

MEMORANDUM

TO: City Planning Commission, Committee of the Whole

FROM: Aaron Hanauer, Senior City Planner, (612) 673-2494

DATE: September 24, 2015

SUBJECT: Revised plans for the construction of a six-story, multiple-family dwelling with 201 dwelling units (454 bedrooms) and 147 parking spaces at 117 27th Avenue Southeast

SITE DATA

Existing Zoning	117 27 th Avenue Southeast (R5/Multiple-Family Residential) 2510 Essex Street Southeast (I1/Light Industrial) UA/University Area Overlay and IL/Industrial Living Overlay Districts
Lot Area	88,452 square feet / 2.03 acres
Ward(s)	2
Neighborhood(s)	Prospect Park
Designated Future Land Use	Urban Neighborhood and Transitional Industrial
Land Use Features	None Stadium Village Activity Center is located 1.5 blocks away
Small Area Plan(s)	<u>Stadium Village University Avenue Station Area Plan (2012)</u>

BACKGROUND

At the August 20, 2015 City Planning Commission (CPC)-Committee of the Whole meeting, the applicants presented their plans for a five-story, multiple-family building at 117 27th Avenue Southeast. At the end of the discussion, the CPC requested that the applicant incorporate Commission feedback and return to a future Committee of the Whole meeting. Among the comments provided by the CPC were the following:

Site plan

- Provide more public space/patios along 27th Avenue Southeast;
- Provide more livable space on the outside.

Building

- Eliminate the cement board cladding on the ends of the building;
- Reduce the horizontal feel of the building;
- Break up the long façades;
- Provide more separation between the buildings to be able to see through them;
- Provide a better building connection with 27th Avenue;
- Eliminate blank wall areas.

PROJECT DESCRIPTION

The applicant has updated their plans and responded to the CPC feedback. There is now variation in building height as two portions of the building are six stories while the other portions of the building are five stories. In addition, the building massing along 27th Avenue Southeast has been broken up with the modified building placement that includes significant recesses and projections; projecting balconies have also been added to the 27th Avenue Southeast elevation. Furthermore, the applicant has simplified the exterior material cladding. Another significant change to note is the courtyard location has been reversed from originally being interior to the building. It is now proposed to be oriented towards 27th Avenue Southeast. The following table provides a comparison of some building elements from the version shown at the August 20 COW meeting and the version that will be presented at the September 24 CPC-COW meeting:

	8.20.15 Version	9.24.15 Version
Units	215	201
Bedrooms	477	454
Height/stories	61 feet/5 stories	69 feet/5 and 6 stories
Off-Street Parking	147 spaces	147 spaces
Exterior materials	Brick, standard fiber cement panel, and 5/8” plus fiber cement panel	Same
F.A.R.	2.67	2.59
Building footprint	42,621 sq. ft.	43,068 sq. ft.

APPLICABLE POLICIES

The *Stadium Village University Avenue Station Area Plan* (2012) plan provides additional guidance for the project site. Within the small area plan, the subject site is in the 27th Avenue Open Space District. It states that the primary objective for this district is to create a green corridor along 27th Avenue and complete the “missing link” of the Grand Rounds from the proposed Granary Park to the Mississippi River. The corridor will link future redevelopment and infrastructure improvements along the north edge of the study area to residential areas and the Mississippi River in the south. Opportunities for new infill residential should frame the edges of the roadway, strengthening connections to the adjacent neighborhoods, define opportunities for new public plazas/open spaces, and improve character of public realm with streetscape enhancements, stormwater management and architectural guidance.

The project site includes railroad land/rail corridor. The applicants have a purchase agreement with Soo Line Railroad for this land. This corridor has been identified by the *Minneapolis Bicycle Master Plan* and the *Stadium Village University Avenue Station Area Plan* as part of the proposed Project Park Trail.

APPLICATIONS

Based on staff's preliminary review, the following land use applications have been identified:

- Application to rezone a portion of the project site from the II/Light Industrial District to R5/Multiple-Family District;
- Conditional use permit to allow for a planned unit development;
- Variance to increase the floor area ratio;
- Preliminary and final plat to allow for a planned unit development;
- Site plan review.

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

QUESTIONS/ITEMS FOR DISCUSSION

- Section 530.110-Building Placement states the placement of buildings shall reinforce the street wall, maximize natural surveillance and visibility, and facilitate pedestrian access and circulation. The first floor of buildings shall be located not more than eight (8) feet from the front lot line, except where a greater yard is required by this zoning ordinance. The project site has a 15 foot front yard setback. Portions of the proposed building would be located approximately 16 feet from the front property line. Is the CPC supportive of this design and building placement in order to help break up the building wall along 27th Avenue Southeast.
- Section 530.120-Building Design states in larger buildings, architectural elements, including recesses or projections, windows and entries, shall be emphasized to divide the building into smaller identifiable sections. Does the CPC have recommendations on further breaking up this larger building, especially along the western elevation? Staff ideas include reducing the northern portion of the Phase I building to the west of the courtyard to one story and adding balconies to the western elevation that are at least five feet in depth as is proposed on the eastern elevation.
- As currently show, the first floor height is four feet above grade and the basement brick/concrete wall is prevalently exposed. Does the CPC have recommendations on softening this exposed basement wall, especially along the western elevation?
- The entry plaza and courtyard area along 27th Avenue Southeast will be subject to the plaza standards outlined in Chapter 535. Does the CPC have initial recommendations on making this an area to promote year-round gathering and interaction?
- If additional land is secured to the north and east of the project site and a trail could extend from the southern portion of the project site along 27th Avenue Southeast to the middle of Essex Street Southeast, would the CPC be supportive of the conversion of the rear landscaped yard into a bike trail?

Date: September 14, 2015

To: City Planning Staff, Minneapolis Planning Commission, Committee of the Whole

From: Chris Elsey - Elsey Partners

Re: Essex and 27th Ave SE Redevelopment

We are pleased to submit again for your review a multi-family residential project to be located along the west side of 27th Ave SE south of Essex St SE, strategically located between the Minneapolis neighborhood of Prospect Park and the University of Minnesota. This project responds to the 27th Avenue Open Space District as proposed in the the Stadium Village University Avenue Station Area Plan, and aims to provide a more cohesive transition between the residential neighborhood, the university district.

Goals for the Site

The Project will improve the urban quality and pedestrian environment of the 27th Ave transition to the University Avenue District. It will provide quality and affordable housing for students and young professionals. The project's proximity to the METRO green line will support the use of public transportation. It will also help development the "Missing Link" of the 27th Ave portion of the Grand Rounds. *The revisions to the project since the first CoW submission have been directed at improving the east facades and public use space along the 27th Ave. corridor to further enhance and help the city of Minneapolis prepare for the future development of the missing link of the Grand Rounds.*

Existing Conditions

The site is located on the west side of 27th Avenue just north of the I-94 overpass and south of Essex St. It is a combination of light industrial uses and an abandoned railroad spur that crosses the length of the site. The existing zoning is both R-5 and I-1. The 88,452 SF triangular site contains several existing connected one and two-story industrial buildings with unpaved area for storage of landscaping supplies. Much of the site is overgrown and existing power utilities run above ground along 27th.

Proposed Use

The proposed project is a 5 story multi-family residential building with one level of underground parking. *Additionally, the revised project has added a small portion of "loft apartments" to provide vertical visual elements at key locations on the elevations.* The first floor of the building contains an entrance lobby, apartment office space, apartment units, and tenant amenity spaces such as workout facilities and outdoor courtyards. The floors above contain apartment units - ~~245 units~~

~~with 478 bedrooms 201 units with 454 bedrooms in total. The below grade parking will provide 147 compact stalls to serve the building's residents.~~

Proposed Design

The Project has been designed to revitalize the site and support the surrounding neighborhood. ~~The building is composed of two interlocking building elements, responding to the condition of the site, and providing a courtyard for tenants. After feedback from the Prospect Park Neighborhood and the Planning Committee members at our first CoW meeting, the building has been significantly revised to effectively “turn it inside-out”, placing all of the courtyards and outdoor amenity spaces along 27th Ave. SE. This proposal creates a unique and highly dynamic elevation with significant amounts of articulation and while creating additional space for high quality landscaping.~~

The Project will be constructed with quality, attractive materials and finishes. ~~The concrete podium based of the building will be clad in face brick that extends vertically at several locations. Above, recessed and cantilevered elements of two different patterns of fiber cement panels create an urban facade. Vertical strips of glass punctuate the building, breaking up the buildings mass. After receiving feedback from the Prospect Park Neighborhood and the Planning Committee members, the material placement and arrangement has been revised to provide a more “quiet” and uncomplicated facade that allows the contemporary form of the building to provide the visual interest rather than material color or variety. The material selection consists of high quality fiber cement panel siding, glass storefront, and face brick. The addition of balconies has provided the opportunity for accents of painted steel as well as more substantial portions of landscape wall.~~

The Project enhances the existing streetscape, providing landscape along the public sidewalks. Regularly spaced trees and planters soften the building facade, and provide an attractive pedestrian walkway along the 27th Ave - especially significant to helping to establish the “Missing Link” to the Grand Rounds. *The landscaping has been further enhanced by the revisions as previously mentioned.*

Private vehicle traffic is accessed from a single curb cut along 27th Ave. A private drive provides access to two ramps into the parking garage and to a dedicated trash and recycling room at the end of the site. This drive also provides required fire access for accessing the most distant portions of the site.

The project is being proposed as a PUD and as such intends to meet the point requirements as outlined by the municipal code for corresponding increases. By placing all of our parking below grade, we have the required 10 points for the PUD, and for the additional points required for FAR and height increase we intend to gain points for providing a plaza (5 pts) in the courtyard space, and open space (5 pts). However, we recognize that as the project develops further, achieving the necessary points by other means may be more appropriate.

The project is proposed to be a phased development as indicated on the site plan drawing submitted with this letter. Generally, the southernmost building along 27th Ave. will begin construction in spring of 2016 and completed summer of 2017. The second phase of the project would commence in the spring of 2017 and complete the following summer of 2018. While this is considered phased construction, the intent is to never fully stop construction until the project is fully complete.

Thank you for this opportunity to present this project. We look forward to your feedback.

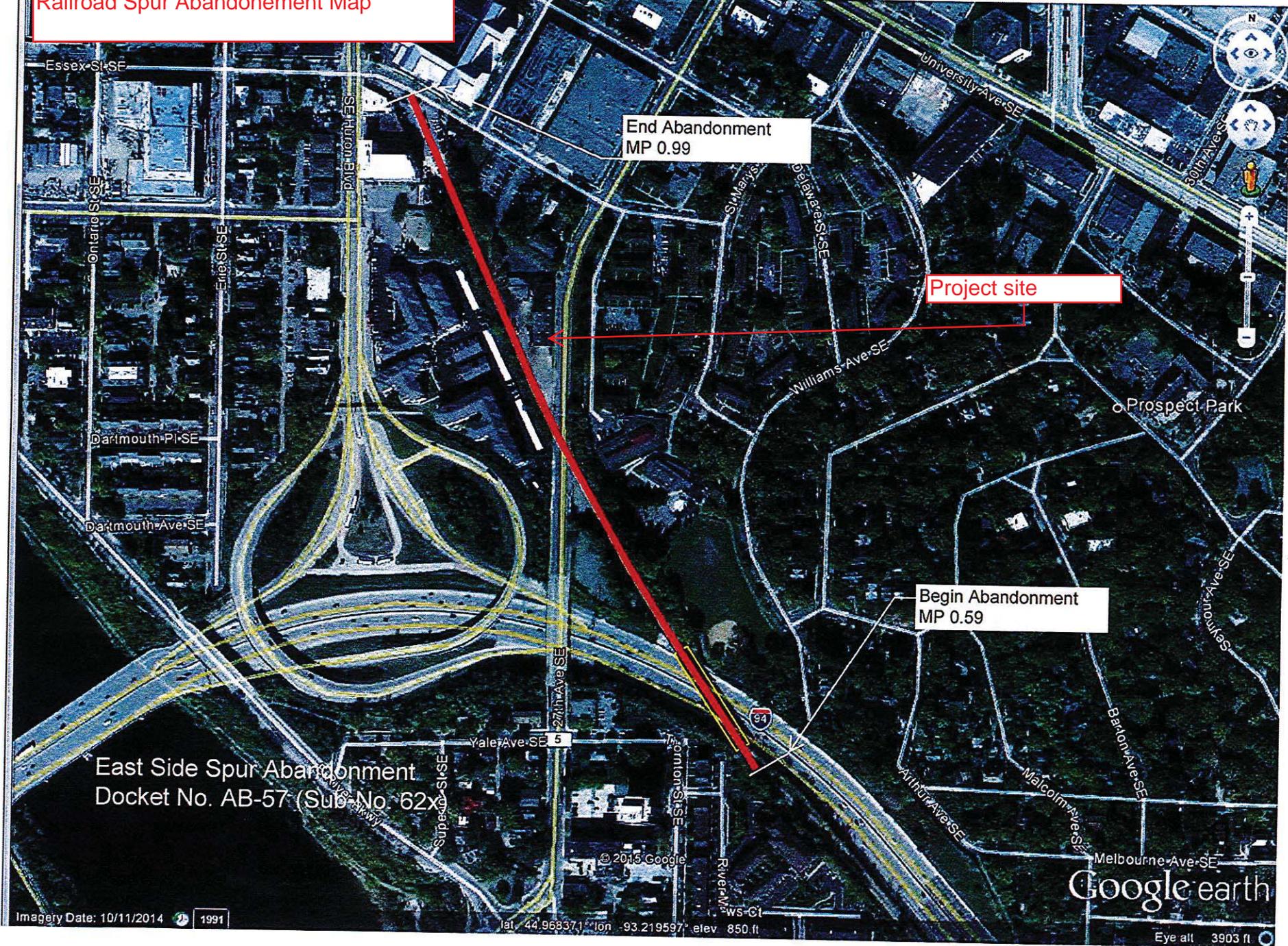
Project Summary Tables (Revised)

Site and Building Summary	
Building Area (Footprint)	43,068 SF (48.69%)
Impervious Area	69,108 SF (78.13%)
Total Site Development Area	88,452 SF (2.03 Acres)
Building Height	5 Stories + 1 mezzanine level, 69 ft
FAR	2.58 as proposed
Dwelling Units	201 units with a total of 454 Bedrooms
Parking	147 Compact Stalls
Bicycle Parking	108 Bicycle Stalls

Unit Summary							
Unit Type	First Floor	Second Floor	Third Floor	Fourth Floor	Fifth Floor	Total Units	Total Bedrooms
Studio	0	1	1	1	1	4	4
1 Bedroom	8	9	9	9	9	43	43
2 Bedroom	12	18	18	18	18	84	168
3 Bedroom	6	8	8	8	11	41	123
4 Bedroom	6	6	6	6	5	29	116
Totals	32	42	42	42	43	201	454

Floor Area Summary	
Garage (Does not contribute to F.A.R.)	47,581 SF
First Floor	43,068 SF
Second Floor	46,325 SF
Third Floor	46,325 SF
Fourth Floor	46,325 SF
Fifth Floor	46,900 SF
Total	228,943 SF

Railroad Spur Abandonment Map



End Abandonment
MP 0.99

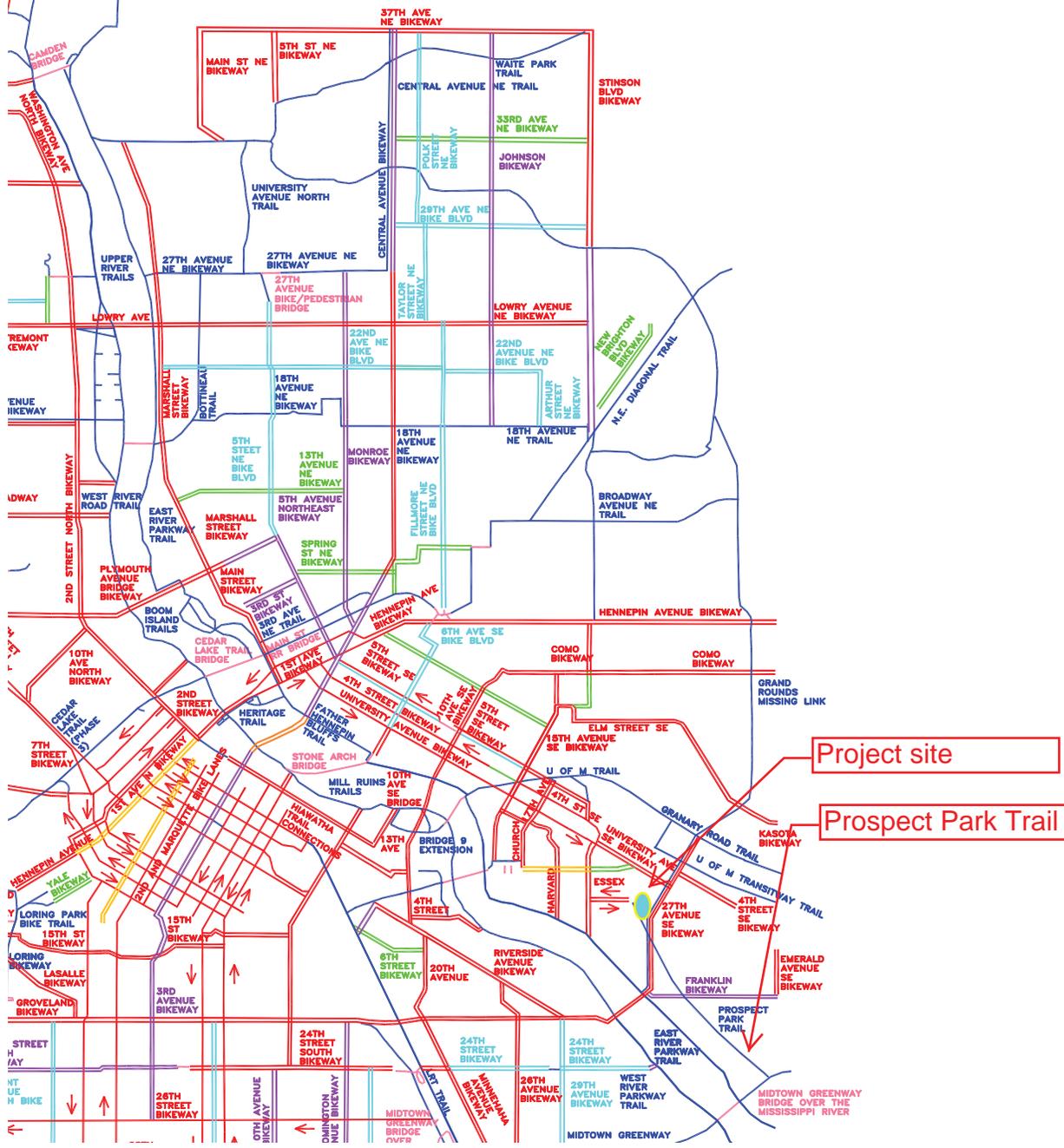
Project site

Begin Abandonment
MP 0.59

East Side Spur Abandonment
Docket No. AB-57 (Sub No. 62)

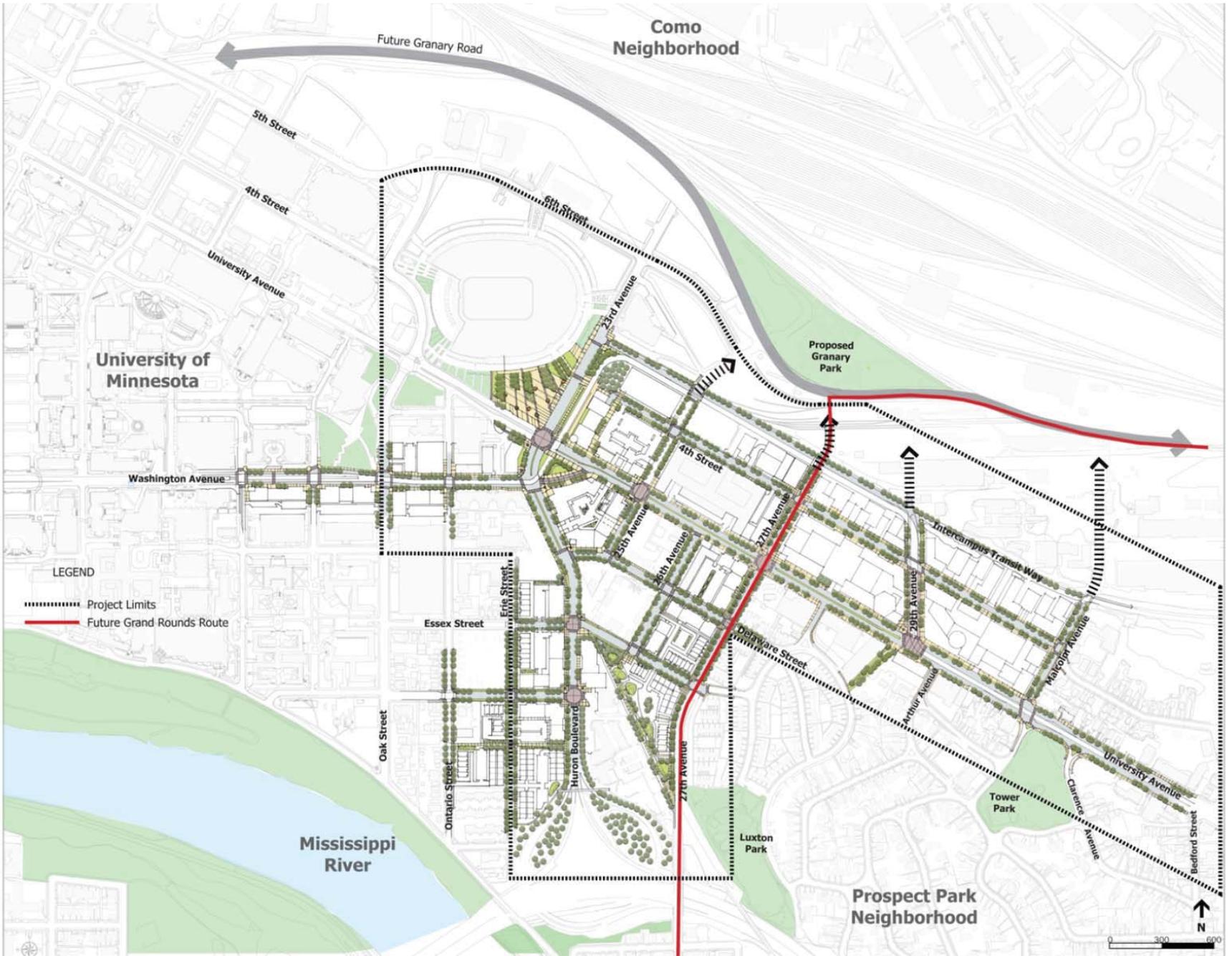
Bike Master Plan: Bikeway Map

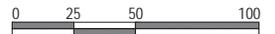
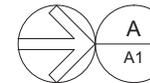
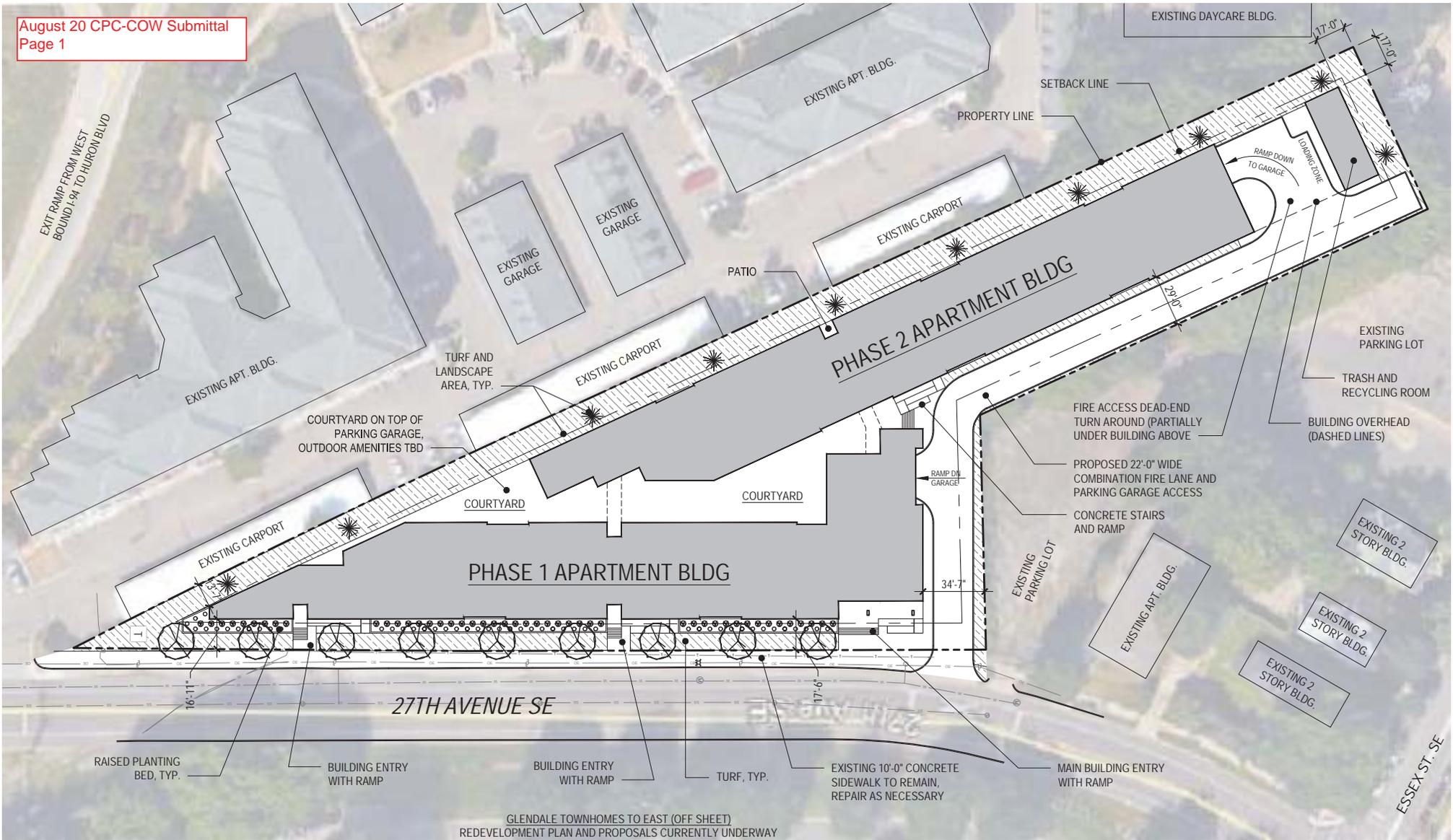
- TRAIL
- BIKE LANES
- SHARED USE PAVEMENT MARKINGS MAY BE USED TO BRIDGE SHORT GAPS (EXCEPT ON TH & CSA ROUTES)
- SIGNED BIKE ROUTES
- BICYCLE/PEDESTRIAN BRIDGE
- SHARED USE PAVEMENT MARKINGS/SHARROWS (CONSIDER BIKE LANES WHEN STREET RECONSTRUCTED)
- SHOULDER ACCOMODATIONS
- BICYCLE BOULEVARD (LONG TERM GREENWAYS)
- SHARED BUS/BIKE LANES
- GREENWAY

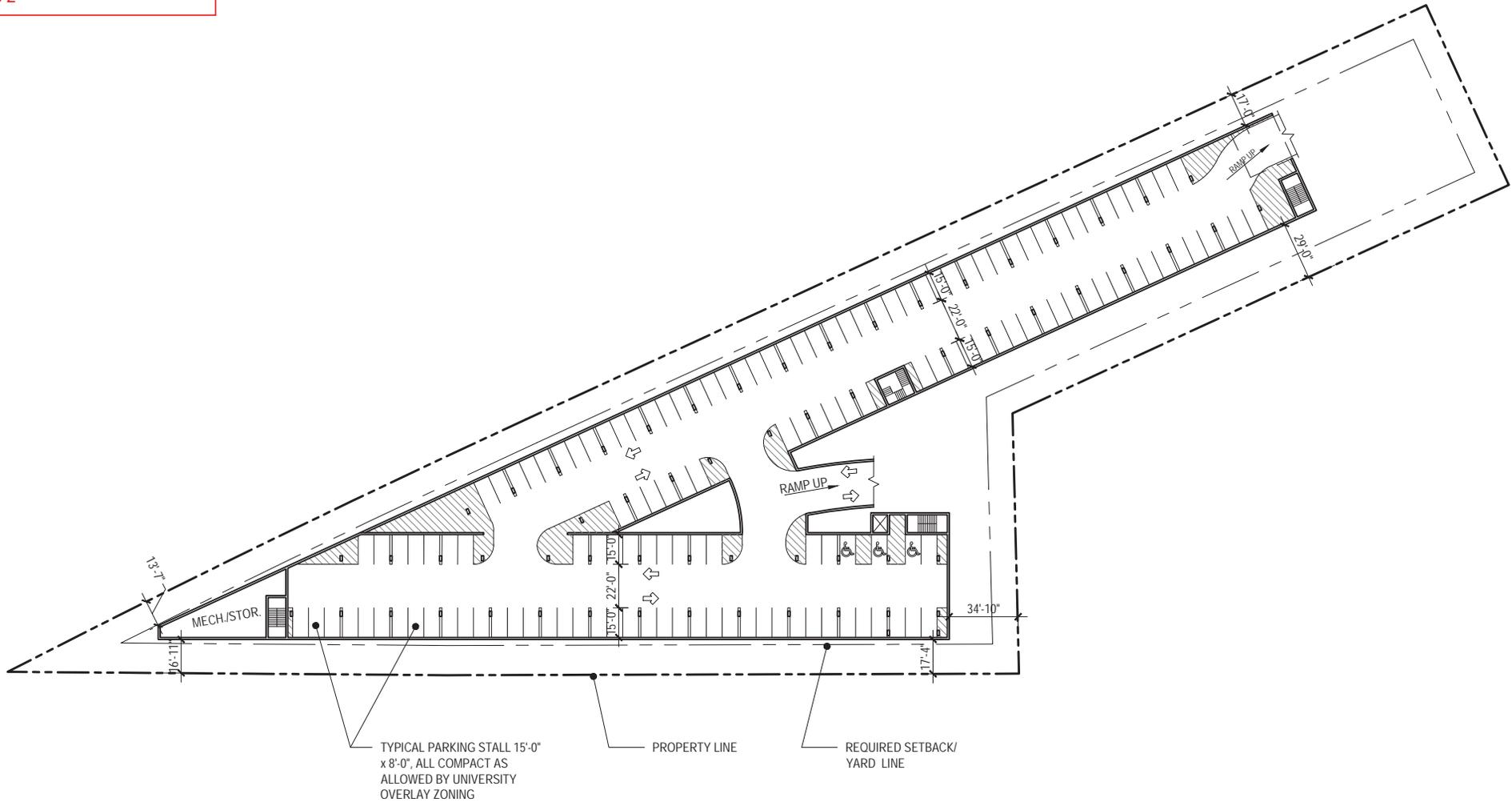


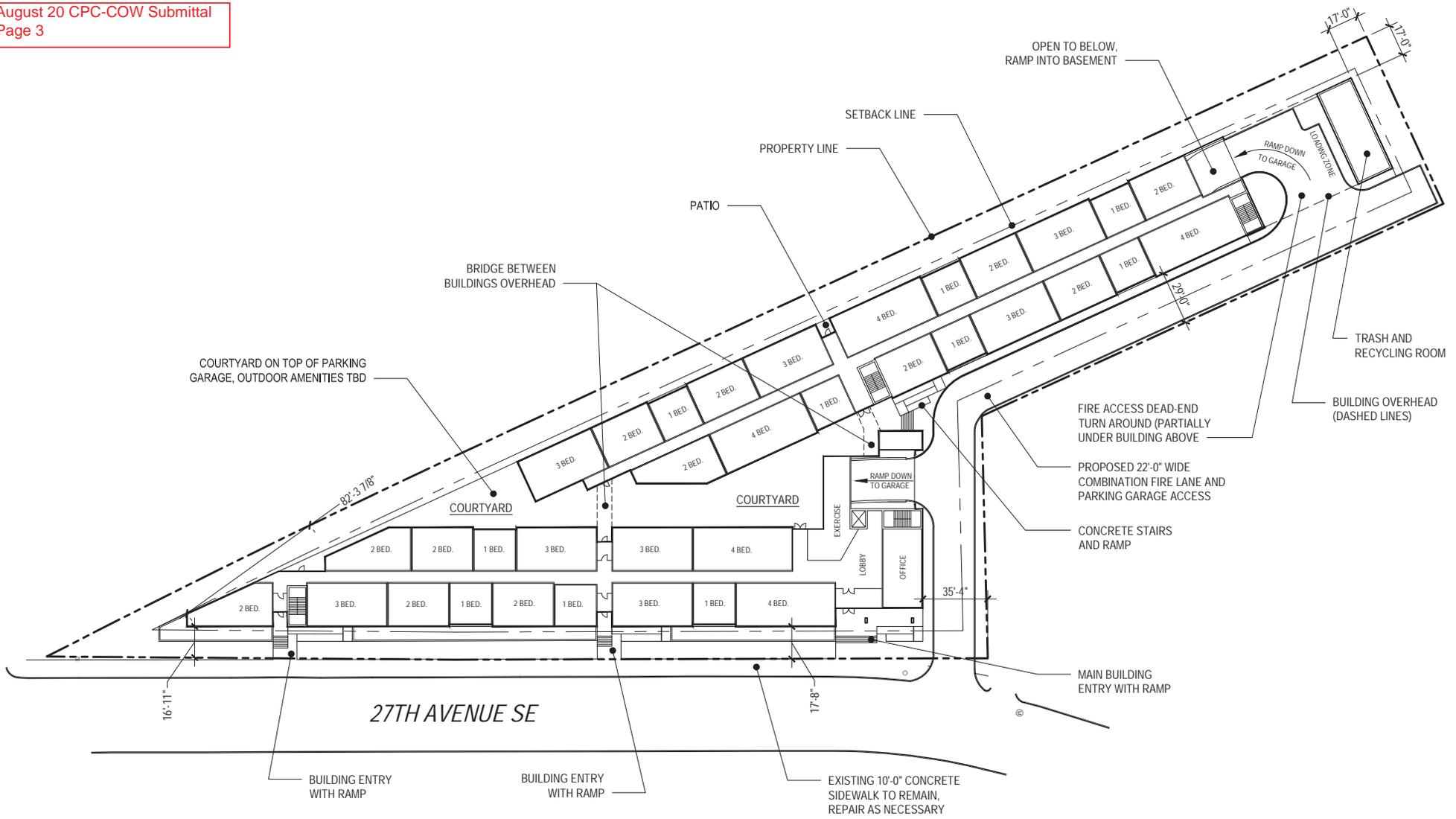
Stadium Village Small Area Plan: Public Realm

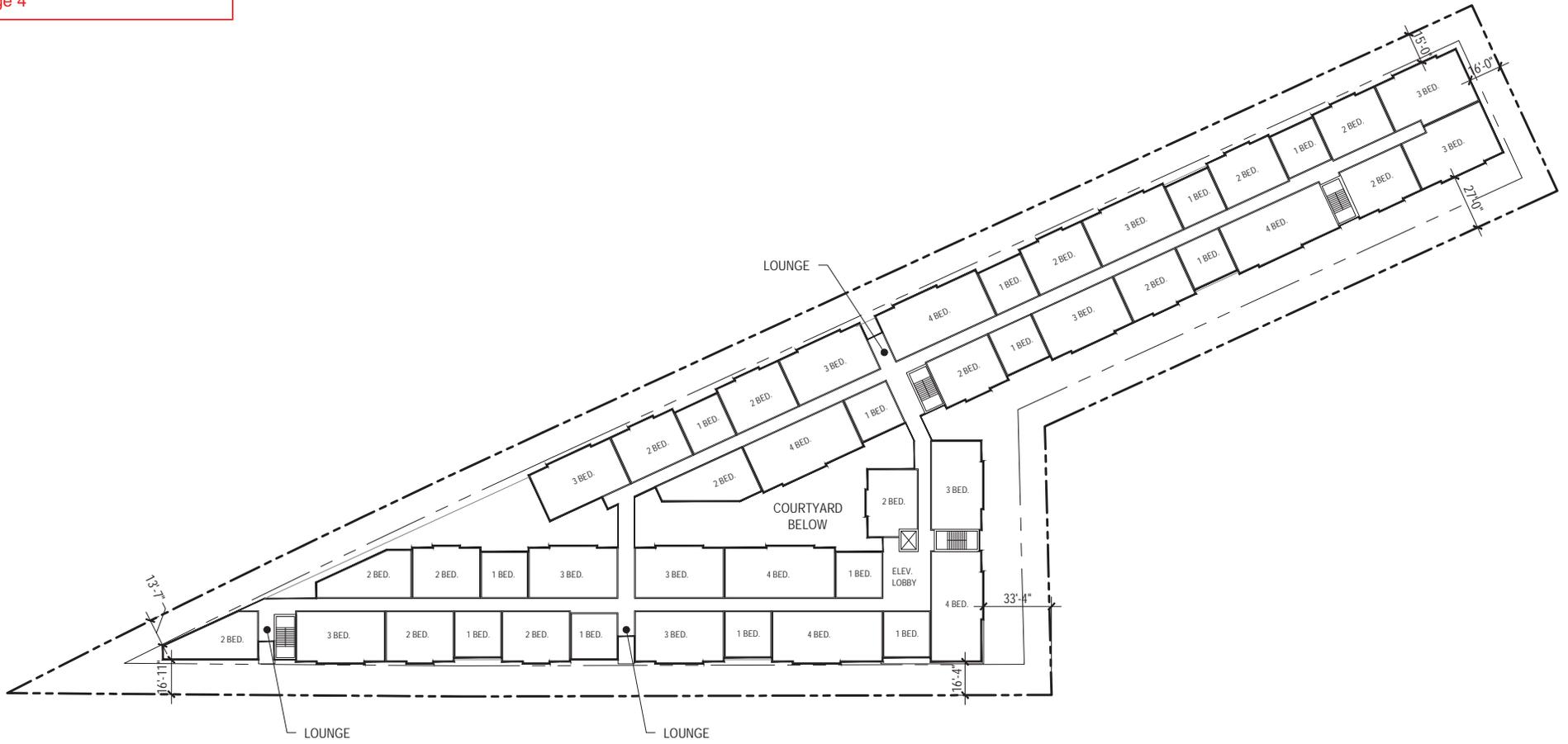
Map 7.1 – Stadium Village Public Realm







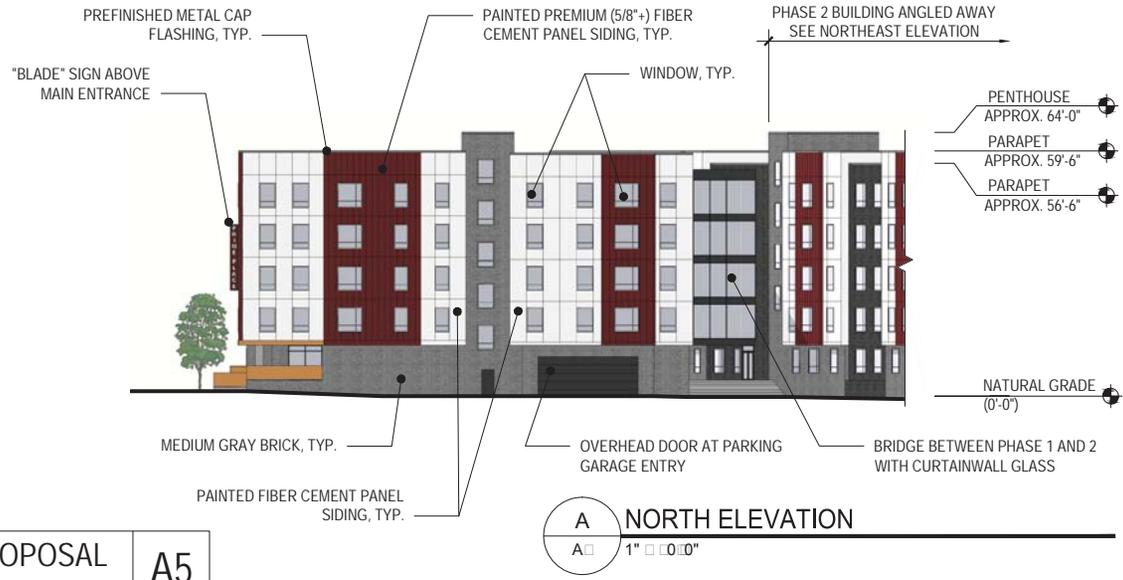


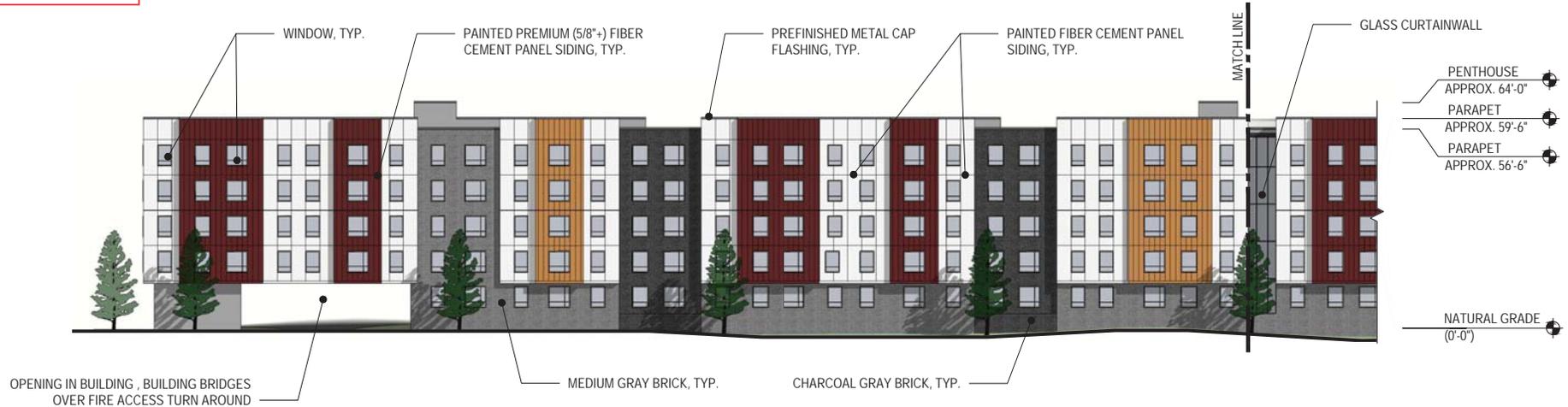




EAST ELEVATIONS (ALONG 27TH AVE. SE)
 MATERIAL 1 - BRICK = 26.6%
 MATERIAL 2 - STANDARD FIBER CEMENT = 28.1%
 MATERIAL 3 - PREMIUM FIBER CEMENT (+5/8" THICK) = 19.6%
 GLASS/WINDOWS = 21.2%
 FOUNDATION CONCRETE = 4.5%

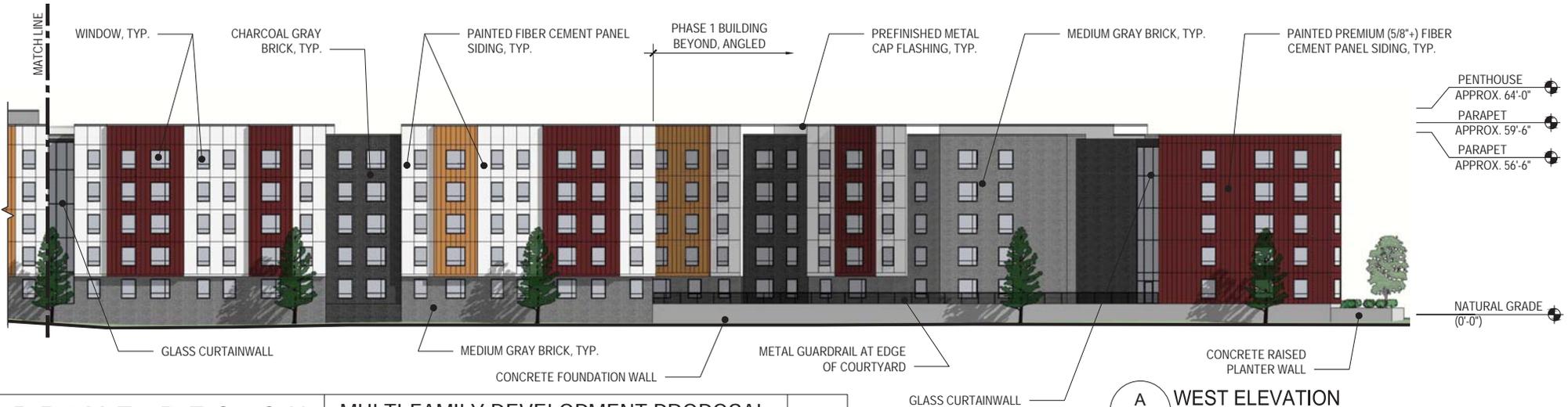
NORTH ELEVATION MATERIAL CALCULATIONS
 MATERIAL 1 - BRICK = 27.5%
 MATERIAL 2 - STANDARD FIBER CEMENT = 30.6%
 MATERIAL 3 PREMIUM FIBER CEMENT (+5/8" THICK) = 17.9%
 GLASS/WINDOWS - 24.0%





WEST ELEVATIONS MATERIAL CALCULATIONS
 MATERIAL 1 - BRICK = 29.6%
 MATERIAL 2 - STANDARD FIBER CEMENT = 25.4%
 MATERIAL 3 - PREMIUM FIBER CEMENT (+ 5/8") = 24.7%
 GLASS/WINDOWS = 16.0%
 CONCRETE FOUNDATION = 4.5%

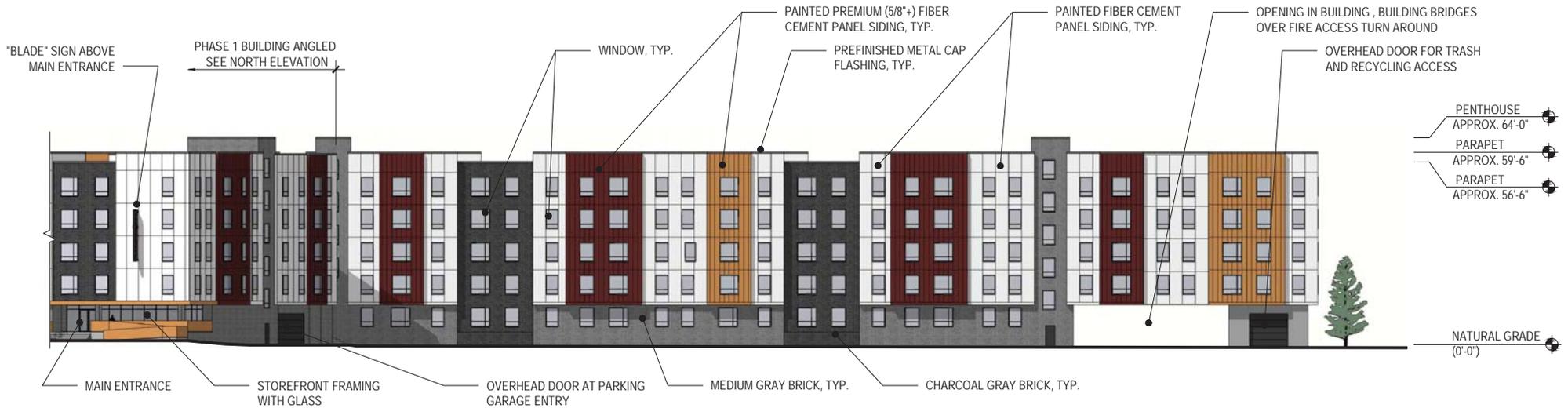
A WEST ELEVATION (CONT'D)
 A □ 1" □ 0:10"

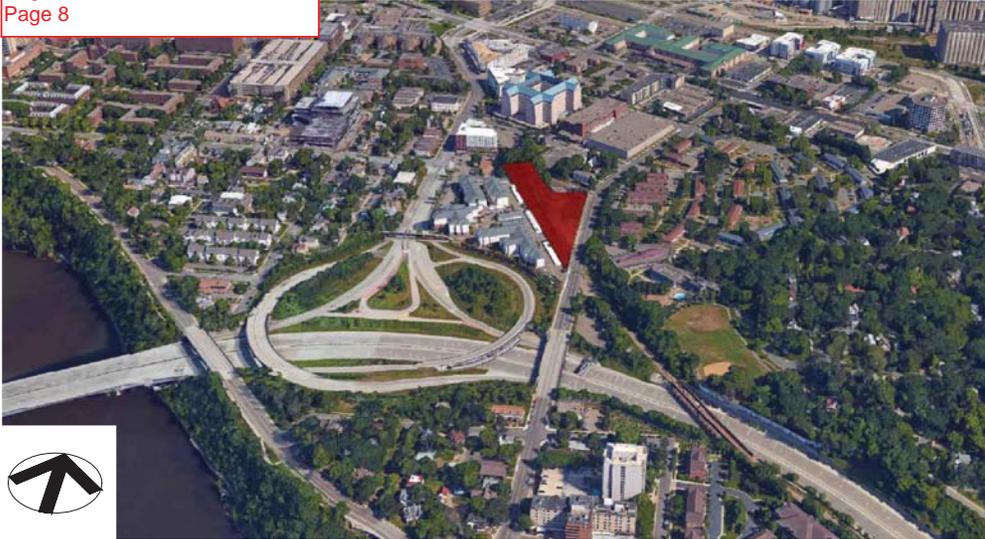


A WEST ELEVATION
 A □ 1" □ 0:10"

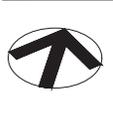
NORTHEAST ELEVATIONS MATERIAL CALCULATIONS

MATERIAL 1 - BRICK = 21.5%
 MATERIAL 2 - STANDARD FIBER CEMENT = 23.0%
 MATERIAL 3 - PREMIUM FIBER CEMENT (+5/8" THICK) = 16.7%
 GLASS/WINDOWS = 18.6%
 FOUNDATION CONCRETE = 1.5%





AERIAL OBLIQUE OF SITE



AERIAL OBLIQUE VIEW FROM SOUTHEAST LOOKING NORTHWEST



AERIAL OBLIQUE VIEW FROM NORTHEAST LOOKING SOUTHWEST



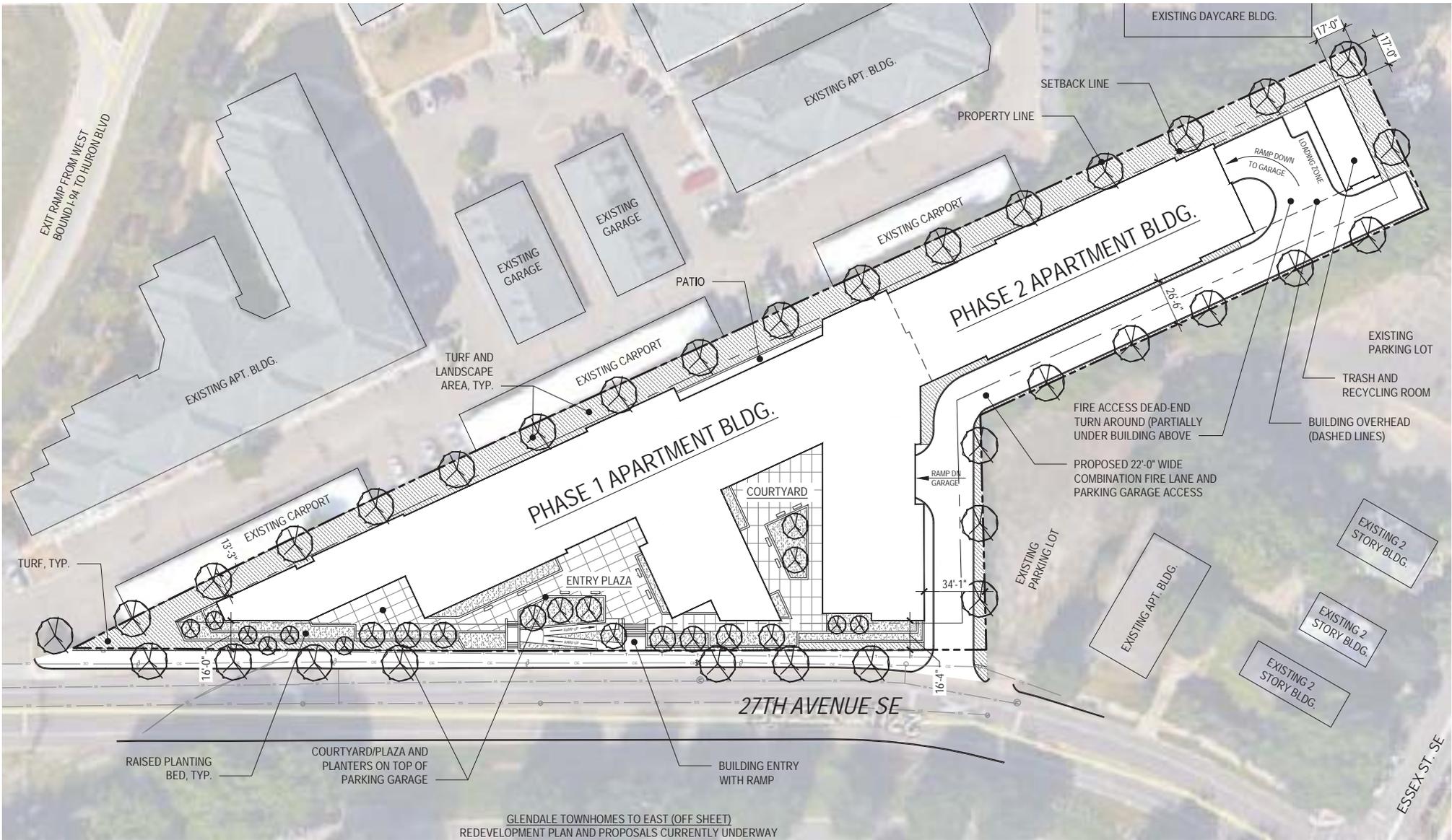
AERIAL OBLIQUE VIEW FROM SOUTHWEST LOOKING NORTH EAST



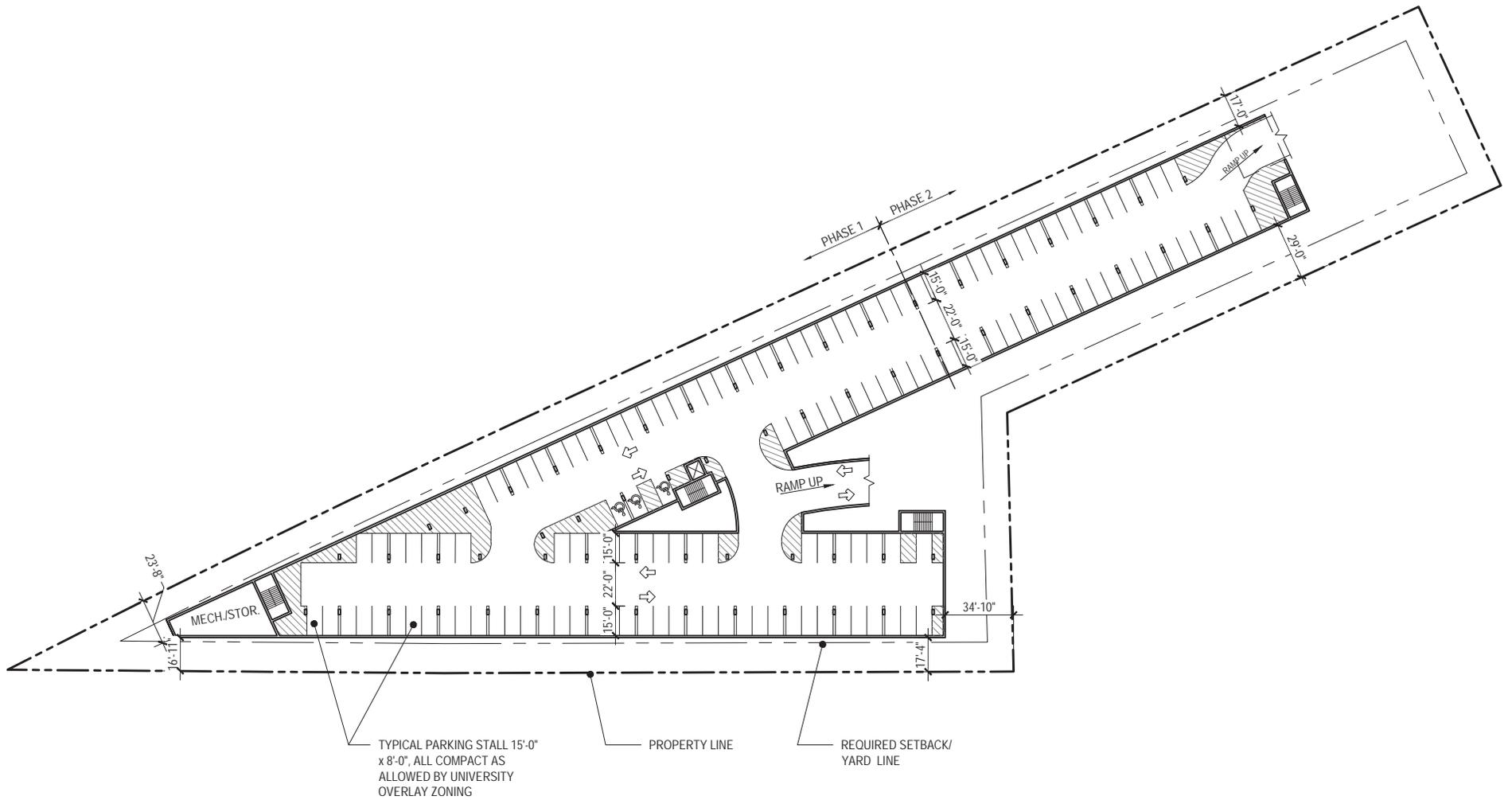
RENDERED PERSPECTIVE FROM INTERSECTION OF 27TH AND ESSEX LOOKING SOUTH

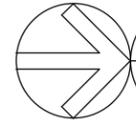
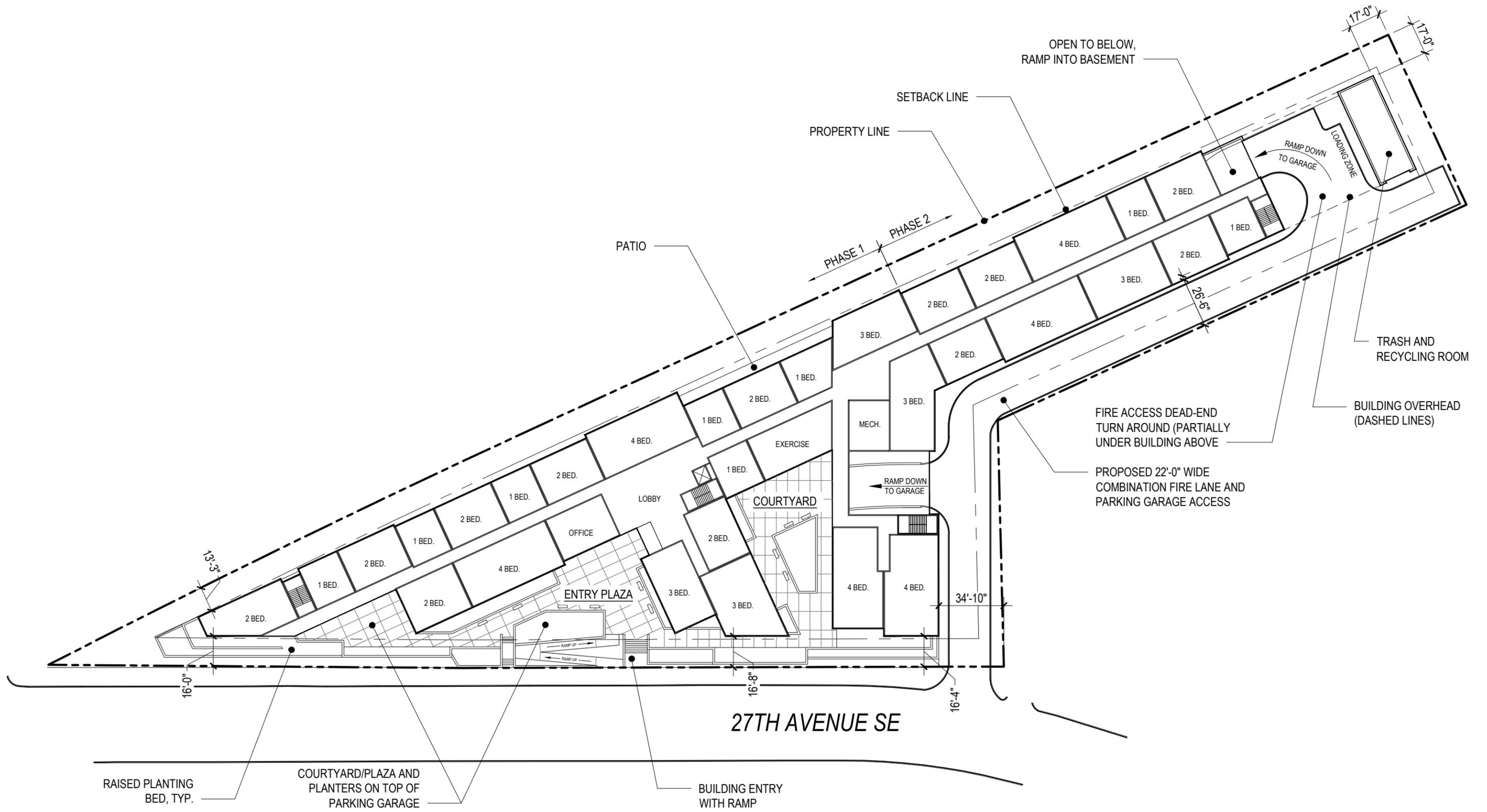


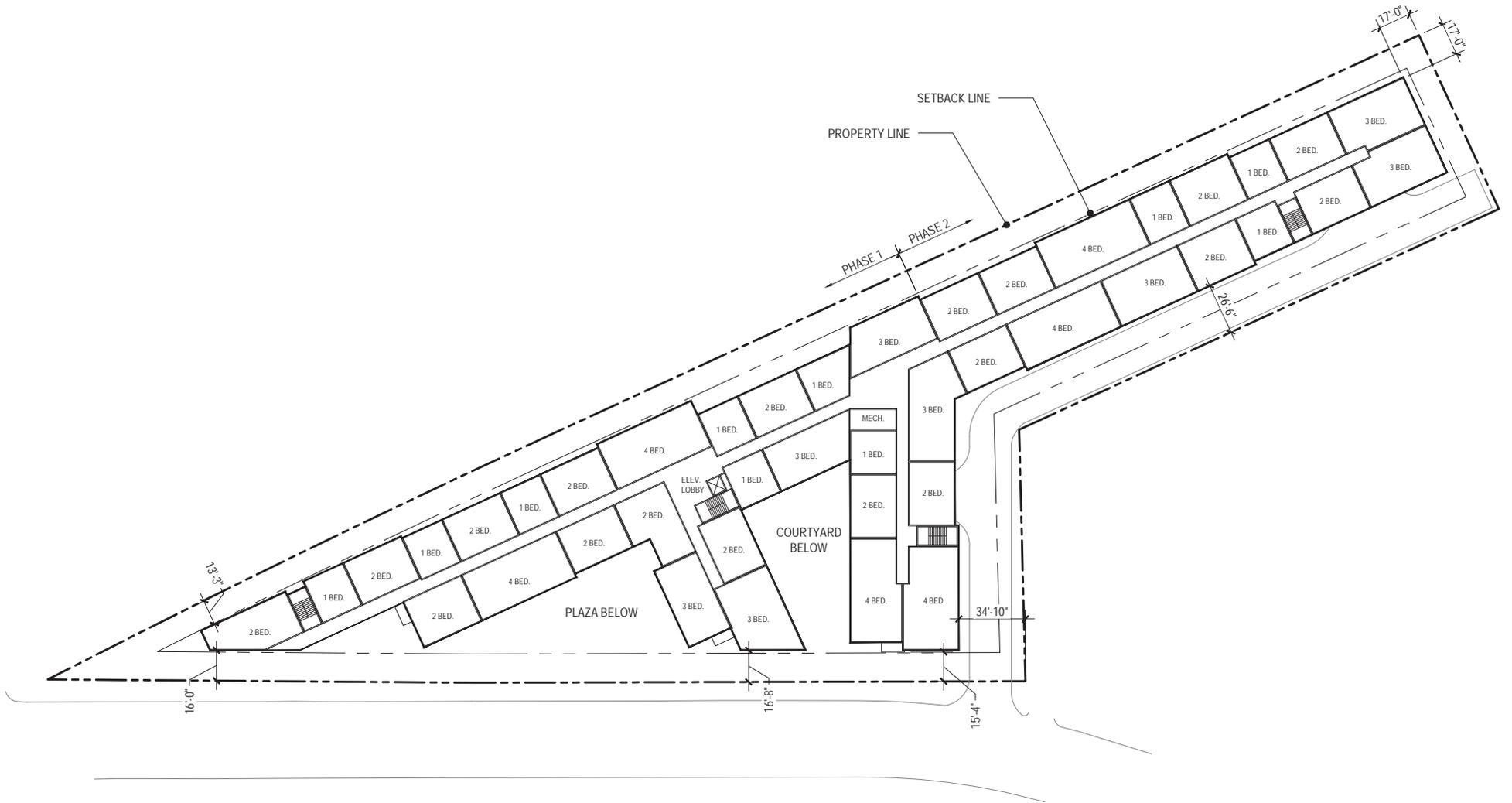
RENDERED PERSPECTIVE FROM ACROSS 27TH NEAR NORTHEAST CORNER OF SITE LOOKING SOUTHWEST

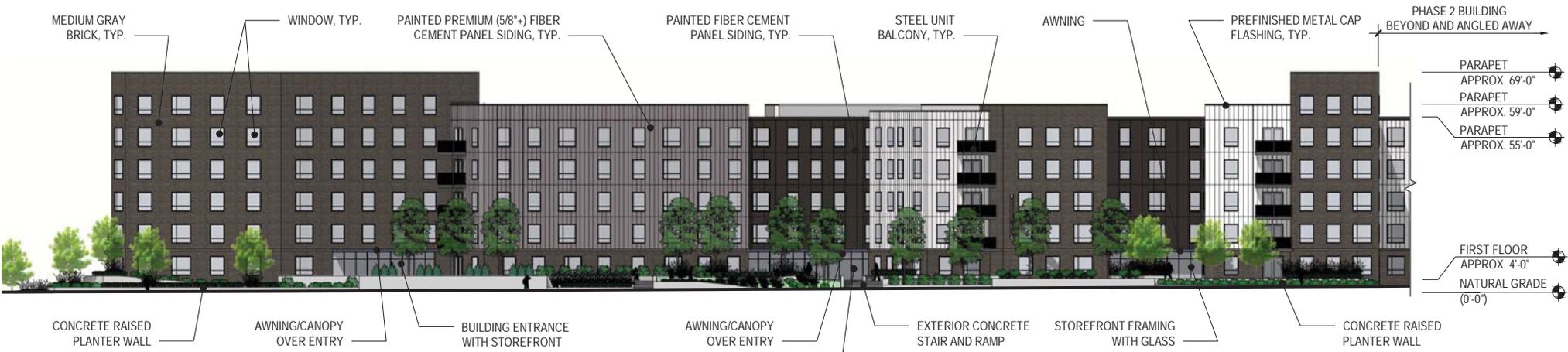


GLENDALE TOWNHOMES TO EAST (OFF SHEET)
REDEVELOPMENT PLAN AND PROPOSALS CURRENTLY UNDERWAY





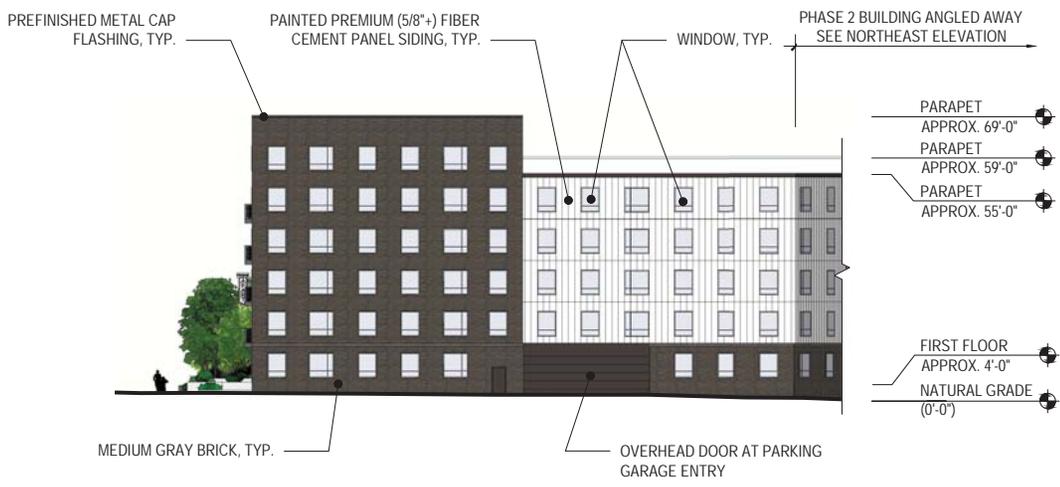




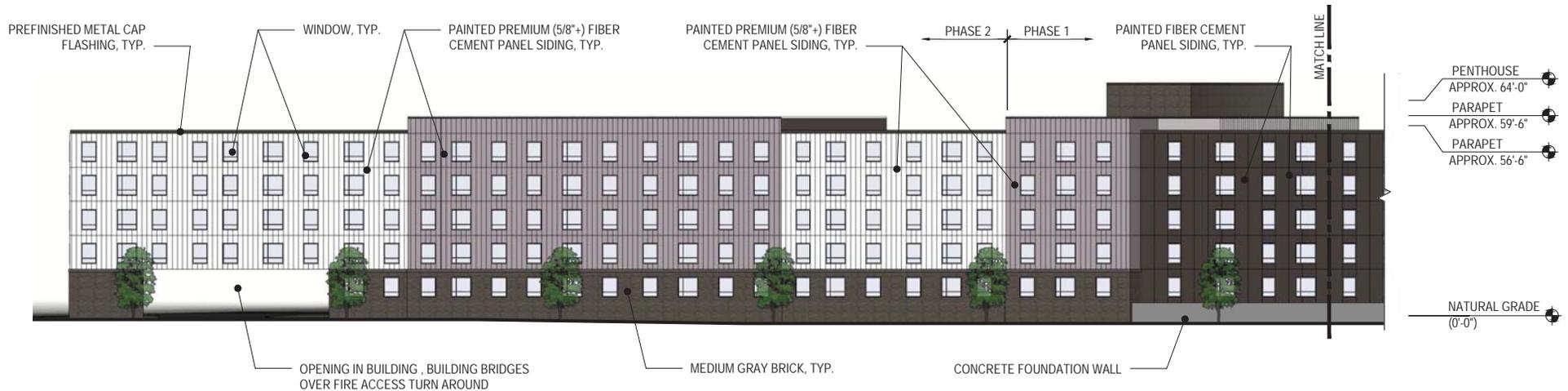
EAST ELEVATION (ALONG 27TH AVE SE)
 A □ 1" □ 0.10"

EAST ELEVATIONS (ALONG 27TH AVE. SE)
 MATERIAL 1 - BRICK = 39.22%
 MATERIAL 2 - STANDARD FIBER CEMENT = 9.5%
 MATERIAL 3 - PREMIUM FIBER CEMENT (+5/8" THICK) = 28.85%
 GLASS/WINDOWS = 22.7%

NORTH ELEVATION MATERIAL CALCULATIONS
 MATERIAL 1 - BRICK = 43.1%
 MATERIAL 2 - PREMIUM FIBER CEMENT (+5/8" THICK) = 30.61%
 GLASS/WINDOWS - 26.29%



A NORTH ELEVATION
 A □ 1" □ 0.10"



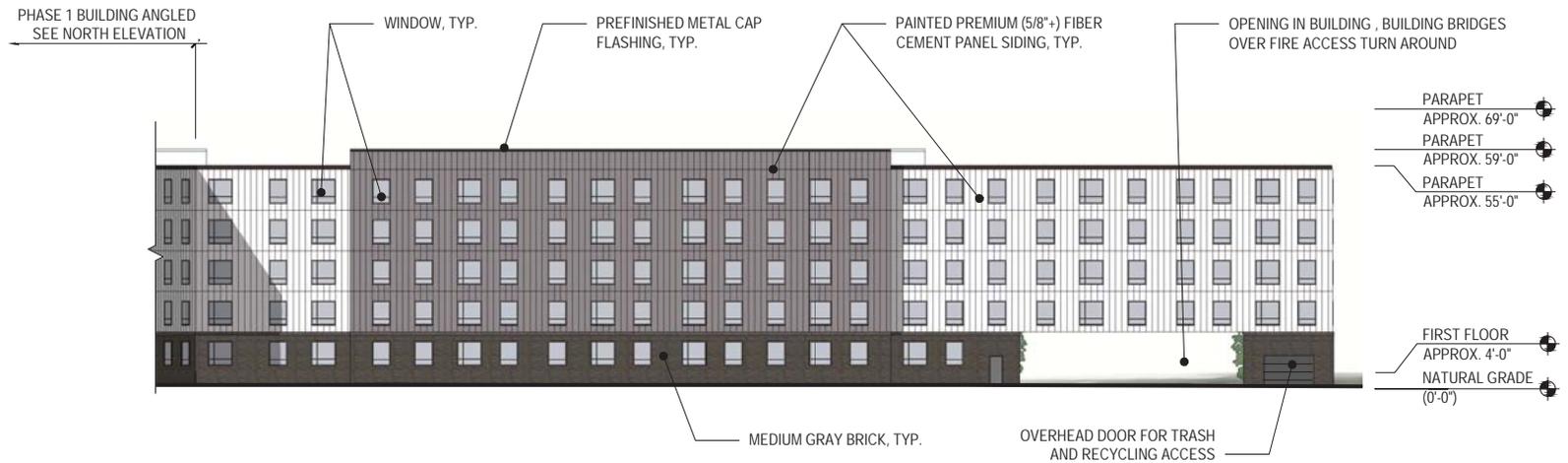
WEST ELEVATIONS MATERIAL CALCULATIONS
 MATERIAL 1 - BRICK = 23.80%
 MATERIAL 2 - STANDARD FIBER CEMENT = 8.71%
 MATERIAL 3 - PREMIUM FIBER CEMENT (+ 5/8") = 40.29%
 GLASS/WINDOWS = 27.20%

A WEST ELEVATION (CONT'D)
 A □ 1" □ 0 □ 0"



A WEST ELEVATION
 A □ 1" □ 0 □ 0"

NORTHEAST ELEVATIONS MATERIAL CALCULATIONS
 MATERIAL 1 - BRICK = 12.0%
 MATERIAL 2 - PREMIUM FIBER CEMENT (+5/8" THICK) = 63.85%
 GLASS/WINDOWS = 24.15%





AERIAL OBLIQUE VIEW FROM NORTHEAST LOOKING SOUTHWEST



AERIAL OBLIQUE VIEW FROM SOUTHEAST LOOKING NORTHWEST



AERIAL OBLIQUE VIEW FROM SOUTHEAST LOOKING WEST AT PUBLIC COURTYARD



AERIAL OBLIQUE VIEW FROM SOUTHWEST LOOKING NORTH EAST



RENDERED PERSPECTIVE FROM INTERSECTION OF 27TH AND ESSEX LOOKING SOUTH

PRIME DESIGN

MULTI-FAMILY DEVELOPMENT PROPOSAL
127 27TH AVENUE SE MINNEAPOLIS, MN

ELSEY PARTNERS, LLC

A9

A
A9 RENDERED PERSPECTIVE
NOT TO SCALE



RENDERED PERSPECTIVE FROM 27TH NEAR THE SOUTH CORNER OF THE SITE LOOKING NORTH

PRIME DESIGN

MULTI-FAMILY DEVELOPMENT PROPOSAL
127 27TH AVENUE SE MINNEAPOLIS, MN

ELSEY PARTNERS, LLC

A10



RENDERED PERSPECTIVE

NOT TO SCALE



RENDERED PERSPECTIVE FROM NORTHEAST OF THE SITE LOOKING SOUTHWEST

PRIME DESIGN

MULTI-FAMILY DEVELOPMENT PROPOSAL
127 27TH AVENUE SE MINNEAPOLIS, MN
ELSEY PARTNERS, LLC

A11

A RENDERED PERSPECTIVE
A11 NOT TO SCALE



VIEW FROM SOUTH ACROSS 27TH LOOKING NORTH



VIEW FROM NORTH ACROSS 27TH LOOKING SOUTHWEST



VIEW FROM SOUTH OF SITE LOOKING NORTH



ACROSS 27TH LOOKING NORTHWEST AT EXISTING BUILDING



VIEW OF SOUTH PORTION OF SITE FROM CENTER OF SITE



VIEW OF NORTH PORTION OF SITE FROM CENTER OF SITE



VIEW FROM NORTHEAST CORNER OF SITE LOOKING WEST



VIEW ACROSS 27TH LOOKING WEST AT EXISTING BUILDING



VIEW ALONG 27TH LOOKING NORTH



VIEW ALONG 27TH LOOKING SOUTH



VIEW FROM INTERSECTION OF 27TH AND ESSEX LOOKING SOUTH



VIEW FROM SOUTH ALONG 27TH LOOKING NORTH