

MEMORANDUM

TO: City Planning Commission, Committee of the Whole
FROM: Aaron Hanauer, Senior City Planner, (612) 673-2494
DATE: October 6, 2016
SUBJECT: Mixed-use development, 3453 Hennepin Avenue

SITE DATA

Existing Zoning	R2B/Two-Family District
Lot Area	5,334 square feet / 0.12 acres
Ward(s)	10
Neighborhood(s)	CARAG; adjacent to ECCO
Designated Future Land Use	Urban Neighborhood
Land Use Features	Community Corridor (Hennepin Avenue)
Small Area Plan(s)	Uptown Small Area Plan

SURROUNDING AREA

Hennepin Avenue, between West 31st and West 36th Street, is a community corridor with a mix of uses including smaller one and two-story commercial storefronts, two and three-story apartment buildings, and one and two-family homes. The greater amount of commercial storefronts along Hennepin Avenue is likely due to it being a part of a former streetcar line.

PROJECT DESCRIPTION

The project site is a corner lot that is approximately 42 feet wide and 127 feet deep (5,334 square feet). The site slopes down towards 35th Street and the alley at the rear (east side) of the site.

The applicant is proposing to remove the existing two-family home and build a three-story (approximately 35 feet tall), mixed use building with an architectural office on the first floor and a total of three residential units on the second and third floors. Exterior materials are proposed to be wood composite and metal panel. In addition, the applicant is proposing to remove earth at the back of the lot, rebuild a retaining wall on the subject property, and have three or four surface parking spaces at the rear of the lot.

APPLICATIONS

Additional applications may be required, depending on the plans that the applicant formally submits. However, based on staff's preliminary review, the following land use applications have been identified:

- Petition to rezone the property located at 3453 Hennepin Avenue from the R2B District to the ORI District.
- Conditional use permit to allow for an increase in height from 2.5 stories to three stories in the ORI District.
- Variance to increase the maximum allowable floor area ratio of the building from 1.5 to 1.65.
- Variance to reduce the established front yard setback from 25 feet to 13 feet for the building and 7 feet for a patio.
- Variance to reduce the corner yard setback from 12 feet to 1 foot for the building and 0 feet for a patio.
- Variance to allow for maneuvering in the alley for a nonresidential use.

In addition, CPED is seeking planning commission feedback on the following design elements:

- Thoughts on overall design and having three exterior materials (two styles of metal panel and wood composite) for the proposed building;
- Thoughts on the street frontage of the 35th Street elevation in terms of friendliness to pedestrians.

APPLICABLE POLICIES

Within the Uptown Small Area Plan, the project site is located in the South Hennepin Community Corridor. The small area plan calls for future development to be 2.5 to 3 stories in height and that the uses be primarily residential/office, small commercial.

South Hennepin Community Corridor

South Hennepin Avenue, between 31st Street and 36th Street, is the portion of the study area least affected by development pressures. Traffic volumes decrease significantly south of 31st Street; accordingly, Hennepin Avenue becomes a Community Corridor, consisting of primarily residential structures south of 31st Street. This stretch of Hennepin Avenue developed as a streetcar line and therefore contains a few commercial and mixed-use buildings at corners where the streetcar used to stop. These buildings remain today as they house neighborhood specialty retail, coffee shops, and small scale service retail.



South Hennepin Community Corridor: South of 31st Street, Hennepin Avenue is residential in character with occasional corner stores

Over the past decade, several residential homes have been converted to service retail uses between 31st Street and 33rd Street. Such conversions have not been detrimental to the neighborhood as they generally have preserved and adapted existing structures and introduced low-impact commercial uses (small offices and service retail uses) into what was predominantly a residential corridor.

The existing scale at Hennepin Avenue South of 31st street is primarily 1.5 to 3.0 story buildings. This height is appropriate for future development as well.

The Plan recommends this portion of Hennepin Avenue remain a Community Corridor. The Plan recommends the future of this area be marked by incremental low-impact changes that maintain the residential buildings and support innovative adaptations to them such that they remain financially viable in the future.

Urban Village

(North and South Sub-Areas)

Residential development in this area includes a number of for-sale and for-rent developments with others in progress or planned. The Urban Village was envisioned in 1998 as the area immediately north of the Greenway. This Plan expands the definition of the term to include the parcels on Lake Street and Lagoon Avenue.

Recommended Uses: Primarily mixed-use/residential

Preferred Heights: Primarily 3-5 stories with some opportunities for taller buildings up to 84 feet on major corridors (as shown in section drawings throughout the Plan)

Activity Center

The Activity Center is primarily a shopping and entertainment area with an established pattern that relies on traditional store fronts, active sidewalks and a mix of daytime and evening uses. A major focus of this Plan is to define more clearly the area's Activity Center, which is at the crossroads of Hennepin Avenue and Lake Street.

Recommended Uses: Mixed-use/commercial

Preferred Heights: Primarily 3-5 stories with opportunities for taller buildings up to 84 feet on major corridors. (as shown in section drawings throughout the Plan)

South Hennepin Community Corridor

Mostly residential in scale and character, Hennepin Avenue south of 31st Street includes neighborhood serving commercial uses at selected sites and intersections (32nd, 34th, 35th, and 36th Streets). The avenue features a predominance of front yards and several former single-family houses that have been converted to professional office use.

Recommended Uses: Primarily residential/office, small commercial

Preferred Heights: 2.5-3 stories

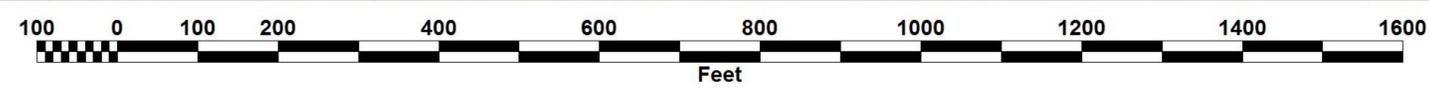
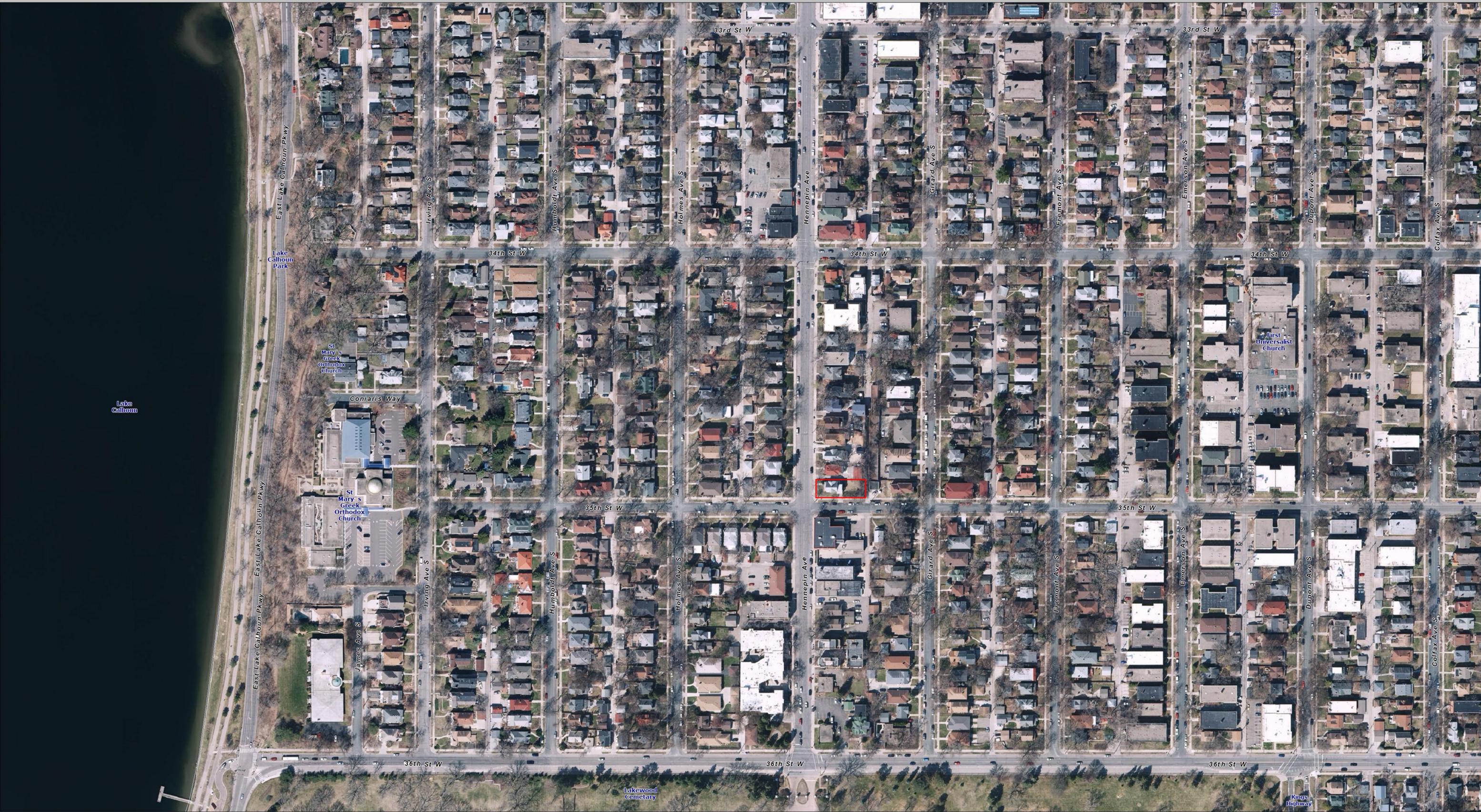
Neighborhood

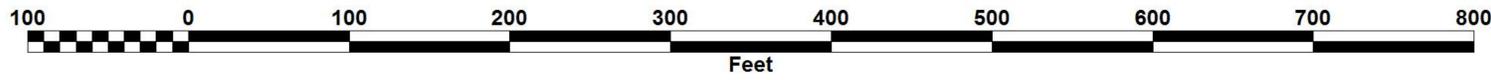
The neighborhood Character Areas are residential, mostly single-family duplex, triplex and small apartments, and are well established and maintained.

Recommended Uses: Residential

Preferred Heights: 1.5-3 stories

Preferred height is discussed generally on this page. Preferred height is described in stories and is based in large part on the existing building context. Please refer to Section 7: The Plan and Section 8: Plan Elements (Land Use Sub Section) for more detailed discussion on building height, building envelope, and the zoning code. Building scale is more specifically defined in feet later in the document.





A Small Mixed-Use Proposal in Uptown

Welcoming entry steps back from corner, making a transition to the two-family residence to the North.

Sloping roofs and overhanging eaves evoke gabled residences in a contemporary form.



Above: View from the South West

Tall windows create an active corner and eyes on the street.

Ground level offices open to landscape sitting areas that wrap around the corner

Landscaped terraces step down the hill to a green yard and parking accessed off the alley

Contents:

1. Project Description, *page 2*
 - Anticipated Land Use Applications
 - Chart summarizing gross floor area, height, # of dwelling and office units and parking
2. Photos of the Existing Structures, *pages 3-5*
3. Site/Landscaping Plans, *page 6-10*
 - Survey of Existing
 - Survey with new building footprint and elevations
 - New Site/Landscape Plan
 - Details of Alley Parking area and retaining walls
4. Floor Plans, *pages 11-14*
5. Elevations, *page 15-16*
6. Color Renderings, *pages 17-18*
7. Context Studies, *pages 19-21*
8. Building Sections, *page 22*
9. Shadow Studies, *page 23*
10. Reference Images, *pages 24 - 25*

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www.fieldingnair.com

Project Description and Land Use

A subtle gable steps down from 34 feet to 31 feet and nods to the neighbor to the North.



Above: View from the North West

Floor Area Ratio:

- Lot Size: 42 x 128 = 5,366
- Floor Area Ratio (FAR) Maximum for OR1: 1.5 = 8,064Sq. Ft; 6,608 SF proposed (1.23)
- Lot coverage maximum for the building and accessory structures: 70 percent; 61 % proposed (Permeable surfaces counted at 50%)
- Impervious surface maximum: 85 percent; approximately 40% proposed

Floor Level	Use	Net Area	Gross Area
1 st Floor	Office	1,824 SF	2,247 SF
2 nd Floor	2 residences	1,747 SF	2,221 SF
3 rd Floor	1 residence	1,720 SF	2,140 SF
Total		5,291 SF	6,608 SF
Basement	Office and Storage	1,859 SF	2,247 SF

PROJECT DESCRIPTION:

This proposal is for a small mixed use development at the corner of Hennepin Ave and 35th Street. The current residence was constructed in 1911 and is in poor repair. The new building will serve as a transition between the gabled, two-family residences to the North and the flat-roofed, brick commercial buildings to the South.

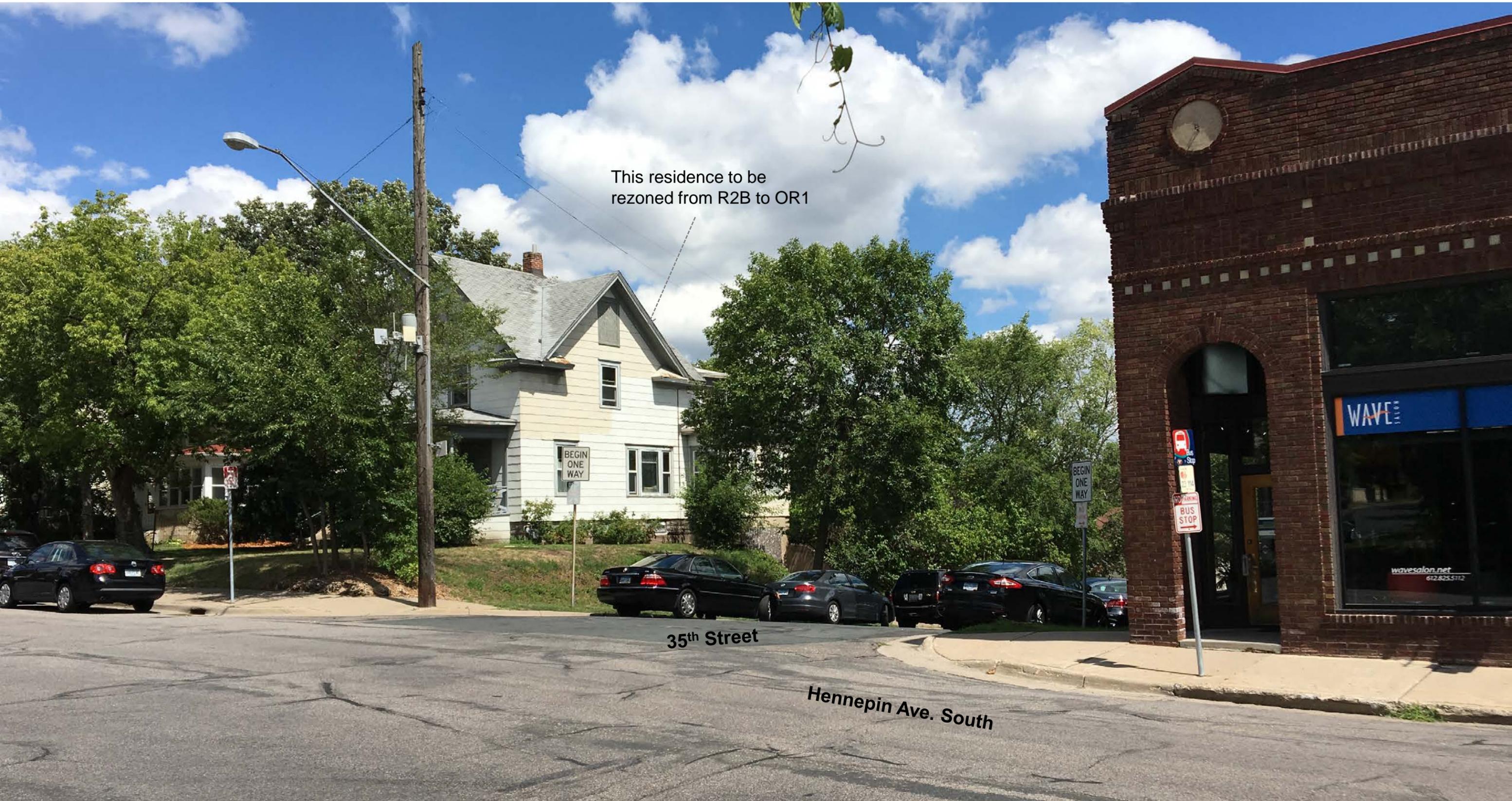
The main level will include a welcoming entry along Hennepin Ave, with exterior stairs, a landscaped seating area and a gently sloped ramp, comfortably suited for wheelchair access. A bike rack will be provided near the Hennepin entry. Enclosed, lockable bike storage will also be provided from the the alley entry to the East.

The Hennepin entry will have a porch-like overhang, consistent with the scale of the neighborhood, and also offering protection from rain. Inside the entry foyer, an elevator will provide wheelchair access to the basement level office, a one and two bed room unit on the 2nd floor, and a 3 bed room unit on the 3rd floor.

Tall windows facing both Hennepin and 35th Street anchor the corner with an active buzz during all four seasons. A second ground level entry on 35th Street leads to garden terraces that step down the hill to a green yard and parking accessed off the alley. Whether viewed from the bus stop on the corner to the South, the residences across Hennepin, or the adjacent sidewalks, the building welcomes the neighborhood to look inside and to visit.

Anticipated Land Use Applications	Description
Rezoning	Petition to rezone the property located at 3453 Hennepin from the R2B District to the OR1 District
Conditional Use Permit	To allow for an increase in height from 2.5 stories to three stories in the OR1 District
Variance	To reduce the established front yard setback from 25 feet to 13 feet.
Variance	To reduce the corner yard setback from 12 feet to 1 foot.
Possible Variance	To allow for maneuvering on the alley. See page 10 with details for proposed alley access and parking plan.
Parking—no variance anticipated	3 off-street parking places are proposed, along with ample bike parking (see site and basement plans).

Existing View from the South-West



Existing View from the North-West



Photos of the Existing Structure



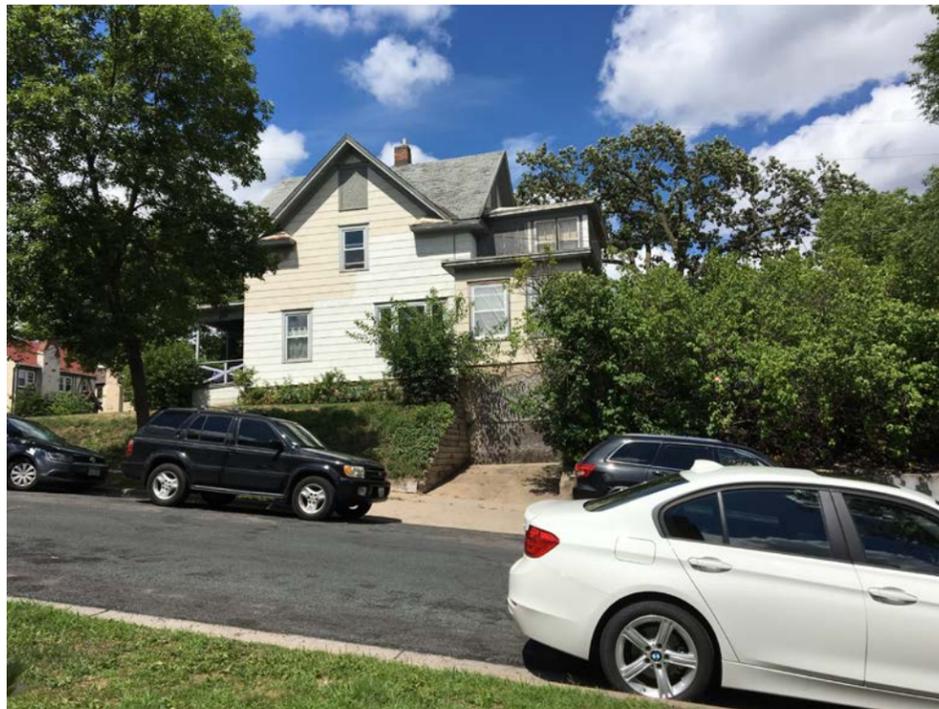
↑ View from Hennepin, looking South-East



↑ View from Hennepin Ave, looking East



↑ View from 35th Street, looking North



↑ Wide View from 35th Street, looking North



↑ Wide View from 35th Street, looking North-West

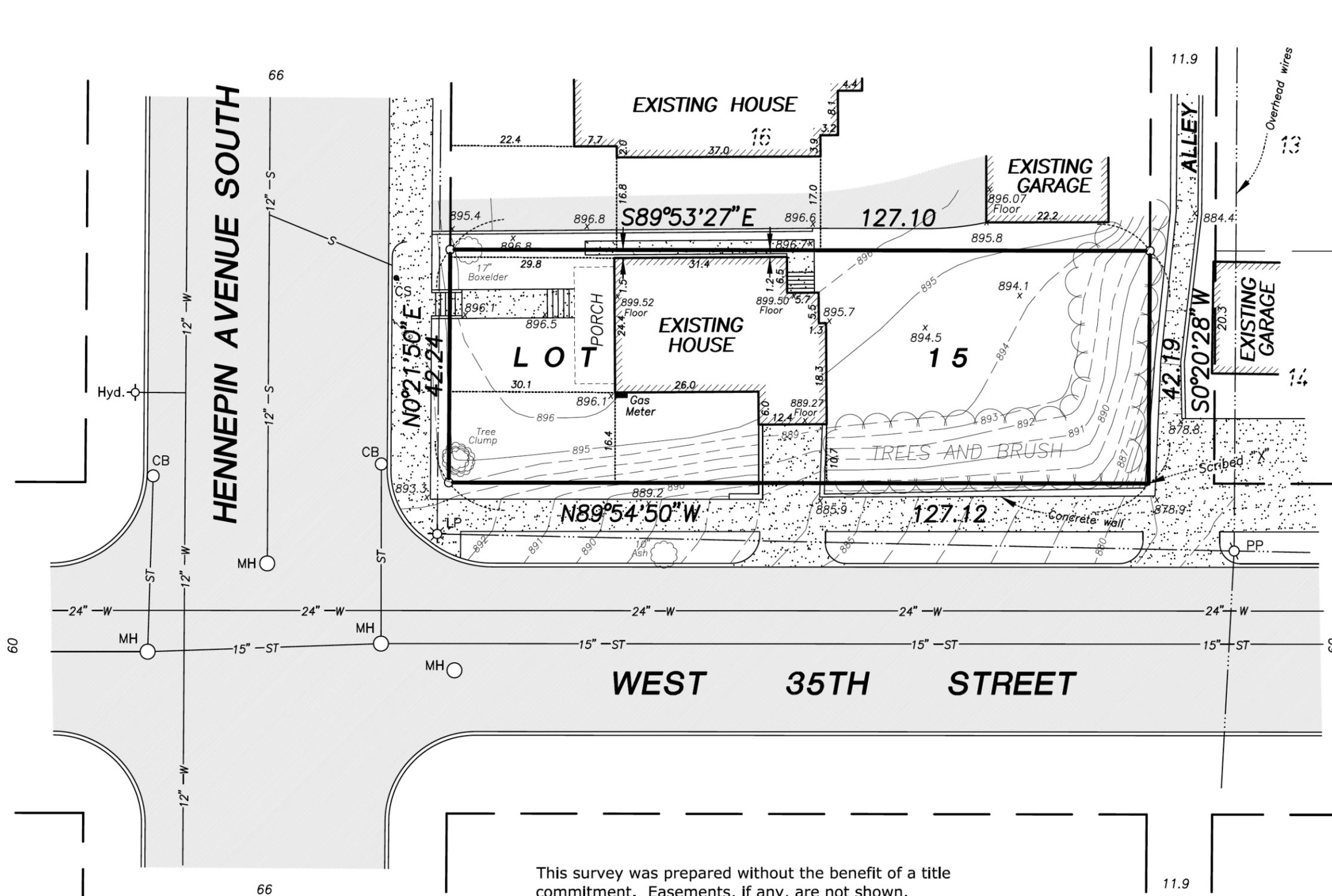


↑ View from the North-East

Survey for:
RANDY FIELDING
 at 3453 Hennepin Avenue South

PROPERTY DESCRIPTION

Lot 15, Block 1, J. B. TABOUR'S SECOND ADDITION TO MINNEAPOLIS, according to the recorded plat thereof, Hennepin County, Minnesota.



Scale: 1 inch = 20 feet
 Area = 5,366 square feet (0.12 acre)

LEGEND

- Iron Monument Set
- 960.1 x Existing Elevation
- Concrete Surface
- Bituminous Surface
- s Sanitary Sewer
- w Watermain
- MH ○ Manhole
- CB ○ Catch Basin
- cv • Curb Stop
- LP ⚡ Light Pole
- Hyd. ⦿ Hydrant

I hereby certify that this survey was prepared by me or under my direction and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Dated this 16th day of September, 2016

REHDER & ASSOCIATES, INC.

Gary C. Huber

Gary C. Huber, Land Surveyor
 Minnesota License No. 22036
 Revised September 20, 2016

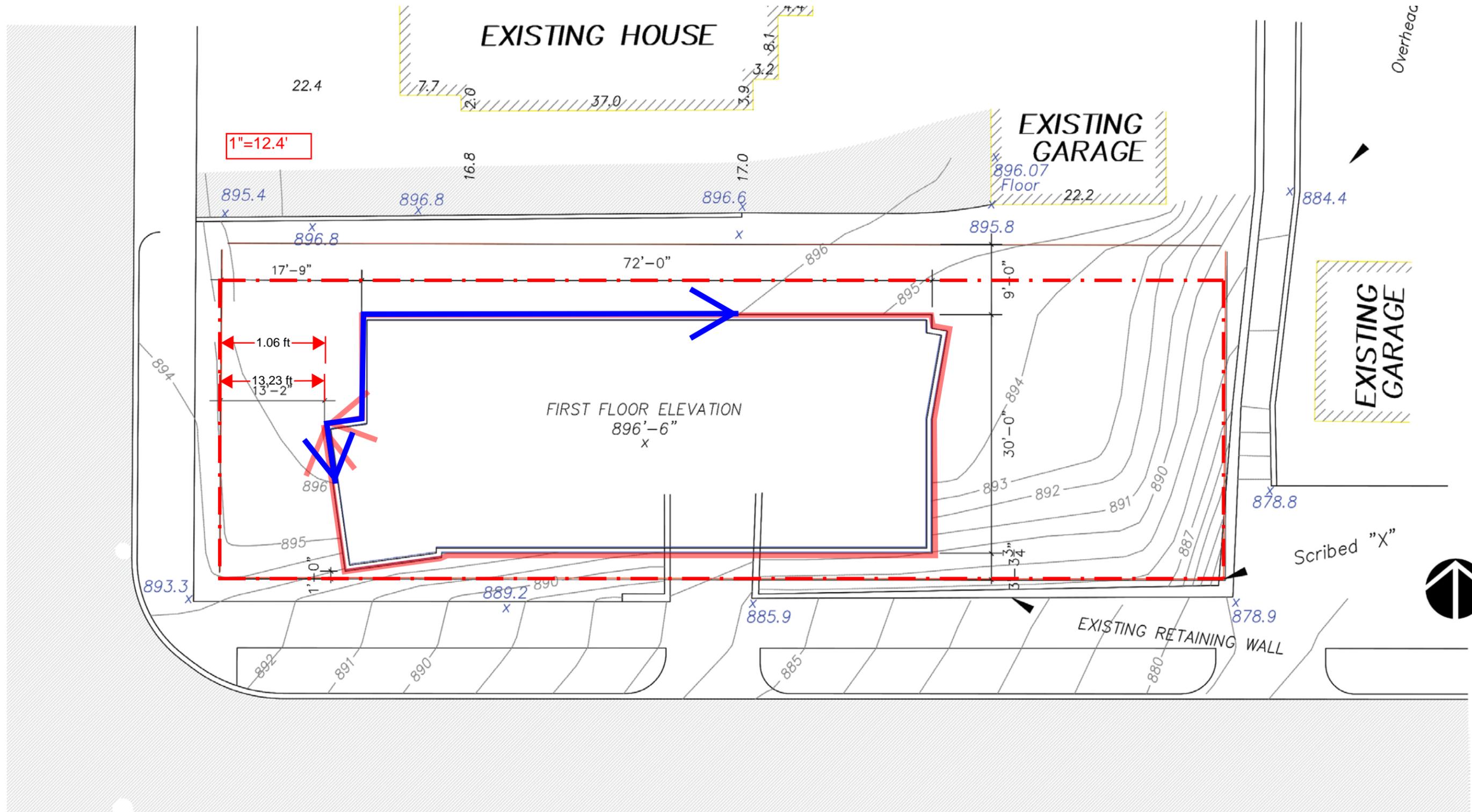
Rehder and Associates, Inc.

CIVIL ENGINEERS AND LAND SURVEYORS

3440 Federal Drive • Suite 110 • Eagan, Minnesota • Phone (651) 452-5051

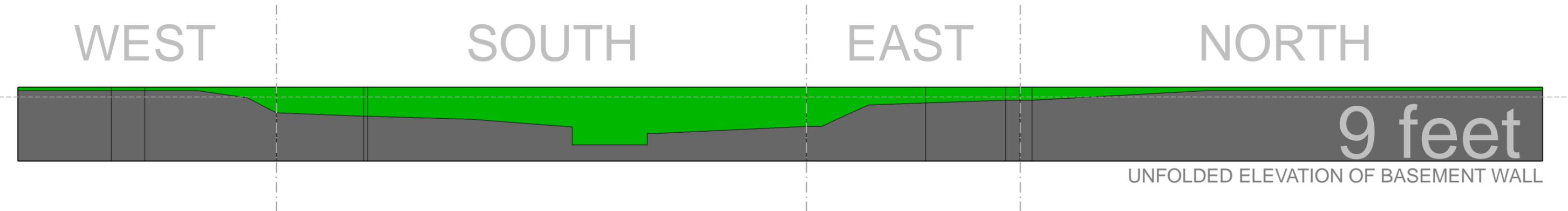
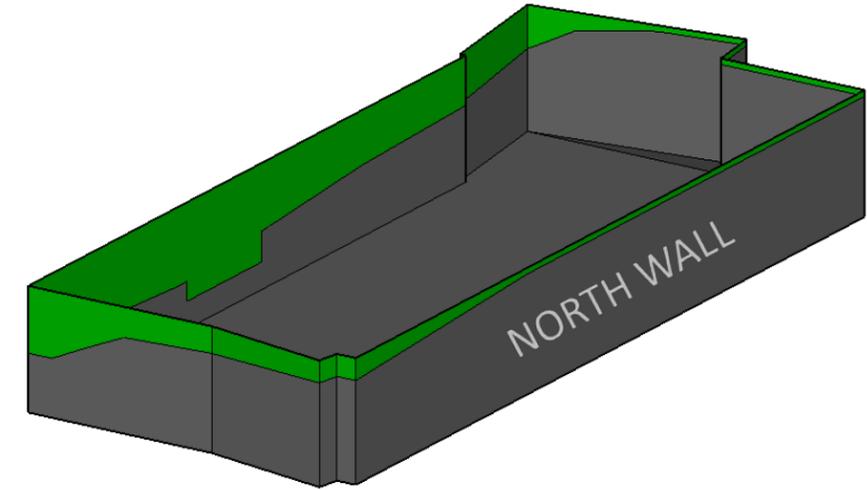
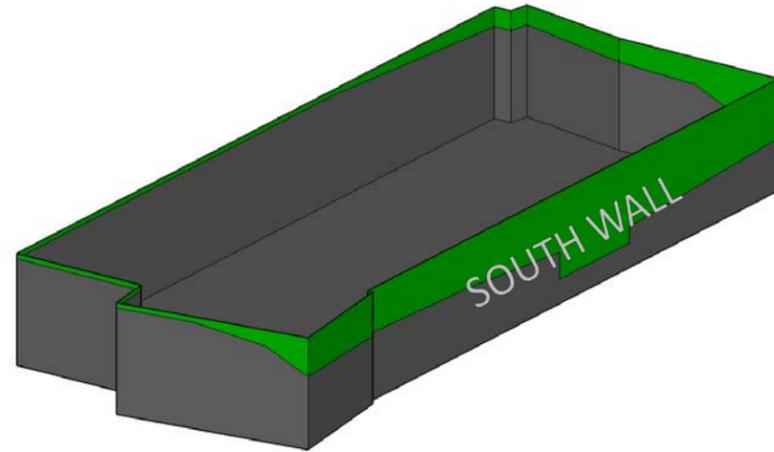
This survey was prepared without the benefit of a title commitment. Easements, if any, are not shown.

Survey with New Building Footprint and Elevations



Proposed Building Footprint in Relation to Natural Grade

The graphic below studies the Natural Grade and the proposed building foot print. The colors below signify whether the wall face is above (green) or below (gray) the natural grade using the existing topography.



	SQUARE FOOTAGE OF BASEMENT WALL	PERCENTAGE OF BASEMENT WALL
■ Above Natural Grade	566.83 SQUARE FEET	34%
■ Below Natural Grade	1,649.43 SQUARE FEET	66%

Site/Landscape Plan

1"-10.56

Hennepin Ave

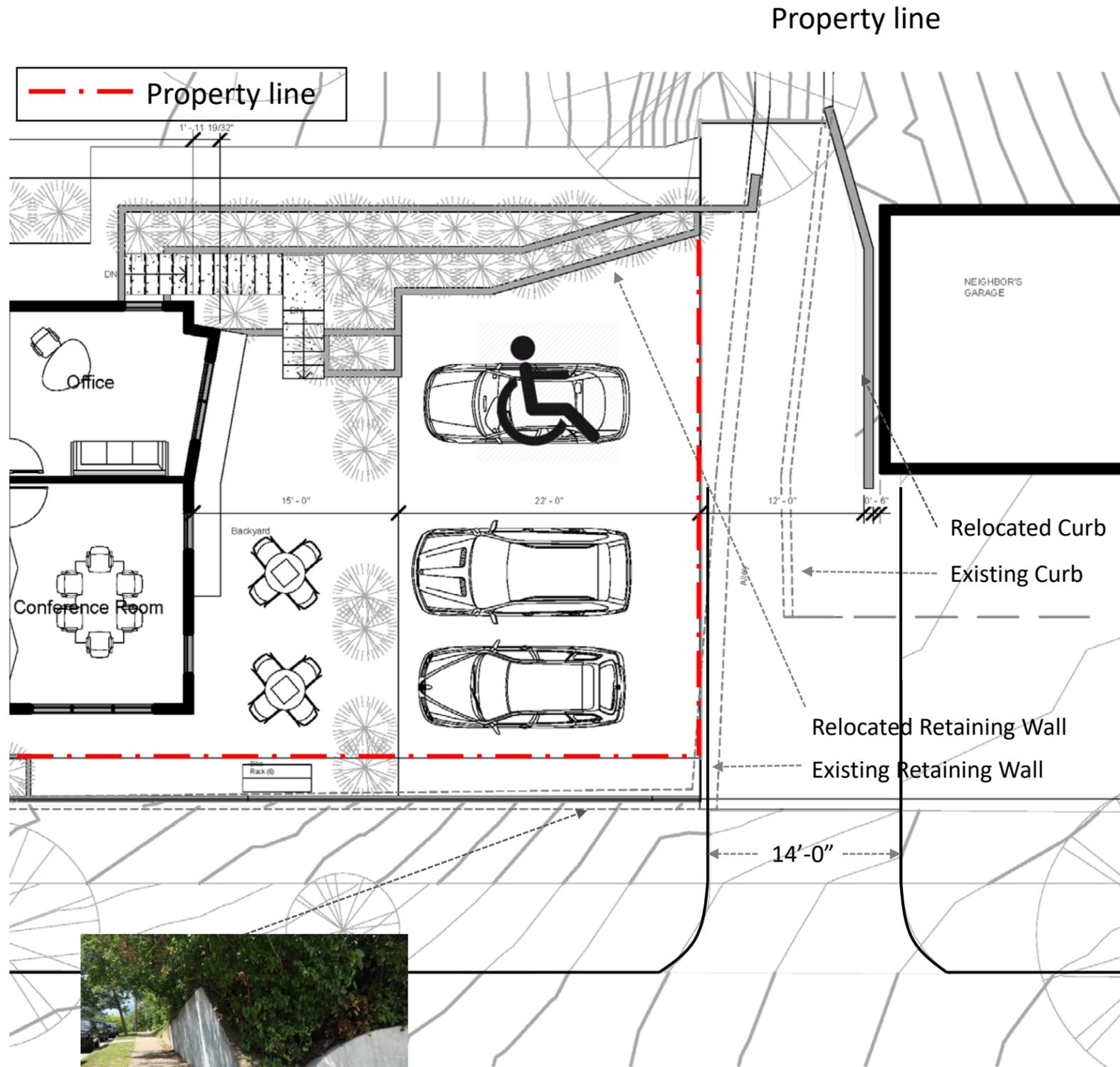


1 Site Plan
3/32" = 1'-0"



Property line

Alley Access and Parking Details



Looking north towards alley from W 35th Street

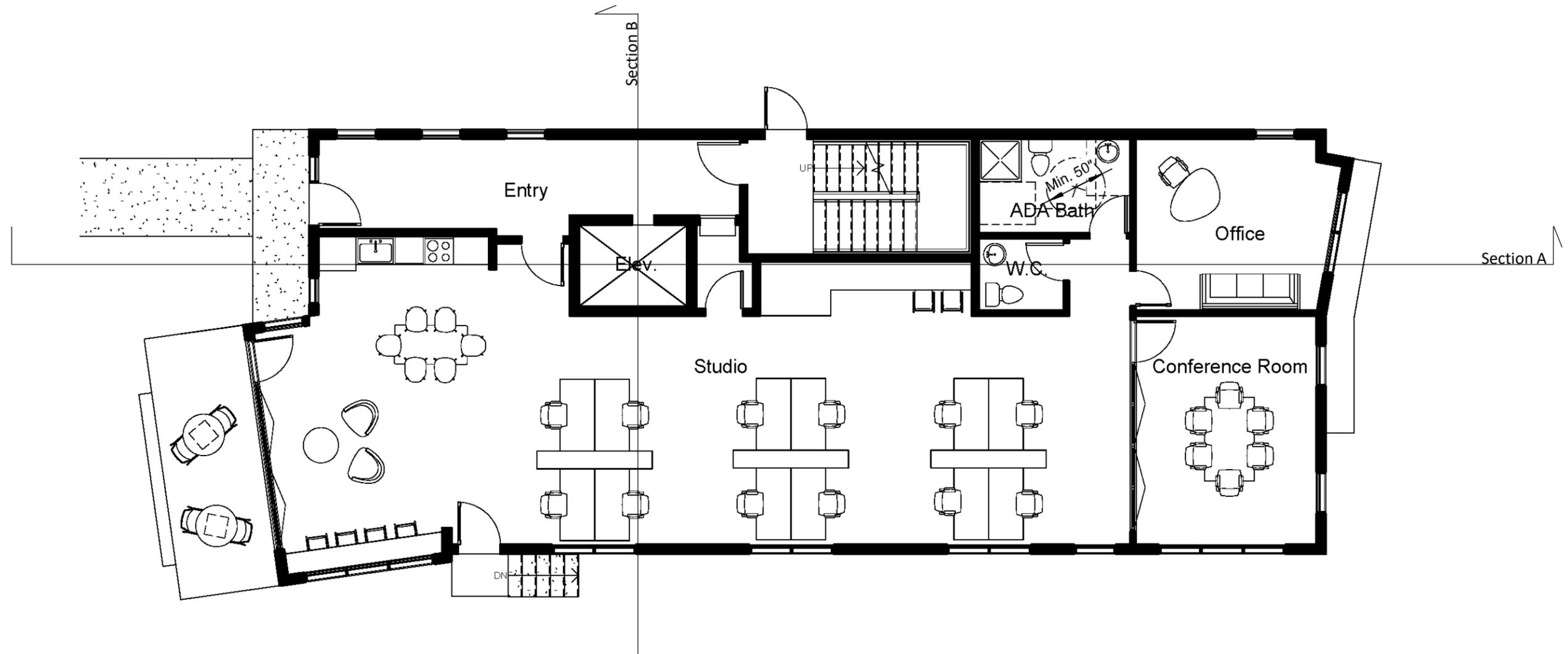


Looking south from alley towards W 35th Street



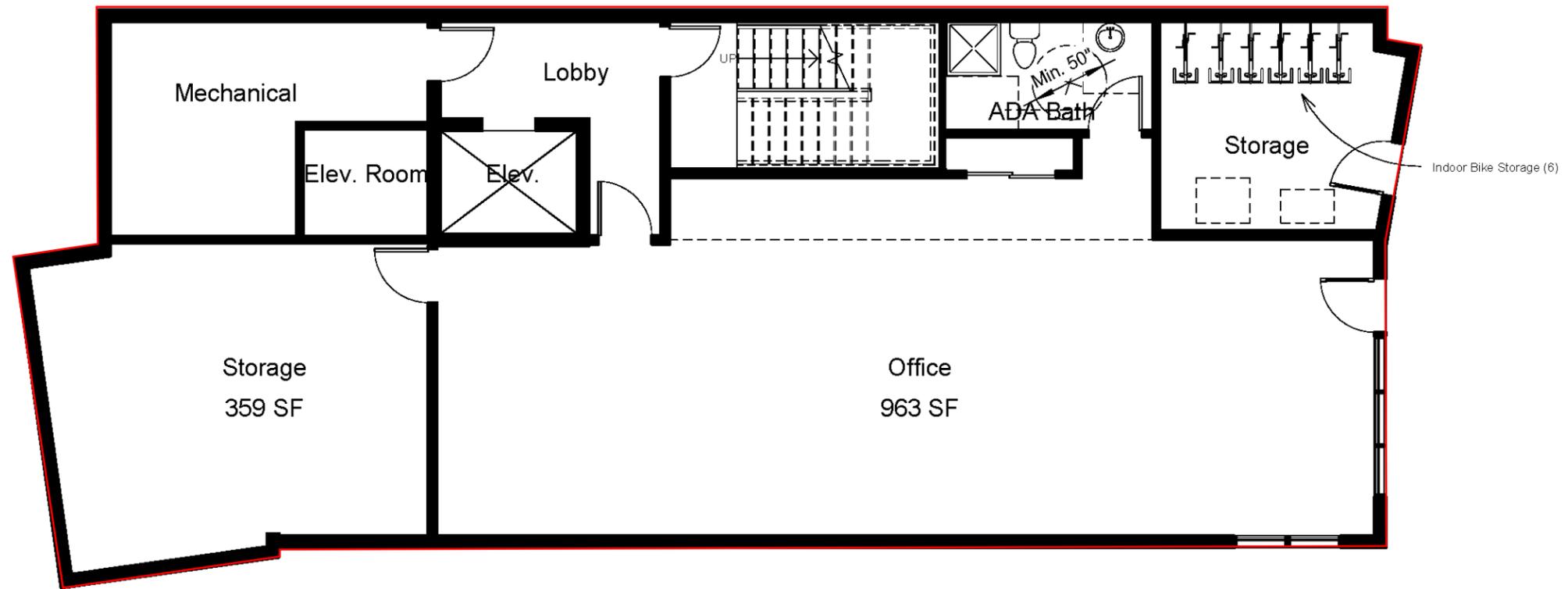
Existing retaining wall failure on city Property.

First Floor Plan



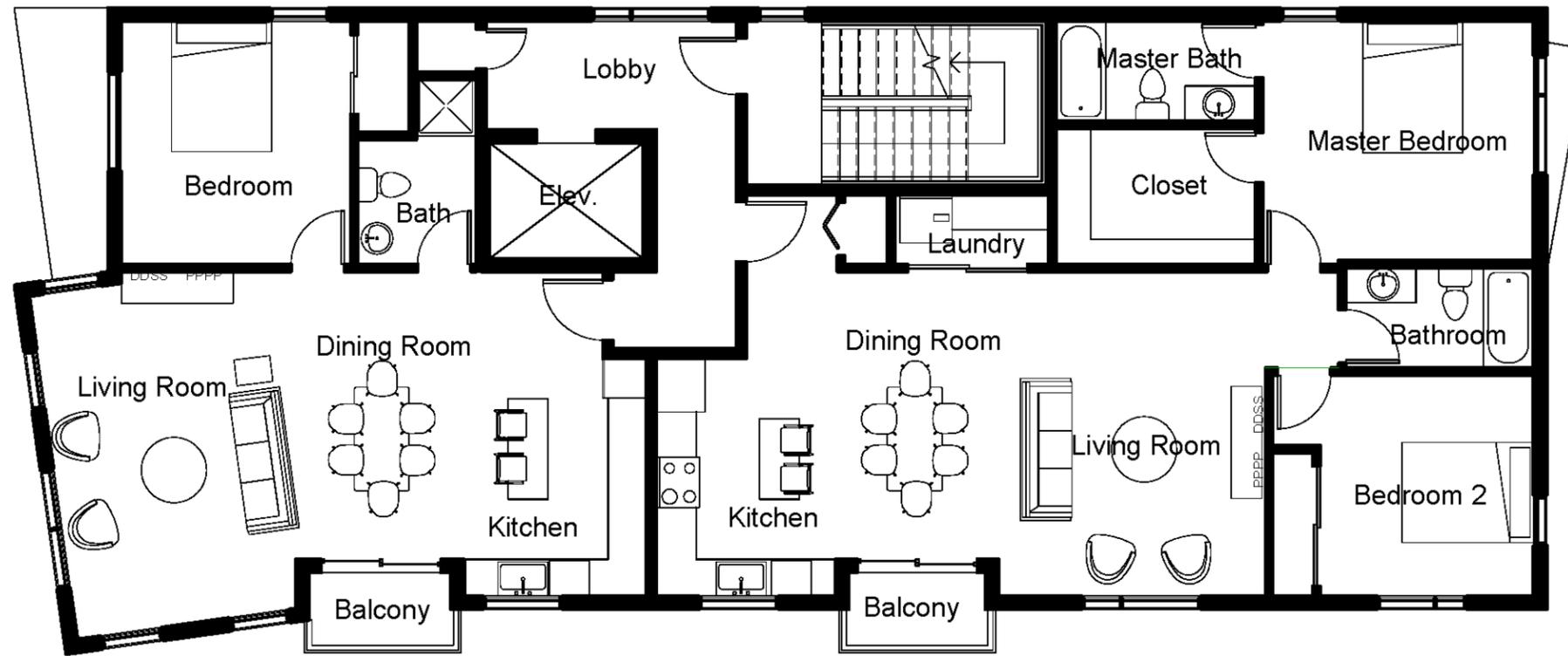
① First Floor
1/8" = 1'-0"

Basement Plan



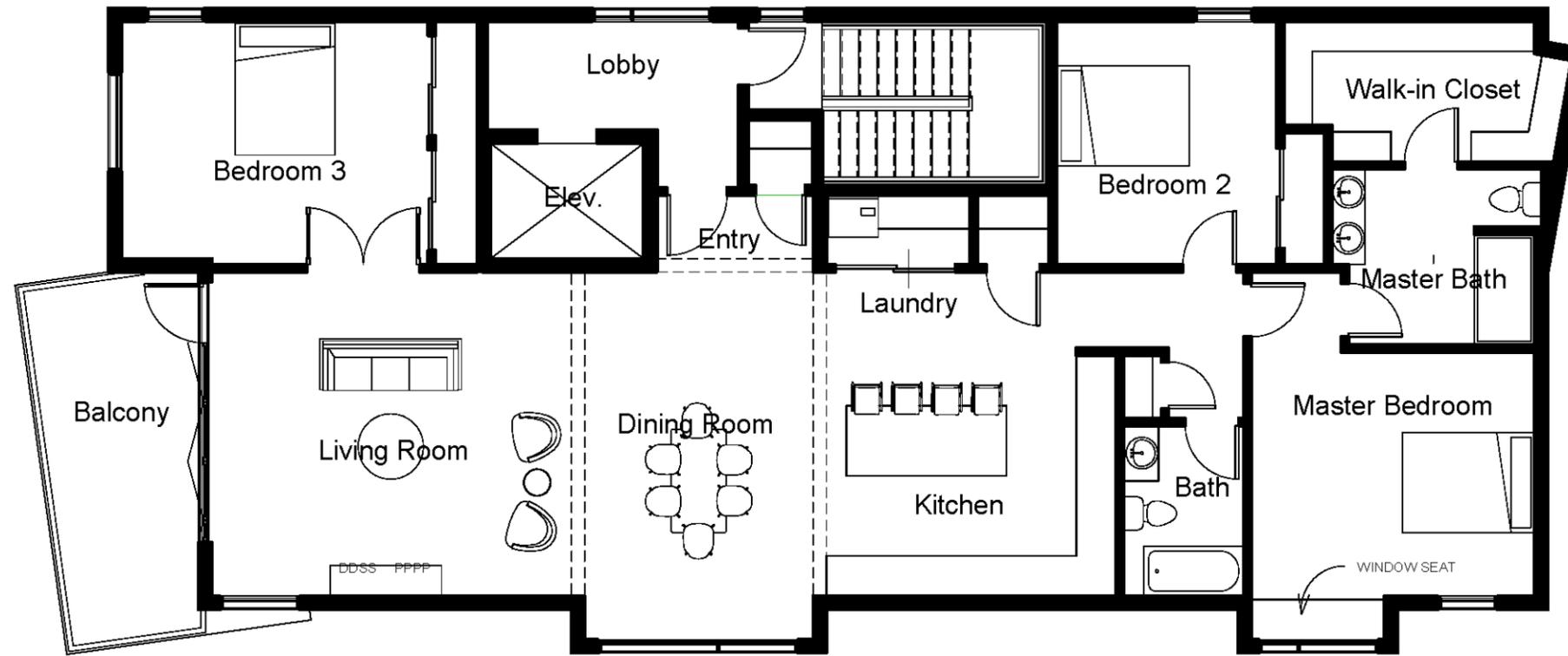
① Basement
1/8" = 1'-0"

2nd Floor Plan



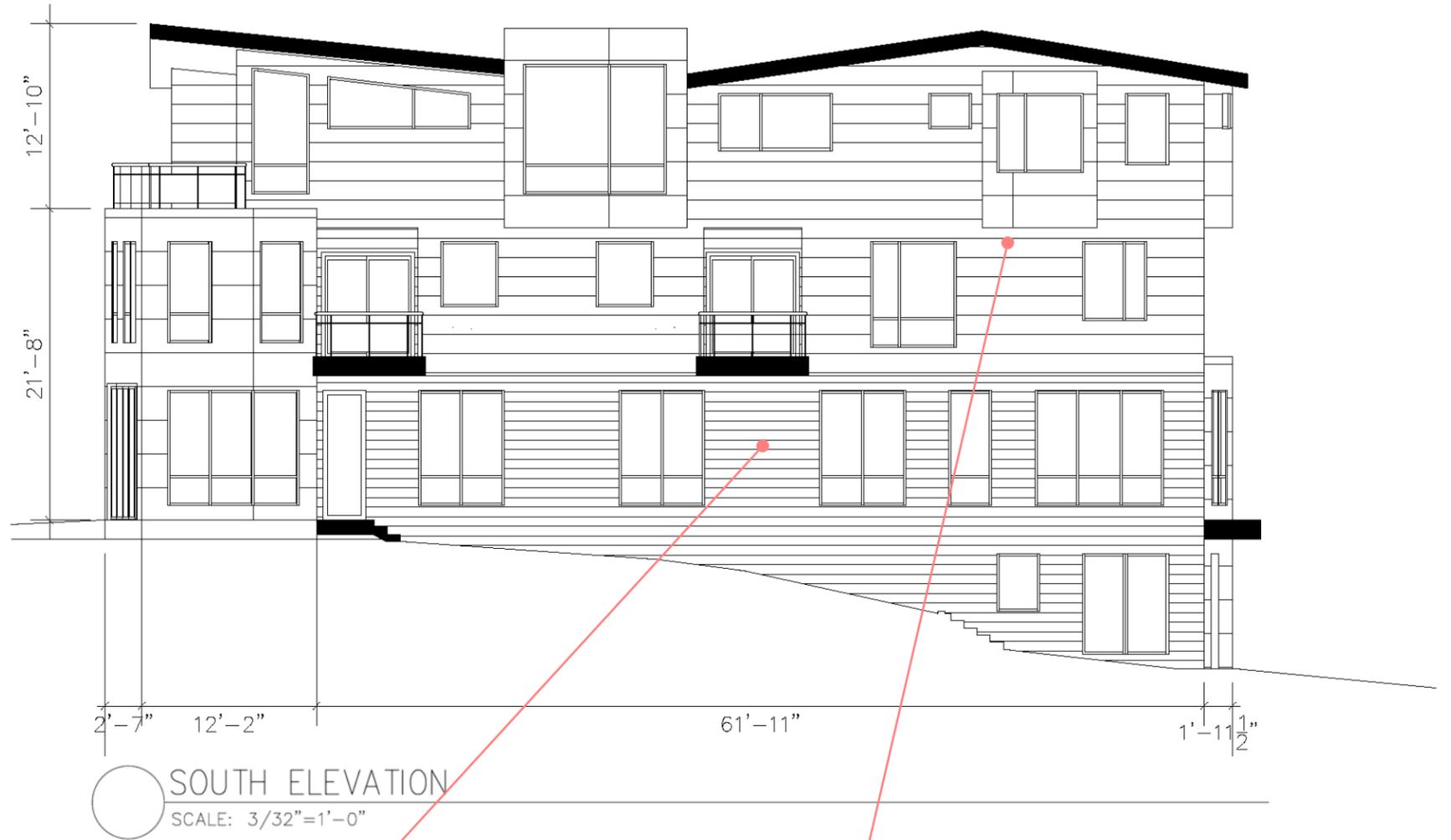
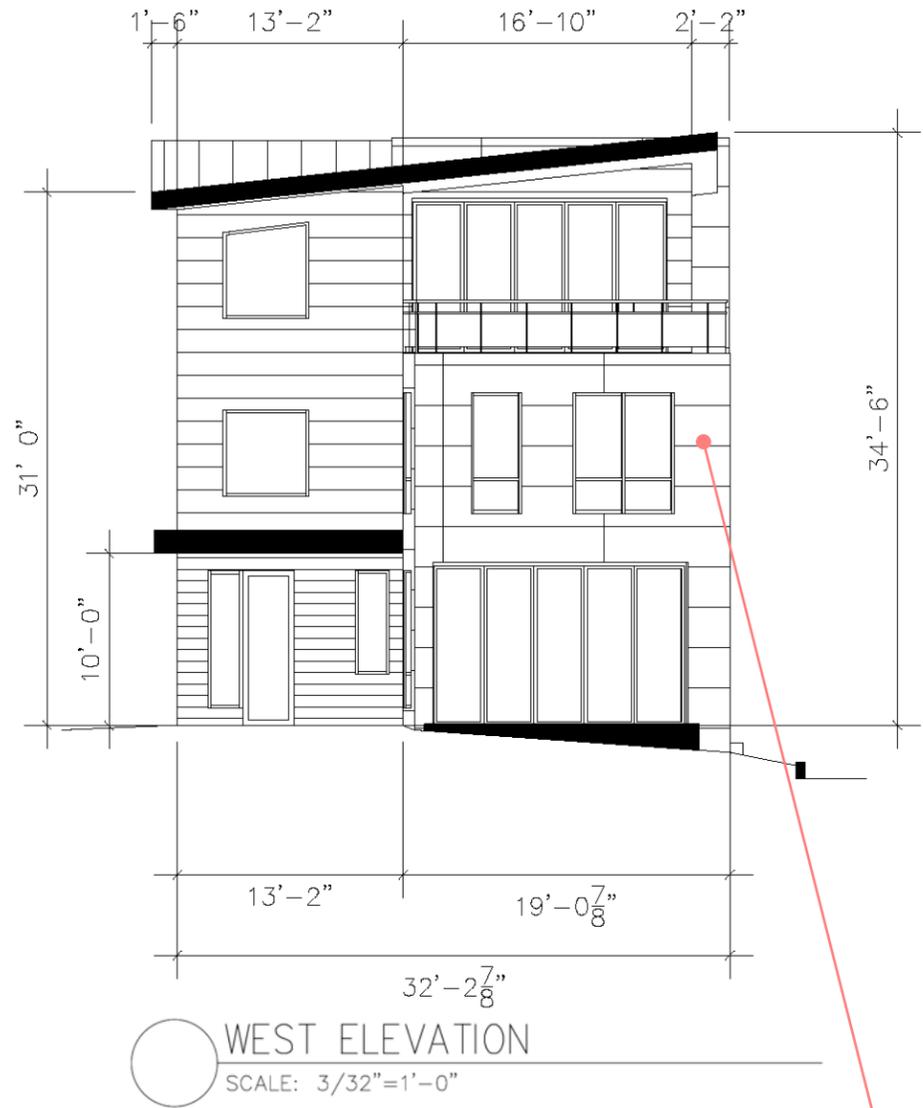
○ Second Floor
1/8" = 1'-0"

3rd Floor Plan



○ Third Floor Plan
1/8" = 1'-0"

Elevations



Material Coverage	West	South
Wood Composite	13%	33%
Gray Metal Panel	42%	24%
Teal Metal Panel	45%	43%



Metal Panel



Wood Composite



Metal Panel

Elevations



 NORTH ELEVATION
SCALE: 3/32"=1'-0"



 EAST ELEVATION
SCALE: 3/32"=1'-0"

Material Coverage	North	East
Wood Composite	31%	21%
Gray Metal Panel	15%	31%
Teal Metal Panel	54%	48%

View from the South-West



View from the South-East



Context Studies

There is a pattern of commercial uses located on corners along Hennepin Ave to the North and South of the property (see circled #s 1,4, 5, 11, 12 and 13). The building immediately South (#1) includes both commercial and office uses and extends to the property line.

Nearby Commercial Uses

1. Wave Salon/Mosquito
2. Ophelia's Salon
3. Builders & Remodelers
4. Uptown Vision
5. Dunn Bros/ Perennial Cycle/Salon La Terre
6. Calhoun Flats
7. Bogart's Doughnut Co
8. Gigi's Cafe
9. Calhoun Pet Supply
10. Golden Valley Products
11. Calhoun Office Park
12. Truce Juice Bar
13. Calhoun Cleaners
14. Comic Book College
15. La La Homemade Ice Cream
16. The Glasses Menagerie
17. Wells & Company Architects
18. Otogawa-Anschel Design + Build
19. Trehus Architects
20. Louie's Food & Deli
21. Vicinity Coffee
22. Twin Town Guitars
23. Sonny's Ice Cream Cafe
24. Xcentric Goods
25. Bradley Adams DC
26. The Chair
27. Pizza Luce
28. The Canteen

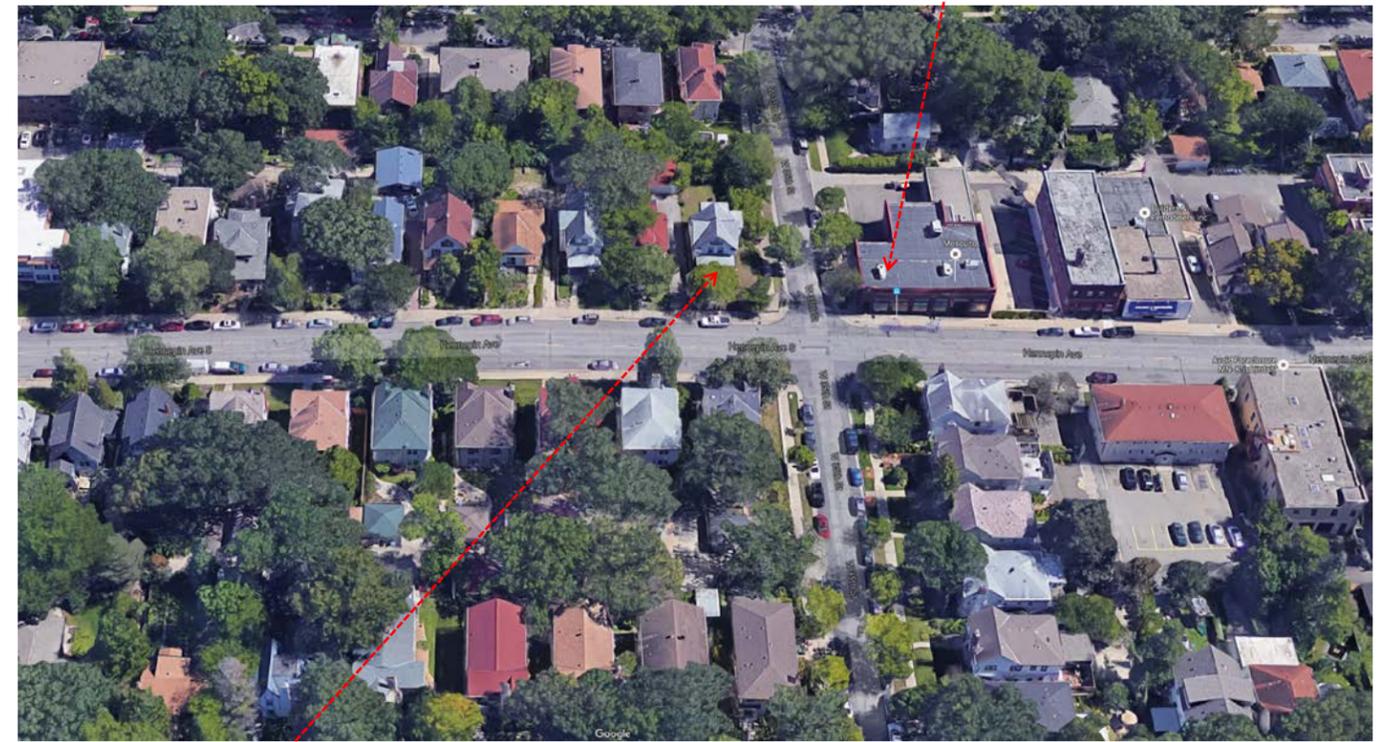


Context Studies

This aerial view includes buildings within a 350 foot radius of the property. The image shows a mix of residential and commercial scale properties. The proposed development serves as a transition between the commercial properties to the South and the two-family residences to the North.

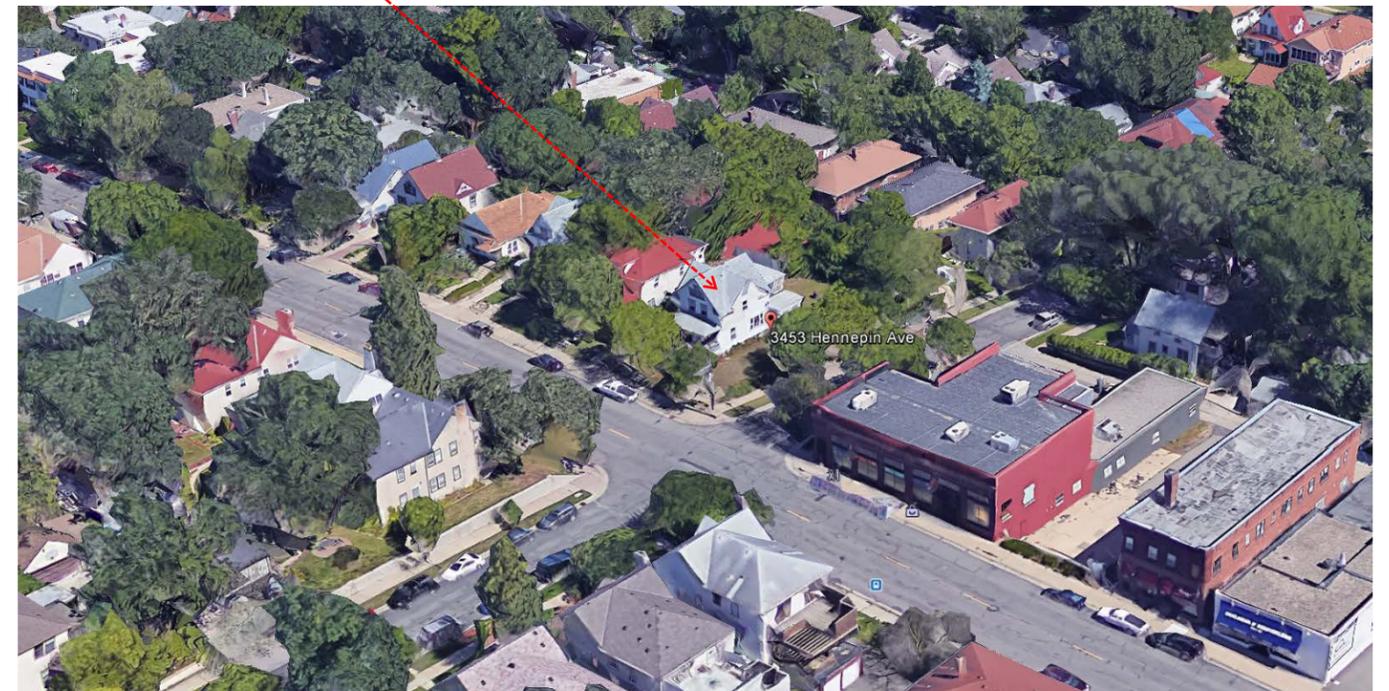


The building immediately South includes both commercial and office uses and extends to the property line.

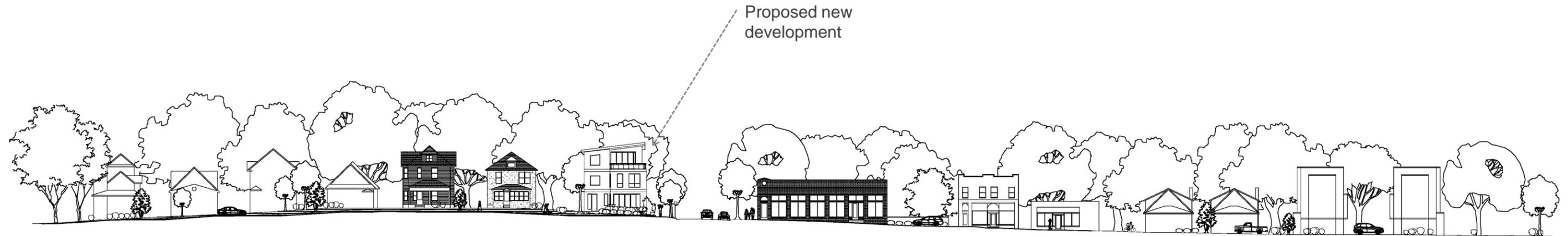


3453 Hennepin

Below: Aerial view showing larger structures to the the East and South



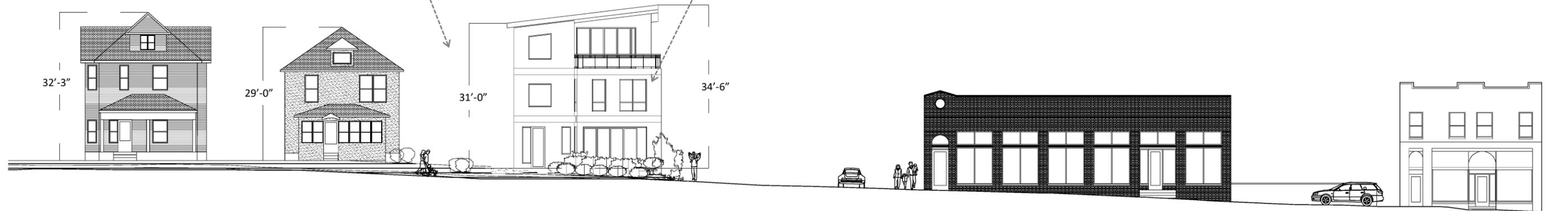
Context Studies



HENNEPIN AVENUE STREET ELEVATION

The applicant does not seek a variance on the North, allowing an ample 25.8 feet between the existing building to the North and the new structure.

A 2-story bay at the the corner of Hennepin and 35th Street anchors the corner with eyes on the street. The applicant seeks a lot line variance along Hennepin and 35th street while still providing for a pedestrian-friendly, landscaped edge.



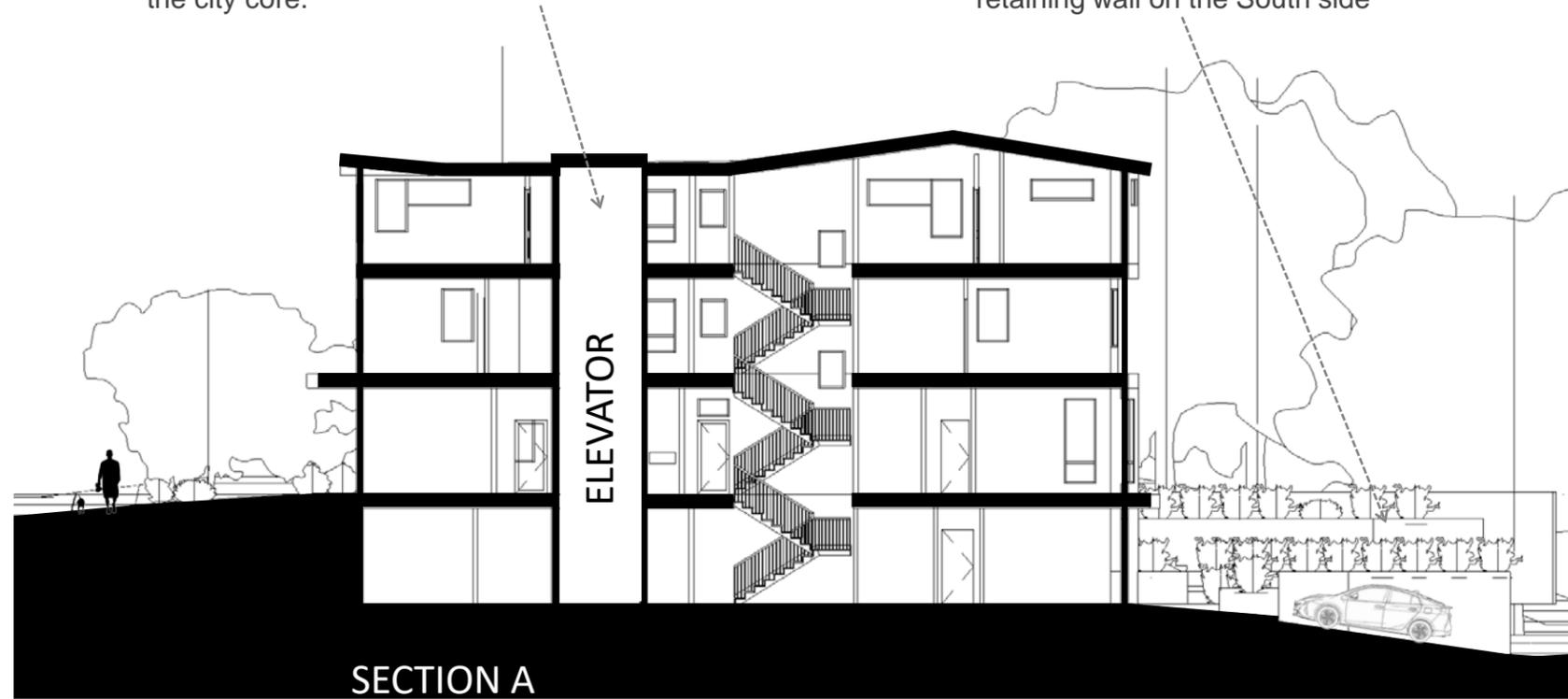
NEIGHBORING BUILDING HEIGHTS

Building Sections

While not required by code, this proposal includes an elevator, supporting the trend for seniors moving to live closer to the city core.

The terraced retaining wall along the north side on the property replaces a failing retaining wall on the South side

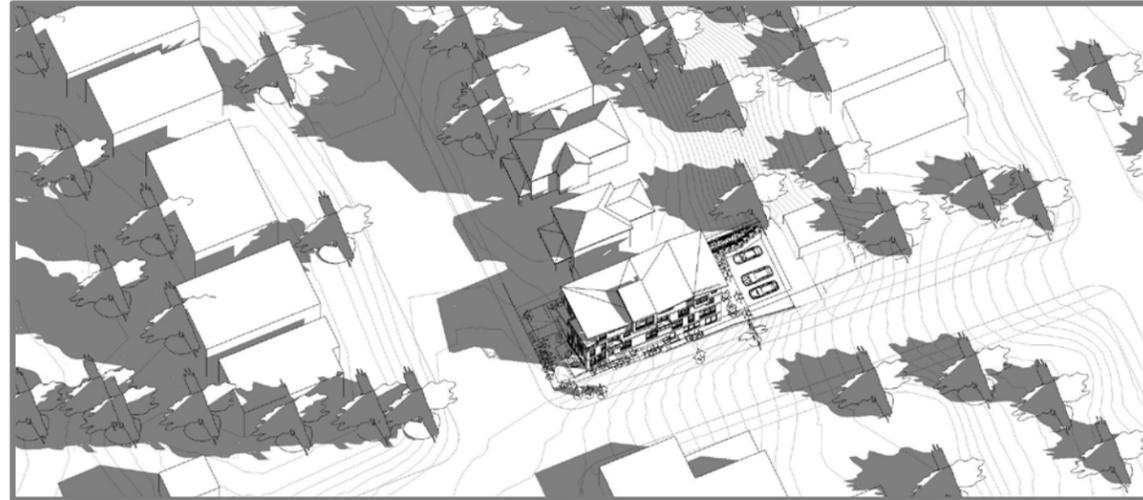
A landscape yard to the East includes a welcoming path to 35th Street and a well-marked entry On the East side.



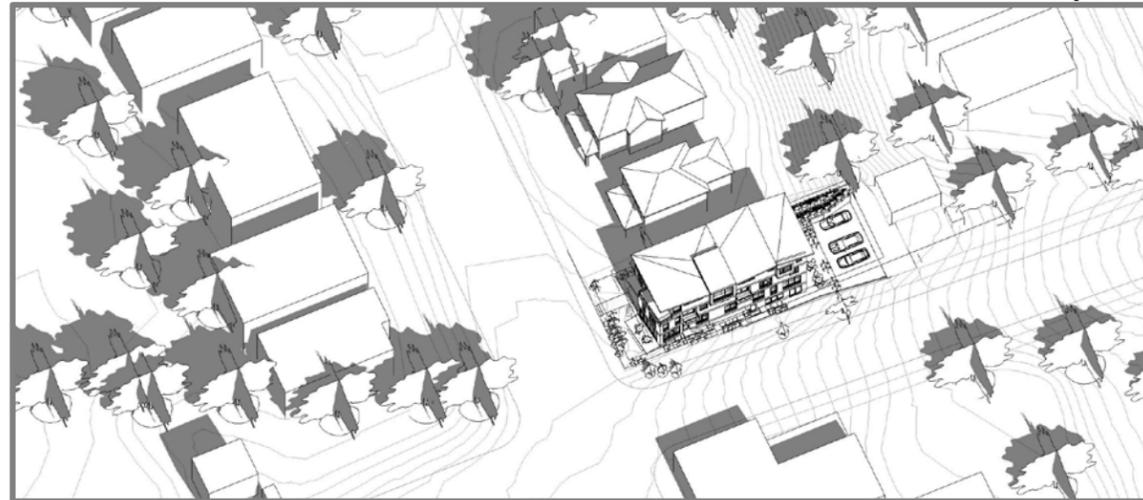
Shadow Studies

The shadow study looks at the shading on the Fall Equinox.

9am



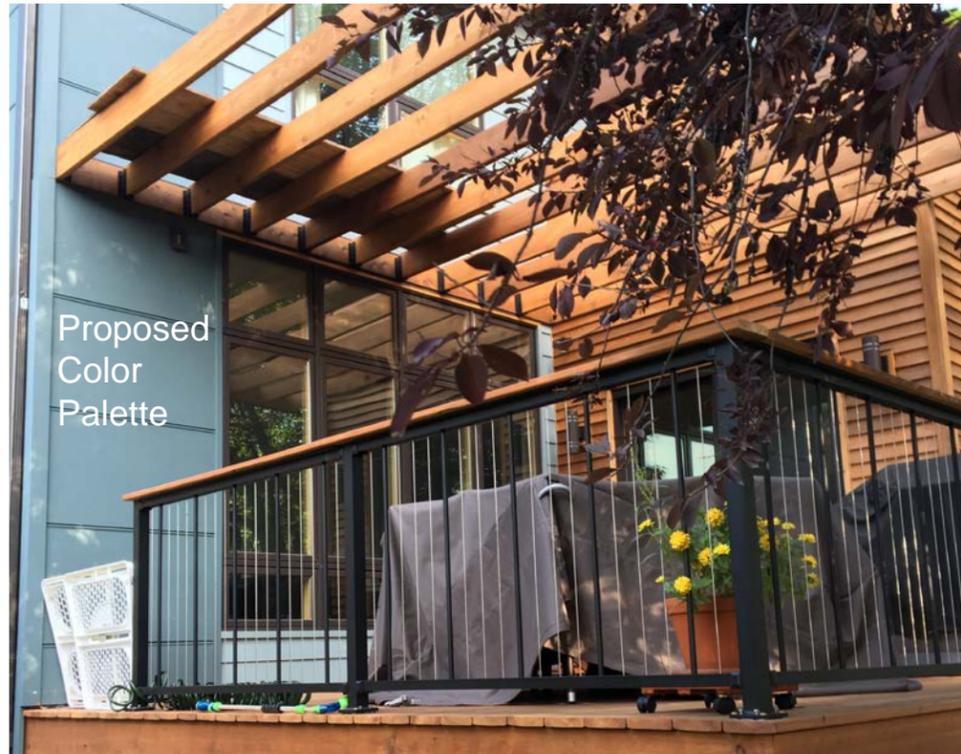
12pm



3pm

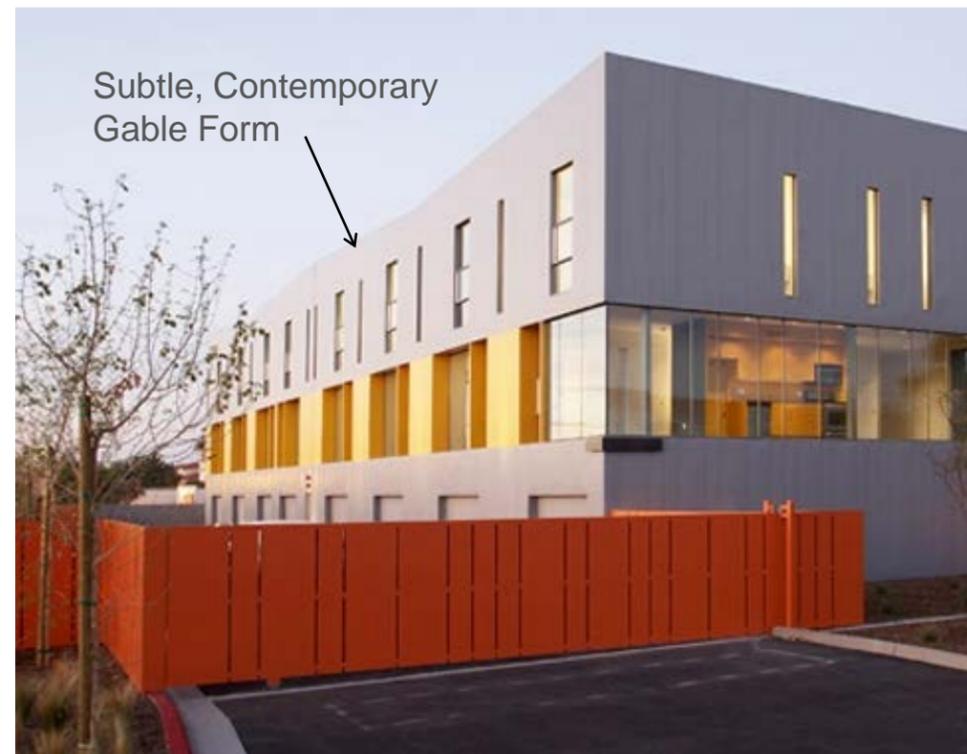


Reference Images | EXTERIOR MATERIALS



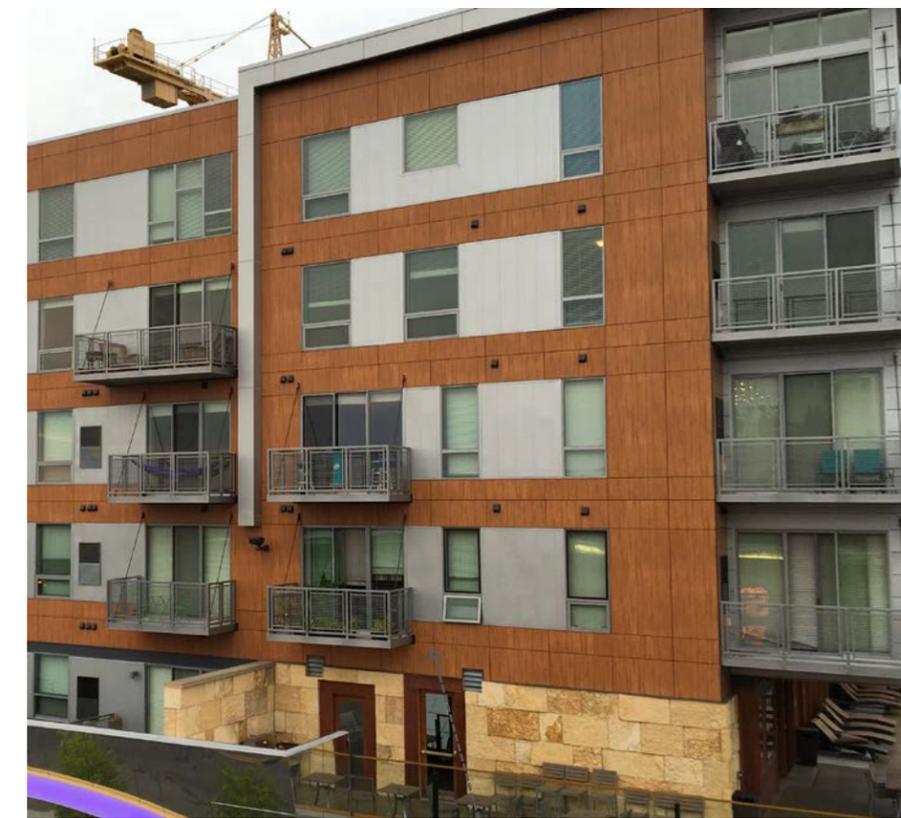
3629 Dupont Ave ↑

Office Building, Sheffield, UK ↓



Guerrero Mixed-Use Corner, San Francisco ↓

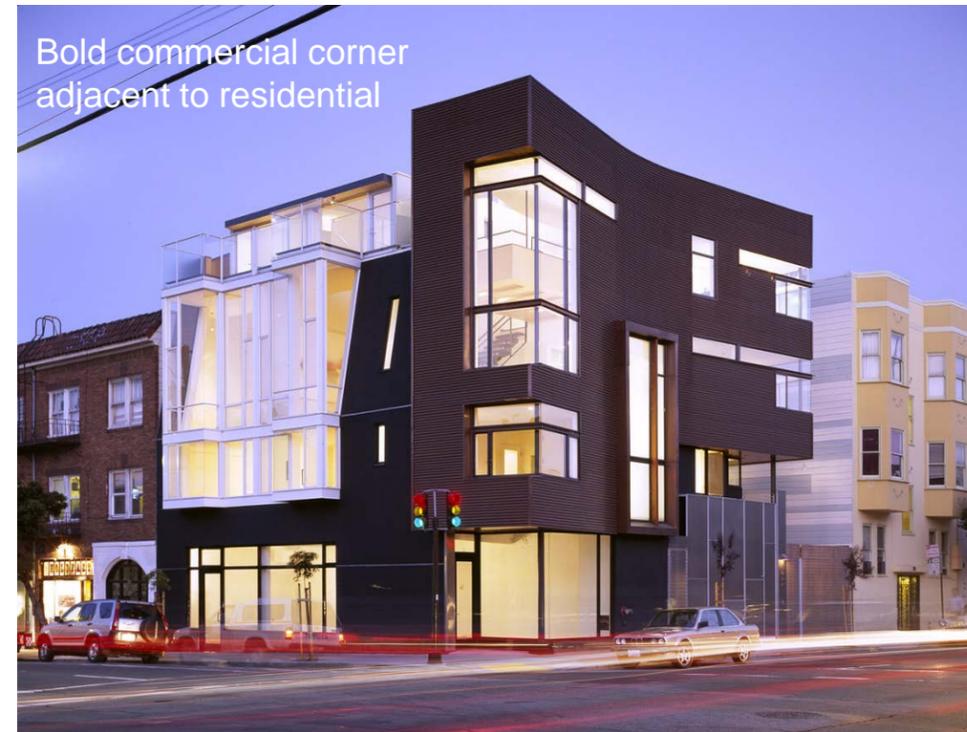
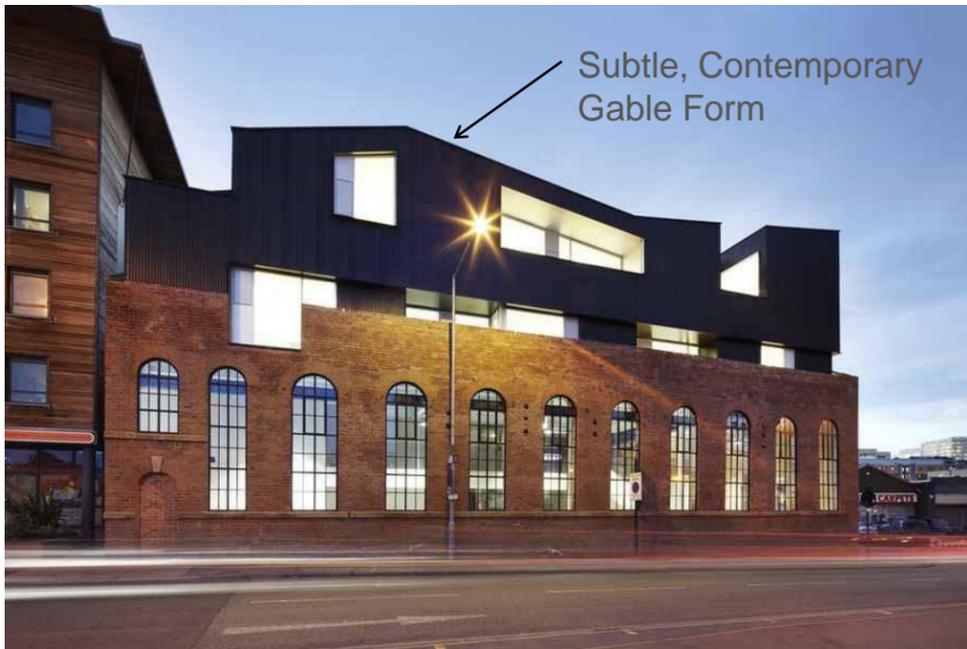
The Duke, Scottsdale ↓



Girard Ave Apartments ↑

Lake Street Apartments ↓

Wood & Metal Panels



Bold commercial corner adjacent to residential



Reference Images / LANDSCAPE

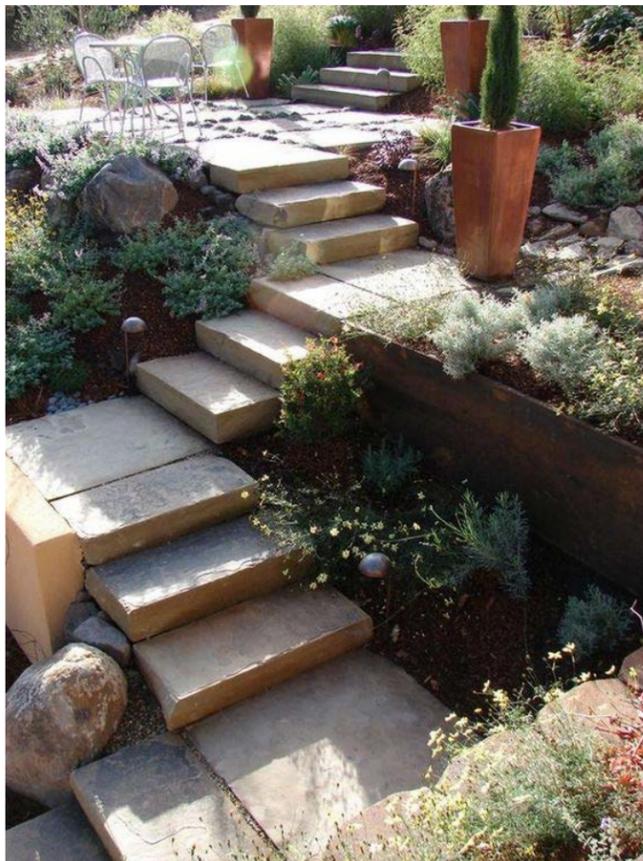


↑ Proposed Sculpture Garden at Hennepin and 35th Street ↑



Permeable Pavers at West Ally →

Stepping terraces along 35th Street ↓



← Edible Garden at East side of 35th Street (low end of site)

↓ Colorful edge at corner, punctuated with small sitting areas ↓

