

Department of Community Planning & Economic Development

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MEMORANDUM

DATE: August 29, 2013

TO: City Planning Commission Committee of the Whole

FROM: Kimberly Holien – Senior City Planner

SUBJECT: 301 Washington Avenue S

The applicant attended the City Planning Commission Committee of the Whole meeting on August 1, 2013 to introduce and seek feedback from the City Planning Commission (CPC) on the proposed development of a 13-story mixed use building with 320 dwelling units at 301 Washington Avenue S. The applicant has revised the proposed site plan to respond to comments received from the Commissioners and staff at the August 1 meeting. The attached plans include a revised site plan only. If available, please bring the renderings and floor plans that were sent out for the August 1st meeting for reference.

The site is zoned B4-1, Downtown Business district and is located in the DP, Downtown Parking Overlay district. *The Minneapolis Plan for Sustainable Growth* identifies the site as commercial on the future land use map and Washington Avenue is a commercial corridor in this location. Downtown is also a designated Growth Center.

The proposed building would contain two commercial spaces on the first floor; a restaurant at the corner of Washington Avenue S and 3rd Avenue S and a second commercial space at the corner of Washington Avenue S and 4th Avenue S. The principal residential entrance would be located in the center of the site, facing Washington Avenue. A porte cochere is also proposed on this elevation with access from Washington Avenue. The majority of the discussion at the August 1st Committee of the Whole meeting related to the design of the porte cochere and other elements in the public realm, particularly along Washington Avenue. The applicant responded to these comments by differentiating the paving treatment for the vehicle lane and pedestrian zone in and adjacent to the porte cochere. Raised planters have been provided adjacent to the public sidewalk to separate this space from the porte cochere. Other streetscape elements along Washington Avenue have also been refined. The applicant has received comments from Public Works as part of the Preliminary Development Review process. In those comments, Public Works did not object to the inclusion of a porte cochere in the proposed location.

The following land use applications have been identified thus far:

- Site plan review.

In terms of the site plan review application, alternative compliance would be required to allow the building to be setback more than eight feet from the north property line, adjacent to Washington Avenue. Alternative compliance would also be necessary for the required seven feet landscaped yard between the vehicle drop-off area and Washington Avenue. The northwest corner of the building gives the appearance of an additional story due to the presence of mechanical equipment and the screening proposed. This floor would technically require alternative compliance to the minimum window requirement. There are blank walls proposed on the alley elevation that would exceed 25 feet in length, requiring alternative compliance. Finally, alternative compliance has been identified for the 70 percent active functions requirement along Fourth Avenue South.

A land use application has been received for the project. Said application is currently being reviewed for completeness. Provided the application is complete, it will be scheduled for the September 16, 2013 City Planning Commission meeting.