

Preliminary Plan - Subject to change

SCALE: 1"=30'

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City Planning Commission
Committee of the Whole Submittal
-Update

May 15, 2013

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The 15th Avenue SE Student Housing Project is a high-density apartment building located along the north side of 7th Street SE between 14th Avenue SE and 15th Avenue SE. The Project is located across 15th Avenue SE from the University of Minnesota Bierman sports complex and within a few blocks from the academic East Bank campus area. The Dinkytown Activity Center is two blocks to the south. 15th Avenue SE is a high-traffic vehicular street that includes a major bus route and on-street bikeway. Several other bus routes located within a five minute walk.

The Project consists of 202 market rate, student-oriented apartments with 174 below grade, secure parking stalls. The basic form of the building is a ring shape with a resident accessible landscaped courtyard in the center. The courtyard will further be subdivided into a quiet side for reading and study and an active social side. The residential lobby is at the corner of 15th Avenue SE and 7th Street SE. Access to the parking level is from 14th Avenue SE. Amenities include a club room located in the landscaped courtyard, a fitness room on level 1 that looks into the courtyard, a lobby with wireless internet connectivity and 24-hour on-site management. The Project is an infill development that replaces a townhome development and several small, 2-4 unit rental houses and apartment buildings. Some of the smaller buildings are in poor to fair condition.

The Project fits within the December 2008 15th Avenue SE Urban Design Plan for the Marcy Homes Neighborhood which calls for aggregation of lots to achieve efficiency and density, buildings of 4-6 stories to be located along 15th Avenue SE, underground parking and creation of a strong public realm, including a pedestrian promenade on 15th Avenue SE. As called for in the promenade guidelines, the streetscape design along 15th incorporates an 8' wide public sidewalk, a 14' setback of the building from the back of sidewalk, and a minimum 4' planting zone as a transition between the public sidewalk and private space. Raised decks at ground level and balconies on the upper levels engage all three street fronts.

The building facades have a modern style. The cladding materials are a mix of brick and stone masonry, metal panels, and fiber cement panels. The facade materials are used in a variety of ways to break down the scale of the building, helping it fit into the surrounding residential setting.



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SITE

GIBSON-NAGURSKI COMPLEX
U of M ATHLETICS

RIDDER
ARENA

MARIUCCI
ARENA

NORTH



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- A: Interior semi-public zone (balconies and decks)
- B: Exterior semi-public zone (raised patios)
- C: Landscape transition (vegetation strip)
- D: Promenade (increased sidewalk space)
- E: Enhanced landscaping (distinguishable boulevard planting)



The Promenade: The creation of the 15th Avenue Promenade can result in a distinguishable and identifiable place. Given the existing right-of-way, some of the proposed improvements would be on private property.

From 2008 Masterplan

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Current Proposal



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East Elevation - 15th Ave. SE



15th Ave. SE - Streetscape



South Elevation - 7th Street SE

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West Elevation - 14th Ave. SE





North Elevation

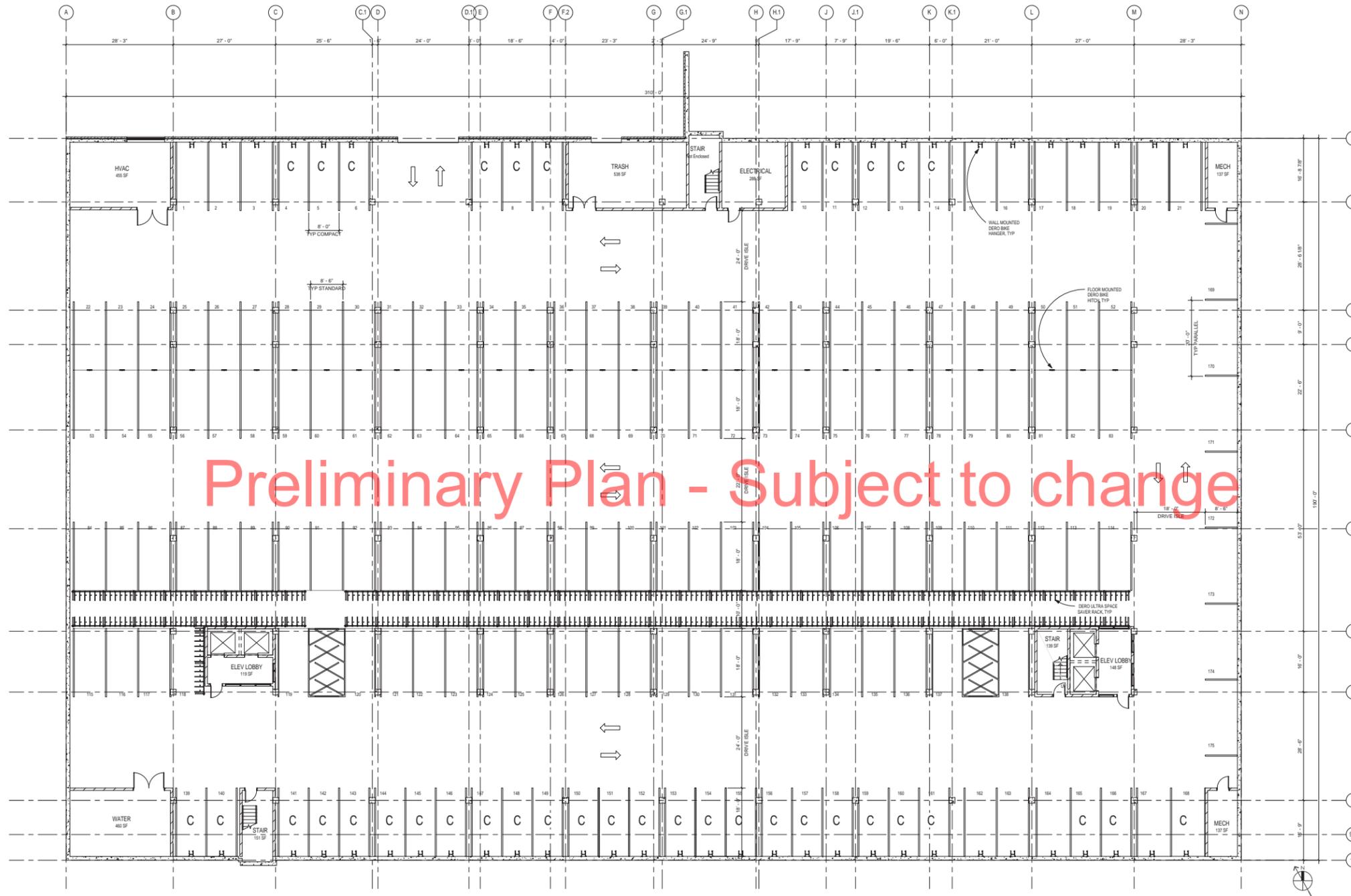
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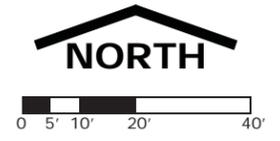
North Side - Landscape - Pedestrian Connection

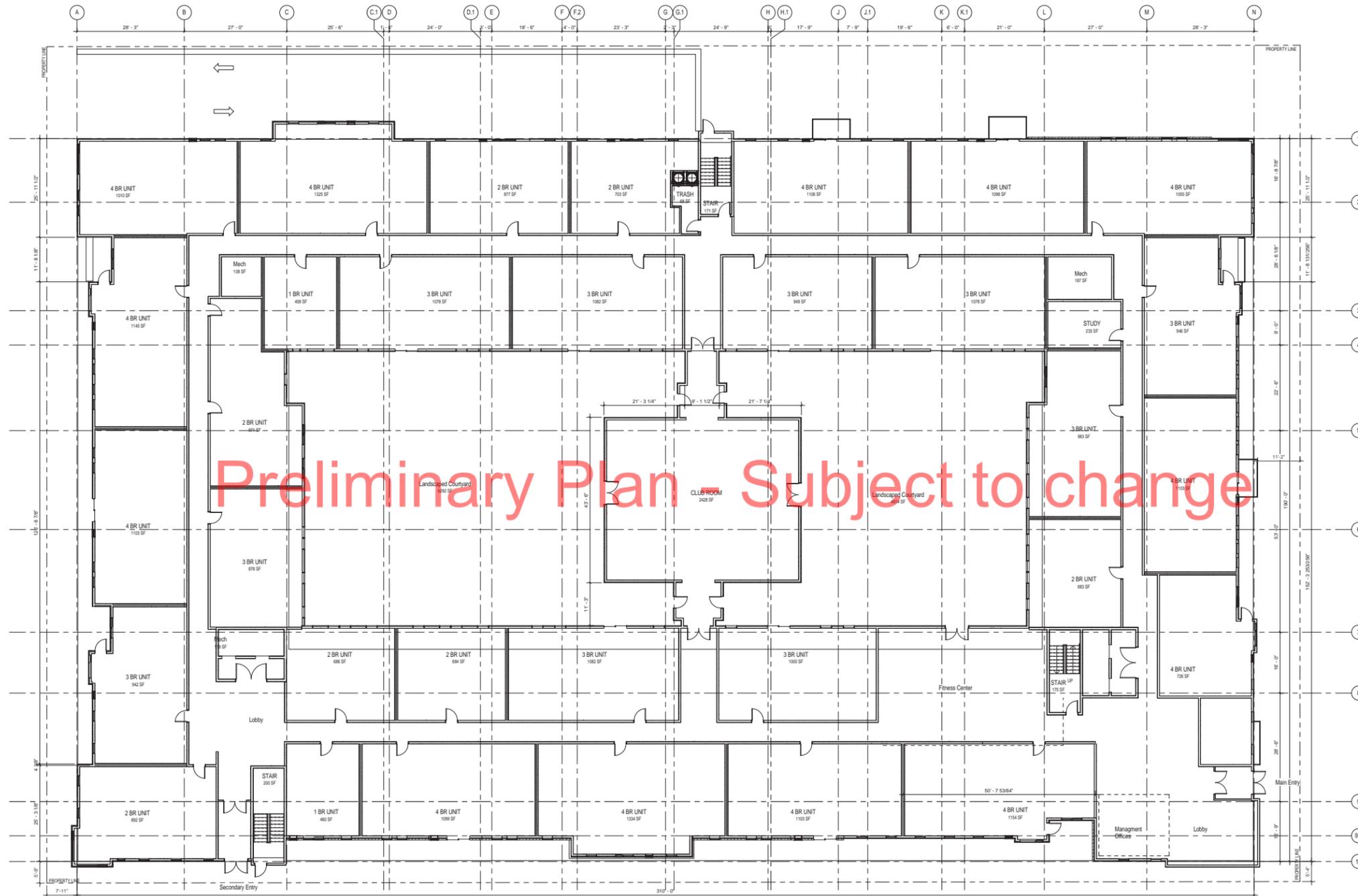
BICYCLE PARKING COUNT	
Wall Mounted	51
Surface Mounted	62
Ultra Saver	431
Exterior	55
Total	599

PARKING COUNT	
Standard	134
Compact	37
ADA	4
Total	175

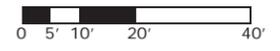


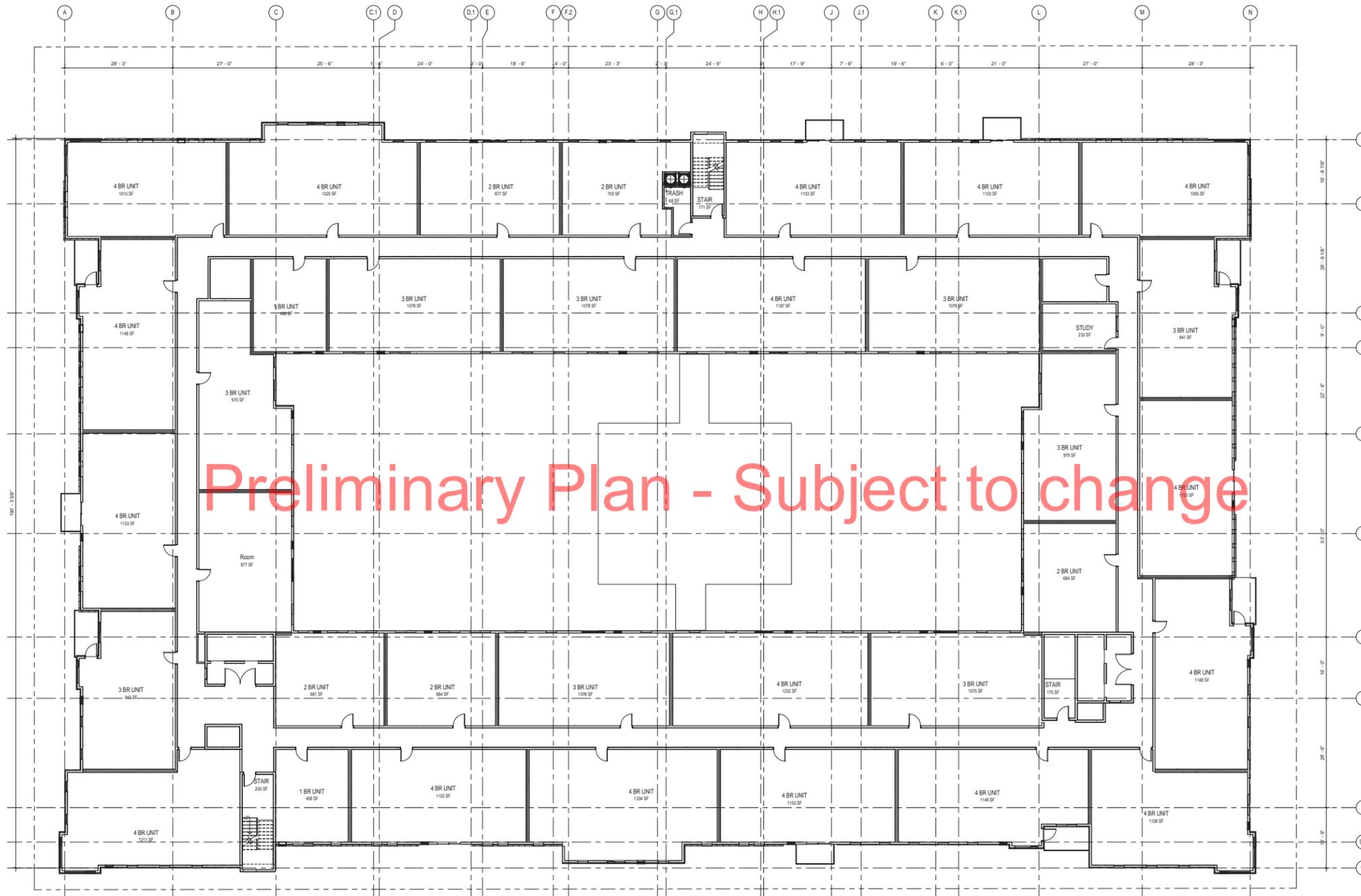
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