

Department of Community Planning & Economic Development

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MEMORANDUM

DATE: August 1, 2013

TO: City Planning Commission Committee of the Whole

FROM: Kimberly Holien – Senior City Planner

SUBJECT: 301 Washington Avenue S

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 13-story mixed use building with 320 dwelling units at 301 Washington Avenue S. 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 B4-1, Downtown Business district and is located in the DP, Downtown Parking Overlay district. *The Minneapolis Plan for Sustainable Growth* identifies the site as commercial on the future land use map and Washington Avenue is a commercial corridor in this location. Downtown is also a designated Growth Center.

The proposed building would contain two commercial spaces on the first floor; a restaurant at the corner of Washington Avenue S and 3rd Avenue S and a second commercial space at the corner of Washington Avenue S and 4th Avenue S. An alternative to this second commercial space is potential for walk-up townhome units in this corner of the building. In addition to the commercial spaces, the first floor includes a large residential lobby, offices and parking. The parking is located on the south side of the first floor, abutting the alley, and will be accessed from 4th Avenue S. Additional parking is provided below grade. The principal residential entrance would be located in the center of the site, facing Washington Avenue. A porte cochere is also proposed on this elevation with access from Washington Avenue. The residential amenities are proposed on the second floor and include a fitness center, club room, a courtyard and an outdoor pool. The second floor includes skyway connections for the residential portion of the building and a separate, secure skyway access for the commercial spaces. Additional amenities in the form of a sky lounge and terrace are proposed on the penthouse level. Proposed exterior materials include brick, glass and metal panels. The site currently contains a surface parking lot. The following land use applications have been identified thus far:

- Site plan review.

In terms of the site plan review application, alternative compliance would be required to allow the building to be setback more than eight feet from the north property line, adjacent to Washington

Avenue. The two commercial tenants have setbacks of approximately ten feet from the north property line to allow for outdoor seating. The center of the building is setback approximately 29 feet from the north property line to allow for the porte cochere. Staff has additional concerns about the porte cochere, including potential conflicts between pedestrian and vehicle traffic, the number of curb cuts and turning movements on Washington Avenue and the general presence of vehicles between the building and the street. Alternative compliance would also be necessary for the required seven feet landscaped yard between the vehicle drop-off area and Washington Avenue. The northwest corner of the building gives the appearance of 13 stories due to the presence of mechanical equipment and screening proposed. This floor would technically require alternative compliance to the minimum window requirement. The applicant is continuing to work with staff from CPED and Public Works on designing the site for the future improvements to Washington Avenue.