

Department of Community Planning & Economic Development

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MEMORANDUM

DATE: June 27, 2013

TO: City Planning Commission Committee of the Whole

FROM: Kimberly Holien – Senior City Planner

SUBJECT: Hampton Inn and Suites- 19 8th Street N

The applicant and the Department of Community Planning and Economic Development (CPED) would like to introduce and seek feedback from the City Planning Commission (CPC) on the proposed development of a 210-room hotel at 19 8th Street N. This input will be used by the applicant as they prepare formal applications. The attached plans include a site plan, floor plans, elevations and color renderings.

The site is zoned B4S-2, Downtown Service district and is located in the DP, Downtown Parking Overlay district. *The Minneapolis Plan for Sustainable Growth* identifies the site as mixed use on the future land use map. The site is located within the boundaries of an Activity Center downtown is a designated Growth Center.

The proposed hotel is a limited service hotel with a lobby, breakfast room and divisible meeting room on the first floor. The breakfast room opens to a 1,600 square foot exterior courtyard. The majority of the structure will be nine stories in height and 210 total guest rooms proposed. The building would be connected to the skyway system. Parking for the use will be provided in an existing parking ramp nearby. Proposed exterior materials include brick and cast stone on the first two floors. The material for the upper floors is still being considered, and will be metal panel, stucco or fiber cement panel. The site currently contains a surface parking lot. The following land use applications have been identified thus far:

- Conditional use permit to allow signs that exceed 28 feet in height on a building that is greater than six stories in height.
- A variance to allow a sign on a non-primary building wall (south elevation).
- Site plan review.

In terms of the site plan review application, staff has identified two items thus far that require alternative compliance. First, the first floor on the 1st Avenue elevation falls short of the minimum window requirement. The minimum window requirement in this location is 30 percent and windows are only provided for 24 percent of the first floor. Staff will not recommend granting alternative

compliance for this requirement and asks that the applicant modify this elevation to include windows for a minimum of 30 percent of the first floor. Additionally, the architectural screen wall proposed along the south property line is a blank wall in excess of 25 feet. Staff also has CPTED concerns about this screen wall. Staff would also like feedback from the City Planning Commission on the amount of signage proposed on the first floor.

Staff received a letter from the Downtown Minneapolis Neighborhood Association (DMNA) dated June 17th, 2013, recommending approval of the application.