

**Department of Community Planning & Economic Development**  
**Development Services Division**  
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**MEMORANDUM**

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DATE: February 20, 2014

TO: Planning Commission – Committee of the Whole Members

FROM: Janelle Widmeier – Senior City Planner

SUBJECT: The Graduate Development

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A new 6-story, mixed use building with a hotel (125-140 rooms) and ground floor retail is proposed at the property of 1315-1319 4<sup>th</sup> Street Southeast. A total of 45 parking spaces would be provided and would be located below-grade.

Two buildings and surface parking are currently located on the site. The buildings are not historically designated, but are located in a potential historic district. At the January 21, 2014 meeting of the Heritage Preservation Commission (HPC), the commission denied the requests to demolish these buildings and directed the Planning Director to begin a designation study. These decisions were appealed. Since the HPC acted on these applications, they nominated Dinkytown as a historic district, placed the district under interim protection, and requested that the Planning Director prepare, or cause to be prepared, a designation study. However, the interim protection of the nomination does not apply to the demolition of these properties. The City Council will make the final decision on the appeals at their February 21<sup>st</sup> meeting. If the applications are approved, any future development of these properties will need to be reviewed by the HPC.

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 4<sup>th</sup> 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, two small area planning processes (one for Dinkytown and one for the rest of Marcy Holmes) are 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, approximately 84 feet.
- Variance to increase the maximum floor area ratio from 2.7 to 4.0.

- Variances to reduce the interior side and rear yard requirements for the upper hotel walls with windows.
- Variance of the PO Pedestrian Oriented District standard for building placement to allow portions of the first floor of the building to be located more than 8 feet from the front lot line adjacent to 4<sup>th</sup> Street Southeast.
- Variance to allow a sign on a non-primary building wall and to increase the maximum allowed signage on a non-primary building wall from 0 square feet to X square feet.
- Site plan review.

This project was last reviewed at the February 6<sup>th</sup> Committee of the Whole meeting. The changes made to the proposal include the following:

- Modified the parapet on the 6<sup>th</sup> story roof
- Added a screening wall for the transformer
- Added clearstory windows to the north, east and west first floor building elevations
- Made various material and architectural element changes on the north, east and west upper floor building elevations

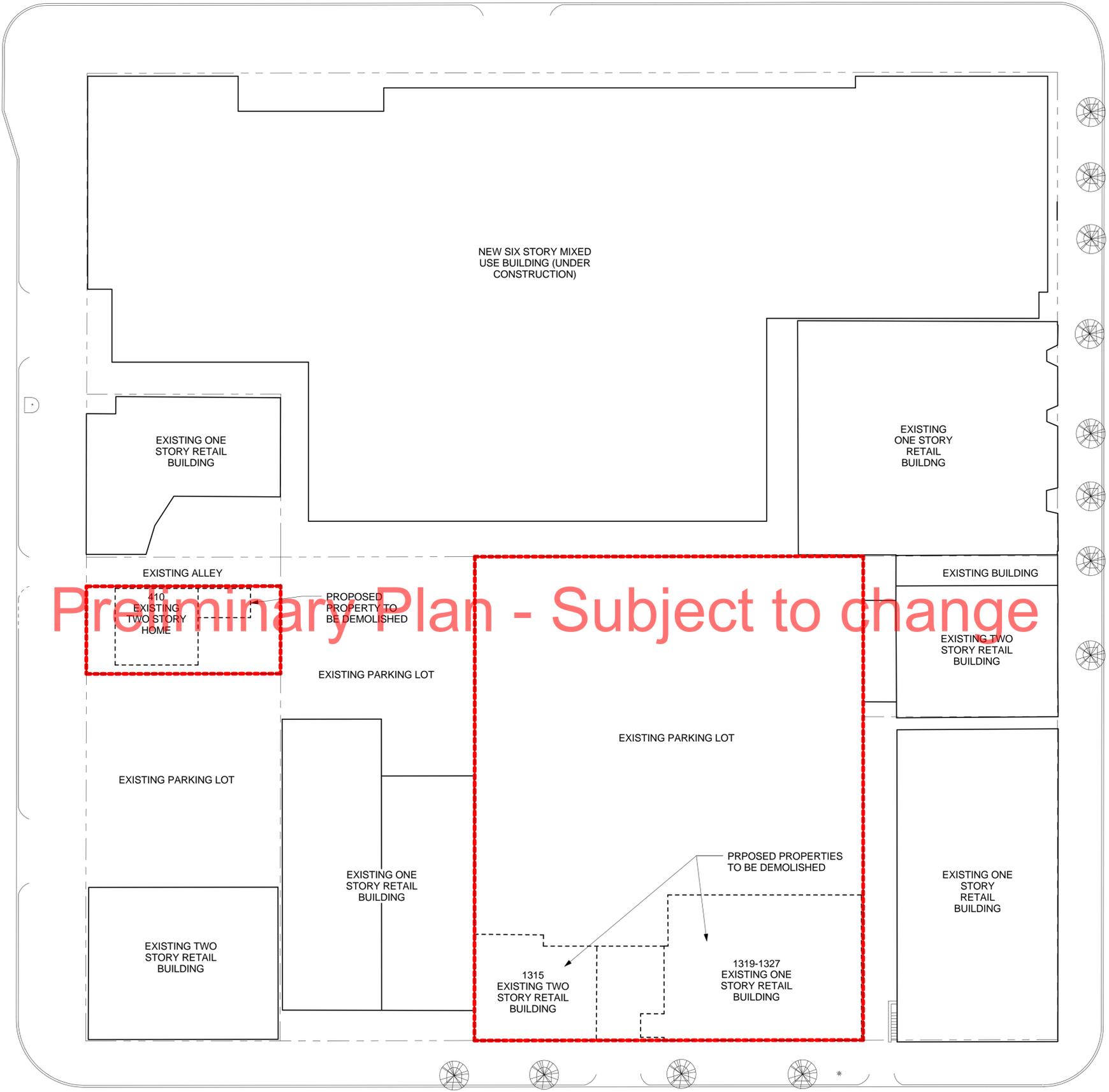


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SE 5TH STREET

13TH AVENUE SE

14TH AVENUE SE



Preliminary Plan - Subject to change

SE 4TH STREET



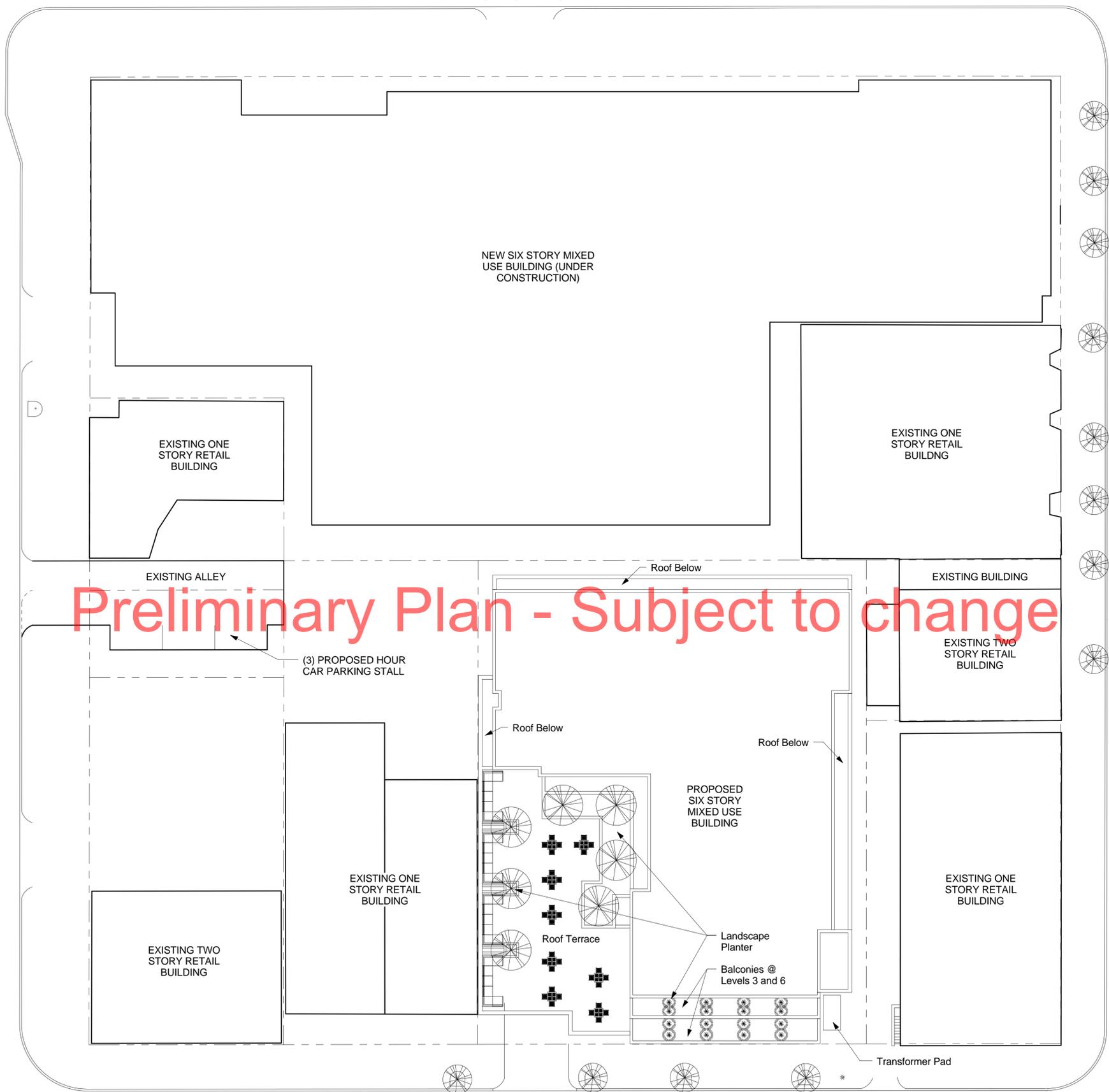
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1 Site - Existing  
1" = 20'-0"

SE 5TH STREET

13TH AVENUE SE

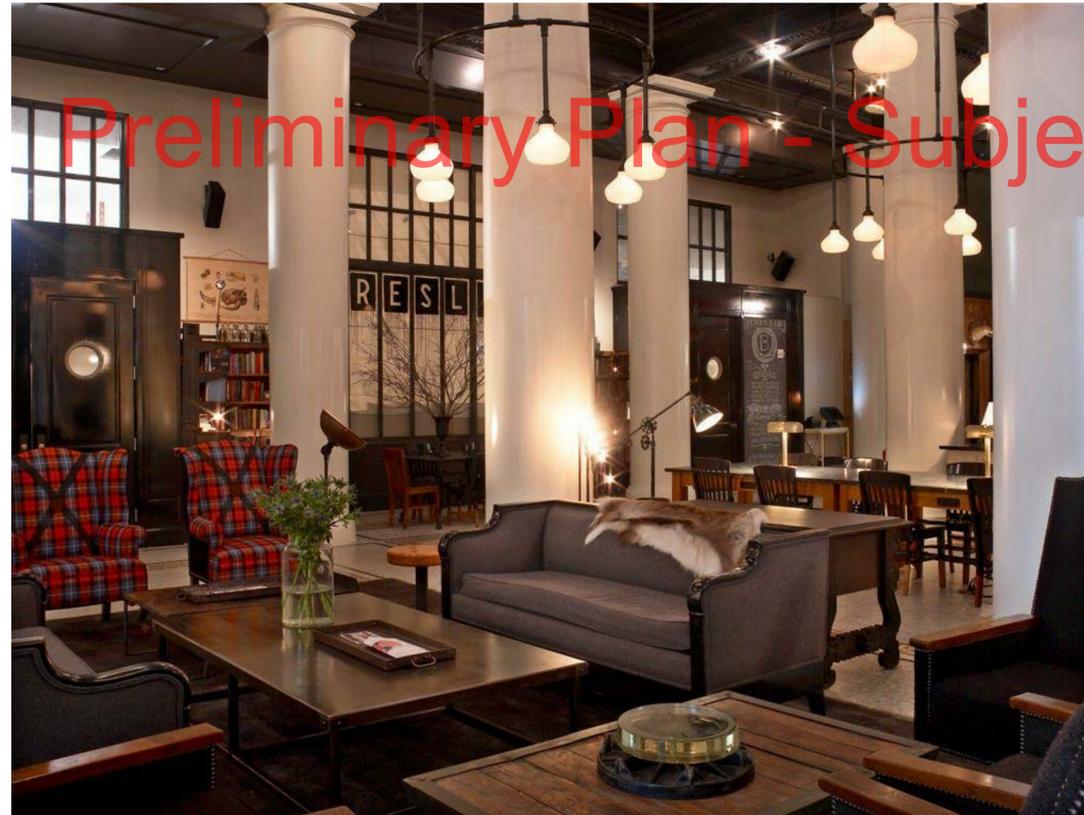
14TH AVENUE SE



Preliminary Plan - Subject to change

2/10/2014 1:30:49 PM ① Site 1" = 20'-0"

SE 4TH STREET



Preliminary Plan - Subject to change



① IMAGE - AERIAL VIEW FROM SOUTHWEST  
N.T.S.

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① IMAGE - STREET VIEW FROM SOUTHWEST  
N.T.S.



① IMAGE - AERIAL FROM SOUTHEAST  
N.T.S.

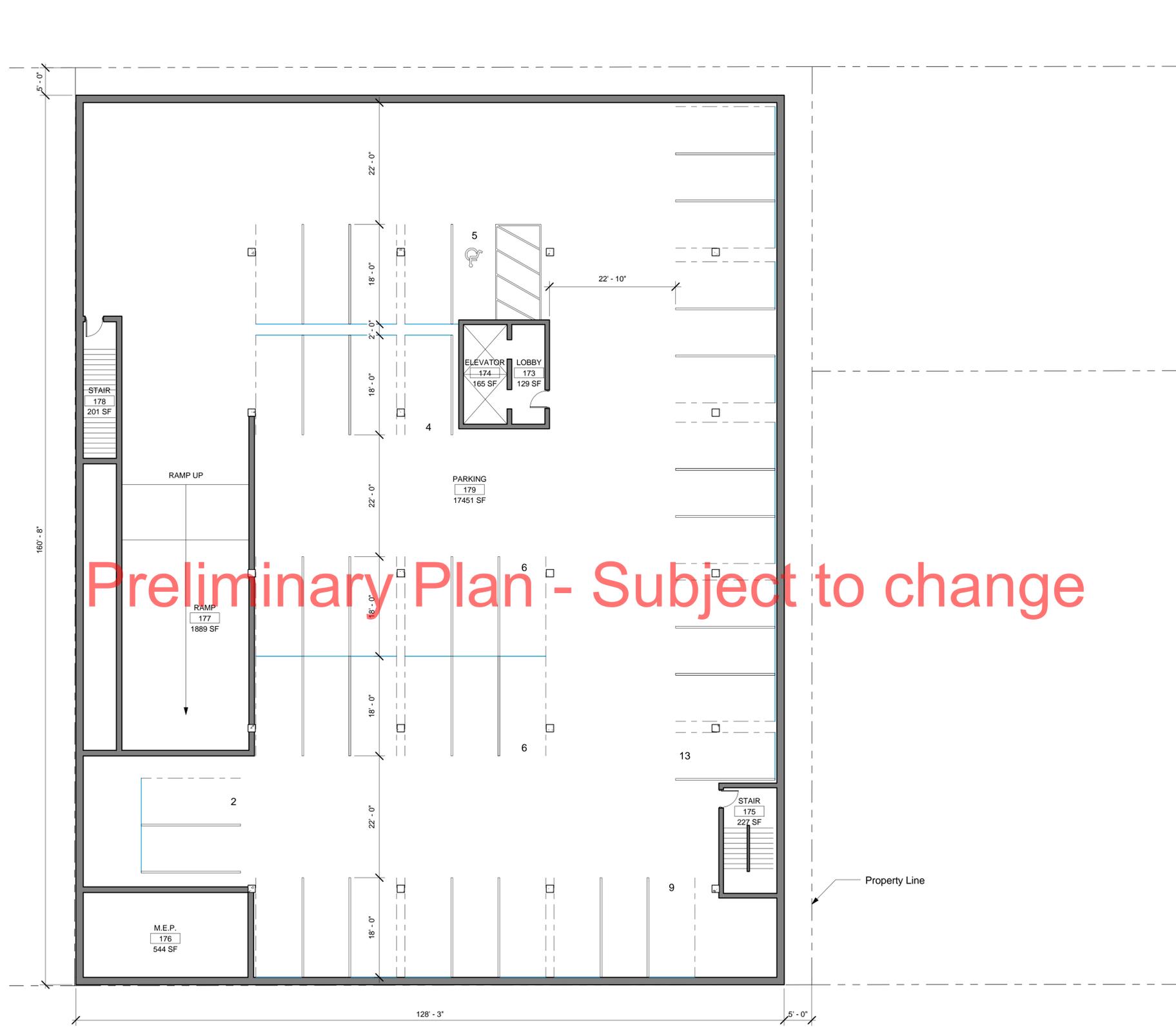


① IMAGE - STREET VIEW FROM 13TH & 4TH  
N.T.S.



① IMAGE - SIDEWALK VIEW LOOKING EAST ALONG 4TH  
N.T.S.

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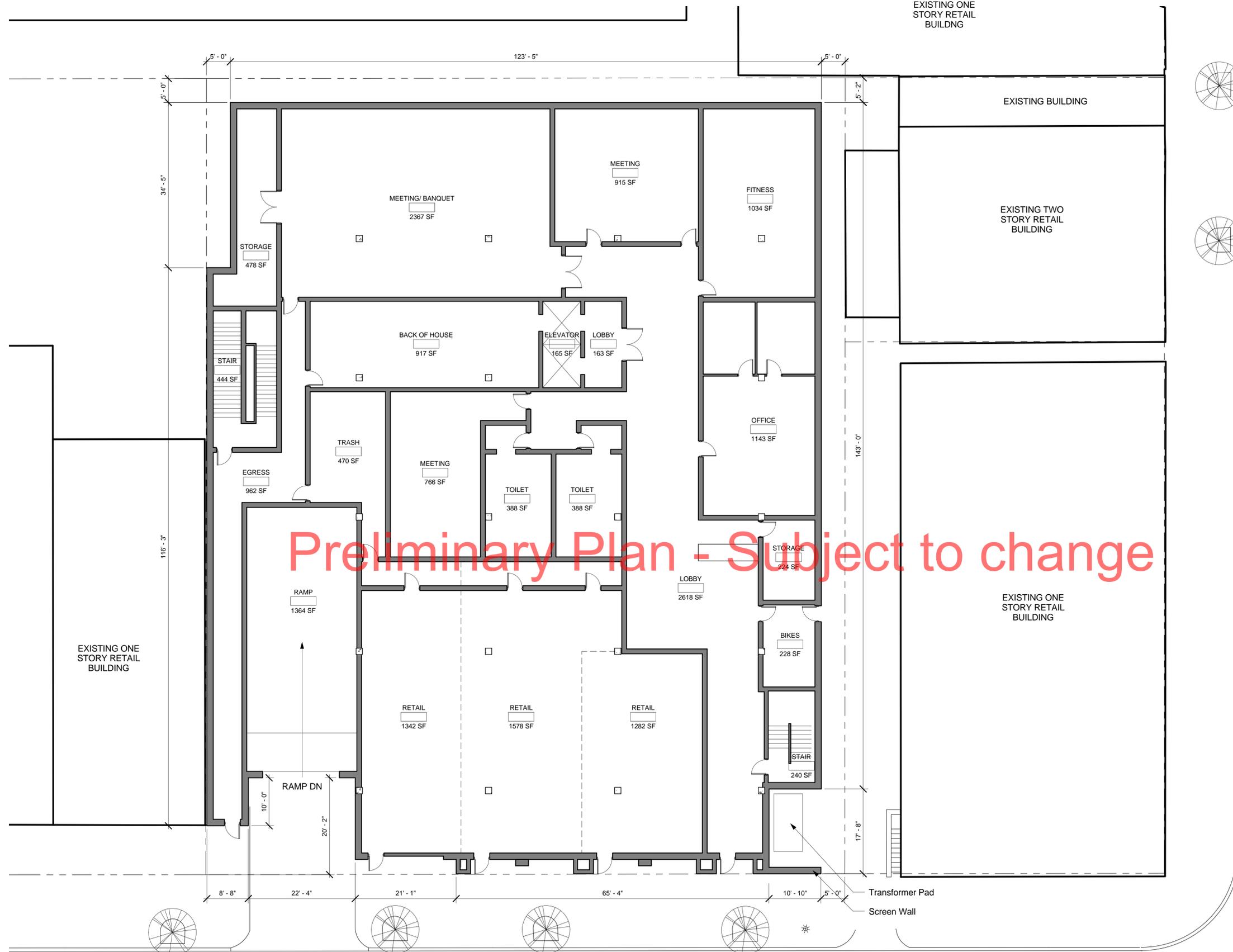


Preliminary Plan - Subject to change

① Level P1  
3/32" = 1'-0"



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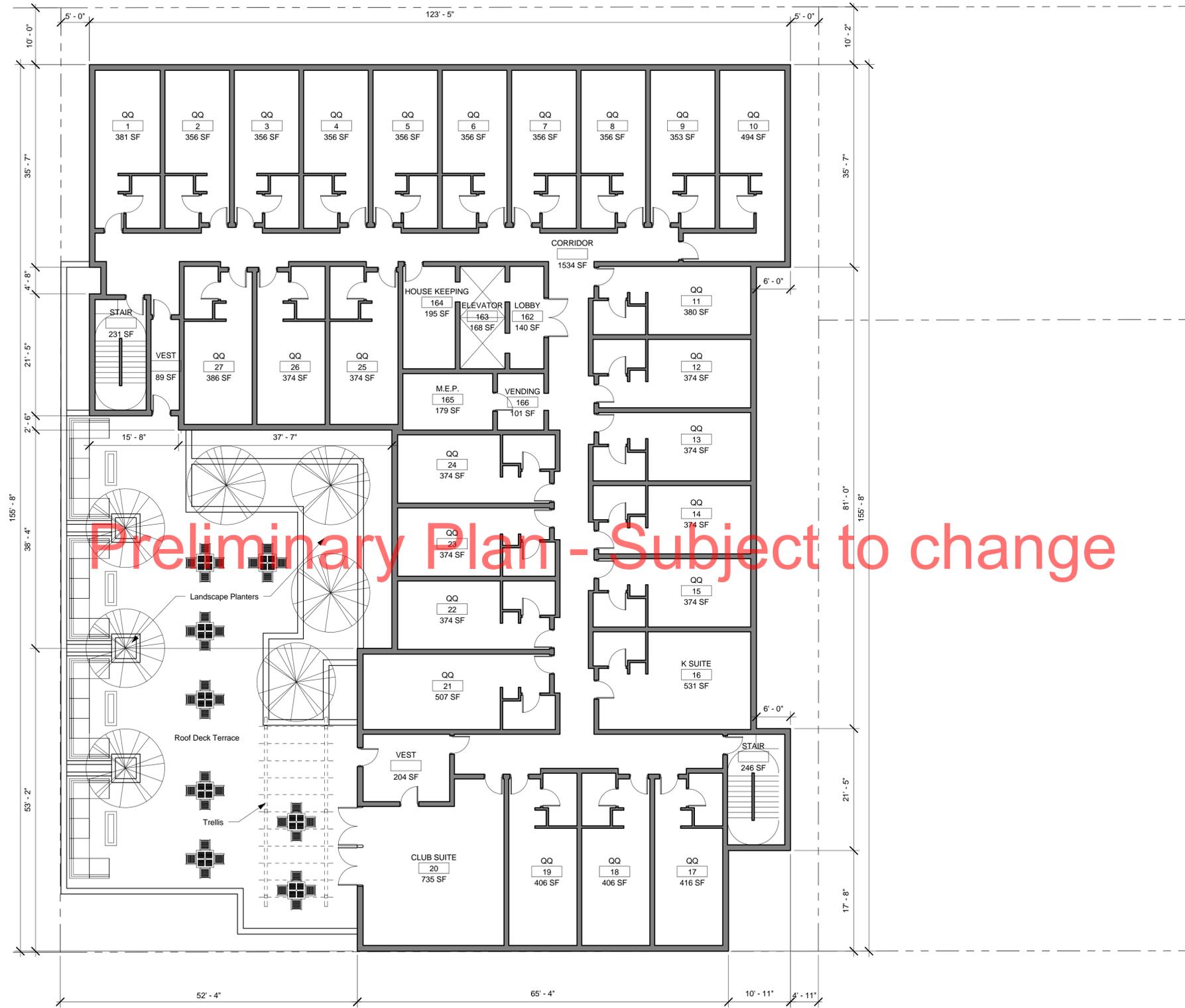


Preliminary Plan - Subject to change

1 Level 1  
3/32" = 1'-0"



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① Level 2  
3/32" = 1'-0"



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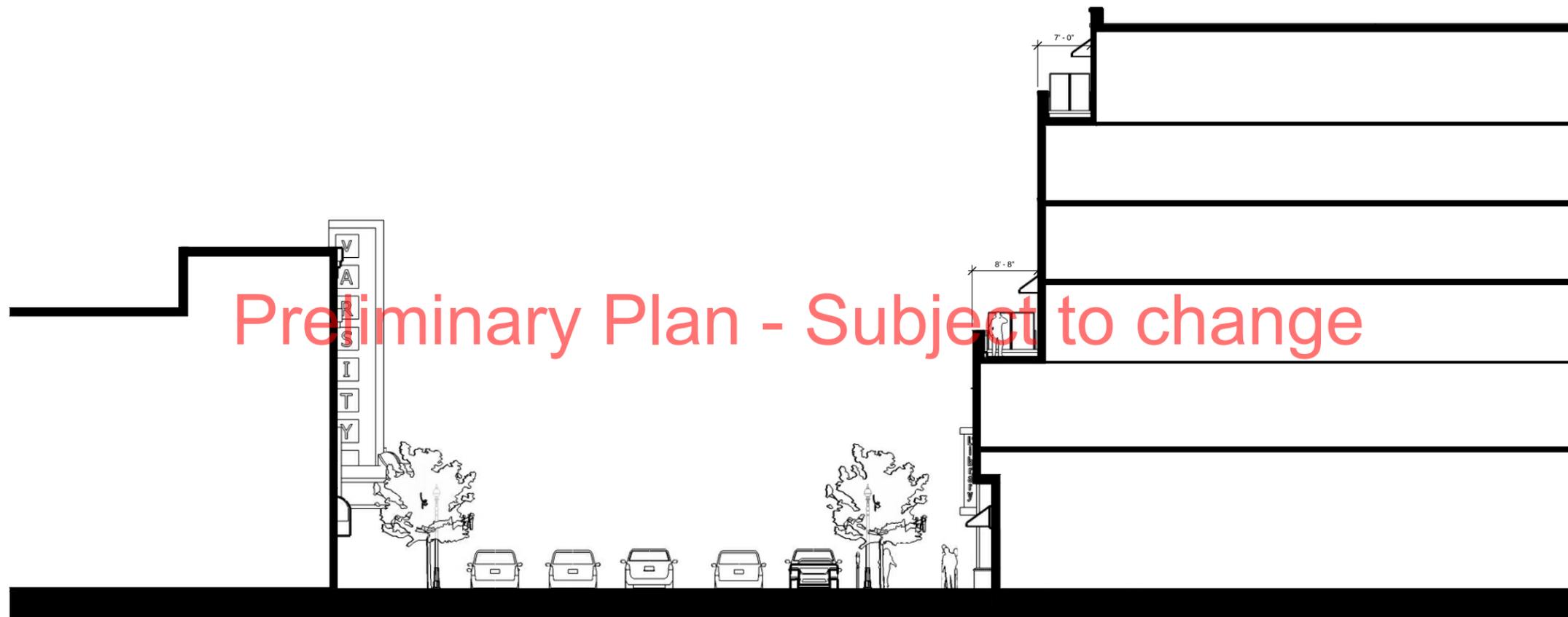




Preliminary Plan - Subject to change

① Level 6  
3/32" = 1'-0"





Preliminary Plan - Subject to change

① STREET SECTION  
1/8" = 1'-0"

2/10/2014 1:48:08 PM



① SOUTH STREETSCAPE  
N.T.S.



① EAST STREETScape ALONG 14TH AVE  
12" = 1'-0"



① WEST STREETScape ALONG 13TH AVE  
12" = 1'-0"

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① SOUTH ELEVATION  
1/8" = 1'-0"

EXTERIOR MATERIAL LEGEND	
1A	BRICK VENEER - COLOR #1
1B	BRICK VENEER - COLOR #2
1C	STONE ACCENT BAND
2A	STUCCO - COLOR #1
2B	STUCCO - COLOR #2
3A	PREFINISHED ALUMINUM STOREFRONT
3B	RESIDENTIAL FIBERGLASS WINDOW
4A	AWNING
5A	DECORATIVE CORNICE
5B	BRICK CORBEL
5C	STONE BASE
6A	METAL RAILING WITH BRICK CORBEL PIERS
7A	ARCHITECTURAL GRILLE
8A	ALUMINUM GARAGE DOOR



EXTERIOR MATERIAL LEGEND	
1A	BRICK VENEER - COLOR #1
1B	BRICK VENEER - COLOR #2
1C	STONE ACCENT BAND
2A	STUCCO - COLOR #1
2B	STUCCO - COLOR #2
3A	PREFINISHED ALUMINUM STOREFRONT
3B	RESIDENTIAL FIBERGLASS WINDOW
4A	AWNING
5A	DECORATIVE CORNICE
5B	BRICK CORBEL
5C	STONE BASE
6A	METAL RAILING WITH BRICK CORBEL PIERS
7A	ARCHITECTURAL GRILLE
8A	ALUMINUM GARAGE DOOR

① EAST ELEVATION  
1/8" = 1'-0"



① WEST ELEVATION  
1/8" = 1'-0"

**EXTERIOR MATERIAL LEGEND**

- 1A BRICK VENEER - COLOR #1
- 1B BRICK VENEER - COLOR #2
- 1C STONE ACCENT BAND
- 2A STUCCO - COLOR #1
- 2B STUCCO - COLOR #2
- 3A PREFINISHED ALUMINUM STOREFRONT
- 3B RESIDENTIAL FIBERGLASS WINDOW
- 4A AWNING
- 5A DECORATIVE CORNICE
- 5B BRICK CORBEL
- 5C STONE BASE
- 6A METAL RAILING WITH BRICK CORBEL PIERS
- 7A ARCHITECTURAL GRILLE
- 8A ALUMINUM GARAGE DOOR



① NORTH ELEVATION  
1/8" = 1'-0"

**EXTERIOR MATERIAL LEGEND**

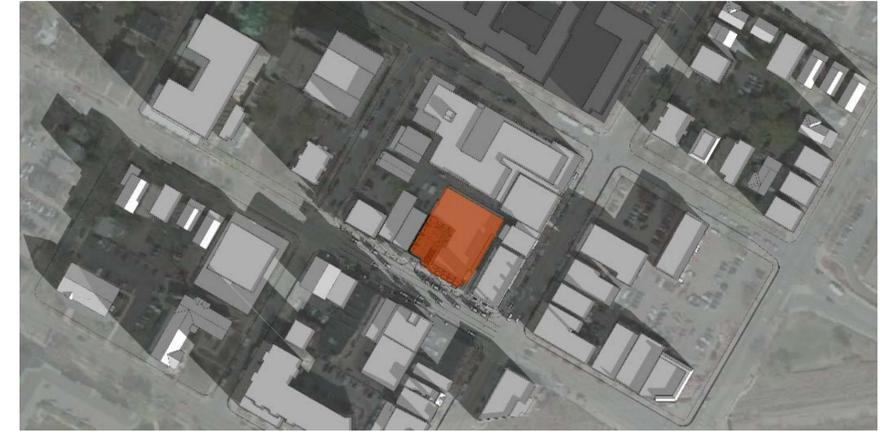
- 1A BRICK VENEER - COLOR #1
- 1B BRICK VENEER - COLOR #2
- 1C STONE ACCENT BAND
- 2A STUCCO - COLOR #1
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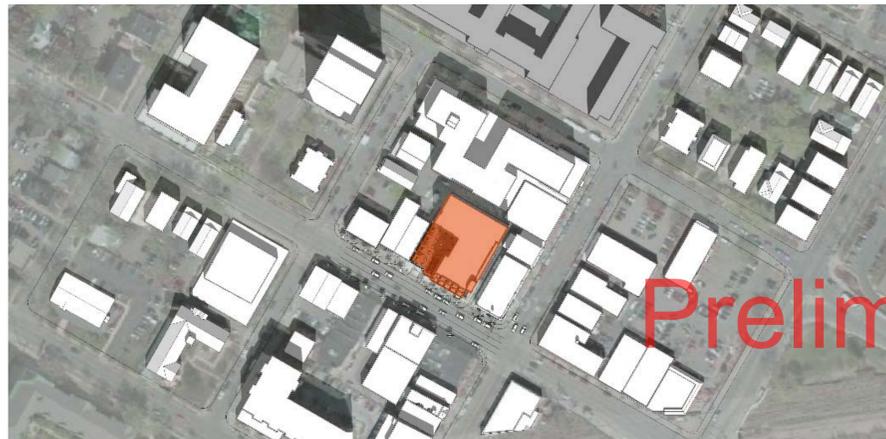
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JUNE 9:00 AM



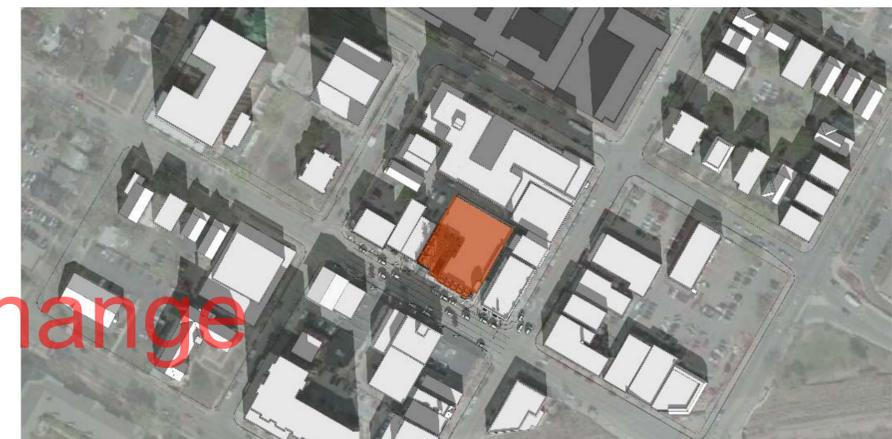
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SEPT 12:00 PM

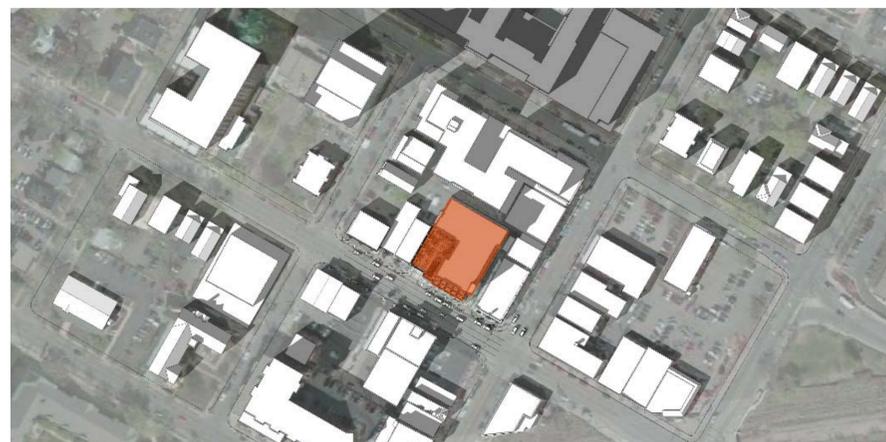


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DEC 12:00 PM

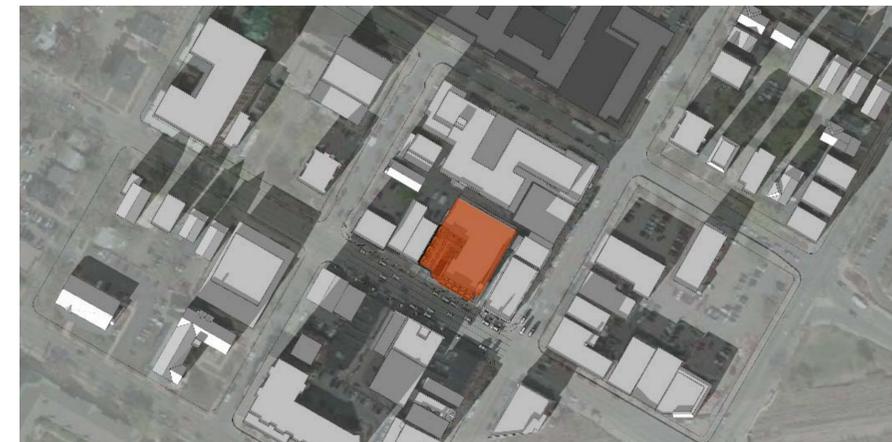
Preliminary Plan - Subject to change



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JUNE 3:00 PM



DEC 3:00 PM

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# THE GRADUATE

1315 and 1319 4th Street SE

## COMMITTEE OF THE WHOLE REVIEW : FEBRUARY 20, 2014



### DESIGN NARRATIVE

#### MASTER PLAN FOR THE MARCY-HOLMES NEIGHBORHOOD – DEC 2003

- Generalized Minneapolis Plan identifies area as: Activity Center
- Future Land Use Plan: General Commercial Area
- Promote redevelopment and intensification of the Dinkytown commercial area within its existing boundaries
- Associated and in close proximity to the University of Minnesota Growth Center
- Streetscape Improvement Plan: 4th street – Community Corridor

#### PROJECT DESCRIPTION

The vision for this redevelopment is to insert a vibrant new commercial use that draws an increase in patrons to the Dinkytown area by replacing two underutilized sites, which currently consist of two small one-story commercial buildings and a visually negative surface parking lot covering 75% of the project site. The proposed project will maintain the existing commercial use while adding density consistent with the Marcy-Holmes Neighborhood Master Plan and will simultaneously aid in supporting the existing local businesses.

Containing approximately 4200 square feet of street front commercial space and a 125 - 140 room hotel with approximately 45 off-street parking stalls below grade, the project would restore a historic aspect once present in the Dinkytown area, the College Inn Hotel. A hotel use, which was located in the Dinkydale building across 4th Street from the project site, has not existed in Dinkytown for decades and would be restored to the area through this project.

The urban design vision is to maintain the variety of building heights along 4th Street by establishing a two story and one story frontage along the street property line. The two story frontage width comprises approximately half of the street frontage of the project. The stories above this area are stepped back in a two-step approach to minimize the visual impact at street level. A roof terrace atop the one story frontage will provide a vibrant gathering area that would enliven the space with activity. The building height, above 2 stories, is intentionally set back to the rear of the site matching in scale the adjacent north property.

Architecturally, the design vision for the redevelopment is to echo the existing character and streetscape of the Dinkytown fabric with a collegiate influence from the adjacent University of Minnesota campus. Reflecting the existing surrounding buildings, the palette of building materials is predominately comprised of brick with secondary brick, stone accents, and stucco. An appreciation and response to the detail (i.e. soldier course and cornices) of surrounding buildings is also incorporated into the design. The street frontage at ground floor is predominantly aluminum storefront with transparent glazing extending to 14'-0". Storefront facades are visually distinct with decorative colored awnings and recessed entries. The awnings are repeated at the stepped back upper level balconies. All windows are designed with a regular rhythm throughout the facades; their appearance comparable to the double windows common to the surrounding buildings.

#### ANTICIPATED ZONING APPLICATIONS

- Rezone to C3A
- CUP for increased height
- FAR variance
- Yard setback variances for upper residential floors
- Off Street Loading
- Site Plan review

Subject to further plan development and consultation with Planning staff.

### PROJECT PROPOSED LAND USE

#### PROJECT LOCATION AND SITE DATA

**ADDRESSES:**  
1315 and 1319 4th Street SE

**LOT AREA:**  
22,122 SF

#### ZONING DISTRICT AND OVERLAY DISTRICTS

C1 (REQUESTING REZONE TO C3A)  
PO - Pedestrian Oriented Overlay District  
UA - University Area Overlay District

#### FLOOR AREA RATIO REQUIRED

C3A ZONING DISTRICT (2.7 Allowable per Section 548.350)  
PROPERTIES 1315, 1319-1327 4TH STREET SE  
Allowable Area  
22,122 SF (Lot Area) X 2.7 = **59,729 SF**

#### TOTAL BUILDING AREA PER LEVEL (PROPOSED)

LEVEL P1	20,606 SF
LEVEL 1	19,476 SF
LEVEL 2	13,940 SF
LEVEL 3	13,374 SF
LEVEL 4	13,374 SF
LEVEL 5	13,374 SF
LEVEL 6	12,912 SF
<b>TOTAL FLOOR AREA</b>	<b>107,056 SF</b>

**TOTAL GROSS FLOOR AREA (Minus Level P1 and Ramp on Level 1) = 85,086**

#### FLOOR AREA RATIO (PROPOSED)

85,086 SF / 22,122 SF = **3.8 FAR**

#### MINIMUM LOT AREA (For non-residential uses)

C3A ZONING DISTRICT (Table 548-2)  
None Required

#### SETBACK REQUIRED

Front Yard = 0 FT  
Rear Yard = 5 + 2X FT = 15 FT (6 story building)  
Side Yard = 5 + 2X FT = 15 FT (6 story building)

#### SETBACK PROPOSED

Front Yard  
0 FT (Level 1 and 2)  
8 FT (Levels 3-5)  
15 FT (Level 6)  
Rear Yard  
5 FT (Level 1)  
10 FT (Levels 2-6)  
East Side Yard  
5 FT (Level 1)  
5 - 11 FT (Levels 2-6)  
West Side Yard  
0 FT (Level 1)  
5 - 52 FT (Levels 2-6)

#### OFF STREET PARKING REQUIRED

None required per Section 551.160 of the Pedestrian Oriented Overlay District

#### OFF STREET LOADING REQUIRED

Hotel Use – Medium Loading Requirement  
2 Large loading spaces (12 FT X 50 FT)

#### BICYCLE PARKING REQUIRED

Hotel Use  
No minimum required  
Commercial Use – General retail sales and services  
3 spaces or 1 space per 5,000 sq. ft. of GFA, whichever is greater  
3,641 SF Total Retail provided  
3 spaces required

### PROJECT TEAM

#### OWNER/DEVELOPER:

Doran Companies  
7803 Glenroy Road  
Bloomington, MN 55439  
p: 952-288-2000

#### ARCHITECT:

Doran Architects, LLC  
7803 Glenroy Road  
Bloomington, MN 55439  
p: 952-288-2000

#### CONTRACTOR:

Doran Construction Company, LLC  
7803 Glenroy Road  
Bloomington, MN 55439  
p: 952-288-2000

#### CIVIL:

Westwood Professional Services  
7699 Anagram Drive  
Eden Prairie, MN 55344-7310  
p: 952-937-5150

### GUEST ROOM SUMMARY

LEVELS	QQ	K	K SUITE	TOTAL
2	25	0	1	26
3	25	0	2	27
4	25	0	2	27
5	25	0	2	27
6	24	0	2	26
<b>TOTALS</b>	<b>124</b>	<b>0</b>	<b>9</b>	<b>133</b>

### SHEET INDEX

T1-0	COVER SHEET
A1-0	SITE CONTEXT
A1-1	SITE PLAN - EXISTING
A1-2	SITE PLAN - PROPOSED
A1-3	PRECEDENT IMAGERY
A1-4	EXTERIOR CONCEPT IMAGE
A1-5	EXTERIOR CONCEPT IMAGE
A1-6	EXTERIOR CONCEPT IMAGE
A1-7	EXTERIOR CONCEPT IMAGE
A1-8	EXTERIOR CONCEPT IMAGE
A2-0	LEVEL P1
A2-1	LEVEL 1
A2-2	LEVEL 2
A2-3	LEVEL 3-5
A2-4	LEVEL 6
A2-5	STREET SECTION
A2-6	SOUTH STREETSCAPE
A3-0	SOUTH ELEVATION
A3-1	EAST ELEVATION
A3-2	WEST ELEVATION
A3-3	NORTH ELEVATION
A4-0	SHADOW STUDIES