

E 18th St

Lasalle Ave

nd Ave

Groveland Ave

S 1st Ave

E 19th St

E 19th St

Stevens Ave S

Nicollet Ave S





*architecture specialty millwork virtual vision project management*

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March 28, 2016

**Re:** 1901 – 1911 Nicollet Avenue Project  
Land Use Application submittal

**Statement of Proposed Use and Description of the project:**

The Owner/Applicant is requesting the rezoning of the lot at 1911 Nicollet Avenue South from C1 to C2.

The Owner/Applicant owns the buildings at 1901 Nicollet (approx. 10,500 SF footprint) and 1911 Nicollet (approx. 3,300 SF footprint); these are 2 story buildings that are side by side and share a common property line. In addition both buildings have lower levels, and the 1901 building has existing underground parking.

- 1901 Nicollet is zoned C2 – Neighborhood Corridor Commercial District.
- 1911 Nicollet is zoned C1 – Neighborhood Commercial District.

The Owner/Applicant is planning to connect the buildings and is proposing significant improvements to greatly enhance the fire/life safety, accessibility and tenant viability of both buildings for uses of general retail sales and services and office occupancy. Proposed improvements include the following:

1. Connect both buildings internally by creating internal openings in the common wall.
2. Create one common main ADA accessible entry on Nicollet Avenue.
3. Create new interior common corridors and common space.
4. New common ADA accessible restrooms on floors 1 and 2.
5. New 2 sided elevator to accommodate ADA accessibility and will connect all floors – lower level, 1<sup>st</sup> floor and 2<sup>nd</sup> floor.
6. New sprinkler system throughout; new adequately sized pipe will be brought in from under the street.
7. All new windows to the 1911 building.
8. New roof to the 1911 building.

The Owner/Applicant is not changing or adding to the footprint of the buildings.

In order to implement these fire/life safety, accessibility and aesthetic enhancements both lots must be combined. The current zoning designations of C1 and C2 which these properties are under would preclude an otherwise straight forward procedural lot combination; this is because a "split lot" condition cannot be created in a lot combination. Therefore the Owner/Applicant must apply to rezone.

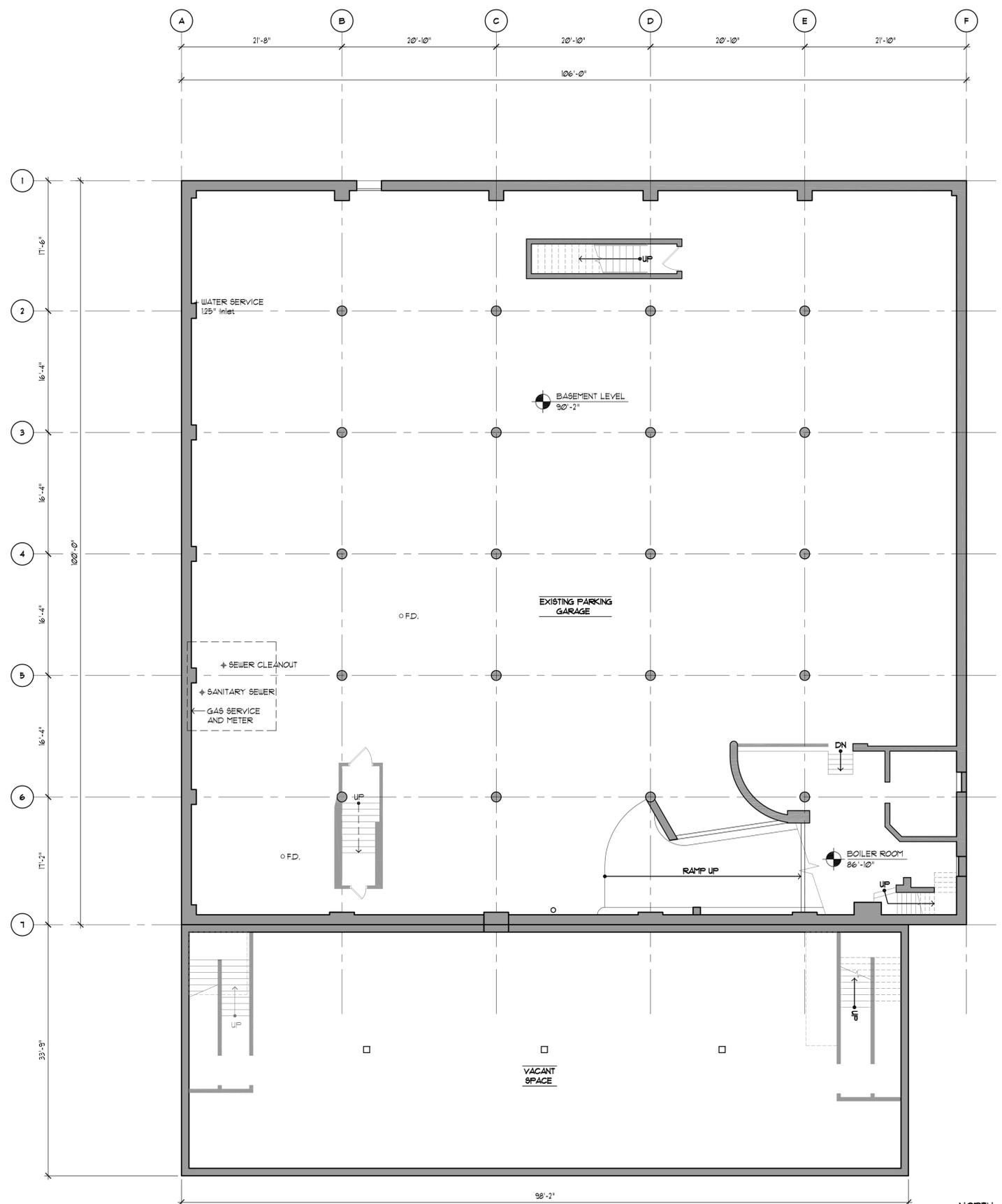
The Land Use Application is solely to request a rezone of 1911 Nicollet from C1 to C2 so that a filing of the lot combination can be done, and the improvements proposed above can be made. In this case C2 is the prevalent zoning designation of north/south corridor; only 2 lots in this area are zoned C1, hence the request to rezone from C1 to C2.

City Planner Mei-Ling Smith is the planner assigned to this project.



project

**Land Use Application**  
1901 / 1911 Nicollet Ave S.  
Minneapolis, MN 55403



1 EXISTING PLAN - BASEMENT  
1/8" = 1'-0"

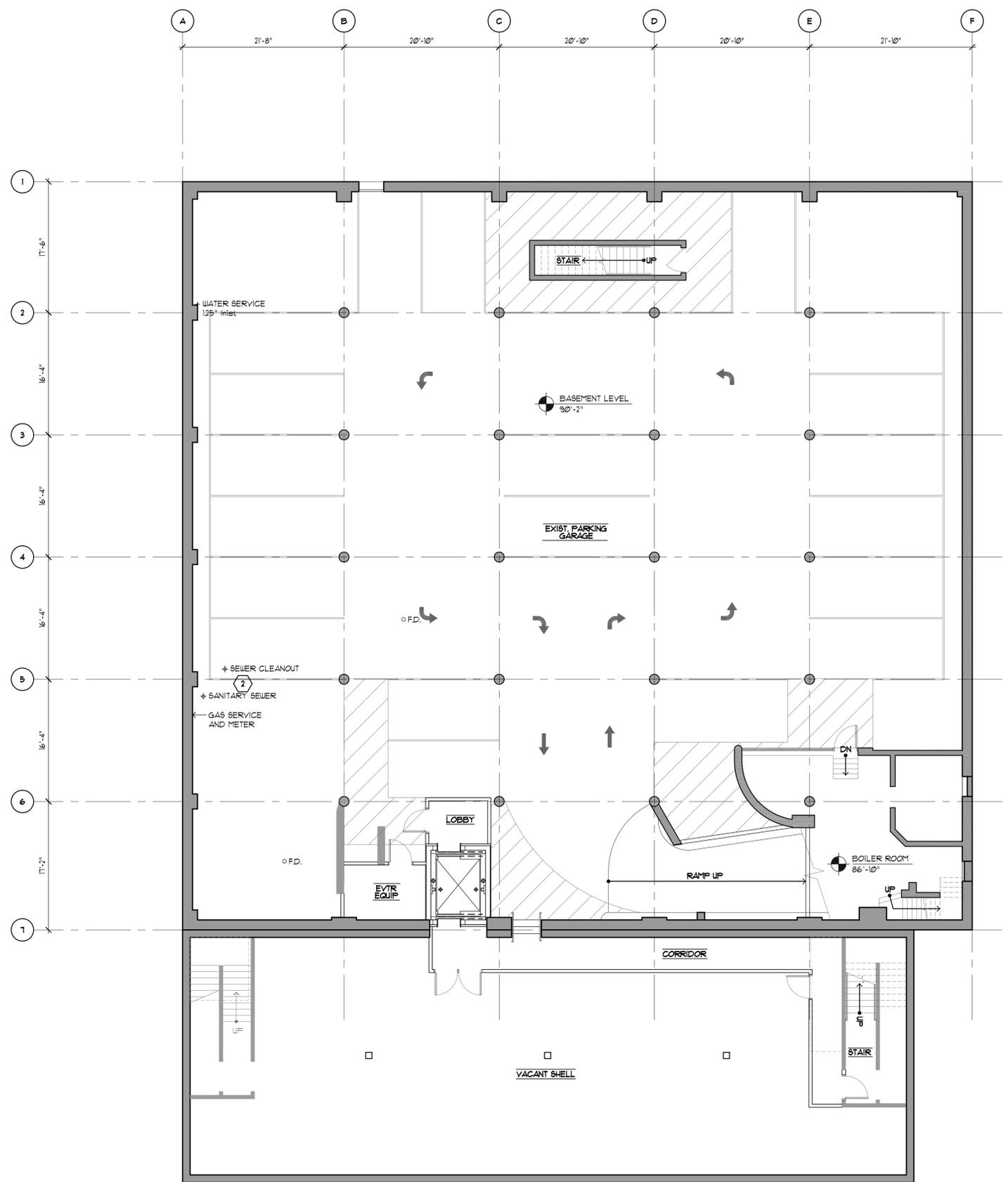


scale 1/8" = 1'-0"  
name kep/rdh

LUA 03.25.16

existing plan  
level 00

**a100**



scale 1/8" = 1'-0"  
name kep/rdh

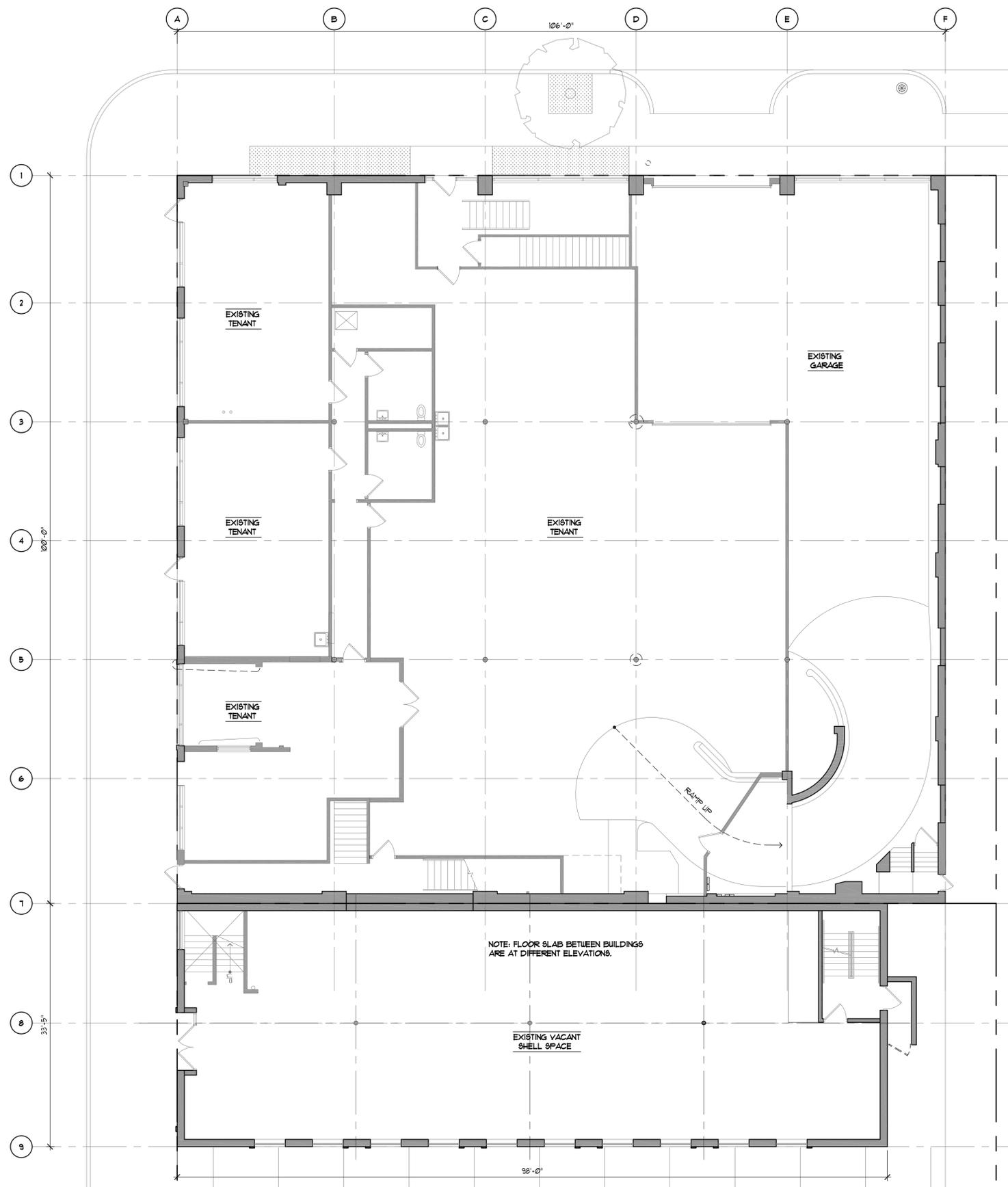
LUA 03.25.16

construction plan  
level 00

a110

1 PROPOSED CONSTRUCTION PLAN - BASEMENT  
All 1/8" = 1'-0"





EXISTING PLAN - FIRST FLOOR  
1/8" = 1'-0"

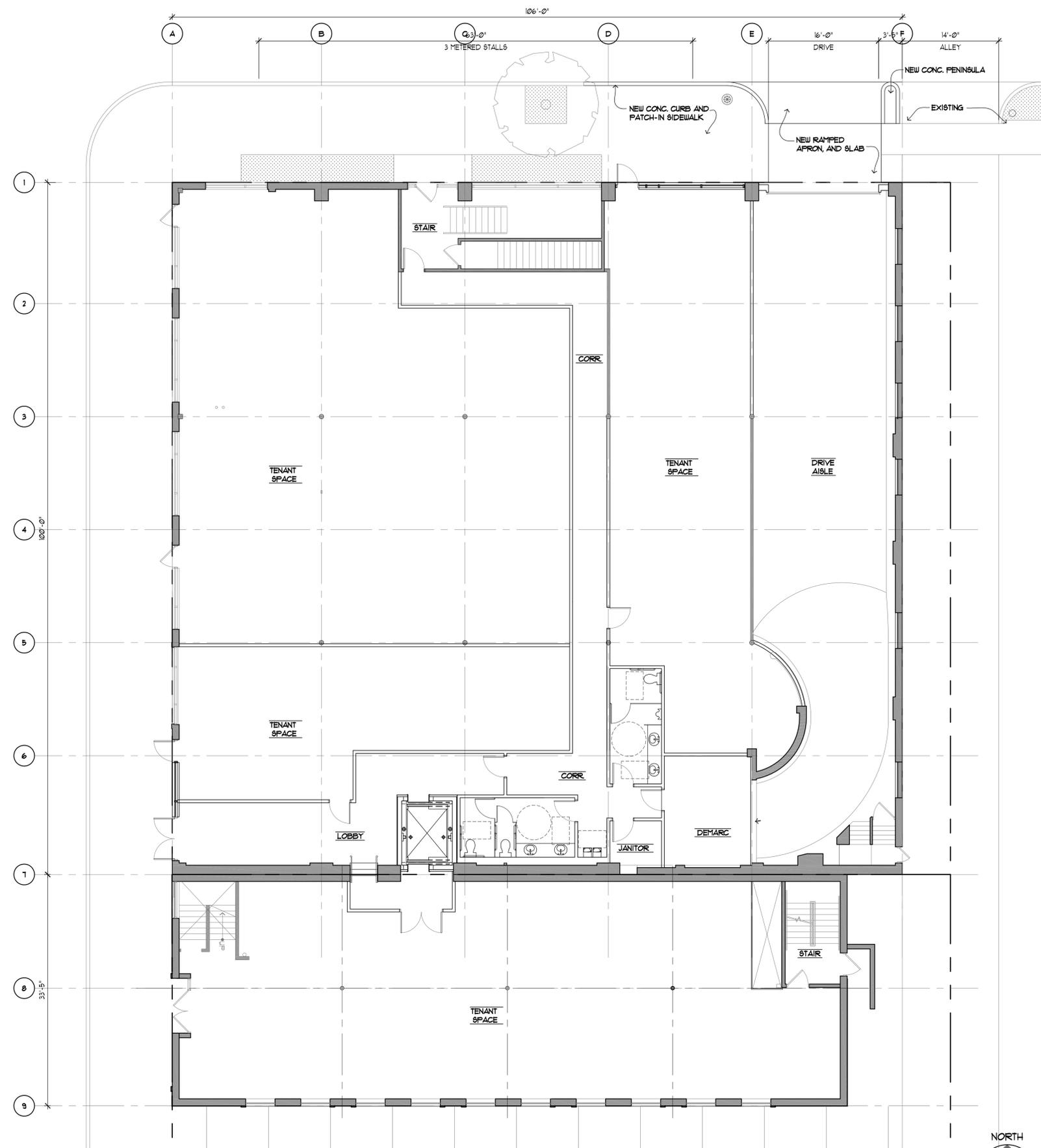


scale 1/8" = 1'-0"  
name kep/rdh

LUA 03.25.16

existing plan  
level 01

a101



PROPOSED CONSTRUCTION PLAN - FIRST FLOOR  
1/8" = 1'-0"



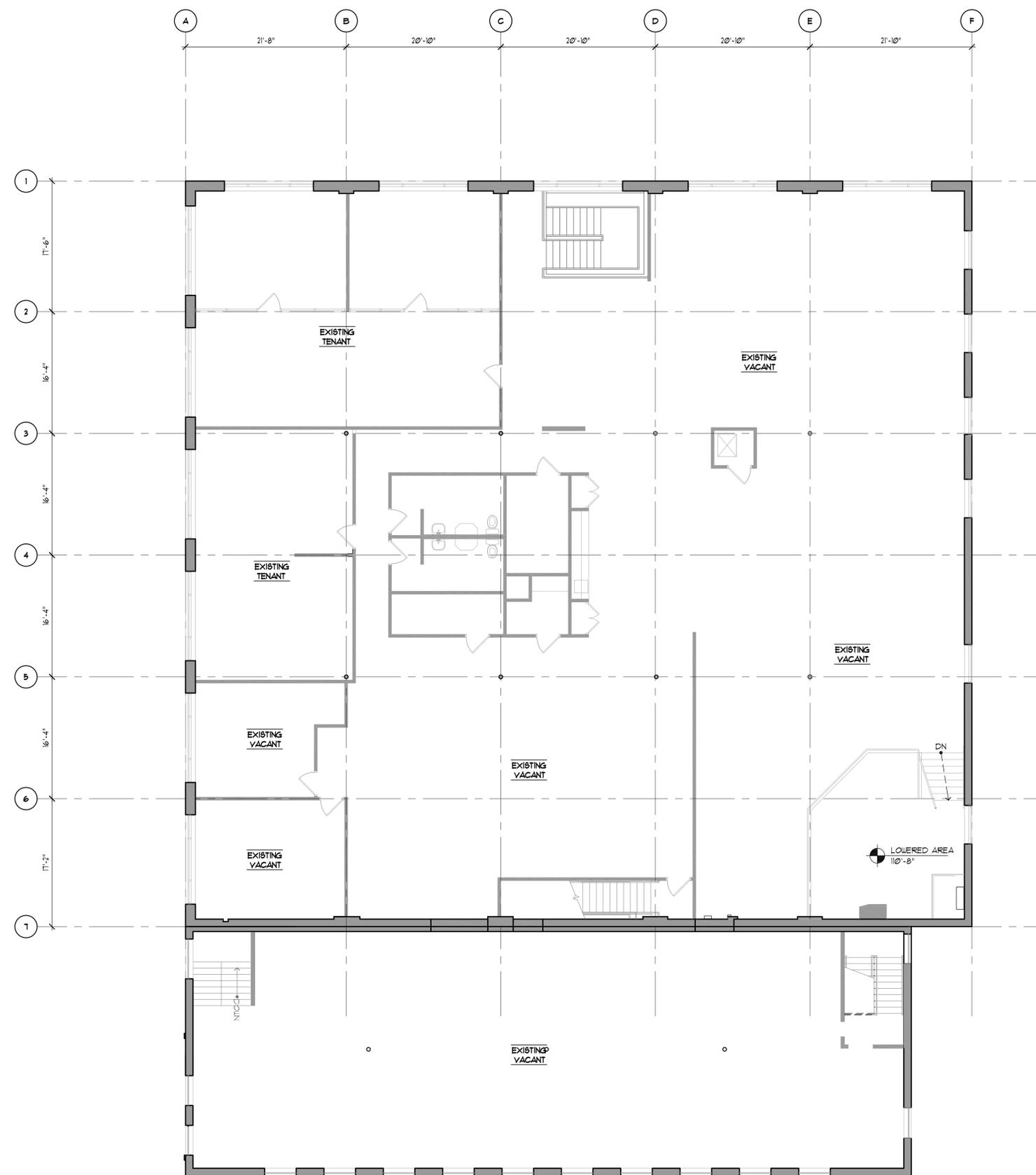
scale 1/8" = 1'-0"  
name kep/rdh

LUA 03.25.16

construction plan  
level 01

project

**Land Use Application**  
1901 / 1911 Nicollet Ave S.  
Minneapolis, MN 55403



EXISTING PLAN - SECOND FLOOR  
1/8" = 1'-0"



scale 1/8" = 1'-0"  
name kep/rdh

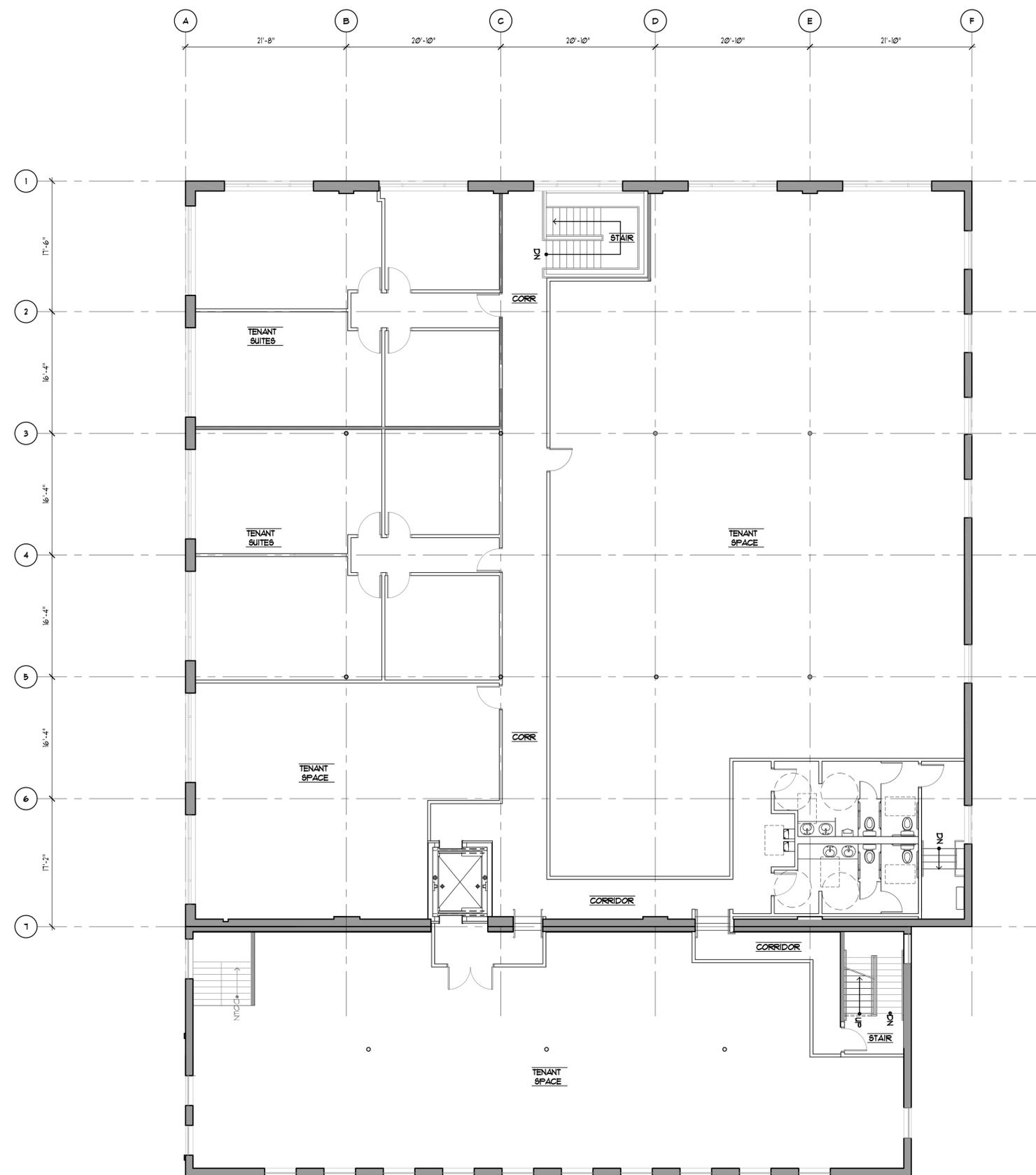
LUA 03.25.16

existing plan  
level 02

a102

project

**Land Use Application**  
1901 / 1911 Nicollet Ave S.  
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**PROPOSED CONSTRUCTION PLAN - SECOND FLOOR**  
1/8" = 1'-0"



scale 1/8" = 1'-0"  
name kep/rdh

LUA 03.25.16

construction plan  
level 02

**a112**

SIGNAGE REGULATIONS

1901 NICOLLET AVENUE SOUTH  
ZONING: C2

SIZE ALLOCATION: 15 SF FOR EACH 1 FOOT OF PRIMARY BUILDING WALL.

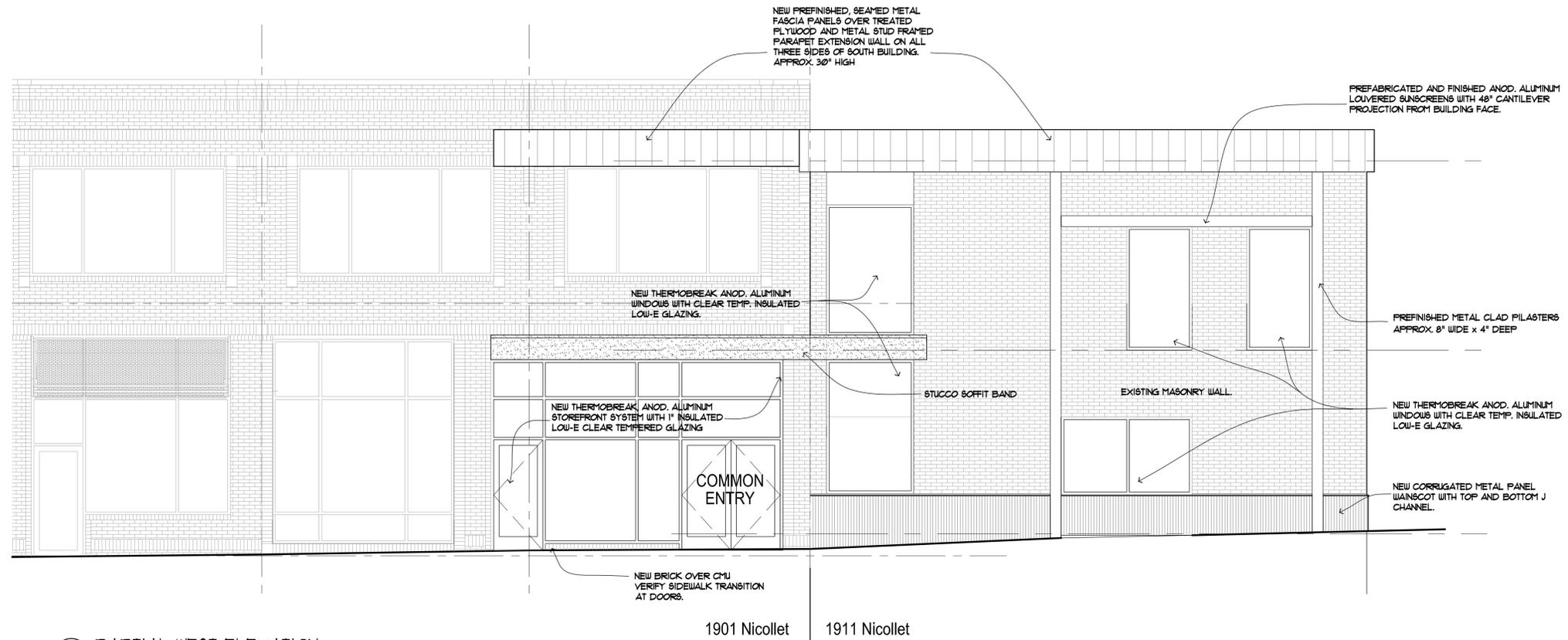
GUARANTEE: EACH GROUND FLOOR NON-RESIDENTIAL TENANT  
GUARANTEED 30 SF OF SIGN AREA.

MAX SIGN AREA: 180 SF

MAX AREA PROJECTING SIGN: 20 SF  
MAX PROJECTION OUT: 4 FT  
MAX PROJECTION UP: 4 FT

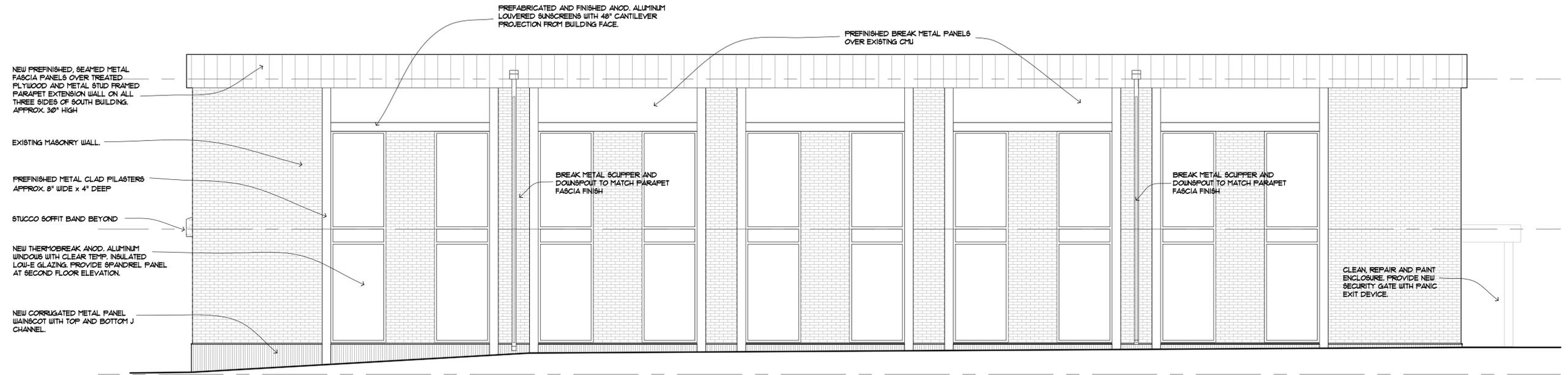
MAX SIGN HEIGHT: 28 FT

WINDOW SIGNS: SHALL NOT EXCEED 30% OF WINDOW. CANNOT BLOCK  
VIEWS FROM 4-1 FT ABOVE GRADE. SIGNS ARE INCLUDED IN CALCULATIONS.



2 PARTIAL WEST ELEVATION  
A200 1/4" = 1'-0"

1901 Nicollet 1911 Nicollet



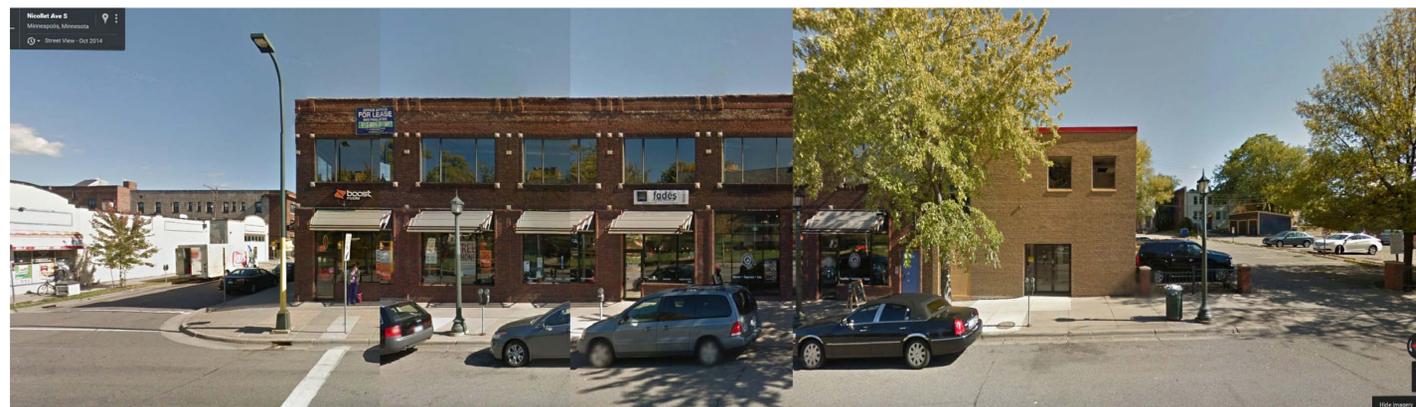
1 SOUTH ELEVATION - 1911 NICOLLET  
A200 1/4" = 1'-0"

scale 1/8" = 1'-0"  
name kep/rdh

LUA 03.25.16  
exterior elevations

project

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Application**  
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EXISTING NICOLLET ELEVATION



EXISTING NORTHWEST CORNER - NICOLLET



EXISTING SOUTHWEST CORNER - NICOLLET



PROPOSED IMPROVEMENTS NICOLLET VIEW



PROPOSED - SOUTHWEST VIEW



PROPOSED - SOUTH VIEW

scale 1/8" = 1'-0"  
name kep/rdh

LUA 03.25.16  
exterior elevations

|   | <b>C1</b>                              | <b>C2</b>  |
|---|--|--|
|   | Neighborhood<br>Commercial<br>District | Neighborhood<br>Corridor<br>Commercial<br>District |
| <b>FAR</b>  |  |  |
| Base FAR Maximum  | <b>1.70</b>                            | <b>1.70</b>  |
| 20% bonus for enclosed, underground or structured parking | 0.34                                   | 0.34   |
| 20% bonus for 50% ground floor commercial                 | 0.34                                   | 0.34   |
| 20% bonus for 20% affordable units                        | 0.34                                   | 0.34   |
| <b>Total possible FAR</b>                                 | <b>2.72</b>                            | <b>2.72</b>  |
| Required lot area per dwelling unit (sq. ft.)             | 700                                    | 700  |
| <b>Possible DU Bonuses:</b>                               |  |  |
| 20% bonus for enclosed, underground or structured parking | Y                                      | Y  |
| 20% bonus for 50% ground floor commercial                 | Y                                      | Y  |
| 20% bonus for 20% affordable units                        | Y                                      | Y  |
| Base building height maximum (in stories)                 | 2.5/3                                  | 4  |
| Maximum size of retail store (sq. ft.)                    | 8,000                                  | 30,000   |
| Maximum Lot Coverage                                      | n/a                                    | n/a  |
| Maximum Impervious Surface Coverage                       |  |  |
| <b>Yard Requirements</b>                                  |  |  |
| Front   | 0                                      | 0  |
| Interior side or rear <sup>1</sup>                        | 5                                      | 5  |
| Corner Side   | 0                                      | 0  |
| <b>Height Requirements</b>                                |  |  |
| Feet  | 35                                     | 56   |
| Stories   | 2.5                                    | 4  |
| <b>Retail</b>   |  |  |
| Maximum size of retail store (sq. ft.)-base               | 4,000                                  | 30,000   |
| Bonus for no parking b/w structure and street             | 2,000                                  | 0  |
| Bonus for additional stories & parking                    | 2,000                                  | 0  |