



2:19:2013

City of Minneapolis
Community Planning & Economic Development
250 S Fourth Street Rm. #300
ATTN: Aaron Hanauer

RE: 2316 and 2320 Colfax Avenue South.

Project Description: The project sits on two properties, 2316 and 2320 Colfax. The two properties are two and three story single family houses that have been converted into single room boarding houses. Fire has dramatically affected both buildings, and deferred maintenance has also had an impact on both buildings. These two buildings would be removed for the new structure which is a 45 unit apartment building. The building has a mix of two 9 two bedroom units and 36 one bedroom units. The units are intended to attract a mix of residents ranging in size from 496 sq.ft. to 1230 sq. ft. Many of the units will be geared to more affordable budgets with the smaller sizing, and the possibility of reducing automobile dependence. The project will be promoting alternative transportation choices. The centerpiece of the community area is a bike transit center which will integrate transit components, repair, and community spaces. Additionally, transit passes are offered as monthly rent reductions.

The building design is broken into parts with a three story brick, portion facing 24th Avenue. This portion is intended to approximate the historical pattern of three-story apartments in the neighborhood, and matches the scale of the apartment directly to the west. The Colfax side of the street has three similar two story brick bays with individual front entrances, porches and stoops. This sizing approximates the pattern of the large single family homes along the Colfax. The building has a large percentage of brick facing the public street, and is also composed of stucco, cement board and metal panel.

Unit Mix: The building is a mixture of one and two bedroom units. The units range in size from 496 square feet to 1251 square feet. The project is looking to attract a mix of residents, and a mixture of incomes with the smaller units geared to a more affordable budget, with the top floor units designed more like penthouse units to attract a resident with more means. There are a total of

9 two bedroom units

36 one bedroom units

Height: The building is four stories and forty-eight (48') in height. The Third floor is stepped back along Colfax, and the fourth floor is stepped back along Colfax and 24th reducing the impact of the height. This height is well below the 6 stories, and 65' height allowance of the existing zoning.

Massing: The building is

Parking: Parking is located in three locations, below grade in a garage, on the surface or in one of the 'head-in' surface garage stalls. Additionally there would be 9 tandem stalls.

Parking Matrix: 40 Total Stalls - (49 with tandems), 45 units total (10% transit reduction)

Per zoning section 541.120 fractional stalls .5 or below can be disregarded.

	standard	compact	handicap	Total	tandem
surface	4	7	0	11	
Below grade	21	3	2	26	9
garage	3			3	
TOTAL	28	10	2	40	9

Wall mount bike loops : 40

Variances: None

Building Metrics per zoning:

R6 zoning		
Front setback	15'	15'
Corner side yard setback	14'	14'-8"
Rear and interior side setback	11'	11'
density	400sf/unit = 51	45
FAR	3.0 = 61,752	36,571 (59% of allowed)
Height (stories/ feet)	6/84'	4/48'
Lot coverage	70%	50%
Impervious surface	85%	75%

20,591sq.ft. lot area

Process: The applicant met with the LHENA Neighborhood planning and zoning group on three separate occasions, and with the LHENA Board on one occasion. All of the meetings were open to, and well attended by the public. The applicant revised the initial proposal after the first meeting, and made minor changes for the following meetings. The applicant also met with councilmember Tuthill independently, and also at the neighborhood meetings.

Conditional Use Permit: Based on the multi-family use, and the fact that there are 45 units, a Conditional Use Permit is required.

1. The conditional use will not be detrimental or endanger the safety of the public. The proposed use will provide active users for the site, and meets the zoning and density standards as zoned.
2. The proposed building will replace two existing houses both of which are in need of repair, one of which is an eyesore and currently does not fit into the neighborhood. The design of the building is intended to compliment the massing of the neighborhood, with two, three and four story portions. The use is comparable to the building directly to the west, and an enhancement of many of the apartments in the immediate area. Due to these issues, the property should not negatively impact the property values of neighborhood.
3. Adequate access and drainage will be provided as part of the proposed project.
4. The proposed circulation and traffic patterns will be comparable to the existing traffic patterns with all of the residential parking being located off 24th Avenue. The current buildings house 20 units, the proposed building houses 45 units, a minor increase in traffic generation.
5. The proposed use is consistent with the comprehensive plan and the existing zoning.
6. The conditional use in other respects than listed shall conform to the regulations of the district.

Please let me know if any of the items need additional information or clarifications.

Sincerely,

COLLAGE ARCHITECTS

A handwritten signature in black ink, appearing to read 'Pete Keely', with a stylized flourish extending from the end.

Pete Keely, A.I.A.
President