

## MEMORANDUM

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**TO:** City Planning Commission, Committee of the Whole

**FROM:** [Janelle Widmeier](#), Senior City Planner, (612) 673-3156

**DATE:** October 22, 2015

**SUBJECT:** 200 Central Avenue Residential Tower, 200 Central Ave SE and 113 2nd St SE

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### SITE DATA

<b>Existing Zoning</b>	C2 Neighborhood Corridor Commercial District PO Pedestrian Oriented Overlay District MR Mississippi River Critical Area Overlay District UA University Area Overlay District
<b>Lot Area</b>	34,712 square feet / 0.8 acres
<b>Ward(s)</b>	3
<b>Neighborhood(s)</b>	Marcy Holmes; adjacent to Nicollet Island-East Bank
<b>Designated Future Land Use</b>	Mixed Use
<b>Land Use Features</b>	Activity Center (East Hennepin) Commercial Corridor (Central Avenue) Community Corridor (2 <sup>nd</sup> Avenue)
<b>Small Area Plan(s)</b>	<a href="#">Marcy-Holmes Neighborhood Master Plan (2014)</a>

### SITE DESCRIPTION, HISTORY, AND PRESENT USE

The subject properties, 200 Central Ave SE and 113 2nd St SE, are located at the intersection of Central Avenue and 2<sup>nd</sup> Ave SE just over one block from the Mississippi River. The site is also in the St. Anthony Falls Historic District. The period of significance for this district is from 1858 to 1940. The existing building located at 200 Central Ave was constructed in 1929. It was originally built for the St. Anthony Commercial Club. An addition was built in the 1960's, part of which is now located at 113 2nd St SE and houses the St. Anthony Athletic Club. The 200 Central property was most recently occupied by the Washburn-McReavy Funeral Chapel.

### PROJECT DESCRIPTION

The existing buildings are proposed to be demolished to allow for construction of a new 40-story tower with 240 to 290 dwelling units and 6,000 square feet of ground floor commercial. The density range would be 301 to 364 dwelling units per acre. A total of 320 on-site parking spaces would be provided in

3 below-grade and 2 above-grade parking levels. Of those spaces, 95 would be tandem. The primary exterior material of the ground floor level would be a storefront system. For the above grade parking levels, the primary exterior material would be precast panel. The tower would primarily be clad in a curtain wall.

## **APPLICATIONS**

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

### Heritage Preservation Commission:

- Certificate of appropriateness to allow the demolition of the existing buildings.
- Certificate of appropriateness to allow construction of the new building.

### City Planning Commission:

- Conditional use permit to increase the maximum allowed height of a building.
- Variance to increase the maximum floor area ratio.
- Variance of the PO Overlay District standards.
- Site plan review.

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

## **APPLICABLE POLICIES**

In the small area plan, the site falls in the Riverfront Character Area. The goal of the plan for this area is to “Expand and improve riverfront parks, improve connectivity, balance local and regional access and use, create bike- and walk-friendly environments on 2nd Street SE, and embrace diversity of building uses and eras.” The plan does not contain specific guidance for height, but indicates that higher density residential development is appropriate at this location because it is along a transit and transportation corridor and near a commercial center.



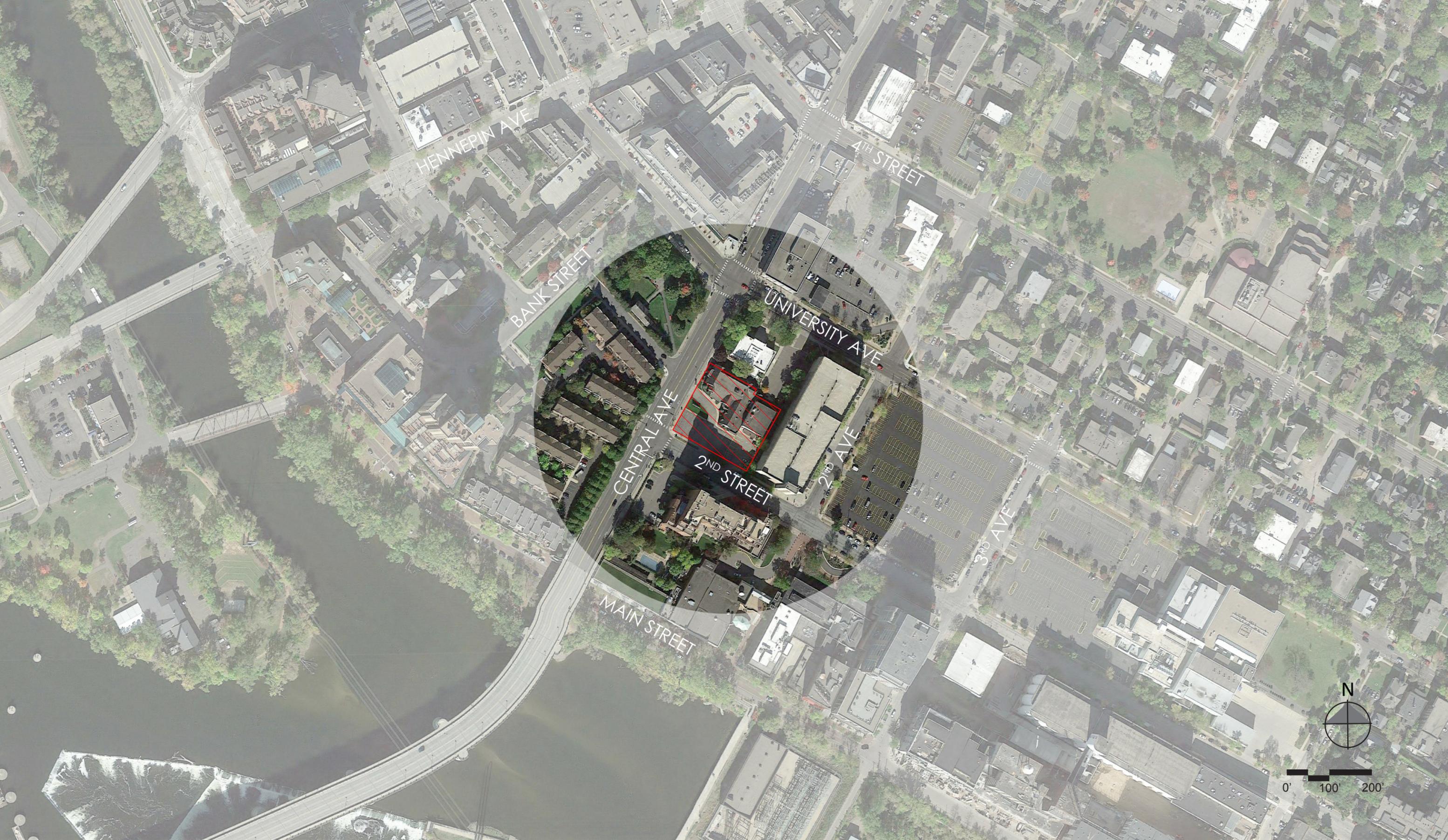
200 CENTRAL AVENUE  
**Committee of the Whole**  
October 22, 2015

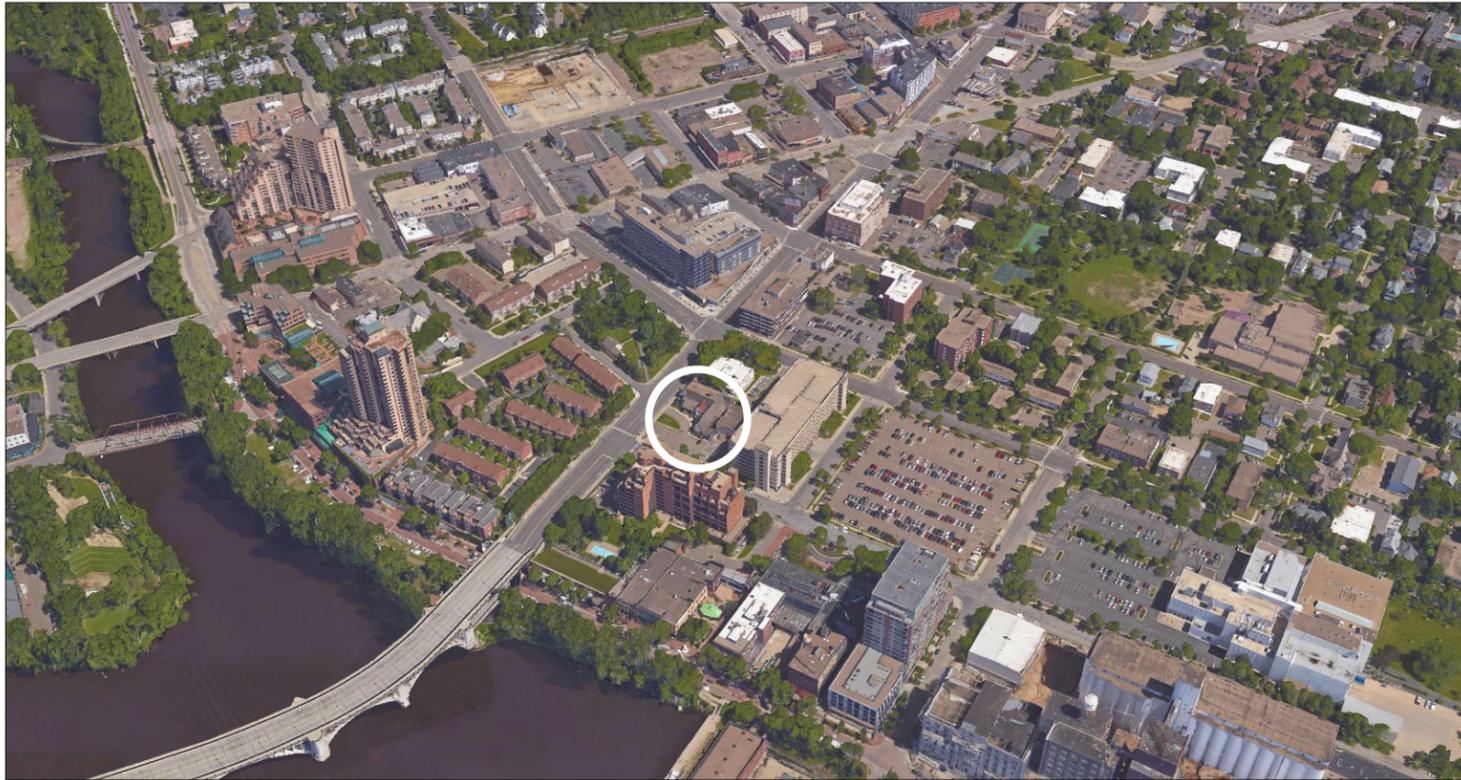
Project Description	1
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## PROJECT DESCRIPTION:

The proposed use for the parcel is a 40-story luxury residential tower. The tower will include three stories of underground parking, one level of retail use, two stories of above ground parking in a podium, one amenity level, and thirty-six stories of residential units. Additionally, the ground floor will contain approximately 6,000 square feet of retail space. It is anticipated that a high-end restaurant will be tenanted most of the space. Additional square footage will be used for other retail uses, possibly a cycling studio or other fitness studio. The amenity floor, as noted, will contain an outdoor pool for residents, a small spa, a high-end fitness center, and common space available for family and business purposes. The project will contain 620,000 gross square feet, with 439,000 residential square feet, 163,500 parking square feet, 6,000 retail square feet, and 11,000 amenity square feet. The parking levels will contain approximately 320 parking stalls. There will be approximately 240-290 residential units. The retail square footage will likely accommodate two separate tenants.

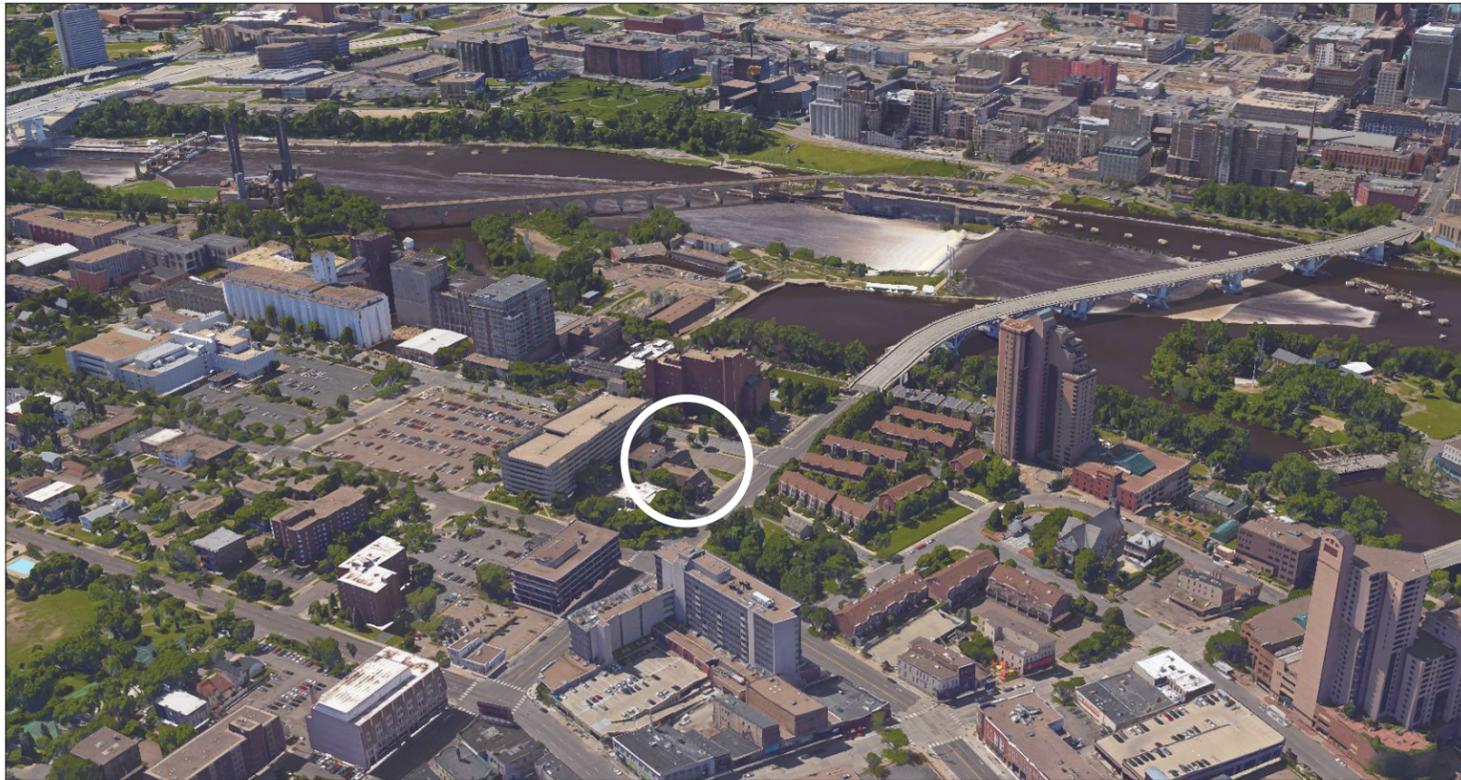




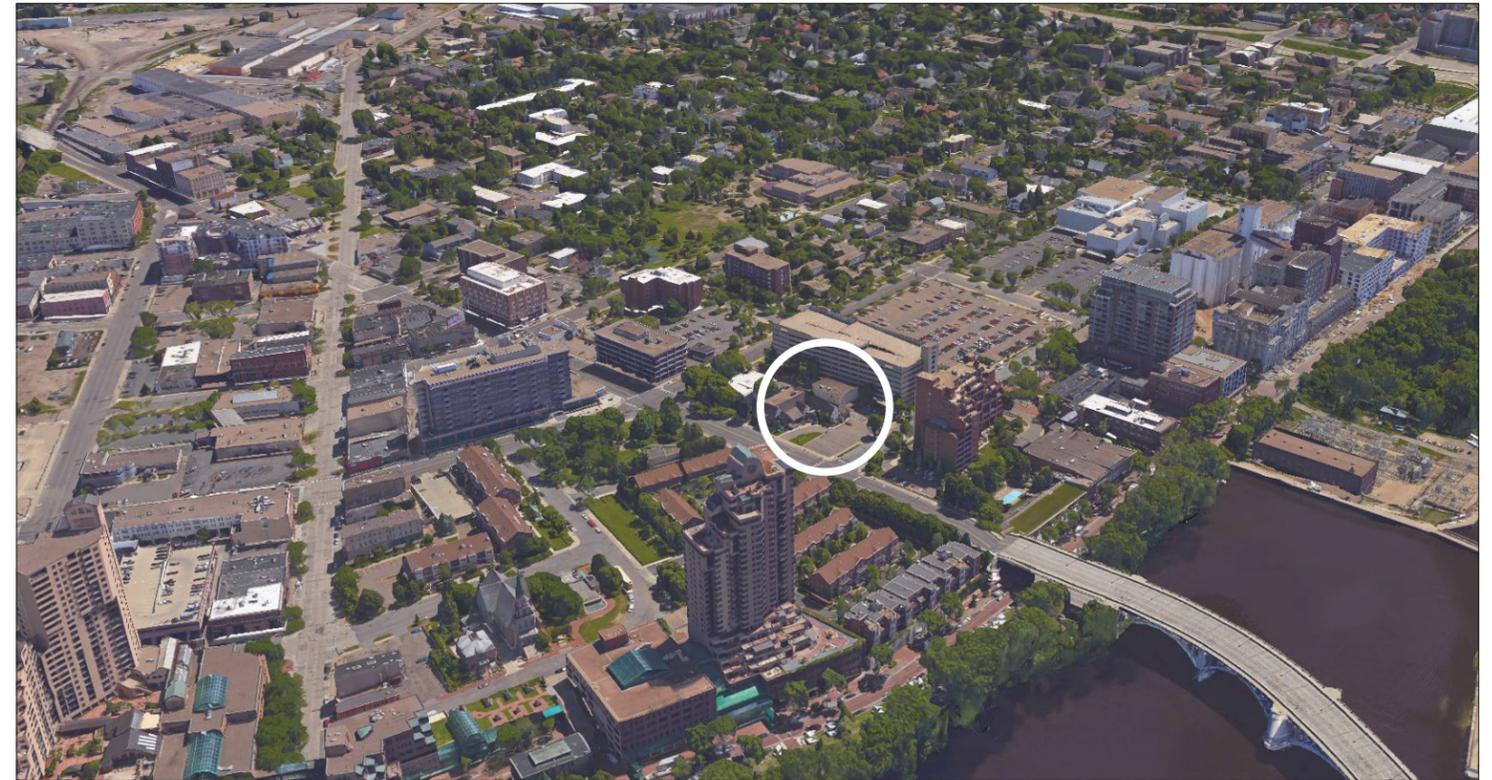
Birdseye view from East



Birdseye view from South



Birdseye view from North



Birdseye view from West



















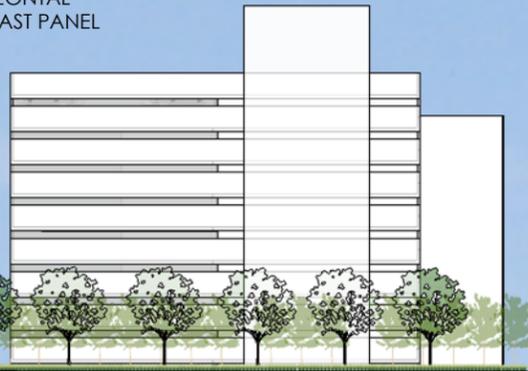
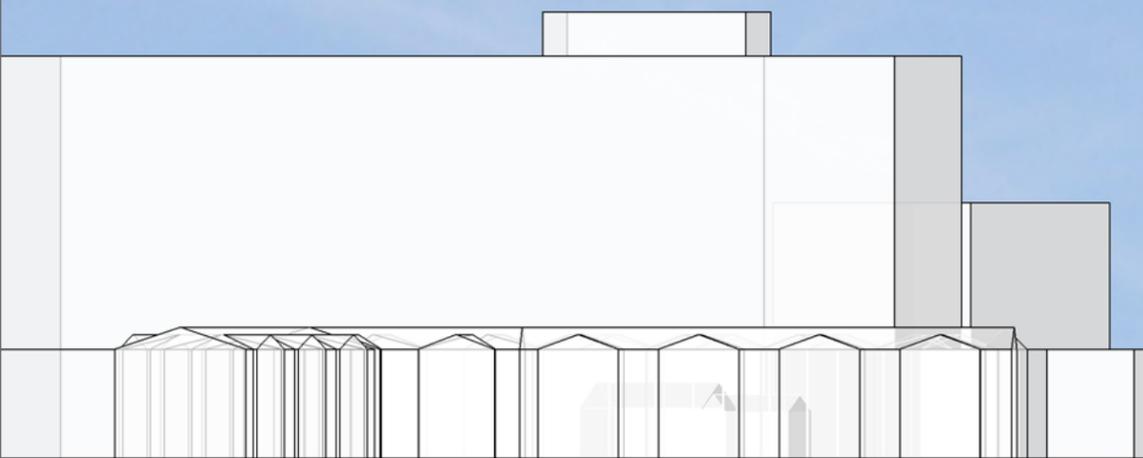
467'

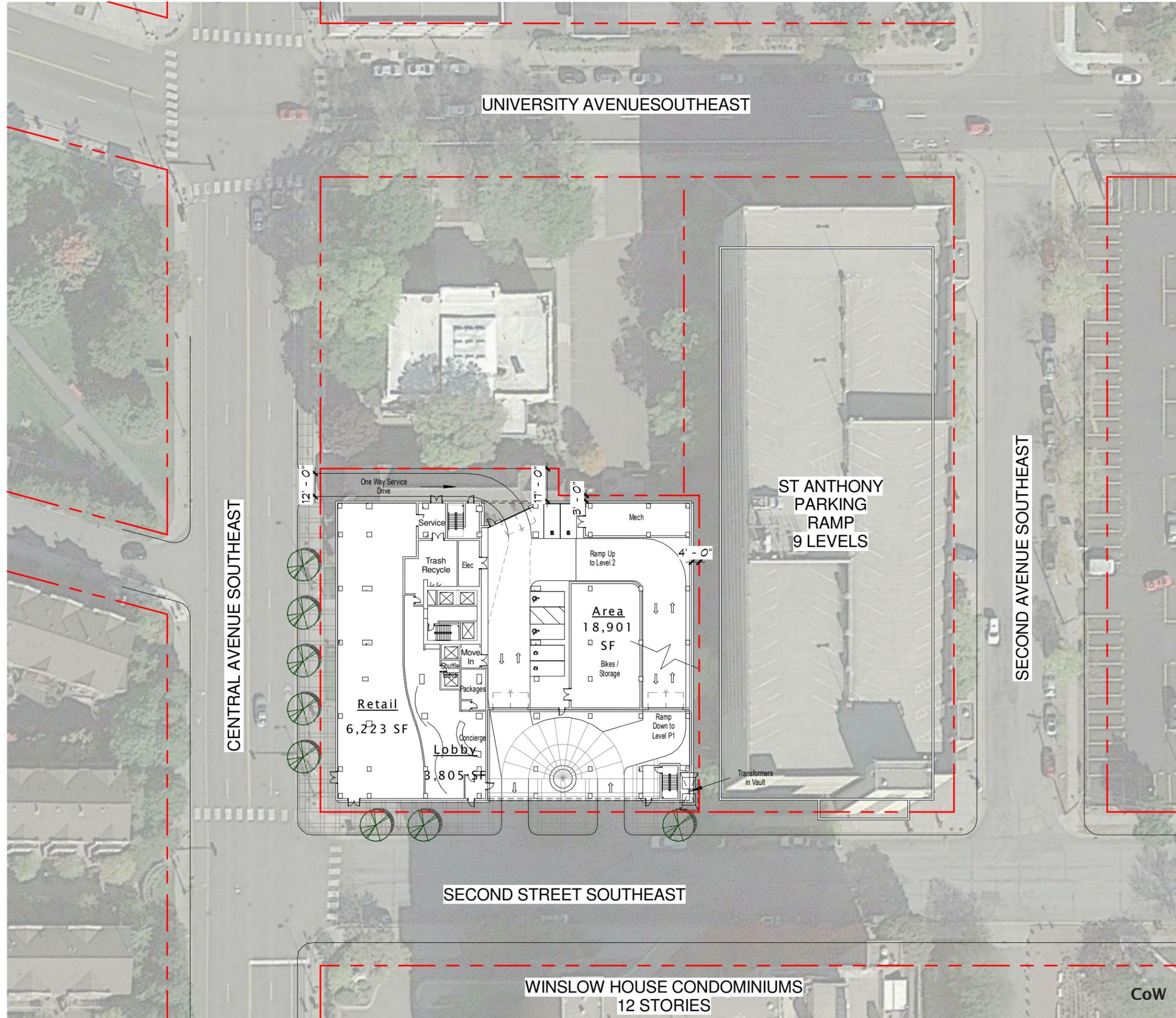
- LEVEL 40 VARIES
- LEVEL 39 12'
- LEVEL 38 12'
- LEVEL 37 12'
- LEVEL 36 12'
- LEVEL 35 11'
- LEVEL 34 11'
- LEVEL 33 11'
- LEVEL 32 11'
- LEVEL 31 11'
- LEVEL 30 11'
- LEVEL 29 11'
- LEVEL 28 11'
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- LEVEL 26 11'
- LEVEL 25 10'
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- LEVEL 23 10'
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- LEVEL 19 10'
- LEVEL 18 10'
- LEVEL 17 10'
- LEVEL 16 10'
- LEVEL 15 10'
- LEVEL 14 10'
- LEVEL 13 10'
- LEVEL 12 10'
- LEVEL 11 10'
- LEVEL 10 10'
- LEVEL 9 10'
- LEVEL 8 10'
- LEVEL 7 10'
- LEVEL 6 10'
- LEVEL 5 10'
- LEVEL 4 12'
- LEVEL 3 16'
- LEVEL 2 10'
- LEVEL 1 10'



← WINDOW WALL  
 ← POLISHED PRECAST

STOREFRONT SYSTEM  
 ABET LAMINATI / SIMILAR HIGH PRESSURE LAMINATE RAINSCREEN  
 HORIZONTAL WINDOW W/ INTEGRATED LIGHTING  
 HORIZONTAL PRECAST PANEL





UNIVERSITY AVENUE SOUTHEAST

CENTRAL AVENUE SOUTHEAST

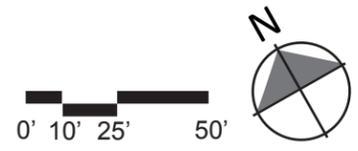
SECOND AVENUE SOUTHEAST

SECOND STREET SOUTHEAST

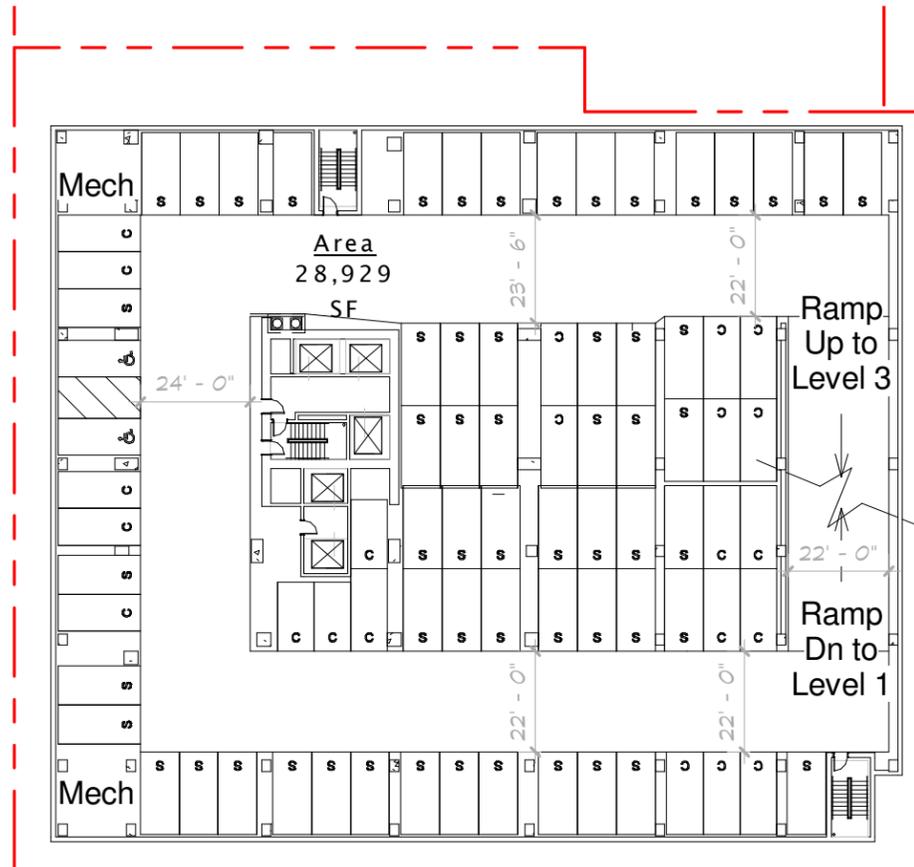
WINSLOW HOUSE CONDOMINIUMS  
12 STORIES

ST ANTHONY  
PARKING  
RAMP  
9 LEVELS

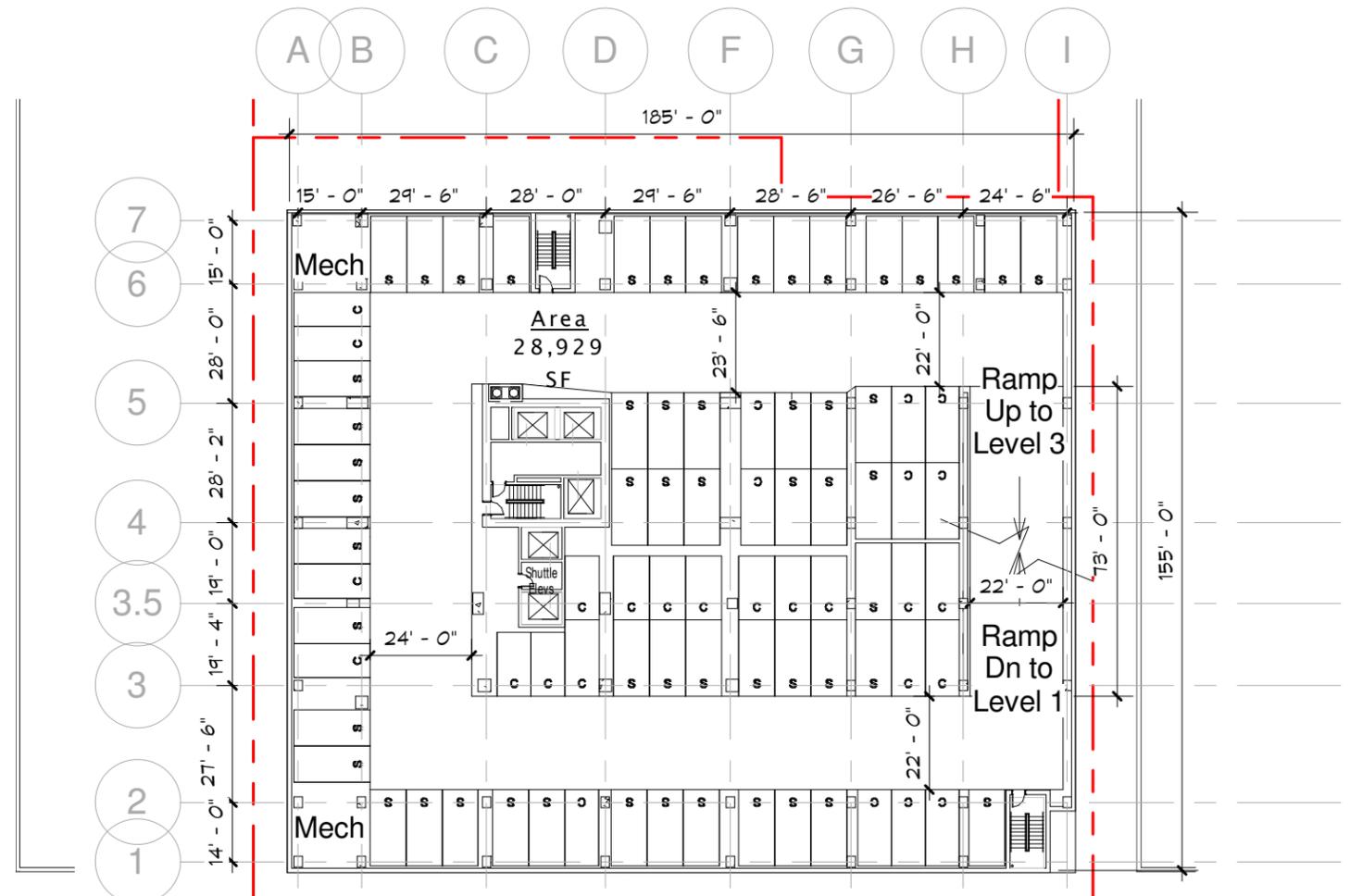
One Way Service Drive  
12' - 0"  
17' - 0"  
13' - 0"  
4' - 0"  
Retail  
6,223 SF  
Lobby  
3,805 SF  
Area  
18,901 SF  
Bikes / Storage  
Ramp Up to Level 2  
Ramp Down to Level P1  
Mech  
Trash Recycle  
Elec  
Service  
Move In  
Shuttle  
Packages  
Concierge  
Transformers in Vault



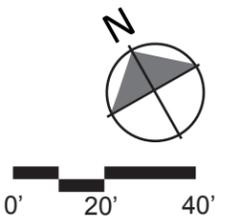
STREET LEVEL PLAN

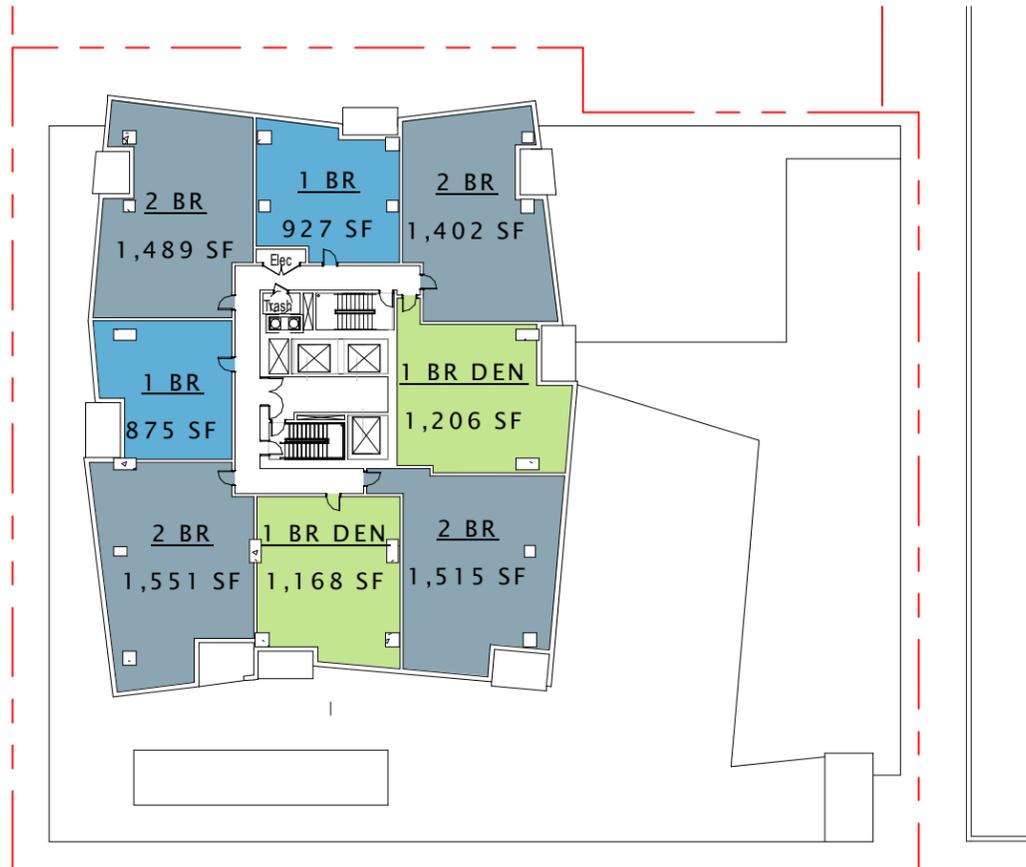


LEVEL 3  
BELOW GRADE LEVELS P1,P2,P3 SIM

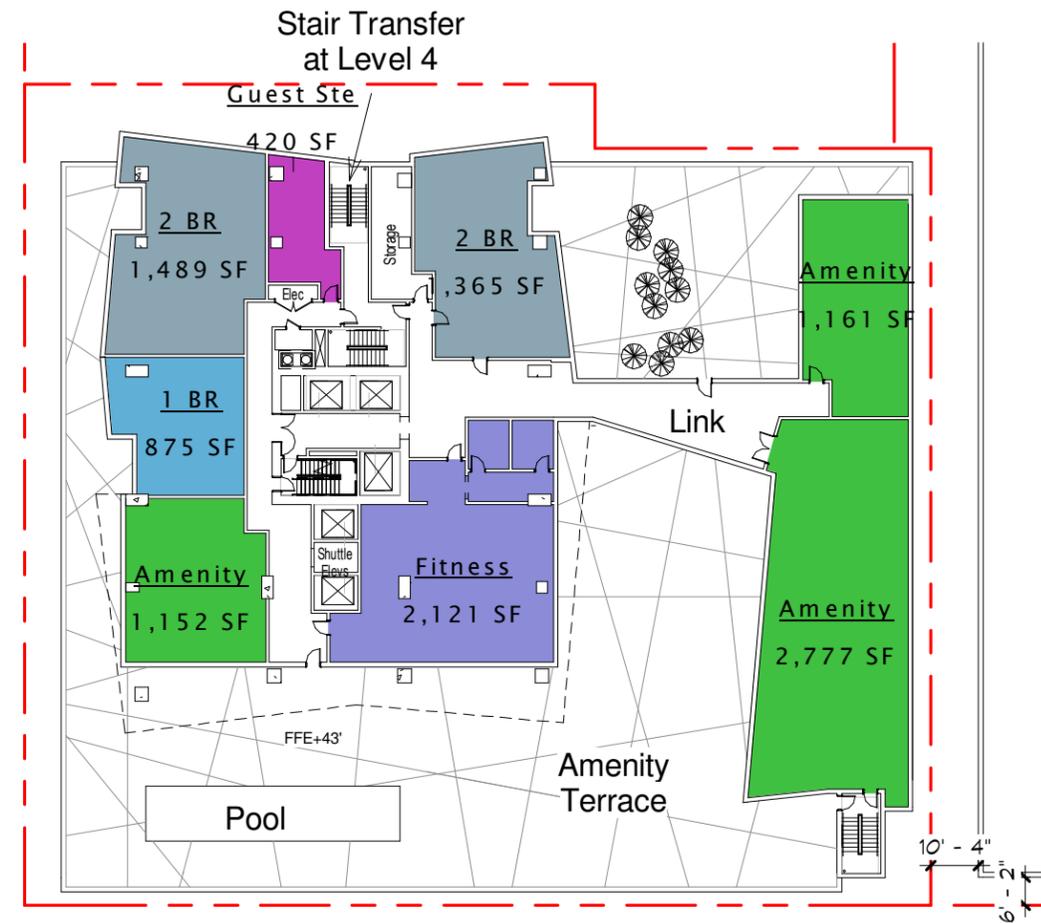


LEVEL 2

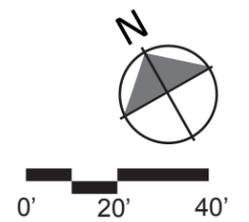


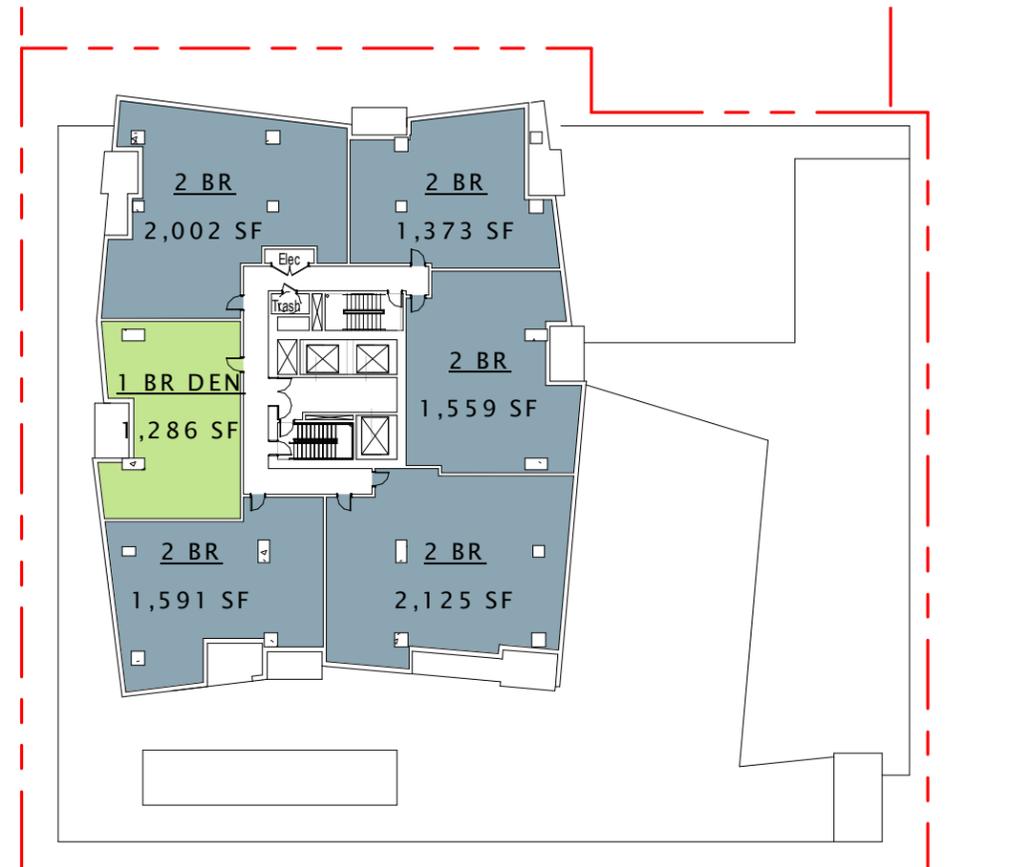


TYPICAL LEVEL 5-15

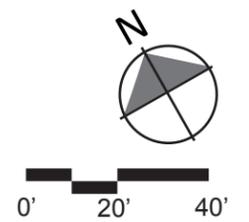


LEVEL 4



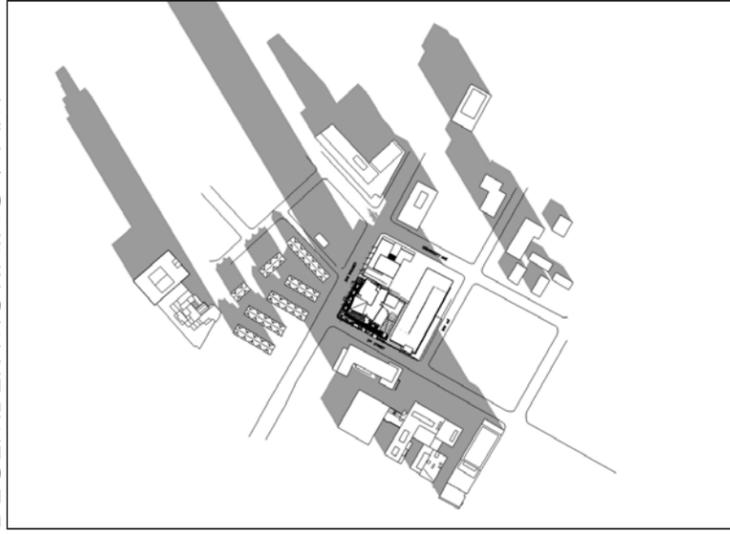


TYPICAL LEVEL 25-35

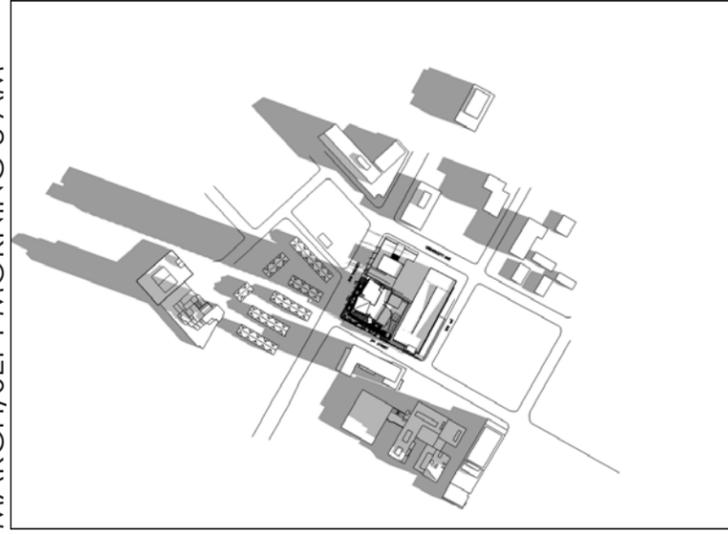


LEVEL 25-35 PLAN

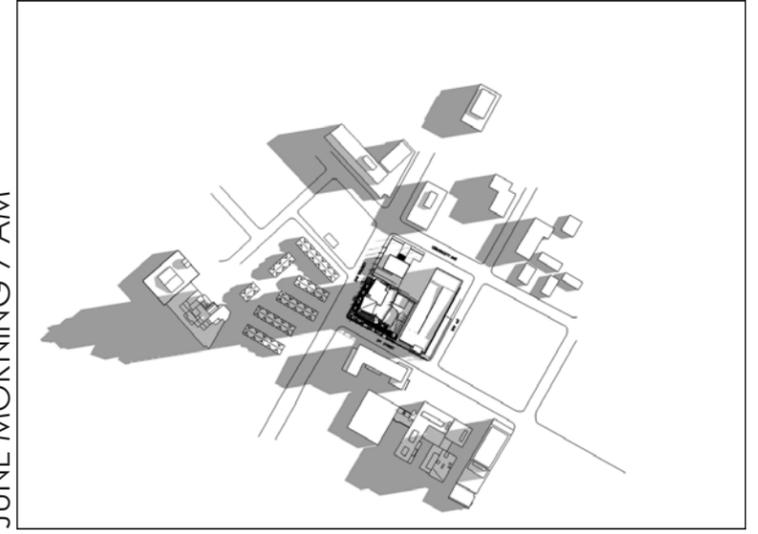
DECEMBER MORNING 9 AM



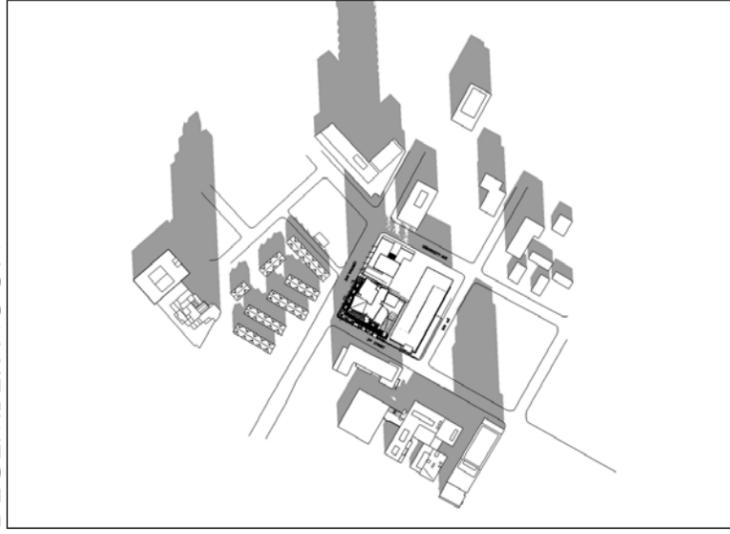
MARCH/SEPT MORNING 8 AM



JUNE MORNING 7 AM



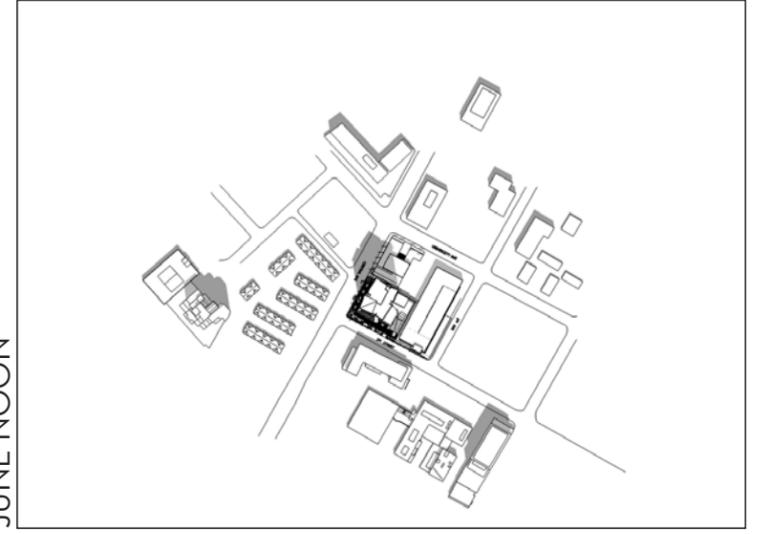
DECEMBER NOON



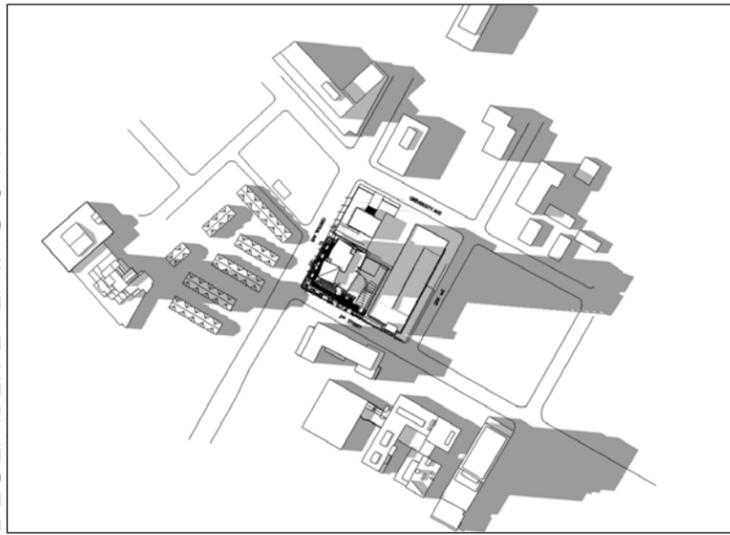
MARCH/SEPT NOON



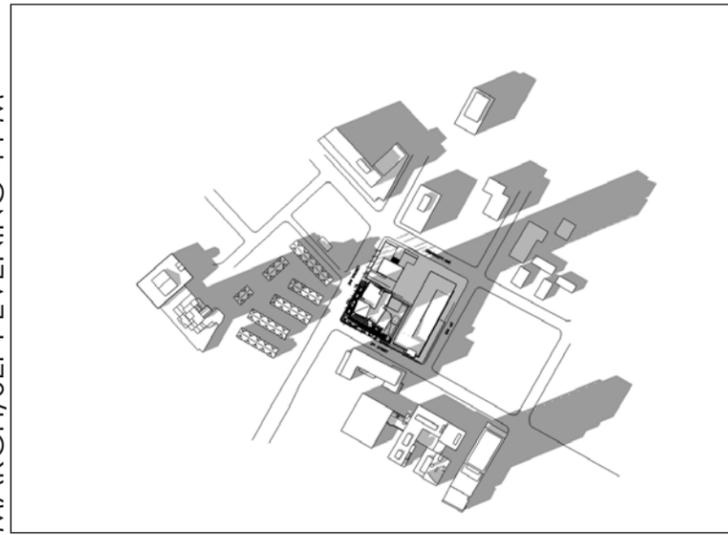
JUNE NOON



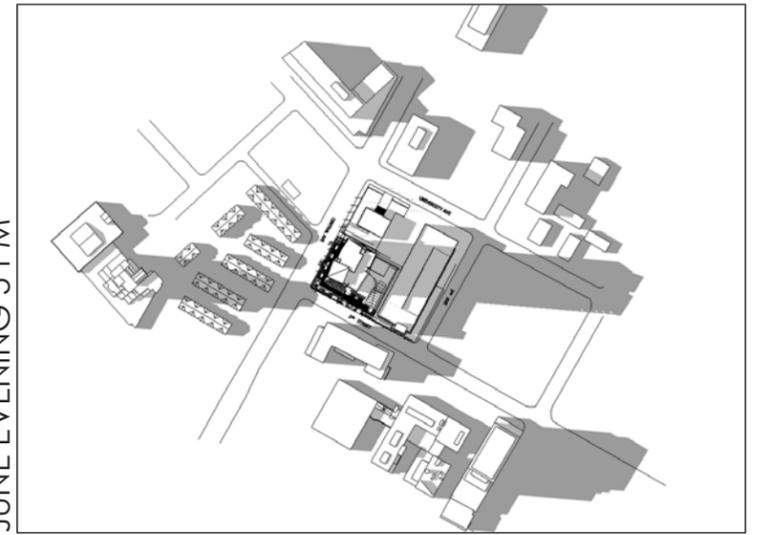
DECEMBER EVENING 3 PM



MARCH/SEPT EVENING 4 PM



JUNE EVENING 5 PM





	Use	Total GSF	Parking GSF	Commercial	Amenity Lobby	Residence GSF	RSF	Parking
Level P3	Parking	28,929	28,929					64
Level P2	Parking	28,929	28,929					64
Level P1	Parking	28,929	28,929					64
Level 1	Lobby/Retail	28,929	18,901	6,223	3,805			
Level 2	Parking	28,929	28,929					64
Level 3	Parking	28,929	28,929					64
Level 4	Amenity	15,959			7,211	8,748	3,729	
Level 5	Residence	11,914				11,914	10,133	
Level 6	Residence	11,914				11,914	10,133	
Level 7	Residence	11,914				11,914	10,133	
Level 8	Residence	11,914				11,914	10,133	
Level 9	Residence	11,914				11,914	10,133	
Level 10	Residence	11,914				11,914	10,133	
Level 11	Residence	11,914				11,914	10,133	
Level 12	Residence	11,914				11,914	10,133	
Level 13	Residence	11,914				11,914	10,133	
Level 14	Residence	11,914				11,914	10,133	
Level 15	Residence	11,914				11,914	10,133	
Level 16	Residence	11,914				11,914	10,133	
Level 17	Residence	11,914				11,914	10,133	
Level 18	Residence	11,914				11,914	10,133	
Level 19	Residence	11,914				11,914	10,133	
Level 20	Residence	11,914				11,914	10,133	
Level 21	Residence	11,914				11,914	10,133	
Level 22	Residence	11,914				11,914	10,133	
Level 23	Residence	11,914				11,914	10,133	
Level 24	Residence	11,914				11,914	10,133	
Level 25	Residence	11,736				11,736	9,936	
Level 26	Residence	11,736				11,736	9,936	
Level 27	Residence	11,736				11,736	9,936	
Level 28	Residence	11,736				11,736	9,936	
Level 29	Residence	11,736				11,736	9,936	
Level 30	Residence	11,736				11,736	9,936	
Level 31	Residence	11,736				11,736	9,936	
Level 32	Residence	11,736				11,736	9,936	
Level 33	Residence	11,736				11,736	9,936	
Level 34	Residence	11,736				11,736	9,936	
Level 35	Residence	11,736				11,736	9,936	
Level 36	Residence	11,736				11,736	9,936	
Level 37	Residence	11,350				11,350	9,560	
Level 38	Residence	11,350				11,350	9,560	
Level 39	Residence	11,350				11,350	9,560	
Level 40	Residence	11,350				11,350	9,560	
Level 41	Mech	6,000				6,000		
<b>Total</b>		<b>620,045</b>	<b>163,546</b>	<b>6,223</b>	<b>11,016</b>	<b>439,260</b>	<b>363,861</b>	<b>320</b>