

## MEMORANDUM

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**TO:** City Planning Commission, Committee of the Whole  
**FROM:** [Hilary Dvorak](#), Principal Planner, (612) 673-2639  
**DATE:** August 6, 2015  
**SUBJECT:** 26<sup>th</sup> & Stevens Apartments, 113 East 26<sup>th</sup> Street

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The applicant is proposing to construct a new mixed-use building on the southwest corner of Stevens Avenue and East 26<sup>th</sup> Street. The proposed building will have approximately 3,000 square feet of ground floor commercial space and 70 dwelling units located on floors two through five. There will be ground floor common space for the residents including a lounge, workout room and a bike parking room.

The site qualifies for a transit incentive. The site is located within one-quarter mile of a bus transit stop with midday service headways of 15 minutes or less. The site is located 500 feet from Nicollet Avenue. The number 18 bus runs along Nicollet Avenue and has mid-day service headways of 8 minutes. The transit incentive is a 50 percent reduction of the minimum parking requirement. In the PO Pedestrian Oriented Overlay District there is no parking requirement for non-residential uses. The minimum parking requirement for the development is 70 spaces (one per dwelling unit). After applying the transit incentive the minimum parking requirement for the development is 35 spaces. There will be a total of 54 parking spaces provided on the site. Half of them will be located inside the building on the ground floor facing Stevens Avenue and the other half will be located towards the back of the building.

The bike parking requirement is 35 spaces for the residential portion of the development and six for the non-residential portion of the development. For the residential bike parking spaces, 32 of them need to meet the standards for long-term parking.

### **ZONING and LAND USE**

The site is zoned C2 Neighborhood Corridor Commercial District and is located in the PO Pedestrian Oriented Overlay District. The site is subject to the specific PO standards for the Nicollet Franklin Area. The site is subject to a maximum height of 4 stories or 56 feet, a minimum FAR of 1.0 and a maximum FAR of 2.04 (1.7 in the C2 plus a 20 percent density bonus for ground floor commercial space) and front and interior side yard setbacks as there are residential uses to the west and south.

### **CPC APPLICATIONS**

- Conditional use permit to increase the height of the building from 4 stories/56 feet to 5 stories/61 feet.
- Variance to increase the maximum FAR from 2.04 to 2.31.
- Variance of the PO Pedestrian Oriented Overlay District standards:
  - Corner cut
  - 30 percent landscaping (4,156 square feet required)
  - Variance of the west interior side yard setback from 15 feet to 13 feet for the building.
- Site plan review



**CPM – 26<sup>th</sup> & Stevens**  
**Committee of the Whole Submittal**

**Project Description & Site Background**

The proposed project is a 5-story mixed project with 70 apartments and approximately 3,020 SF of retail lease space. The 29,048 SF site is vacant and was previously occupied by a Dry Cleaning business which left highly contaminated soils which have been in the process of a clean-up for the past 7 years. While the clean-up work has replaced a level where redevelopment is possible, the removal of any additional soil is cost prohibitive so below grade parking is not a feasible option for the current proposed project.

The proposed project will have 27 enclosed parking spaces on the first floor along Stevens, with retail space and apartment entry located on 26<sup>th</sup> Street East. An additional 27 parking spaces will be provided outside, between the building and the alley. Approximately 50% of the non-garage space will be retail to qualify for a density bonus. The active uses are located at the corners on 26<sup>th</sup> Avenue which is the main pedestrian corridor (and also above the less contaminated section of the site). Floors 2-4 will have 18 units each. The 5<sup>th</sup> Floor will have 16 units and will be cut back 12' on the west side to reduce the shading onto adjacent building to the west.

**Zoning / Variances**

The present zoning is C2 and has a pedestrian overlay. In addition to the site plan review the proposed project will require a CUP for height (from 4 stories to 5 stories). Variances for FAR (66,985 proposed, 59,258 allowed) and setback on west side reduced from 15 feet to 13 feet will be required. The parking requirements are met by utilizing the new parking reduction for sites within the mass transit areas.

**PROJECT DATA:**

ADDRESS	113 26 <sup>th</sup> STREET EAST
SITE AREA	29,048 SF
ZONING DISTRICT	C2
FAR ALLOWED	1.7 (WITH 20% FOR MIXED USE) = 59,258 SF
FAR PROPOSED	66,985 SF

**BUILDING SQUARE FOOTAGE:**

1ST FLOOR / GARAGE / COMMON / RETAIL	15,195 SF (INCLUDES GARAGE 9,490 SF)
2ND FLOOR	15,320 SF
3RD FLOOR	15,320 SF
4TH FLOOR	15,320 SF
5TH FLOOR	15,320 SF
<b>TOTAL</b>	<b>76,475 SF</b>

**UNIT COUNT:**

2ND FLOOR	18 APARTMENTS
3RD FLOOR	18 APARTMENTS
4TH FLOOR	18 APARTMENTS
5TH FLOOR	16 APARTMENTS
<b>TOTAL</b>	<b>70 UNITS</b>

**UNIT MIX:**

1 BEDROOM SUITE	30
1 BEDROOM STANDARD	24
2 BEDROOM	16
<b>TOTAL</b>	<b>70</b>

TOTAL BEDROOMS 86

**PARKING PROVIDED:**

ENCLOSED	27
SURFACE	27
<b>TOTAL</b>	<b>54</b>

**PARKING REQUIRED:**

UNITS (1 PER UNIT)	70
PARKING REDUCTION - 50%	35 REQUIRED

NO REQUIREMENT FOR RETAIL PARKING IN OVERLAY

**BICYCLE PARKING:**

RESIDENTIAL – INDOOR	72
GUESTS – OUTDOOR	10
<b>TOTAL</b>	<b>82</b>

**IMPERVIOUS / PERVIOUS SURFACE:**

SITE AREA	29,048 SF
BUILDING FOOTPRINT	15,195 SF
REMAINING	13,853 SF
REQUIREMENT FOR PERVIOUS (20%)	2,770 SF
PROPOSED PERVIOUS	3,118 SF (22.5%)

# 26TH & STEVENS APARTMENTS

Minneapolis, Minnesota

July 27, 2015

Cover Sheet

15-037.00



- A. Minneapolis College of Art & Design - 5 Stories
- B. Light Grey Art Lab - 3 Stories
- C. Signe Burckhardt Manor - 7 Stories
- D. Mixed Use - 4 Stories
- E. Mixed Use - 4 Stories
- F. Mixed Use - 2 Stories
- G. Payday America - 1 Storie
- H. Peninsula Malaysian Cuisine - 1 Storie
- I. Lu's Sandwiches - 1 Storie
- J. Christos Greek - 1 Storie
- K. Black Forest Inn - 1 Storie
- L. Little Tijuana Restaurant - 2 Stories
- M. Gyst Fermentation Bar - 2 Stories
- N. Mixed Use - 3 Stories
- O. Armor Security - 2 Stories
- P. Mixed Use - 2 Stories
- Q. Spark Theater - 2 Stories

## 26TH & STEVENS APARTMENTS

Minneapolis, Minnesota

July 27, 2015

Site Context

15-037.00



## 26TH & STEVENS APARTMENTS

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Site Perspective Existing

15-037.00

**DJR**  
ARCHITECTURE INC.



Building Across 26th Street to the north



Building across alley to the west

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Site Context

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Corner of 1st Ave S and 26th St. Looking NE. 7 Story Apt.



Corner of 1st Ave S and 26th St. Looking NW



Neighborhood Murals

## 26TH & STEVENS APARTMENTS

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Site Context

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Building across  
Stevens Ave.  
Looking South



Current condition of  
proposed building



Corner of 1st Ave  
S and 26th St.  
Looking SW



Nearby fence

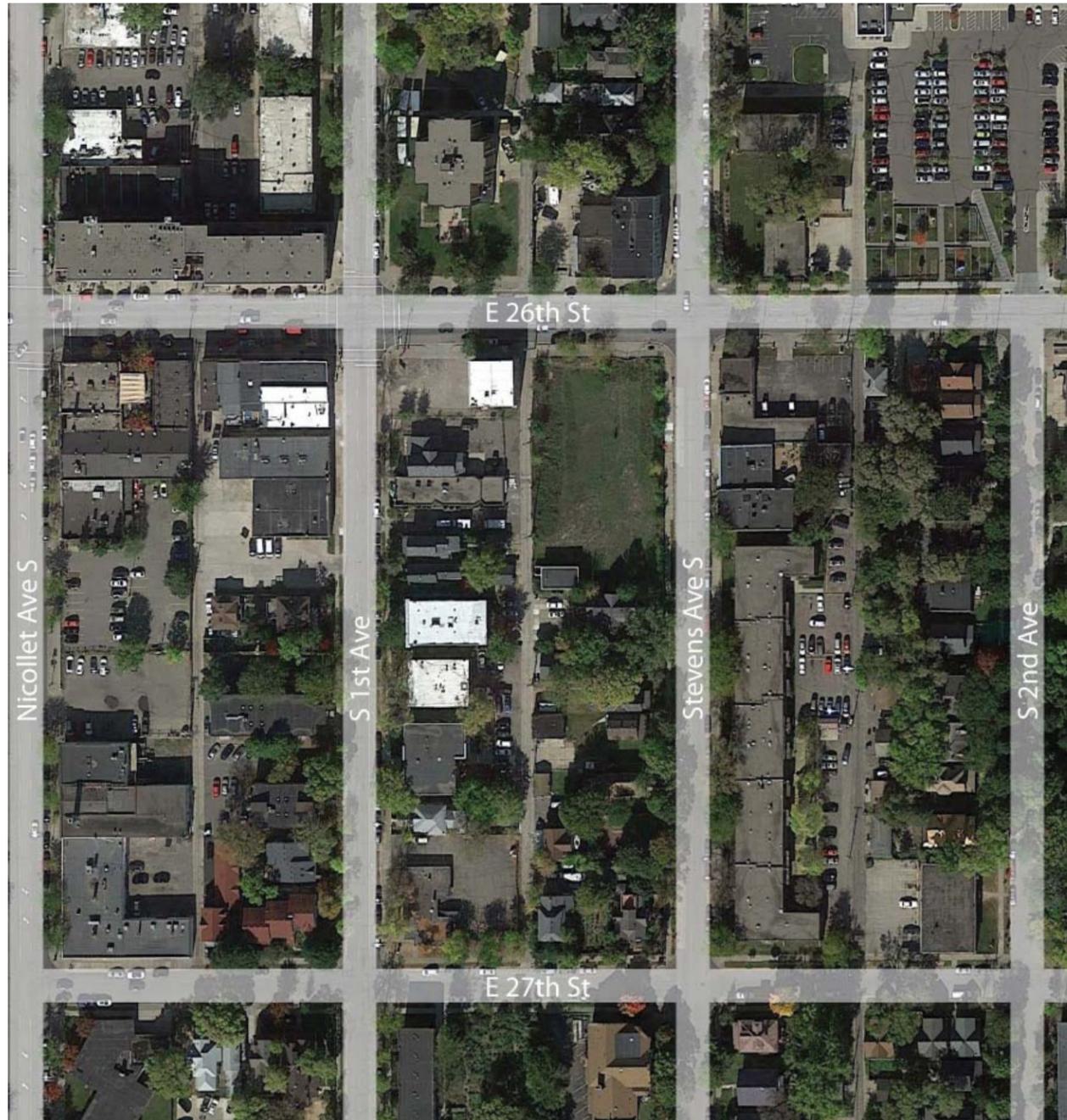
## 26TH & STEVENS APARTMENTS

Minneapolis, Minnesota

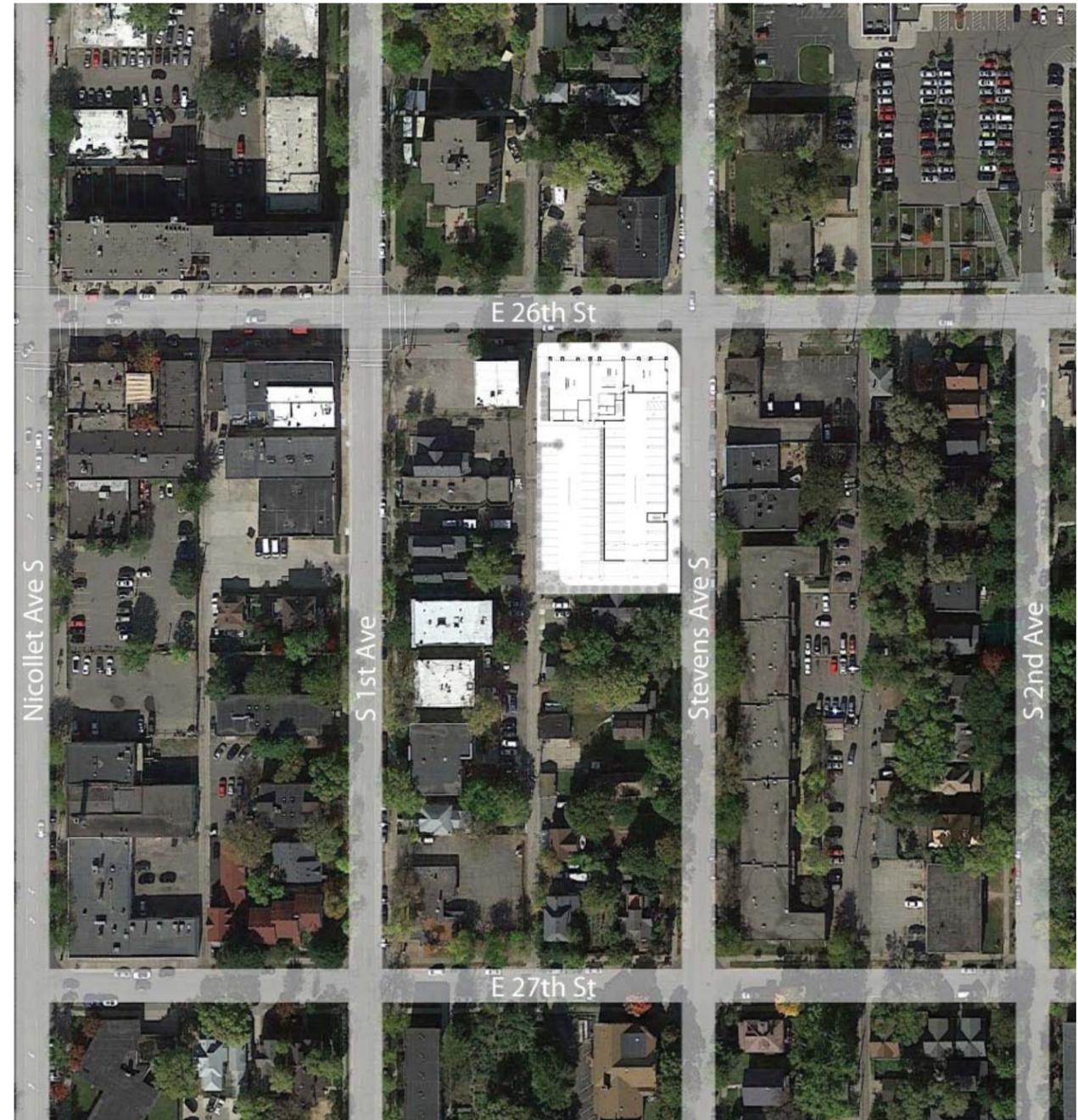
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### Site Context

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EXISTING



PROPOSED

# 26TH & STEVENS APARTMENTS

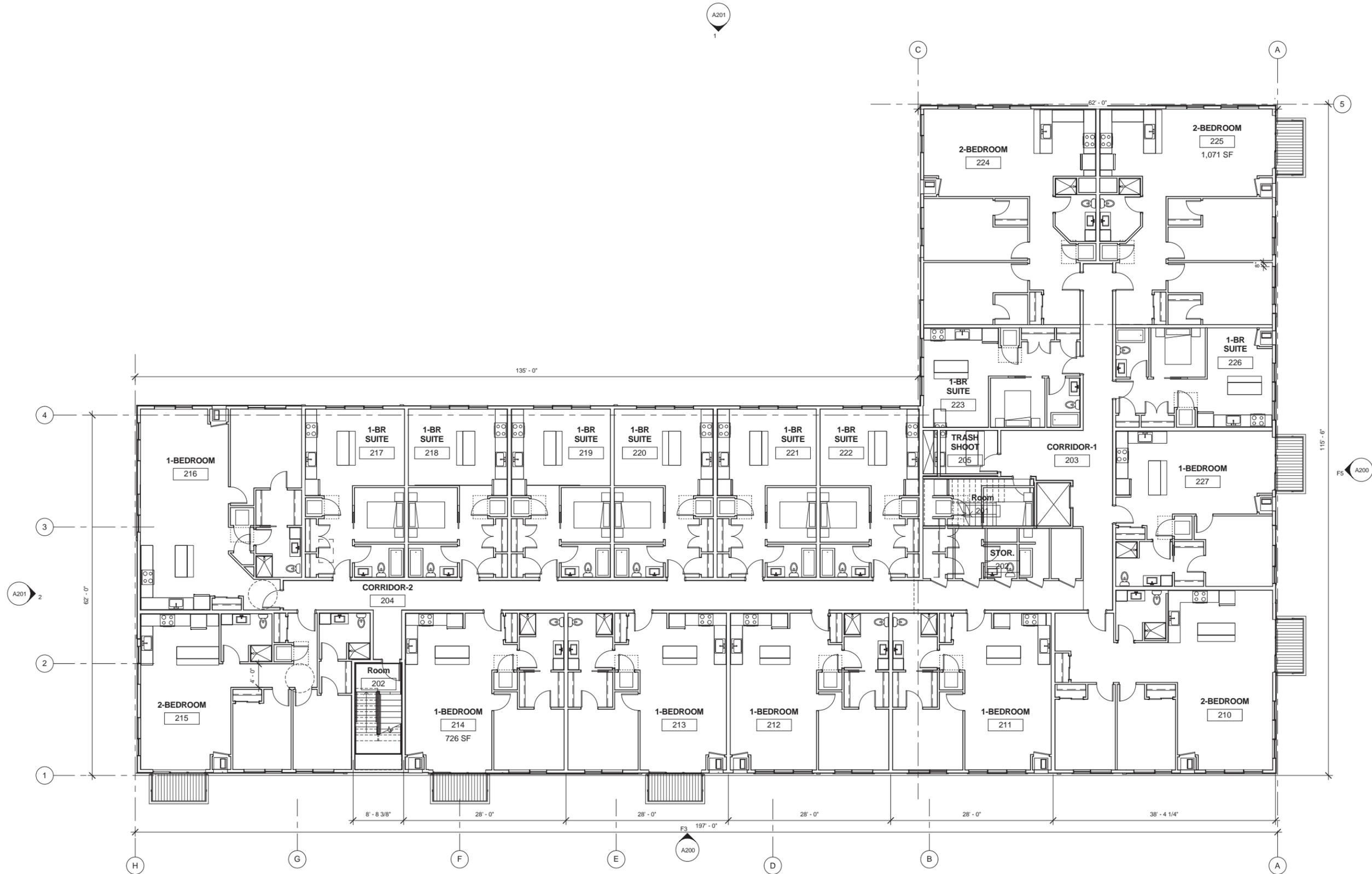
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Site Aerial - Existing/Proposed

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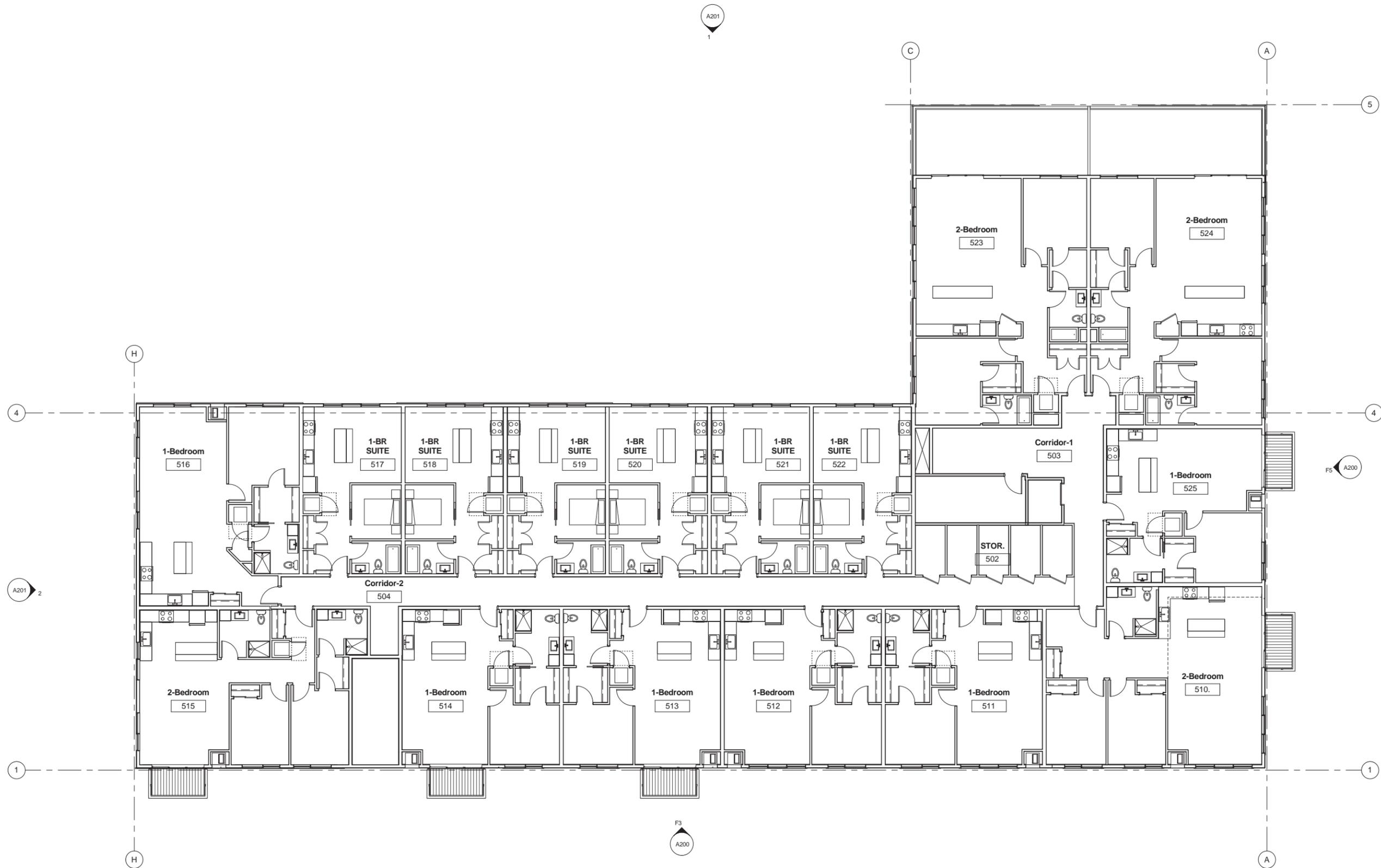
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## Floor Plans - Level 2 - 4

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## Floor Plan - Level 5

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F3 EAST EXTERIOR ELEVATION



F5 NORTH EXTERIOR ELEVATION

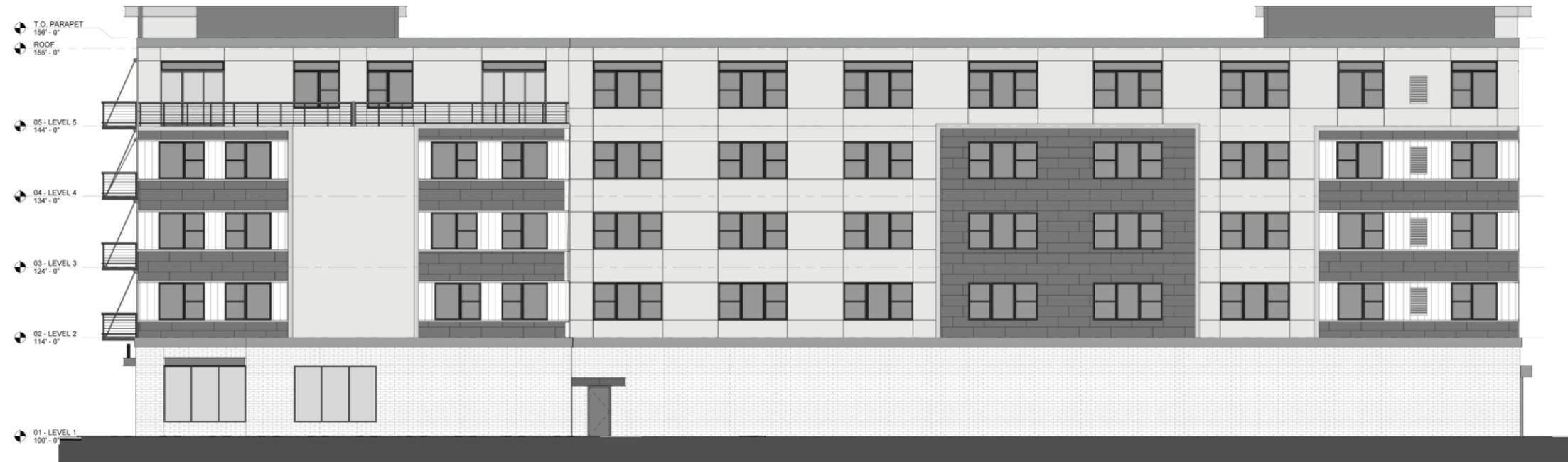
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Elevations

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1 WEST EXTERIOR ELEVATION



2 SOUTH EXTERIOR ELEVATION

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Elevations

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## 26TH & STEVENS APARTMENTS

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Perspective of Proposed Building

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**DJR**  
ARCHITECTURE INC.



## 26TH & STEVENS APARTMENTS

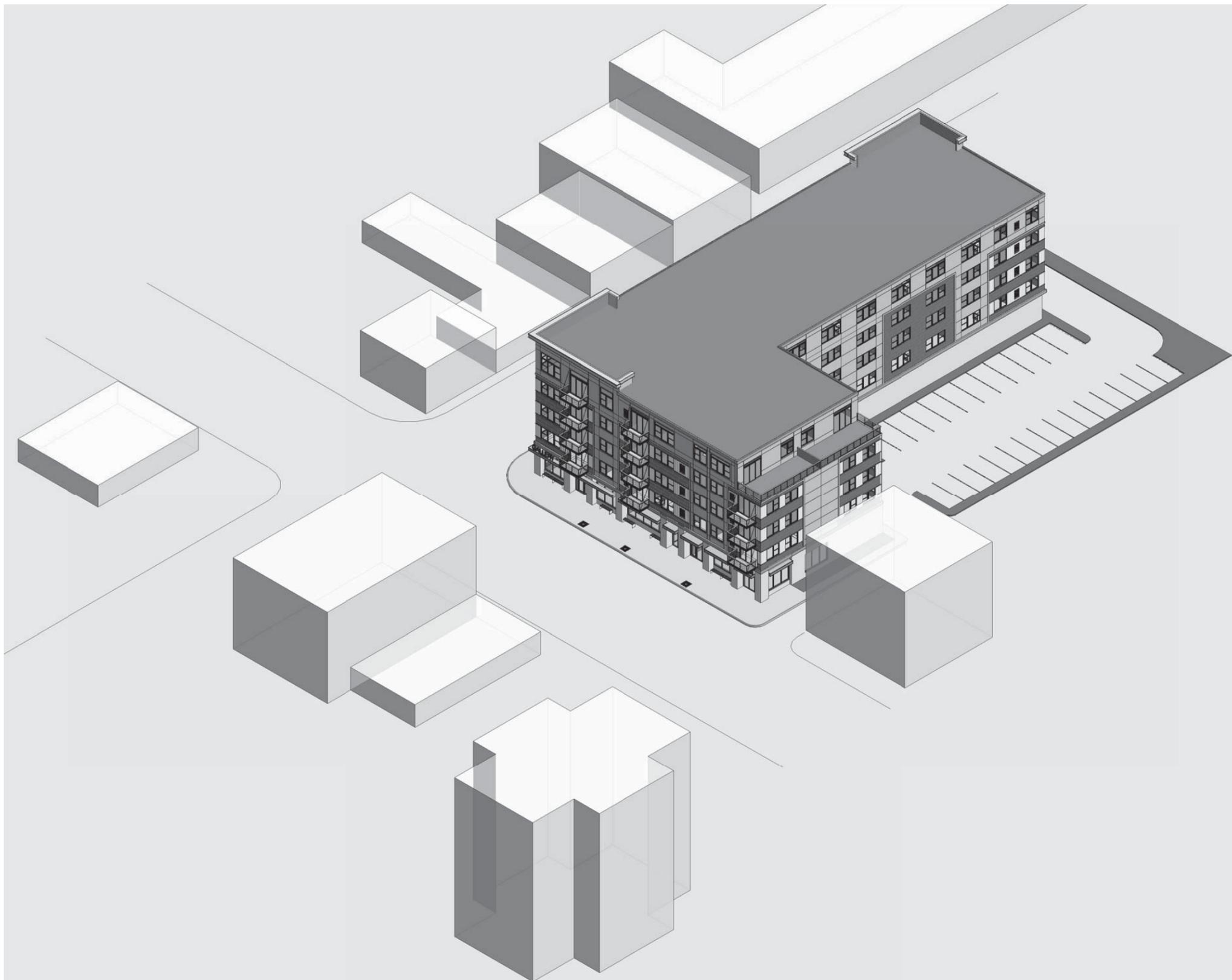
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Perspective of Proposed Building

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3D Site Plan

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