

## MEMORANDUM

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

**FROM:** [Aaron Hanauer](#), Senior City Planner, (612) 673-2494

**DATE:** May 26, 2016

**SUBJECT:** CHDC Workforce Housing, 815-827 6th Street South, 810 7th Street South, and 601 Chicago Avenue

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### SITE DATA

|                                   |  |
|-----------------------------------|--|
| <b>Existing Zoning</b>            | B4N/ Downtown Neighborhood District<br>DP/ Downtown Neighborhood Overlay District                          |
| <b>Lot Area</b>                   | 101,933 square feet / 2.34 acres   |
| <b>Ward(s)</b>                    | Within Ward 6, Adjacent to Ward 3 and 7  |
| <b>Neighborhood(s)</b>            | Within Elliot Park; adjacent to Downtown East  |
| <b>Designated Future Land Use</b> | Public and Institutional   |
| <b>Land Use Features</b>          | Commercial Corridor (Chicago Avenue)   |
| <b>Small Area Plan(s)</b>         | <a href="#">Downtown East/North Loop Master Plan (2003)</a><br>Elliot Park Neighborhood Master Plan (2002) |

### SURROUNDING AREA

The project site is located just to the south of the new U.S. Bank Stadium. The Hennepin County Medical Center (HCMC) campus is located to the south and west of the project site; the Hennepin County Energy Center is just to the east. Bus stops are located on the east side of Bud Grant Way and the south side of 6th Street South. The Downtown East Station and Platform for the Blue and Green line Light Rail is located two blocks to the north. There is dedicated bike lane along 6<sup>th</sup> Street South. 6<sup>th</sup> Street South provides one-way traffic eastbound for vehicles and 7<sup>th</sup> Street South provides one-way traffic westbound.

### SITE DESCRIPTION

After a proposed land swap with Hubert’s Café and Sports Bar, First Covenant Church Minneapolis will own the entire city block bound by Chicago Avenue, 6<sup>th</sup> Street South, Bud Grant Way, and 7<sup>th</sup> Street South with the exception of approximately 16,500 square feet at the Chicago Avenue and 6<sup>th</sup> Street South intersection. The existing First Covenant Church buildings, which are connected to each other, front 7<sup>th</sup> Street South. First Covenant also has a surface parking area within this block that provides commercial parking for approximately 200 vehicles.

Today, First Covenant is a mix of uses: an active congregation, seasonal overnight homeless shelter, office space for the National Association of Minority Contractors Resource Center, and an early childhood learning center.

## **PROJECT DESCRIPTION**

First Covenant Church Minneapolis in partnership with Community Housing Development Corporation (CHDC) is proposing a six-story, mixed use development with 154 units of new affordable housing and approximately 12,500 square feet of commercial space along 6<sup>th</sup> Street South. The existing church buildings would stay as part of the new development. There is proposed to be 17 studios, 96 1-bedrooms, 32 2-bedrooms, and 5 3-bedrooms. The exterior materials would be brick, metal panel, and fiber cement.

The proposed project would have a total of 188 parking stalls: 135 underground and 53 surface. The 135 underground parking stalls would be a paid commercial parking facility and the 53 surface parking stalls would provide accessory parking for the church and retail component of the project. There would be a link to connect the underground parking to the basement level of the church.

The moving of the billboard from the current Hubert's surface parking lot site to the proposed Hubert's surface parking lot site will require separate land use applications.

## **APPLICABLE POLICIES**

The project site is within the Elliot Park Neighborhood Master Plan (2002) area and the Downtown East/North Loop Neighborhood Master Plan (2003). The Elliot Park Neighborhood Master Plan calls for streetscape plantings that maintain and improve the urban forest and encouragement of mixed use development.

The Downtown East/North Loop Neighborhood Master Plan calls for complete communities (i.e. neighborhood or districts that have a variety of land uses including a mixture of housing types). It also calls for a streetscape along Chicago Avenue to tie together the central riverfront, the Mills District, Downtown East and Elliot Park, encouragement street-level improvements around the Metrodome and HCMC to create visual interest and functional links through the area around these megastructures, and establishment of a pedestrian-friendly streetscape of widened sidewalks, and tree planters.

## **APPLICATIONS**

Additional applications may be required, depending on the plans that the applicant formally submits; however, based on staff's preliminary review, the following land use applications have been identified:

- Conditional use permit to allow for a planned unit development. It appears the project will not require additional points beyond the standard 10 points required for a planned unit development. The applicant is requesting approval of 12 points by providing the following amenities: outdoor children's play area (5 points), reflective roof (3 points), shared bicycles (3 points), and recycling/storage area (1 point);
- Conditional use permit to allow a surface parking lot in the Downtown Parking Overlay District;
- Variance to allow a surface parking lot to exceed 20 spaces in the Downtown Parking Overlay District;
- Conditional use permit allow a principal parking facility for the proposed underground commercial parking facility;
- Site plan review.

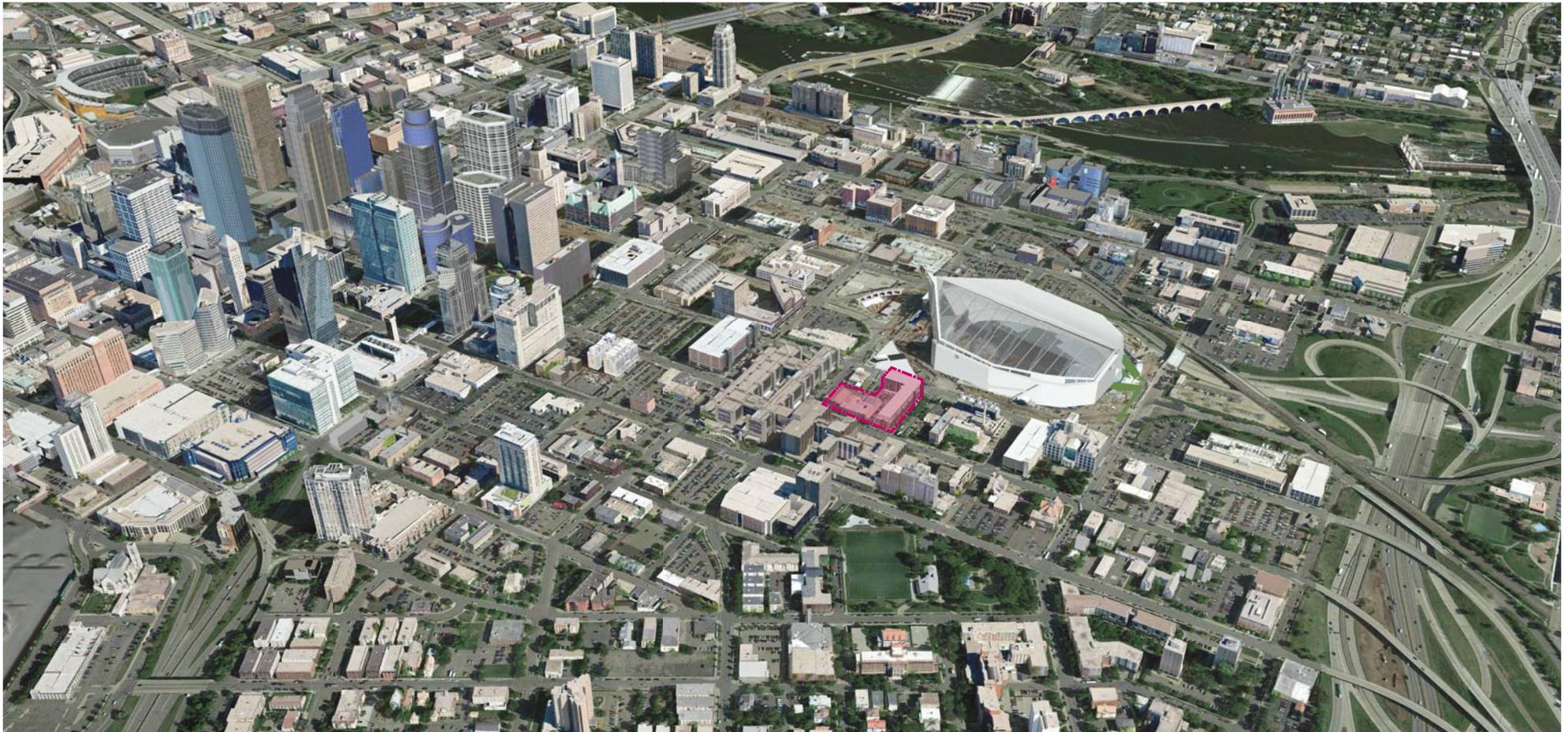
## SEEKING FEEDBACK

- Site plan review requires that vehicular access and circulation shall be designed to minimize conflicts with pedestrian traffic and with surrounding residential uses and that curb cuts for vehicles shall be consolidated wherever possible. The entire city block currently has seven curb cuts. With the proposed development it is anticipated the city block will have four curb cuts (both First Covenant and the former Hubert's Restaurant). Public Works-Traffic's initial comment about the proposed circulation was "Ideally, the underground parking could be accessed from the parking lot and the playground moved." CPED recognizes the improvements over existing conditions; however, sees an opportunity to remove the curb cut on 7<sup>th</sup> Street South or one of the curb cuts on Chicago Avenue.
- Site plan review requires that clear and well-lighted walkways shall connect building entrances to the adjacent public sidewalk and to any parking facilities located on the site. Such walkways shall be a minimum of four (4) feet in width. The main pedestrian access point is on Bud Grant Way. There is also a pedestrian entrance at the rear of the building that connects to 6<sup>th</sup> Street South. Is the pedestrian connection on the west side (rear) of the building sufficient, or are there things that the applicant can do to enhance the pedestrian connection for the residents and users of the paid parking facility traveling to downtown?
- 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 (i.e. articulation). The southern elevation is approximately 164 feet long. The applicant is proposing balconies at the ends of this building elevation and two small returns. Is this sufficient, or would the elevation benefit from another column of projecting balconies or other features?
- The applicant is proposing a shared green space and a proposed playground at grade and an outdoor area on the second floor. What design elements can the applicant include in their plans to help activate and make these outdoor areas great amenities for the residents and other users of the site? Note: the applicant is seeking 5 points for the outdoor play area as part of the conditional use permit. CPED sees opportunities to have residential entrances open up directly to the second floor space and for the applicant to enhance the outdoor play area.
- Table 541-2 Specific off street parking requirements-Downtown Districts does not require off-street parking for the existing or proposed uses. The applicant is not proposing dedicated off-street parking for the residential uses. The applicant is proposing to provide enclosed bike parking for the residential uses. If there is no dedicated parking for the residential uses, CPED sees opportunities for the applicant to incorporate a bike work room and a real time transit board in a common area to help promote alternative modes of transportation.



# CHDC - Workforce Housing

SUBMITTED TO COMMITTEE OF THE WHOLE 05.12.2016



## Statement of Proposed Use & Project Description

Two long-standing local non-profit organizations, First Covenant Church and Community Housing Development Corporation (CHDC), are working together to develop workforce housing tailored to individuals and families who work in the downtown core of Minneapolis at employers such as HCMC and North Central Bible College. The new construction development will provide high-quality housing and commercial space focused on a well-respected social service provider. It will expand the current diverse uses and programs provided within the existing First Covenant Church facility which is home to such community assets as MetroKids Early Childhood Education Center and the a homeless shelter staffed by the Salvation Army.

The need is great. The most recent demand analysis for workforce housing in the Twin Cities is 4,200 new units annually, with expected development of approximately 1,000 new units coming on line this year.

The project has three primary components:

1. 154 units of new affordable housing
2. First floor commercial space
3. Surface/underground public parking structure with 188 parking stalls.

The proposed CHDC Workforce Housing development will provide affordable housing (50 & 60% AMI) in a new 6-story building located on an existing surface parking lot. The apartments will range from studios to three bedrooms. In addition, there will be a community room located just off the main residential building entrance adjacent to a newly configured playground that will be shared by the licensed daycare in the church and residents of the affordable housing apartments.

The approximately 12,375 SF commercial space on the first floor along 6<sup>th</sup> Street is expected to house a local mission-driven community non-profit that focuses on youth development, healthy living, and social responsibility.

The 188 parking stalls consist of 135 enclosed stalls in an underground structure and 53 surface. All 188 stalls are for public parking, as no stalls are specifically reserved for residents of the apartments.

### ANTICIPATED APPLICATIONS

Located in the B4N zoning district and the Downtown Parking overlay district we are submitting applications for the following land use approvals for this project:

1. Conditional use permit for a planned unit development.
2. Encroachments for ADA accessible route, stairs, bike racks and canopies.
3. Site plan review.
4. Preliminary and final plat

### PUD AMENITIES

To meet the minimum 10 points required for a PUD, the project will provide the following amenities:

#### Outdoor children's play area – 5 points

An active, outdoor children's play area of 2,100 SF will be provided between the Church and apartment building. The play area will be shared between the licensed daycare and apartment residents, will be separated from parking and maneuvering areas and will be designed to facilitate adult supervision. The play area will include play equipment, installed to the manufacturer' specifications or natural features suitable for children in both preschool and elementary school.

#### Reflective roof – 3 points

The proposed development will utilize roofing materials for 75% or more of the total roof surface having a Solar Reflectance Index (SRI) equal to or greater than the values as required by the US Green Building Council (USGBC) for low-sloped and steep-sloped roofs.

#### Shared bicycles – 3 points

Public access to shared bicycles available for short-term uses as defined in section 541.180 shall be provided for this proposed development. This proposed development will provide a minimum of ten (10) bicycles per one (1) commercial use. Bicycle parking spaces and racks shall be located in an area that is convenient and visible from the principal entrance of the building.

#### Recycling storage area – 1 point

The proposed development will provide an easily accessible area that serves the entire building and is dedicated to the collection and storage of non-hazardous materials for recycling, including but not limited to paper, corrugated cardboard, glass, plastics and metals. The recycling storage area will be located entirely enclosed within the building.

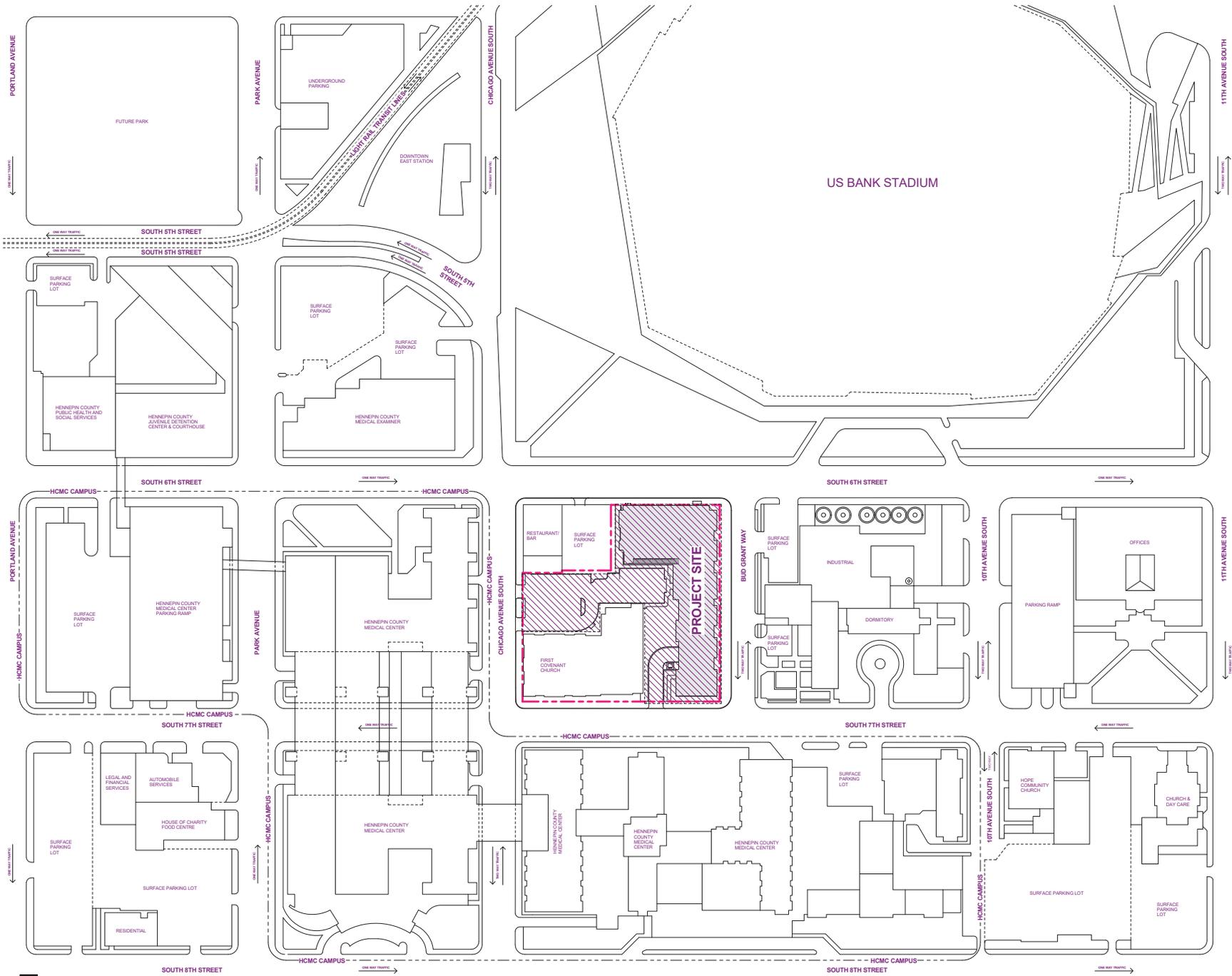
### PROJECT STATISTICS:

- Building height: 72'-4"
- Height to rooftop mechanical screening: 73'-10"
- Retail gross floor area: 12,500 GSF
- Housing gross floor area: 148,800 GSF
- Public surface parking stalls: 49      Handicap parking stalls: 3
- Public enclosed parking stalls: 129      Handicap parking stalls: 5
- Long term bike stalls: 70



## 9th Avenue & 6th Street Development

MINNEAPOLIS, MN | 05.12.2016 | 15-0027



1 AL100 - ARCHITECTURAL SITE PLAN - AREA PLAN  
 1" = 60'-0"



C:\Users\jchris\OneDrive\Documents\AL100\CHDC\Workforce Housing\AL100.dwg 4/26/2016 11:28:36 AM





1.  
VIEW FROM NORTHEAST



2  
VIEW FROM NORTHWEST



3  
VIEW FROM WEST



4  
VIEW FROM CHURCH PARKING



5  
VIEW EAST ON 7TH ST.



6  
VIEW NORTHEAST ON 7TH ST.



7  
VIEW NORTHWEST ON 7TH ST.



8  
VIEW NORTH ON 7TH ST.



9

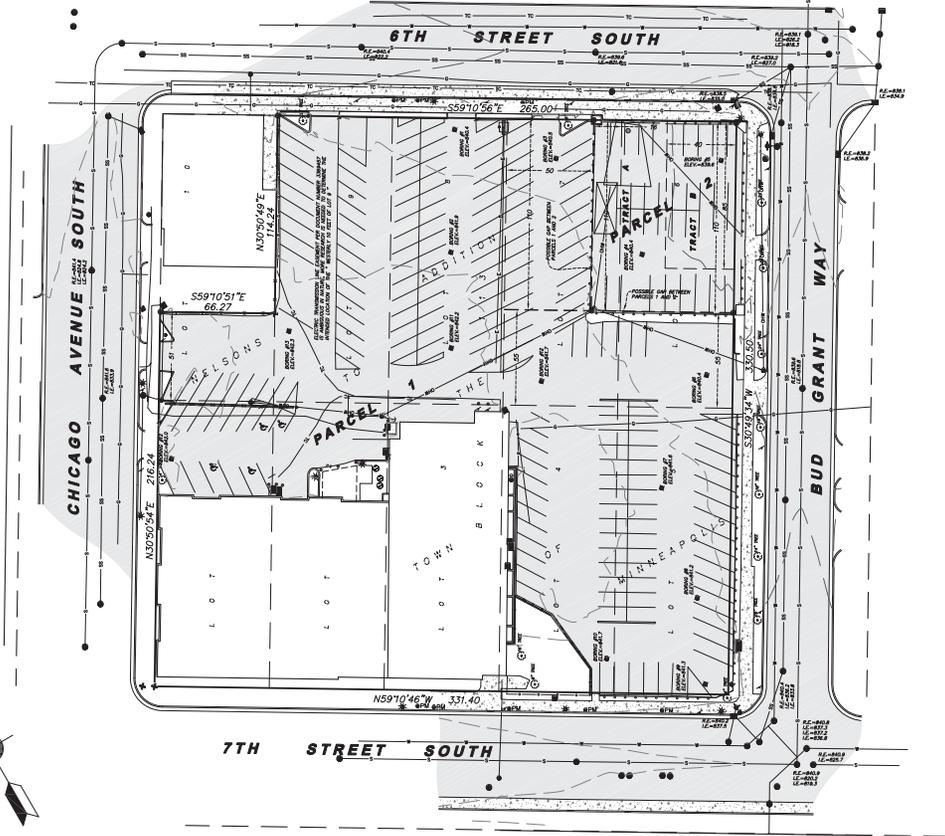
VIEW FROM BUD GRANT WAY & 7TH ST



10

VIEW FROM BUD GRANT WAY

**PRELIMINARY  
TOPOGRAPHIC BOUNDARY SURVEY FOR:  
Community Housing Development Corp.**



**LEGAL DESCRIPTION:**

**Parcel 1:**  
Lots 1, 2, 3, 4, 5, 6, and 9, the Southeastery 55 feet of Lots 6 and 7, the Westery 50 feet of the front 110 feet of Lot 7, and the Southeastery 21 feet of Lot 10, all in Block 113, Nelsons Addition to Minneapolis, according to the recorded plat thereof, Hennepin County, Minnesota.  
Part of the above being registered land as evidenced by Certificate of Title No. 113935  
Note: The Torrens portion being more particularly described as follows: Lot 9, Block 113, Nelsons Addition To The Town of Minneapolis.

**Parcel 2:**  
Tract A: The Northeastery 110 feet of Lot 6, except the Southeastery 40 feet of the Northeastery 85 feet thereof; the Southeastery 66 feet of the Northeastery 110 feet of Lot 7, Block 113, Nelsons Addition to the Town of Minneapolis, Hennepin County, Minnesota.  
Being Registered land as is evidenced by Certificate of Title No. 1414381.  
Tract B: Southeastery 40 feet of the Northeastery 85 feet of Lot 6, Block 113, Nelsons Addition to the Town of Minneapolis, Hennepin County, Minnesota.  
Being Registered land as is evidenced by Certificate of Title No. 1414382.

**NOTES:**

- The orientation of this bearing system is based on the Hennepin County coordinate grid (NAD 83-96 Adj.).
- The total area of the property described hereon is xxxxx square feet or xxxxx acres.
- This work was not furnished to Egan, Field & Nowak, Inc. for the preparation of this survey to verify the legal description, or the existence of any easements or encumbrances.
- Existing utilities, services and underground structures shown hereon were located either physically from existing records made available to us, by resident testimony, or by locations provided by Egan, Field & Nowak, Inc. (Sheet No. 185622717). However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary. Other utilities and services may be present and verification and location of all utilities and services should be obtained from the owners of the respective utilities prior to any design, planning or excavation.
- BENCHMARK:** Top of Elevation = xxxxx feet. (Datum per source)
- As of the date of this survey the property described hereon contains a total of xxx parking spaces of which xxx are standard spaces, x handicapped and x spaces are contained in garages.

**CERTIFICATION:**

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Date of survey: XXXX.  
Date of platting: XXXX.

**PRELIMINARY**  
XXXXXX  
Minnesota License No. XXXXX

|               |      |           |           |             |
|---------------|------|-----------|-----------|-------------|
| FIELD BOOK    | PAGE | FIELDWORK | REVISIONS |             |
| 2876          | 24   | CHIEF:    | NO.       | DATE        |
|               |      | SW        |           | DESCRIPTION |
| DRAWING NAME: |      | DRAWN BY: |           |             |
| 36814_630.dwg |      | PMD       |           |             |
| JOB NO. 36614 |      | CHECKED   |           |             |
| FILE NO. 45   |      | BY:       |           |             |
|               |      | L.N.      |           |             |

**PRELIMINARY  
TOPOGRAPHIC  
BOUNDARY SURVEY**

SURVEY FOR:  
Community Housing Development Corp.

PROPERTY ADDRESS:  
601 Chicago Avenue South  
815 & 827 6th Street South  
810 7th Street South  
Minneapolis, Minnesota 55415



1229 Tyler Street NE, Suite 100  
Minneapolis, Minnesota 55413  
PHONE: (612) 466-3300  
FAX: (612) 466-3383  
WWW.EFNSURVEY.COM  
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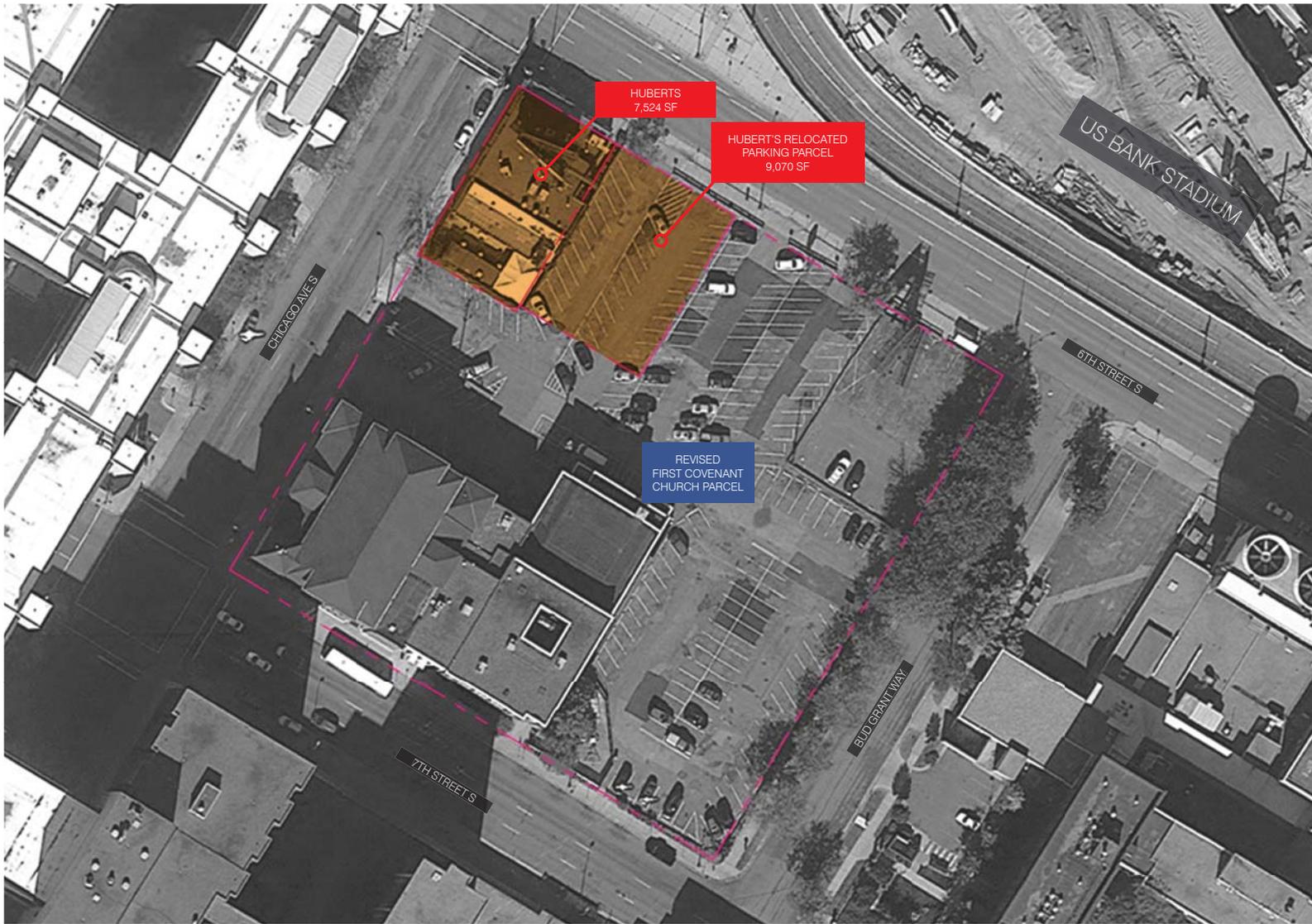
SHEET 1 OF 1



**First Covenant Church  
Minneapolis**

**9th Avenue & 6th Street Development**

MINNEAPOLIS, MN | 05.12.2016 | 15-0027



## 9th Avenue & 6th Street Development

MINNEAPOLIS, MN | 05.12.2016 | 15-0027







801 NORTH THIRD STREET, SUITE 140  
 MINNEAPOLIS, MN 55417  
 612.465.2100

CONSULTANT



DANN FARMER  
 LANDSCAPE ARCHITECT  
 401 3rd Avenue North, Suite 410  
 Minneapolis, MN 55410  
 952.232.7522 www.dannfarmer.com

FOR Application  
 4.26.2016

PRELIMINARY  
 NOT FOR CONSTRUCTION

REVISIONS

# Date Description

DATE 4/26/16

PROJECT # 15-007

PHASE SD

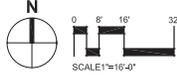
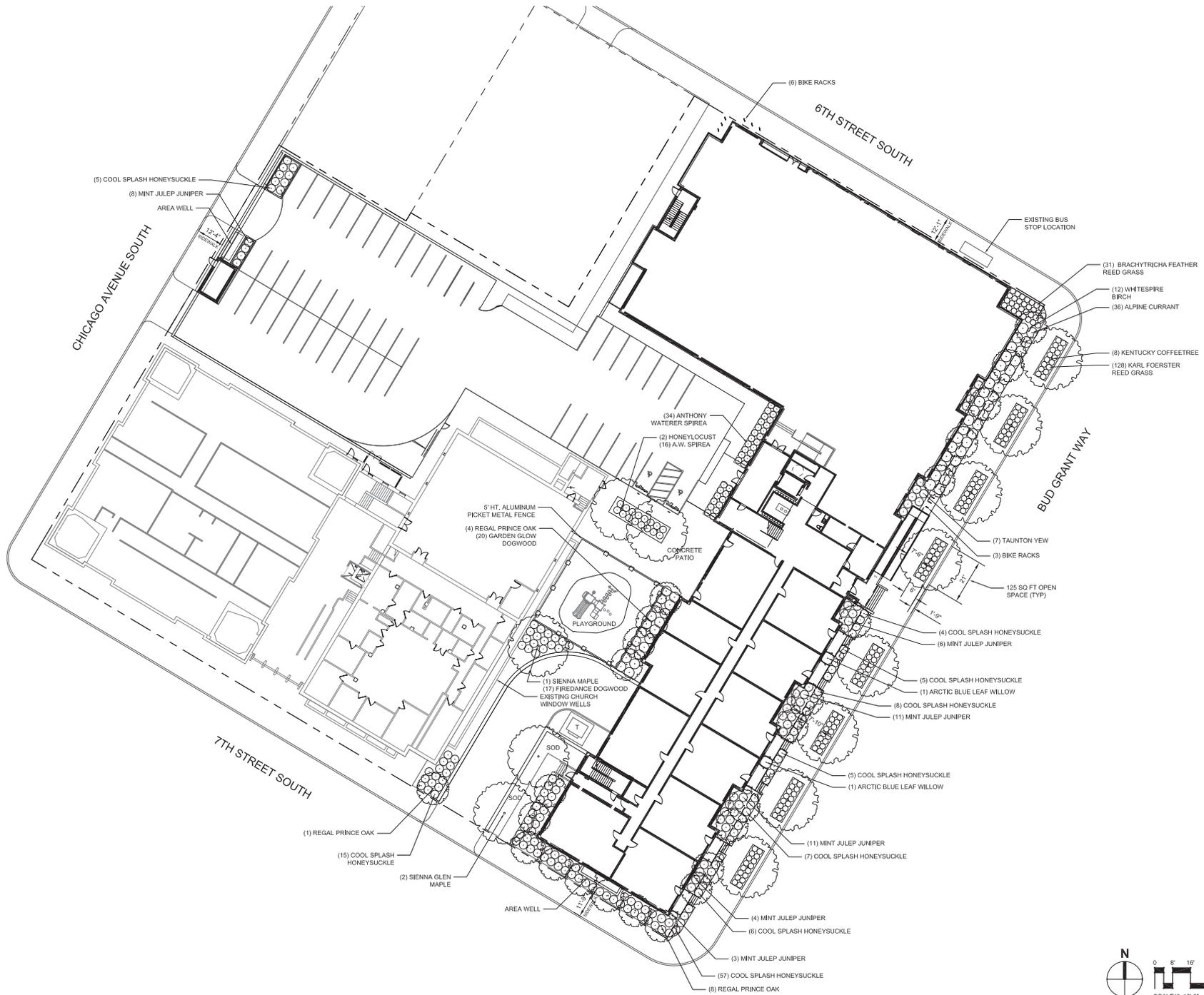
DRAWN BY JS

CHECKED BY JS

LANDSCAPE PLAN

L100

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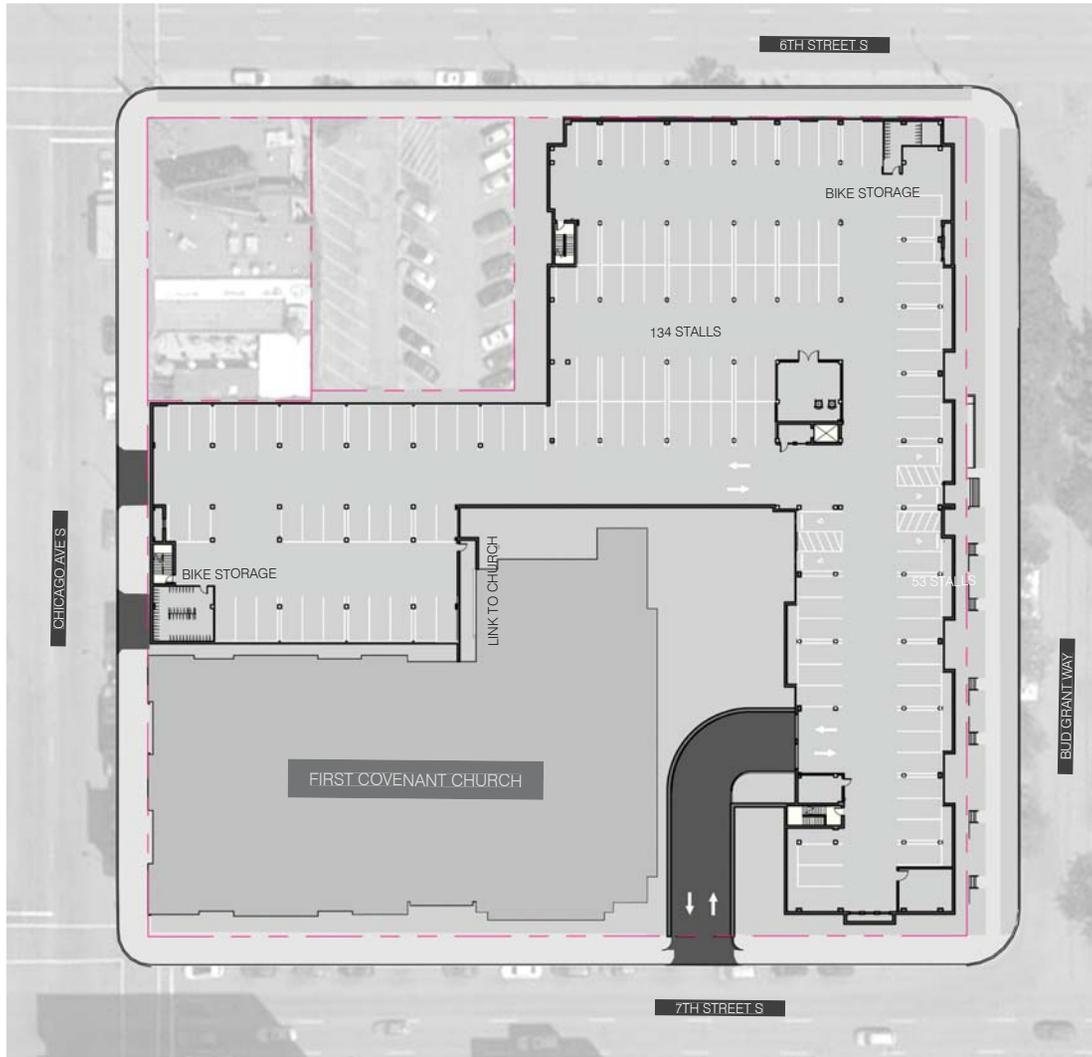
**RYAN**

**First Covenant Church**  
Minneapolis

## 9th Avenue & 6th Street Development

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SUB LEVEL



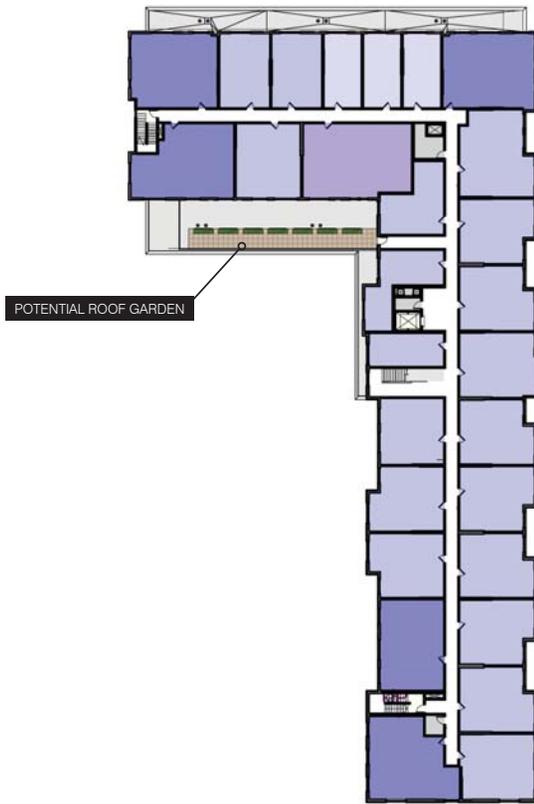
1ST LEVEL



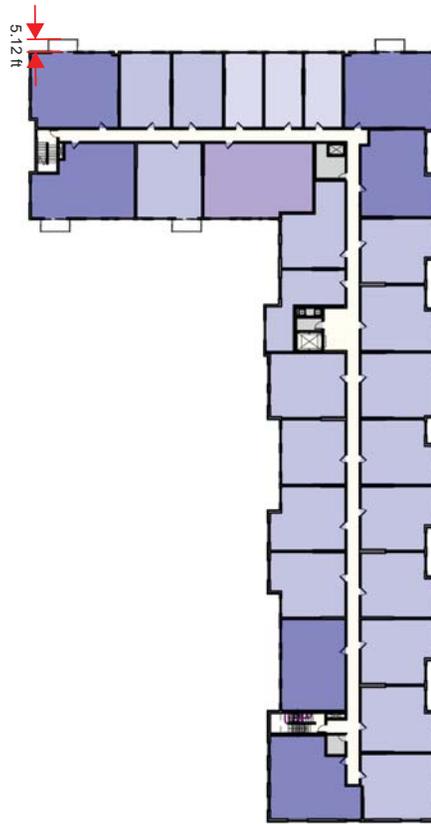
9th Avenue & 6th Street Development

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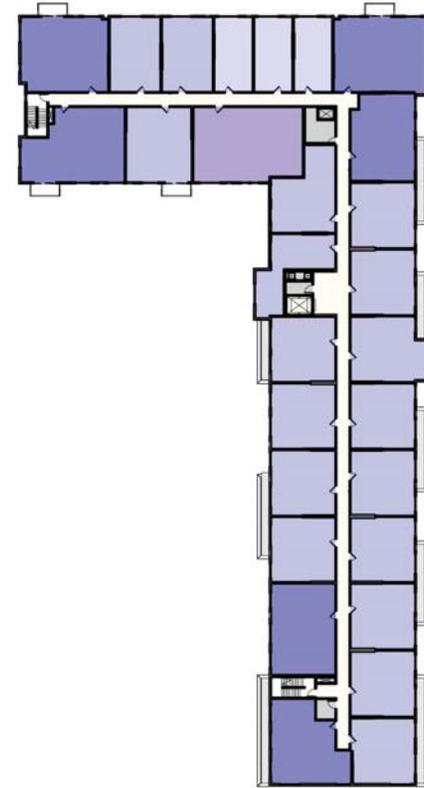




2ND LEVEL



3RD & 4TH LEVELS



5TH & 6TH LEVELS

- 1BR
- 2BR
- 3BR
- Circulation
- Community
- Retail
- Utility



## 9th Avenue & 6th Street Development

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## 9th Avenue & 6th Street Development

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MATERIAL PERCENTAGES NORTH ELEVATION

|                           |             |        |
|---------------------------|-------------|--------|
| BRICK                     | 1,572.65 SF | 19.2 % |
| METAL PANEL               | 6,124.17 SF | 74.6 % |
| FIBER CEMENT PANEL SIDING | 514.18 SF   | 6.3%   |
| TOTAL                     | 8,211.00 SF |        |



**RYAN**

**First Covenant Church**  
Minneapolis

9th Avenue & 6th Street Development

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3/64" = 1'



MATERIAL PERCENTAGES EAST ELEVATION

|                           |              |        |
|---------------------------|--------------|--------|
| BRICK                     | 7,065.48 SF  | 45.4 % |
| METAL PANEL               | 5,047.62 SF  | 32.5 % |
| FIBER CEMENT PANEL SIDING | 3,440.94 SF  | 22.1 % |
| TOTAL                     | 15,554.04 SF |        |



**RYAN**

**First Covenant Church**  
Minneapolis

## 9th Avenue & 6th Street Development

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3/64" = 1'

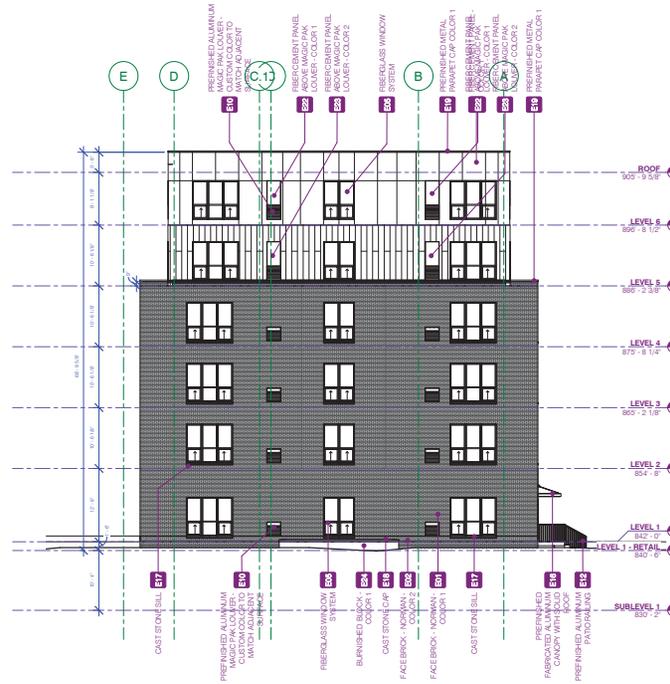






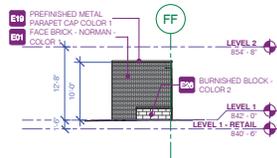
**MATERIAL PERCENTAGES WEST ELEVATION 2**

|                           |                     |        |
|---------------------------|---------------------|--------|
| BRICK                     | 5,425.54 SF         | 46.8 % |
| METAL PANEL               | 3,697.22 SF         | 31.9 % |
| FIBER CEMENT PANEL SIDING | 2,460.46 SF         | 21.2 % |
| <b>TOTAL</b>              | <b>11,583.22 SF</b> |        |



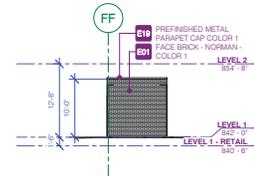
MATERIAL PERCENTAGES SOUTH ELEVATION 2

|                           |             |        |
|---------------------------|-------------|--------|
| BRICK                     | 2,533.96 SF | 71.5 % |
| METAL PANEL               | 388.61 SF   | 11.0 % |
| FIBER CEMENT PANEL SIDING | 622.33 SF   | 17.6 % |
| TOTAL                     | 3,544.90 SF |        |



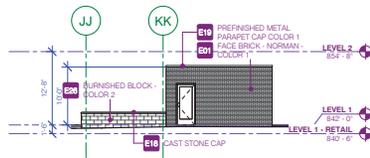
MATERIAL PERCENTAGES NORTH EXTERIOR STAIR ELEVATION

|       |           |       |
|-------|-----------|-------|
| BRICK | 105.83 SF | 100 % |
| TOTAL | 105.83 SF |       |



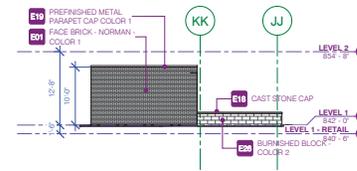
MATERIAL PERCENTAGES SOUTH EXTERIOR STAIR ELEVATION

|       |           |       |
|-------|-----------|-------|
| BRICK | 106.40 SF | 100 % |
| TOTAL | 106.40 SF |       |



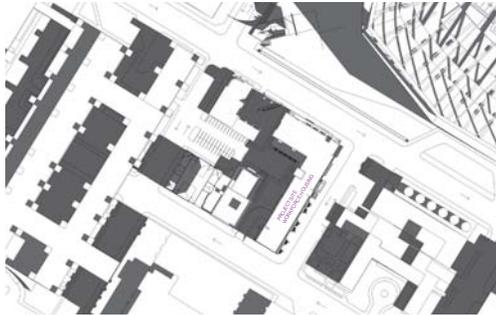
MATERIAL PERCENTAGES WEST EXTERIOR STAIR ELEVATION

|       |           |       |
|-------|-----------|-------|
| BRICK | 209.65 SF | 100 % |
| TOTAL | 209.65 SF |       |

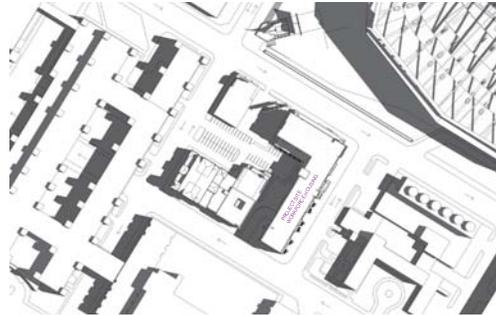


MATERIAL CALCULATIONS

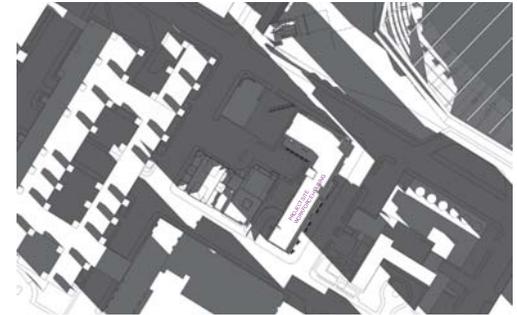
|       |           |       |
|-------|-----------|-------|
| BRICK | 227.38 SF | 100 % |
| TOTAL | 227.38 SF |       |



MARCH/SEPTEMBER 21, 9:00AM



JUNE 21, 9:00AM



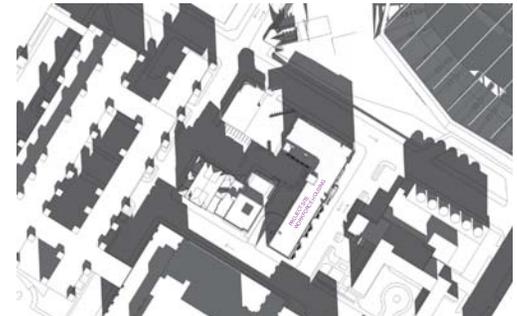
DECEMBER 21, 9:00AM



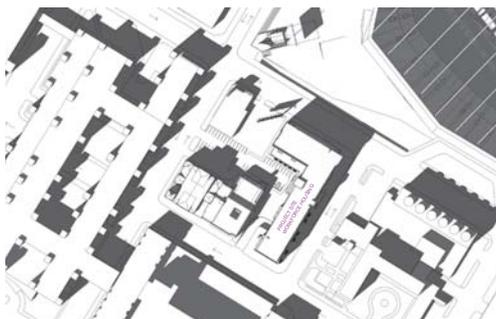
MARCH/SEPTEMBER 21, 12:00PM



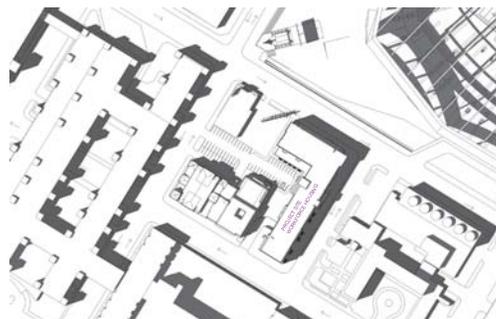
JUNE 21, 12:00PM



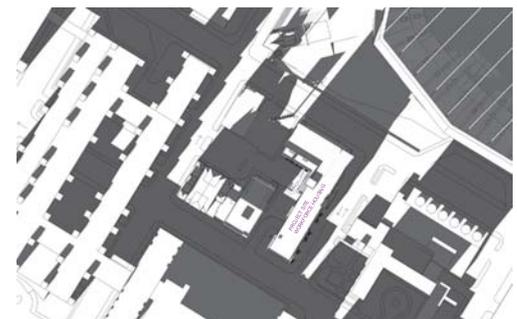
DECEMBER 21, 12:00PM



MARCH/SEPTEMBER 21, 3:00PM



JUNE 21, 3:00PM



DECEMBER 21, 3:00PM



# 9th Avenue & 6th Street Development

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