

MEMORANDUM

TO: City Planning Commission, Committee of the Whole
FROM: Lisa Steiner, Senior City Planner, (612) 673-3950
DATE: January 14, 2016
SUBJECT: 1400 Park Avenue Mixed Use Development

SITE DATA

Existing Zoning	OR2 High Density Office Residence District / R6 Multiple-Family District DP Downtown Parking Overlay District
Lot Area	78,248 square feet / 1.79 acres
Ward	Ward 7; adjacent to Ward 6
Neighborhood	Elliot Park
Designated Future Land Use	Urban Neighborhood
Land Use Features	Downtown Growth Center
Small Area Plan	<u>Elliot Park Neighborhood Master Plan (2002)</u>

PROJECT DESCRIPTION

The subject property consists of three parcels located at 1400 Park Ave, 627 14th St E, and 622 15th St E. The site is bound by 14th St E/ Grant St to the north, Park Avenue to the east, and 15th St E to the south. A two-story brick building, a large surface parking lot, and a duplex are currently located on the 1.79 acre site.

The applicant is proposing to demolish the existing two-story brick building at the corner of 14th and Park as well as the duplex at 622 15th St E. On the site, a new six-story mixed use building would be constructed. The new project would include 243 dwelling units and approximately 2,000 square feet of commercial space, which would be located at the corner of 14th and Park. Three hundred parking spaces would be accommodated in two levels of underground parking. Exterior materials proposed for the new building are primarily brick and fiber cement siding, as well as composite siding and metal panel.

The developer also recently purchased the adjacent lot to the west at 614 15th St E. This property is the former First Church of Christ Scientist building which is a locally and nationally designated landmark. No changes are currently proposed to the landmark and the property is not a part of the overall development project. Any major changes to the landmark would require review and approval from the Heritage Preservation Commission.

APPLICATIONS

Based on staff's preliminary review, the following land use applications have been identified thus far:

- Rezoning of 622 15th St E to the OR2 District
- Conditional Use Permit to increase maximum height from 4 stories/56 feet to 6 stories/75 feet
- Variance to increase maximum floor area ratio from 3.0 to 3.4
- Variances to reduce the front yards on Park Avenue, 14th St E, and 15th St E from the required 15 feet to 10 feet for the building and to approximately 1 foot for the walk-up stairs and landings
- Variance to reduce the interior side yard from the required 15 feet to 10 feet

Additional applications may be required, depending on the plans that the applicant formally submits.

REQUEST FOR FEEDBACK

Staff is seeking specific feedback from the Planning Commission on the proposed building height and massing, the building's interaction with the public realm, and the proposed exterior materials. Formal applications have not been submitted at this time.

Memorandum

TO: Lisa Steiner, City Planner

COPY: Dan Hunt, Michael Ivancic, Jack Boarman, Scott Elofson

FROM: Jeff Hemer, AIA, Managing Architect

**CLIENT/
FIRM NAME:** Complete Construction, LLC

PROJECT: 1400 Park Avenue **COMM. NO.:** 2040.01

DATE: January 4, 2016

RE: Committee of the Whole Submittal

The project site for the proposed 1400 Park Avenue development is bounded by 14th Street E and Grant Street on the north, Park Avenue on the east, and 15th Street E on the south. The properties to the west contain a parking lot on the north end (facing 14th street E) and an existing church that has a historic resource designation on the south (facing 15th Street E.). The site is currently occupied by a 2-story brick office building (1400 Park Ave), a parking lot (627 14th Street E), and a single family home (622 15th Street E). The proposed project is an infill, dense urban development that will include mostly residential units, plus a modest amount of commercial/retail space. This use is consistent with the OR2 and R6 zoning of the site and with the adjacent residential and retail uses. The existing 2-story building at 1400 Park Ave. and the single family home on 622 15th St. are proposed to be demolished. The property containing the existing church at 624 15th St. is also owned by the developers. This building is proposed to remain however the long range use for it not yet been determined.

A summary of the zoning requirements and proposed development is as follows:

Zoning Category	Zoning Requirement	Proposed Development
1. District	OR2 High Density Office Residential District, R6 (622 15 th St. E.) Multi-Family District	OR2, R6
2. Uses	OR2: Multi-family dwelling, five (5) units or more is permitted (Table 547-1).. R6: Multi-family dwelling, five (5) units or more is permitted	Multi-family with 2,000 SF of Commercial

	(Table 546-1).	
3. Yard Requirements	a. Front (Park Ave, 15 th St E., Grant St. E.) = 15' b. Interior Side = 5 + 2X = 5 + 10 = 15'	a. Front (Park Ave, 15 th St E., Grant St. E.) = 10'; request variance to reduce front yard. b. Interior Side = 15'
4. Lot Dimensions and Building Bulk Requirements	<u>a. Min Lot</u> = OR2 and R6 = 5,000 SF. <u>b. Max Height</u> = OR2 = 4 stories, not to exceed 56 ft R6 = 6 stories, not to exceed 84 ft. <u>c. Max FAR</u> = OR2= 2.5 x .2 (bonus) = 3.0 R6 = 3.0	a. Lot size = 78,248 SF b. Max height = 6 stories, 75'; request variance to increase number of stories and height for OR2 lots. c. Building GSF = 392,550 SF, FAR = 5.0; request variance to increase density.
5. Parking and Loading Requirements	a. Off-street Parking for Residential Use = none b. Off-street Parking for Commercial Use = none c. Bicycle Parking = 1 space per 2 dwelling Units d. Off Street Loading = 1 small space at 10' x 25'	a. Off-street Parking for Residential Use = 300 spaces b. Off-street Parking for Commercial Use = none c. Bicycle Parking = 243 dwelling units x .5 = 122 spaces d. Off Street Loading = 1 small space at 10' x 25'
6. On-premises signs	Chapter 543	TBD

The proposed development consists of 6 stories of residential dwelling units and 2 levels of below grade parking. The main entrance, lobby, leasing offices, and common areas are located on Level-1 adjacent to Park Avenue on the east side of the site with the main entrance doors facing the intersection of Park Avenue and Grant Street. The lobby will include commercial space for a cafe that will be available to neighborhood residents as well as to residents of the building. Vehicular access to below-grade parking and the grade-level loading zone will be from the northwest corner of the site from 14th Street East. A large courtyard located at the interior of the site at Level-1 will include residential amenities such as swimming pool, spa, grilling and dining areas, landscaping, and unit patios.

The building design is intended to be pedestrian friendly and consistent with the scale and architectural rhythm of the neighborhood. Walk-up entries to individual dwelling units are provided at 14th Street, 15th Street, Park Avenue, and the interior side yard. Also along Park Avenue, patios for fitness and leasing are included to provide outdoor space for these areas and to activate the street-front.

The development team has met several times with the Elliot Park Neighborhood Association (EPNI) and is working to incorporate the Neighborhood Guidelines into the proposed design in the categories of Streetscape, Site Development, Architecture, Parking, and Access and Connections. So far, the Neighborhood has been in favor of the proposed development.

Building massing. The building is organized around a central courtyard allowing for the building to fill out the block while creating space at the building edges and center of the site for residential outdoor use. This creates a strong street presence at 15th, Park Ave., and 14th. A gap facing north provides a view of downtown for the courtyard space and connects to the pocket park on Grant Street. Smaller scale masses (2-stories) step down toward the street to provide pedestrian scale entries for dwelling units and to connote prominent common spaces in the building. Above the second floor, the building wall steps back 5' to form the main mass of the building. Additional stepping at level six in some locations provides outdoor space for dwelling units. A tower element is provided at the NE corner of the building identifying the main entrance and emphasizing the importance of this intersection at the city scale.

Materials. The material palette reflects the existing historic architectural landscape of the Elliot Park Neighborhood. These materials include brick, stone, and glass, as well as more current materials such as metal panel, precast concrete, fiber-cement, and other composite siding materials. The architectural expression by use of these materials is intended to reflect the historic character of the neighborhood and City as well as project a contemporary appearance. A summary of areas and percentages of the various exterior materials is attached to this memo.

Streetscape and Landscape. The building façade at the street level articulates different types of spaces for the resident of the building, neighborhood pedestrians, and bike and auto traffic at the street. Raised landscape planters at 15th, Park Ave, and 14th/Grant mitigate the difference in height between the sidewalk and first floor building elevation. The main entrance area steps down to match the sidewalk elevation at the corner. Outdoor space is provided for the café adjacent to the sidewalk and below the building. This provides ease of access as well as strong visual connection with the street. The development proposes to build and maintain the pie shaped space between the property line and Grant Street as a neighborhood pocket park.

The following drawing sheets of the proposed development area attached:

- Page 0. Cover Sheet/ Area Summary/Unit Matrix
- Page 1. Site Plan
- Page 2. Level P2 Plan (2 levels below grade)
- Page 3. Level P1 Plan (1 level below grade)
- Page 4. Level 1 Plan (Grade Level)
- Page 5. Level 2 Plan
- Page 6. Level 3-5 Plan
- Page 7. Level 6 Plan
- Page 8. Building Elevations-North, East
- Page 9. Building Elevations-South, West
- Page 10. Building Elevations-Courtyard North, Courtyard East
- Page 11. Building Elevations-Courtyard South, Courtyard West

- Page 12. Perspective Rendering – NE Corner
- Page 13. Perspective Rendering – SW Corner
- Page 14. Birdseye View – NE
- Page 15. Birdseye View – SW
- Page 16. Shadow Studies
- Page 17. Site Context 1:600
- Page 18. Site Context 1:200
- Page 19. Site Context 1:100
- Page 20. Existing Context - Photo Elevations – Grant/14th Street, Portland Ave.
- Page 21. Existing Context - Photo Elevations – Park Ave., 15th Street

END OF MEMO

East Elevation	16130	
Material	Area	Percentage
Masonry	4890	30%
Glass	5983	37%
Composite Siding	475	3%
Fiber Cement Siding	2272	14%
Metal Panel	2335	14%
Metal Trim	175	1%

North Elevation	16940	
Material	Area	Percentage
Masonry	7215	43%
Glass	4181	25%
Composite Siding	475	3%
Fiber Cement Siding	3188	19%
Metal Panel	1845	11%
Metal Trim	36	0%

South Elevation	19470	
Material	Area	Percentage
Masonry	9212	47%
Glass	6604	34%
Composite Siding	500	3%
Fiber Cement Siding	2540	13%
Metal Panel	544	3%
Metal Trim	70	0%

West Elevation	16055	
Material	Area	Percentage
Masonry	2830	18%
Glass	5350	33%
Composite Siding	680	4%
Fiber Cement Siding	6995	44%
Metal Panel	0	0%
Metal Trim	200	1%

Courtyard - East Elevation	6725	
Material	Area	Percentage
Masonry	0	0%
Glass	2535	38%
Composite Siding	0	0%
Fiber Cement Siding	4135	61%
Metal Panel	0	0%
Metal Trim	55	1%

Courtyard - North Elevation		
	11800	
Material	Area	Percentage
Masonry	0	0%
Glass	4760	40%
Composite Siding	0	0%
Fiber Cement Siding	6775	57%
Metal Panel	0	0%
Metal Trim	265	2%

Courtyard - South Elevation		
	7290	
Material	Area	Percentage
Masonry	2615	36%
Glass	2478	34%
Composite Siding	535	7%
Fiber Cement Siding	1635	22%
Metal Panel	0	0%
Metal Trim	27	0%

Courtyard - West Elevation		
	9995	
Material	Area	Percentage
Masonry	1335	13%
Glass	3558	36%
Composite Siding	663	7%
Fiber Cement Siding	3828	38%
Metal Panel	575	6%
Metal Trim	36	0%

PROJECT SUMMARY DATA:

1400 PARK AVENUE

WEIDNER / HUNT

Unit Mix									
Unit Type		1st	2nd	3rd	4th	5th	6th	Total	%
S (450-700 SF)			3	3	3	3		12	5%
1-Bedroom (715-950 SF)		11	23	23	23	23	13	116	48%
2-Bedroom (975 -1,500 SF)		18	19	19	19	19	21	115	47%
									0%
Total		29	45	45	45	45	34	243	100%

Building Square Footage Summary						
Floor	Gross Bldg Area (SF)	Net Rent SF	Common SF	Retail	Parking	Eff.
P2 Level	61,600				61,600	
P1 Level	61,600				61,600	
First	43,500	29,700	11,800	2,000		
Second	46,295	41,330	4,965			89.28%
Third	45,900	40,860	5,040			89.02%
Fourth	45,900	40,860	5,040			89.02%
Fifth	45,900	40,860	5,040			89.02%
Sixth	41,828	35,400	6,428			84.63%
Total	392,523	229,010	38,313	2,000	123,200	

Parking	HC Stalls	Compact Stalls	Tandem Stalls	Full -Size Stalls	Total Stalls
P1 Level				145	145
P2 Level				155	155
Total	0	0	0	300	300

1400 PARK AVENUE DEVELOPMENT

MINNEAPOLIS, MINNESOTA

12.29.2015

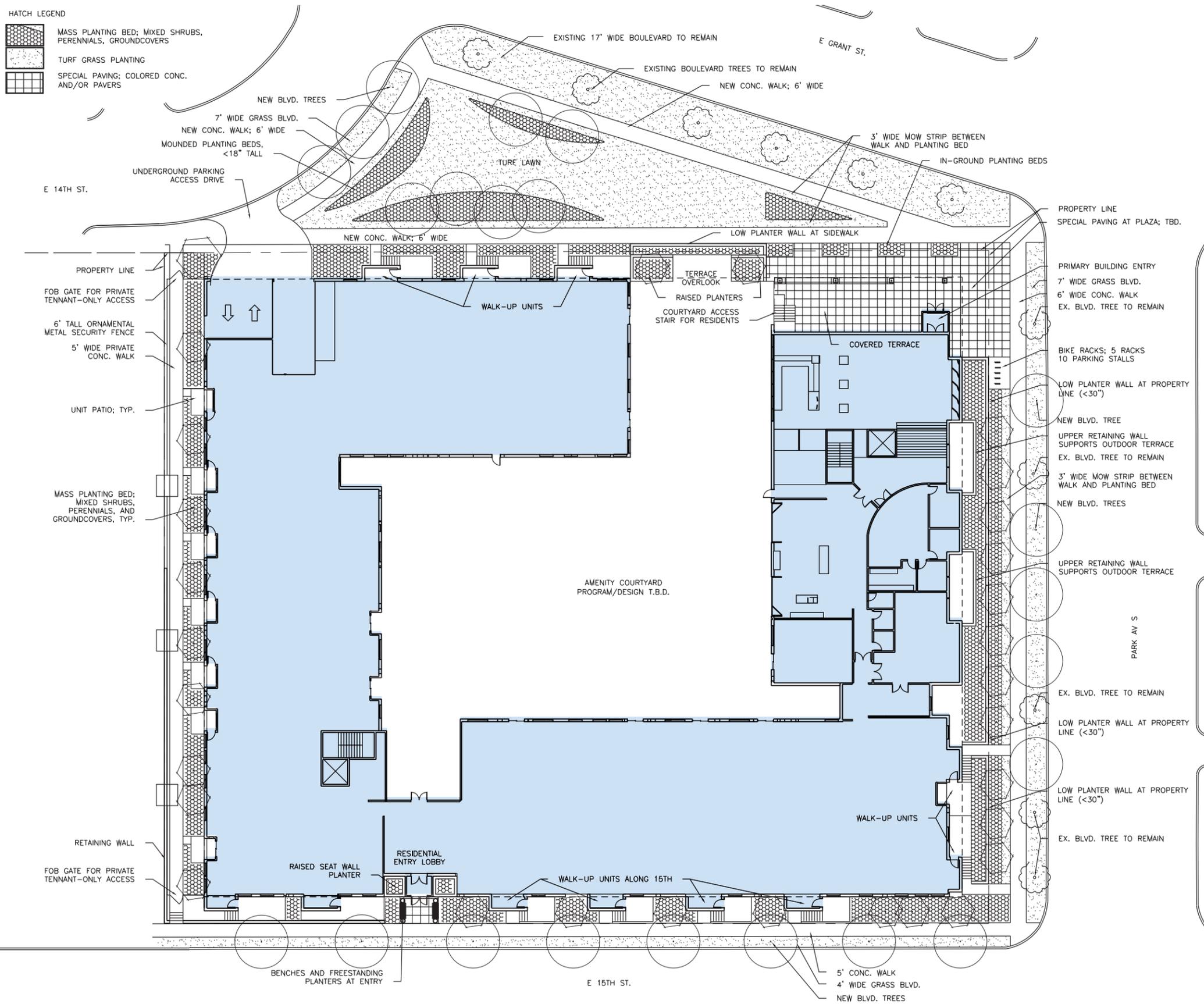


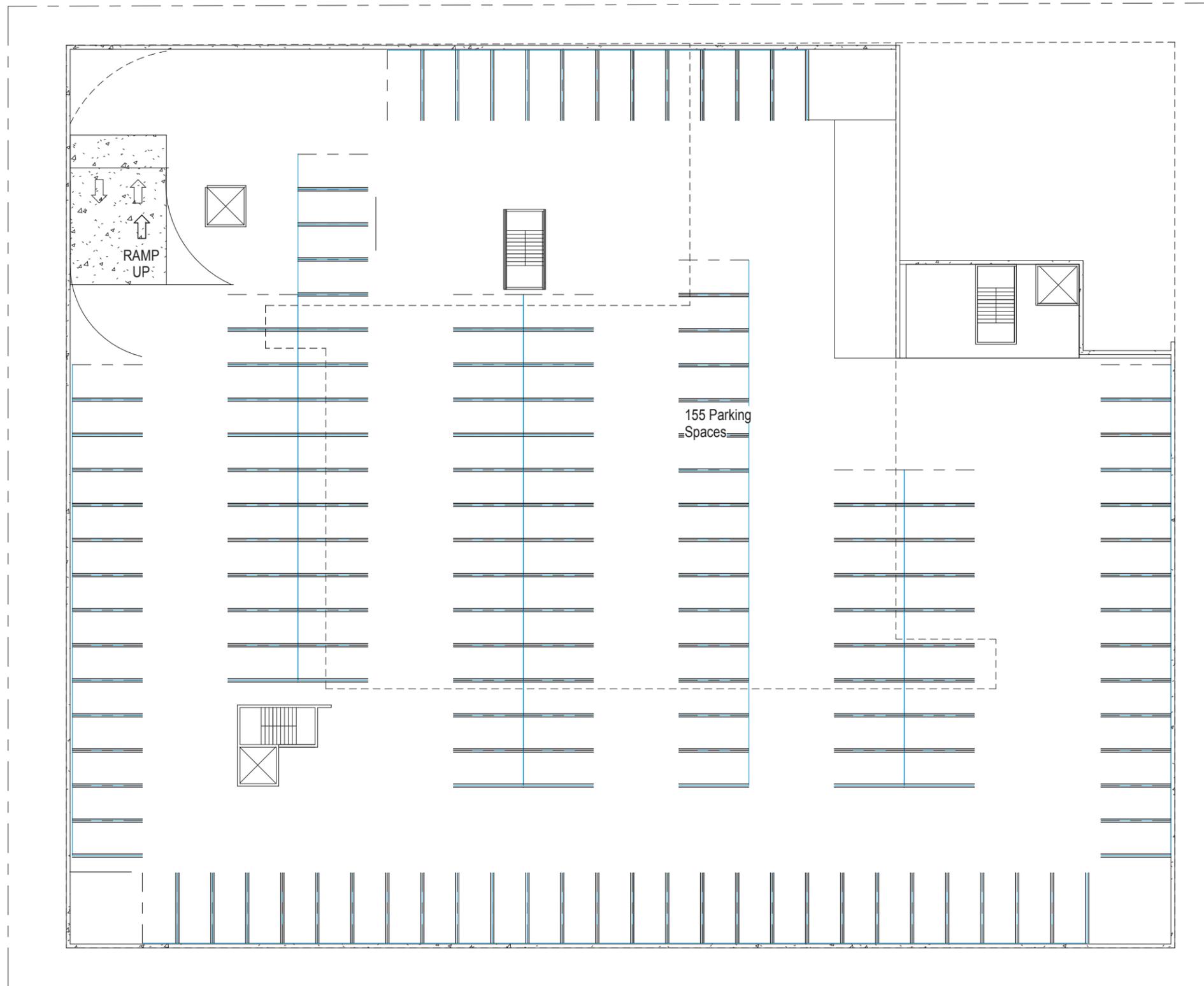
HuntDevelopment



HATCH LEGEND

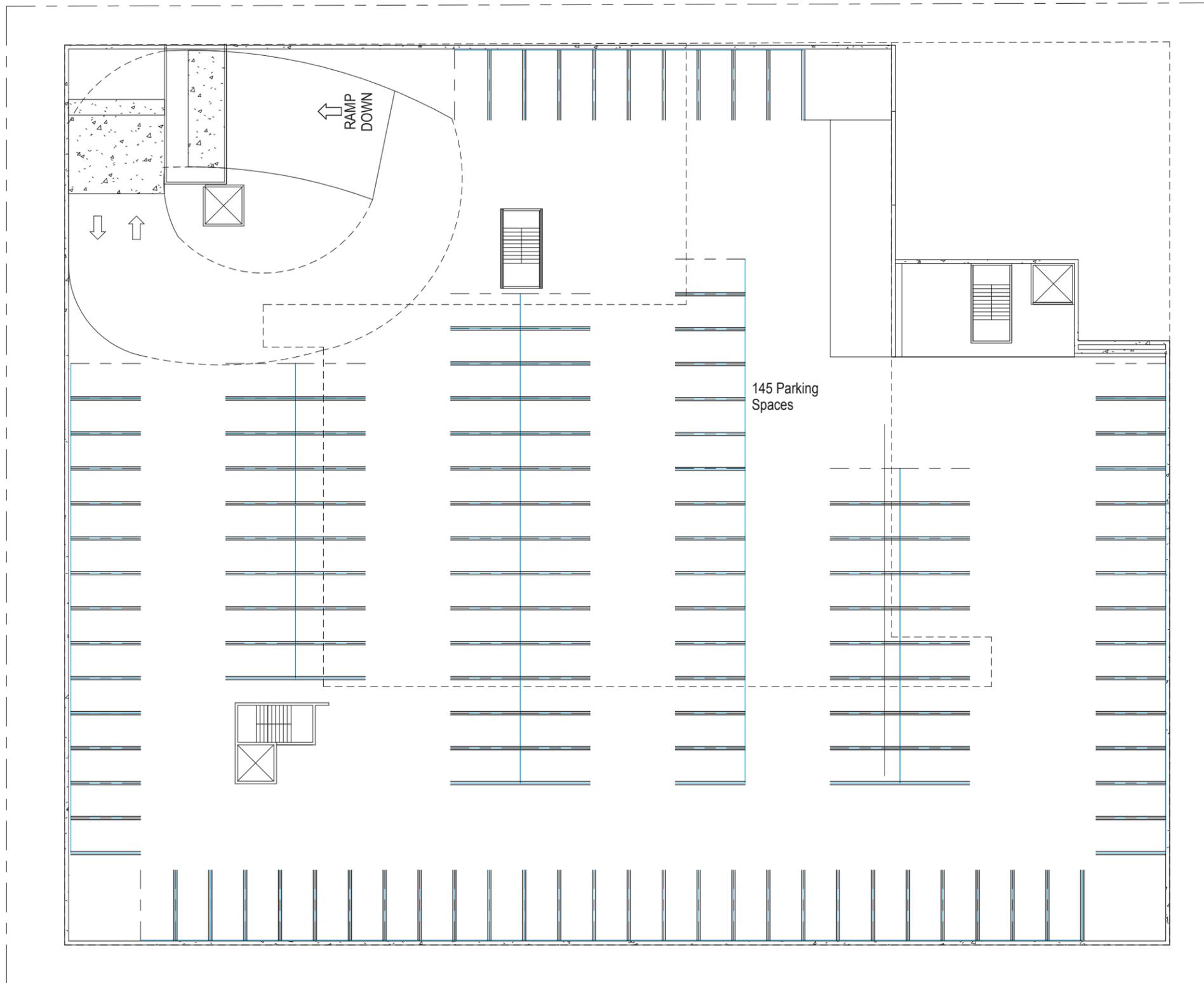
- MASS PLANTING BED: MIXED SHRUBS, PERENNIALS, GROUNDCOVERS
- TURF GRASS PLANTING
- SPECIAL PAVING: COLORED CONC. AND/OR PAVERS





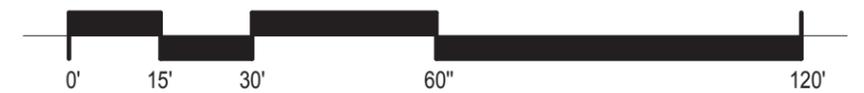
SCALE: 1" = 30'





145 Parking Spaces

SCALE: 1" = 30'





SCALE: 1" = 30'





SCALE: 1" = 30'





SCALE: 1" = 30'





SCALE: 1" = 30'





NORTH ELEVATION



EAST ELEVATION

SCALE: 1" = 30'



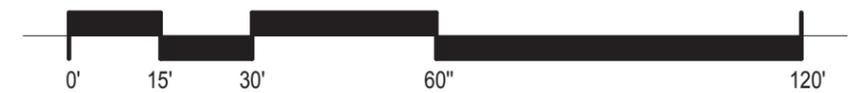


SOUTH ELEVATION



WEST ELEVATION

SCALE: 1" = 30'





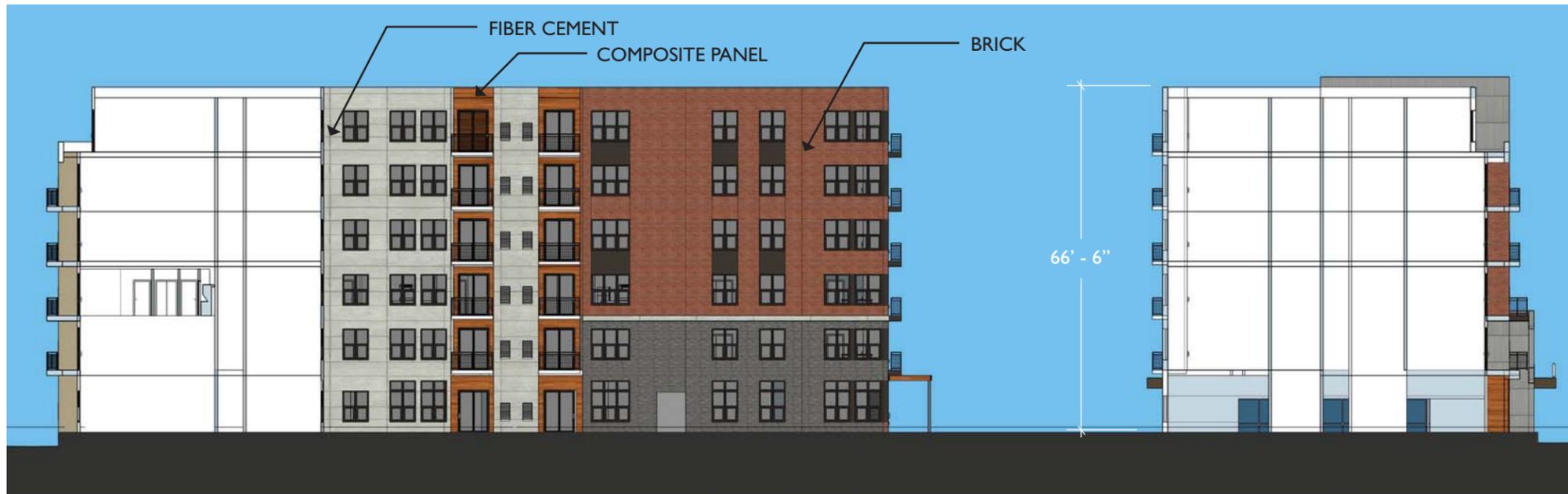
NORTH COURTYARD ELEVATION



EAST COURTYARD ELEVATION

SCALE: 1" = 30'





SOUTH COURTYARD ELEVATION



WEST COURTYARD ELEVATION

SCALE: 1" = 30'













1400 PARK AVENUE DEVELOPMENT
MINNEAPOLIS, MINNESOTA
01.04.2016

NORTHEAST BIRDS EYE



HuntDevelopment





1400 PARK AVENUE DEVELOPMENT
MINNEAPOLIS, MINNESOTA
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NORTHWEST BIRDS EYE



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SOUTHEAST BIRDS EYE



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1400 PARK AVENUE DEVELOPMENT
MINNEAPOLIS, MINNESOTA
01.04.2016

SOUTHWEST BIRDS EYE



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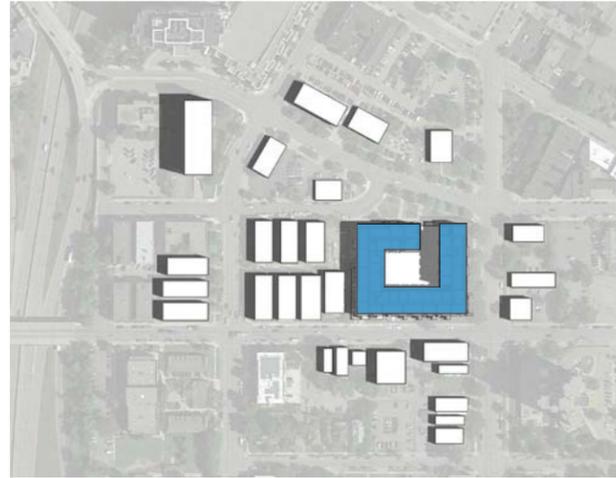


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JUNE 21ST

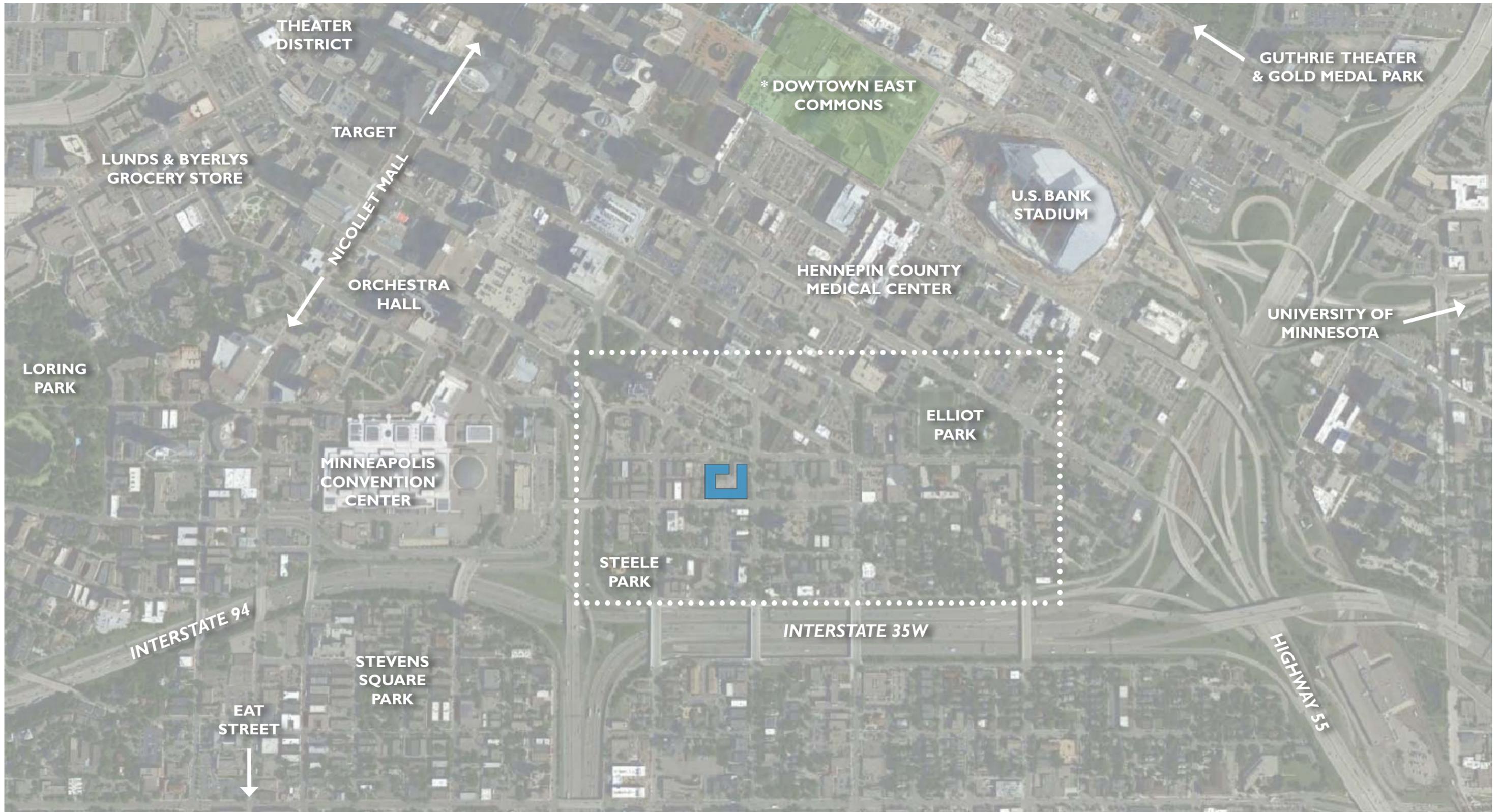


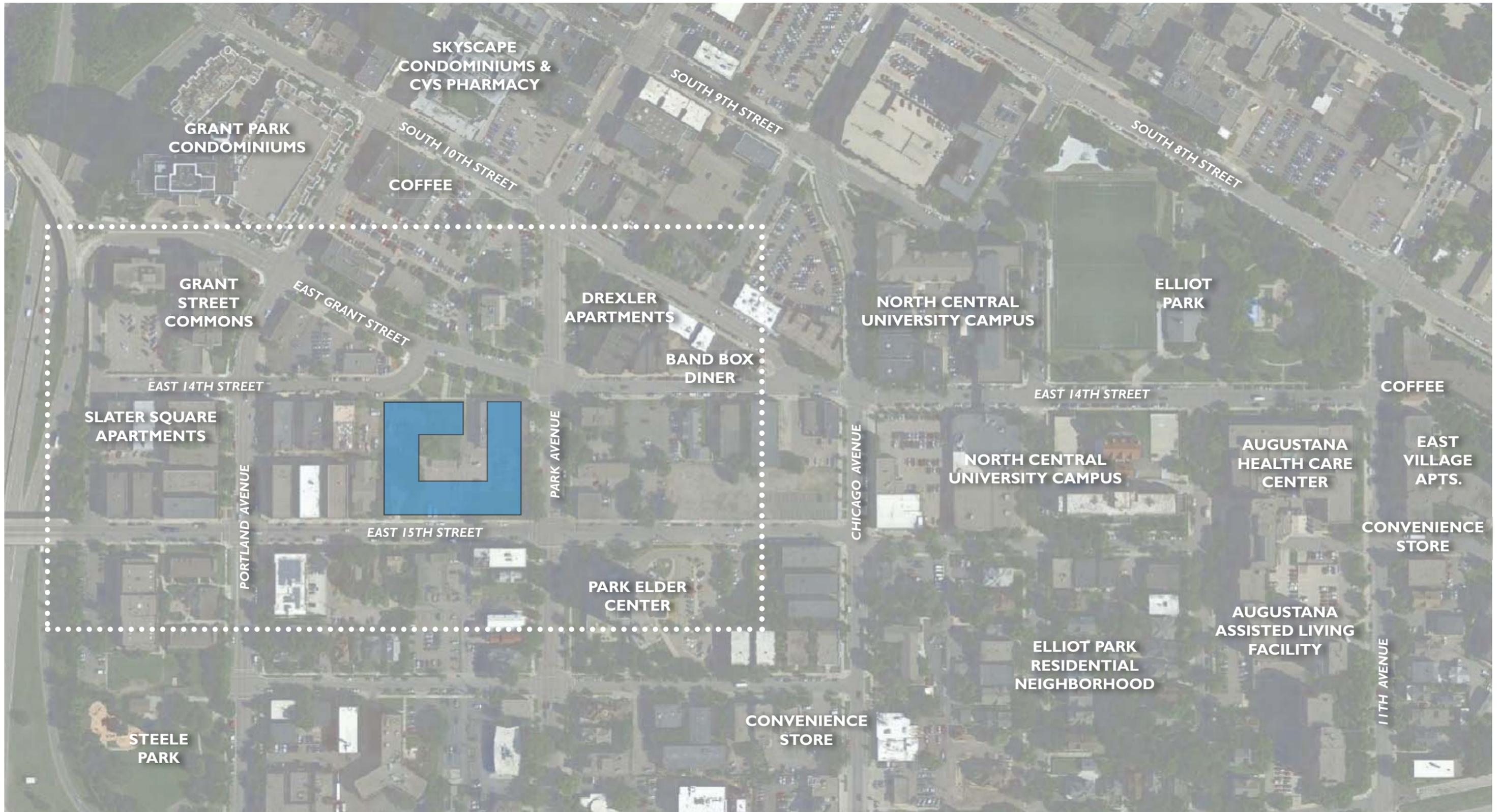
SEPTEMBER 21ST



DECEMBER 21ST











EAST GRANT STREET SOUTH



EAST GRANT STREET NORTH



PORTLAND AVENUE WEST



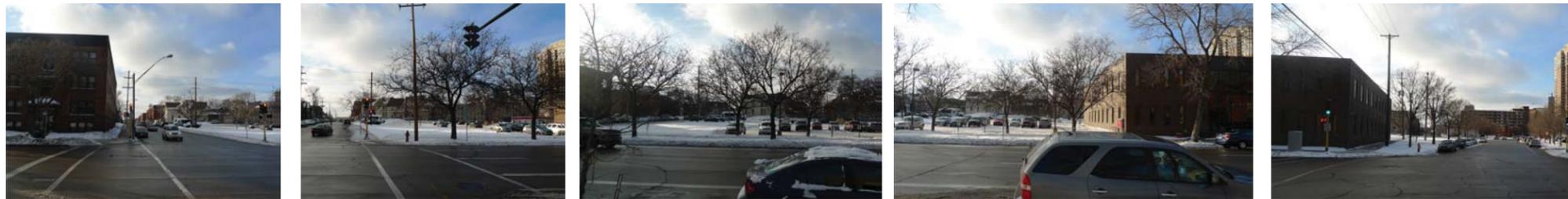
PORTLAND AVENUE EAST



EAST 15TH STREET SOUTH



EAST 15TH STREET NORTH



PARK AVENUE WEST



PARK AVENUE EAST