

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: February 21, 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 211 market rate units with approximately 318 bedrooms and 128 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.

The project was initially discussed at the City Planning Commission (CPC) Committee of the Whole (COW) meeting on January 10, 2013. At that meeting concern was expressed regarding the lack of contextual information provided as well as perspective renderings. The applicant has provided additional information that is attached for reference.

Formal land use applications have been submitted for the project, and the project has been scheduled for the March 4, 2013, City Planning Commission meeting. The following land use applications have been noticed for the public hearing:

1. Petition to rezone the subject properties from the C2 (Neighborhood Corridor Commercial) District to the OR3 (Institutional Office Residence) District while maintaining the University Area (UA) Overlay District and the Mississippi River (MR) Overlay District;
2. Conditional Use Permit to allow an increase in height from 6 stories or 84 feet to approximately 11 stories or 118 feet tall at the tallest point;
3. Variance of the front yard setback requirement along the north property line adjacent to University Avenue SE from 15 feet to approximately 1 foot;
4. Variance of the corner side yard setback requirement along the east property line adjacent to 10th Avenue SE from 15 feet to approximately 1 foot to allow the building wall, entrance canopy, balconies, walkways wider than 6 feet in width, as well as a transformer;
5. Variance of the interior side yard setback requirement along the west property line from 25 feet to approximately 5 feet;
6. Variance to allow an increase in the allowable FAR from 4.2 to approximately 4.3.
7. Variance of the off-street parking requirement from approximately 211 spaces to 128 spaces;
8. Site Plan Review to allow a new 9 to 11 story approximately 118 foot tall multi-family residential development that includes approximately 211 market rate units with approximately 318 bedrooms and 128 off-street parking spaces.

CPED Staff's remaining concerns regarding the proposal pertain to the tinted glass proposed within the first two levels of the building around the perimeter of the above grade ramp and parking areas. CPED Staff believes that the appearance of these tinted windows which lack a consistent pattern and rhythm detract from the overall appearance of the structure. CPED Staff believes that the lower two levels of the structure need to be redesigned to accommodate a more consistent window pattern, and further the windows should not be tinted but rather resemble the clear storefront windows located in the active areas within the building. A potential solution would be to require clear window openings in appropriate locations that look into the parking areas (especially along 10th Avenue SE) in combination with etched glass openings (similar to those located on the exterior of the Minneapolis Central Library for reference purposes), that allow light and limited views into and out of the building.