



MEMORANDUM

TO: City Planning Commission, Committee of the Whole
FROM: [Lisa Steiner](#), City Planner, (612) 673-3950
DATE: March 19, 2015
SUBJECT: Midtown Crossings, 2839 11th Ave S

The proposed development is a five-story mixed-use building that would be located north of the Midtown Greenway between 11th Avenue South and 12th Avenue South. Approximately 55 dwelling units would be incorporated and the applicant is considering the inclusion of office or commercial space as well. The building would be about 60,000 square feet in size and would have approximately 55 underground parking stalls. The anticipated site would incorporate 2839 11th Avenue South, 2843 11th Avenue South, and likely 2840 12th Avenue South.

The properties at 2839-2843 11th Avenue South are currently zoned R4: Multiple-family district, while all the properties to the east and north of these are zoned R2B: Two-family district. The *Minneapolis Plan for Sustainable Growth* designates the future land use of this site as urban neighborhood. Across the Midtown Greenway, on the west side of 11th Avenue South, lies the northeastern boundary of the Chicago & Lake Activity Center. The site is also within the boundaries of the [Midtown Greenway Land Use Development Plan](#), which designates the future land use for these properties as medium-density housing (10-50 dwelling units/acre).

The proposal is only in the preliminary design stages and limited information was provided to identify required land use applications. Based on staff's preliminary review and assuming the land is purchased, the following land use applications would be required, as well as potentially yard variances.

- Rezoning site to R4, R5, or OR2.
- Conditional use permit to increase maximum height.
- Site plan review.
- Petition to vacate and redirect a portion of the alley between 11th and 12th.

The applicant and CPED are seeking feedback from the Planning Commission on the project's design. This input will be used by the applicant in further developing their plans. Staff anticipates that the project will be brought to another Committee of the Whole meeting at a later date, once the project details have been more defined.

MIDTOWN

2839 11TH AVE S.

CROSSING

DRAFT - 02.23.2015

URBAIN DRC + AWH ARCHITECTS

PROJECT DESCRIPTION

Midtown Crossing is a proposed live/work, multi-unit apartment building to be located at 2839 11th Avenue S. in the Midtown Philips neighborhood of Minneapolis. It will become a model for sustainable development and living in the city, taking advantage of its location along the Midtown Greenway to encourage use of alternative transportation, as well as providing renewable energy, high-performance technologies to minimize energy and water use, and be designed to encourage resident of all ages and socioeconomic levels to engagement with natural systems and the community.

The proposed residential structure contributes to its surrounding context in several ways: it accommodates a promenade on the north side of the Greenway to connect adjacent streets together; all sides of the building, including along the Greenway, have townhome-style units with doors providing direct access to the street to create a more lively street front than typical developments; and proposes additional access points to the Greenway, including a terrace and potential commercial space below street level to engage bicyclists and walkers on the Greenway.

The building itself is composed of interchangeable units to accommodate new 21st Century working environments, as well as intergenerational families. Specifically, we propose that the first level of townhome units accommodate low-traffic office uses, to enable residents to work in their homes more effectively. To accommodate the needs of families that have many generations living together, our intergenerational units are connected via internal stairways, providing separate entrances at each level, enabling the space to evolve as the residents needs do.



CONTEXT

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SITE OVERVIEW

ABBOTT
NORTHWESTERN
HOSPITAL

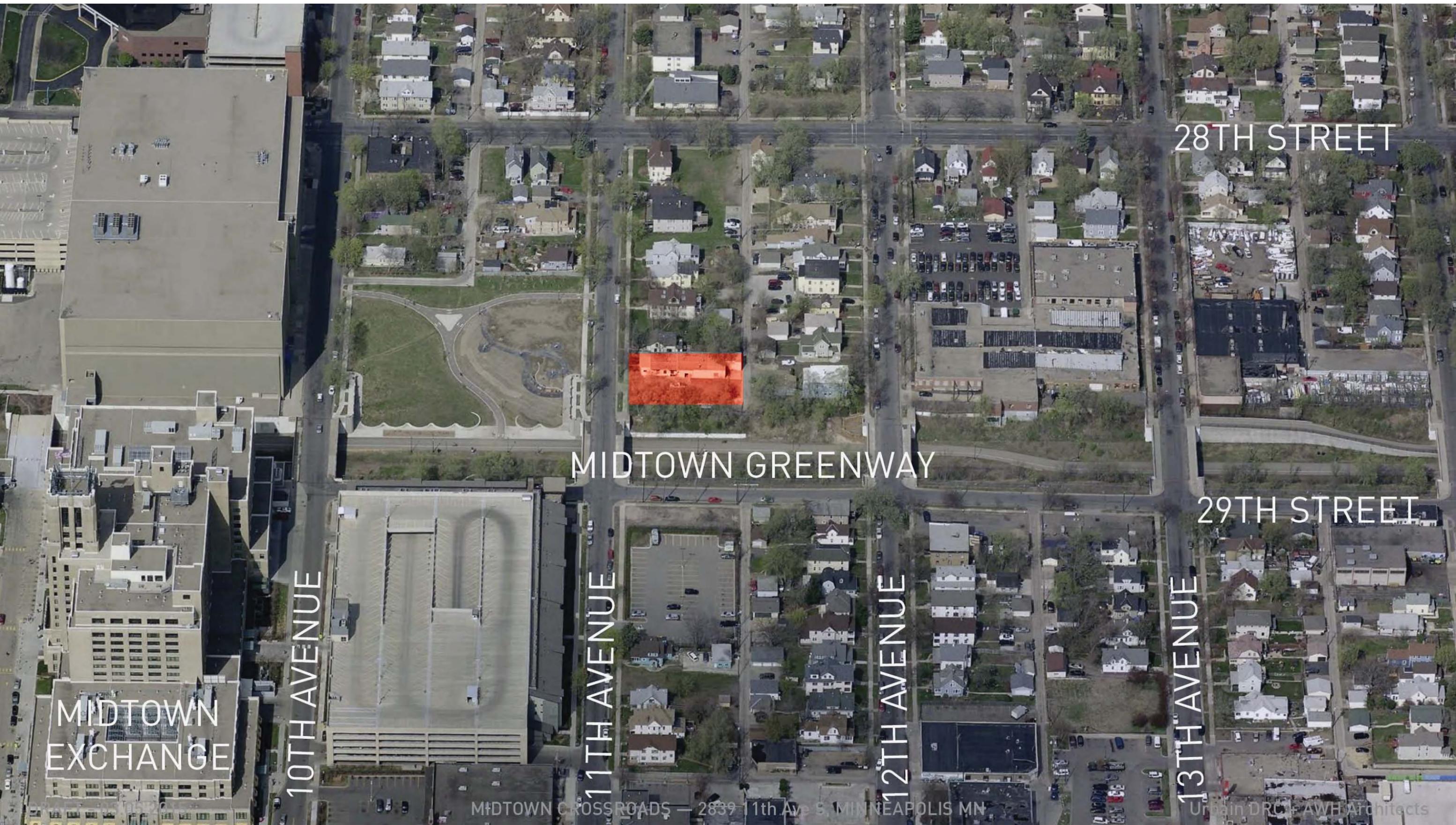
ANDERSON
ELEMENTARY
SCHOOL

MIDTOWN PHILIPS NEIGHBORHOOD

MIDTOWN GREENWAY

MIDTOWN
EXCHANGE

LAKE STREET



28TH STREET

MIDTOWN GREENWAY

29TH STREET

MIDTOWN EXCHANGE

10TH AVENUE

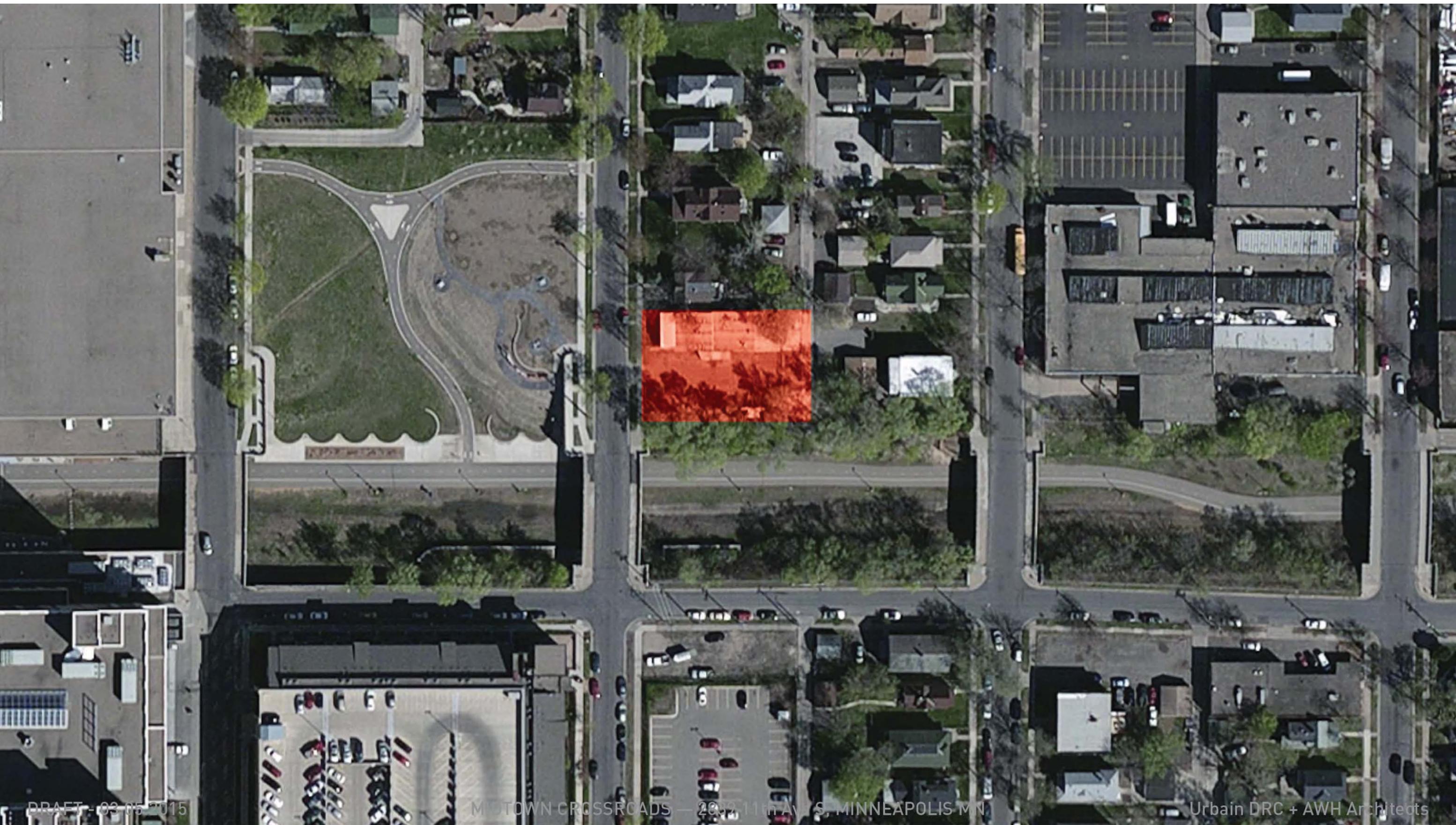
11TH AVENUE

12TH AVENUE

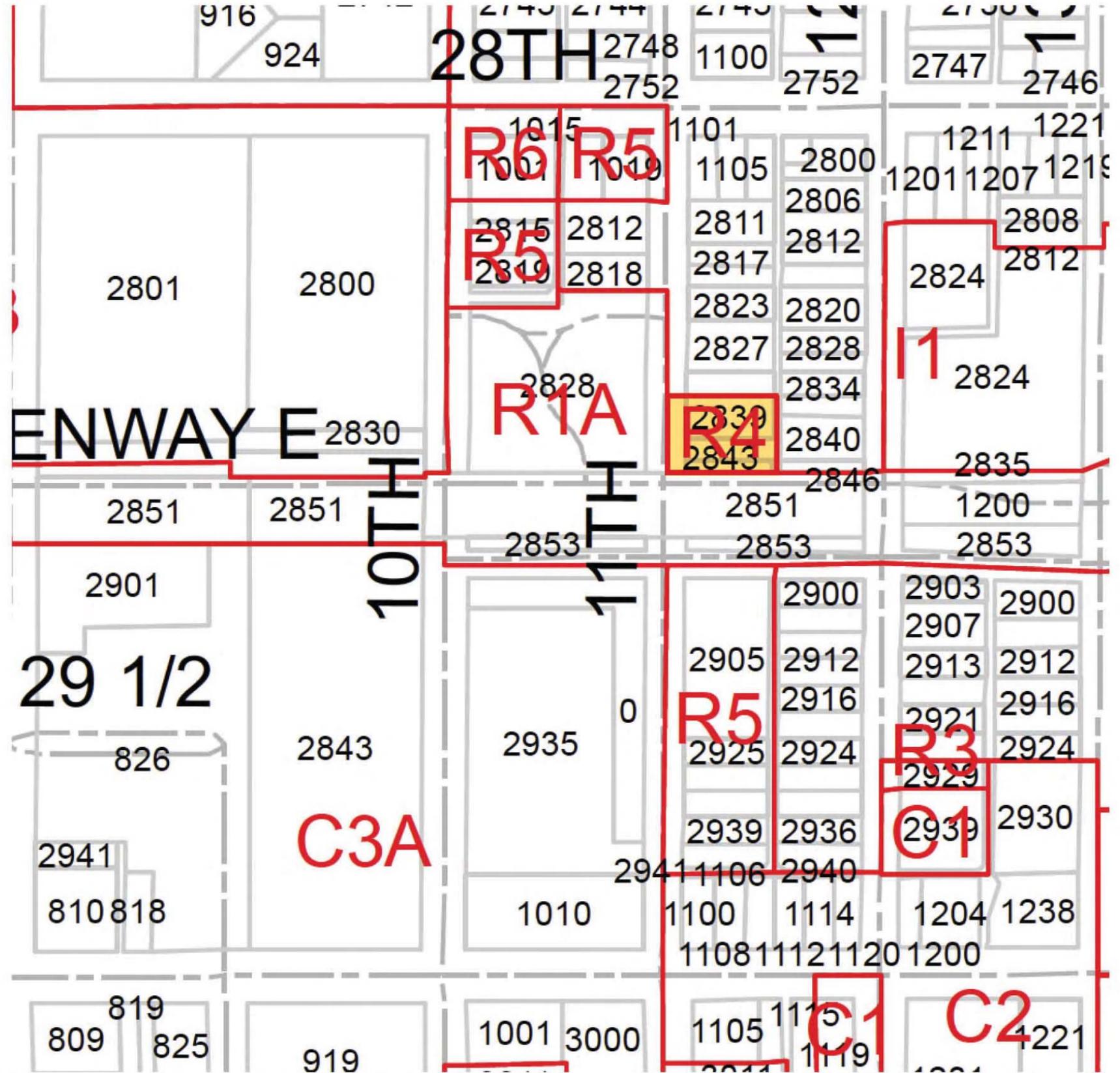
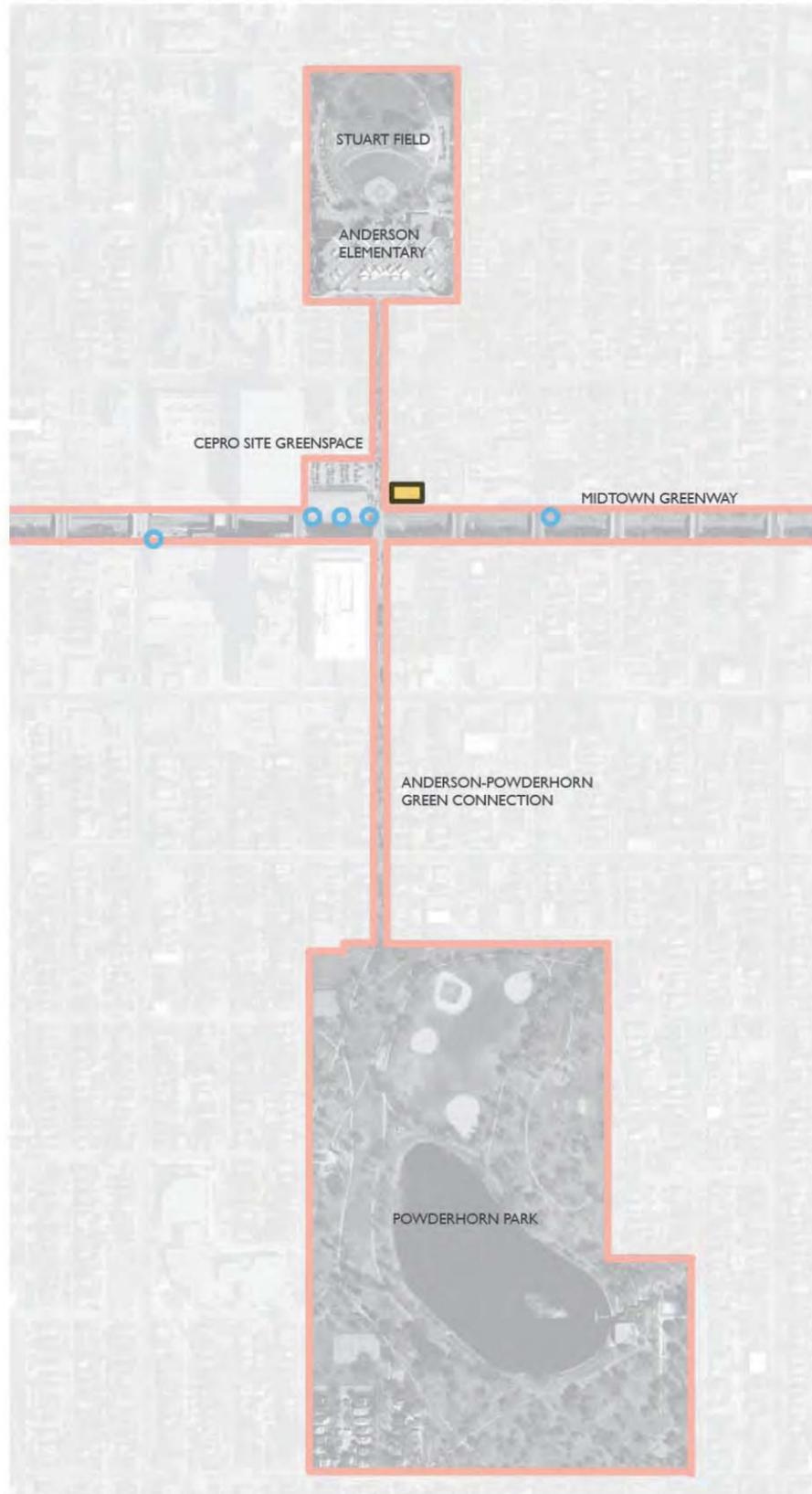
13TH AVENUE

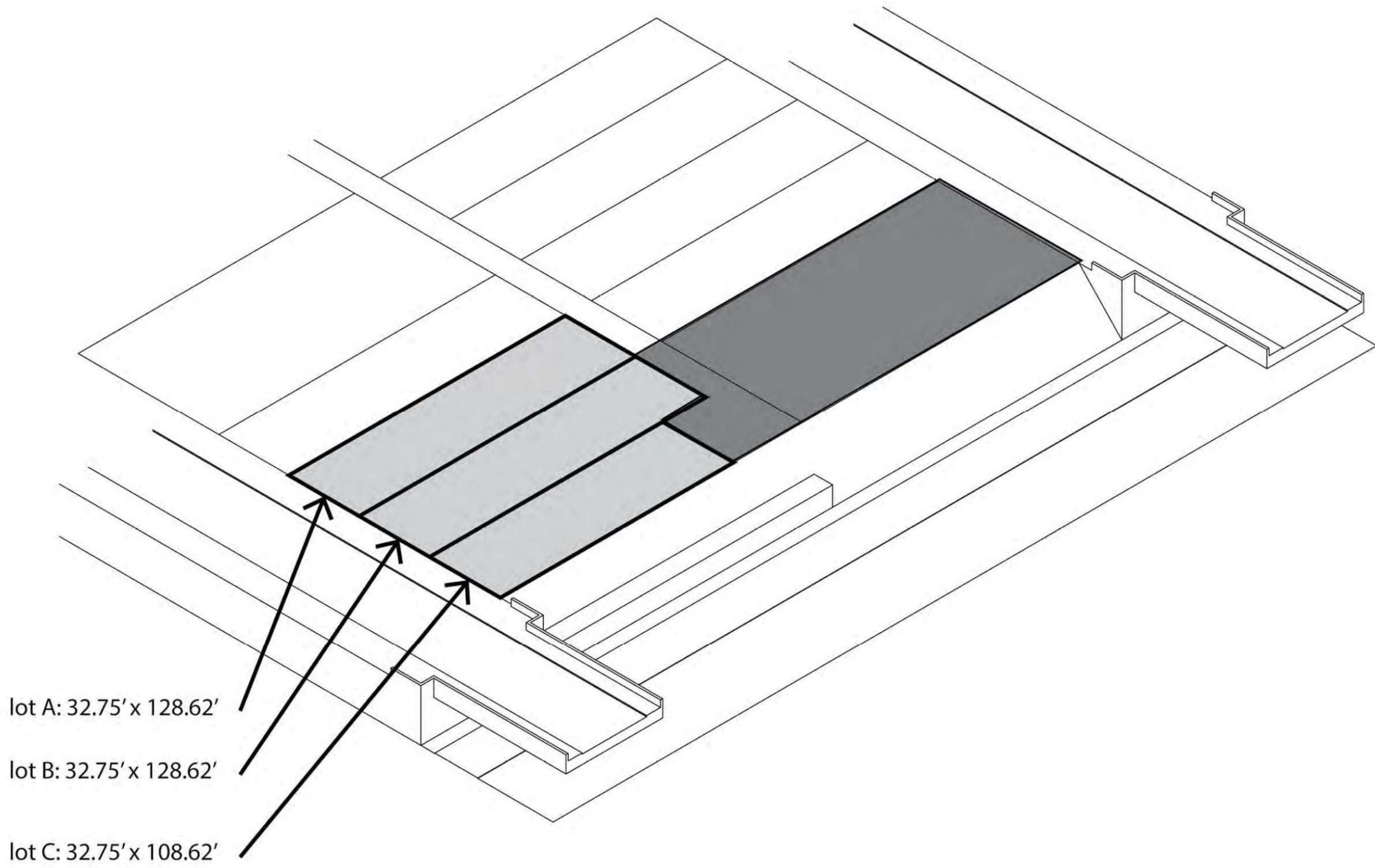
MIDTOWN CROSSROADS — 2839 11th Ave S, MINNEAPOLIS MN

Urban DRG | AWH Architects







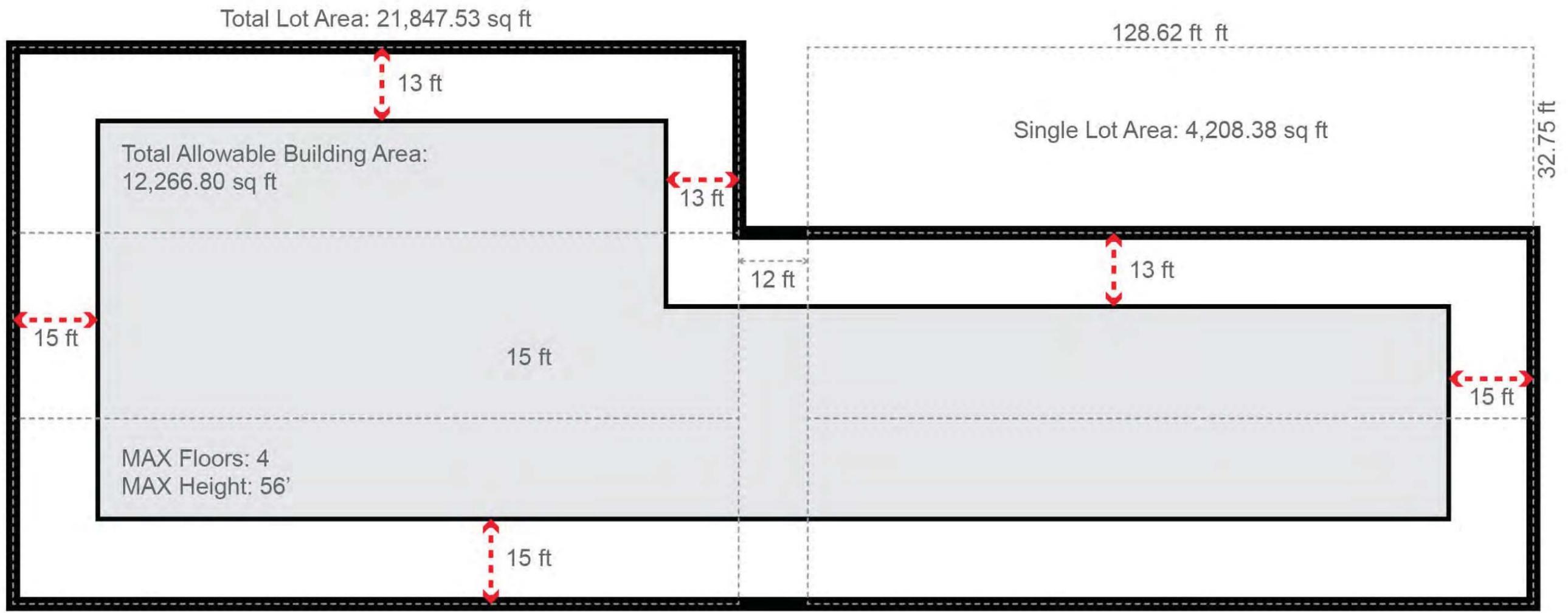


lot A: 32.75' x 128.62'

lot B: 32.75' x 128.62'

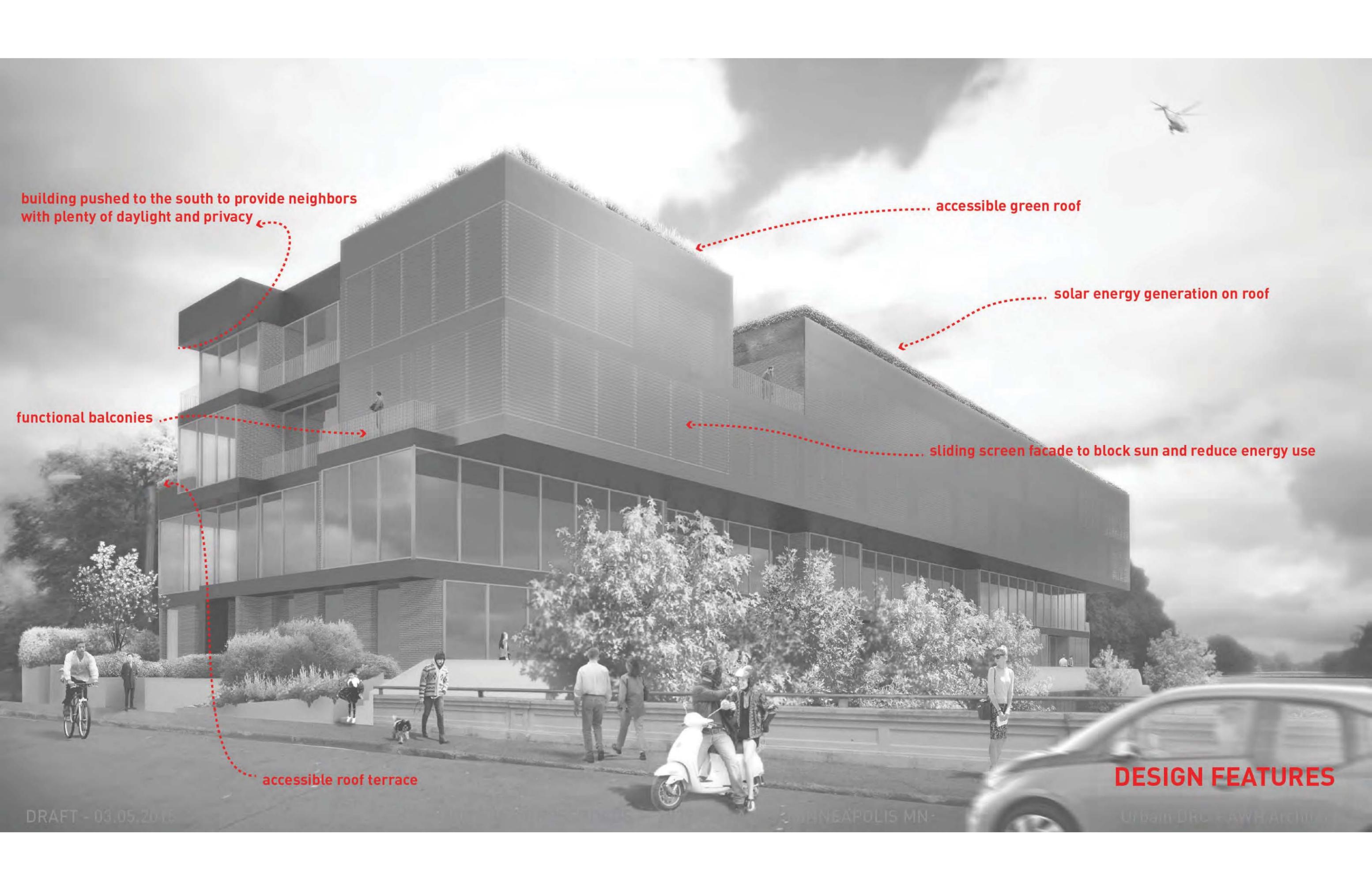
lot C: 32.75' x 108.62'

TOTAL AREA: 11,982 SF



DESIGN





building pushed to the south to provide neighbors with plenty of daylight and privacy

accessible green roof

solar energy generation on roof

functional balconies

sliding screen facade to block sun and reduce energy use

accessible roof terrace

DESIGN FEATURES

adaptable units allowing the building to change as the residents do

most units universally accessible

gardening plots for residents on roof

public stair from greenway to 12th ave.

underground parking for all units

extensive planting with low maintenance native plants

DESIGN FEATURES

alternative transit oriented sustainable building for people of all ages, income levels, and ethnicities

building sets a new bar making people rethink what urban living means and what it can offer them

industrial styled exterior to honor the sites historical use

staggered facade

ample high-efficiency glazing for light filled spaces

public walkway along the greenway

townhouse style units along the greenway promenade

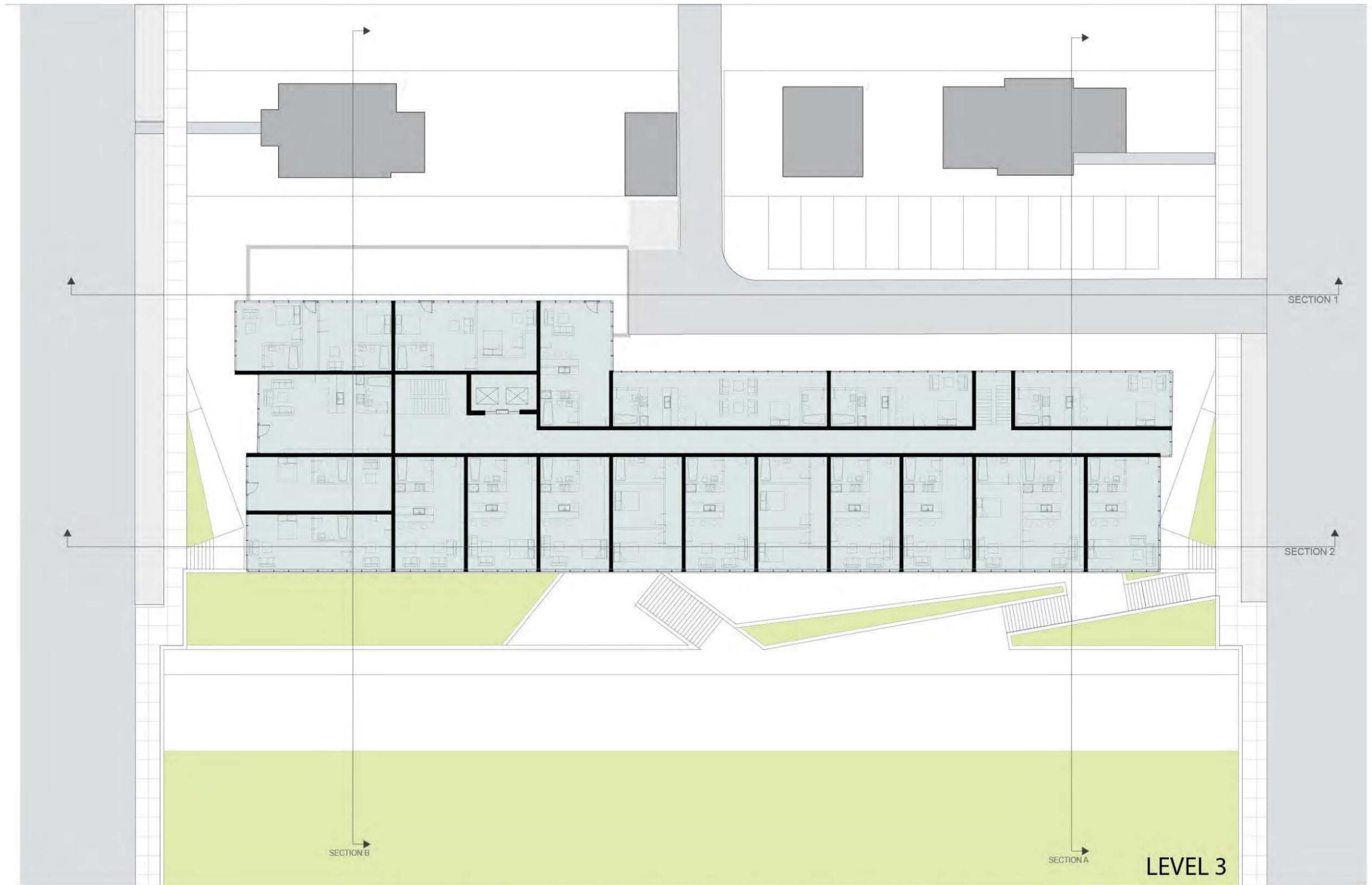
public amphitheater stairs from greenway level to promenade

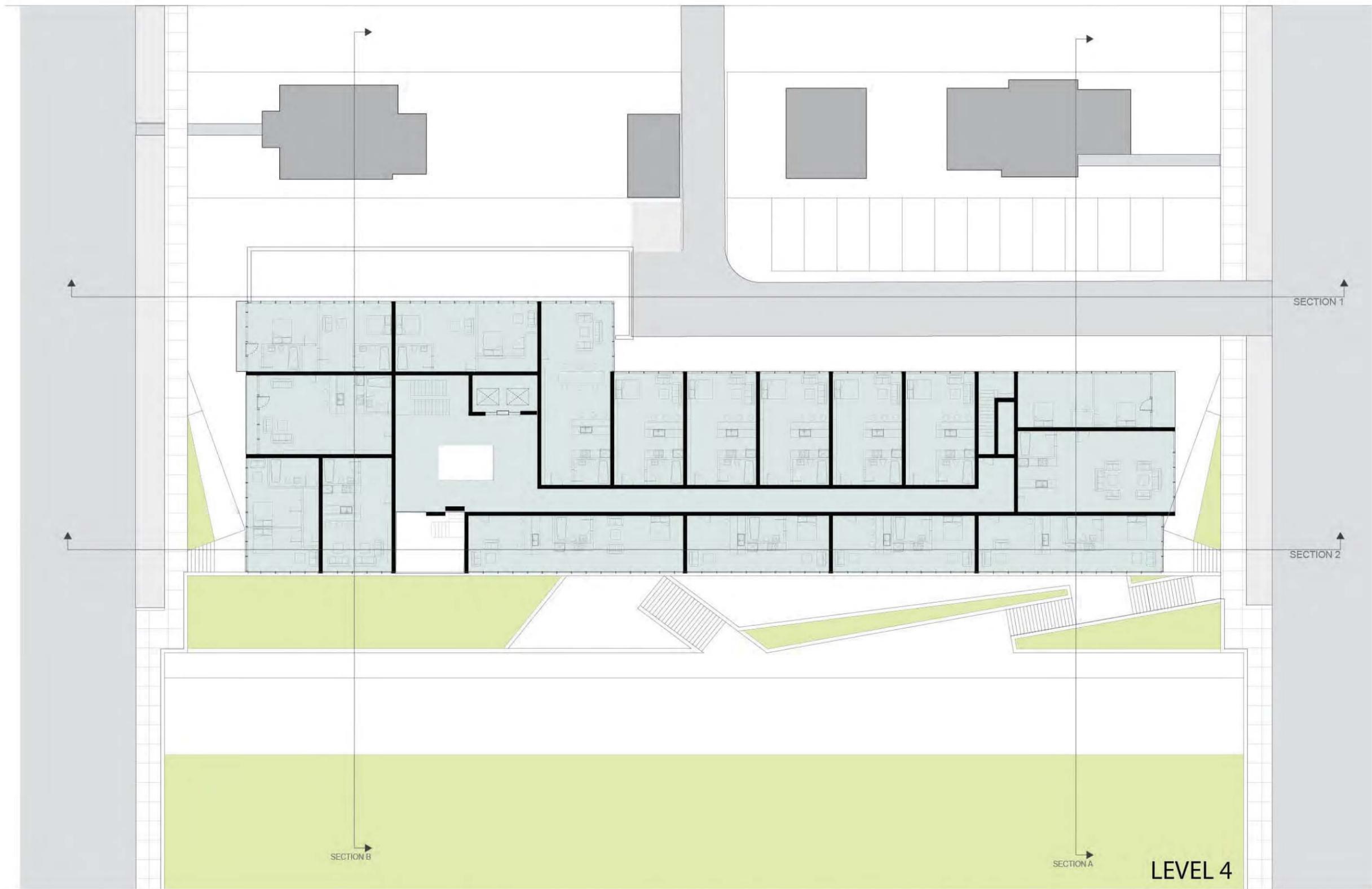
office/commercial space along greenway terrace

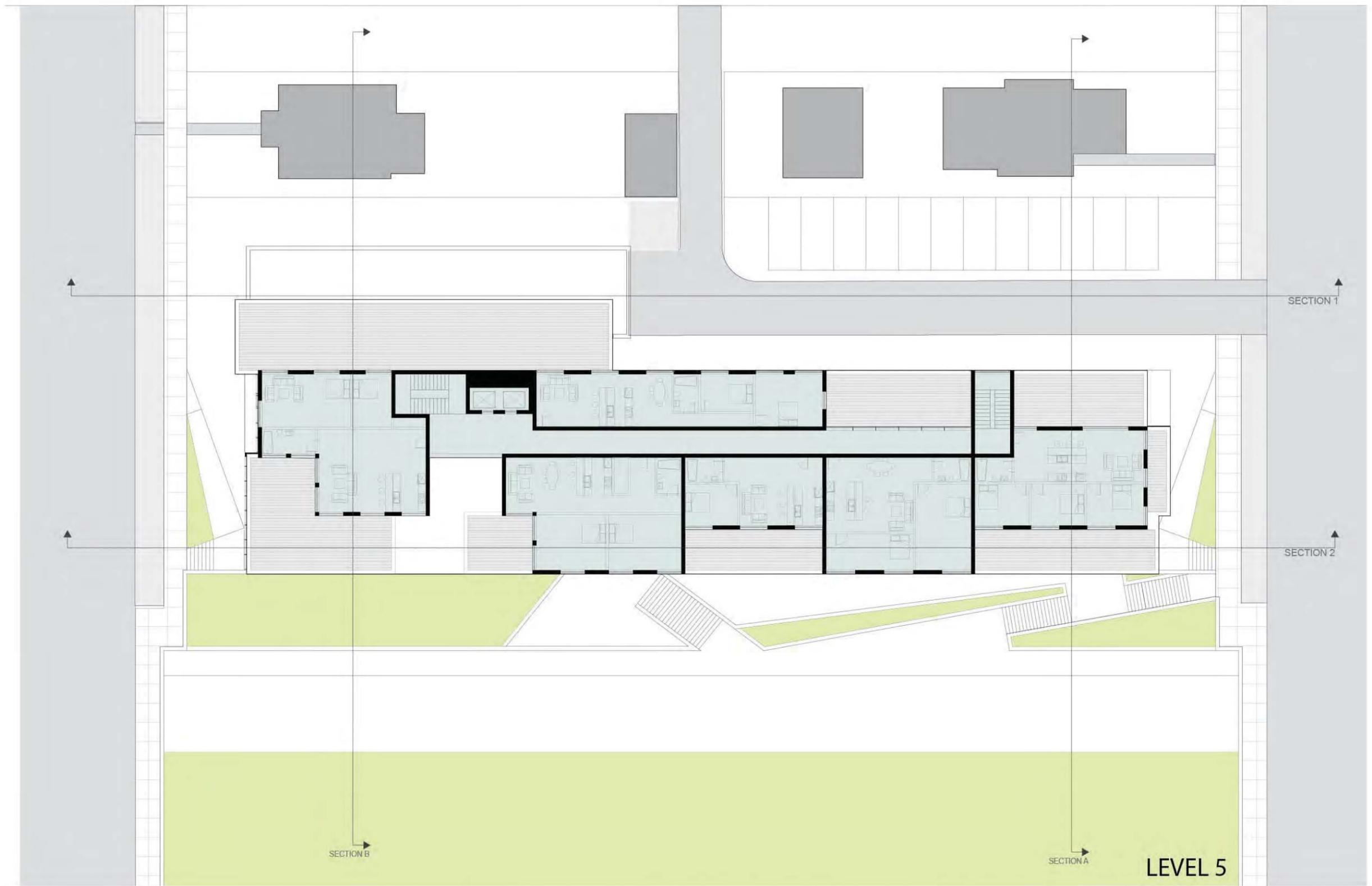
DESIGN FEATURES

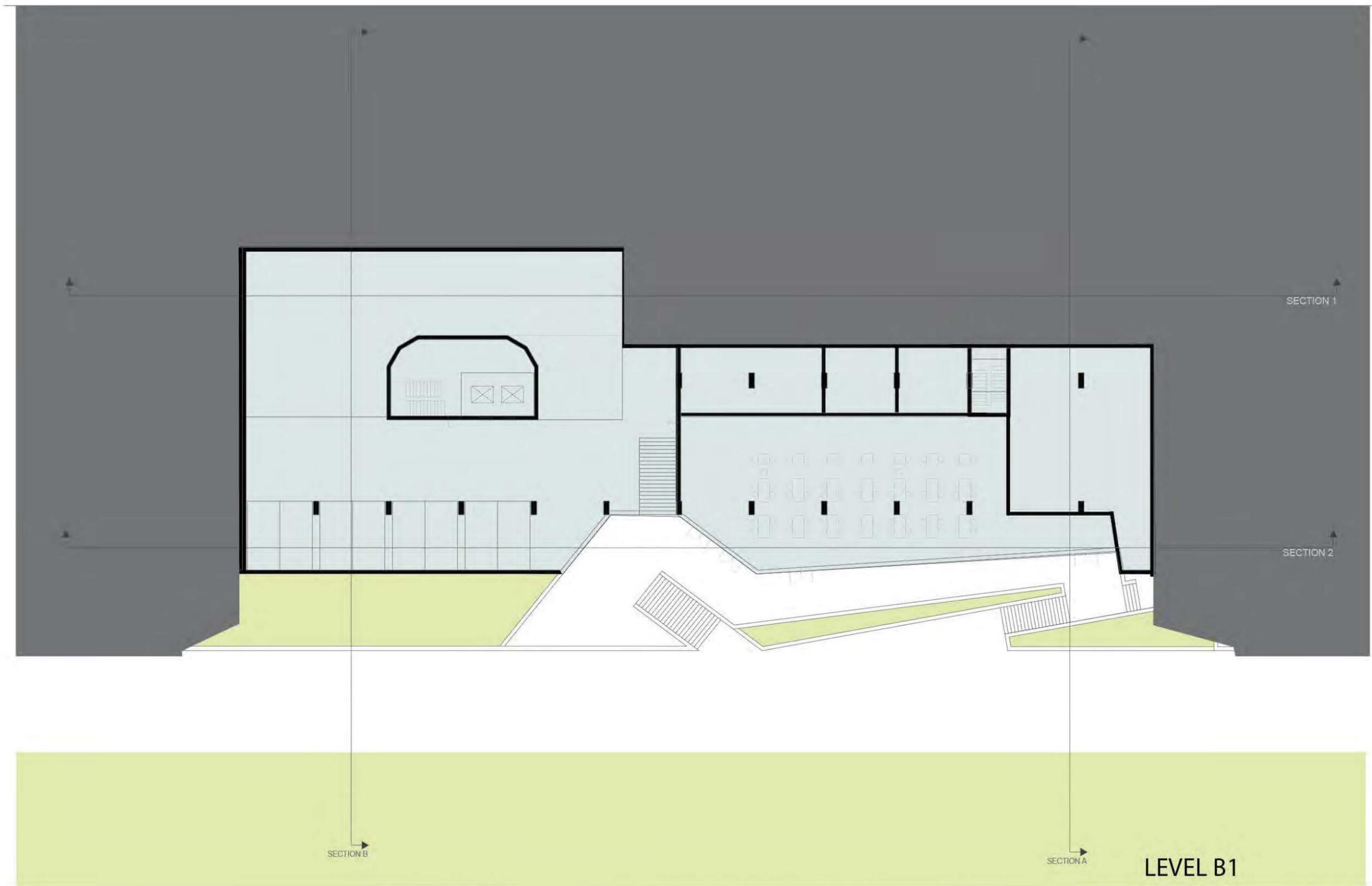


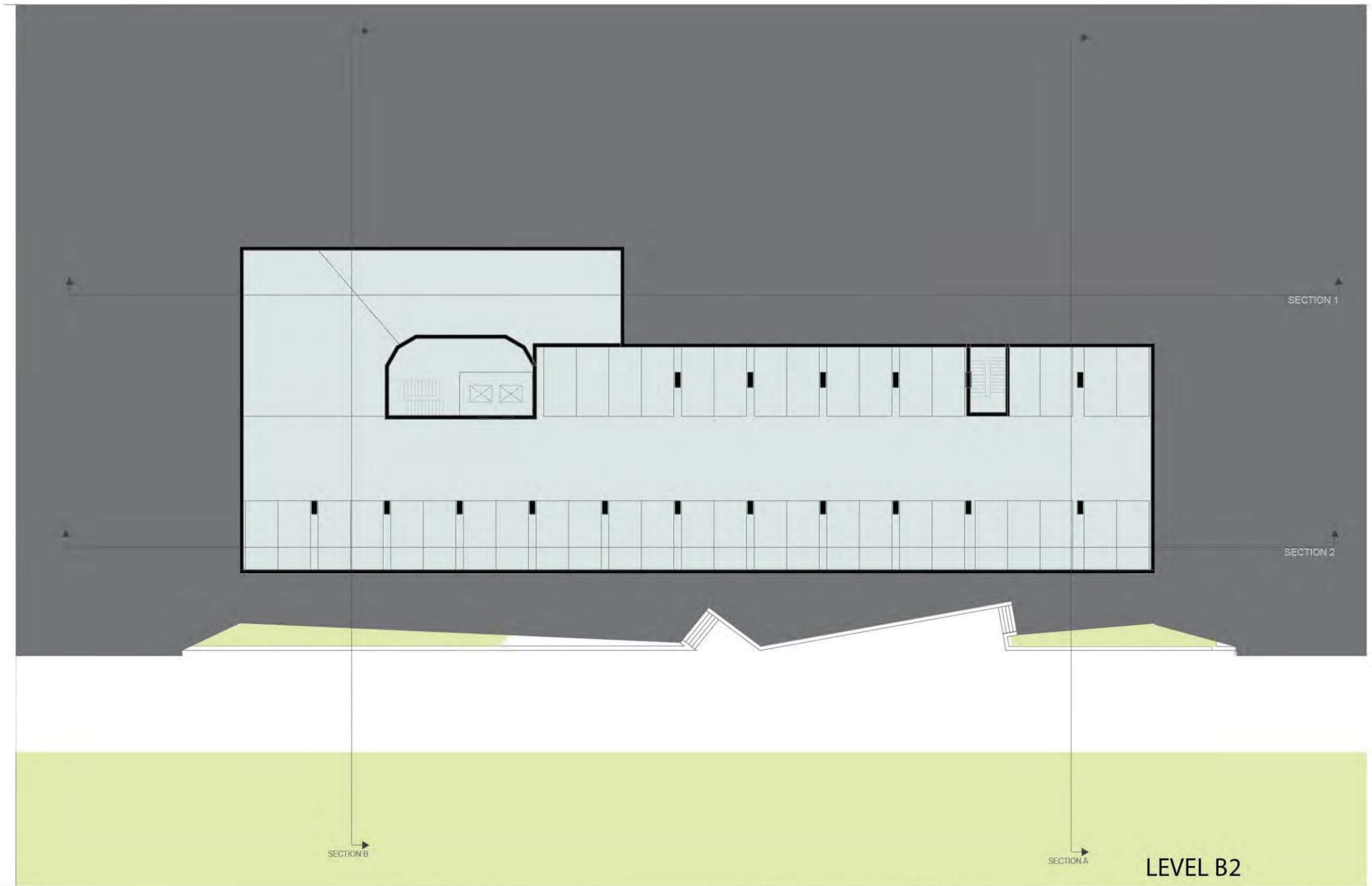


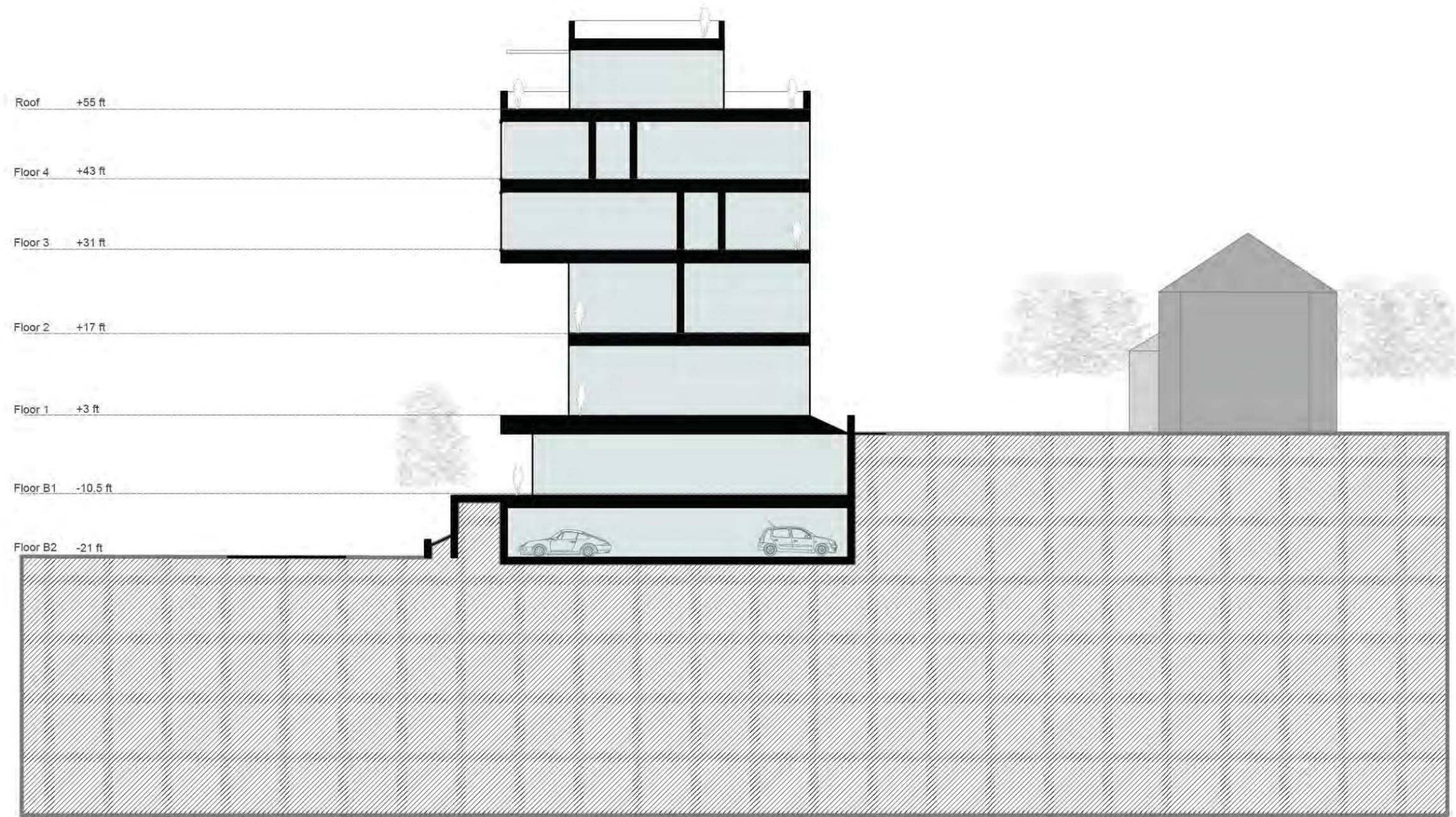












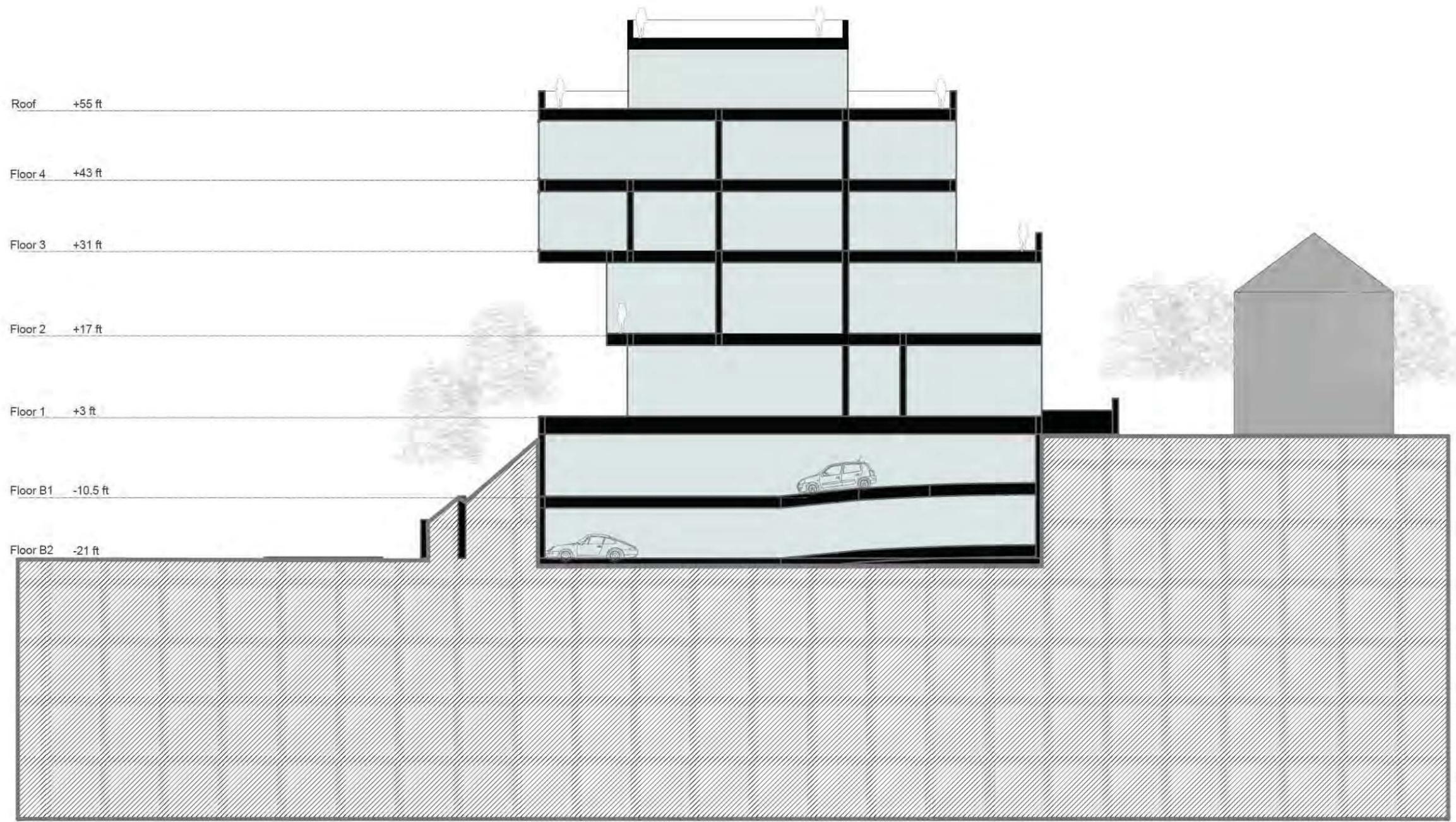
2829 11th Ave S, Minneapolis - Development Proposal

Section_A

DRAFT - 03.05.2015

MIDTOWN CROSSROADS — 2839 11th Ave S, MINNEAPOLIS MN

Urbain DRC + AWH Architects



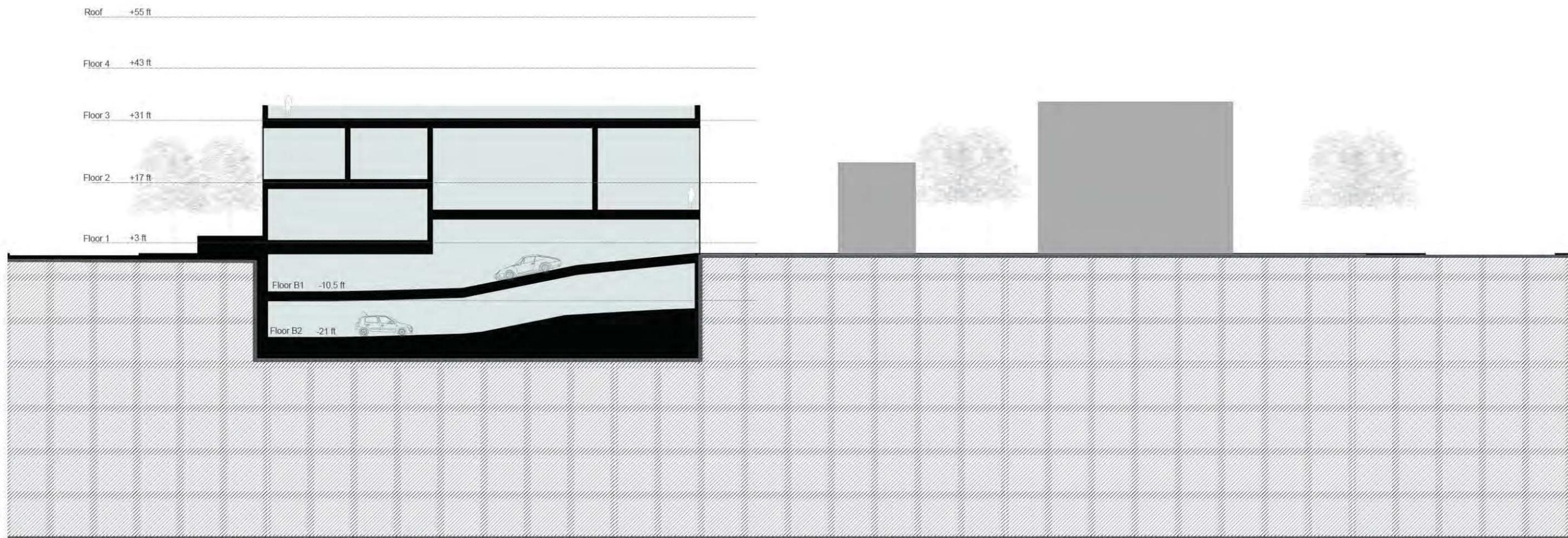
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Section_B

Urbain DRC + AWH Architects

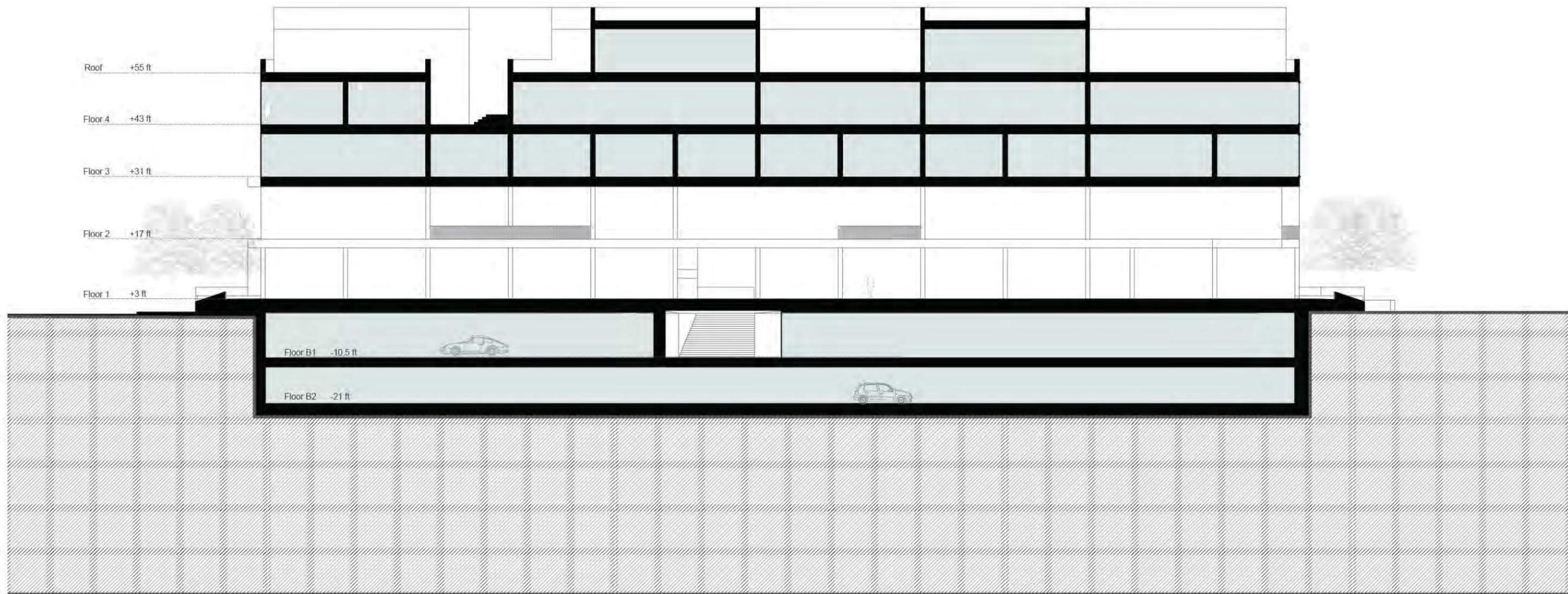
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2829 11th Ave S, Minneapolis - Development Proposal

Section_1



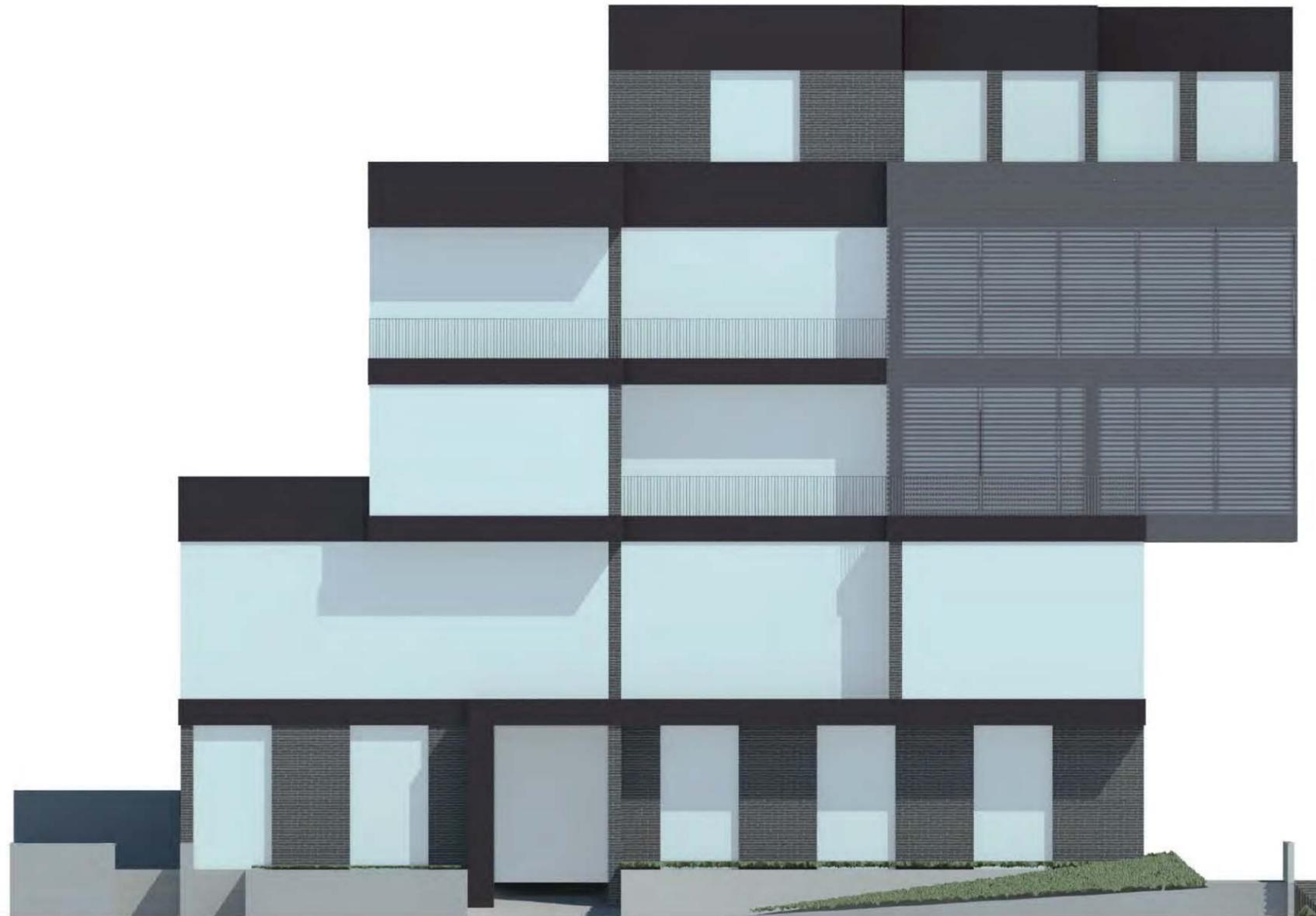
2829 11th Ave S, Minneapolis - Development Proposal

Section_2

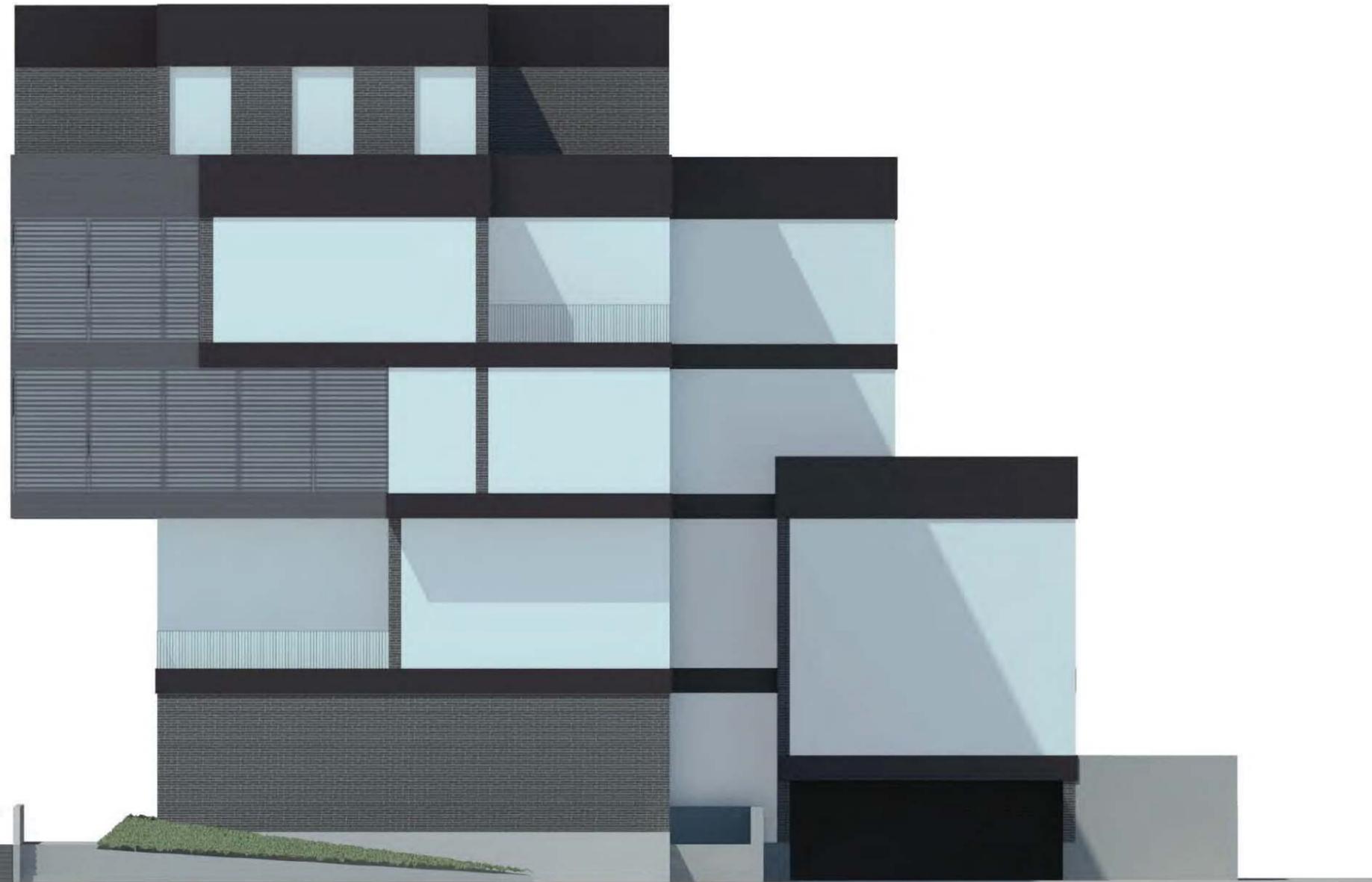
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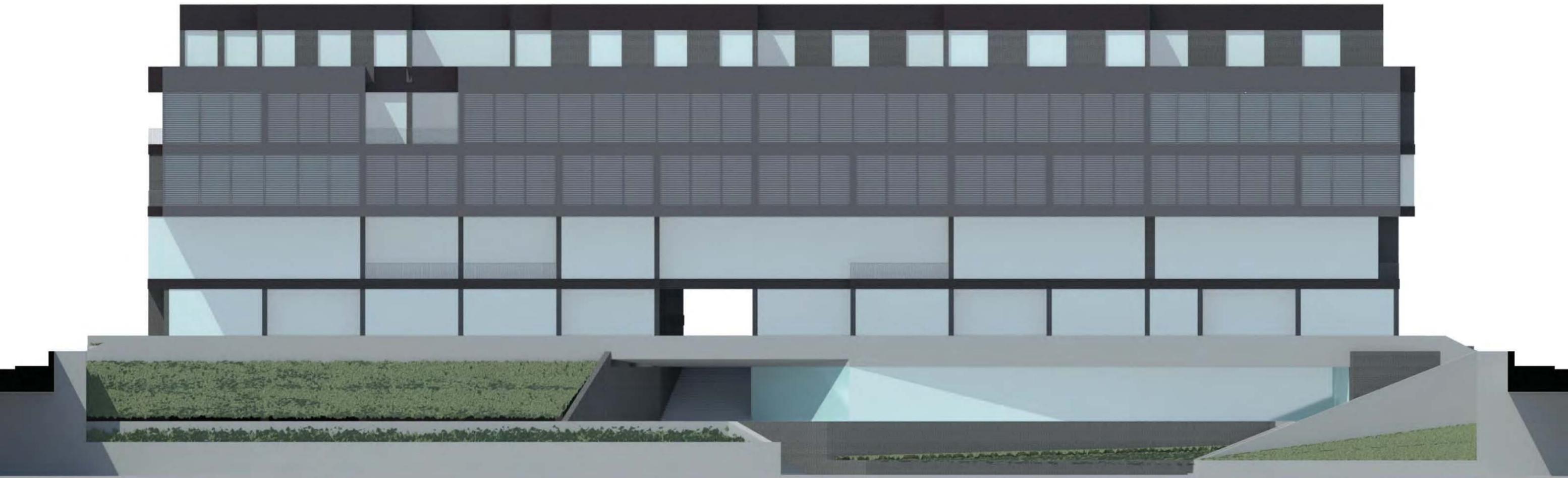
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WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION