

MEMORANDUM

TO: City Planning Commission, Committee of the Whole
FROM: Aaron Hanauer, Senior City Planner, (612) 673-2494
DATE: April 14, 2016
SUBJECT: REX 26, 2601-2621 Lyndale Avenue South

SITE DATA

Existing Zoning	CI, Neighborhood Commercial District OR2, High Density Residence District
Lot Area	31,941 square feet / 0.73 acres
Ward(s)	10
Neighborhood(s)	Whitter; adjacent to Lowry Hill East Neighborhood
Designated Future Land Use	Mixed Use
Land Use Features	Commercial Corridor (Lyndale Avenue)
Small Area Plan(s)	Lyn Lake Small Area Plan (2009)

REVIEW DESCRIPTION

At the February 25, 2016, City Planning Commission (CPC)-Committee of the Whole meeting, the applicants presented their initial plans for a mixed-use building at 2601-2621 Lyndale Avenue South. Plans were conceptual without a great level of detail. Most comments provided by the CPC at that meeting related to height, bulk, and massing.

SURROUNDING AREA

The project site is located along the Lyndale Avenue South Commercial Corridor, which stretches from Dunwoody Avenue to 31st Street West. The Lyn-Lake Activity Center is located approximately two blocks to the south of the project site. Lyndale Avenue. There are small-scale mixed use buildings and commercial buildings along Lyndale Avenue and multifamily dwelling buildings directly behind the project site and to the northeast.

SITE DESCRIPTION

The project site would form the southeast corner of the Lyndale Avenue South and 26th Street intersection and would span 46 percent of the block face between 26th Street West and 27th Street

West (270 of 585 linear feet). The subject site includes six lots; two of the lots are currently vacant and four of the lots contain either a single or two-family home. The project would result in the demolition of four residential structures.

PROJECT DESCRIPTION

The applicant's revised plan set has more building details. The proposed building would be a six-story/68-foot tall, mixed use building (since the first floor exceeds 20 feet it is counted as two stories). The project would include approximately 100 residential units (studios, 1-bedrooms, and 2-bedrooms) and a single retail space that is approximately 20,000 square feet. The floor above the first floor would include an indoor community room/fitness area and two roof decks: one facing Lyndale Avenue and one facing the alley. There are four main exterior building materials proposed outside of glazing: metal panel, brick, cement board, and precast concrete.

The main differences between the plans showed at the February Committee of the Whole meeting and this meeting are at the southern portion of the building. At this location, the upper floors are stepped back a little further from Lyndale Avenue and a portion of the building nearest the southern property line (approximately 14 feet) is stepped down one story.

The applicant is proposing 210 parking spaces in 2 ½ floors of underground parking with approximately 124 spaces for the residents, 60 of the spaces dedicated to the grocery tenant and 26 spaces for French Meadow. Passenger vehicles and trucks would access the site off of Lyndale Avenue South. Vehicle traffic would exit the site via a curb cut on West 26th Street and trucks would exit the site through the alley. The proposed vehicle access and exiting proposal has preliminary Public Works approval. The minimum off-street parking requirement for the proposal is 82 spaces; 50 spaces for the 100 residential units (0.5 spaces for unit with the transit incentive) and 32 spaces for the 20,000 square foot grocery store.

APPLICABLE POLICIES

The Comprehensive Plan policies and future land use designation of the project site is supportive of mixed-use development projects along commercial corridors when there is appropriate transitions to different uses in the area of different size, scale and intensity. The Lyn Lake Small Area Plan (2009) provides additional guidance for the project site. The small area plan states that "between West 26th Street and West 28th Street, Lyndale Avenue South is likely to have more intense development than some portions of the street to the north because 26th and 28th Streets provide quick access across the city. These blocks can provide a transition between the Activity Center and areas to the north." The plan also calls out for more visible crosswalk/pedestrian crossings, the installation of bump-outs at corners to reduce crossing distance for pedestrians and to slow traffic, and the beautification of the boulevards.

APPLICATIONS

CPED is looking for feedback on the following land use applications that have been identified for the project. Additional applications may be required depending on the plans that the applicant formally submits.

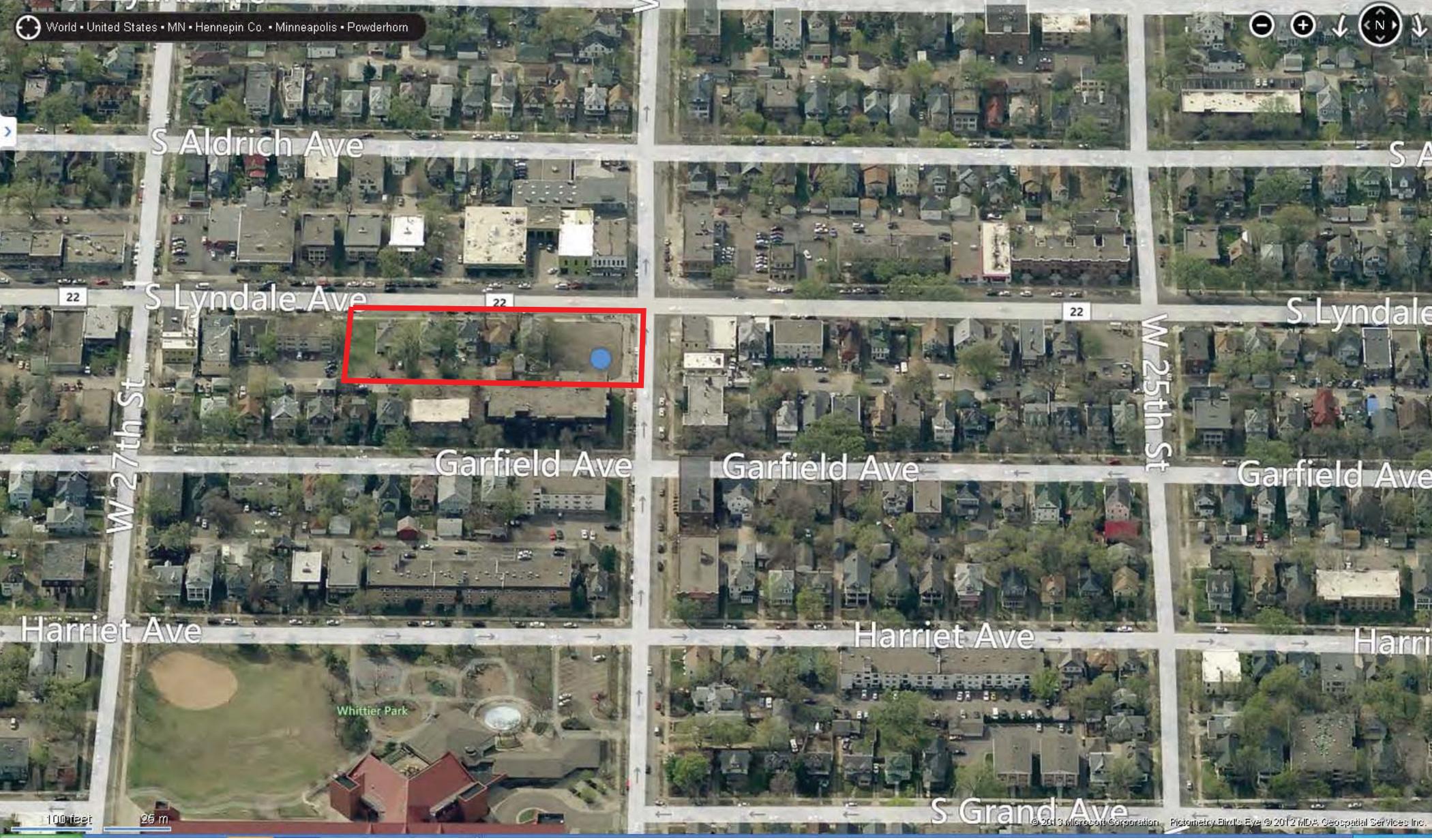
- Rezoning application to rezone the properties from either C1 and OR2 to C2.
- Conditional use permit to increase the maximum height from 4 stories/56 feet to 6 stories/68 feet.
- Variance to increase the allowable floor area from 2.4 to 3.3. The project includes approximately 103,760 square feet of gross floor area on a site that is 31,941 square feet.

- Variance to reduce the established front yard setback to 0 feet for the first twenty-five (25) feet from the residential property to the south.
- Variance to reduce the southern interior yard from 13 feet to 5 feet.
- Variance to reduce the eastern interior yard setback from 13 feet to 0 feet at its closest point for the upper floors (the first floor does not have an interior yard setback requirement because there is not a residential use on this floor)
- Variance to allow off-site parking for French Meadow, which has C4 zoning.
- Site plan review.

SEEKING FEEDBACK

CPED is also seeking feedback on the following:

- **Building height, scale, and massing:** Overall, CPED has concerns about the building size, height, scale, and massing being out of character with the surrounding area. Specifically the following: 1.) maintaining six stories of height for nearly the entire building which does not step the building down mid-block. 2.) The proposed first floor height is 23 feet, well above the height of the neighboring building's first floor. 3.) Having too much massing at the rear of the building, which could have an adverse shadowing impact on the residential properties to the east and northeast.
- **Articulation:** Site plan review requires that in larger buildings, architectural elements, including recesses or projections, windows and entries, shall be emphasized to divide the building into smaller identifiable sections. CPED recognizes the numerous recesses and projections proposed and the applicant's efforts to make the southern third of the building somewhat subordinate to the northern third of the building. However, CPED still has concerns that the applicant has not effectively broken the building up into distinct modules to complement the smaller commercial building context. The current proposal still reads as one large building. Vertical articulation could help break up the building more than what is proposed (see attached for examples).
- **Blank walls.** Site plan review requires that blank, uninterrupted walls that do not include windows, entries, recesses or projections, or other architectural elements, shall not exceed twenty-five (25) feet in length. A portion of the first floor along Lyndale Avenue has a blank wall greater than 25 feet as does nearly the entire 1st floor of the southern and eastern elevations will be blank walls. CPED also has concerns about how the large open loading area will feel for users of the site and neighboring properties.
- **Number of exterior materials:** Site plan review requires that buildings should not include more than three exterior materials on each elevation (excluding glazing, accent, and foundation materials). The eastern elevation is showing four exterior materials. In addition, given the placement of materials and proposed changes in colors of the exterior materials, each elevation appears to have five different materials. As previously mentioned, CPED is encouraging the applicant to create a cleaner design and to explore breaking the building up vertically.
- **Bike parking:** No bike parking is shown on the plans. CPED is encouraging the applicant to meet or exceed the bike parking standards for the residential and commercial uses given the bike ridership of the area.



S Aldrich Ave

S Aldrich Ave

S Lyndale Ave

S Lyndale Ave

Garfield Ave

Garfield Ave

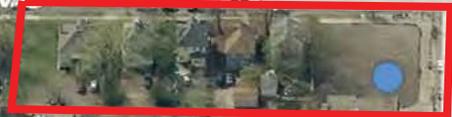
Garfield Ave

Harriet Ave

Harriet Ave

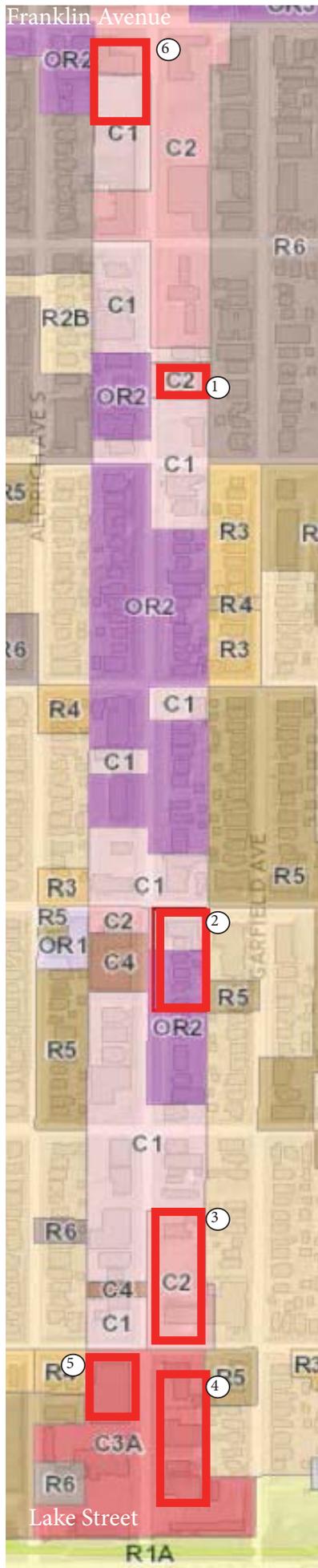
Harriet Ave

S Grand Ave



Whittier Park





1. 2309 Lyndale Avenue South, 5 stories, FAR 1.8



2. 2601 Lyndale Avenue South (proposed project), 5 stories, FAR 3.3



3. 2743 Lyndale Avenue South, 4 stories, FAR 1.8



4. 2833 Lyndale Avenue South, 6 stories, FAR 2.5



5. 2900 Lyndale Avenue South, 6 stories, FAR 3.4

6. Not built, 2008 Lyndale Avenue, 6 stories, FAR 2.3

Examples of breaking up building into distinct modules





master
ENGINEERING ■ REAL ESTATE ■ CONSTRUCTION

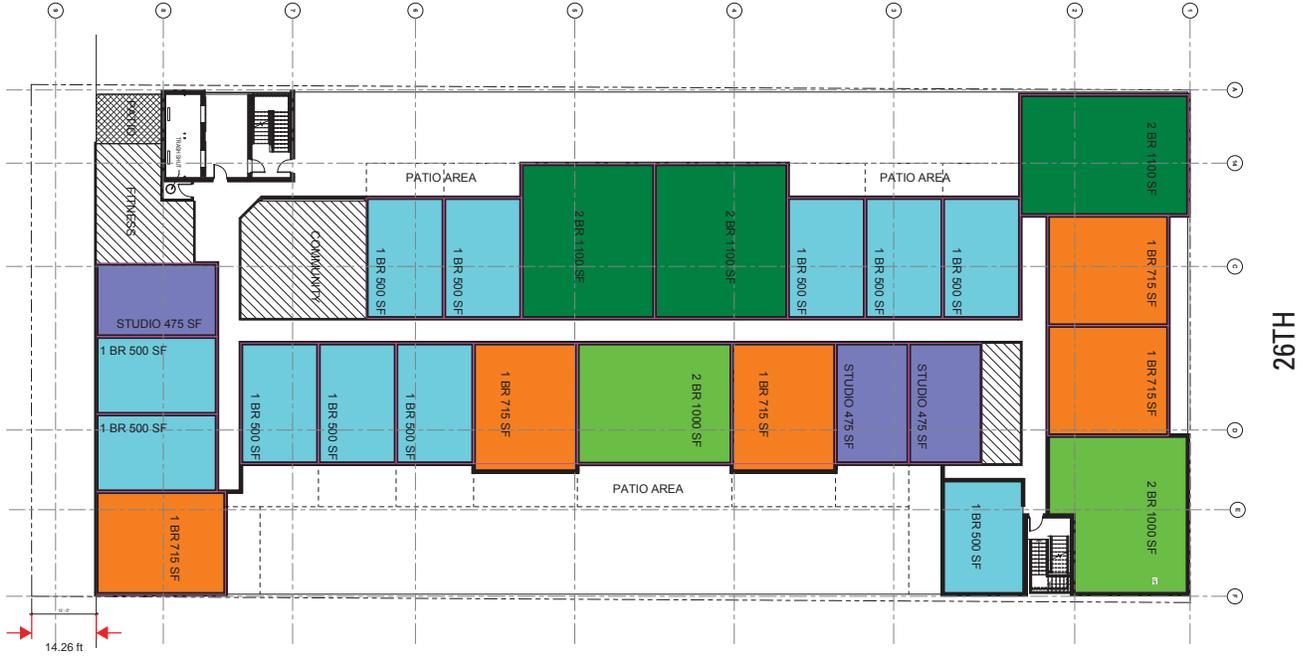
26th & LYNDAL
CONCEPT SKETCH
2196.002.00

16 FEBRUARY 2016

2.25.16 CoW Submittal

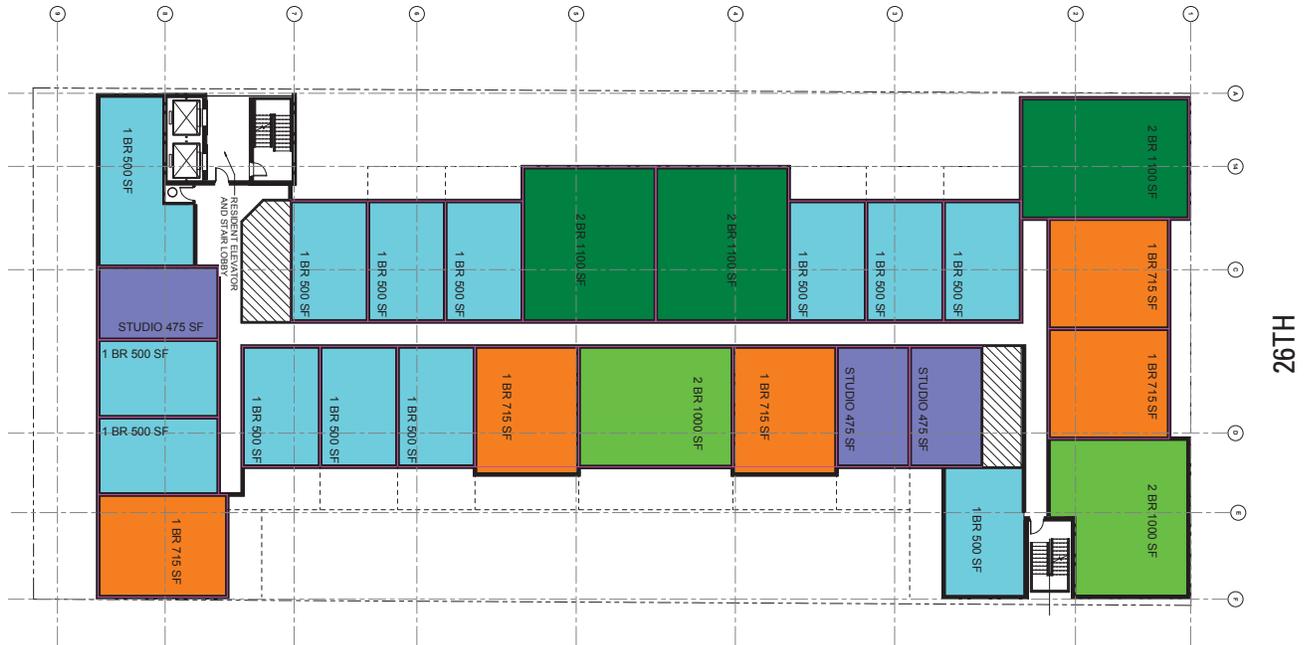
UNIT LAYOUT - LEVEL 2 OF DATE

LYNDALE



UNIT LAYOUT - TYP. FLOOR UPDATE

LYNDALE



AERIAL VIEW - SOUTHEAST



AERIAL VIEW - NORTHEAST



AERIAL VIEW - NORTHWEST



AERIAL VIEW - SOUTHWEST



26TH AND LYNDAL CONCEPT PACKAGE



03.31.2016



REX 26
Mixed-Use Urban Development
Retail / Residential Apartments / Underground Parking

Property Overview

1. REX 26 is an urban infill, five-story mixed-use project with a proposed full service grocery store and 100 market-rate, apartments with 210 underground parking stalls in 2½ levels below grade.
2. The retail component will have 60 dedicated parking underground spaces for the exclusive use of the retail customers on underground parking level one.
3. Residential parking is provided at underground parking levels two and three.
4. Four stories of apartments will be Market-Rate / High Quality / Urban-Living / New Rental Housing as a modern alternative to the aging rental options in north Whittier, Lowry Hill East and Stevens Square neighborhoods.
5. The project site is composed of two vacant lots and three residential structures which all will be razed; the fourth residential single family house will be attempted to relocate within Whittier. All land parcels needed for the Project are currently under sales contacts with Rex 26 Developers LLC.
6. The project will be a Landmark for providing additional retail/grocery choices and an opportunity to locate new housing in an area of our city targeted for growth and density along a major city commercial corridor.

Project Data

Site Dimensions:	(6) Parcels Approximately = 31,941sf	City:	Minneapolis
Site Area:	0.73 acres	Neighborhood:	Whittier
Apartments:	100	Parking:	2 ½ Levels Underground – 210 Spaces
Building Levels:	Five	Foundation:	Concrete
RetailSpace & Lobby:	18,982 sf – street level	Roof:	Built-up
Dock & Resid'l Lobby:	1,269 sf – street level	Interior Walls:	Stud with gyp
Housing:	83,509 sf – levels 2-5	Exterior Walls:	Brick, Burnished CMU, Metal Shingles, Nichiha Panels, Panels, Green Screen, Composite Metal Panels, Corrugated Aluminum Storefront & Operable Glass
Gross Enclosed Area:	103,760 sf above grade	Windows:	
Exterior Loading & Delivery:	10,350 sf – street level	Construction Period:	
Zoning:	C-2 and OR-2	Construction Start:	2016
Proposed Re-Zone:	C-2	Estimated Construction:	13 months

Project Vision, Overview and Development Guideline Compliance

The vision for REX 26 is to provide an urban infill project in keeping with the proposed development policies of the [Minneapolis Plan for Sustainable Growth](#), the [Uptown Small Area Plan](#) and the [Midtown Greenway Land Use and Development Plan](#) which promotes the need to: ... “grow an independent and diverse business mix, promote a pedestrian friendly urban environment, support a dense environment with housing options for a variety of incomes and lifestyles, encourage incremental greening through development of small urban green spaces, environmentally sensitive (building) design and continue to plan for the parking needs of area businesses, residents and visitors while balancing the need for a walkable, well developed area”.

The proposed REX 26 project is located in Area #5 of the [LynLake Small Area Plan](#) which specifically states “...between west 26th street and west 28th street Lyndale avenue south is likely to have more intense development than some portions (of Lyndale as a Commercial Corridor) than some portions of the street to the north because 26th & 28th streets provide quick access across the city. These blocks can be a transition between the Activity Center (at Lake Street to 28th street) and areas to the North”.

The [Minneapolis Plan for Sustainable Growth](#) encourages various commercial uses and high density housing along Commercial Corridors. “When redevelopment projects are proposed, stepped down building heights, a transition of uses and buffering to adjacent residential areas is encouraged.”

The [LynLake Small Area Plan](#) states as a development guideline “Thus it is likely that additional open spaces will have to be provided with new development. As development is proposed the inclusion of green spaces and plazas should be encouraged. In appropriate locations, trade-offs for the provision of open space, such as allowance for additional height should be considered.” The REX 26 design affords two large open terraces that provides light and air to surrounding structures and activates the street at the second level. A green roof/planting area is available for resident gardens in the open terrace located on level two on the east side of the building.

The Uptown area in south Minneapolis is experiencing a strong influx of economic activity and multi-family rental housing opportunities along Lyndale Avenue and the surrounding neighborhoods. REX 26 is consistent with the [Lyn-Lake Small Area Plan](#) and will contribute to the urban fabric in a dense urban setting along this major transportation corridor. The REX 26 project is a walkable (walk score 91) and bikeable (bike score 92) location convenient to the surrounding Whittier, Lowry Hill East, Lowry Hill and the near-by Kenwood neighborhoods. Many of the neighborhood residents are looking for opportunities to shop, work and live in new, mixed-use buildings with modern architecture and high quality amenities.

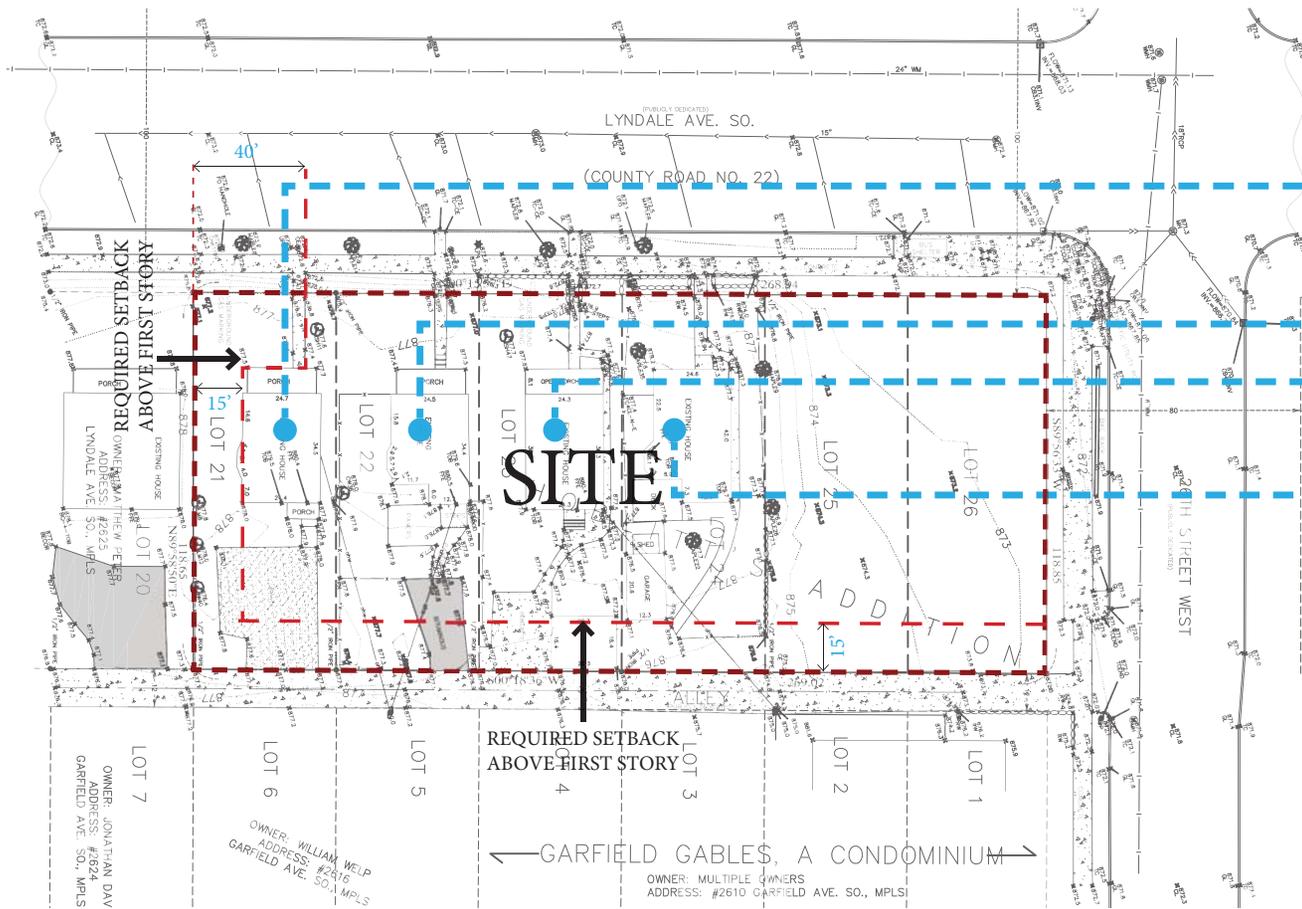


26th & LYNDALE

2196.002.00

31 MARCH 2016

1



LOT 21
2621 LYNDALE AVE. SO.
MINNEAPOLIS, MN



LOT 22
2617 LYNDALE AVE. SO.
MINNEAPOLIS, MN

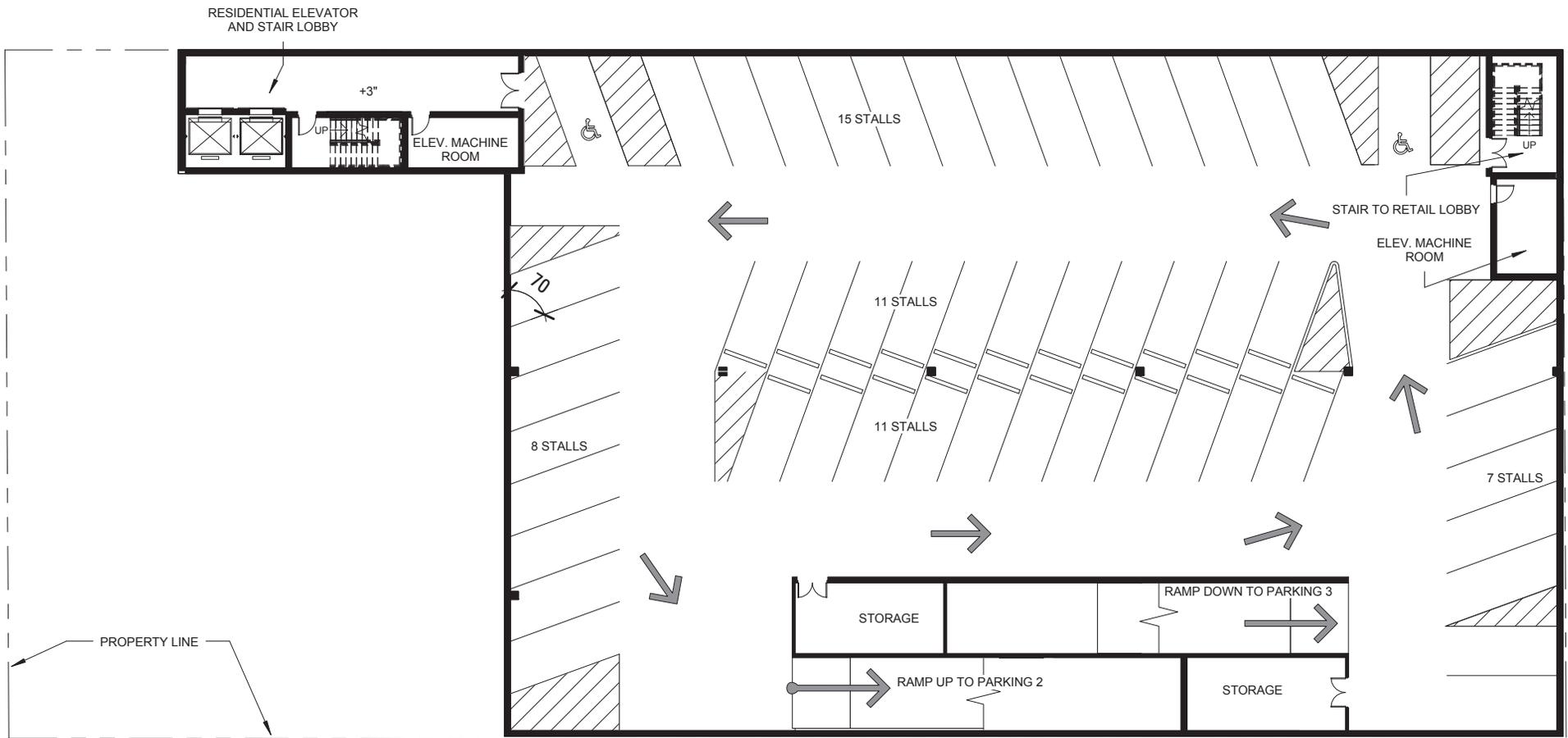


LOT 23
2613 LYNDALE AVE. SO.
MINNEAPOLIS, MN



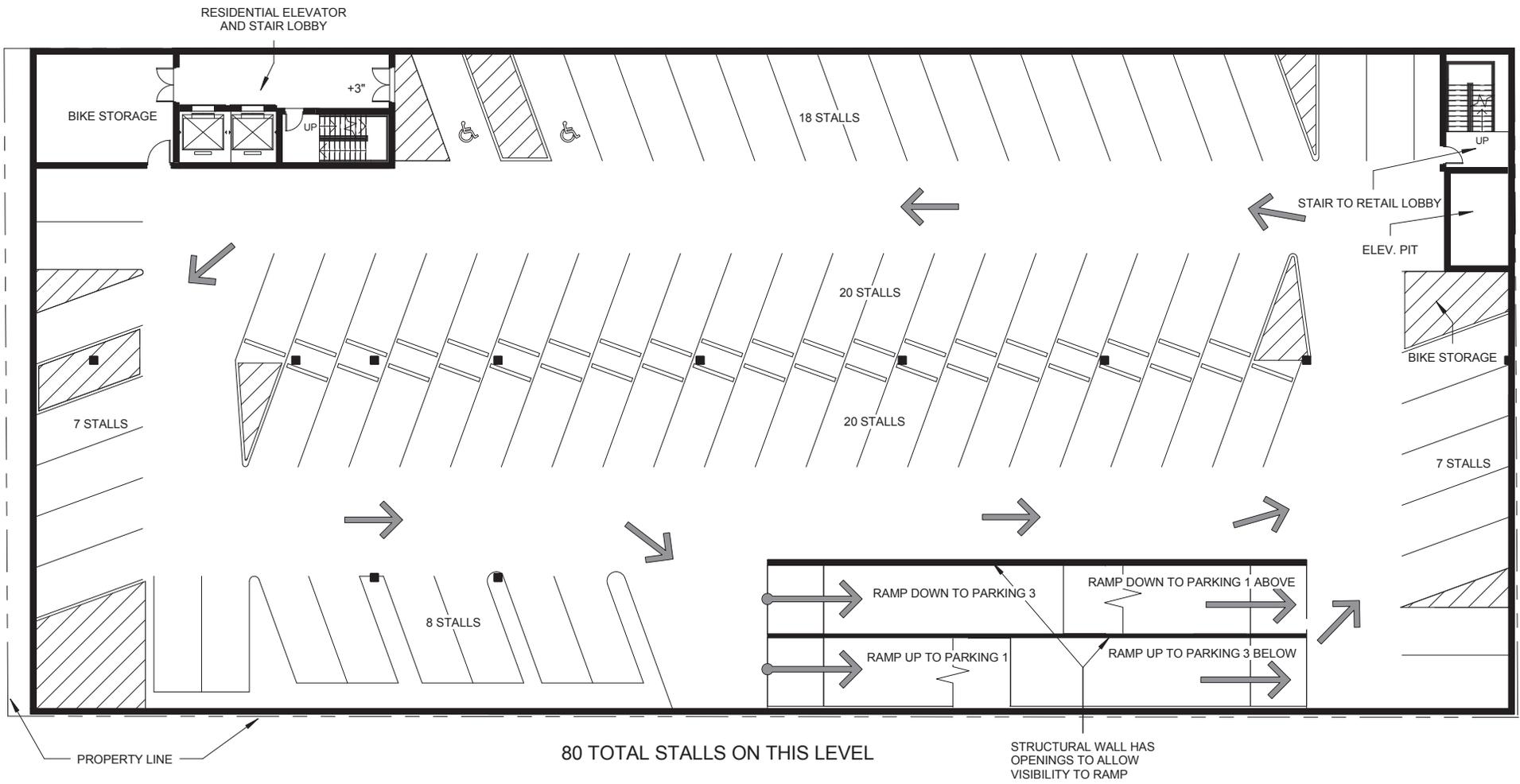
LOT 24
2609 LYNDALE AVE. SO.
MINNEAPOLIS, MN

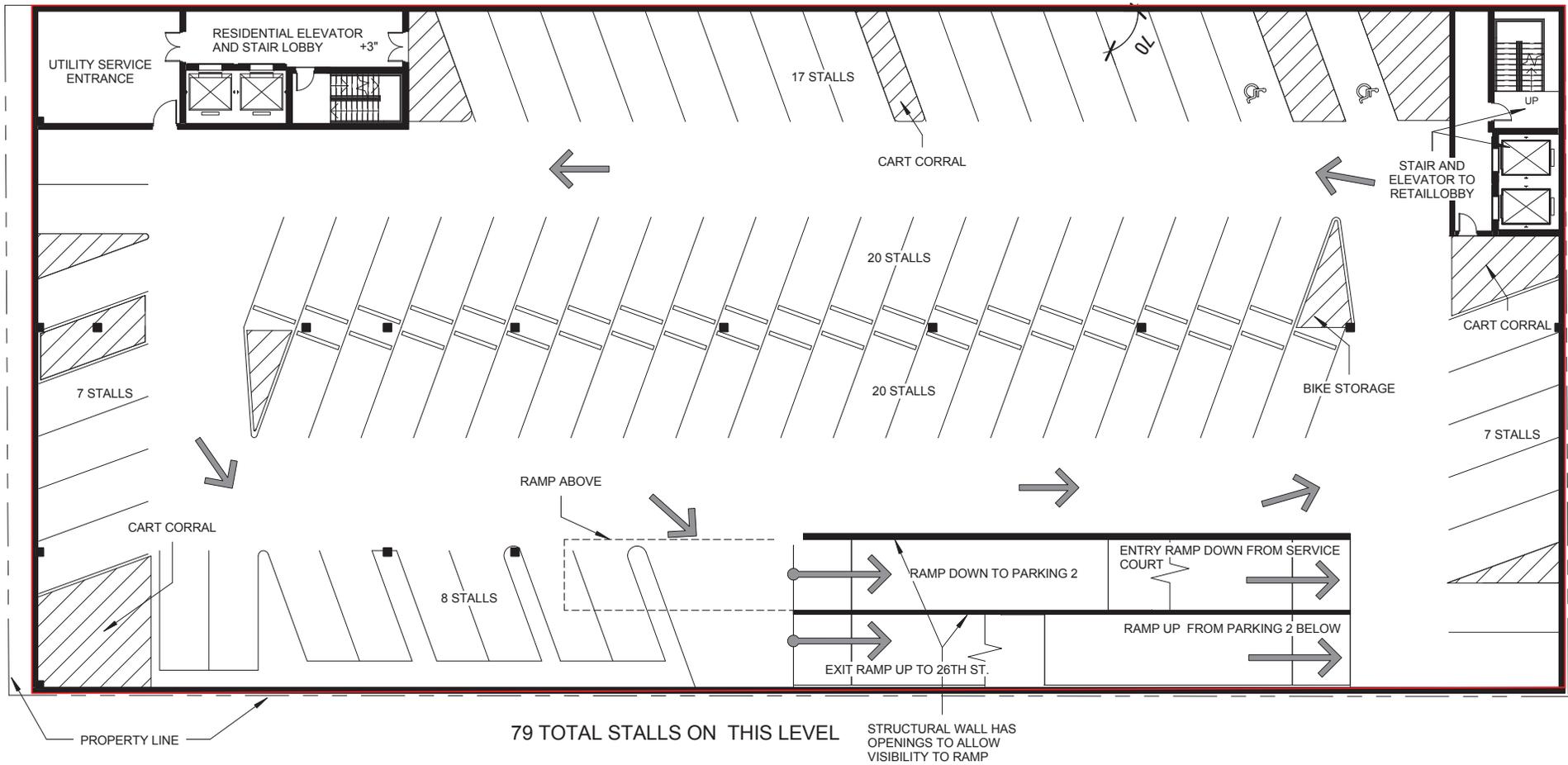




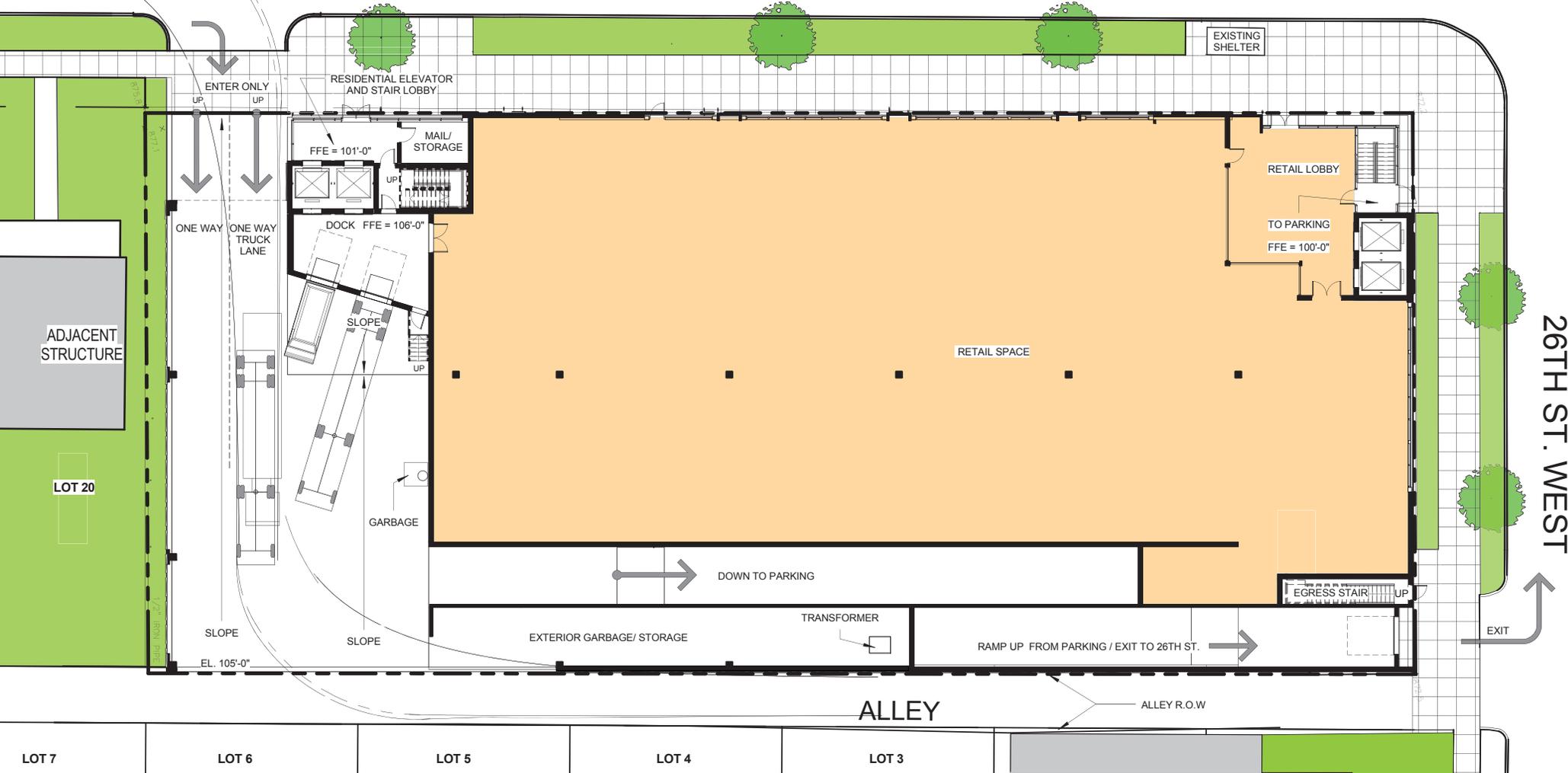
52 TOTAL STALLS ON THIS LEVEL







LYNDALE AVE SOUTH



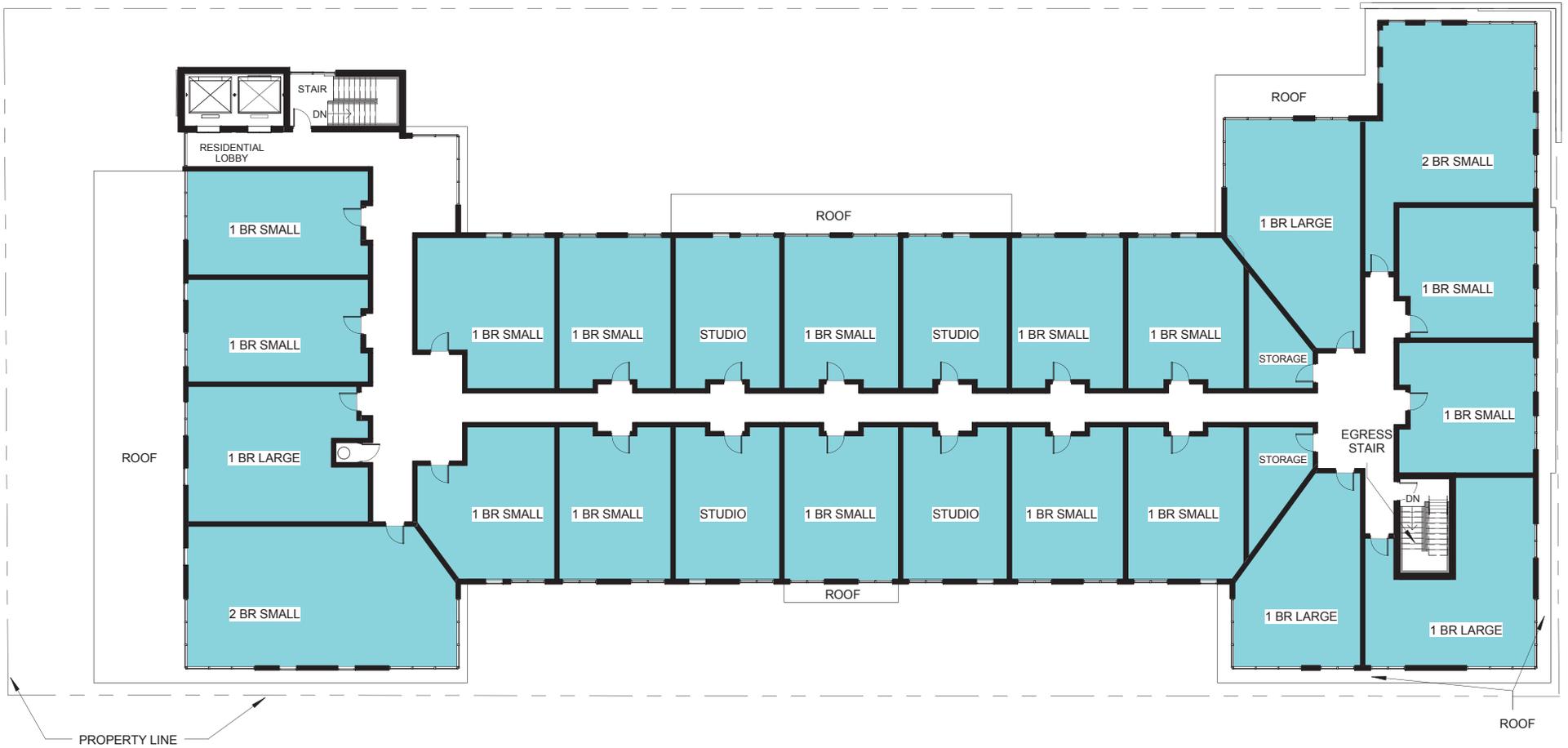
LOT 7 LOT 6 LOT 5 LOT 4 LOT 3













WEST ELEVATION

MATERIAL	SF	% OF ELEVATION
GLASS	6,311	37%
METAL PANEL	6,575	39%
BRICK	2,230	13%
COMPOSITE PANEL	1,520	9%
CMU	348	2%
TOTAL	16,984	100%

---CORRUUGATED METAL ---METAL SHINGLES ---BRICK ---FLAT METAL ---GREEN SCREEN
 ---COMPOSITE METAL PANEL ---CORRUUGATED METAL ---CONCRETE COMPOSITE PANEL
 ---COMPOSITE METAL PANEL ---BURNISHED CMU ---CORRUUGATED METAL





EAST ELEVATION

MATERIAL	SF	% OF ELEVATION
GLASS	4,428	27%
METAL PANEL	3,892	24%
BRICK	5,112	31%
COMPOSITE PANEL	992	6%
PRECAST CONC.	1,890	12%
TOTAL	16,314	100%

CONCRETE COMPOSITE PANEL CAST-IN-PLACE CONCRETE LOUVER





NORTH ELEVATION

MATERIAL	SF	% OF ELEVATION
GLASS	2,469	31%
METAL PANEL	2,706	33%
BRICK	1,594	20%
COMPOSITE PANEL	1,021	13%
CMU	210	3%
TOTAL	8,000	100%





SOUTH ELEVATION

MATERIAL	SF	% OF ELEVATION
GLASS	1,983	26%
METAL PANEL	2,143	27%
BRICK	2,314	30%
PRECAST CONC	1,300	17%
TOTAL	7,740	100%











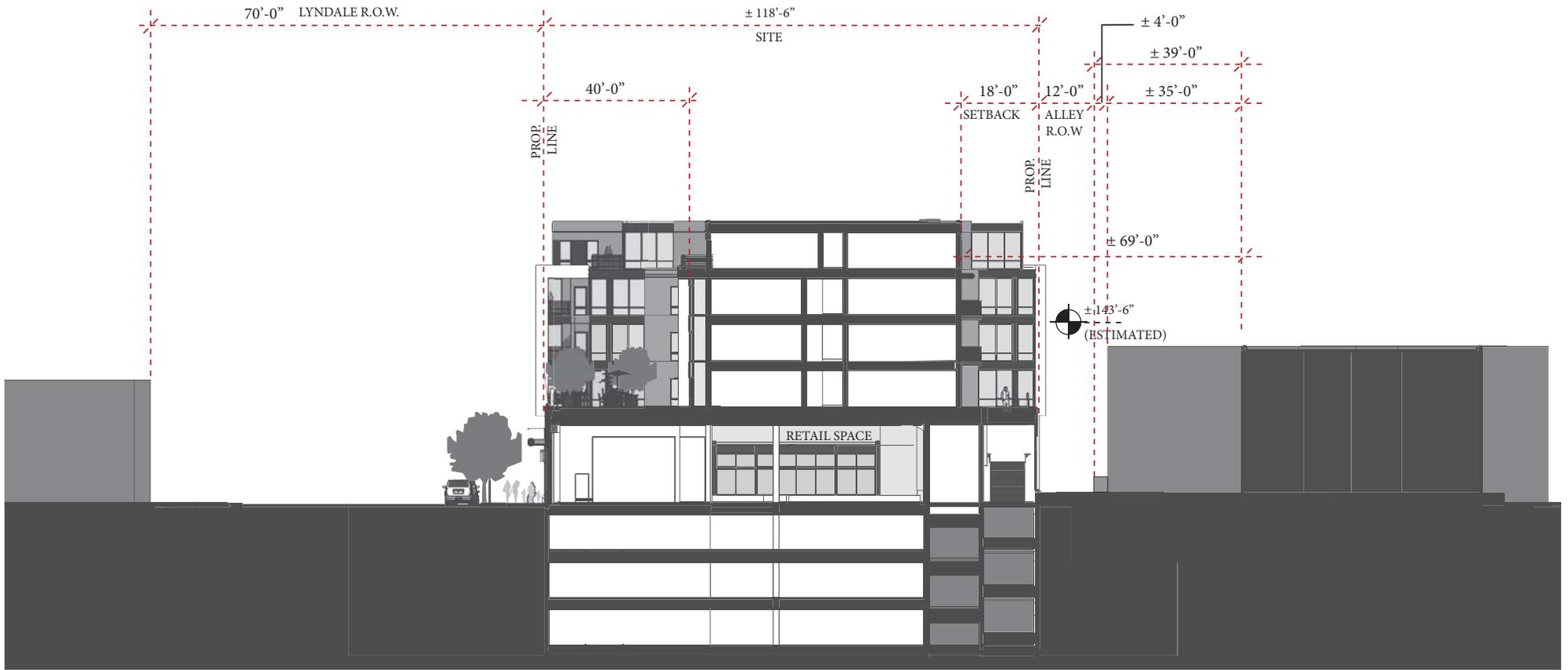


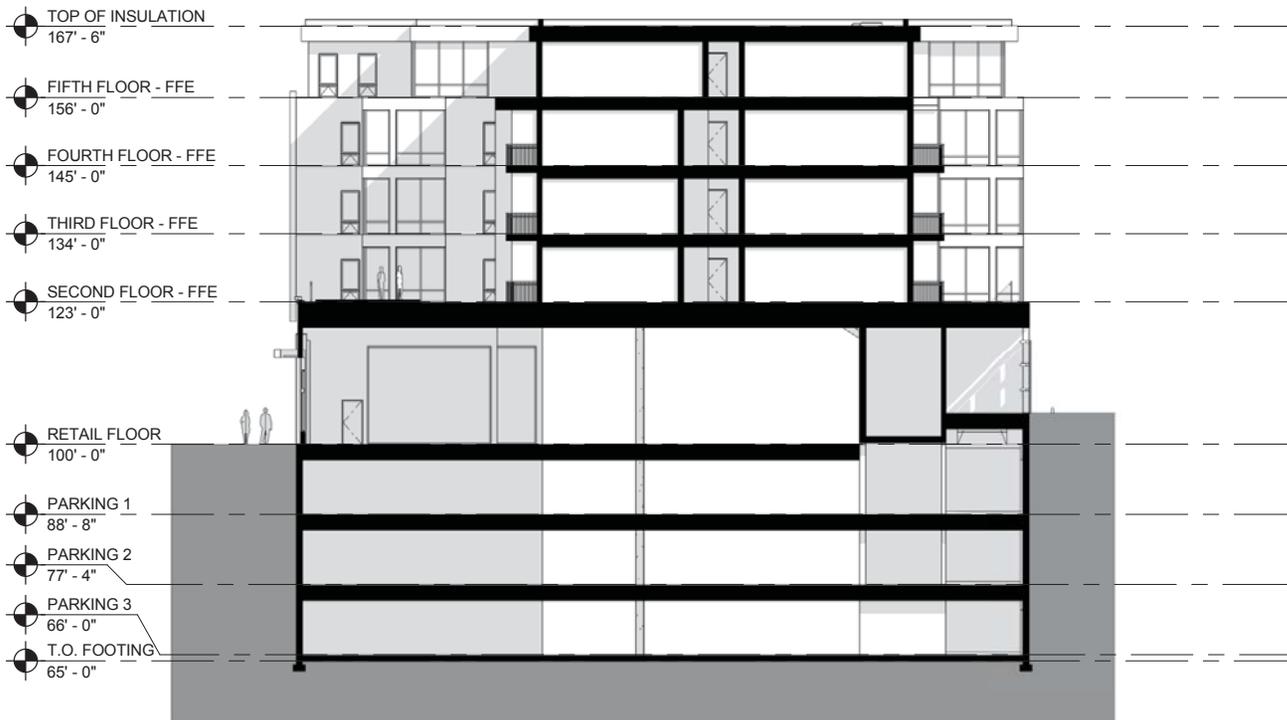


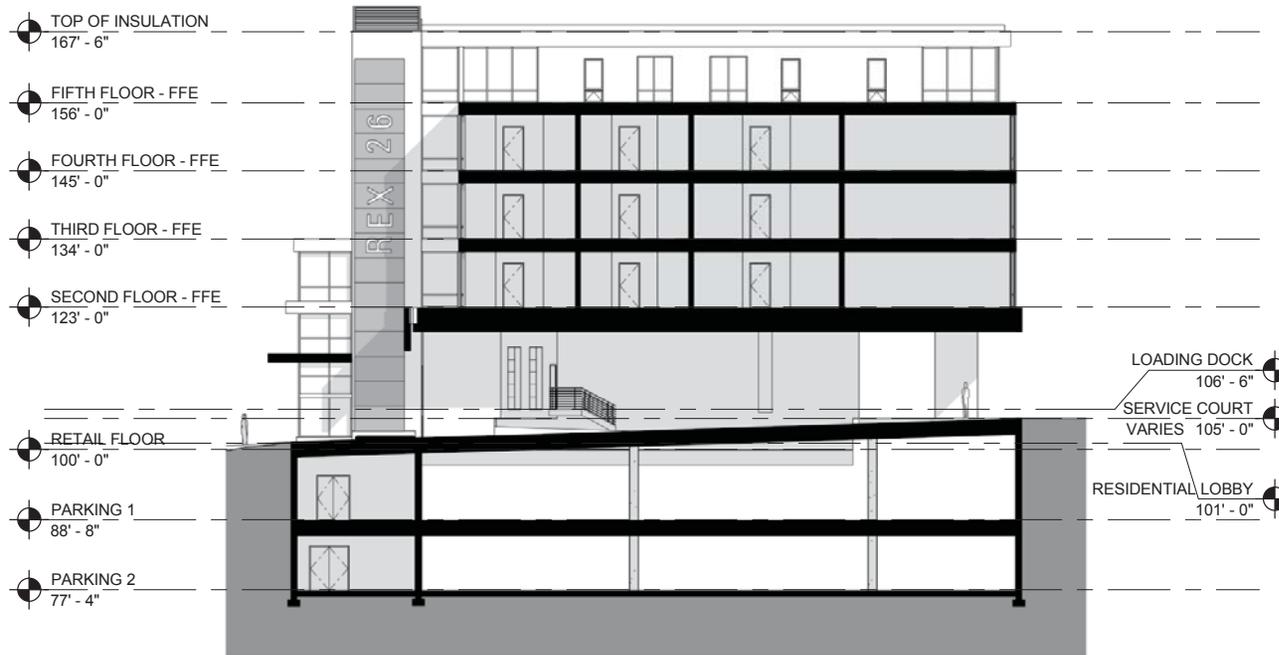
















DEC. 21 - 9AM



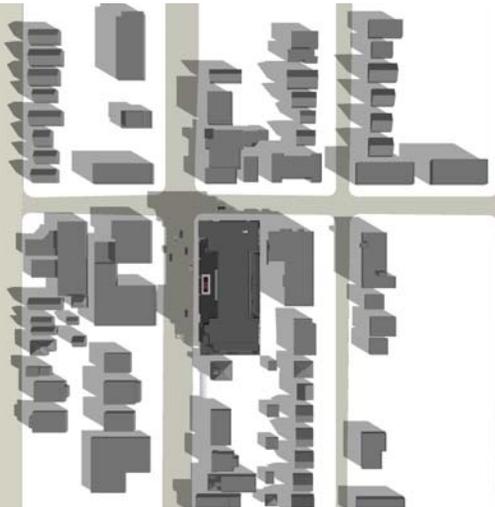
DEC. 21 - 4PM



JUNE 21 - 9AM



JUNE 21 - 4PM



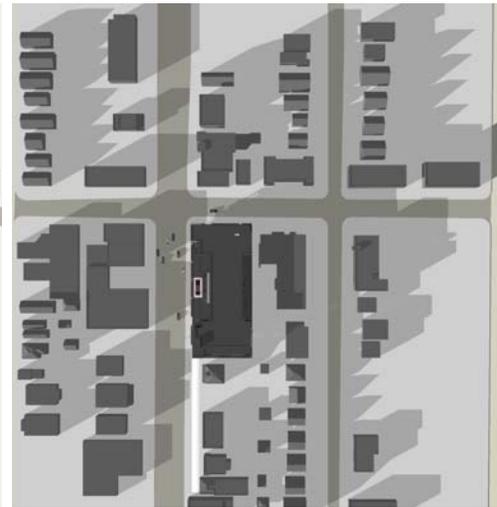
MARCH 21 - 9AM



MARCH 21 - 4PM



SEPT. 21 - 9AM



SEPT. 21 - 4PM

