



# CPED STAFF REPORT

Prepared for the City Planning Commission

CPC Agenda Item #9  
 July 14, 2014  
 BZZ-6610

## LAND USE APPLICATION SUMMARY

**Property Location:** 425 13<sup>th</sup> Avenue Southeast  
**Project Name:** Riverton Community Housing - Chateau  
**Prepared By:** [Hilary Dvorak](#), Principal Planner, (612) 673-2639  
**Applicant:** Gary Ellis with Riverton Community Housing  
**Project Contact:** Mary Novak with Project for Pride in Living  
**Request:** To increase the allowed floor area ratio for the existing Chateau building.  
**Required Applications:**

<b>Variance</b>	To increase the allowed floor area ratio for the existing Chateau building from 3.27 to 5.0 (this was noticed from 3.5 to 6.87).
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## SITE DATA

<b>Existing Zoning</b>	OR3 Institutional Office Residence District UA University Area Overlay District
<b>Lot Area</b>	27,361 square feet / .63 acres
<b>Ward(s)</b>	3
<b>Neighborhood(s)</b>	Marcy-Holmes
<b>Designated Future Land Use</b>	Urban Neighborhood
<b>Land Use Features</b>	Community Corridor (4 <sup>th</sup> Street Southeast) Activity Center (Dinkytown) Growth Center (University of Minnesota)
<b>Small Area Plan(s)</b>	<a href="#">Master Plan for the Marcy-Holmes Neighborhood</a> <a href="#">DRAFT Marcy-Holmes Neighborhood Master Plan</a> <a href="#">DRAFT Dinkytown USA Business District Plan</a>

<b>Date Application Deemed Complete</b>	June 18, 2014	<b>Date Extension Letter Sent</b>	Not applicable
<b>End of 60-Day Decision Period</b>	August 17, 2014	<b>End of 120-Day Decision Period</b>	Not applicable

## BACKGROUND

**SITE DESCRIPTION AND PRESENT USE.** The property is located in southeast Minneapolis on the corner of 13<sup>th</sup> Avenue Southeast and 5<sup>th</sup> Street Southeast. The site is occupied by the Chateau building which is an existing 18-story, 127-unit residential building with ground floor commercial space. The building was originally constructed in 1973.

**SURROUNDING PROPERTIES AND NEIGHBORHOOD.** The site is surrounded by residential properties of varying densities and commercial uses. The site is located within walking distance of the University of Minnesota Twin Cities campus. The site is located in the Marcy-Holmes neighborhood.

**PROJECT DESCRIPTION.** The applicant owns the existing Chateau building located at 425 13<sup>th</sup> Avenue Southeast and the adjacent Riverton building located at 1227 4<sup>th</sup> Street Southeast. The applicant is proposing to demolish the existing 16-unit Riverton building and construct a new 66-unit residential building with ground floor commercial space on that site. In order to accommodate a larger site for the new building the applicant is proposing to reconfigure the existing property boundaries.

The existing Chateau property has frontage along 4<sup>th</sup> Street Southeast. This portion of the property provides access to the underground parking for the building. There is also an access easement over this portion of the property that provides vehicular access to the adjacent residential properties on the block. The vehicular access to the Chateau and the access easement for the adjacent buildings will remain in place even after the construction of the new building is complete.

The existing Chateau property has a lot area of 41,886 square feet and the existing Riverton property has a lot area of 11,005 square feet. Once the properties have been replatted the Chateau property will be 27,361 square feet and the Riverton property will be 25,530 square feet.

The Chateau property is zoned OR3 which has a maximum floor area ratio (FAR) of 3.5. The Chateau building is 136,792 square feet in size, minus the enclosed parking. The existing FAR of the Chateau property is 3.27. After the property boundaries are reconfigured the FAR of the Chateau property will be 5.0 which requires a variance. No alterations or modifications to the existing building are proposed.

**RELATED APPROVALS.** No land use applications have been reviewed for this site.

**PUBLIC COMMENTS.** No public comments have been received for this site. Any correspondence received prior to the public meeting will be forwarded on to the Planning Commission for consideration.

## ANALYSIS

### VARIANCE

The Department of Community Planning and Economic Development has analyzed the application for a variance to increase the allowed floor area ratio for the existing Chateau building from 3.27 to 5.0 based on the following findings:

1. *Practical difficulties exist in complying with the ordinance because of circumstances unique to the property. The unique circumstances were not created by persons presently having an interest in the property and are not based on economic considerations alone.*

The applicant owns the existing Chateau property and the adjacent existing Riverton property. The existing Chateau property has frontage along 4<sup>th</sup> Street Southeast. This portion of the property provides access to the underground parking for the building. There is also an access easement over this portion of the property that provides vehicular access to the adjacent residential properties on the block. The vehicular access to the Chateau and the access easement for the adjacent buildings will remain in place even after the construction of the new building is complete.

In order to accommodate a larger site for the new building the applicant is proposing to reconfigure the existing property boundaries. However, while the existing Chateau property is being made smaller as part of this application no alterations or modifications to the existing building are proposed. The additional land that is being conveyed to the Riverton property will largely remain undeveloped because of the vehicle access needs. This is a unique circumstance of this property.

2. *The property owner or authorized applicant proposes to use the property in a reasonable manner that will be in keeping with the spirit and intent of the ordinance and the comprehensive plan.*

The property is being used in a reasonable manner and is in keeping with the spirit and intent of the ordinance and the comprehensive plan. The comprehensive plan encourages high- to very-high density housing within the boundaries of an Activity Center and in Growth Centers. High density housing is defined as 50-120 dwelling units per acre and very-high density housing is defined as development with more than 120 dwelling units per acre. The existing Chateau building would be considered very-high density housing at 132 dwelling units per acre and the existing Riverton building would be considered high density housing at 64 dwelling units per acre.

While the applicant is not proposing to make any alterations or modifications to the existing Chateau building the lot size is being made smaller in order to accommodate a higher-density housing development on the adjacent Riverton site than what is currently there. Once the properties have been replatted the Chateau building would still be considered very-high density housing at 202 dwelling units per acre and the proposed Riverton building would still be considered high density housing at 114 dwelling units per acre. Combined both the existing Chateau building and the proposed Riverton building will provide a very-high density development within the boundaries of the Activity Center and within a block of the Growth Center with 159 dwelling units per acre.

3. *The proposed variance will not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity. If granted, the proposed variance will not be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties.*

The proposed variance will not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity. If granted, the proposed variance will not be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties. Since the applicant is not proposing to make any alterations or modifications to the existing Chateau building, the increase in the buildings FAR will go unnoticed to the general public.

**RECOMMENDATIONS**

**Recommendation of the Department of Community Planning and Economic Development for the Variance:**

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt the above findings and approve the application for a variance to increase

the allowed floor area ratio for the existing Chateau building from 3.27 to 5.0 at the property located at 425 13<sup>th</sup> Avenue Southeast.

## ATTACHMENTS

1. Written description and findings submitted by applicant
2. Zoning map
3. Site layout plan
4. Survey
5. Preliminary and final plat
6. Site plan
7. Floor plans
8. Photos
9. Correspondence

## Riverton Community Housing – Chateau Land Use Application

425 13<sup>th</sup> Ave. SE

14-0008

### Statement of Proposed Use:

The proposed student housing project will replace the current 2.5 story building at 1227 4<sup>th</sup> St. SE. The new building will be a 6 story student housing co-op of approximately 66 dwelling units and 30 below-grade enclosed parking stalls and 5 surface stalls. The project, with its co-op structure, provides a well managed, invested student housing community that contributes to the vibrancy of the Dinkytown and University area while being good neighbors.

The property owner on the project is Riverton Community Housing, who owns and operates 6 projects , a total of 434 housing units in the university area. Each property operates with a co-op structure, which provides members opportunities to be part of the decision making process for each property. In addition, the mission is to provide a more affordable option that makes housing and a higher education more accessible.

One of the projects that Riverton Community Housing owns and operates is the Chateau, the adjacent 18 story apartment building. This parcel is being proposed to be combined with the 1227 property and re-platted and re-zoned to match the rest of the block. The access to the Chateau parking garage will be across the new parcel, and with the same ownership entities no easement is required at this time. The loading, servicing, and parking access will continue to function as current for the Chateau, and the accessible route to the plaza will remain in place. In addition, there is a current easement over the access drive for the historic homes on the other corner of the block, and this is proposed to remain in place. Regarding the surface parking stalls, Riverton Community Housing is in control of all 10 stalls, and will continue to do so.

The Chateau will continue to function as it currently does, with Riverton Community Housing's offices and a restaurant space on level 1, and affordable co-op apartment units on the remaining levels. They plan to continue now and into the future to be a stable presence in the Dinkytown Community.

Variance findings – Chateau parcel:

Variance for reduction in floor area ration (FAR) at The Chateau site (425 13<sup>th</sup> Ave SE)

The existing apartments at 425 13<sup>th</sup> Ave (Chateau) and 1227 4<sup>th</sup> St. SE are adjacent properties owned by Riverton Community Housing. Riverton is subdividing the 425 13<sup>th</sup> Ave SE lot to utilize a portion of its green space to combine with the existing lot at 1227 4<sup>th</sup> St. SE to build the new construction development and provide more affordable student housing in the area. The existing FAR of 3.5 will go to 5.0 with this change. No work is proposed to the Chateau as part of this project.

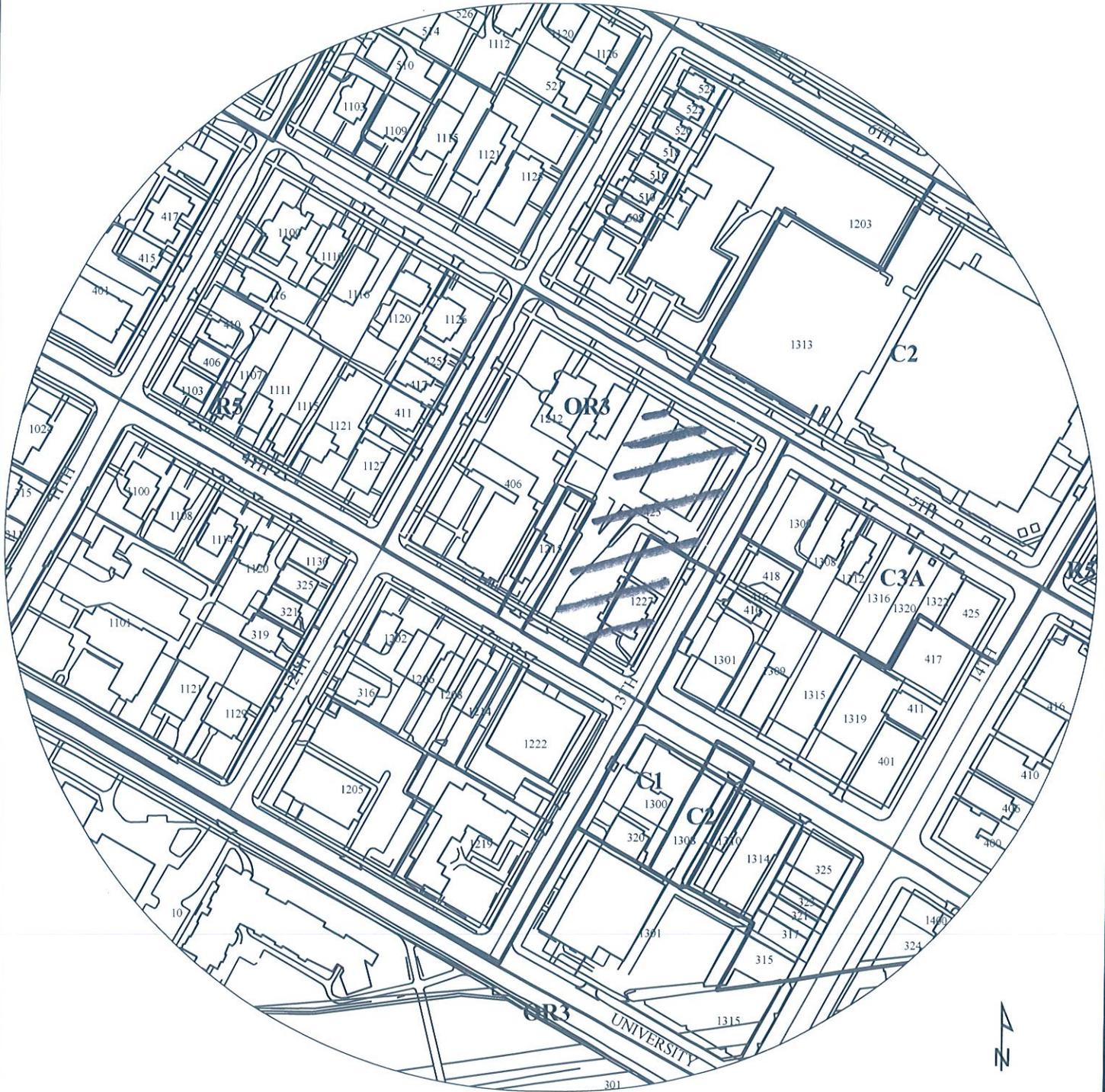
- 1) The increased FAR allows for the building of additional affordable housing units targeting students in an environment that is heavily saturated with high-end apartments that are prohibitive for many cost sensitive students.
- 2) The increased FAR is consistent with the Marcy Holmes Master Plan of expanding the commercial area for redevelopment, increasing density; providing appropriate housing options for people at all price points including a percentage designated as affordable; creating a pedestrian-friendly environment adjacent to the sidewalk.
- 3) The increased FAR benefits the essential character of the area and is not injurious to other properties in the vicinity. Increasing the density of the area helps bolster the proposed goals of the recently published neighborhood plan of expanding the commercial core of Dinkytown and creating a more vibrant, pedestrian friendly environment.

# Riverton Community Housing - Chateau

3rd

NAME OF APPLICANT

WARD

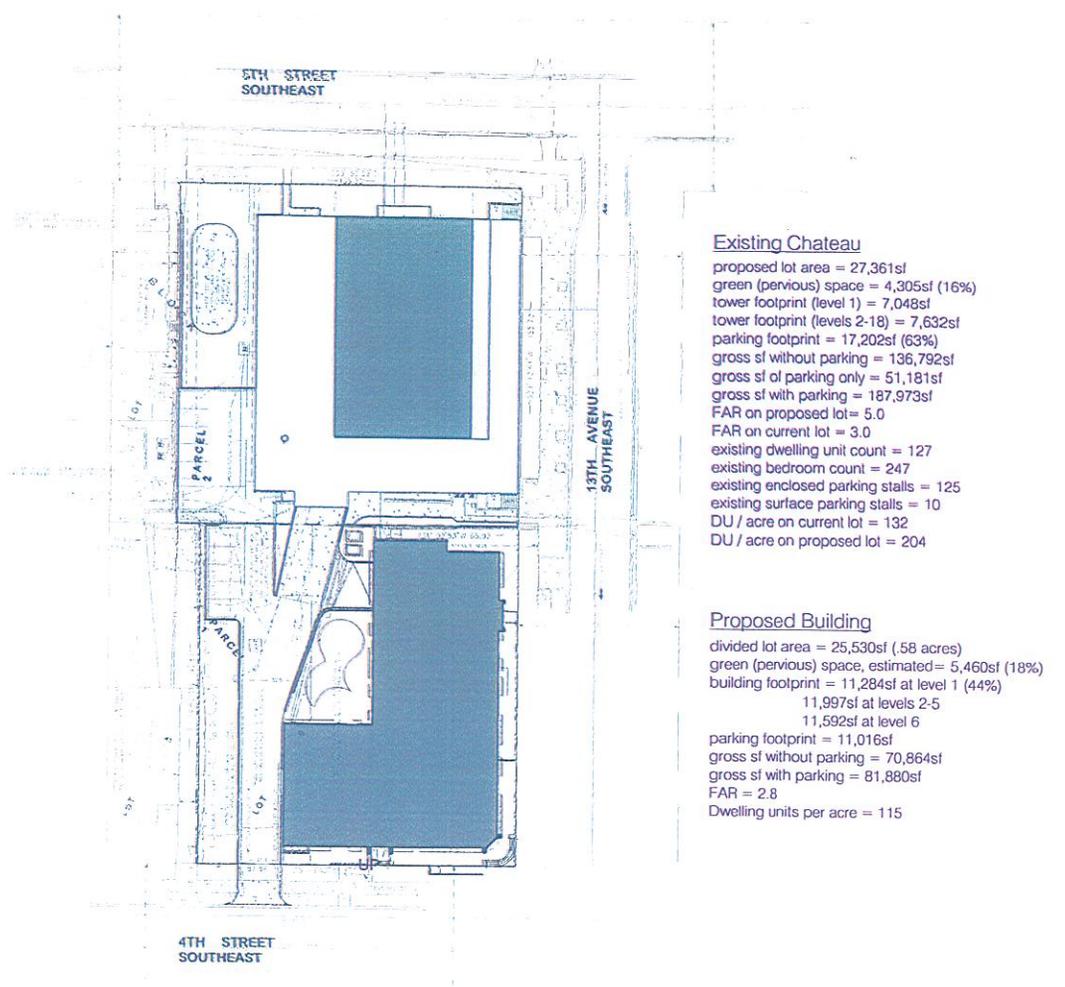
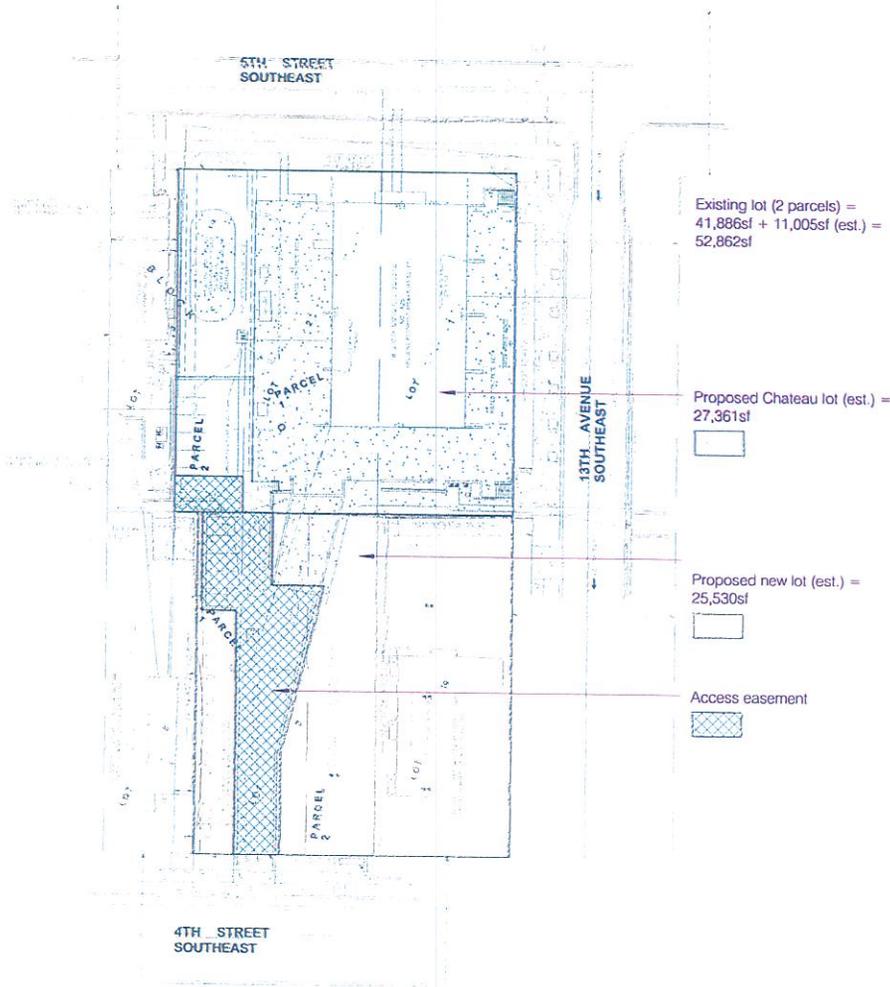


PROPERTY ADDRESS

1227 4th Street Southeast and 425 13th Avenue Southeast

FILE NUMBER

BZZ-6610



**1** Proposed site division

XL-100 1" = 60'-0"

**2** Proposed site division with buildings

XL-100 1" = 60'-0"



Riverton Community Housing

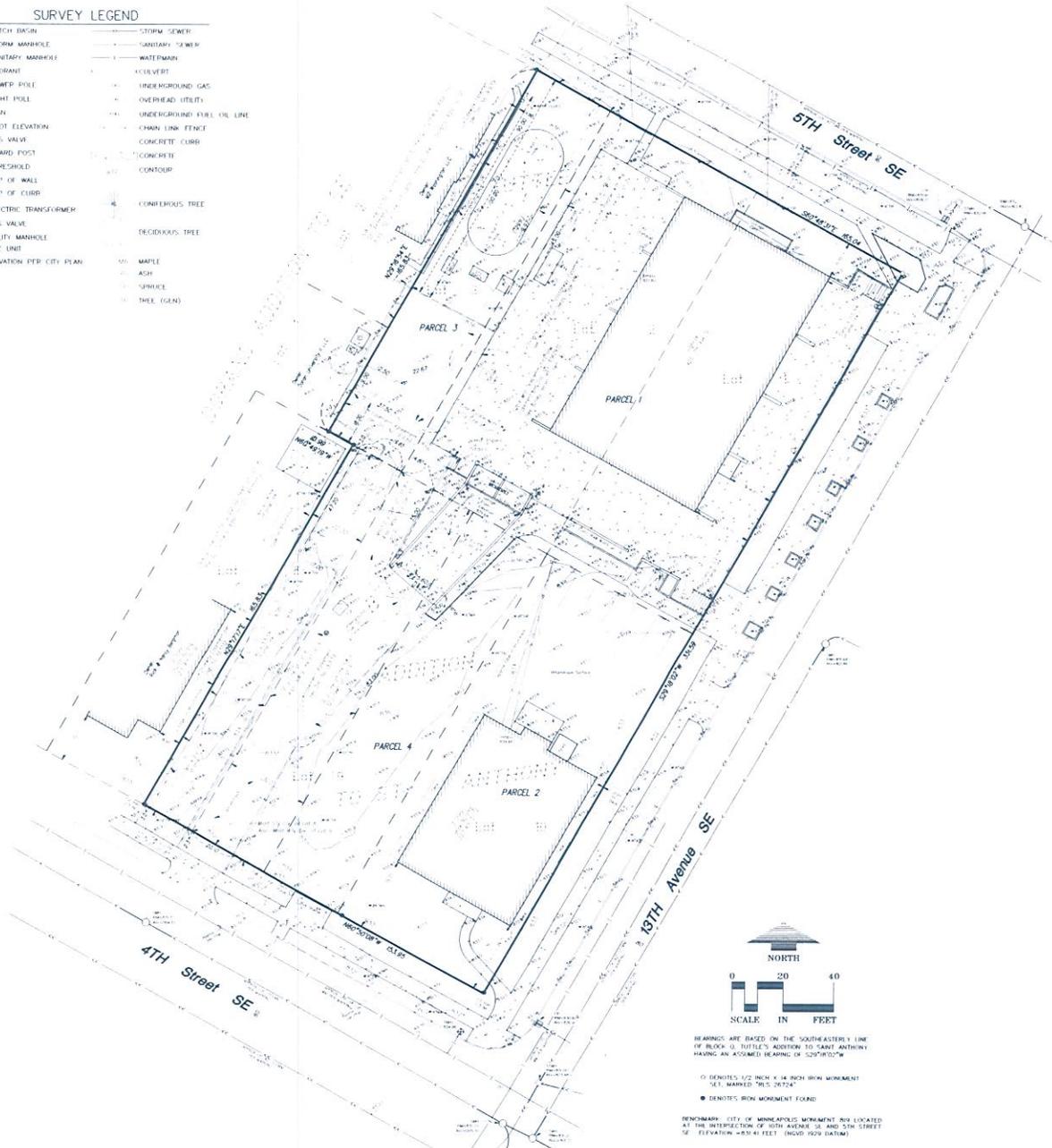
1227 4th St SE, Riverton, UT 84052 | 360.438.1111

XL-100

SITE DIAGRAM

**SURVEY LEGEND**

- CATCH BASIN
- STORM MANHOLE
- SANITARY MANHOLE
- HYDRANT
- POWER POLE
- LIGHT POLE
- SIGN
- SPOT ELEVATION
- GAS VALVE
- GUARD POST
- THRESHOLD
- TOP OF WALL
- TOP OF CURB
- ELECTRIC TRANSFORMER
- GAS VALVE
- UTILITY MANHOLE
- A/C UNIT
- ELEVATION PER CITY PLAN
- STORM SEWER
- SANITARY SEWER
- WATERMAIN
- CULVERT
- UNDERGROUND GAS
- OVERHEAD UTILITY
- UNDERGROUND FUEL OIL LINE
- CHAIN LINK FENCE
- CONCRETE CURB
- CONCRETE
- CONTOUR
- CONIFEROUS TREE
- DECIDUOUS TREE
- MAPLE
- ASH
- SPRUCE
- TREE (GEN)



**DESCRIPTION OF PROPERTY SURVEYED**  
(Per Schedule A of the herein referenced Title Commitment)

- Parcel 1  
Lots 1 and 2,  
The Southeast 22 feet of Lot 8 and  
The Northwest 32.5 feet of Lot 9,  
Parcel 2  
Parcel 3  
Parcel 4  
Lot 10,  
All in Block Q Tuttle's Addition to St. Anthony  
(Torrens Property - Certificate of Title No. 1168484)
- Parcel 3  
The Southwesterly Half of Lot 3, Block Q, Tuttle's Addition to St. Anthony  
(Abstract Property)
- Parcel 4  
Lot 9, Block Q, Tuttle's Addition to St. Anthony except for the Northwesterly 32.5 feet of said Lot 9  
(Abstract Property)

**ALTA/ACSM OPTIONAL TABLE A NOTES**  
(The following items refer to Table A optional survey responsibilities and specifications)

- 3) This property is contained in Zone X (areas determined to be outside the 0.2% annual chance floodplain) per Flood Insurance Rate Map, Community Panel No. 27053CR376E, effective date of September 2, 2004.
- 4) The Gross land area is 52,891 +/- square feet or 1.21 +/- acres.
- 7a) Exterior dimensions of the buildings are shown at ground level.
- 9) The number of parking stalls on this site are as follows: 17 Regular Parking Stalls.
- 11b) We have shown buried structures and utilities on and/or serving the site Per Gopher State One-Call Ticket No.'s 140420514 and 140420516. The following utilities and municipalities were notified AT&T LOCAL SVC/STRANSMISS/TCG - 963.753.3145  
CITY OF MINNEAPOLIS - 612.673.5600  
COMCAST - 612.522.8141  
CENTURYLINK - 800.283.4237  
MCI - 800.295.3427  
CENTER POINT ENERGY - 612.342.5200  
XCEL ENERGY - 612.630.4366  
ZAYO-RAND/WITH - 888.267.1963
- i) Utility operators do not consistently respond to locate requests through the Gopher State One-Call service for boundary purposes such as this. These utility operators that do respond often will not locate services from their main line to the customer's structure or facility. They consider those segments private installations that are outside their jurisdiction. If a private service to an adjoiner's site crosses this site or a service to this site crosses an adjoiner, it may not be located since most operators will not mark such "private" services.
- ii) Snow and ice conditions during winter months may obscure otherwise visible existence of a buried structure or utility.
- iii) Maps provided by operators, either along with a field location or in lieu of such a location, are very often inaccurate or inconclusive. **EXTREME CAUTION MUST BE EXERCISED BEFORE AN EXCAVATION TAKES PLACE ON OR NEAR THIS SITE. BEFORE DIGGING, YOU ARE REQUIRED BY LAW TO NOTIFY GOPHER STATE ONE CALL AT LEAST 48 HOURS IN ADVANCE AT 651.954.0662.**

**SURVEY REPORT**

The property depicted on this survey and the easements of record shown hereon are the same as the property and the easements described in the Commitment for Title Insurance issued by First American Title Insurance Company National Commercial Services, File No. NCS 609002-1 MPLS, dated March 4, 2014.

- 1) The following remarks reference items in Schedule B, Section Two - Exceptions of the herein referenced Title Commitment:
  - a) Item no. 9 - 1, 9, 12, 14 and 16 - 21 - Do not appear to be survey related.
  - b) Item no. 10 - is a Private Driveway or Passageway Easement in the northwesterly portion of the subject property, as shown hereon.
  - c) Item no. 11 - is a Driveway Easement in the southwesterly portion of the subject property, as shown hereon.
  - d) Item no. 13 - is a Sidewalk Easement over the northwesterly portion of Parcel 3 and an Ingress and Egress Easement in the southwesterly portion of the subject property, as shown hereon.
  - e) Item no. 15 - is a Cable and Telecommunications Easement that is blanketed in nature, over the entire subject property except Parcel 2.
- 2) There are overhead utility lines crossing the northern portion of Parcel 2, as shown hereon; that appear to serve other properties, apparently without an easement.

**CERTIFICATION**

To Riverton Community Housing, a Minnesota nonprofit corporation and First American Title Insurance Company National Commercial Services.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS in 2011, and includes items 1 - 4, 7a, 8, 9 and 11b of Table A thereof. The field work was completed on March 7, 2014.

Date of Plat or Map: April 1, 2014  
  
 Richard L. Licht, PLS  
 Minnesota License No. 26724  
 rlh@loucksassociates.com



**Riverton Community Student Housing Development**

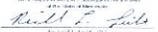
Minneapolis, Minnesota  
 Riverton Community Housing  
 475 11th Avenue SE  
 Minneapolis, MN 55414

**LOUCKS ASSOCIATES**

1400 Hennepin Avenue, Suite 1000  
 Minneapolis, MN 55402  
 612.338.1100  
 www.loucksassociates.com

**REVISIONS**

No.	Description	Date

**Professional Signature**  
  
 Date: \_\_\_\_\_

**Quality Control**  
 Date: \_\_\_\_\_

**Submit**  
 Date: \_\_\_\_\_



**ALTA/ACSM Land Title Survey**

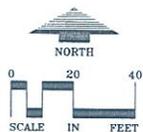
(with Topography)

Project No. 14-057



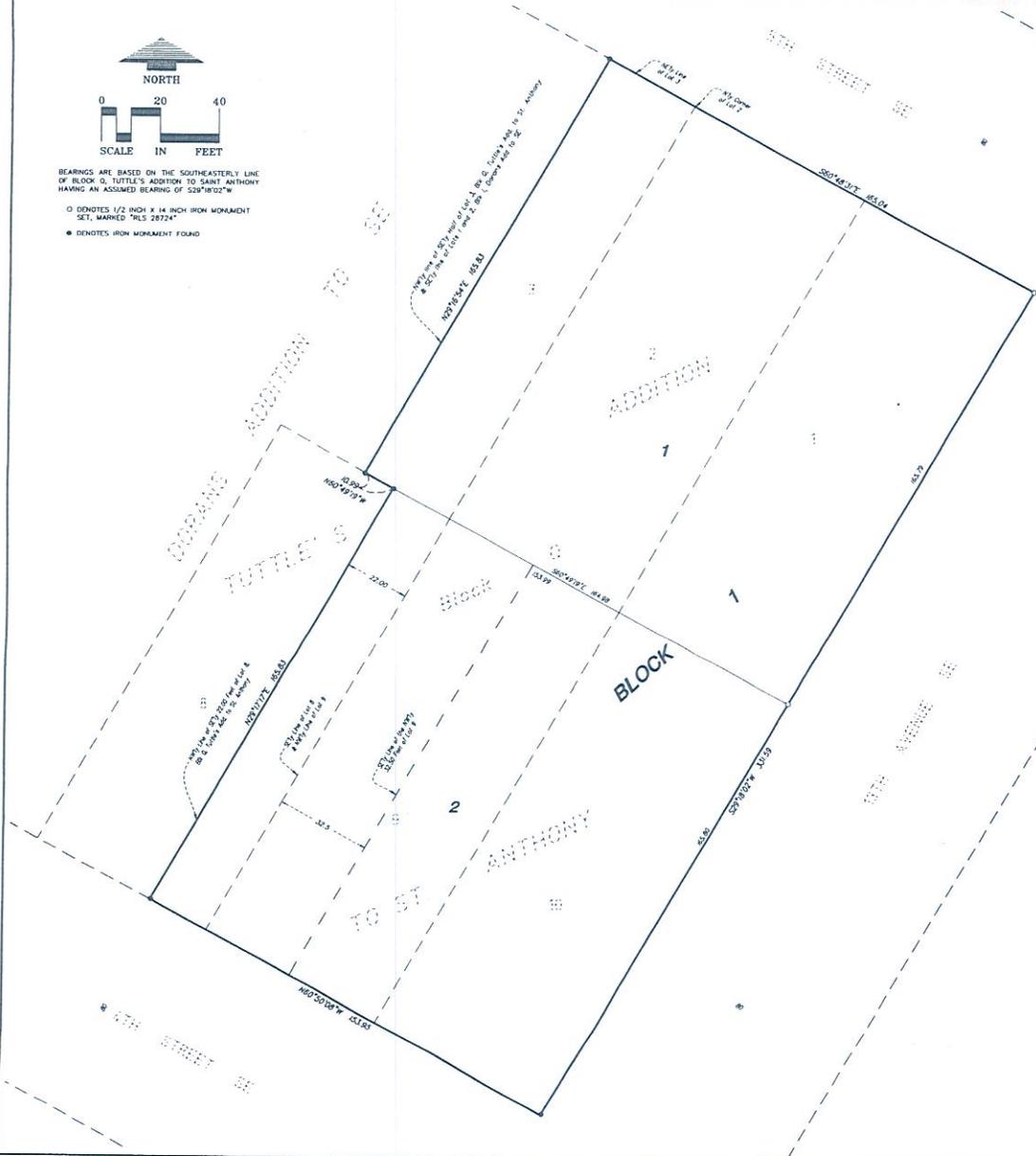
# RIVERTON CHATEAU ADDITION

R.T. DOC. No. \_\_\_\_\_  
C.R. DOC. No. \_\_\_\_\_



BEARINGS ARE BASED ON THE SOUTHEASTLY LINE OF BLOCK Q, TUTTLE'S ADDITION TO SAINT ANTHONY HAVING AN ASSUMED BEARING OF S29°00'00"W

○ DENOTES 1/2 INCH X 1/4 INCH IRON MONUMENT SET, MARKED "RLS 28724"  
● DENOTES IRON MONUMENT FOUND



KNOW ALL PERSONS BY THESE PRESENTS, That Riverton Community Housing, a Minnesota nonprofit corporation, fee owner of the following described property situated in the County of Hennepin, State of Minnesota, to wit:

Lot 1 and 2, the Southwest 22 feet of Lot 8 and the Northwest 32.8 feet of Lot 9, Lot 10, all in Block Q, Tuttle's Addition to St. Anthony. (Tennara Property)

Together with:  
The Southeastery Half of Lot 3, Block Q, Tuttle's Addition to St. Anthony. (Abstract Property)

Together with:  
Lot 9, Block Q, Tuttle's Addition to St. Anthony except for the Northwest 32.8 feet of said Lot 9. (Abstract Property)

Has caused the same to be surveyed and platted as RIVERTON CHATEAU ADDITION.

In witness whereof said Riverton Community Housing, a Minnesota nonprofit corporation, has caused these presents to be signed by its proper officer this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_.

Riverton Community Housing  
(Signature) \_\_\_\_\_ (Title) \_\_\_\_\_

(Printed Name) \_\_\_\_\_

State of \_\_\_\_\_  
County of \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_, by \_\_\_\_\_, of Riverton Community Housing, a Minnesota nonprofit corporation, on behalf of the corporation.

(Signature) \_\_\_\_\_

(Printed Name) \_\_\_\_\_  
Notary Public \_\_\_\_\_ County, \_\_\_\_\_  
My Commission Expires \_\_\_\_\_, 201\_\_.

### SURVEYORS CERTIFICATION

I, Richard L. Licht, do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly depicted on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_.

Richard L. Licht, Licensed Land Surveyor  
Minnesota License No. 28724

State of Minnesota  
County of Hennepin

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_, by Richard L. Licht.

(Signature) \_\_\_\_\_

(Printed Name) \_\_\_\_\_  
Notary Public Hennepin County, Minnesota  
My Commission Expires January 31, 201\_\_.

### MINNEAPOLIS, MINNESOTA

I hereby certify that this plat of RIVERTON CHATEAU ADDITION was approved by the Planning Commission of the City of Minneapolis at a meeting thereof held this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_, if applicable, the written comments and recommendations of the Commissioner of Transportation and the County Highway Engineer have been received by the City or the prescribed 30-day period has elapsed without receipt of such comments and recommendations, as provided by Minn. Stat., § 505.03, subd. 2.

### CITY CLERK OF MINNEAPOLIS, MINNESOTA

By \_\_\_\_\_ Assistant City Clerk

### MINNEAPOLIS, MINNESOTA

I, the Secretary of the Planning Commission of the City of Minneapolis, Minnesota, do hereby certify that on this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_ the City of Minneapolis acting by and through its City Planning Commission duly approved the plat of RIVERTON CHATEAU ADDITION, and duly authorizes such action of the Commission by its Secretary. The prescribed ten-day period for appeal has elapsed without receipt of an appeal, as provided by Title 22, Section 095.230 of the Minnesota Code of Ordinances.

By \_\_\_\_\_ Secretary of the Planning Commission

### RESIDENT AND REAL ESTATE SERVICES, Hennepin County, Minnesota

I hereby certify that taxes payable in 201\_\_ and prior years have been paid for land described on this plat, dated this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_.

Mark V. Chapin, Hennepin County Auditor

By \_\_\_\_\_ Deputy

### SURVEY DIVISION, Hennepin County, Minnesota

Pursuant to MIN. STAT. Sec. 3830.565 (1995) this plat has been approved this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_.

\_\_\_\_\_ County Surveyor

By \_\_\_\_\_

### REGISTRAR OF TITLE, Hennepin County, Minnesota

I hereby certify that the within plat of RIVERTON CHATEAU ADDITION, was filed in this office this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M.

Martin McCormick, Registrar of Titles

By \_\_\_\_\_ Deputy

### COUNTY RECORDER, Hennepin County, Minnesota

I hereby certify that the within plat of RIVERTON CHATEAU ADDITION was recorded in this office this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M.

Martin McCormick, County Recorder

By \_\_\_\_\_ Deputy

**LOUCKS ASSOCIATES**



### Existing Chateau Statistics

Note: No work proposed on Chateau property.

proposed lot area = 27,361sf  
 green (previous) space = 4,380sf (16%)  
 lower footprint (level 1) = 7,049sf  
 lower footprint (levels 2-18) = 7,832sf  
 parking footprint = 17,202sf (63%)  
 gross sf without parking = 136,792sf  
 gross sf of parking only = 51,181sf  
 gross sf with parking = 187,973sf  
 FAR on proposed lot = 5.0  
 FAR on current lot = 3.0  
 existing dwelling unit count = 127  
 existing bedroom count = 247  
 existing enclosed parking stalls = 125  
 existing surface parking stalls = 10  
 DU / acre on current lot = 132  
 DU / acre on proposed lot = 204



Riverton  
Community  
Housing  
1227 4th St. SE, Minneap



301 NORTH THIRD STREET, SUITE 1  
MINNEAPOLIS, MN 55401  
612.456.5100

CONSULTANT

PRELIMINARY  
NOT FOR CONSTRUCTION

REVISIONS

# Date Description

DATE PROJECT # 6/7 14-02  
PHASE P

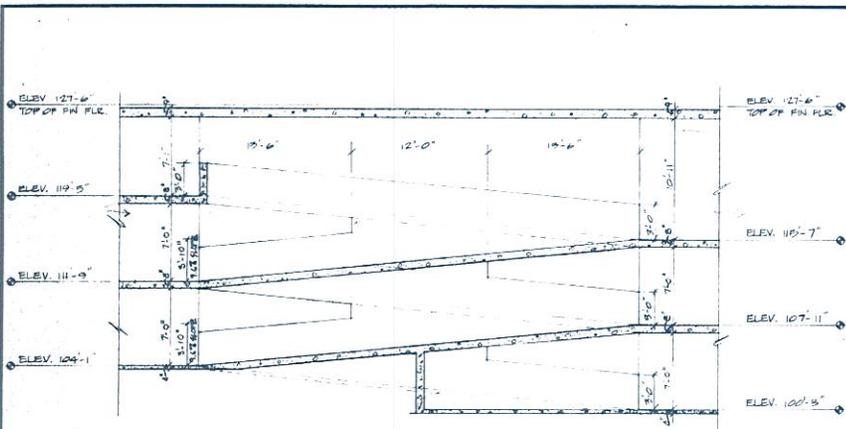
DRAWN BY DR  
CHECKED BY DR

CHATEAU -  
EXISTING SITE  
PLAN

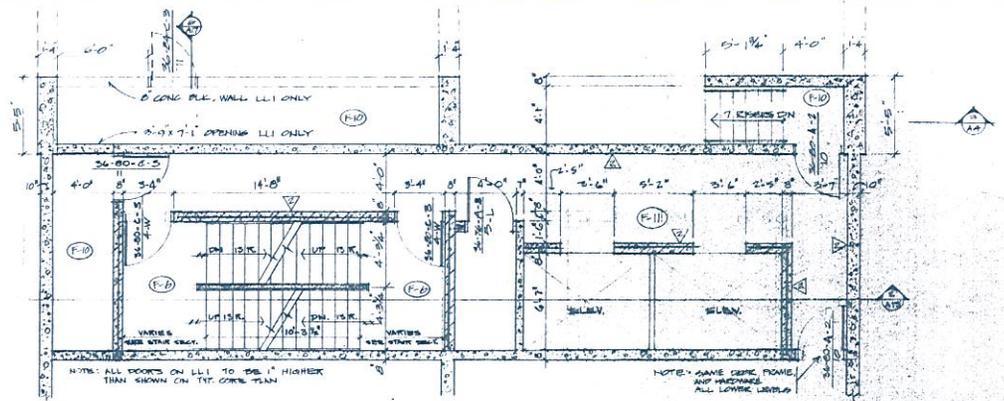
LA-101

© 2013 by URBANWORKS Architects

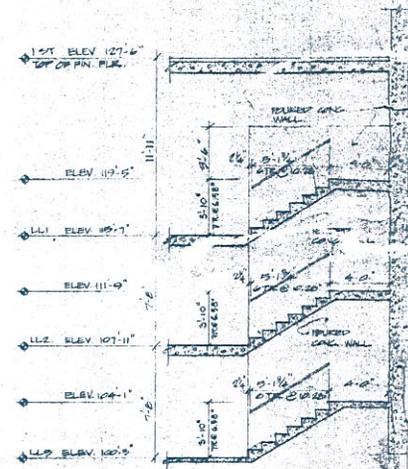
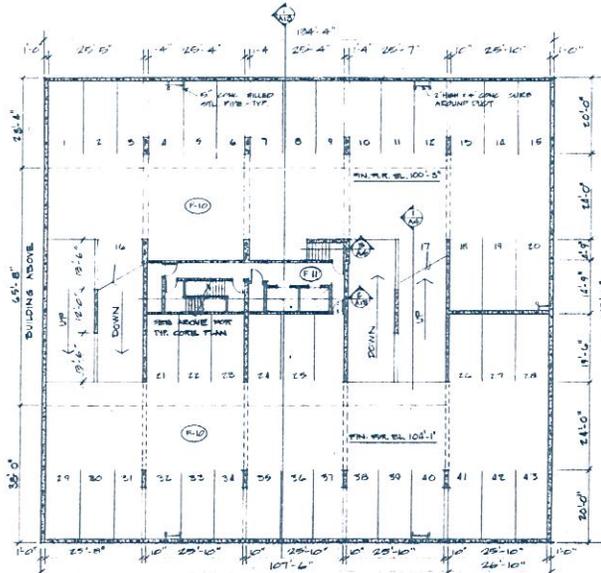
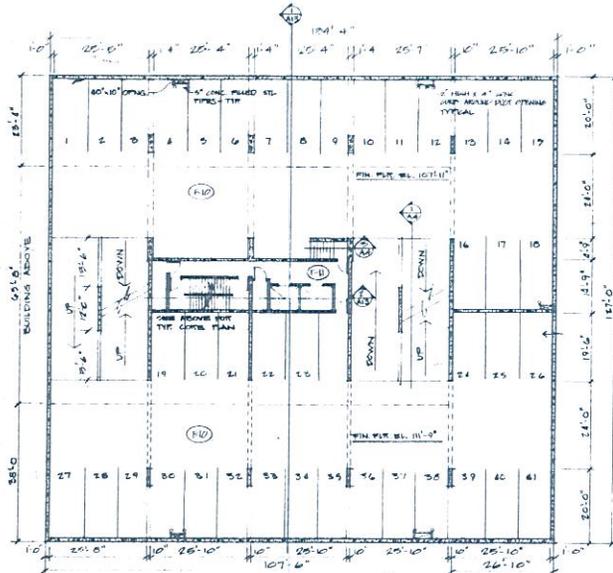




1 RAMP SECTION  
SCALE: 1/8" = 1'-0"



2 PARTIAL PLAN - LOWER LEVELS CORE  
SCALE: 1/8" = 1'-0"



PLAN-LOWER LEVEL 2 & 3  
LOWER LEVEL CORE  
RAMP & STAIR SECTION

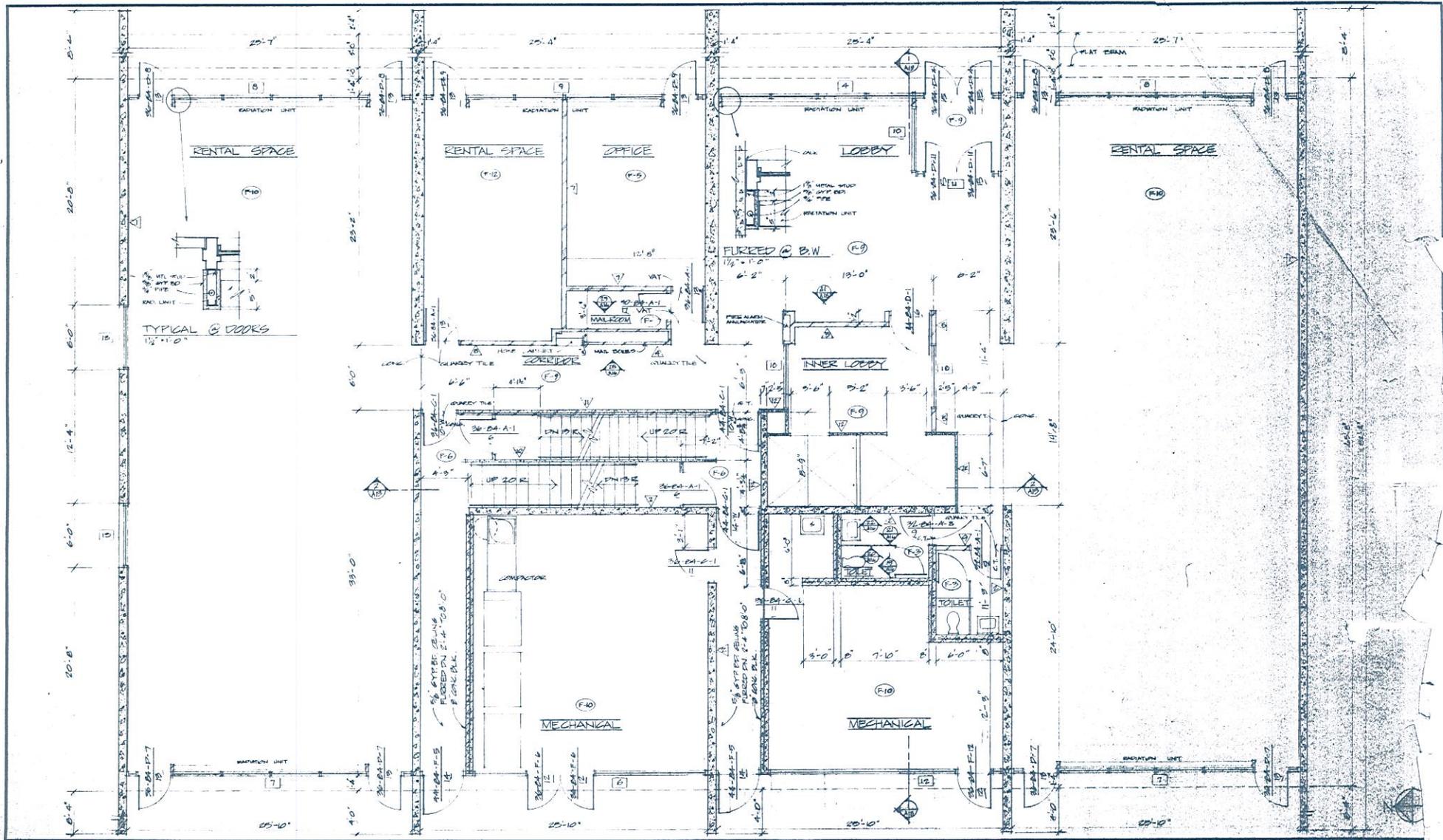
WILLIAMS / O'BRIEN  
ASSOCIATES, INC. AIA  
ARCHITECTS/PLANNERS  
LANDSCAPE ARCHITECTS  
345 MARSHLETTE AVE.  
MINN., MINN. 55401 / 325-0887

10-03  
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED ARCHITECT IN THE STATE OF MINNESOTA.  
JAMES W. O'BRIEN  
JAMES W. WILLIAMS

CHATEAU COMMUNITY HOUSING  
425 13TH AVENUE S.E.  
MINNEAPOLIS, MINNESOTA 55414  
HUD PROJECT 24-MINN-04(1)

APPROVED  
APRIL 1, 1972  
MINNEAPOLIS  
REVIEWED  
A





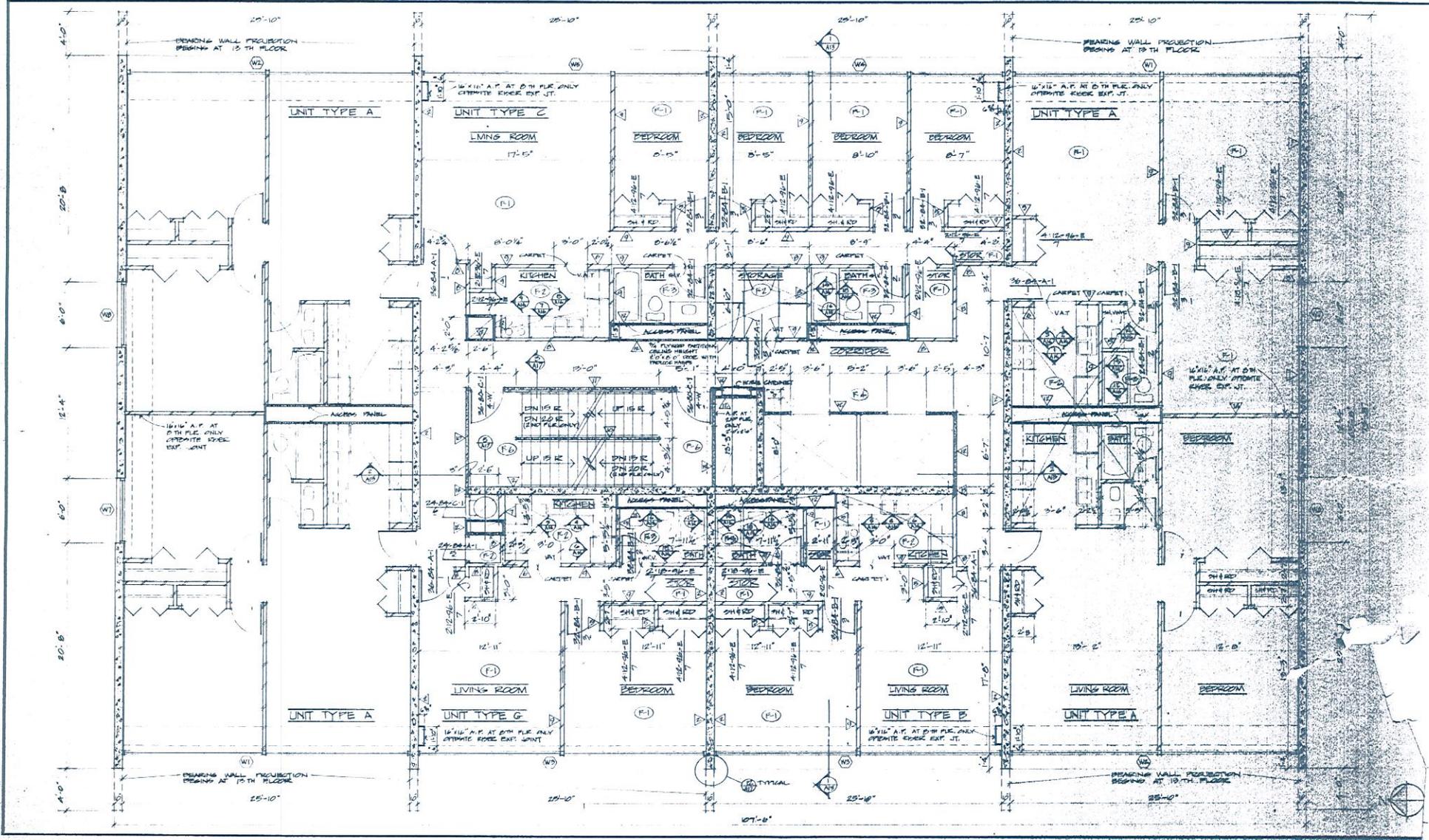
PLAN - 1<sup>ST</sup> FLOOR  
 COMMERCIAL AREA  
 1/4" = 1'-0"

WILLIAMS / O'BRIEN  
 ASSOCIATES, INC. AIA  
 ARCHITECTS/PLANNERS  
 LANDSCAPE ARCHITECTS  
 242 MARQUETTE AVE.  
 APLA, MINN. 55401 / 328-2221

DATE: 12-22-72  
 1. SHEET SHOWS THE PLAN, SPECIFICATIONS OR NOTES FOR THE  
 WORK OF AN ARCHITECT OR ENGINEER AND SHALL BE A PART  
 THEREOF. (A) SHEET TITLE: COMMERCIAL AREA  
 OR (B) SHEET TITLE: COMMERCIAL AREA  
 12-22-72

CHATEAU COMMUNITY HOUSING  
 425 13<sup>TH</sup> AVENUE S.E.  
 MINNEAPOLIS, MINNESOTA 55414  
 HUD PROJECT #4-MINN-0464

DATE: 12-22-72  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]  
 PROJECT: [Signature]  
 A/E



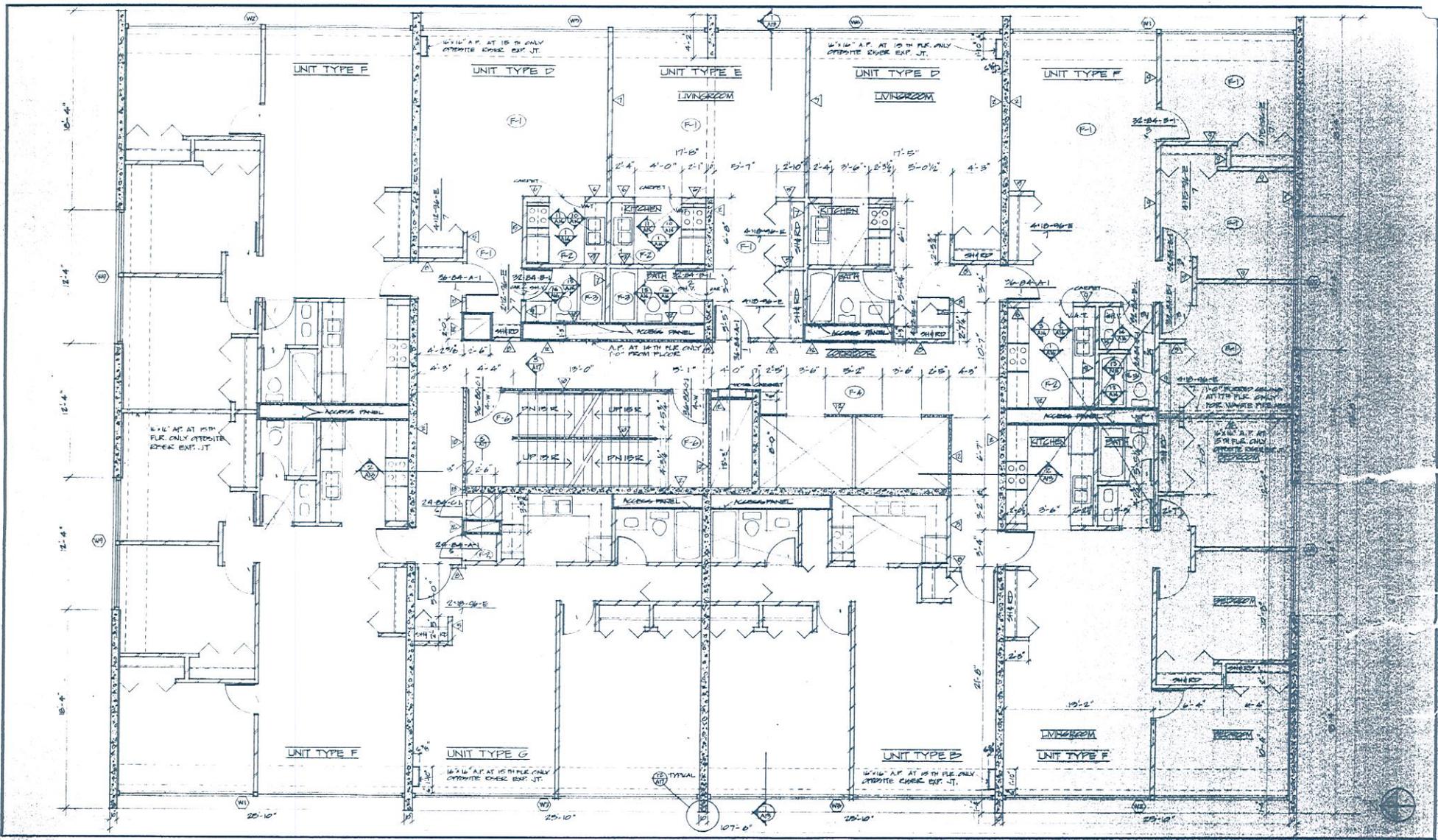
PLAN - 2<sup>ND</sup> TO 13<sup>TH</sup> FLOORS  
 1/4" = 1'-0"

**WILLIAMS / O'BRIEN ASSOCIATES, INC. AIA**  
 ARCHITECTS/PLANNERS  
 LANDSCAPE ARCHITECTS  
 345 MARQUETTE AVE.  
 WPLS, MINN. 55401 / 533-8891

COMMERCIAL NUMBER  
 10-08  
 I HEREBY CERTIFY THAT THE PLAN, SPECIFICATION OF WORK AND THE NOTES ON THE SAME ARE MY OWN ORIGINAL WORK AND THAT I AM A REGISTERED ARCHITECT IN THE STATE OF MINN. My REG. NO. 10022

CHATEAU COMMUNITY HOUSING  
 425 13<sup>TH</sup> AVENUE SE  
 MINNEAPOLIS, MINNESOTA 55414  
 HUD PROJECT - CH-MNH-04(C)





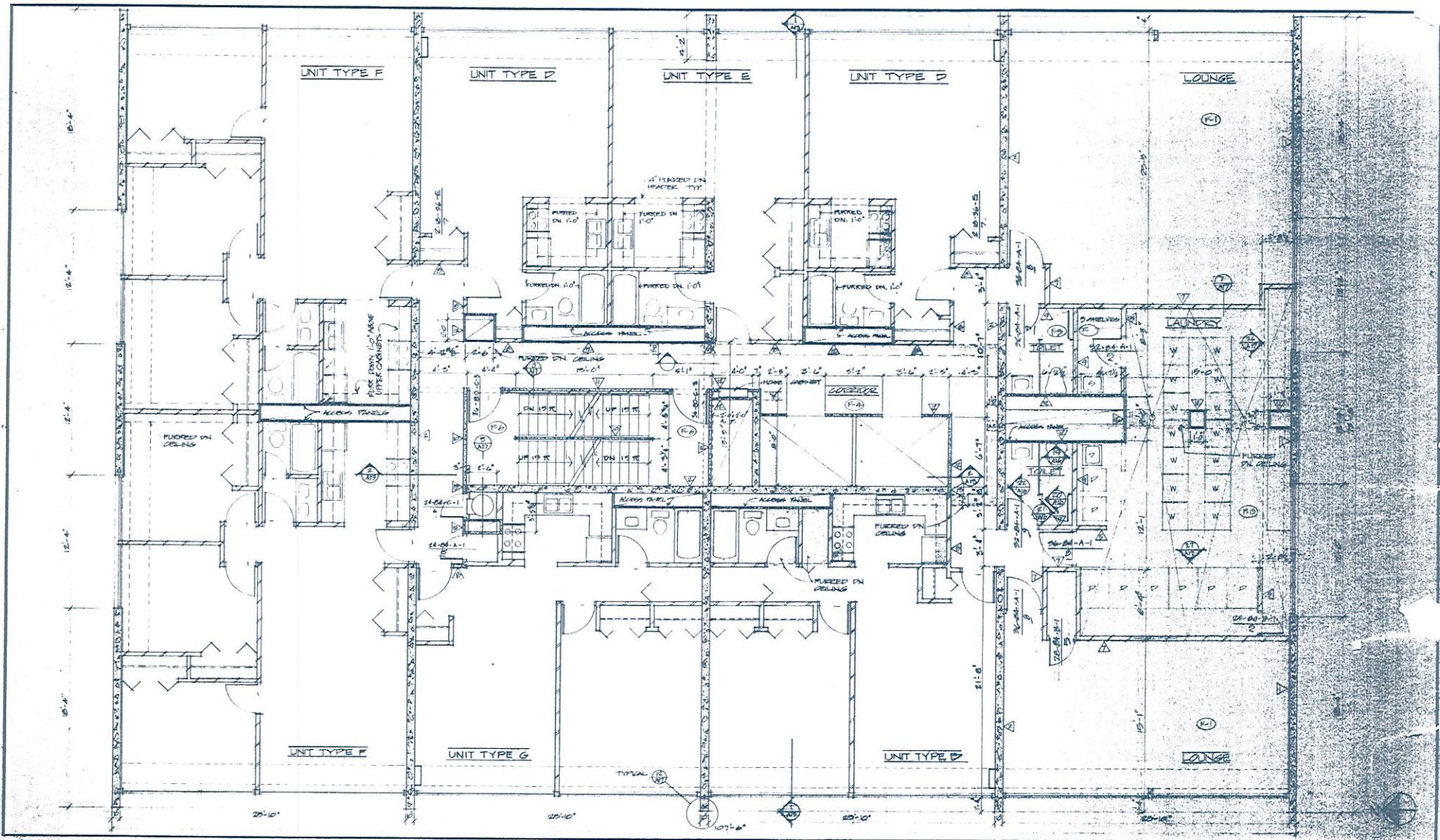
PLAN - 14<sup>TH</sup> TO 17<sup>TH</sup> FLOORS  
1/4" = 1'-0"


**WILLIAMS / O'BRIEN ASSOCIATES, INC. AIA**  
 ARCHITECTS/PLANNERS  
 LANDSCAPE ARCHITECTS  
 243 MARQUETTE AVE.  
 MPLS, MN. 55401 / 338-2881

CONTRACT NO. 70-05  
 I HEREBY CERTIFY THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED ARCHITECT. I HAVE THE SEAL AND SIGNATURE OF ME ON THIS PLAN, SPECIFICATION OR REPORT.

**CHATEAU COMMUNITY HOUSING**  
 425 13<sup>TH</sup> AVENUE S.E.  
 MINNEAPOLIS, MINNESOTA 55414  
 HUD PROJECT #24-MINN-0464

DATE: 10/15/70  
 SCALE: AS SHOWN  
 SHEET: 58  
 TOTAL SHEETS: 100  

PLAN - 18TH FLOOR  
1/4" = 1'-0"



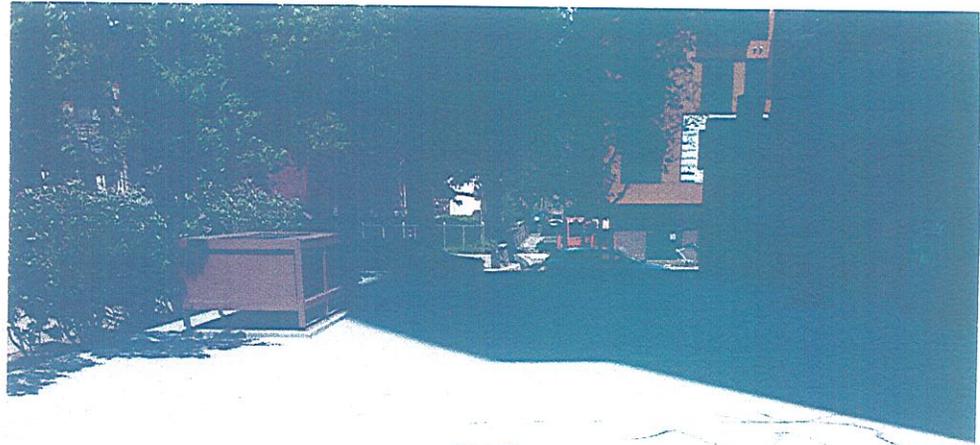
**WILLIAMS / O'BRIEN  
ASSOCIATES, INC. AIA**  
ARCHITECTS/PLANNERS  
LANDSCAPE ARCHITECTS  
248 MARQUETTE AVE.  
MINN. APART. BLDG. 7 - 300-8888

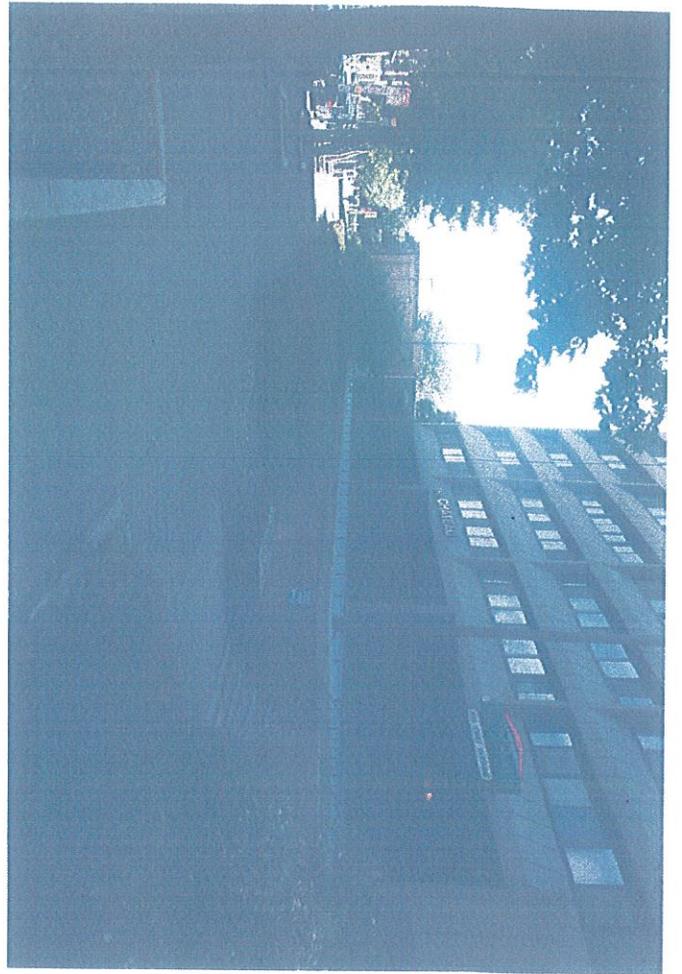
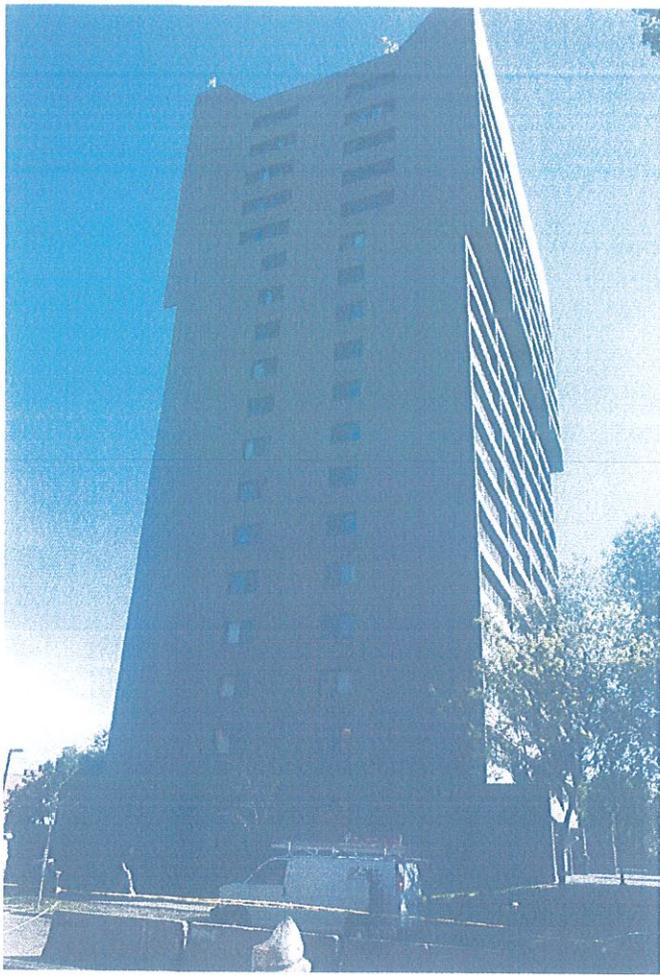
CONSTRUCTION PLAN  
10-09  
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND THAT I AM A LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINN. PLAN NO. 1002, EXPIRES 12/31/12

**CHATEAU COMMUNITY HOUSING**  
425 13TH AVENUE S.E.  
MINNEAPOLIS, MINNESOTA 55414  
RUP PROJECT ON 1/11/10

APRIL 1, 2010  
REVISION  
100  
A9









## David Haaland

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**From:** Mary Novak [mary.novak@ppl-inc.org]  
**Sent:** Tuesday, June 17, 2014 4:01 PM  
**To:** 'Frey, Jacob'  
**Cc:** gellis@riverton.org; Chris Wilson; David Haaland  
**Subject:** RE: Riverton Community Housing  
**Attachments:** Letter to MHNA listing all Land Use Changes.pdf

Dear Council Member Frey:

We wanted to give you a quick update on this project. On June 10 we went back to the Land Use Committee to show them the changes we had made which included an increase in the size of our retail space (per their request) from 1,300+ square feet to 2,365 square feet. At that meeting we also wanted to reiterate the requests in our Land Use Application since the increased retail space required two new variances. One variance was to increase the height of our signage which seemed appropriate due to the increased size of the retail space. The other variance is to allow for an increase in retail space allowed in an OR3 classification. OR3 allows for a maximum of 2,000 square feet of retail and we now have 2,365 square feet. The Land Use Committee seemed generally supportive of the Land Use Application but did not take an official stance on the project.

We wanted to send you the letter that we delivered to them in person on June 10. If you have any questions on this information please contact at your convenience.

Thank you for your time.

Mary Novak  
Senior Project Manager

Project for Pride in Living  
1035 E. Franklin Avenue  
Minneapolis, MN 55404  
Direct: 612-455-5199  
Fax: 612-455-5101  
[www.ppl-inc.org](http://www.ppl-inc.org)

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**From:** Frey, Jacob [mailto:Jacob.Frey@minneapolismn.gov]  
**Sent:** Friday, May 23, 2014 12:57 PM  
**To:** Chris Wilson  
**Cc:** gellis@riverton.org; Mary Novak; 'Cordelia Pierson'; Ritchie, Heidi  
**Subject:** RE: Riverton Community Housing

Thanks, Chris. I would like to meet with you to go over the project. Heidi, would you mind setting up a time with Chris?

Thanks!

Jacob Frey  
City Council Member, Ward 3

612-673-2203

<https://www.facebook.com/jacob.frey>

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**From:** Chris Wilson [<mailto:chris.wilson@ppl-inc.org>]  
**Sent:** Friday, May 23, 2014 10:11 AM  
**To:** Frey, Jacob  
**Cc:** [gellis@riverton.org](mailto:gellis@riverton.org); Mary Novak; 'Cordelia Pierson'  
**Subject:** RE: Riverton Community Housing

Dear Council Member Frey:

As our submission to Planning for the July 14th Planning Commission meeting will be happening next Friday, I wanted to take a moment to catch you up on our project. Please find attached our submission to the neighborhood association earlier this month. We met with the Land Use Committee late last year to discuss the project in its early stages and had originally planned to get on the agenda in March to update the group. However, the Committee had a full agenda that month, so we ended up presenting in April. At that meeting, the Committee voted "not to support the project without some retail." At our request, the Board did not act on that recommendation. We added a 1300+ square foot retail space on the first floor (drawings attached) and re-presented the project to the Land Use Committee in May. At that meeting, no recommendation was made and the project was discussed at the Board meeting, which you attended, earlier this week. No action was taken by the Board, so we are planning to present to the Land Use Committee again on June 10th. We are working right now to schedule a meeting with Cordelia Pierson, Hung Russell (a Land Use Committee and new Board member), and Pierre Willette (University of Minnesota Foundation) prior to our submission and the June 10th Land Use Committee meeting.

We have also met twice with Hilary Dvorak from Planning and discussed the project with her on the phone as well. On her advice, we have made several adjustments to the project. As the project will be in front of the Council fairly soon, we would very much appreciate the opportunity to meet with you and discuss the project in more detail. Thanks very much.

Chris

-----Original Message-----

**From:** Frey, Jacob [<mailto:Jacob.Frey@minneapolismn.gov>]  
**Sent:** Thursday, March 27, 2014 3:10 PM  
**To:** Chris Wilson  
**Cc:** [gellis@riverton.org](mailto:gellis@riverton.org); Mary Novak  
**Subject:** RE: Riverton Community Housing

Thank you for providing the information, Chris. Much appreciated. I will review and will be in touch shortly.

Jacob Frey  
City Council Member, Ward 3  
612-673-2203  
<https://www.facebook.com/jacob.frey>

-----Original Message-----

**From:** Chris Wilson [<mailto:chris.wilson@ppl-inc.org>]  
**Sent:** Thursday, March 27, 2014 10:27 AM

To: Frey, Jacob  
Cc: [gellis@riverton.org](mailto:gellis@riverton.org); Mary Novak  
Subject: Riverton Community Housing

Dear Council Member Frey:

Please allow me to "e-introduce" myself. My name is Chris Wilson. I work in real estate development for Project for Pride in Living, a local non-profit agency. A colleague of mine, Mary Novak, and I are working with Gary Ellis at Riverton Community Housing on the development of a new student co-op. It is to be located at the corner of 13th Avenue and 4th Street SE, adjacent to the Chateau, which is one of their other properties, and across the street from the library and the "Library." The proposed project is to have 67 units, most of which are smaller (1- and 2-bedroom). Many of Riverton's tenants are either foreign students or graduate students and we feel that mix will be found in the new building as well.

We met with the Marcy Holmes Housing Committee last year to get feedback as we began the design and a number of their suggestions were incorporated. Gary and I are meeting with Cordelia Pierson later today and we are planning to meet with the Housing Committee in a couple of weeks. We have been going through the City's process as well. We met with Haila Maze from Planning and our project has been assigned to Hilary Dvorak. We've met with her and continue to be in contact via e-mail and phone. Our intention is to submit drawings to the Committee of the Whole next month and meet with that group in early May followed by the Planning Commission. Ultimately, we'd like to begin construction in August.

I spoke with Heidi from your office on Monday and she recommended that we send drawings of the development. They are attached. They are somewhat preliminary, but we don't anticipate varying from them dramatically. We would like to meet, even if briefly, to discuss the project with you, but understand that there's a lot happening in the ward and that it may be difficult to get on your calendar for a while. At any rate, we wanted to let you know what we were up to, so that it won't come as a surprise. Please feel free to contact me if you would like additional information or have questions or comments. Thanks.

Chris

Chris Wilson  
Project for Pride in Living  
1035 East Franklin Avenue  
Minneapolis, MN 55404  
612-455-5216  
[chris.wilson@ppl-inc.org](mailto:chris.wilson@ppl-inc.org)<<mailto:chris.wilson@ppl-inc.org>>

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6/10/14

**RE: 66 units of New Construction Apartments and 2,365 sq. ft of Retail Space at 1227 4<sup>th</sup> St. SE**

Dear Members of Marcy Holmes Neighborhood Land Use Committee:

As you know Project for Pride in Living, Inc. (PPL) is the Owner's Representative for Riverton Community Housing and they are moving forward with a 66-unit apartment building with 2,365 sq. ft. of retail space on the corner of 1227 4<sup>th</sup> St. SE. The proposed six-story project will replace an existing 2.5 story building (16 units) with a 6-story student housing cooperative, including 115 bedrooms, ground floor commercial and outdoor seating, a resident courtyard, bike storage, fitness center, study lounges, common rooms and 30 below-ground vehicle parking stalls.

The project seeks the following approvals from the planning commission for the development:

- Rezoning the 1227 4<sup>th</sup> St. property from a R5 parcel to OR3; the site will be replatted, and a new boundary line will be drawn in between the Chateau and the property.
- The setback variances include reducing setbacks from 20' to 6'-1" along 4<sup>th</sup> Street, 24' to 5'-11" on 4<sup>th</sup> Street, and and 15' to 12'-5" (7'-5" at basement level) at the interior property line. Note, the setbacks are based on existing adjacent properties.
- Variance of the minimum parking requirement from 0.5 spaces per bedroom or 1 space per unit to 0.25 spaces per bedroom and 0.5 spaces per unit. This calculation assumes 6 stalls would be required for a restaurant use.
- Variance to increase the retail space allowed in an OR3 classification. OR3 allows a maximum of 2,000 square feet of retail and the proposed building shows 2,365 square feet.
- Variance to increase the height of our property signage. The City Code currently allows for the top of sign at 14 feet, and the building proposal indicates the top of signage at 16 feet above the adjacent grade.
- As a result of the Chateau parcel being re-sized, a floor area variance is requested to go from a 3.5 to a 5.0 on the existing building and new lot. No work is proposed to the Chateau as part of this project.

We recently found out about the variance for the increased retail space and site sign from our City Planner. We wanted to inform you of the entire list of variances and zoning changes to keep you up to date on this development. Please contact me at 612-455-5100 with any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Chris Wilson", is written over the word "Sincerely,".

Chris Wilson

PPL Director of Housing Development