

## MEMORANDUM

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**TO:** City Planning Commission, Committee of the Whole  
**FROM:** Aaron Hanauer, Senior City Planner, (612) 673-2494  
**DATE:** February 25, 2016  
**SUBJECT:** REX 26, 2601-2621 Lyndale Avenue South

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### SITE DATA

<b>Existing Zoning</b>	CI, Neighborhood Commercial District OR2, High Density Residence District
<b>Lot Area</b>	31,941 square feet / 0.73 acres
<b>Ward(s)</b>	10
<b>Neighborhood(s)</b>	Whitter; adjacent to Lowry Hill East Neighborhood
<b>Designated Future Land Use</b>	Mixed Use
<b>Land Use Features</b>	Commercial Corridor (Lyndale Avenue)
<b>Small Area Plan(s)</b>	<a href="#">Lyn Lake Small Area Plan (2009)</a>

### REVIEW DESCRIPTION

The applicant and the Department of Community Planning and Economic Development (CPED) would like to introduce and seek feedback from the City Planning Commission (CPC) on the project proposed at 2601-2621 Lyndale Avenue South. This input will be used by the applicant as they prepare a more refined Committee of the Whole submittal. The attached plans include a site plan, floor plans, and color renderings. In addition, CPED provided aerials, maps and images to provide more area context.

### SURROUNDING AREA

The project site is located along the Lyndale Avenue South Commercial Corridor, which stretches from Dunwoody Avenue to 31<sup>st</sup> Street West. The Lyn-Lake Activity Center is located approximately two blocks to the south of the project site. Between 26<sup>th</sup> Street and 28<sup>th</sup> Street the predominant zoning is CI; there is also C2, Neighborhood Corridor Commercial District and C4, General Commercial District zoning within this area including the parcels directly to the west of the project site along Lyndale Avenue. To the east, the project site is bordered by R2B, Two-Family District and R5, Multiple-Family District zoning. There are two-story, commercial mixed-use buildings at the three other corners of the Lyndale and 26<sup>th</sup> intersection and two multifamily dwelling buildings directly behind the project site (to the east).

Lyndale Avenue and 26<sup>th</sup> Street carry high volumes of vehicle traffic: with an annual average daily traffic count of 24,000 and 8,000 vehicles respectively (Source: Mn/Dot Traffic Data). However, this area also supports alternative modes of transportation with a bike score of 92, walk score of 91, and transit score off 66, according to Walk Score.

Over the past decade, the stretch of Lyndale Avenue South between Franklin Avenue and Lake Street has had four mixed-use development projects built and another project approved by the City Planning Commission that was not constructed (see Table I below).

Table I: Mixed-Use Development Project Along Lyndale Avenue South

Project Name	Zoning	Year Approved	Address	Stories
Le Parisien Flats	C2	2005	2309 Lyndale	5 stories
The Greenleaf	C2	2009	2743 Lyndale	4 stories
Murals on Lyn-Lake*	C3A	2007	2833 Lyndale	6 stories
Lime Apartments*	C3A	2012	2900 Lyndale	6 stories
Theater Garage and Marquee Apartments	C1 and C2 Proposed to be C2	Approved by CPC in 2014; rezoning application withdrawn and not constructed	2018 Lyndale	6 stories

\*within the Lyn-Lake Activity Center

## SITE DESCRIPTION

The project site would form the southeast corner of the Lyndale Avenue South and 26<sup>th</sup> Street intersection. The subject site includes six lots; two of the lots are currently vacant and four of the lots contain either a single or two-family home. The demolition of the four residential structures would be a part of the proposed project. There is split zoning for the project site: 2601 and 2607 Lyndale Avenue are zoned C1, Neighborhood Commercial and 2609, 2613, 2617, and 2621 Lyndale Avenue are zoned OR2, High Density Office Residential.

## PROJECT DESCRIPTION

The project is a five-story mixed use building. The main floor of the five-story mixed use building would have one commercial tenant that is approximately 20,000 square feet; proposed to be a full-service grocery store. The upper floors are proposed to have 102 residential units with a mix of studios, one-bedrooms, and two bedrooms. The ends of the building on the north and south side of the building are proposed to extend to or near the front and rear property lines. The middle portions of the building on the western and eastern elevations would be recessed approximately 20-25 feet.

The minimum off-street parking requirement for the proposal is 83 spaces; 51 spaces for the 102 residential units (0.5 spaces for unit with the transit incentive) and 32 spaces for the 20,000 square foot grocery store. The applicant is proposing 210 parking spaces in 2 ½ floors of underground parking with 124 spaces for the residents, 60 of the spaces dedicated to the grocery tenant and 26 spaces for French Meadow. Passenger vehicles and trucks would access the site off of Lyndale Avenue South. Vehicle traffic

would exit the site via a curb cut on West 26<sup>th</sup> Street and trucks would exit the site through the alley. The proposed vehicle access and exiting proposal has preliminary Public Works approval.

## **APPLICABLE POLICIES**

The Comprehensive Plan policies and future land use designation of the project site is supportive of mixed-use development projects along commercial corridors when there is appropriate transitions to different uses in the area of different size, scale and intensity. The Lyn Lake Small Area Plan (2009) provides additional guidance for the project site. The small plan states that “between West 26<sup>th</sup> Street and West 28<sup>th</sup> Street, Lyndale Avenue South is likely to have more intense development than some portions of the street to the north because 26<sup>th</sup> and 28<sup>th</sup> Streets provide quick access across the city. These blocks can provide a transition between the Activity Center and areas to the north.” The plan also calls out for more visible crosswalk/pedestrian crossings, the installation of bump-outs at corners to reduce crossing distance for pedestrians and to slow traffic, and the beautification of the boulevards.

## **APPLICATIONS**

CPED is looking for feedback on the following land use applications that have been identified for the project. Additional applications may be required depending on the plans that the applicant formally submits.

- Rezoning application: The project site is currently a combination of CI and OR2 zoning. The applicant is requesting to rezone the property to OR3. However, CPED has informed the applicant that the department would not support this rezoning request because it would not meet the findings required for a zoning amendment. CPED is recommending that the applicant apply to rezone the property to C2.
- Conditional use permit to increase the maximum height from 4 stories to 5 stories.
- Variance to increase the allowable floor area from 2.4 to 3.3. The project includes approximately 104,021 square feet of gross floor area on a site that is 31,941 square feet. Does having all underground parking help in allowing additional floor area than allowed for the proposed project?
- Variance to reduce the established front yard setback to 0 feet for the first twenty-five (25) feet from the residential property to the south.
- Variance to reduce the southern interior yard from 13 feet to 5 feet.
- Variance to reduce the eastern interior yard setback from 13 feet to 0 feet at its closest point for the upper floors (the first floor does not have an interior yard setback requirement because there is not a residential use on this floor)
- Variance to allow off-site parking for French Meadow, which has C4 zoning.
- Site plan review.

## **SEEKING FEEDBACK**

CPED is also seeking feedback on the following:

- Having a five-story building at this location.
- The proposed building massing. Would you prefer that the highest portion of the building be located at the corner of 26<sup>th</sup> and Lyndale?
- What would you like to see the applicant do to reduce shadowing impacts on the properties to the east and ensure an appropriate transition between the proposed building and the neighboring buildings of different size and scale?

- A site plan review standard is that alley access shall be prohibited for non-residential uses over 4,000 square feet. The applicant has limited alley access to delivery trucks only. Is this appropriate in this instance?

**REX 26**  
**Mixed-Use Urban Development**  
**Retail / Residential Apartments / Underground Parking**

201 W Broadway Ave  
 Minneapolis, MN 55411  
 P: 612-872-9200 F: 612-872-9201  
[www.masterpropertiesmn.com](http://www.masterpropertiesmn.com)

**Property Overview**

1. REX 26 is an urban infill, five-story mixed-use project with a proposed full service grocery store and 102 market-rate, apartments with 200 underground parking stalls in 2 ½ levels below grade.
2. The retail component will have 60 dedicated parking underground spaces for the exclusive use of the retail customers on underground parking level one.
3. Residential parking is provided at underground parking levels two and three.
4. Four stories of apartments will be Market-Rate / High Quality / Urban-Living / Work Force Housing Rentals / for young professional residents in Whittier and Lowry Hill East neighborhoods.
5. The project site is composed of two vacant lots and four residential structures which all will be razed. All land parcels needed for the Project are currently under sales contacts with Rex 26 Developers LLC.
6. The project will be a landmark for providing additional retail/grocery choices and opportunities to locate new housing in an area of our city targeted for growth and density along a major city commercial corridor.

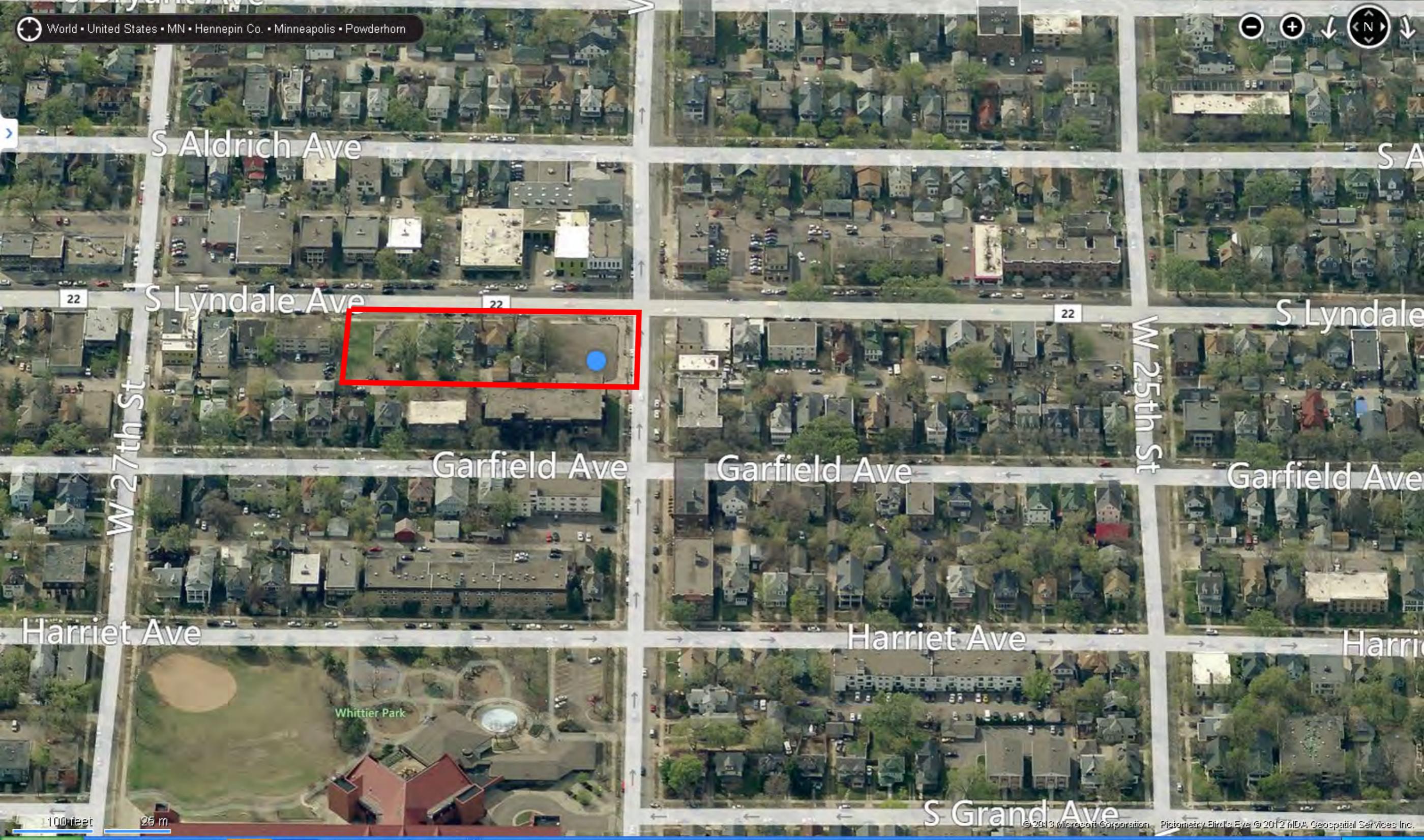
**Project Data**

<b>Site Dimensions:</b>	<b>(6) Parcels = 33,111 sf</b>	<b>City:</b>	<b>Minneapolis</b>
<b>Site Area:</b>	<b>0.76 acres</b>	<b>Neighborhood:</b>	<b>Whittier</b>
<b>Apartments:</b>	<b>102</b>	<b>Parking:</b>	<b>Three Levels Underground – 200 Spaces</b>
<b>Building Levels:</b>	<b>Five</b>		
<b>Retail:</b>	<b>20,050 sf – street level</b>	<b>Foundation:</b>	<b>Concrete &amp; concrete block</b>
<b>Housing:</b>	<b>85,700 sf – levels 2-5</b>	<b>Roof:</b>	<b>Built-up &amp; standing seam</b>
<b>Gross Building Area:</b>	<b>116,100 sf – above grade</b>	<b>Exterior Walls:</b>	<b>Brick, Metal Shingles/Panels &amp; Glass</b>
		<b>Windows:</b>	<b>Aluminum</b>
		<b>Interior Walls:</b>	<b>Metal stud with gyp</b>
<b>Zoning:</b>	<b>C2, OR-2</b>	<b>Construction Period:</b>	
<b>Proposed Re-Zone:</b>	<b>OR-3</b>	<b>Construction Start</b>	<b>2016</b>
		<b>Estimated Construction</b>	<b>14 months</b>

**Project Vision, Demographics and Area Overview**

The vision for REX 26 is to provide an urban full service grocery and new market-rate, quality, work-force residential apartments in the Minneapolis Whittier and Lowry Hill East neighborhoods. A large part of the project's vision is to provide more daytime retail activity on the Lyndale Avenue commercial corridor and provide options for new construction housing for two of the most densely populated neighborhoods in the city. The REX 26 Project, located in the heart of the highly desirable, popular and fast growing Lyn-Lake residential, retail and dining district, will be a landmark for providing additional retail/grocery choices and opportunities to locate new housing in an area of our city targeted for growth and density.

The Uptown area in south Minneapolis is experiencing a strong influx of economic activity and new multi-family rental housing opportunities along Lyndale Avenue and the surrounding neighborhoods. New restaurants and new businesses are moving into the area to be part of the ongoing urban growth experience of the Midtown Greenway and trendy Uptown neighborhoods. Located in the heart of the highly desirable and fast growing Uptown retail, dining and residential district REX 26 will be a landmark for providing new grocery alternatives and high quality housing opportunities in a dense urban setting on a major transportation corridor. The REX 26 project will be a walkable and convenient location to the surrounding Whittier, Lowry Hill East, Lowry Hill and parts of the near-by Kenwood neighborhoods. Many of the neighborhood residents are looking for opportunities to shop, work and live in new, mixed-use buildings with modern architecture and high quality amenities.



S Aldrich Ave

S Aldrich Ave

S Lyndale Ave

S Lyndale Ave

Garfield Ave

Garfield Ave

Garfield Ave

Harriet Ave

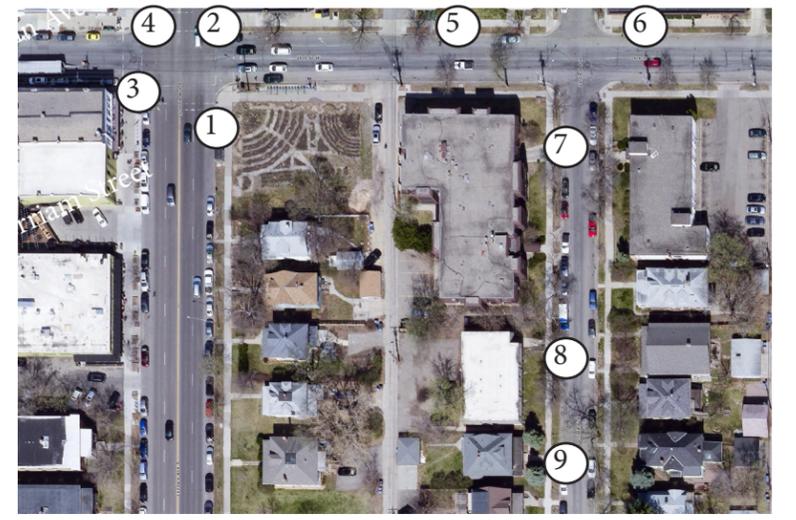
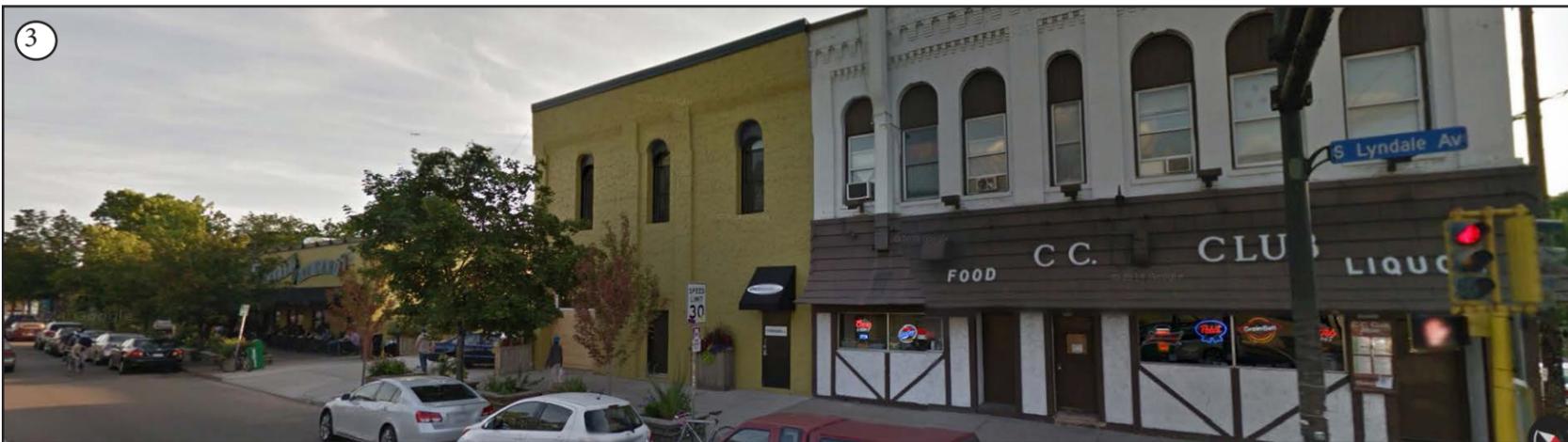
Harriet Ave

Harriet Ave

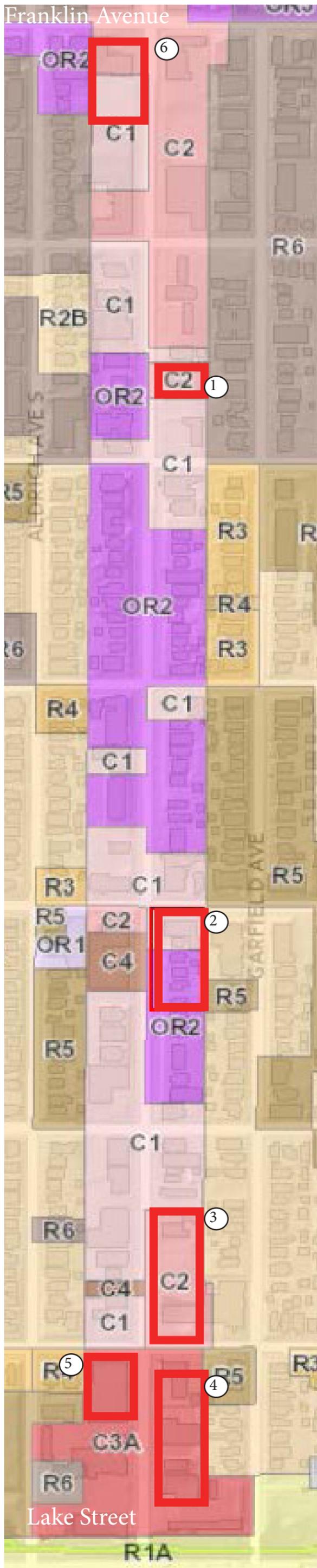
S Grand Ave

Whittier Park

100 feet 26 m



Mixed-Use Building Built and Proposed Along the Lyndale Avenue Commercial Corridor



1. 2309 Lyndale Avenue South, 5 stories, FAR 1.8



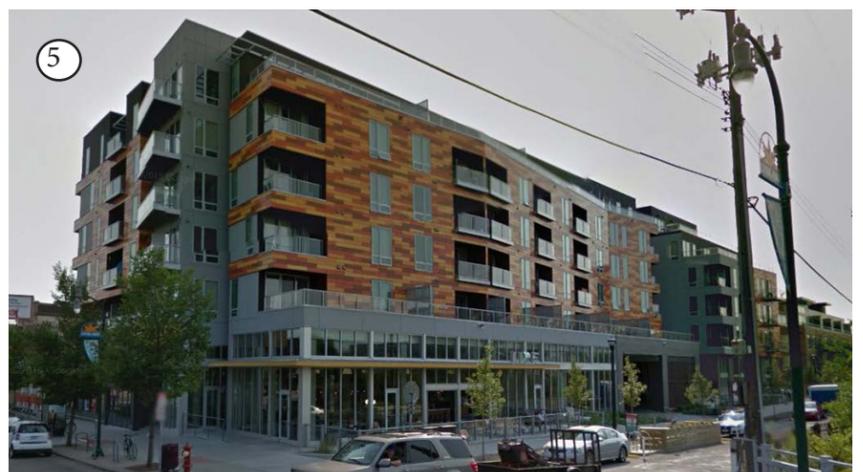
2. 2601 Lyndale Avenue South (proposed project), 5 stories, FAR 3.3



3. 2743 Lyndale Avenue South, 4 stories, FAR 1.8



4. 2833 Lyndale Avenue South, 6 stories, FAR 2.5



5. 2900 Lyndale Avenue South, 6 stories, FAR 3.4

6. Not built, 2008 Lyndale Avenue, 6 stories, FAR 2.3

# ZONING DISTRICT MATRIX

	Office/Residence Districts			Commercial Districts				
	R5	R6	OR1	OR2	OR3	C1	C2	C3A
	Multiple Family District (High Density)	Multiple Family District (High Density)	Neighborhood Office Residence District	High Density Office Residence District	Institutional Office Residence District	Neighborhood Commercial District	Neighborhood Corridor Commercial District	Community Activity Center District
<b>FAR</b>								
Base FAR Maximum	2.00	3.00	1.50	2.50	3.50	1.70	1.70	2.70
20% bonus for enclosed, underground or structured parking	0.40	0.60	n/a	0.50	0.70	0.34	0.34	0.54
20% bonus for 50% ground floor commercial	n/a	n/a	n/a	n/a	n/a	0.34	0.34	0.54
20% bonus for 20% affordable units	0.40	0.60	0.30	0.50	0.70	0.34	0.34	0.54
<b>Total possible FAR</b>	<b>2.80</b>	<b>4.20</b>	<b>1.80</b>	<b>3.50</b>	<b>4.90</b>	<b>2.72</b>	<b>2.72</b>	<b>4.32</b>
Required lot area per dwelling unit (sq. ft.)	700	400	1,500	700	300	700	700	400
<b>Possible DU Bonuses:</b>								
20% bonus for enclosed, underground or structured parking	Y	Y	Y	Y	Y	Y	Y	Y
20% bonus for 50% ground floor commercial						Y	Y	Y
20% bonus for 20% affordable units	Y	Y	Y	Y	Y	Y	Y	Y
Base building height maximum (in stories)	4	6	2.5	4	6	2.5/3	4	4
Maximum size of retail store (sq. ft.)	0	0	0	2,000	2,000	8,000	30,000	8,000
Maximum Lot Coverage	70%	70%	70%	70%	70%	n/a	n/a	n/a
Maximum Impervious Surface Coverage	85%	85%	85%	85%	85%	n/a	n/a	n/a
<b>Yard Requirements</b>								
Front	15	15	15	15	15	0	0	0
Interior side or rear <sup>1</sup>	5 (+2X) <sup>1</sup>	5 (+2X) <sup>1</sup>	5 (+2X) <sup>1</sup>	5 (+2X) <sup>1</sup>	5 (+2X) <sup>1</sup>	5+2X <sup>2</sup>	5+2X <sup>2</sup>	5+2X <sup>2</sup>
Corner Side	8 (+2X) <sup>1</sup>	8 (+2X) <sup>1</sup>	8 (+2X) <sup>1</sup>	8 (+2X) <sup>1</sup>	8 (+2X) <sup>1</sup>	0	0	0
<b>Drive-through permitted?</b>	N	N	N	N	N	N	Y	N

**Notes:**

1 - (2X) is added for uses that are not SFDs, 2FDs, or CRFs serving 1-6 persons

2 - For residential uses and hotels

# ALTA/ACSM LAND TITLE SURVEY

~for~ CIVIL SITE GROUP

PROPERTY ADDRESS: #2601-2621 LYNDALE AVE. SO., MINNEAPOLIS, MN

## LEGEND

- DENOTES IRON MONUMENT FOUND
- DENOTES SIGN
- DENOTES UTILITY POLE
- DENOTES STREET LIGHT
- DENOTES TELEPHONE BOX
- DENOTES SANITARY SEWER MANHOLE
- DENOTES STORM SEWER MANHOLE
- DENOTES CATCH BASIN
- DENOTES GATE VALVE
- DENOTES FIRE HYDRANT
- DENOTES EXISTING CONTOUR
- DENOTES OVERHEAD WIRE
- DENOTES WATERMAIN
- DENOTES SANITARY SEWER
- DENOTES STORM SEWER
- DENOTES EXISTING FENCE
- DENOTES EXISTING ELEVATION.
- DENOTES CONCRETE
- DENOTES BITUMINOUS
- DENOTES CURB STOP
- DENOTES RETAINING WALL
- DENOTES FIBER OPTIC BOX/HANDHOLE

## LEGAL DESCRIPTION

Lot 21, Block 2, Hoblitt's Addition to Minneapolis, Hennepin County, Minnesota.  
 Abstract Property - Legal per title commitment #50061  
 Address: #2621 Lyndale Ave So., Minneapolis, MN

and  
 Lot 22, Block 2, Hoblitt's Addition to Minneapolis, Hennepin County, Minnesota.  
 Abstract Property - Legal per title commitment #50058  
 Address: #2617 Lyndale Ave. So., Minneapolis, MN

and  
 Lots 23 and 24, Block 2, Hoblitt's Addition to Minneapolis, Hennepin County, Minnesota.  
 Abstract Property - Legal per title commitment #50060  
 Address: #2613 Lyndale Ave. So., Minneapolis, MN (Lot 23)  
 Address: #2609 Lyndale Ave. So., Minneapolis, MN (Lot 24)

and  
 Parcel 1: The North 5 feet of Lot 25 and all of Lot 26, Block 2, Hoblitt's Addition to Minneapolis, Hennepin County, Minnesota.

Parcel 2: The South 40 feet of Lot 25, Block 2, Hoblitt's Addition to Minneapolis, Hennepin County, Minnesota.  
 Both abstract - Legal descriptions per title commitment #50059.  
 Address: #2601 Lyndale Ave. So. (Parcel 1)  
 #2607 Lyndale Ave. So. (Parcel 2)

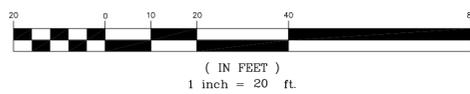
## BENCHMARK

BASIS FOR ELEVATION: NAVD 88 (VIA REAL TIME GPS MEASUREMENTS UTILIZING MINNESOTA DEPARTMENT OF TRANSPORTATION VRS NETWORK)

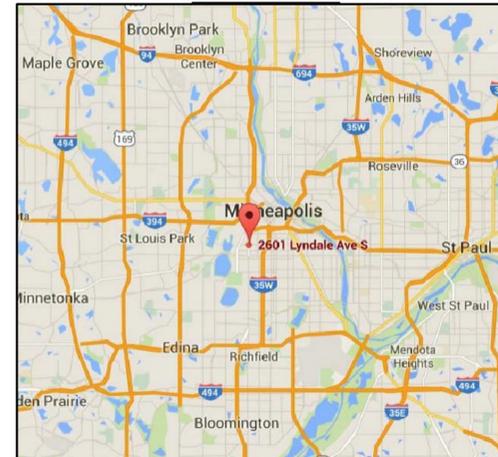
BASIS FOR BEARINGS: NAD83 (1996) (VIA REAL TIME GPS MEASUREMENTS UTILIZING MINNESOTA DEPARTMENT OF TRANSPORTATION VRS NETWORK).

NORTH

GRAPHIC SCALE



## VICINITY MAP



## ALTA "TABLE A" NOTES:

1. Monuments either found or set at all corners as shown.
2. Addresses per Hennepin County GIS website shown.
4. Gross land area = 31,941± sq.ft. (0.73± acres)
5. Topography and benchmark shown.
- 6a. Current zoning classification not provided to surveyor.
- 7a. BUILDING DIMENSIONS SHOWN.
8. Substantial features located and shown.
9. PARKING STALLS AS SHOWN ON SURVEY.
- 10(a). There are no division or party walls with respect to adjoining properties.
- 11(a & b). Utilities shown hereon are observed. Excavations were not made during the process of this survey to locate underground utilities and/or structures. The location of underground utilities and/or structures may vary from locations shown hereon and underground utilities and/or structures may be encountered. Contact Gopher State One Call Notification Center at (651) 454-0002 for verification of utility type and field location prior to excavation. Gopher State One Call was contacted as part of this survey per ticket #'s 153420895, 153420915, 153420918 & 153420921. It is the surveyors belief not all utilities onsite and adjacent to site were marked out by said Gopher State One Call ticket referenced. Utility plans have been provided by city and utility locations are shown.
13. Names of adjoining land owners shown.
16. There is no observable evidence of earth moving work. There is no observable evidence of building construction or building additions.
17. There are no known changes to road right-of-ways or recent observable evidence of street or sidewalk repairs.
18. There is no above ground observable evidence of site use as a solid waste dump, sump or sanitary landfill.

I hereby certify to "Rex 26 Developers, LLC/2621 Lyndale", "Rex 26 Developers, LLC/2617 Lyndale", "Rex 26 Developers, LLC/2609 Lyndale", "Rex 26 Developers, LLC/2601", "Commercial Partners Title, LLC" & "Stewart Title Guaranty Company" to their heirs, successors and assigns, that I have surveyed the property legally described hereon; that this survey is a true, correct and accurate drawing and representation of said property and the boundaries thereof; that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," as jointly established and adopted by ALTA and ACSM in 2011, and includes Items 1, 2, 4, 5, 6(a), 7(a), 8, 11(a&b), 13, 16, 17 and 18 of Table A thereof, and meets the Accuracy Standards (as adopted by ALTA and ACSM and in effect on the date of this certification), and that in locating or identifying recorded easements or other recorded documents I have relied upon the Commitment for Title Insurance issued by Commercial Partners Title, LLC dated July 20th, 2015 file no. 50061, dated July 20th, 2015 file no. 50058, dated July 20th, 2015 file no. 50060 and dated July 19th, 2015 file no. 50059. Field work completed 12/09/15.

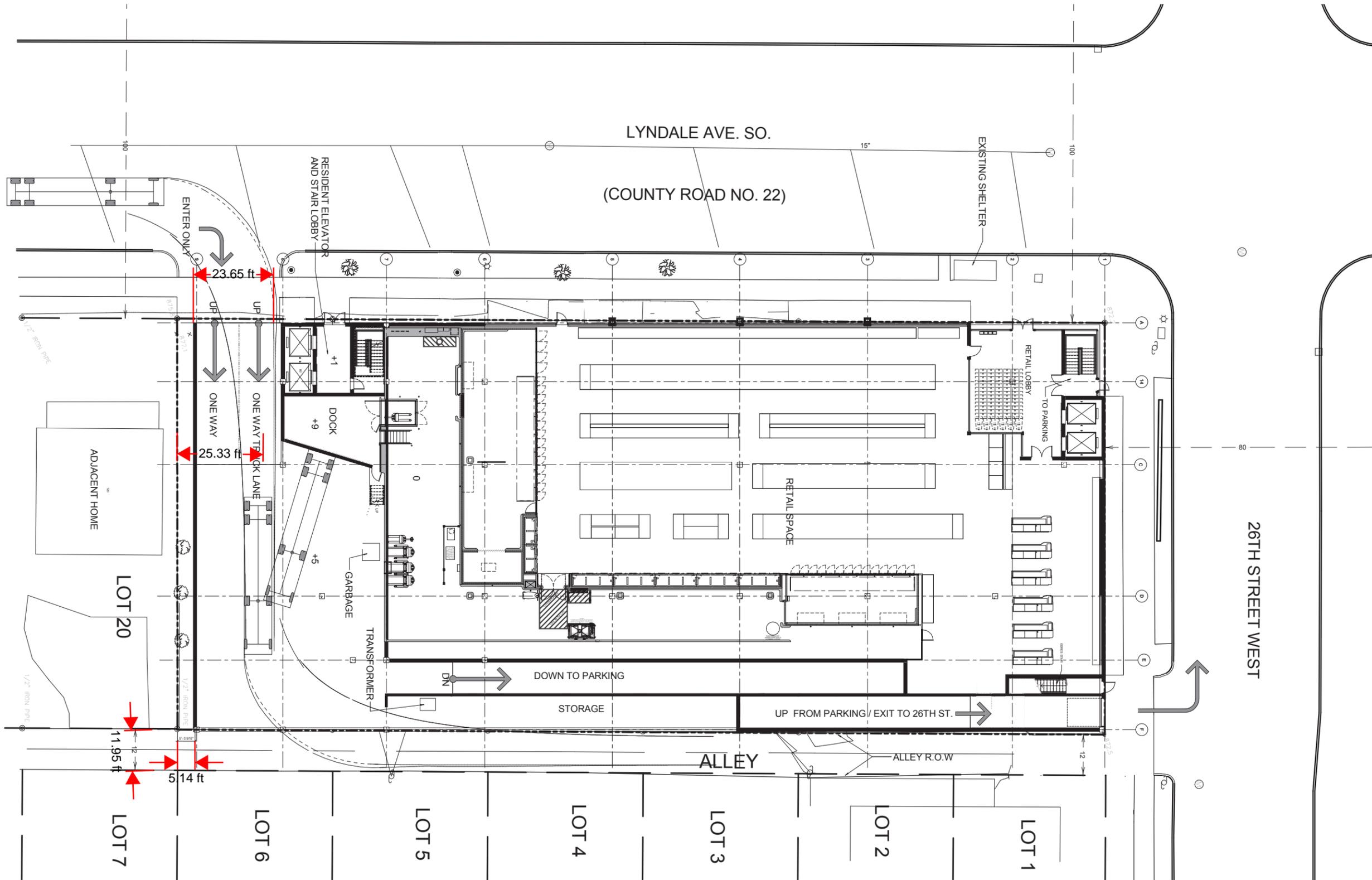
Dated January 18th, 2016

Eric R. Vickaryous, P.L.S.#44125

JOB #15157

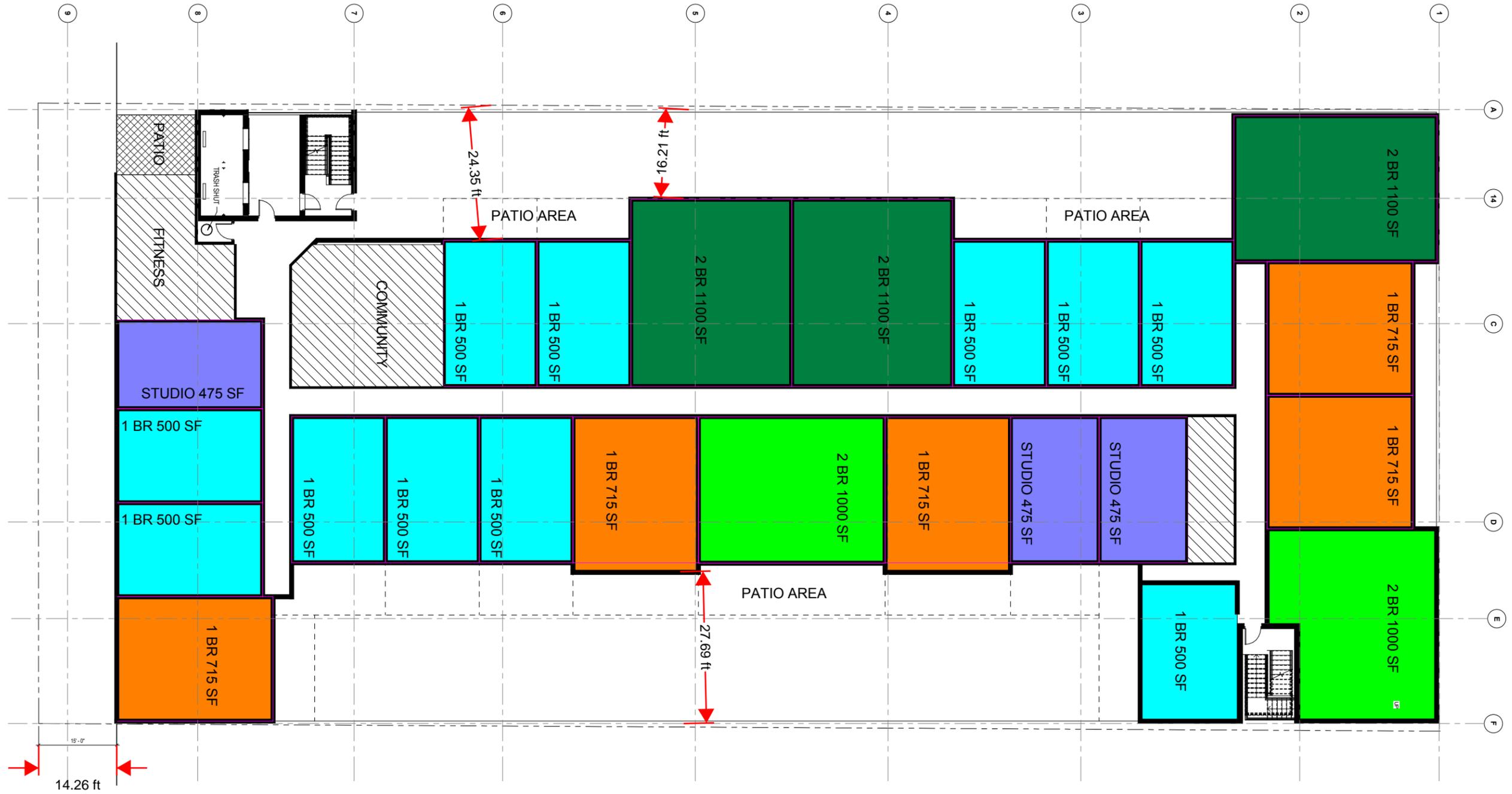


# GROUND LEVEL



# UNIT LAYOUT - LEVEL 2 UPDATE

## LYNDALE

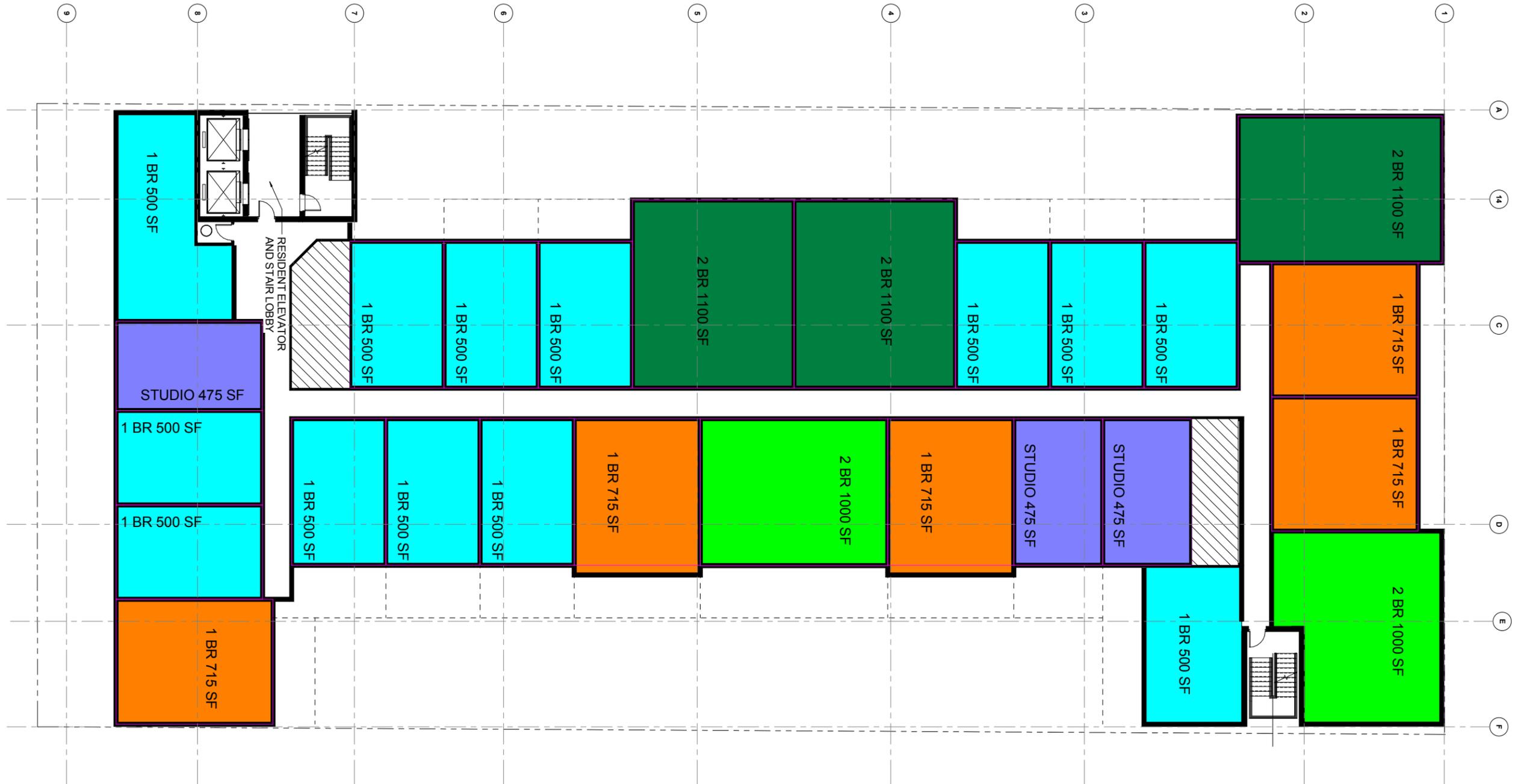


H192



# UNIT LAYOUT - TYP. FLOOR UPDATE

## LYNDALE



H192



# AERIAL VIEW - SOUTHEAST



AERIAL VIEW - NORTHEAST



AERIAL VIEW - NORTHWEST



# AERIAL VIEW - SOUTHWEST

