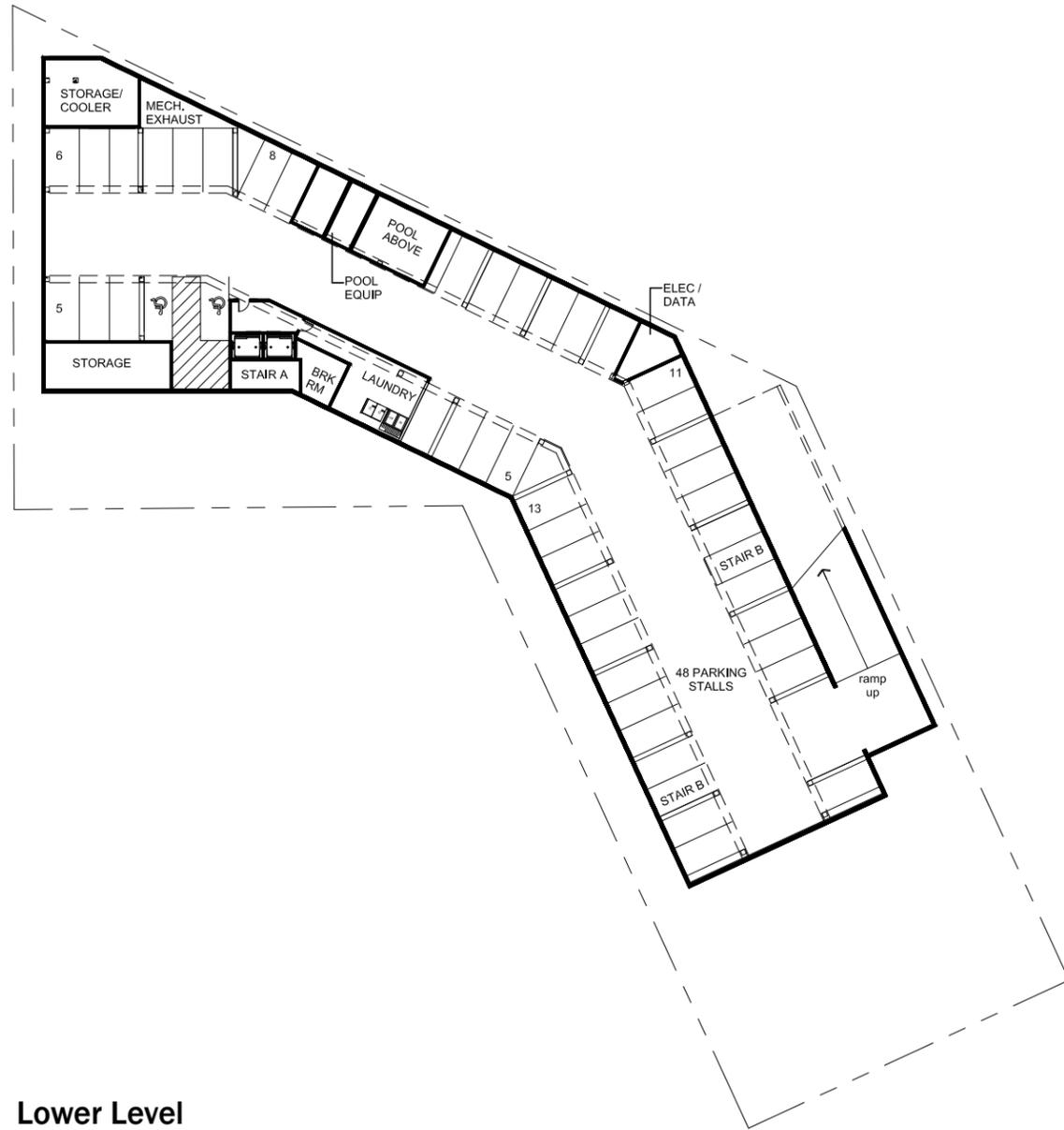
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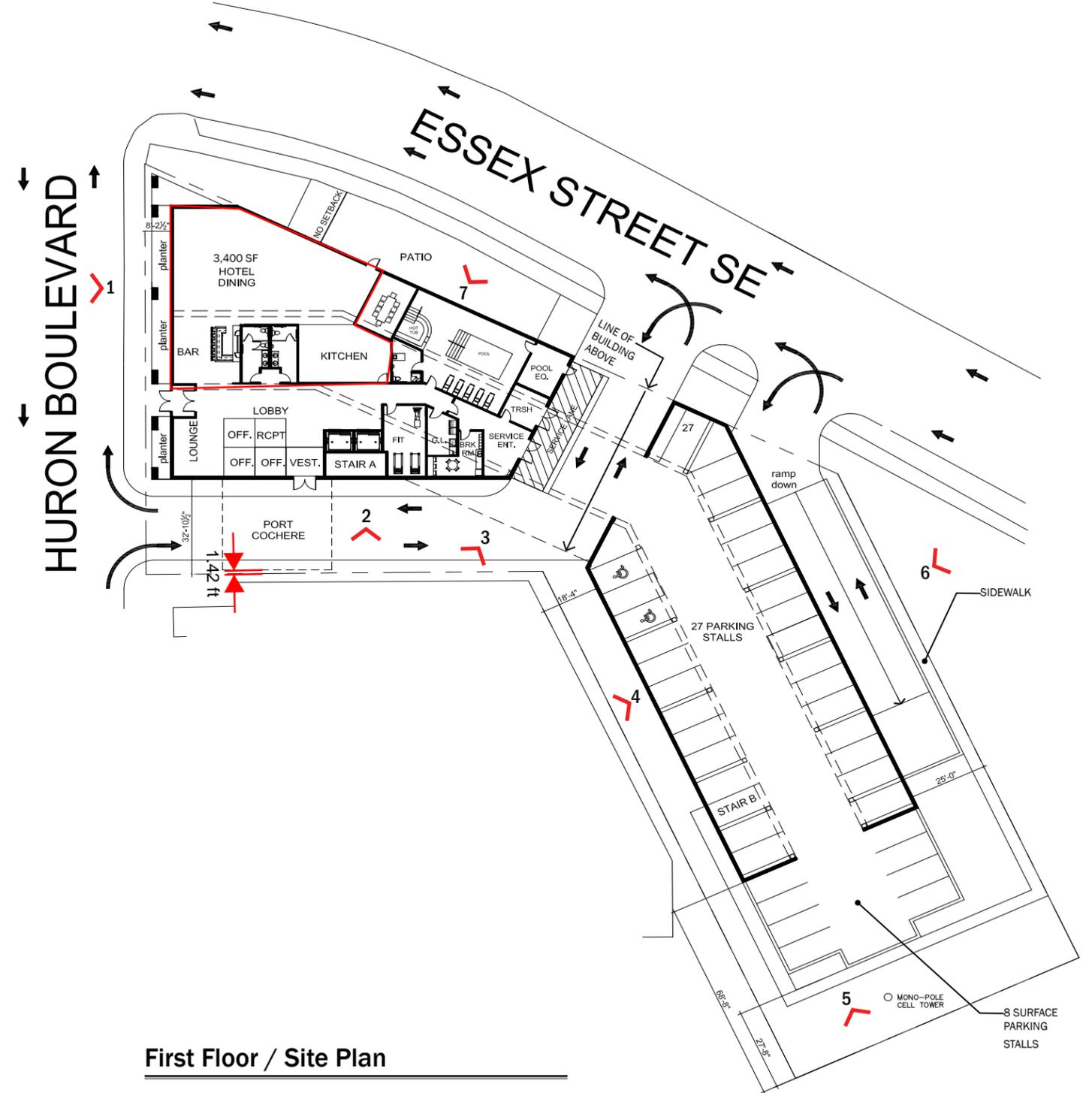
Aerial View

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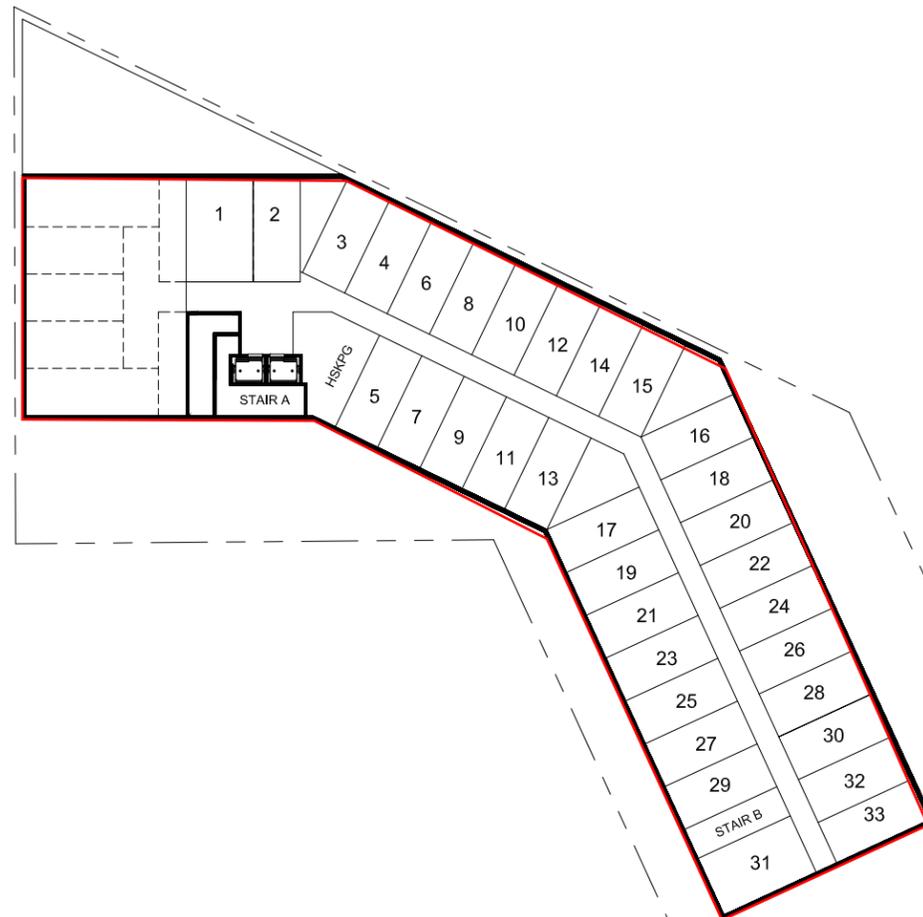


Lower Level

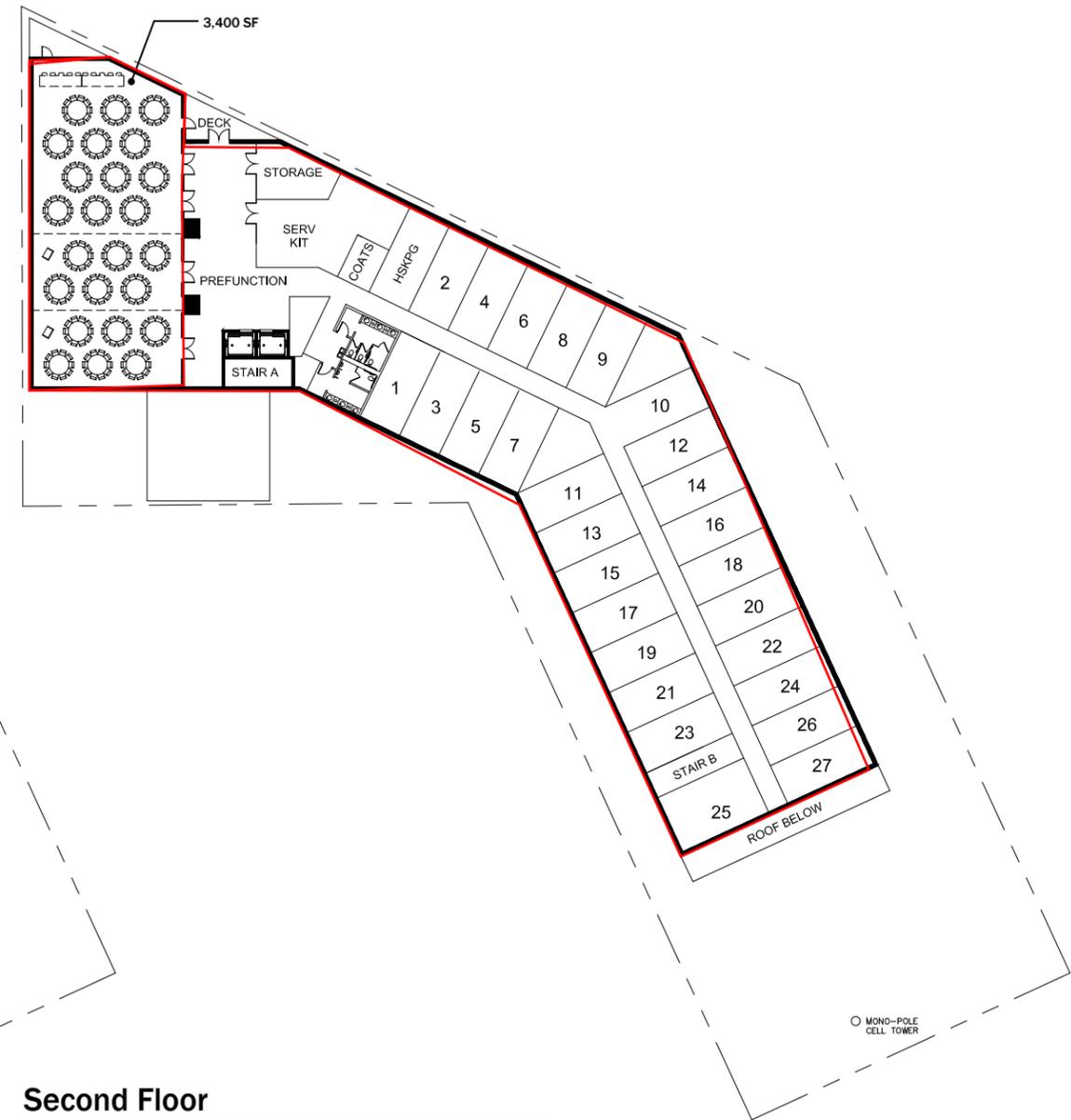


First Floor / Site Plan



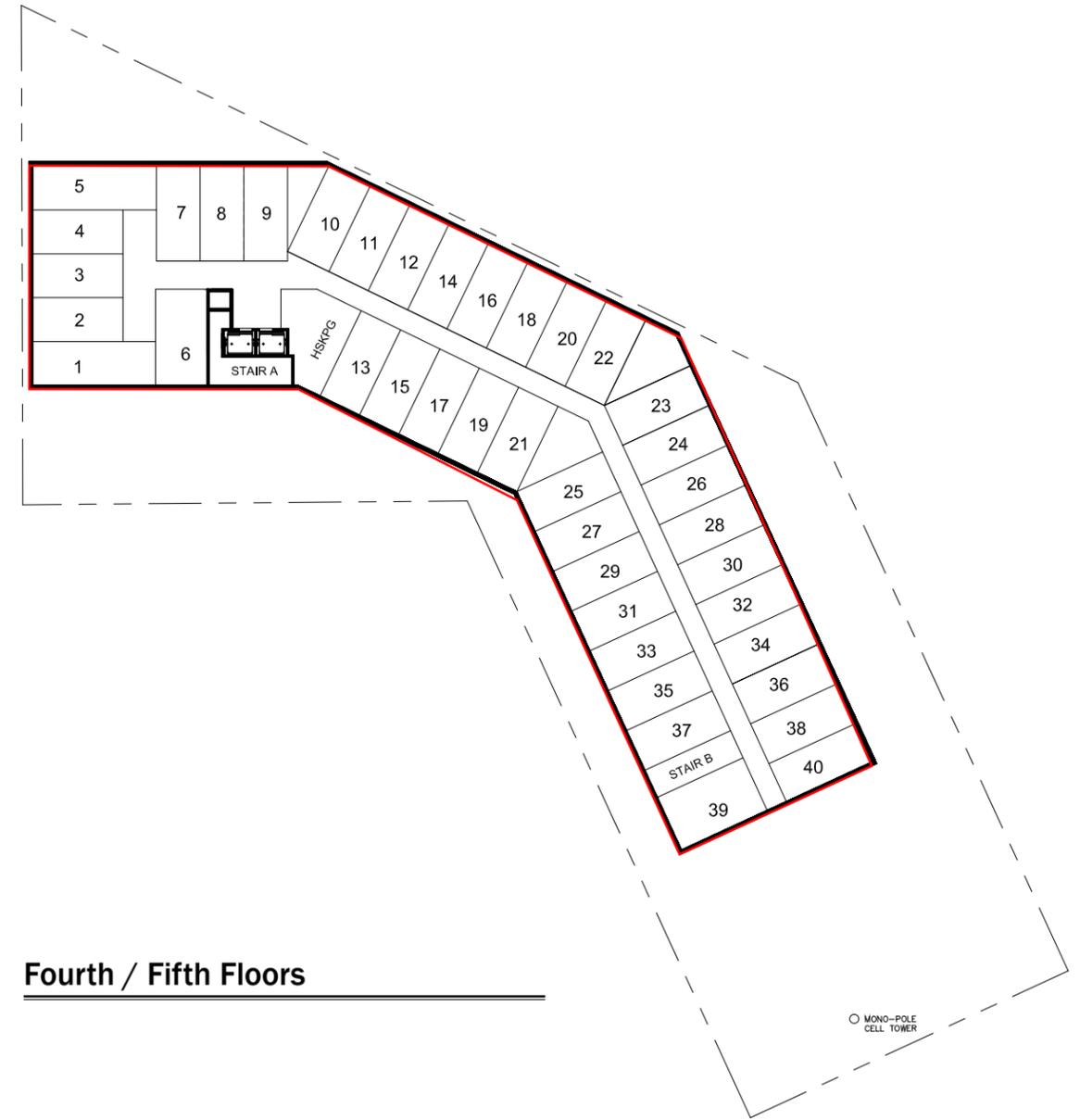


Third Floor



Second Floor

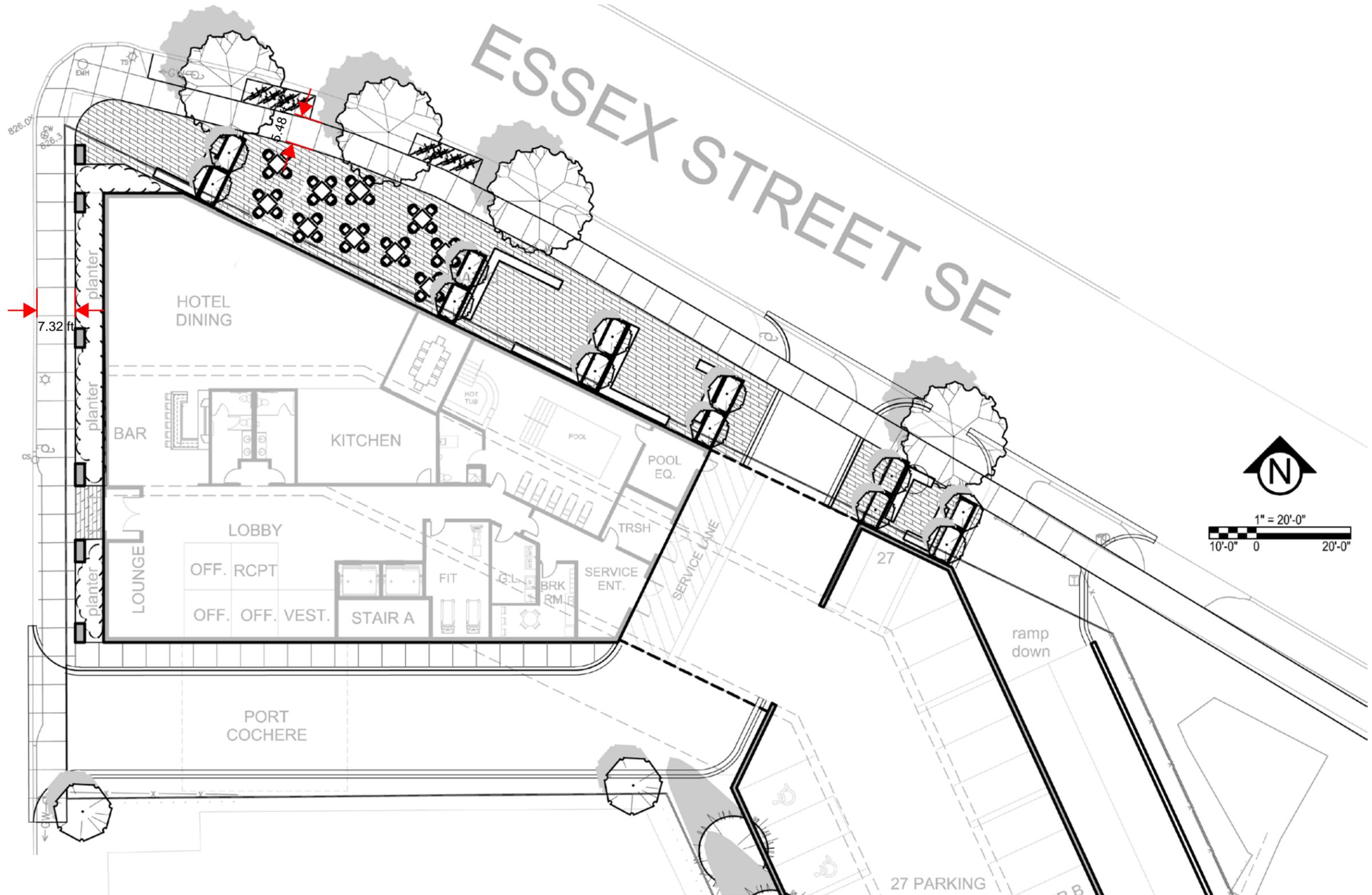




Fourth / Fifth Floors



HURON BOULEVARD



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Pocket Park

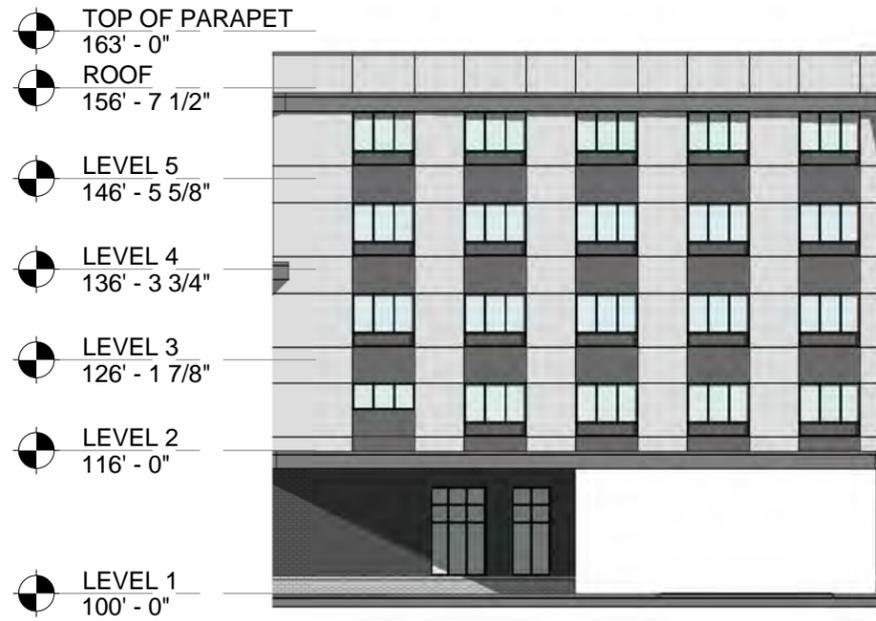
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Elevation 1



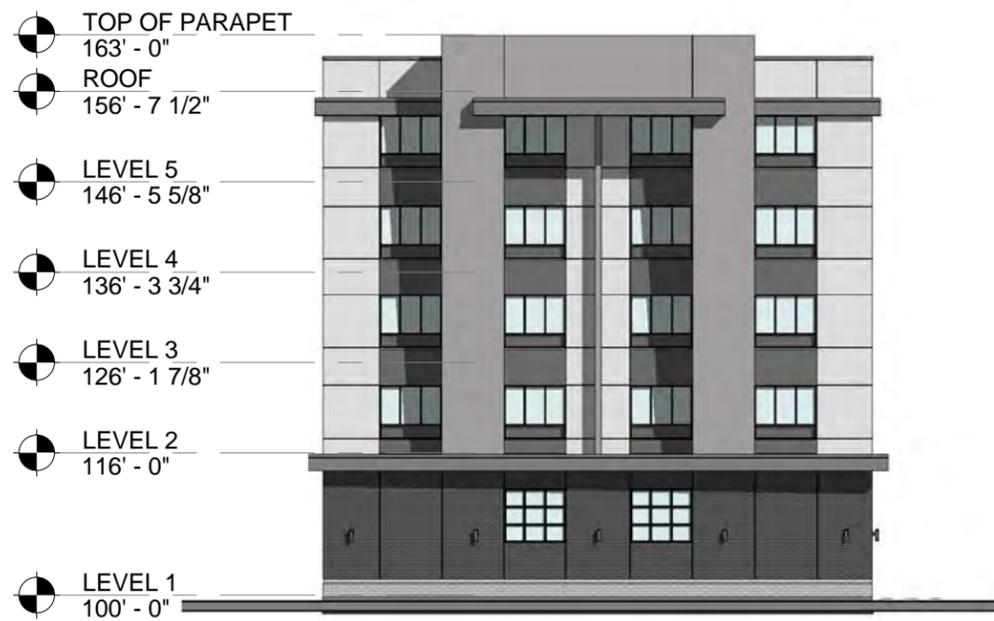
Elevation 2



Elevation 3



Elevation 4



Elevation 5



Elevation 6



Elevation 7



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HURON & ESSEX HOTEL

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SW View

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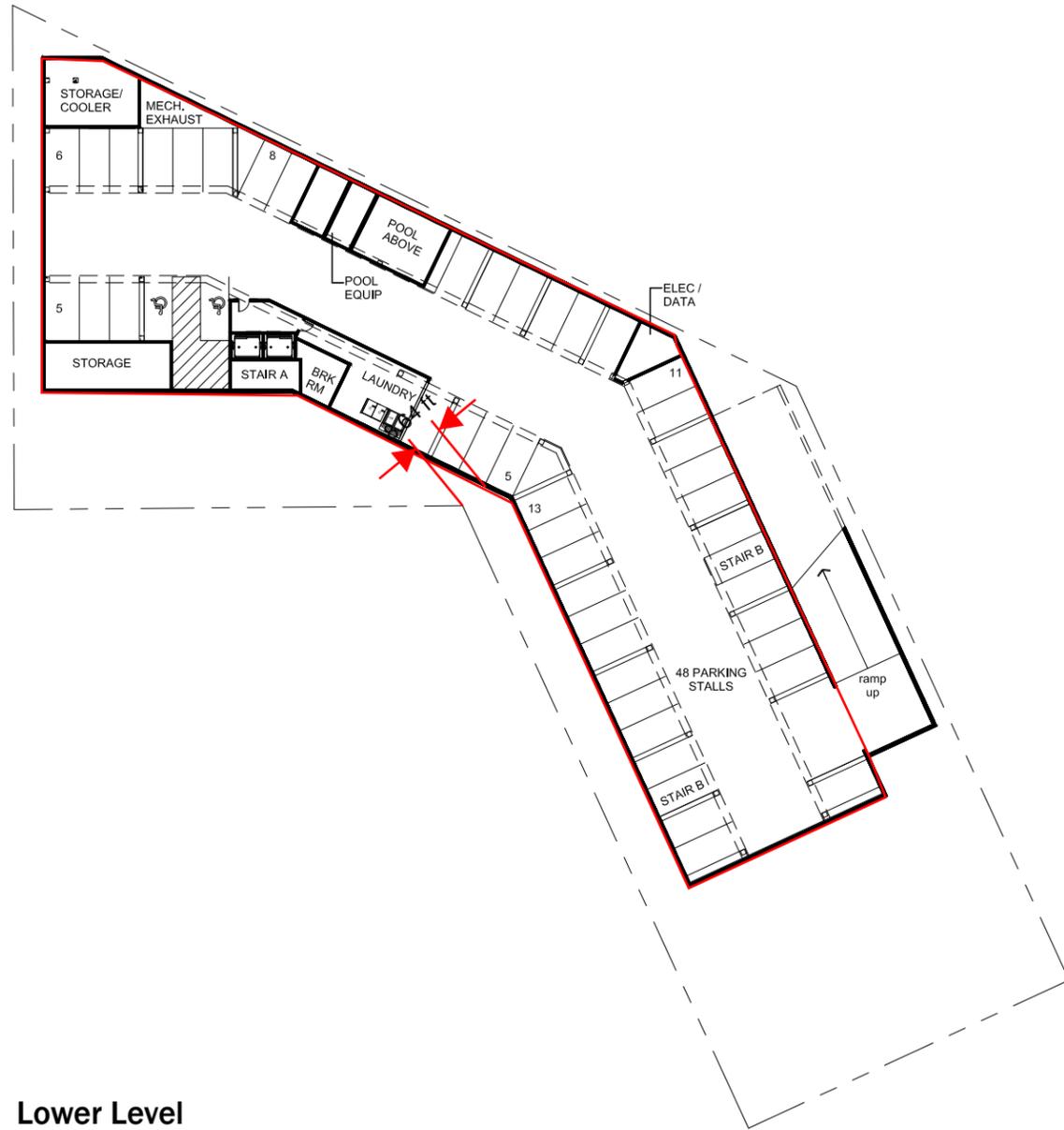
HURON & ESSEX HOTEL

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NW View

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Lower Level



First Floor / Site Plan

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Floor Plans

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