City of Minneapolis
Department of Community Planning and Economic Development
Planning Division
250 S. 4th Street, Room 300 PSC
Minneapolis, MN 55415-1385

MEMORANDUM

DATE: January 10, 2013

TO: City Planning Commissioners – Committee of the Whole

FROM: Becca Farrar, Senior City Planner

SUBJECT: The Bridges / 918 & 928 University Avenue SE, and 215 & 219 10th Avenue SE

Doran Architects, LLC, on behalf of Doran Companies is proposing to construct a new 9 to 11 story approximately 117 foot tall multi-family residential development on the properties located at 918 and 928 University Avenue SE, and 215 and 219 10th Avenue SE. The proposal includes approximately 200 market rate units with approximately 292 bedrooms and 140 off-street parking spaces. The residential tower is constructed on top of a two-story platform that consists of above grade parking and residential amenity space. The applicant also proposes to incorporate two outdoor green roof areas into the development on the 3rd and 10th floors of the structure. Based on a cursory review of the submitted plans, the following land use applications appear necessary:

1. Petition to rezone the subject properties from the C2 to the OR3 district;
2. Conditional Use Permit to allow an increase in height from 4 stories or 56 feet to approximately 11 stories or 117 feet tall at the highest point;
3. Variance of the off-street parking requirement from approximately 200 spaces to 140 spaces;
4. Variance of several yard requirements;
5. Variance to allow an increase in the allowable FAR to 4.2.
6. Site Plan Review

Formal land use applications have not been submitted for the project. CPED Staff has concerns pertaining to the above grade parking located on the first and second levels of the structure and the inactivity it creates along the public streets; especially along 10th Avenue SE. While there are challenges on the site due to significant grade changes, CPED Staff would encourage the applicant to generate activity along 10th Avenue SE by incorporating two-story walkout units. Further, the overall building design and height could be better articulated by incorporating additional variations in the roof line. In summary, better renderings, context and shadow studies are needed in order to understand the overall impact of the development.

Preliminary Plan - Subject to change

1 Site
1/16" = 1'-0"

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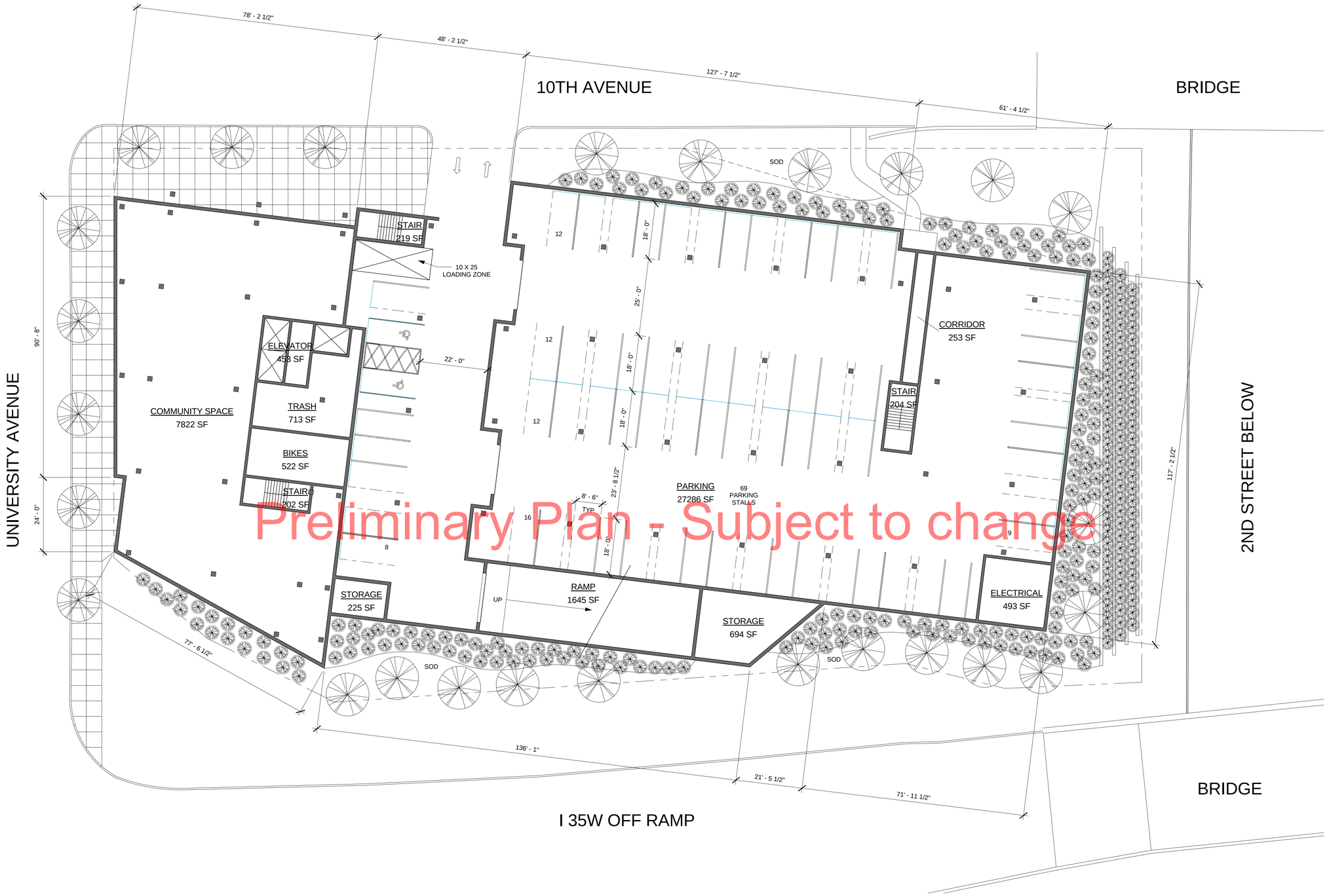
DORAN
COMPANIES

THE BRIDGES

918-928 UNIVERSITY AVENUE
MINNEAPOLIS, MN

SITE PLAN

A1.0c



Preliminary Plan - Subject to change

1 Level 1
1/16" = 1'-0"

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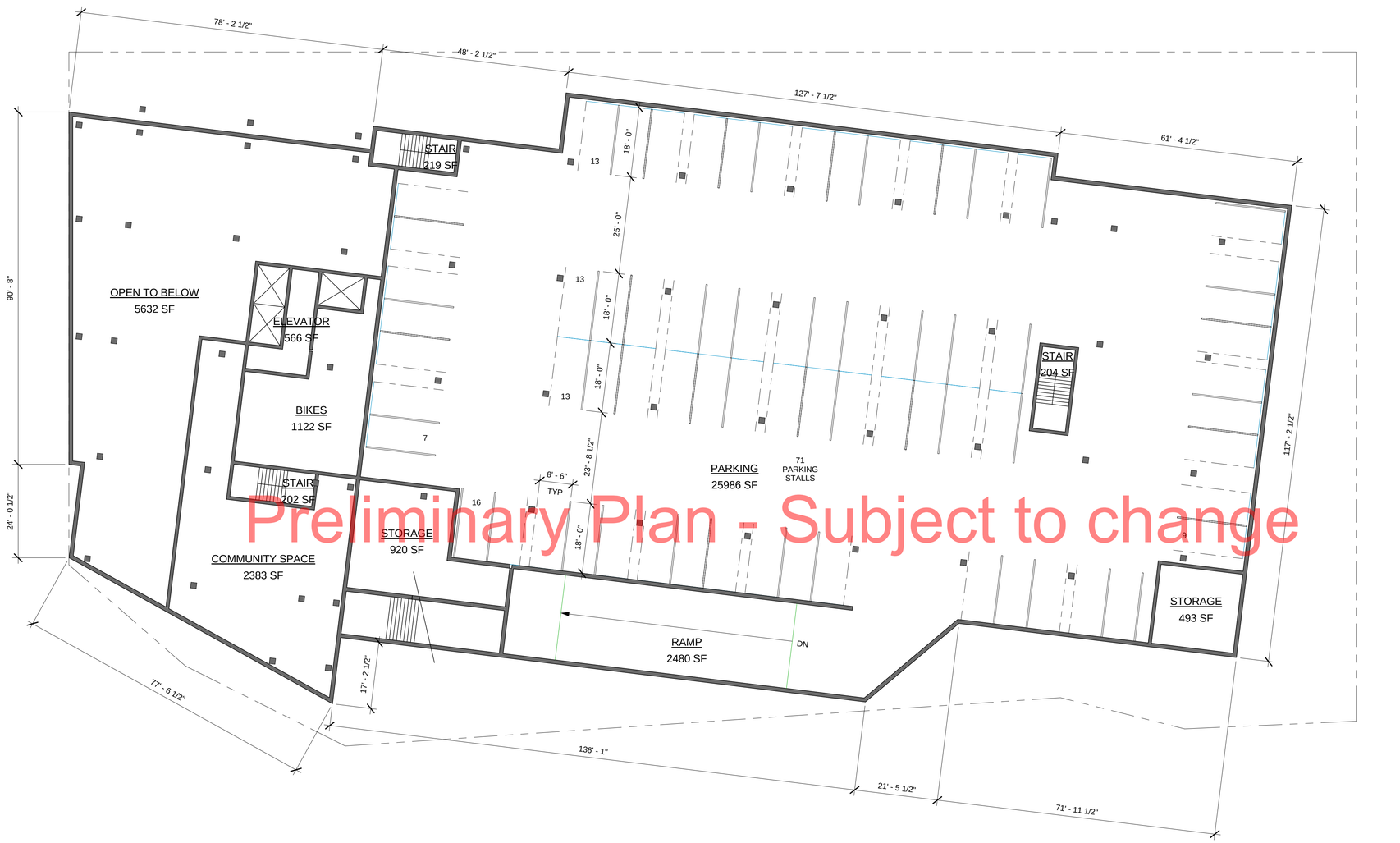
LEVEL ONE

A2.1c



Preliminary Plan - Subject to change

1 Level 2
1/16" = 1'-0"

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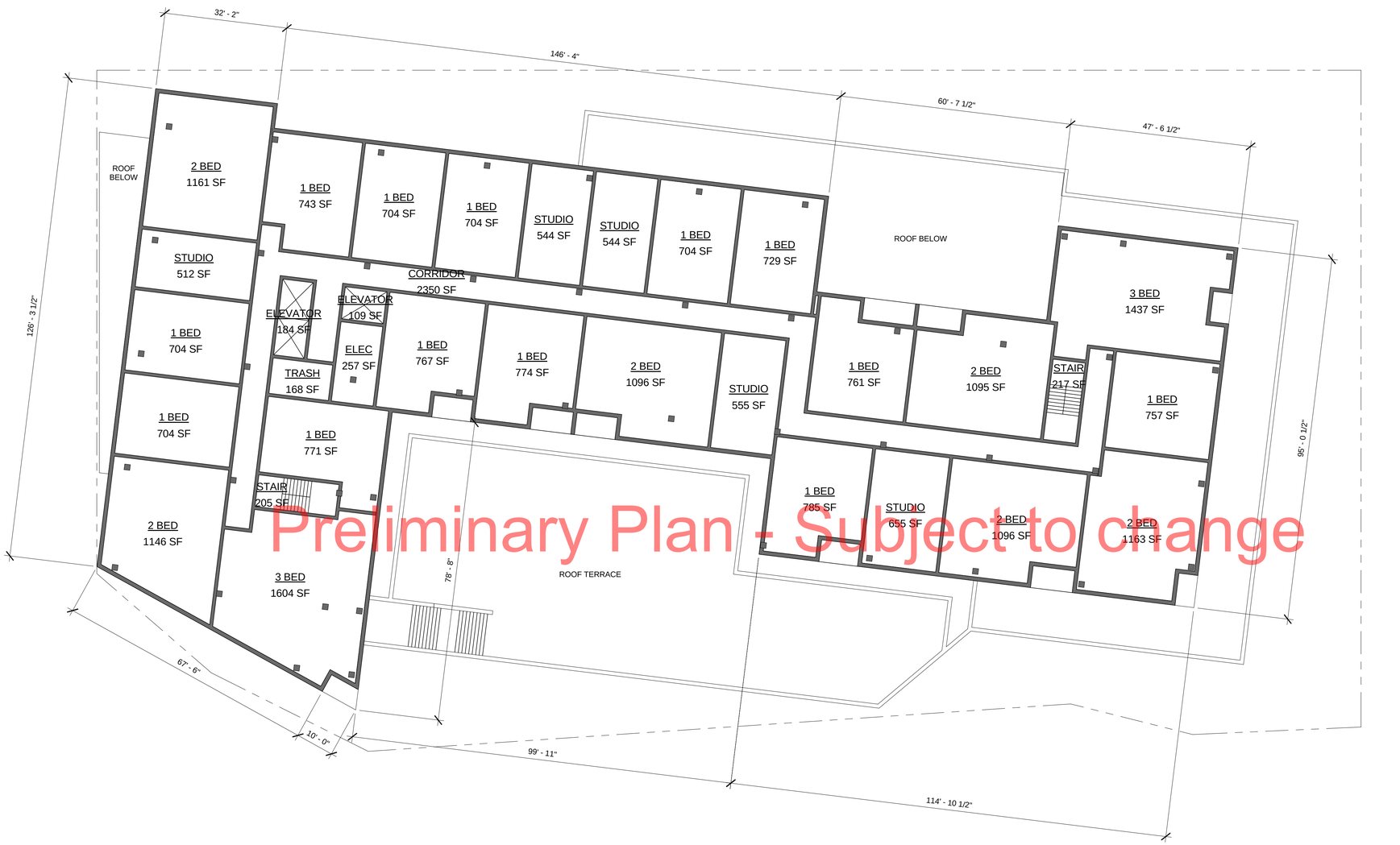
LEVEL TWO

A2.2c



Preliminary Plan - Subject to change

1 Level 3
1/16" = 1'-0"

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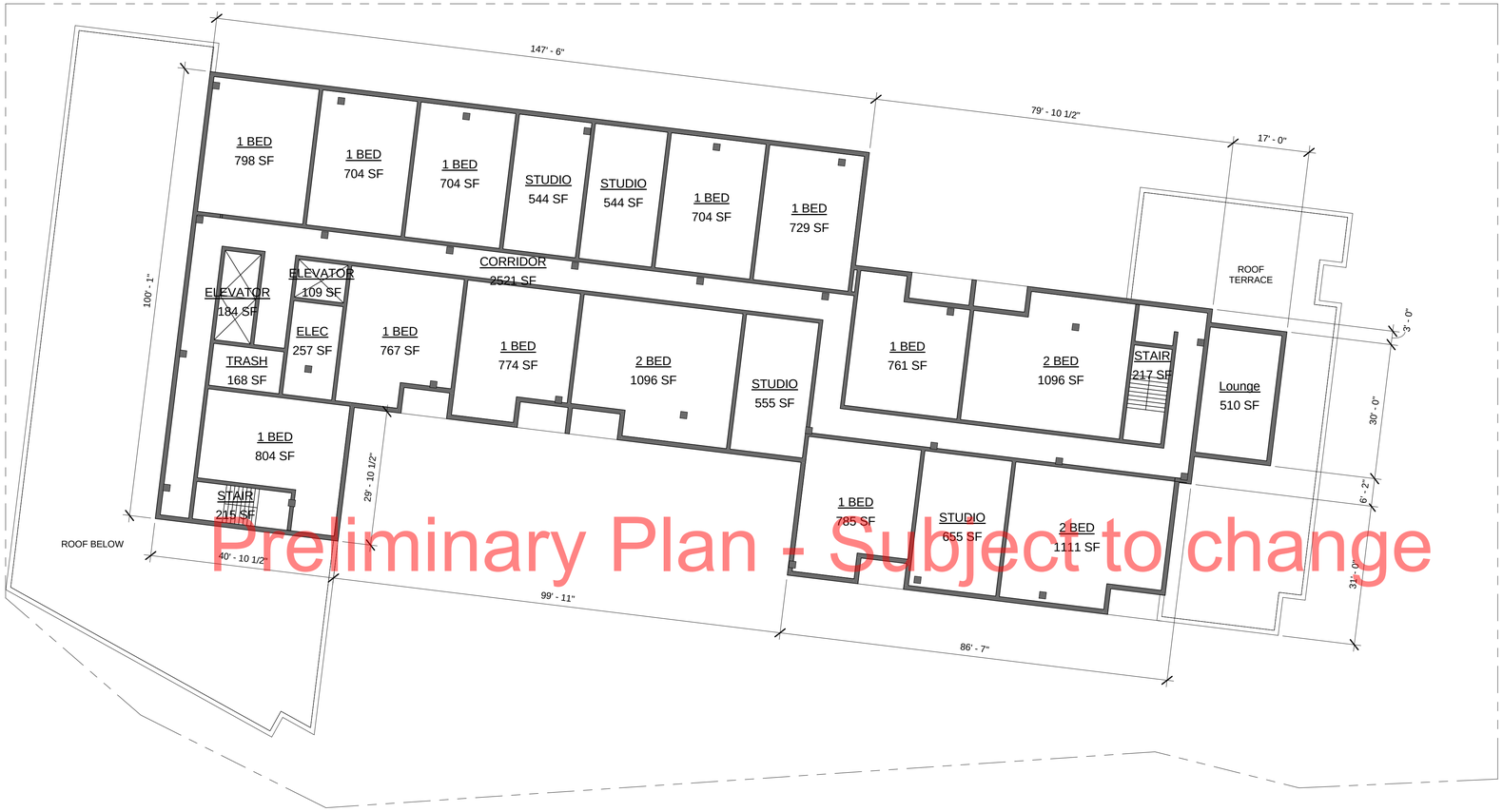
LEVELS 3 - 9

A2.3c



Preliminary Plan - Subject to change

1 Level 10
1/16" = 1'-0"

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LEVELS 10 - 11

A2.4c

1 West Elevation
1/16" = 1'-0"

Preliminary Plan - Subject to change

2 East Elevation
1/16" = 1'-0"

EXTERIOR MATERIAL LEGEND

1A	PRECAST CONCRETE
2A	BRICK VENEER - COLOR #1
2B	BRICK VENEER - COLOR #2
4A	PREFINISHED METAL PANEL (FLAT) - COLOR #1
4B	PREFINISHED METAL PANEL (FLAT) - COLOR #2
5A	PREFINISHED ALUMINUM CURTAINWALL
5B	ALUMINUM WINDOW
6A	METAL ENTRY CANOPY - PAINTED

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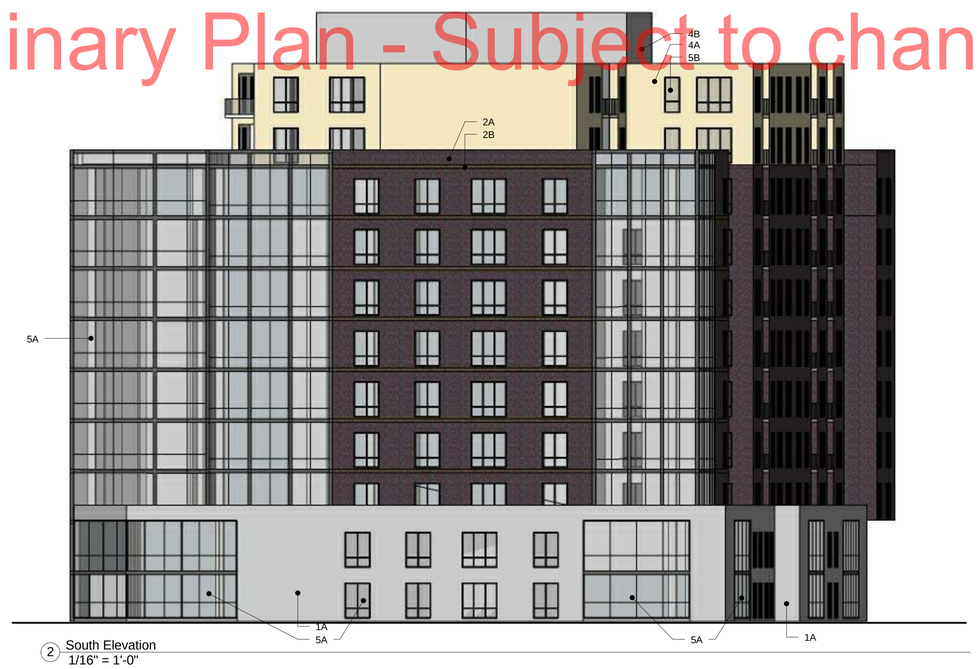
ELEVATIONS

A3.1c

1 North Elevation
1/16" = 1'-0"

Preliminary Plan - Subject to change



2 South Elevation
1/16" = 1'-0"

EXTERIOR MATERIAL LEGEND

1A	PRECAST CONCRETE
2A	BRICK VENEER - COLOR #1
2B	BRICK VENEER - COLOR #2
4A	PREFINISHED METAL PANEL (FLAT) - COLOR #1
4B	PREFINISHED METAL PANEL (FLAT) - COLOR #2
5A	PREFINISHED ALUMINUM CURTAINWALL
5B	ALUMINUM WINDOW
6A	METAL ENTRY CANOPY - PAINTED

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ELEVATIONS

A3.2c

1 Exterior Concept Image 01
12" = 1'-0"

View Looking Northwest

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918-928 UNIVERSITY AVENUE
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Exterior Concept Images

A3.3c

1 Exterior Concept Image 03
12" = 1'-0"

View Looking Southwest

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918-928 UNIVERSITY AVENUE
MINNEAPOLIS, MN

Exterior Concept
Images

A3.4c

1 Exterior Concept Image 02
12" = 1'-0"

View Looking Southwest

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Exterior Concept Images

A3.5c

1 Exterior Concept Image 04
12" = 1'-0"

View Looking Southeast

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918-928 UNIVERSITY AVENUE
MINNEAPOLIS, MN

Exterior Concept Images

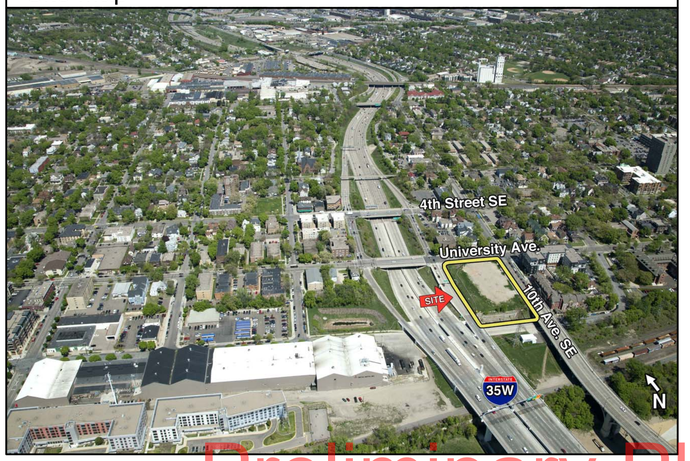
A3.6c

THE BRIDGES

918 - 928 University Avenue ~ MINNEAPOLIS, MN

COMMITTEE OF THE WHOLE REVIEW: JANUARY 10, 2013

Site Map



Project Team

Owner/Developer:
Doran Companies
7803 Glenroy Road
Bloomington, MN 55349
Ph: 612-288-2000

Architect:
Doran Architects, LLC
7803 Glenroy Road
Bloomington, MN 55349
Ph: 612-288-2000

Contractor:
Doran Construction Company, LLC
7803 Glenroy Road
Bloomington, MN 55349
Ph: 612-288-2000

Civil:
Westwood Professional Services
7699 Anagram Drive
Eden Prairie, MN 55344-7310
Ph: 952-937-5150

Design Narrative

The Bridges is a development expected to contain approximately 200 market rate apartment (rental) units.

The design vision for the development is to creat a "gateway" into the University of Minnesota campus with a design based on the principles of traditional campus architecture interpreted in a contemporary urban feel.

The main residence tower, with varying heights of nine and eleven stories, is a serpentine shape that sits atop a two story platform which houses parking and a considerable residence amentities package.

There will be two outdoor green roof areas incorporated into the design providing spectacular views toward the Minneapolis skyline and Mississippi River. The first is a large outdoor green roof on the west side of level three, with access from the second floor community spaces. This outdoor space includes raised planters, gathering areas, outdoor kitchen and fire pit. The second is on the south end of level ten taking advantage of the exceptional views.

The development will have an extensive amentities package consisting of club room, gaming room, business center, theatre and state of the art fitness center.

Design aesthetic will be a material combination consisting of pre-cast concrete, brick, aluminum and glass window wall and metal panel.

The following documents have been included for your review:

T1.1c	Cover Sheet
A1.0c	Site Plan
A2.1c	Level One Plan
A2.2c	Level Two Plan
A2.3c	Level Three - Nine Plan
A2.4c	Level Ten - Eleven Plan
A3.1c	Exterior Elevations
A3.2c	Exterior Elevations
A3.3c	Exterior Concept Images
A3.4c	Exterior Concept Images
A3.5c	Exterior Concept Images
A3.6c	Exterior Concept Images

Project Proposed Land Use

SITE INFORMATION

CURRENT ZONE C2
LOT AREA 56,053 SF

SETBACKS	REQUIRED	PROPOSED
FRONT YD.	0	0
CORNER SIDE YD.	0	VARIES (9.5 FT - 39.5 FT)
SIDE / REAR YD.	5 + 2X = 25 FT	VARIES (2.3 FT - 17.8 FT)

PROPOSED BUILDING INFORMATION

PROPOSE REZONE TO OR3

MLA = 300
356,053 SF / 300 SF PER DWELLING UNIT = 186 UNITS
186 X 0.20 = 37 + 186 = **223 TOTAL UNITS (WITH 20% BONUS FOR ENCLOSED PARKING)**

FAR = 3.5
56,053 SF X 3.5 = 196,185 SF
196,185 X 0.20 = 39,237 + 196,185 = **235,422 SF TOTAL BUILDING AREA (WITH 20% BONUS FOR ENCLOSED PARKING)**

PARKING COUNTS

REQUIRED
1 SPACE PER UNIT OR 1/2 SPACE PER BEDROOM = 200 PARKING SPACES

PROPOSED
LEVEL ONE 69 STALLS
LEVEL TWO 71 STALLS

TOTAL 140 (70% OF REQUIRED SPACES)

Preliminary Plan - Subject to change

Unit Counts

LEVEL	STUDIO	1 BEDROOM	2 BEDROOM	3 BEDROOM	UNIT COUNT	BED COUNT
LEVEL THREE	05	13	06	02	026	036
LEVEL FOUR	05	13	06	02	026	036
LEVEL FIVE	05	13	06	02	026	036
LEVEL SIX	05	13	06	02	026	036
LEVEL SEVEN	05	13	06	02	026	036
LEVEL EIGHT	05	13	06	02	026	036
LEVEL NINE	05	13	06	02	026	036
LEVEL TEN	04	10	03	00	017	020
LEVEL ELEVEN	04	10	03	00	017	020
	43 (20%)	111 (51%)	48 (22%)	14 (7%)	216	292

Gross Floor Area

LEVEL	PARKING	COMMONS	COMMUNITY SPACE	UNITS	TOTAL AREA
LEVEL ONE	27,286	5,623	7,822	0	40,731
LEVEL TWO	25,986	6,206	2,383	0	34,575
LEVEL THREE	0	3,490	0	22,215	25,705
LEVEL FOUR	0	3,490	0	22,215	25,705
LEVEL FIVE	0	3,490	0	22,215	25,705
LEVEL SIX	0	3,490	0	22,215	25,705
LEVEL SEVEN	0	3,490	0	22,215	25,705
LEVEL EIGHT	0	3,490	0	22,215	25,705
LEVEL NINE	0	3,490	0	22,215	25,705
LEVEL TEN	0	4,181	0	13,131	17,312
LEVEL ELEVEN	0	3,671	0	13,131	16,802
TOTAL	53,272	44,111	10,205	181,767	289,355

TOTAL GFA = 289,355 SF
TOTAL GFA (NIC LEVEL P1 AND P2) = 236,083 SF

Building Information

CONSTRUCTION TYPE	TYPE IA (WITH AUTOMATIC SPRINKLER SYSTEM PER 2006 IBC - CHAPTER 9)
BUILDING HEIGHT	118'-0" (NIC PARAPETS)

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COVER

T1.1c