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MEMORANDUM

DATE: August 29, 2013

TO: Planning Commission – Committee of the Whole Members

FROM: Janelle Widmeier – Senior City Planner

SUBJECT: 4th St SE Mixed-Use Development

A new 6-story, mixed use building with 70 dwelling units (130 bedrooms) and ground floor retail is proposed at the property of 1315-1319 4th Street Southeast. A total of 54 parking spaces would be provided and would be located on the first and below-grade levels.

Two buildings and surface parking are currently located on the site. The buildings are not historically designated. Requests for historic review letters have been submitted by the applicant to the City to identify if either building is a potential historic resource. As of the writing of this memo, the historic reviews had not been completed. Staff will provide an update at the meeting.

The site is zoned C1 Neighborhood Commercial District, PO Pedestrian Oriented Overlay District and UA University Area Overlay District. In the *Minneapolis Plan for Sustainable Growth*, the future land use designation for this site is commercial. The site is located within the Dinkytown Activity Center and 4th Street Southeast is designated as a community corridor. The site is also located within the boundaries of the *Master Plan for the Marcy Holmes Neighborhood* small area plan. Also, a small area planning process that includes Dinkytown is currently underway.

The following applications have been identified at this time:

- Petition to rezone from C1 to C3A.
- Conditional use permit to increase the maximum height of a building from 4 stories, 56 feet to 6 stories, X feet.
- Variance to reduce the minimum parking requirement.
- Variance to increase the maximum floor area ratio from 3.78 to 4.04 (an increase of approximately 5,673 square feet).
- Variances to reduce the interior side and rear yard requirements for the upper residential walls with windows.
- Site plan review.

At the time of writing this memo, the applicant has not submitted a land use application. City staff would like to introduce the project to the Planning Commission and discuss any issues before the application is submitted. At the August 16, 2013 City Council meeting, notice of intent was given to introduce a moratorium on development within the Dinkytown area at the following City Council meeting (August 30, 2013).



Project Location and Site Data

Addresses: 1315 and 1319 4th Street SE
 Lot Area: 22,122 sf

Existing Zoning District Classifications

Primary Zoning District:
 C1 Neighborhood Commercial District
 Overlay Zoning District:
 PO Pedestrian Oriented (Dinkytown)
 UA University Area

Master Plan for the Marcy-Holmes Neighborhood – Dec 2003

Generalized Minneapolis Plan identifies area as: Activity Center
 Future Land Use Plan: General Commercial Area
 Economic Development Plan: Commercial Focus Area with focus on Preservation of unique locally owned small business.
 Streetscape Improvement Plan: 4th street – Community Corridor.

Project Description

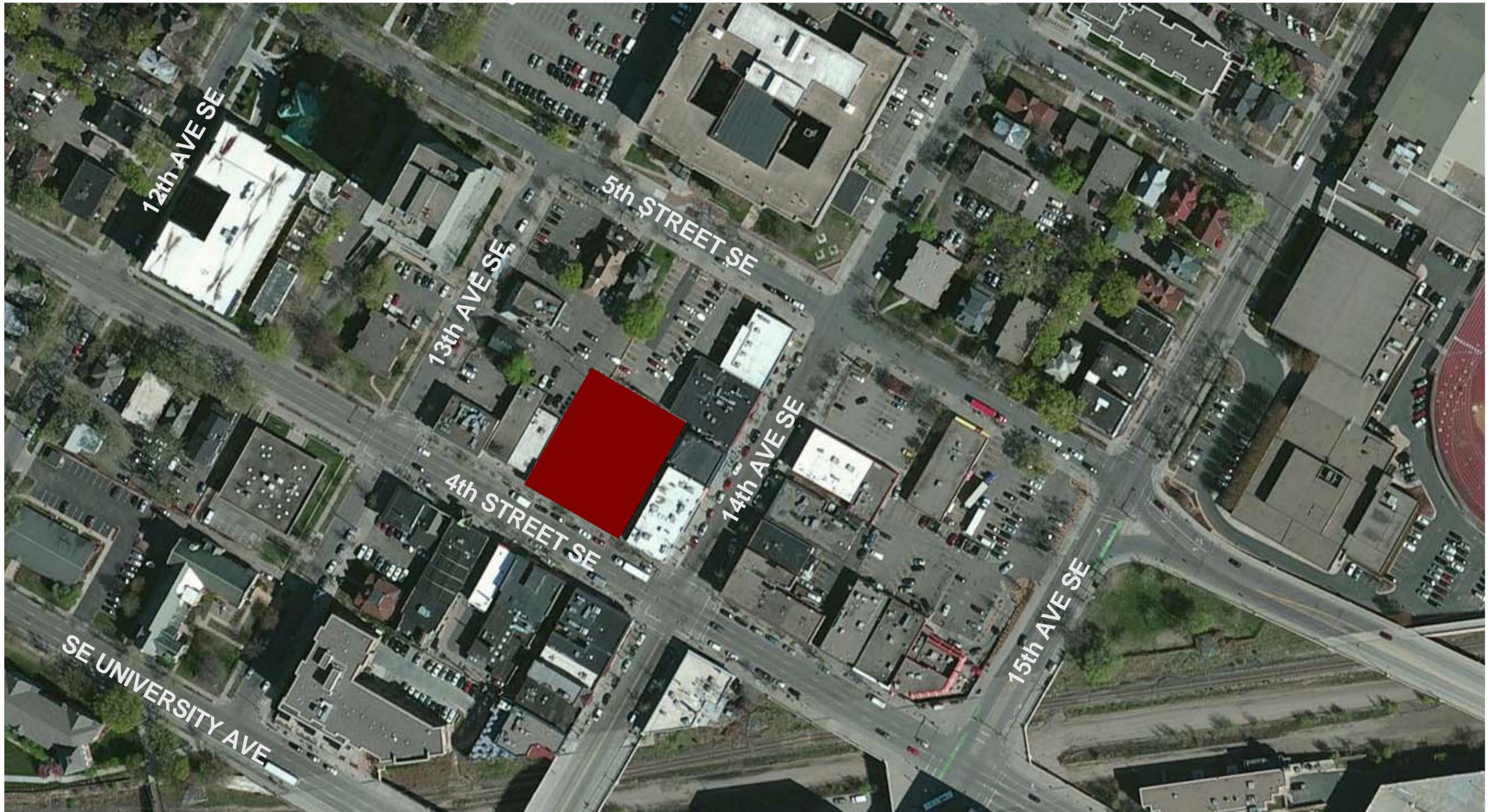
The proposed project for the 4th Street SE Mixed Use Redevelopment will replace two underutilized sites consisting of approximately 75% surface parking and (2) small 1-story commercial buildings. The proposed project will maintain the existing commercial use while adding density and residential units consistent with the Marcy-Holmes Neighborhood Master Plan. The project consists of approximately 4900 sf of street front commercial and approximately 70 dwelling units. The proposal features approximately 54 off-street parking stalls.

The intent of the new development is to reflect the existing street scape of Dinkytown with the first story façade design consistent with the character of the surrounding buildings. The first story, held to the front property line, will enhance and maintain the established view corridor down 4th Street. The character that is shown is a mixture of brick, stone, detailed cornice of varying heights and the incorporation of glazed overhead doors at the retail spaces to provide interaction between the public realm and the retail space. The residential levels, set back from the front property line, are meant to strengthen the pedestrian view. The new development is based on the guidelines of the Pedestrian Oriented overlay district along with the Marcy-Holmes Neighborhood Master Plan.

Anticipated Zoning Applications

- Rezone to C3A
- CUP for increased height
- Yard setback variances for upper residential floors
- Parking variance
- Site Plan review

Subject to further plan development and consultation with Planning staff.



4th ST SE MIXED-USE DEVELOPMENT

1315-1325 4th Street SE
Minneapolis, MN

SITE CONTEXT



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4th ST SE MIXED-USE DEVELOPMENT

1315-1325 4th Street SE
Minneapolis, MN

SITE MASSING



SEPT 9:00 AM



JUNE 9:00 AM



DEC 9:00 AM



SEPT 12:00 PM



JUNE 12:00 PM



DEC 12:00 PM



SEPT 3:00 PM



JUNE 3:00 PM



DEC 3:00 PM



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4th ST SE MIXED-USE DEVELOPMENT

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MASSING DIAGRAM - WEST



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4th ST SE MIXED-USE DEVELOPMENT

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MASSING DIAGRAM - SOUTH



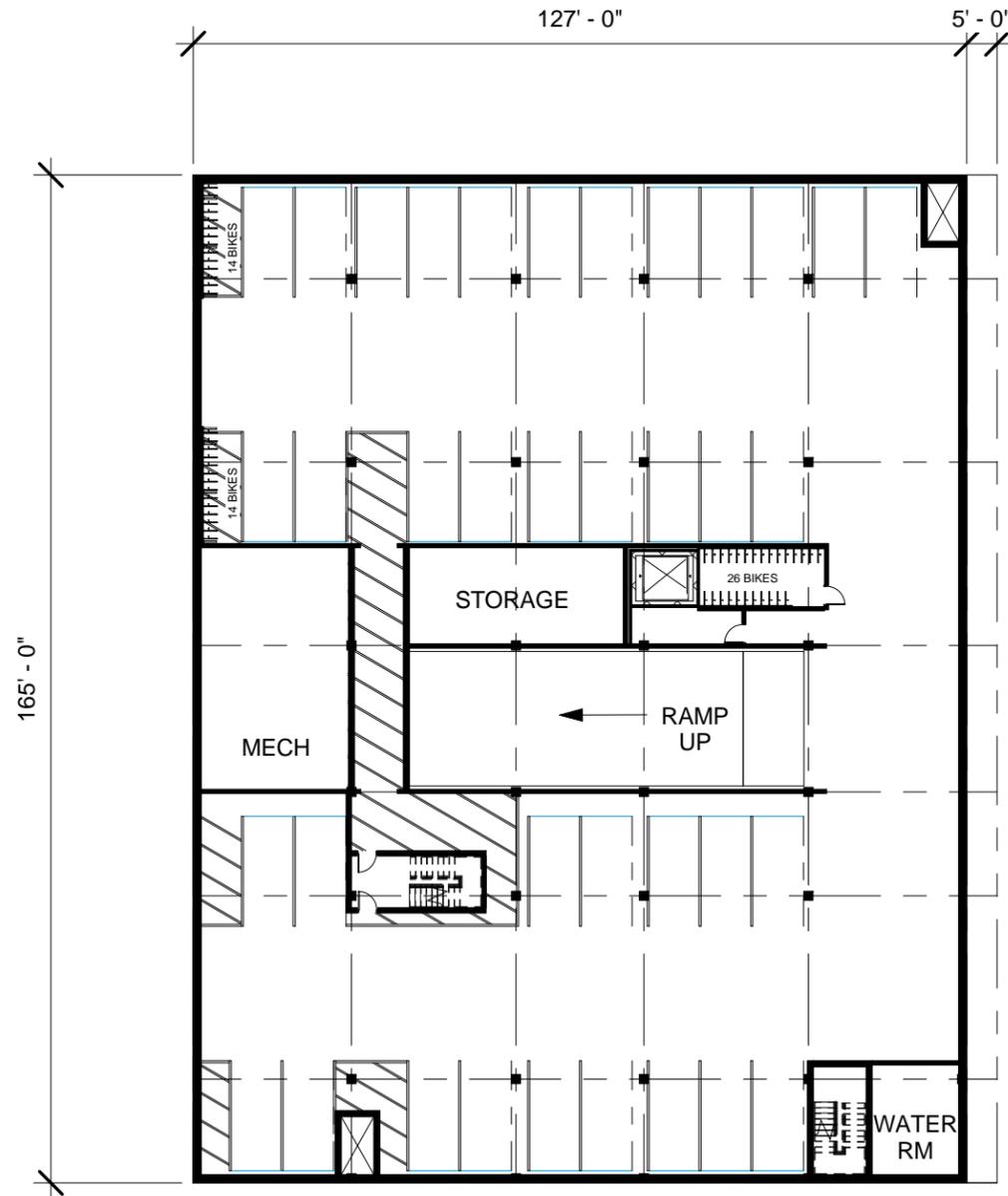
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4th ST SE MIXED-USE DEVELOPMENT

1315-1325 4th Street SE
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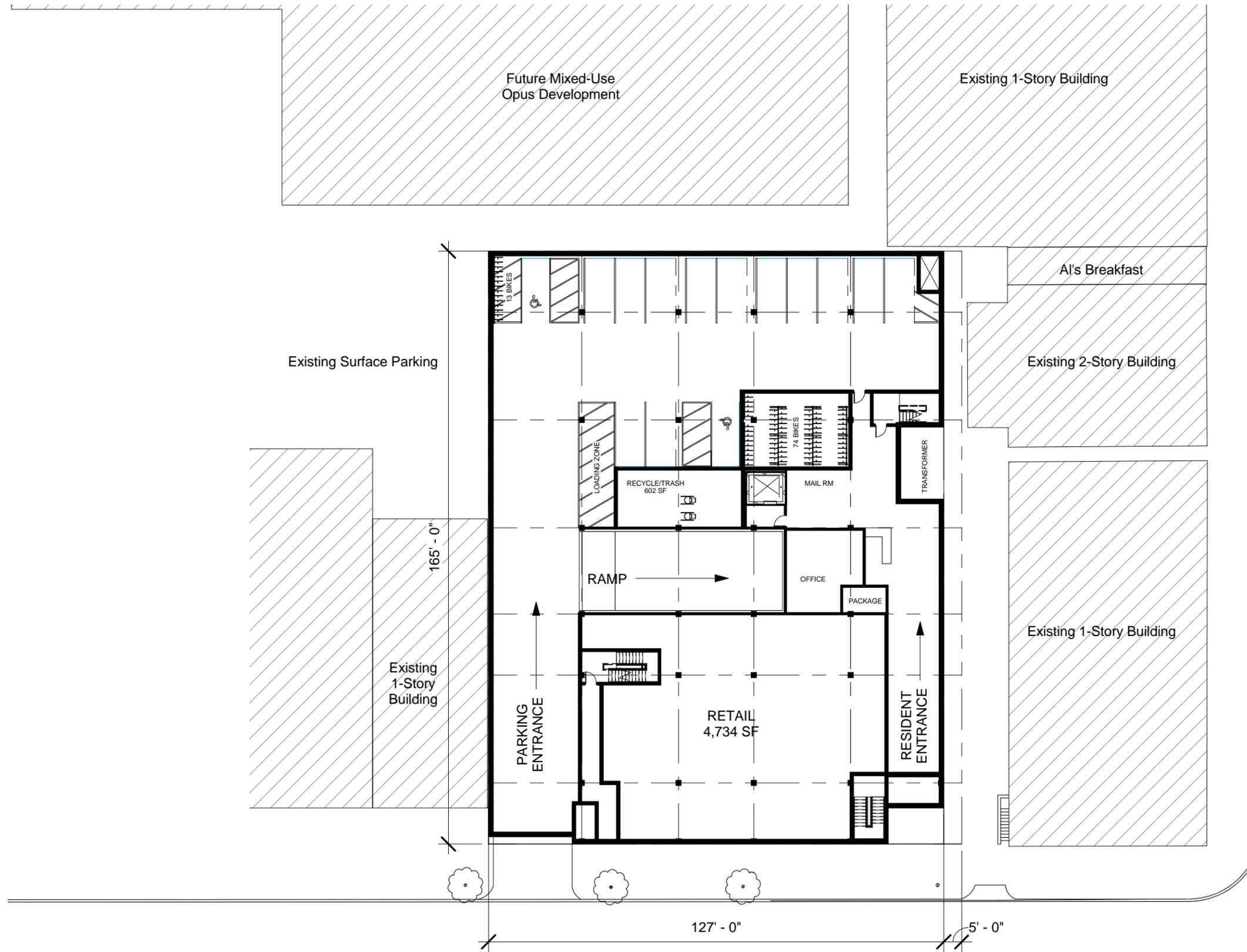
MASSING DIAGRAM - SOUTH
EAST



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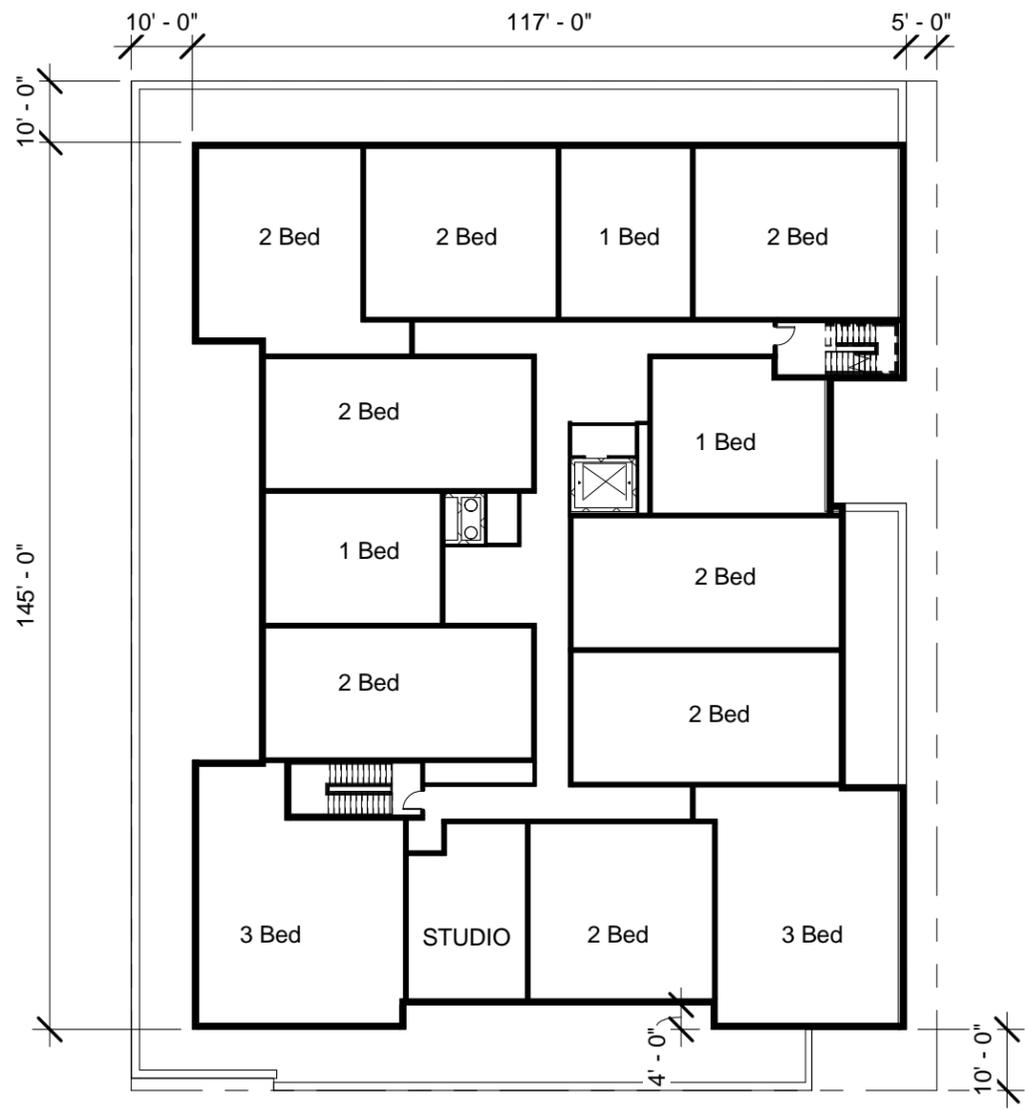
LEVEL P1



4th ST SE MIXED-USE DEVELOPMENT

1315-1325 4th Street SE
Minneapolis, MN

LEVEL 1



4th ST SE MIXED-USE DEVELOPMENT

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Minneapolis, MN

LEVEL 2-6



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4th ST SE MIXED-USE DEVELOPMENT

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SOUTH ELEVATION



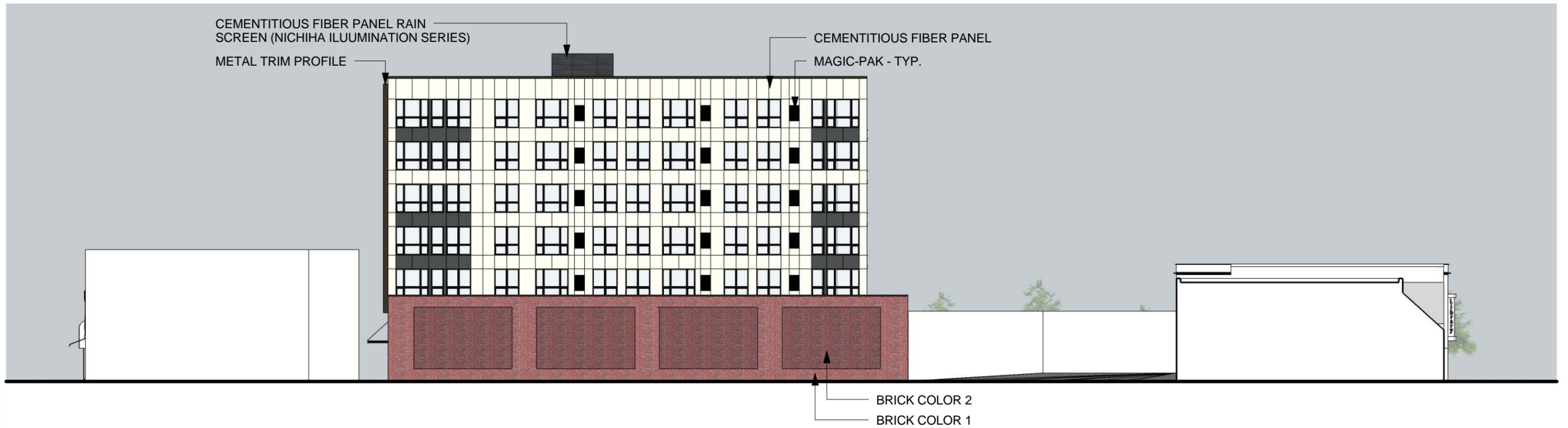
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EAST ELEVATION



4th ST SE MIXED-USE DEVELOPMENT

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NORTH ELEVATION



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BUILDING PERSPECTIVES



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BUILDING PERSPECTIVES



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BUILDING PERSPECTIVES



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STREET PERSPECTIVES



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SIDEWALK PERSPECTIVES



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SIDEWALK PERSPECTIVES



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EXISTING IMAGERY
REFERENCES

Gross Area Summary						
Level/Use	Residential	Commercial	Parking	Common	Total GSF	Total Parking
LEVEL P1 - PARKING			16,362	2,893	19,255	37
LEVEL 1 - PARKING/RETAIL		4,734	10,665	5,108	20,507	14
LEVEL 2 - RESIDENTIAL	13,076			2,236	15,312	
LEVEL 3 - RESIDENTIAL	13,076			2,236	15,312	
LEVEL 4 - RESIDENTIAL	13,076			2,236	15,312	
LEVEL 5 - RESIDENTIAL	13,076			2,236	15,312	
LEVEL 6 - RESIDENTIAL	13,076			2,236	15,312	
TOTALS	65,380	4,734	27,027	19,181	116,322	51

Unit Distribution Summary						
Level/Use	Studio	1 Bedroom	2 Bedroom	3 Bedroom	Total Units	Total Bedrooms
LEVEL P1 - PARKING						
LEVEL 1 - PARKING/RETAIL						
LEVEL 2 - RESIDENTIAL	5	3	8	2	18	26
LEVEL 3 - RESIDENTIAL	5	3	8	2	18	26
LEVEL 4 - RESIDENTIAL	5	3	8	2	18	26
LEVEL 5 - RESIDENTIAL	5	3	8	2	18	26
LEVEL 6 - RESIDENTIAL	5	3	8	2	18	26
TOTALS	25	15	40	10	90	130