MEMORANDUM

TO:   City Planning Commission, Committee of the Whole
FROM: Peter Crandall, City Planner, (612) 673-2247
DATE: November 17, 2016
SUBJECT: The Aberdeen, 1321 5th Ave S

SITE DATA

<table>
<thead>
<tr>
<th>Existing Zoning</th>
<th>OR3 District</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Downtown Parking Overlay District</td>
</tr>
<tr>
<td>Lot Area</td>
<td>16,875 square feet</td>
</tr>
<tr>
<td>Ward(s)</td>
<td>7</td>
</tr>
<tr>
<td>Neighborhood(s)</td>
<td>Elliot Park adjacent to Loring Park</td>
</tr>
<tr>
<td>Designated Future Land Use</td>
<td>Mixed-Use</td>
</tr>
<tr>
<td>Land Use Features</td>
<td>N/A</td>
</tr>
<tr>
<td>Small Area Plan(s)</td>
<td>Elliot Park Neighborhood Master Plan (2002)</td>
</tr>
</tbody>
</table>

PROJECT DESCRIPTION

The proposed project is for a new 5 story multi-family apartment building on an existing surface parking lot. The project includes 50 market rate units of “micro housing.” Unit sizes range from 394 sf to 527 sf and are all 1br or studio apartments. The project provides 17 spaces of underground parking and 28 surface parking spaces that would be shared with the existing office building on site.

The building’s main entrance would face E 14th Street and would be elevated from the ground plain approximately 3 feet. Primary exterior materials include metal panel, brick, fiber cement lap siding and burnished block at the ground level.

Initial feedback is sought on the land use applications and project generally as well as on the proposals design and integration with the surrounding context.

APPLICATIONS

Based on staff’s preliminary review, the following land use applications have been identified:
- **Variance to the front yard setback** – The applicant is requesting to reduce the front yard setback along 5th ave S from 15 feet to 0 feet
- **Variance to the rear yard setback** – The applicant is requesting to reduce the rear yard setback on the East from 15 feet to 10 feet.
- **Variance to the corner side yard setback** - The applicant is requesting to reduce the corner sideyard setback from 18 feet to 1 foot.
- **Variance to the maximum lot coverage** – The applicant is requesting a variance to the maximum lot coverage requirement. The project is limited to 7,371 square feet of building footprint and is proposing 7,440 square feet of building footprint.
- **Site Plan Review**

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

**APPLICABLE POLICIES**

Relevant guidance from the Elliot Park Neighborhood Master plan includes:

- New development should fit within the existing character and fabric of each district, placing buildings close to the street, matching existing setbacks where appropriate.

- New buildings should be constructed within six feet of the street property or right-of-way line and should extend as long as practical to define and contain space at the street's edge.

- The Elliot Park Master Plan supports the idea of increased density and intensifying the mix of uses at specific nodes, which suggests that this community should examine a new scale of architecture at these locations: generally 4 story, but not to exceed 10 story buildings.

- Future buildings should employ materials of high quality, durability, and character, taking into account the balance of life-cycle costs with first costs of the material. Glass, steel and masonry are encouraged - plastics and aluminum are discouraged except in limited applications.
St. Paul Development Corporation proposes to develop The Aberdeen, a five story 50 unit market rate apartment building at 1321 East 14th Street in the Elliot Park neighborhood. The project will have a precast concrete parking level with 5 levels of wood frame construction above. The building will have 50 units of micro housing. Forty units will be studio or micro-units ranging in size from 388 square feet to 482 square feet, nine units will be one bedroom and there will be one 2 bedroom unit.

The Aberdeen will be marketed to individuals seeking to rent apartments located in the downtown area designed for one person occupancy, a less costly option than currently available new and larger market-rate units. Project amenities will include a first floor common area and kitchen, a fitness room, and a roof top terrace featuring views of downtown.

The site takes advantage of public transit serving the site. Below grade parking provides space for 17 cars and secure bicycle storage. The site is now occupied by a parking lot, and the developer owns the remainder of the site to the north, which is not slated for development at this time.

The scale of the project makes a fitting transition from existing housing in the Elliot Park area to downtown. The project orients itself toward the street with the main entrance located near the corner of 5th Avenue South and East 14th Street. The first floor entry elevation is located 3 feet above the sidewalk, offering residents some privacy and distance from sidewalk and street activity reflecting the request of the neighborhood. Three terraces for the first floor units are oriented toward East 14th addressing the neighborhood desire for eyes on the street.

Materials for the project will be brick, burnished block and aluminum panels. Large windows take advantage of views toward downtown and the convention center across the 35W entrance into downtown.
5TH AVENUE SOUTH

Level 5
- Studio Units: 7
- 1 Bedroom Units: 2
- 2 Bedroom Units: 1
- Total Units 5th Level: 10

E 14TH STREET

Floor Plan Level 5

The Aberdeen Apartments
1321 E. 5th Ave. S.
Minneapolis, MN 55404

St. Paul Development Corp.
11818 Grand Ave.
St. Paul, MN 55404

Carlsen & Frank Architects, L.L.C.
124 Selby Ave.
St. Paul, MN 55102

Door & Window Types

Scale: 1/4"=1'-0"

Sheets: A-5

Scale: 1/8"=1'-0"

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly registered architect under the laws of the State of Minnesota.

____________________
Sylvia Frank
Reg. No. 15391
Date: 11/6/16
Materials East Elevation

- Burnished Block: 1,254 s.f.
- Brick: 1,203 s.f.
- Metal Shingles: 253 s.f.
- Siding: 2,239 s.f.
- Windows: 2,401 s.f.
Materials North Elevation
Burnished Block 1,513 s.f.
Brick 542 s.f.
Metal Shingles 1,099 s.f.
Siding 2,481 s.f.
Windows 1,970 s.f.
I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly registered architect under the laws of the State of Minnesota.

_________________  __Sylvia Frank
Reg. No. 15391  Date 11/6/16

Drawing Sheet No. A-9

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651 227-4576
www.carlsenfrank.com

Carlsen & Frank Architects, LCC

The Aberdeen Apartments
1121 E. 5th Ave. S. Minneapolis, MN 55404

St. Paul Development Corp.
1818 Grand Ave. St. Paul, MN 55404
651 377-4001

Site Photographs
Date: 11/6/16 Revised: #1 #2

Looking west from site  Looking northwest from site  Looking northeast from site

Looking northwest from site  Looking south from site

Looking north from site