Department of Community Planning & Economic Development
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Minneapolis
City of Lakes

MEMORANDUM

TO: City Planning Commission, Committee of the Whole

FROM: Kimberly Holien, Senior City Planner, (612) 673-2402

DATE: May 14, 105

SUBJECT: 100 Hennepin Avenue

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) and Heritage Preservation Commission (HPC) on the project proposed at 100 Hennepin Avenue. The project also includes the site at 101 1st Avenue N. The input received will be used by the applicant as they prepare formal applications. The attached plans include a site plan, floor plans, elevations and color renderings. Staff has also attached a full analysis of how the project responds to the *St. Anthony Falls Historic District Design Guidelines.*

The proposed project includes parcels on the east and west sides of an existing six-story parking ramp. The parcel at 100 Hennepin Avenue comprises the entire block face along Hennepin Avenue between 1st Street N and 2nd Street N. The parcel at 101 1st Avenue N is a narrow strip of land on the west side of the ramp. Both parcels are currently used as surface parking. Both project sites are located in the St. Anthony Falls Historic District. The historic designation of the St. Anthony Falls Historic District focuses on the urbanization of the Falls with a period of significance between 1858 and 1941.

The mixed-use project includes an eight-story building fronting along Hennepin Avenue with two ground floor commercial tenants and 159 dwelling units. The building actually functions as six stories plus a mezzanine but is considered eight stories per the zoning code definition of height. There are 46 enclosed parking stalls proposed at grade and the rest of the residential parking will be accommodated in the adjacent parking ramp. The first floor of the building has walk-up townhomes along Hennepin Avenue and 2nd Street N and a commercial tenant at each corner. The townhomes have awnings above the entrances which open to raised patios. The applicant is showing narrow landscaped areas between the building and the public sidewalk. The residential lobby is located near the corner of 1st Street N and Hennepin Avenue with the entrance facing 1st Street N. The retail tenant in this corner is oriented toward 1st Street N. Above the first floor the building is divided into three sections or modules that read as separate buildings. Two rooftop amenity decks are proposed between these sections. The ground floor of the building will be primarily brick and glass. Above the first floor each of the modules has a different primary material. The southernmost section will be clad in white metal panel with accent metal panel on the top two floors. The middle section will have gray metal panel with white metal panel and high-pressure laminate with a wood look as accent materials. The northernmost section will be brick with metal panel on the upper two floors. The recessed elevations facing Hennepin Avenue will be white fiber cement panel.

The project also includes 11 walk-up townhome units on a narrow parcel that fronts on 1st Avenue N. These townhome units will be oriented to 1st Avenue N and have tuck-under garages accessed from the rear. The townhomes are four stories in height with the fourth floor recessed to allow for rooftop terraces. In terms of materials, the townhomes will have brick on the first floor, stucco and metal panel with wood accents on the second and third floors and fiber cement on the fourth floor.

The applicant is proposing access into the ground floor parking of the mixed-use building at two locations. Residents will enter the parking area via a curb cut from 2nd Street N. Traffic in from this street is one-way. Cars will exit out onto 1st Street N. This curb cut allows for two-way traffic as there is a public parking area accessible from 1st Street N but closed off from the residential parking. The parking ramp in the center of the block has curb cuts from 1st Street N and 2nd Street N and the 1st Avenue N townhomes are accessed via separate curb cuts that lead to an existing drive lane.

The property at 100 Hennepin Avenue, site of the mixed-use building, is zoned B4S-1, Downtown Service district and is located in the DP, Downtown Parking Overlay district. The property at 101 1st Avenue N, the site of the townhomes, is zoned B4N, Downtown Neighborhood district and also contains the DP Overlay. *The Minneapolis Plan for Sustainable Growth* identifies both sites as mixed use on the future land use map. Hennepin Avenue is a commercial corridor and downtown is a designated Growth Center and Major Retail Center. The projects will require separate applications as they are on separate parcels with different zoning. Both projects will require a Certificate of Appropriateness for new construction in the St. Anthony Falls Historic District. Thus far, the only land use application identified is Site Plan Review. The project may also include a minor subdivision to separate the stair towers on the existing parking ramp from the site of the mixed-use building. Additional applications may be identified once more detailed plans are received.

Staff has concerns about the number of materials proposed on both buildings as well as the use of fiber cement in the St. Anthony Falls Historic District. The Planning Commission has been limiting projects to a maximum of three primary, exterior materials per the policy document prepared in 2014. The *St. Anthony Falls Historic District Design Guidelines* call for one primary exterior material with one or two accent materials. The design guidelines also limit the use of fiber cement to that with "exemplary detailing" in lower-scaled residential settings. The townhome project uses four primary, exterior materials and both projects include fiber cement panels. The subject site is not in a lower-scaled residential setting and the proposed fiber cement appears to be a standard panel with no detail. The design guidelines also call for buildings to be designed with a base, middle and top. The mixed-use building does not necessarily incorporate these three elements. Staff seeks feedback from the Heritage Preservation Commission regarding this issue. A full analysis of how the project responds to the design guidelines is attached.

As noted above, there are two commercial uses proposed on the ground floor of the mixed-use building. The commercial space on the north side of the building is oriented toward 1st Street N and recessed from Hennepin Avenue. The entrance into the commercial space is not prominent enough for it to be easily distinguished from the residential entrance. Additionally, the space is set in a manner that does not allow it to interact with Hennepin Avenue, a designated commercial corridor. Staff recommends that the commercial space be brought out to the corner of 1st Street N and Hennepin Avenue or, at a minimum, the entrance be designed to be more prominent and oriented to Hennepin Avenue.

Staff also has concerns about the number of curb cuts proposed into the mixed-use building. Staff recommends that the applicant re-design the circulation in the ground floor parking area to eliminate one of the curb cuts and allow for two-way traffic in and out of a single access point. The parking ramp,

mixed-use building and townhome site are all under common ownership. Between the three sites there will six curb cuts; three each on to 1st Street N and 2nd Street N. A reduction in the number of curb cuts will minimize conflicts with pedestrians and bicycle traffic in the adjacent streets.

Formal applications have not been submitted at this time. The applicant anticipates attending a public hearing before the Heritage Preservation Commission in early summer with the land use applications to follow.

St. Anthony Falls Design Guidelines- 100 Hennepin Avenue and 101 1st Avenue N

Building Placement and Design:

9.1 Maintain the alignment of building fronts along the street.

a. Locate a new building to reflect established setback patterns along the block. For example, if existing buildings are positioned at the sidewalk edge, creating a uniform street wall, then a new building should conform to this alignment. However, alternative placements are encouraged for upper floors when the building is required to be set back from the sidewalk edge. (See Building Mass and Height requirements also.)

b. Maintain the established sequence of public-to-private spaces in residential neighborhoods.

c. Provide a walkway that leads from the sidewalk to a porch or portico, and then to the residential entry.

Staff comment: The proposed mixed-use building would be the only building along the Hennepin Avenue frontage on this block. It will match the established setback of the existing parking ramp along 1st Street N and along 2nd Street N it will align with the established setback of the parking ramp and historic building at 133 1st Avenue N. The walk-up townhomes in this building will be connected to the public sidewalk with stairs and have raised patios to distinguish between public and private space. The proposed townhomes along 1st Avenue N will step back slightly from the front lot line adjacent to 1st Avenue N to allow for stairs. The exterior stairs match the setback of the building at 133 1st Avenue N.

9.2 Respect alignment patterns associated with historic infrastructure.

a. Locate a new building to retain historic rail corridors.

Staff comment: Not applicable.

9.3 Maintain the traditional orientation pattern of buildings facing the street.

a. Locate the primary entrance to face the street and design it to be clearly identifiable.

Staff comment: The primary residential entrance to the mixed use building will be oriented to face 1st Street N. There are 11 walk-up townhome units proposed on the first floor of this building with entrances facing Hennepin Avenue. The retail space at the corner of 1st Street N and Hennepin Avenue will have its entrance facing 1st Street N and the retail space at the corner of Second Street N and Hennepin Avenue will have a recessed entrance facing 2nd Street N. The townhomes along 1st Avenue N will all have entrances facing 1st Avenue N. Most entrances will be clearly identifiable. Staff recommends that the applicant make the retail entrance at Hennepin Avenue and 1st Street N more prominent and distinguishable from the residential entrance. Staff also recommends that the applicant look at the bringing that retail space out to the corner of Hennepin Avenue and 1st Street N to create a more traditional pattern.

Architectural Character and Detail

9.4 Design a new building to reflect its time while respecting key features of its context.

a. In those character areas with a high concentration of historic structures, relating to the context is especially important. In other areas where new construction is more predominant, respecting broader traditional development patterns that shaped the area historically is important.

b. See the individual character areas for more guidance.

Staff comment: The site is in the Warehouse District Character Area and does not have much for context to relate to. There is one historic building on the block at 133 1st Avenue N that is located in the Minneapolis Warehouse Historic District. The proposed mixed-use building is separated from that historic building by a six-story parking ramp. The block abuts the Federal Reserve property to the north and new the building at 222 Hennepin to the south. There is no alley on this block. The guidance in this character area states that new residential infill in the North Loop on the former rail yard between North 1st and North 2nd Streets has a strong orientation to the street, with front doors and patios fronting on the sidewalks. These establish a distinctive rhythm of buildings and entrances. Buildings are generally set back a short distance from the street, with small yards in front. The walk-up townhomes on the mixed-use building and along 1st Avenue N are consistent with this character-area recommendation. However, staff recommends that the applicant bring the retail space in the northeast corner of the building out to the corner of Hennepin Avenue and 1st Street N to create a stronger connection to the street.

9.5 A contemporary interpretation of traditional designs is appropriate.

a. The design should be compatible with the relevant character area.

b. Contemporary interpretations of architectural details are appropriate.

c. Incorporate contemporary details to create interest while expressing a new, compatible design.

d. Use designs for window moldings and door surrounds to provide visual interest while helping to convey that a building is new.

Staff comment: The site is in the Warehouse District Character Area. In this character area first floors are generally of similar heights, and brick is the predominate material. Many of the historic warehouse buildings have at least one entry onto a local street, with service and delivery located in a rear alley. There is a general consistency to the commercial facades, in their fenestration, cornice lines and materials, while variety occurs in details associated with individual architectural styles. The result is a relatively cohesive street wall. The overall design of the mixed-use building is contemporary, as is the design of the townhomes. The applicant is proposing brick on the first floor both buildings to be compatible with the character area. Staff has concerns about the number of materials proposed on the mixed-use building, as noted below.

9.6 An interpretation of a historic style that is authentic to the district will be considered if it is subtly distinguishable as being new.

a. Avoid an exact imitation of a historic style that would blur the distinction between old and new buildings and make it more difficult to understand the architectural evolution of the district. Incorporate contemporary details to create interest while expressing a new, compatible design.

Staff comment: The proposed buildings are unique and contemporary and will not convey a false sense of history.

9.7 Incorporate traditional facade articulation techniques in a new design.

a. Use these methods:

- A tall first floor
- Vertically proportioned upper story windows
- Window sills and frames that provide detail
- Horizontal expression elements, such as canopies, moldings and cornices
- Vertical expression features, such as columns and pilasters
- A similar ratio of solid wall to window area

Staff comment: The first floor of the mixed-use building is tall at 22 feet in height. Windows are vertically proportioned and awnings are proposed for the townhome entrances and the retail entrance along 2nd Street N. Vertical columns are incorporated into the upper floors and the northeast corner of the building is anchored by a column at the residential entry. The ground floor retail uses are very transparent but the residential units have a similar ratio of solid wall to window area.

Building Mass, Scale and Height

9.8 Maintain the traditional size of buildings as perceived at the street level.

a. The height of a new building should be within the height range established in the context, especially at the street frontage.

b. Floor-to-floor heights should appear similar to those of traditional buildings.

Staff comment: The only context on the subject block for the mixed-use building is a six-story parking ramp. The proposed mixed-use building functions as six stories but would be seven stories per the zoning code definition. The context for the townhomes fronting along 1st Avenue N is the building at 133 1st Avenue N. Said building is three stories in height. The proposed townhomes will be four stories with the overall height roughly matching the historic building at the corner. The fourth floor steps back approximately 11 feet from the front building wall to diminish its visibility from the street.

9.9 The overall height of a new building shall be compatible with the character area.

a. A building height that exceeds the height range established in the context will be considered when:

- It is demonstrated that the additional height will be compatible with adjacent properties, within the character area as a whole, and for the historic district at large.
- Taller portions are set back significantly from the street.
- Access to light and air of surrounding properties is respected.
- Key views are maintained.

Staff comment: The recommended height for this character area is a maximum of six stories. The design guidelines also state that mid-rise and low-rise building heights are most appropriate. Mid-rise is considered 7-9 stories while low-rise is considered 4-6 stories. The proposed mixed-use building will function as six stories but would be considered seven stories per the zoning code definition of height. The townhomes are four stories. The proposed heights are consistent with the recommendations for the character area.

9.10 Position taller portions of a structure away from neighboring buildings of lower scale.

a. Locate the taller portion of a new structure to minimize looming effects and shading of lower scaled neighbors, especially when adjacent to smaller historic structures.

b. Taller portions of a building should be compatible and not loom over adjacent buildings at any time. Recessed articulations should reflect the depth of traditional openings. Floor-to-floor heights should appear similar to those of traditional buildings.

Staff comment: Buildings on surrounding blocks range in height from three stories to 16 stories. The subject block contains a six-story parking ramp in the center and a three-story historic brick building at the corner of 2nd Street and 1st Avenue. The proposed mixed-use building is across the street from a 16-story residential building on the east side of Hennepin Avenue, the six-story 222 Hennepin building to the south and the Federal Reserve building to the north which is approximately ten stories in height. The buildings to the west are in the Minneapolis Warehouse Historic district and are predominantly three to four stories in height. The four-story townhomes proposed on the west side of the block are compatible with the adjacent properties.

9.11 Provide variation in building height in a large development.

a. In order to reduce the perceived mass of a larger building, divide it into subordinate modules that reflect traditional building sizes in the context. Too much variation in building height is inappropriate.

b. Vary the height of building modules in a large structure, and include portions that are similar in height to historic structures in the context. However, avoid excessive modulation of a building mass, when that would be out of character with simpler historic building forms in the area. Too much variation in building massing is inappropriate.

Staff comment: The upper floors of the mixed-use building are organized into three modules that read as separate buildings above the first floor. The proposed design is reflective of traditional building sizes. All three modules are of similar height and scale.

9.12 Maintain the scale of traditional building widths in the context.

a. Design a new building to reflect the established range of the traditional building widths in the character area.

b. Where a building must exceed this width, use changes in design features so the building reads as separate building modules reflecting traditional building widths and massing. Changes in the expression and details of materials, changes in window design, facade height or materials are examples of techniques that should be considered.

c. Where these articulation techniques are used, they shall be expressed consistently throughout the structure, such that the composition appears as several building modules. Attention to the designs of transitions between modules is important. Too much variation, which results in an overly busy design, is inappropriate.

Staff comment: The first floor is one continuous wall and the upper floors break into three separate sections or modules to reflect traditional building widths. The outside modules are each approximately 67 feet in width and the center is approximately 64 feet in width. Each module has a different primary, exterior material. The height between the three is uniform.

9.13 A block-long building facade is inappropriate.

a. A block-long building width will be considered if the facade reads as separate building modules.

Staff comment: The first floor of the building comprises the entire block face along Hennepin Avenue. However, as previously noted, the upper floors are divided into three sections to read as separate buildings.

9.14 A new commercial or mixed-use building should incorporate a base, middle and cap.

a. Traditionally, buildings were composed of these three basic elements. Interpreting this tradition in new buildings will help reinforce the visual continuity of the area. Consider dividing a block long facade into sub-components that read as several discrete modules that are consistent with traditional building widths in the context. A block-long building width will be considered if the facade reads as separate building modules. Please note that this may be appropriate in some areas and not in others.

Staff comment: The three modules of the mixed use building have the base and middle not are lacking the cap called for in the design guidelines. Staff seeks feedback from the Commission regarding this specific design guideline. The townhomes do incorporate these three elements.

9.15 Establish a sense of human scale in the building design.

a. Use vertical and horizontal articulation techniques to reduce the apparent mass of a larger building and to create visual interest.

b. Express the position of each floor in the external skin of a building to establish a scale similar to historic buildings in the district.

c. Use materials that convey scale in their proportion, detail and form.

d. Generally, the facade in most contexts should appear as a relatively flat surface, with any projecting or recessed "articulations" appearing to be subordinate to the dominant form. Exceptions are in lower scale single-family settings.

e. Design architectural details and other features to be in scale with the building. Using windows, doors, storefronts (in commercial buildings) and porches (in lower scale residential buildings) that are similar in scale to those seen traditionally is appropriate.

Building and Roof Form

9.16 Use simple, rectangular roof forms in commercial, warehouse and industrial contexts. a. Flat roofs are appropriate on the majority of the buildings in the district.

Staff comment: The mixed-use building and townhomes will have flat roofs.

Primary Entrances

9.18 Locate a primary building entrance to face the street.

a. Position a primary entrance to be at the street level in an urban setting.

b. Recessed entries are encouraged to avoid door swing conflicts with the sidewalk and to provide shelter.

Staff comment: The primary entrance to the retail space at the corner of 2nd Street N and Hennepin Avenue is facing 2nd Street N and recessed to avoid door swing conflicts. The primary residential entrance faces 1st Street N and is also recessed. The entrance into the retail space at the corner of Hennepin Avenue and 1st Street N faces 1st Street N and is located in a manner that keeps the door swing off the public sidewalk. The townhome entrances are raised above the sidewalk and face the adjacent public streets.

9.19 Design a building entrance to appear similar in character to those used traditionally.

a. Clearly define the primary entrance.

b. Use a contemporary interpretation of a traditional building entry, which is similar in scale and overall character to those seen historically.

Staff comment: The majority of the building entrances are emphasized with awnings, glass and signage to define them. However, as noted above, staff recommends that the applicant make the retail entrance facing 1st Street N more prominent to distinguish it from the residential entry. Staff also encourages the applicant to look at bringing the retail use out the corner of Hennepin Avenue and 1st Street N.

Materials

9.20 Building materials shall be similar in scale, color, texture and finish to those seen historically in the context.

a. Masonry (i.e., brick and stone) that has a modular dimension similar to those used traditionally is appropriate.

b. A facade that faces a public street should have one principal material, excluding door and window openings, and may have one to two additional materials for trim and details. Permitted materials include, but are not limited to, brick, stone, terracotta, painted metal, exposed metal, poured concrete and precast concrete.

c. The material also should be appropriate to the context.

Staff comment: The ground flood of each building will be brick with a fairly traditional modular dimension. The upper floors of the mixed-use building will be a mix of metal panel, fiber cement and brick. The second and third floors of the townhomes will be a mix of stucco and metal panel with additional accent materials and the fourth floor will be black fiber cement. Staff seeks feedback from the Commission regarding the number of proposed materials and use of fiber cement.

9.21 Contemporary materials that are similar in character to traditional ones will be considered.

a. Generally, one primary material should be used for a building with one or two accent materials. Accent materials should be used with restraint.

b. A second material may be used on side or rear walls in a context in which such a tradition is demonstrated historically. It is inappropriate in the Water Power Area.

c. A glass curtain wall will be considered as a principal material.

d. Contemporary, alternative materials should appear similar in scale, durability and proportion to those used traditionally.

e. Cementious-fiber board, with exemplary detailing, will be considered in lower scaled residential settings. Other imitation or synthetic siding materials, such as plastic, aluminum or vinyl, are inappropriate in the lower scale residential contexts.

Staff comment: The mixed-use building uses three primary materials (brick, fiber cement and metal panel) in addition to the storefront systems in the retail uses and residential entry. There are three types of metal panel used; two are primary materials and one accent. High-pressure wood laminate is also proposed as an accent material. The townhomes utilize three primary materials (brick, stucco and metal panel) and one accent material. Staff is recommending that the fiber cement panels be replaced with brick or metal panel to simplify the palette and maintain consistency with the design guidelines. The subject site is not in a lower-scaled residential setting and the proposed fiber cement does not appear to have exemplary detailing. Staff would like specific feedback from the Commission regarding this and the number of exterior materials.

9.22 Use high quality, durable materials.

a. Materials should be proven to be durable in the local Minneapolis climate.

b. The material should maintain an intended finish over time, or acquire a patina, which is understood to be a likely outcome.

c. Materials at the ground level should withstand ongoing contact with the public, sustaining impacts without compromising the appearance.

Staff comment: All of the proposed materials are durable, climate-sensitive and appropriate for the public realm.

Windows

9.23 The use of a contemporary storefront design is encouraged in commercial settings.

a. Design a building to incorporate ground floor storefronts in commercial settings, whenever possible.

b. Incorporate the basic design features found in traditional storefronts, such as a kickplate, display window, transom and a primary entrance.

c. In storefront details, use elements similar in profile and depth of detailing seen historically.

d. Where a storefront is not feasible, incorporate a high level of transparency in ground floor office, lobby or residential uses while providing sufficient privacy for occupants.

Staff comment: Ground floor storefronts are proposed in the mixed-use building. The storefronts are aluminum storefront systems that do not have a kickplate or transom. Street-facing entrances are proposed in each retail space. The ground-floor uses are 22 feet in height. The proposed windows are fiberglass window systems. Additional details on the window materials were not provided.

9.24 Arrange windows to reflect the traditional rhythm and general alignment of windows in the area.

a. Use appropriate window rhythms and alignments, such as:

- Vertically proportioned, single or sets of windows, "punched" into a more solid wall surface, and evenly spaced along upper floors
- Window sills or headers that align
- Rows of windows or storefront systems of similar dimensions, aligned horizontally along a wall surface

b. Creative interpretations of traditional window arrangement will be considered.

9.25 Use durable window materials.

a. Appropriate window materials include metal and wood frame.

b. Inappropriate window materials include plastic snap-in muntins and synthetic vinyl.

May 5, 2015

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100 HENNEPIN AVENUE MIXED-USE
COMMITTEE OF THE WHOLE & PRELIMINARY HPC

Minneapolis, Minnesota

Project Purpose and Vision

The purpose and vision for the 100 Hennepin redevelopment is the creation of a high quality mixed-use commercial/ residential community that will continue the revitalization of the North Loop neighborhood within the Warehouse Character area of the Saint Anthony Falls Historic District of Minneapolis. The vision is inspired by and consistent with the North Loop Small Area Plan. The proposed redevelopment will replace two surface parking lots and visually screen the existing large 7 ½ story concrete parking structure and will provide active commercial and residential uses along all four sides of the block bounded by Hennepin Avenue, 1st Street South, 1st Avenue South, and 2nd Street South.

Architectural Description

The architectural design and massing for 100 Hennepin was developed with a key principle of creating a high-quality mixed-use residential/ commercial development consistent with Saint Anthony Falls Historic District Guidelines and expressive of its significant location at the nexus of disparate character areas. Employing historic and new materials in contemporary expressions the design seeks to distinguish itself from other recent more neo-traditional, developments.

The architectural approach for the Hennepin Avenue lots is to create a series of historically-scaled rectilinear masses rendered in crisp brick and metal panel clad facades that form landscaped amenity courtyards above a consistent base scaled to match surrounding commercial storefronts.

The height of the three primary masses is technically six stories, but with a tall 22 ft. high first floor that accommodates mezzanines in “loft” style units and commercial spaces, an amenity room and terrace carved out of the center mass, and signature penthouse mezzanine levels on both 1st and 2nd Street corners, the height has a variety of expressions from 6-8 stories.
For the 1st Ave lots, ground to sky townhomes that will feature a contemporary interpretation of a classic residential lower density type including a consistent three-story façade massing to match the surrounding fabric of vernacular commercial storefronts. These architecture of these townhomes express the residential uses with a series of urban-form front stoops, brick base, and individual entries and living space above with a partial 4th floor recessed back from the primary façade.

Key Site and Building Design Principles and Characteristics

The design principles for the Mixed-Use Commercial/ Residential fronting on Hennepin Avenue and the Multi-story Urban Row Houses along 1st Avenue Blocks are guided by the North Loop Small Area Plan, the Saint Anthony Falls Historic District Guidelines and through conversations with the North Loop Neighborhood’s Planning and Zoning Committee.

- **Understanding and Designing in Context**-

This site actually is bifurcated by the existing parking ramp into: The 1st Avenue South parcel, which are fully embedded in the Warehouse Character area, surrounded by 3-4 story (Italianate) Vernacular Commercial Storefronts and a 19th Century Gothic Revival Style Warehouse.

100 Hennepin Avenue parcel, located on the very edge of the Warehouse Character Area, located at the foot of the Hennepin Avenue bridge commands significant view corridors, and borders on the Gateway District Character Area, a nexus of evolution and change which has undergone dramatic pattern changes from the 19th century to its rebirth as Gateway Park, and on through the upheaval of 1960’s urban renewal/demolition and redefinition as a truly modern International Style residential- office district.

- **Simple & Authentic-**

The contemporary design of this project is expressed in three distinct rectangular residential masses. It is true to its time in its clean-lined detailing, light and transparent street level commercial storefronts, and materials and massing that refer to its place at this transitional site;

Along 1st Street a simple 65 ft. high brick mass anchors the corner, relating to warehouses to the northwest, with lighter metal panels at a penthouse level + mezzanine level above. A 22 ft. brick and glass base along Hennepin and 2nd Street reflects the lofted residences inside with a regular rhythm and bookend the glass commercial corner. Mid-block and along 2nd Street, residential masses are each clad in a single metal panel above this brick & storefront base. These lighter ‘boxes’ are modulated by horizontal coursing a give a nod to the light, modern (1960’s) architecture across gateway park.

The 1st Avenue Townhome units similarly front the street with a masonry base and lighter, transparent rhythmic upper bays to a three story height in keeping with neighboring structures. A partial 4th floor is set back from the façade to form discreet rooftop terraces.

- **Durability-**

With a base of brick masonry, cast-in-place concrete patio/ screen walls, and stone base at storefronts, this building will hold up well to street-level traffic. The residential masses above will be clad in brick or flat metal panels on all primary facades and have windows and residential balconies with durable painted finishes.
The 1st Avenue Townhomes will be wood-framed with a similar brick/ masonry base for durability and lighter materials above with plaster stucco and prefinished metal panels above with wood at canopy & accent trim.

- **Functionality-**

The design expresses the mixed-use character of the development. The primary corners along Hennepin/ 1st Street and Hennepin/ 2nd Street express their commercial and lobby nature with large contemporary storefront glass areas similar in ratio to those within the district, as recommended in the SAF Guidelines (section 9.23).

The residential portions of the street level facades on Hennepin and 2nd Street are similarly designed with a rhythm of solid masonry and transparent entries with tall windows and transoms with a scale reminiscent of the district. Privacy is created for residents through horizontal separation with screen walls and landscaping as well as vertical separation with raised entry terraces along Hennepin Ave.
Upper levels express their residential and amenity uses in massing of a residential scale and varied, but regular window/ terrace door/ balcony patterns expressing their uses and floor levels.

- **Integrity of design-**

These buildings use simple geometric forms and a single primary material on each building mass to break down the scale of the development into separate modules, each of an appropriate scale. These modules each help to give a scale and character to the public realm with facades of an “infill” scale in keeping with the original pattern of lots on the block and avoids a block-long façade expression. The simple detailing, window pattern proportions, and balconies help provide human scale without attempting to replicate historical or neo-traditional detailing.

- **Innovation-**

The development concept for this project- repurposing an underutilized commercial parking structure to support a new mixed-use commercial/ residential development advances the city and neighborhood’s vision of a more active, pedestrian friendly, North Loop neighborhood. Designing this new development to also provide visual screening of a large concrete parking structure furthers the vision of having pedestrian scaled, walkable streetscapes.

Key Site and Building Design Principles and Characteristics (cont'd)

- **Connectivity and Open Space-**

At the larger scale, the redevelopment of this long-underutilized site will fill in the current gap between neighborhoods and help reconnect the North Loop neighborhood to the historic Saint Anthony Falls waterfront, East River Parkway, Nicollet Island, and Hennepin & Central District in Northeast.

Located at the foot of the Hennepin Ave bridge and adjacent to gateway park areas new residents will help activate the Gateway Park, Federal Reserve Plaza, and via its direct connection, this blank-walled section of East River Parkway.

The mix of residential and neighborhood-serving retail uses at street level in this development are designed to provide transparent facades to engage and interact with pedestrians and extend the revitalization of urban commercial storefronts occurring nearby. The 1st Avenue Townhomes will also activate the sidewalk and provide additional eyes-on-the-street for pedestrian safety, plus a convenient dog-walk area for residents.

- **Reinforce the Street Walls-**

The proposed development will restore historical patterns of massing and scale defined in the district and rebuild the street walls on all four sides of the block. Primary facades will reinforce street edges with setbacks only at residential entries and at the Hennepin/ 1st Street corner to accommodate the existing "Gateway" monument and streetscape environment. At the pedestrian scale, the sidewalk experience will be improved with residential-scaled patio/ terrace elements, landscaping, and potential sidewalk café seating areas.

- **Landscaping-**

The project proposes to continue the established boulevard street tree pattern along 1st Avenue that exists the north (adjacent to Origami Restaurant), within the 15 foot wide sidewalk right-of-way. Additional landscaping is also planned along Hennepin Avenue, incorporating street trees and low-scaled ornament planting adding privacy to individual unit entry terraces working in coordination with the City's Hennepin Avenue Streetscape planning efforts.

Additional landscaping and plazas will be created at the second level in two amenity courtyards defined by the building masses above. These courtyards provide relief in the façade and additional daylight access to the adjacent Gateway Park. Connected directly to amenity spaces on level 2, the activity will also be more visible to street level pedestrians than typical "rooftop" terraces.

- **Provide only a minor amount of architecturally enclosed of additional parking for both residents and guests and retail.**

The Parking provided on site will be a net reduction in vehicular stalls, with service and loading occurring in an interior drive at the Hennepin side and at the current alley condition on the 1st Ave side. Bicycle parking will be incorporated at both sidewalk locations and indoor/ secured locations.

- **Sustainable design-**

Sustainable design will be incorporated in an integrated design process focusing on an efficient building envelope, high-efficiency devices and appliances, indoor air quality, and water management.

Green and Sustainable Features

The development team is committed to the sustainable design principles reflected in the City's comprehensive plan. Our sustainable design mission is to promote livable communities through the use of energy efficient systems, green building practices, reduced dependency on automobiles, creative density, high quality pedestrian and bicycle public realm and preservation of natural resources.

The 100 Hennepin and 1st Ave Townhome project will feature a series of green elements including green construction practices and materials specification, thermal high-efficiency window and exterior envelope systems with continuous "outsulation", and participation in the Xcel Energy Design Assistance Program. Indoor air quality will be emphasized with low VOC materials and finishes. Storm water will be managed to standards with on-site water quality filtration systems.
With its North Loop location proximate to both downtown and riverfront parkways, the 100 Hennepin and 1st Ave Townhome residential communities will emphasize pedestrian/bicycle commuting and recreation.

Zoning Analysis

The Property as identified on the ALTA Survey is comprised of three different Addresses:

100 Hennepin Avenue	(East of Existing Parking Ramp)
101 First Avenue North	(West of existing Parking Ramp)
25 First Street North	(Parking Ramp)

These properties are currently under single ownership and one platted parcel.

- **100 Hennepin**

The east portion of the site has an underlying Zoning of B4S-2:

DENSITY
FAR maximum = 8.0 (with premiums available) FAR minimum = 2.0.
The current project as envisioned (5 over 1 mixed-use) is within the FAR requirements.

HEIGHT
The underlying Zoning of B4S-2 has no maximum height
This site is also within area C, The Warehouse district in the St. Anthony Falls Historic District Design Guidelines. That district calls for new infill development to be within the range of heights seen historically in the area with a maximum height of six stories.

- **101 First Avenue North**

(West side of Parking Ramp) site has an underlying Zoning of B4N:
The proposed townhouse developments are within the density and height limits for that portion of the site.

DENSITY
FAR maximum = (No maximum) FAR minimum = 2.0.

HEIGHT
The maximum height of all principal structures located in the B4N District shall be ten (10) stories or one hundred forty (140) feet in height, whichever is less.

The proposed townhouse developments are well within the density and height limits for that portion of the site. Building scale & massing of 3-4 stories is consistent with surrounding historic buildings in the Warehouse District

May 5, 2015

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RYAN BUILDING LASTING RELATIONSHIPS

SHORENSTEIN

100 HENNEPIN AVENUE C.O.W./PRELIMINARY HPC
Minneapolis, Minnesota

Site Context

1 .View South at Hennepin Ave & 1st Street (Federal Reserve on Right)

2. View South at Hennepin Ave & 1st Street N (Existing Parking Structure on Right)

3 .View North at Hennepin Ave Bridge & Nicollet Island

4. View West from Hennepin Ave Bridge at Mississippi East River Parkway

5. View Northwest from Gateway Park at Federal Reserve

6. View West at Hennepin & 1st St N. (2- to 4- Story Vernacular Warehouses & Storefronts.)

7. View South from Hennepin & 1st St N. (Gateway Park at Left.)

8. View East from Federal Reserve Plaza (60's Midrise Residential)

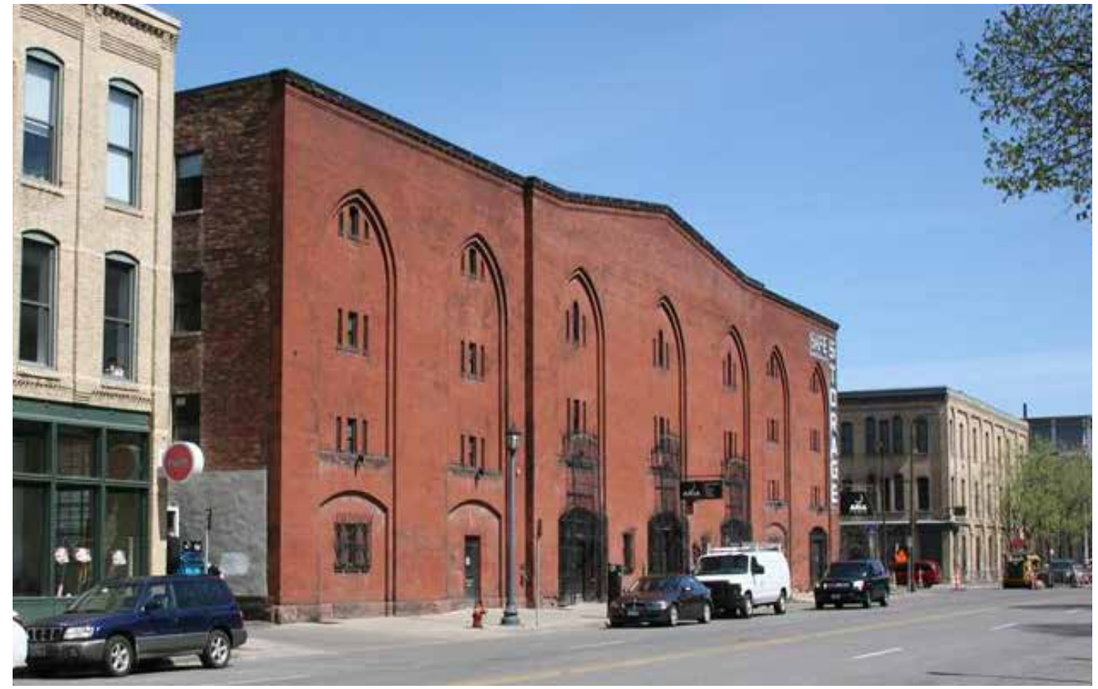
9. View South along Hennepin at 222 Hennepin/Whole Foods

10. View West along 2nd St N of adjacent 222 Hennepin Building

11. View East along 2nd St N from Warehouse District to Gateway District

12. View East from Hennepin at 2nd St. (Gateway Park & Modern Architecture)

13. View West across 1st Ave N



14. View West & North across 1st Ave N

15. View East of 133 1st Ave N Building (South of 1st Ave Townhome Parcel)

16. View South along 1st Ave N at 1st St N

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RYAN BUILDING LASTING RELATIONSHIPS

SHORENSTEIN

100 HENNEPIN AVENUE C.O.W./PRELIMINARY HPC
Minneapolis, Minnesota

View South
Along Hennepin Ave

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100 HENNEPIN AVENUE C.O.W./PRELIMINARY HPC
Minneapolis, Minnesota

View Southwest at 1st St N

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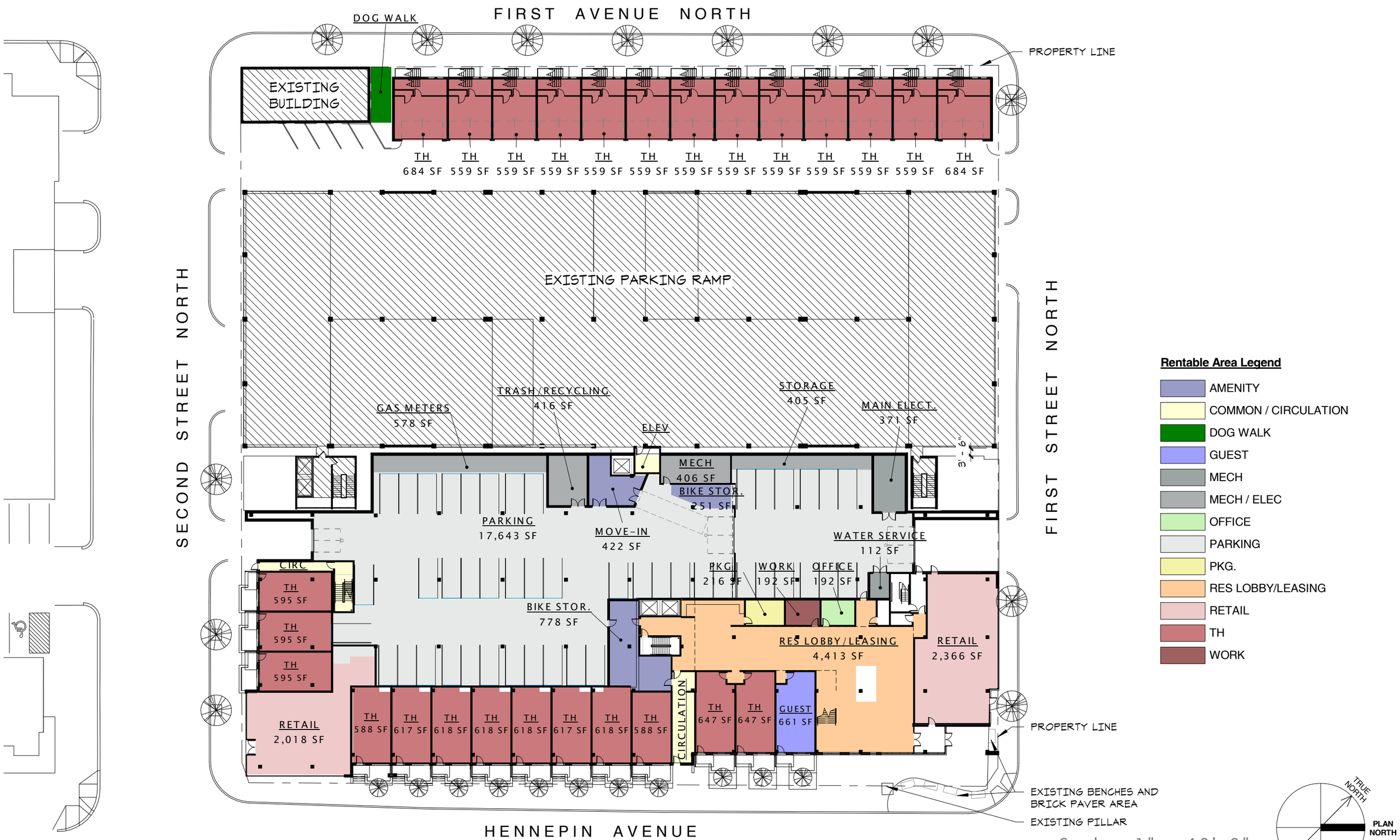

Scale: 1" = 40'-0"

MAY 4, 2015

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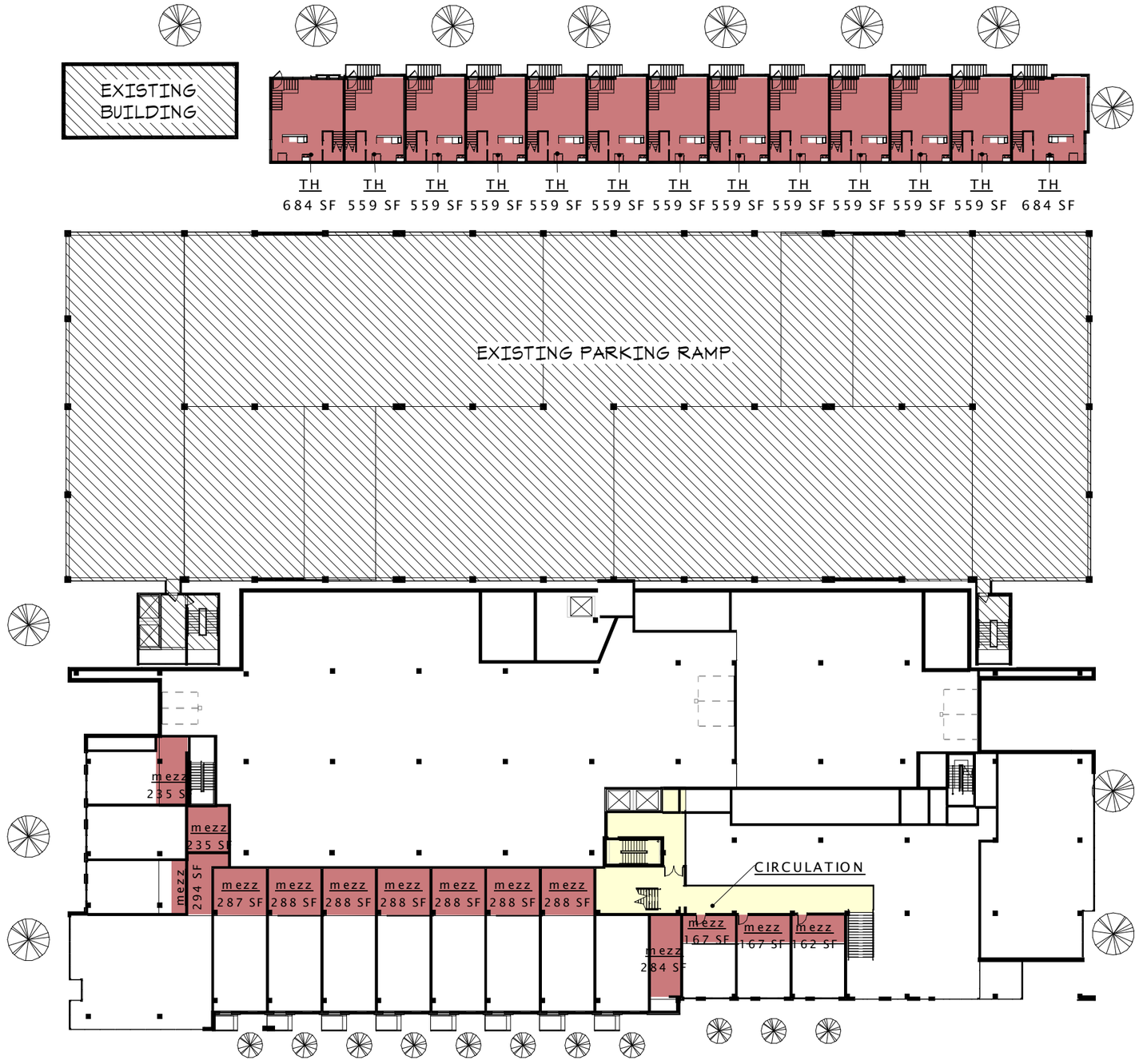
100 HENNEPIN

100 HENNEPIN AVENUE
MINNEAPOLIS, MN

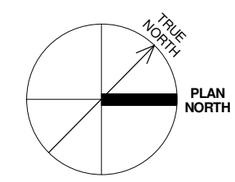
FIRST FLOOR PLAN



Rentable Area Legend

- COMMON / CIRCULATION
- mezz
- TH

Scale: 1" = 40'-0"



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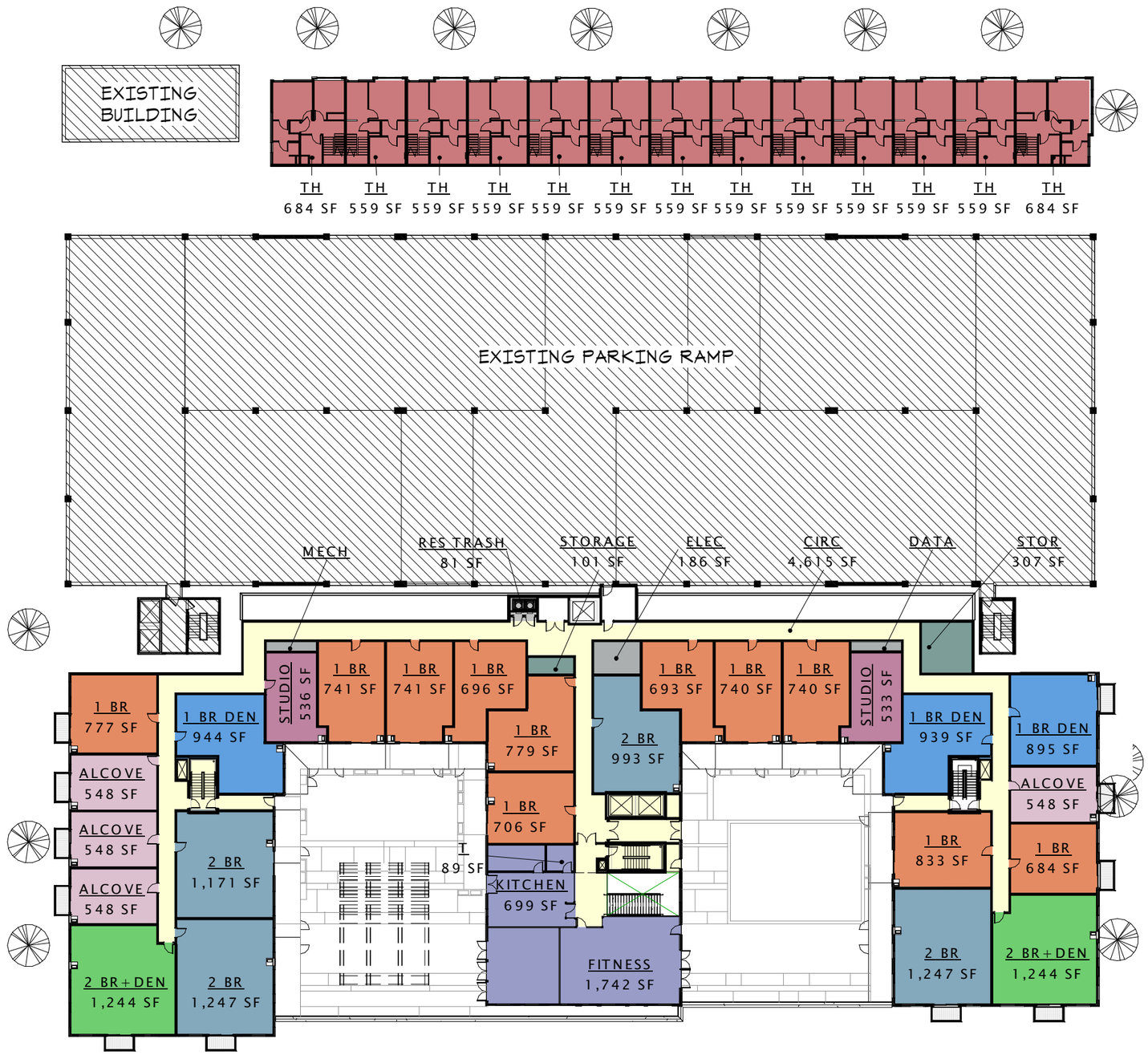
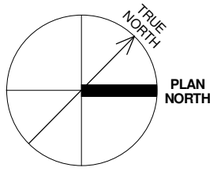


Rentable Area Legend

- 1 BR
- 1 BR DEN
- 2 BR
- 2 BR+DEN
- ALCOVE
- AMENITY
- COMMON / CIRCULATION
- MECH / ELEC
- RES TRASH
- STORAGE
- STUDIO
- TH

Scale: 1" = 40'-0"



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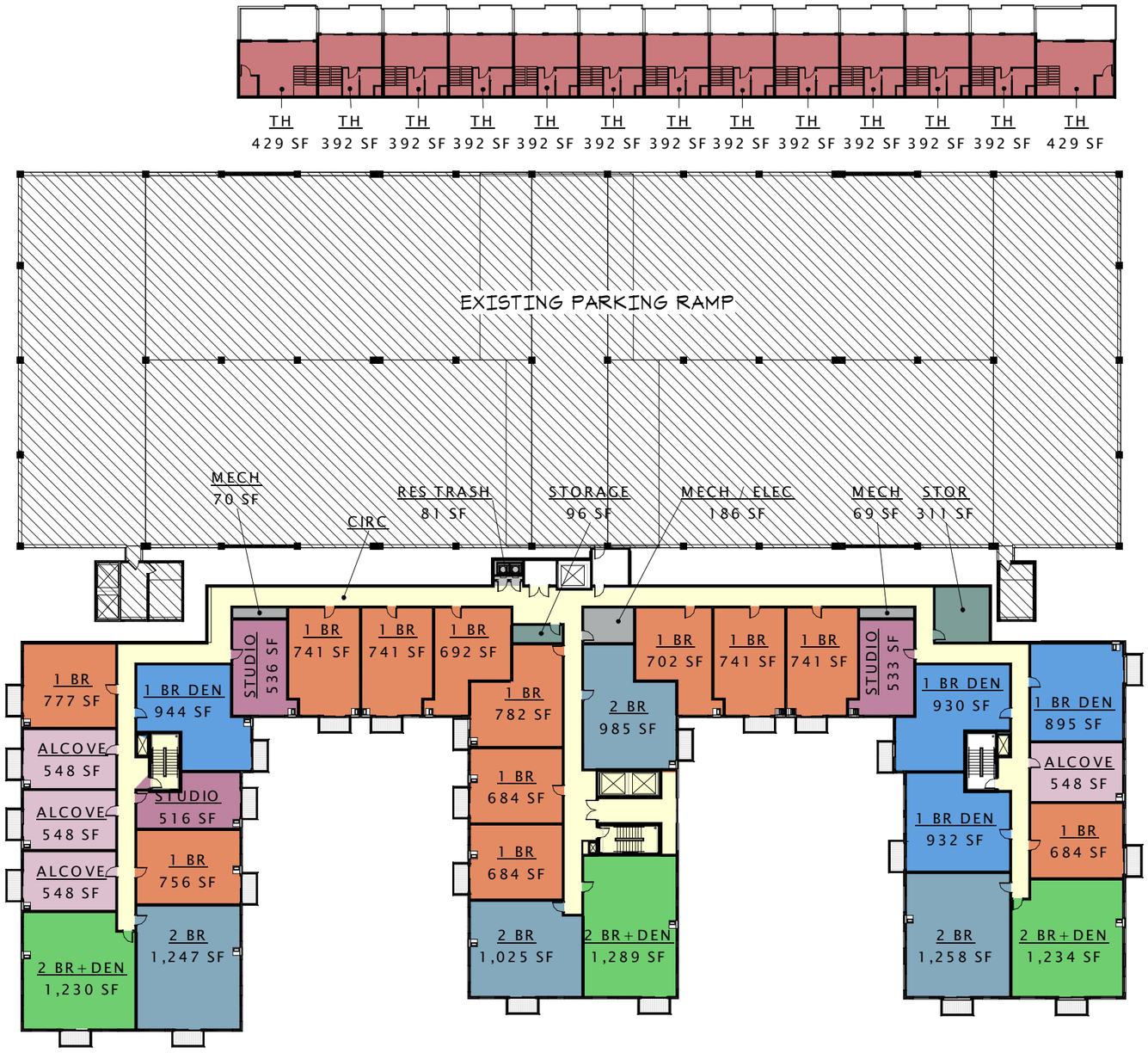

Rentable Area Legend

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- 1 BR DEN
- 2 BR
- 2 BR+DEN
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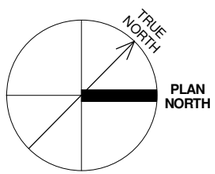

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RYAN BUILDING LASTING RELATIONSHIPS

SHOREWSTEIN

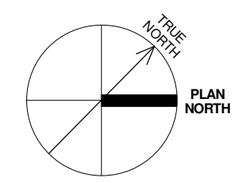
100 HENNEPIN AVENUE C.O.W./PRELIMINARY HPC
Minneapolis, Minnesota

Typical Upper Floor Plan

Rentable Area Legend

- 1 BR
- 2 BR
- mezz
- PH
- SKYVIEW ROOM
- TERRACE

Scale: 1" = 40'-0"



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100 HENNEPIN AVENUE C.O.W./PRELIMINARY HPC
Minneapolis, Minnesota

Sixth Floor Plan

May 5, 2015

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RYAN® BUILDING LASTING RELATIONSHIPS

SHORENSTEIN

100 HENNEPIN AVENUE C.O.W./PRELIMINARY HPC
Minneapolis, Minnesota

Entry at
Hennepin & 1st St N

May 5, 2015

NORTH ELEVATION

EAST ELEVATION

May 5, 2015

WEST ELEVATION

SOUTH ELEVATION

100 Hennepin
5/5/2015

Mixed- Use Buiding

Level	Use	Total GSF	Parking GSF	Retail	Amenity/Lobby	Apt GSF	Res Stor	NRSF	Units	Parking
				NSF	GSF		*In Apt GSF*			
Level 1	parking/residence	42,205	17,634	4,388	6,470	13,713	405	8,623	14	46
Mezz	residential	5,370				5,370		3,543		
Level 2	residential	30,194		0	2,337	27,857	407	21,316	26	
Level 3	residential	30,194				30,194	413	24,449	30	
Level 4	residential	30,194				30,194	413	24,449	30	
Level 5	residential	30,194				30,194	413	24,449	30	
Level 6	residential	29,363			749	28,614	413	22,775	29	
Mezz	residential	567			0	588	0	1,519	0	
Total		198,281	17,634	4,388	9,556	166,724	**2,464**	**131,123**	159	46

133,587 ***NSF including storage***

includes 6 floor mezz and amenity spaces

825 NSF/unit

Unit Mix & Distribution

Mixed- Use Buiding

Level	Lofted TH	Studio	Alcove	1 BR	1 BR+Den	2 BR	2 BR+	Penthouses	Total w/out TH's	Total w/ TH's
Level 1	14									14
Mezz										
Level 2		2	4	11	3	4	2		26	26
Level 3		3	4	12	4	4	3		30	30
Level 4		3	4	12	4	4	3		30	30
Level 5		3	4	12	4	4	3		30	30
Level 6		3	4	10	3	3	2	4	29	29
Total	**14**	**14**	**20**	**57**	**18**	**19**	**13**	**4**	**145**	**159**
%		**10%**	**14%**	**39%**	**12%**	**13%**	**9%**	**3%**	**does not include TH's**	

1st Avenue Townhomes

	Garage	Ground Floor	First Floor	Second Floor	Third Floor	Total NSF	Quantity	Total NSF
24' Wide Units	687	203	687	687	430	2,007	2	4,014
20' Wide Units	562	166	562	562	394	1,684	11	18,524
								22,538

Total NSF for 1st Ave Townhomes (not including garages)