

**Department of Community Planning & Economic Development**  
**Development Services Division**  
250 South 4<sup>th</sup> Street, Room 300  
Minneapolis, MN 55415-1385  
(612) 673-2597 Phone  
(612) 673-2526 Fax  
(612) 673-2157 TDD

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**MEMORANDUM**

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DATE: March 6, 2014

TO: Planning Commission – Committee of the Whole Members

FROM: Janelle Widmeier – Senior City Planner

SUBJECT: Eclipse Development

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The proposed development site is located on the block bound by Washington Avenue North, Hennepin Avenue, 3<sup>rd</sup> Street North and 1<sup>st</sup> Avenue North. The applicant is proposing to assemble the land on the block occupied by surface parking and open space into one lot (no buildings are proposed to be demolished). The resulting lot would have frontage on Washington Avenue North, Hennepin Avenue, and 3<sup>rd</sup> Street North and would extend along the back of the other buildings. The entire block is zoned B4S-2 Downtown Service District and DP Downtown Parking Overlay District.

A new 20-story, mixed use building with 360 dwelling units and ground floor retail is proposed. A total of 759 parking spaces would be provided in the building. The parking is proposed for the on-site residences and retail as well as the directly adjacent properties.

The following required applications have been identified at this time:

- Floor area ratio premium to increase the maximum floor area ratio from 9.6 to 10.28 (this application is reviewed administratively).
- Variance to increase the maximum parking requirement for the residences from 1.6 to 1.79 (this number does not include required guest parking).
- Site plan review.
- Plat.

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.



# OERTEL ARCHITECTS

1795 SAINT CLAIR AVENUE, SAINT PAUL, MN 55105

TEL: 651/696-5186

FAX: 651/696-5188

**DATE:** January 17, 2014  
**TO:** City of Minneapolis  
**FROM:** Deb Brandwick  
**RE:** **The Eclipse**

## F.A.R. Calculations

FAR base = 8

FAR bonus's +1 Street Level Retail (689 l.f. frontage, 433 l.f. retail = 63%)  
+3 Mixed-use Residential  
+2 Loading Dock  
+1.6 20% Enclosed Parking

FAR total = 15.6

Site Total = 67,978

**67,978 X 15.6 = 1,060,456 s.f. allowable**

## Proposed Square Footage (not including parking):

	<b>Phase One</b>	<b>Phase Two</b>
First Floor (Street Level)	29,000 s.f.	0
Second Floor	28,100	0
Third Floor	56,100	0
4 <sup>th</sup> -16 <sup>th</sup> Floors	20,950 (272,350)	18,550 (241,150)
17 <sup>th</sup> -20 <sup>th</sup> Floors	0	18,550 (72,400)

Total Square Footage 385,550 s.f. Phase One 313,550 s.f. Phase Two

**Total New Building = 699,100 s.f. proposed**

**699,100 / 67,978 = 10.28 F.A.R. proposed < 15.6 allowed**

**Proposed Parking Stall Counts:**

Parking	Phase One
P4	163
P3	161
P2	161
P1	160
<b>Total Residential Parking</b>	<b>645 Stalls</b>

At Grade	42	(5 guest + 20 retail +17 for adjoining property)
2 <sup>nd</sup> Floor	72	(Miller Meester parking)
<b>Total Parking</b>	<b>759 Stalls</b>	

**Residential Unit Counts:**

Second Floor	15 units	0 Units
Third Floor	15 units (+one guest unit)	0 Units
4 <sup>th</sup> -13 <sup>th</sup> floors	13 units/floor (130)	11 Units (110)
14 <sup>th</sup> -16 <sup>th</sup> Floors	9 units (27)	9 Units (27)
17 <sup>th</sup> -20 <sup>th</sup> Floors	0	9 Units (36)
<b>Total Residential Units</b>	<b>187 Units-including guest</b>	<b>173 Units-including guest</b>
<b>360 Total Units</b>		

**Parking Requirements – Retail**

Min. 0 req.

Max: 18,000/500 = 36 max stalls

- + 17 stalls for McKesson Building, to replace surface parking
- + 72 stalls for Miller Meister Building, to replace surface parking

**Parking Requirements – Residential**

Min: 0 Req.

Max: 1.6/unit x 360 = 576 spaces max. (or 1.75\*359 = 629)

**Total parking required = 0**

**Maximum residential parking allowed:**

**576 +12 accessible = 588 total stalls max.**

**645 residential stalls proposed (645-13 accessible = 632/360 = 1.75 )**

**Exterior Landscaped Areas:**

Landscaped Plaza at NE corner of site	1,200 (planters) s.f.
5 <sup>th</sup> Floor North Roof Garden	14,990 s.f.
<b>Total Landscaped Area</b>	<b>16,190 s.f.</b>

**Required Landscape Area**

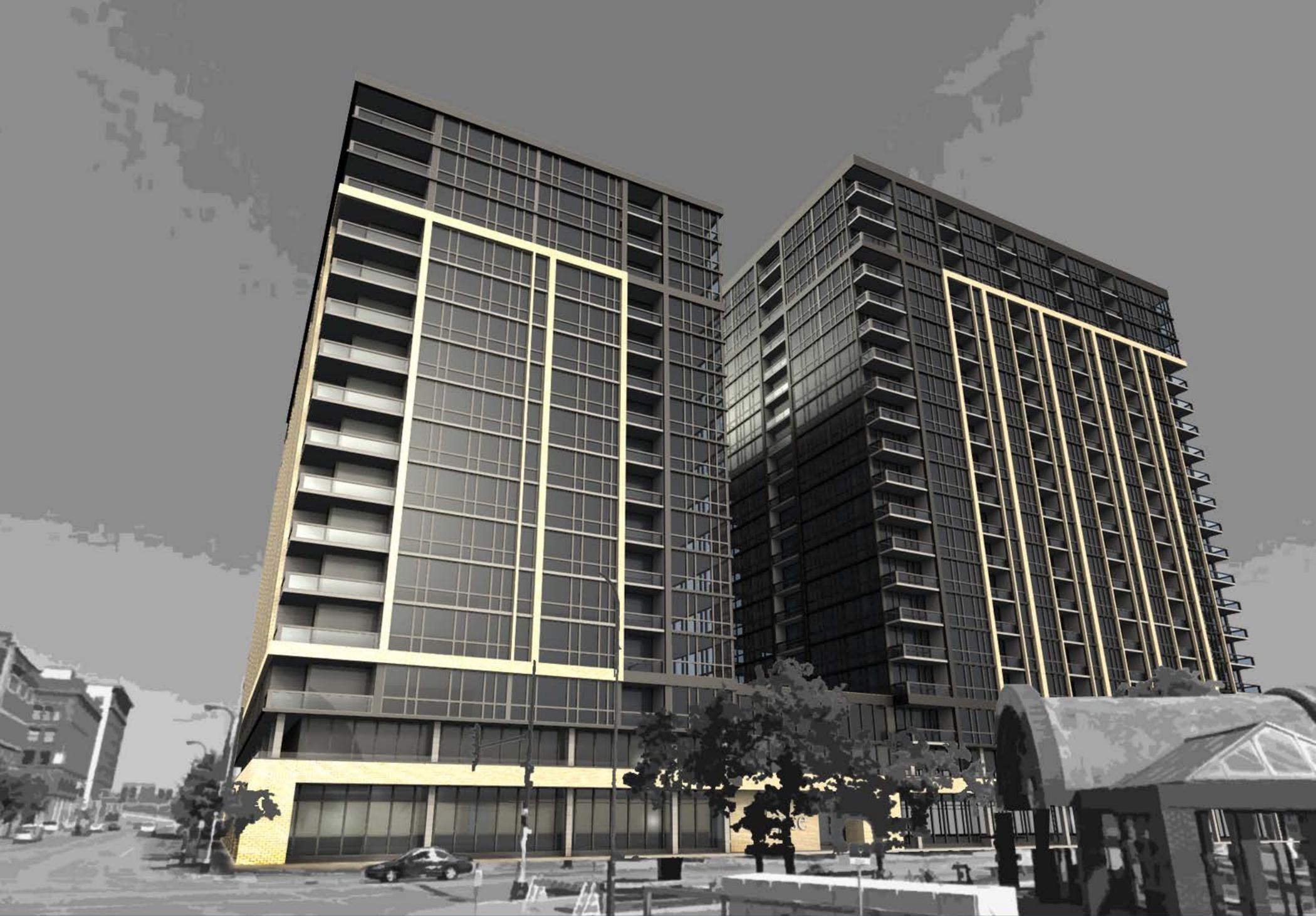
67,092 s.f. lot size
- <u>65,308 bldg footprint</u>
1,784 s.f. non-building area
<u>*20%</u>
<b>357 s.f. Required Landscaped Area</b>





eclipse

view from washington avenue



eclipse

view from 3rd street



eclipse

view from corner of 3rd st. and hennepin ave.



eclipse

view from hennepin avenue



eclipse

aerial view from east



eclipse

aerial view from north



eclipse

aerial view from west



eclipse

view from 3rd street



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WWW.DERTELARCHITECTS.COM

PROJECT NAME:

**ECLIPSE**

Hennepin & Washington  
Minneapolis, MN

C.O.W.  
Jan. 17, 2014

PROJECT NUMBER:  
13-17

DATE ISSUED:

DRAWN BY:

DLB

CHECKED BY:

JLO

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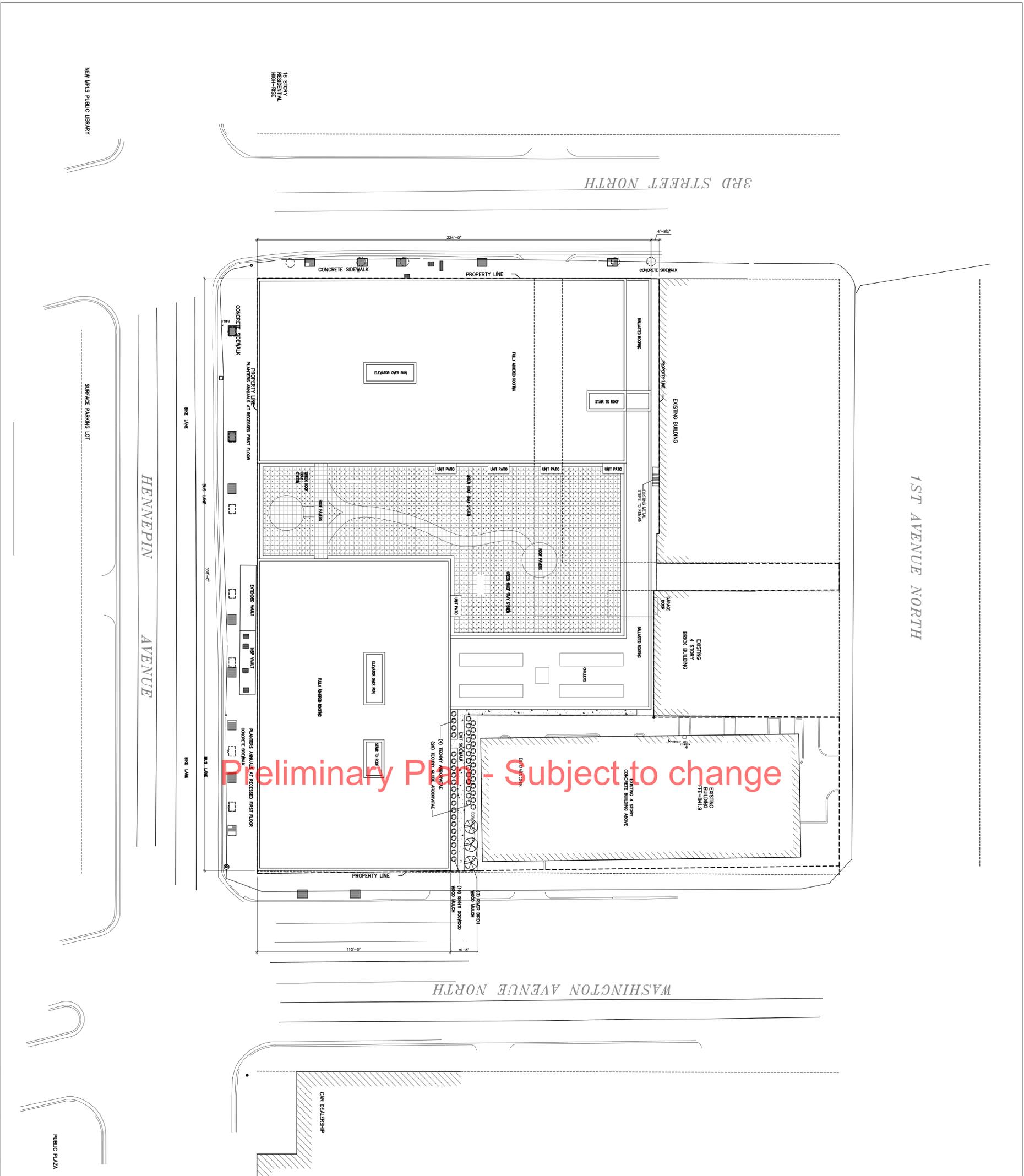
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SHEET NAME:

**SITE PLAN**

SHEET NO.:

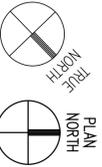
**A.0.0**



Preliminary Plan - Subject to change

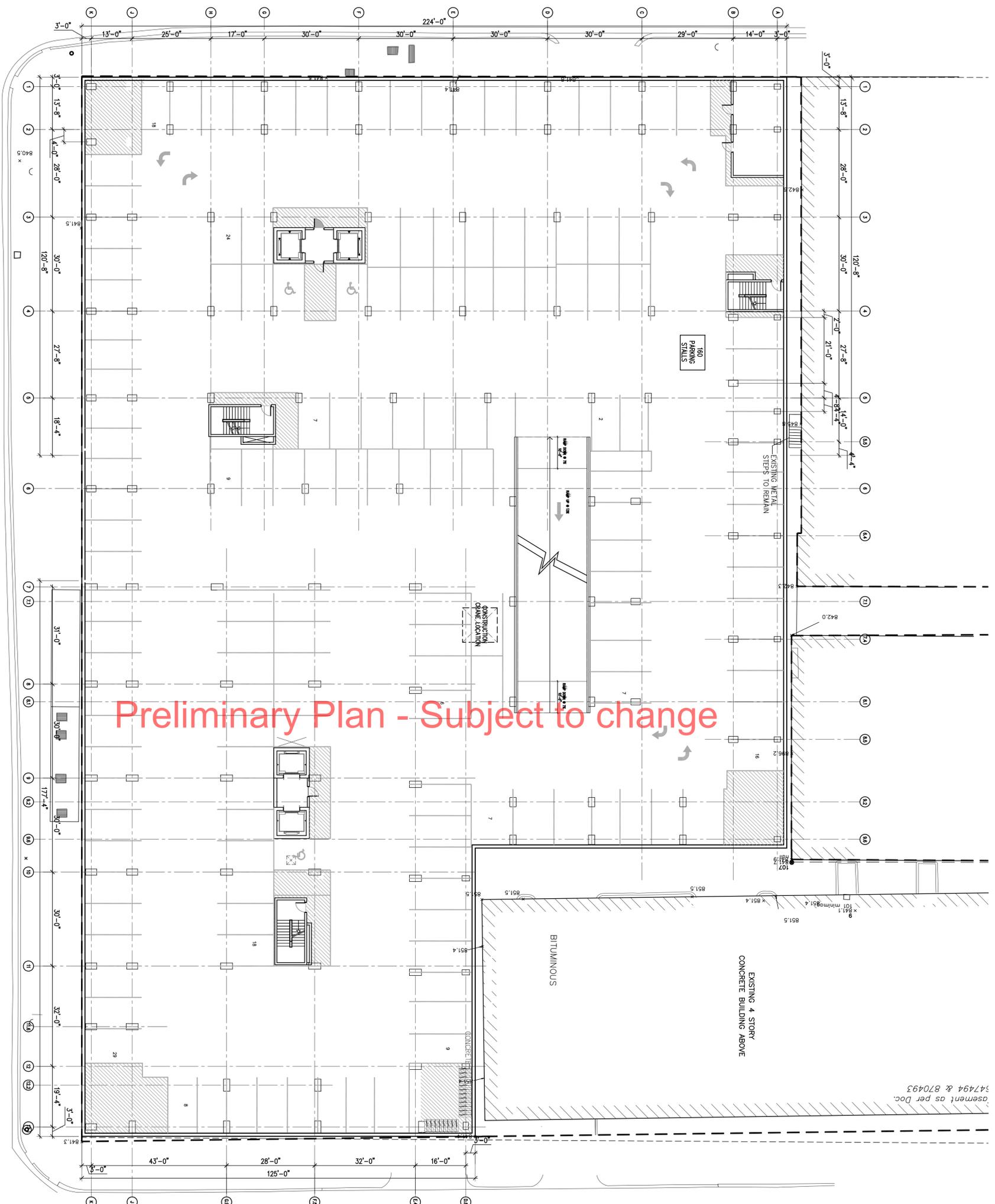
1 SITE PLAN / LANDSCAPE PLAN

1/16" = 1'-0"



3RD STREET NORTH

30" BRICK



547494 & 870493  
asement as per Doc.

WASHINGTON AVENUE NORTH

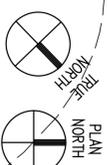
HENNEPIN

AVENUE

30" GIR BRICK

1 LEVELS P1 (P2-P4 similar)  
PARKING LEVEL PLAN

1/16" = 1'-0"



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DATE:

REGISTRATION:

SHEET NAME:

PARKING  
LEVEL ONE

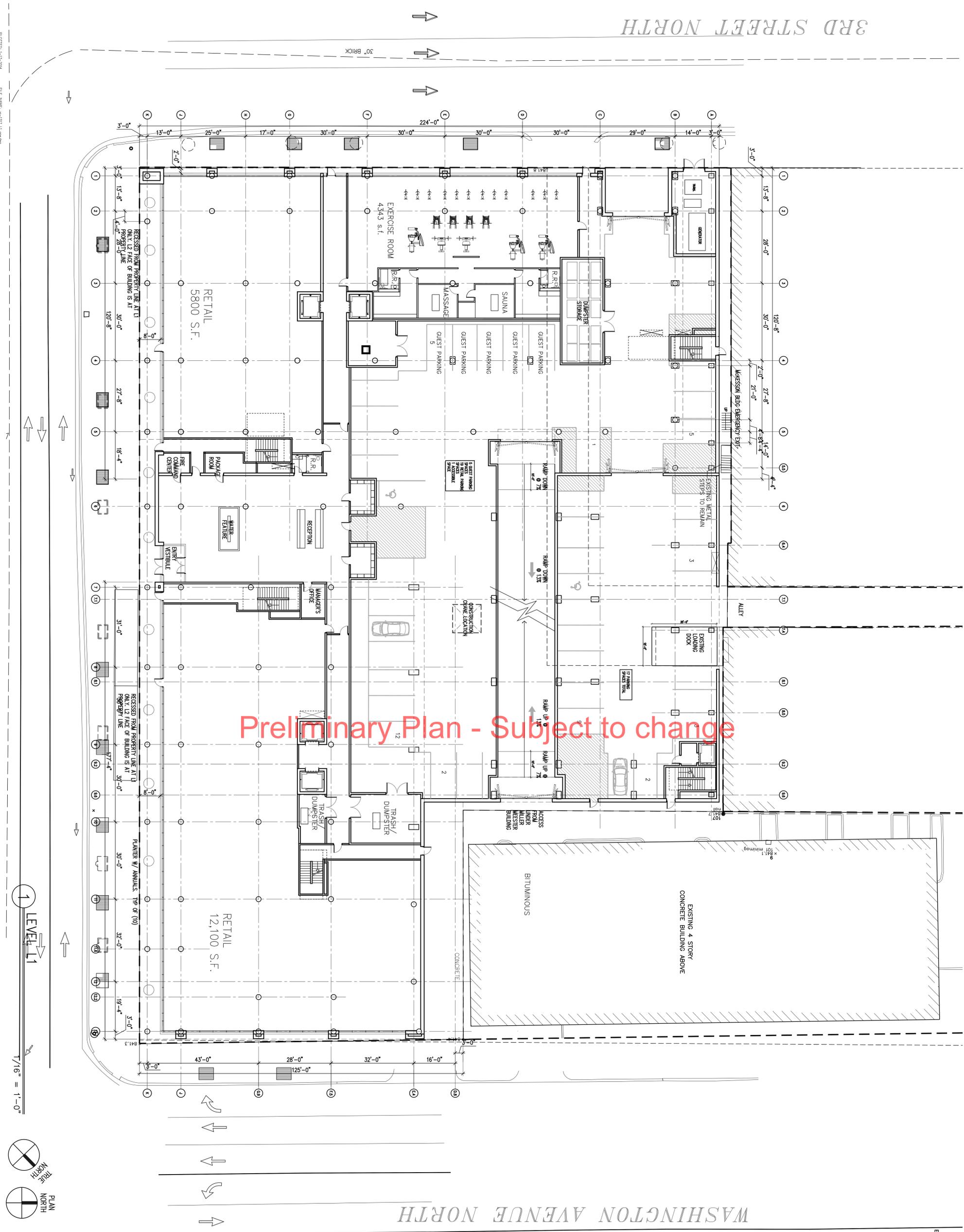
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AO.1

3RD STREET NORTH



30" BRICK



Preliminary Plan - Subject to change

WASHINGTON AVENUE NORTH

1 LEVEL 11

1/16" = 1'-0"



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SHEET NAME:	1st FLOOR
DATE:	xx-xx-xxxx
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DATE: 1-17-2014 FILE NAME: 13-17.1.dwg



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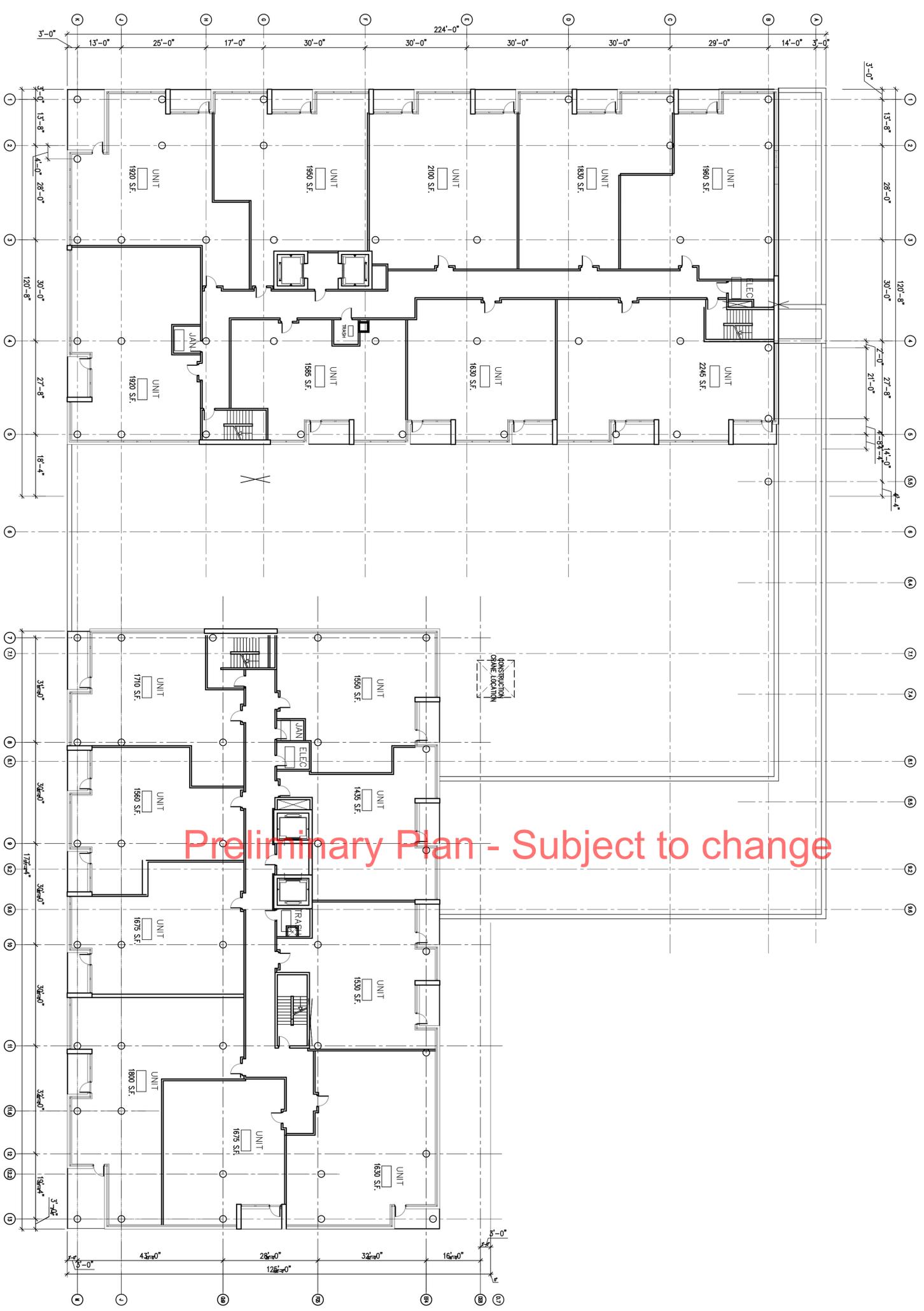
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RESPONS:

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DATE: 03 / 16 / 2005  
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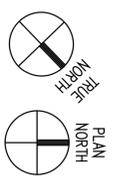
14th-16th FLOORS

SHEET NO.  
A 1.14



Preliminary Plan - Subject to change

1 LEVEL L14-L16  
UNITS  
1/16" = 1'-0"





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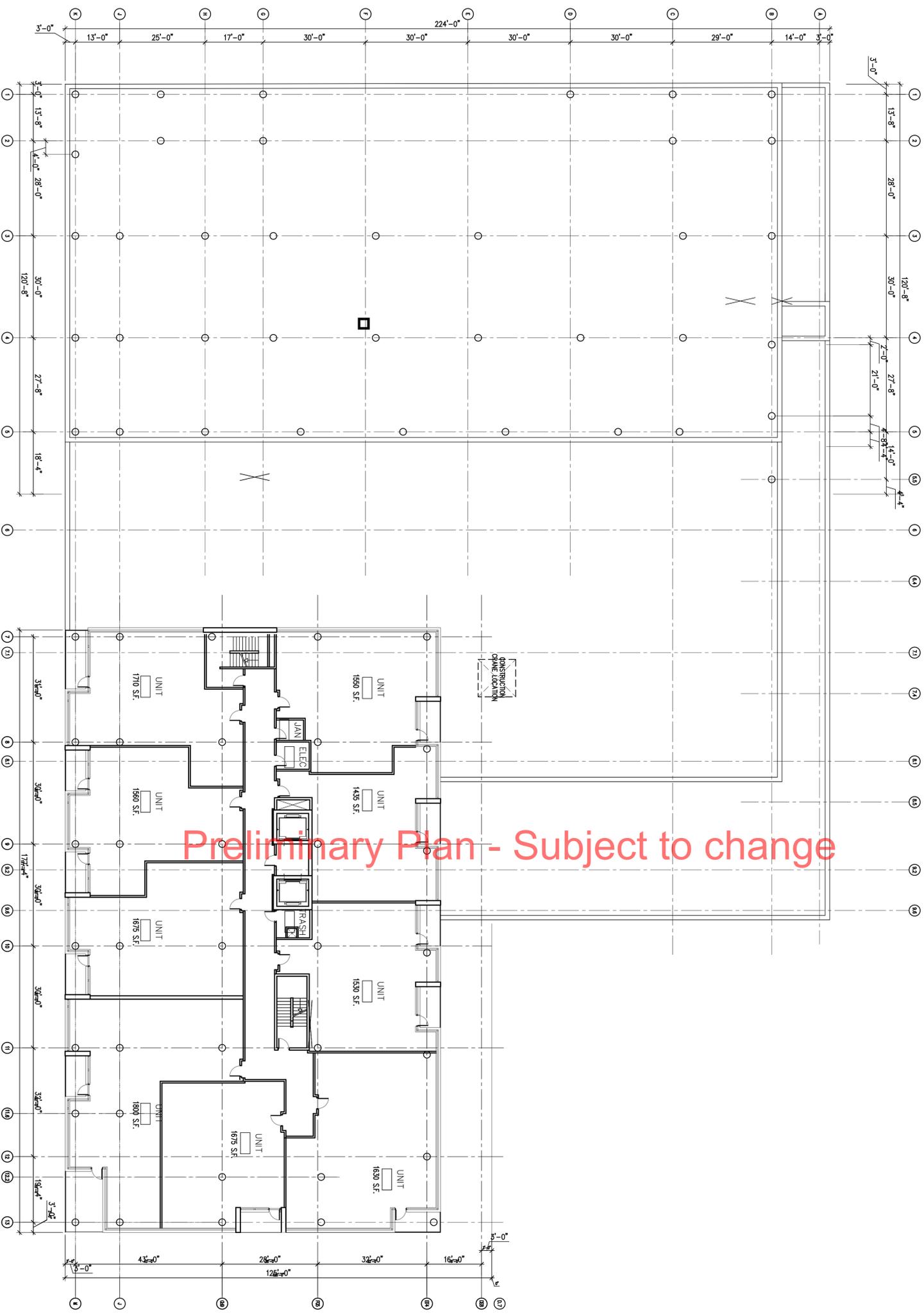
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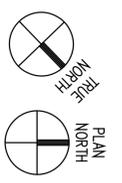
**17th-20th FLOORS**

SHEET NO.  
**A 1.17**



Preliminary Plan - Subject to change

1 LEVEL L17-L20  
UNITS  
1/16" = 1'-0"





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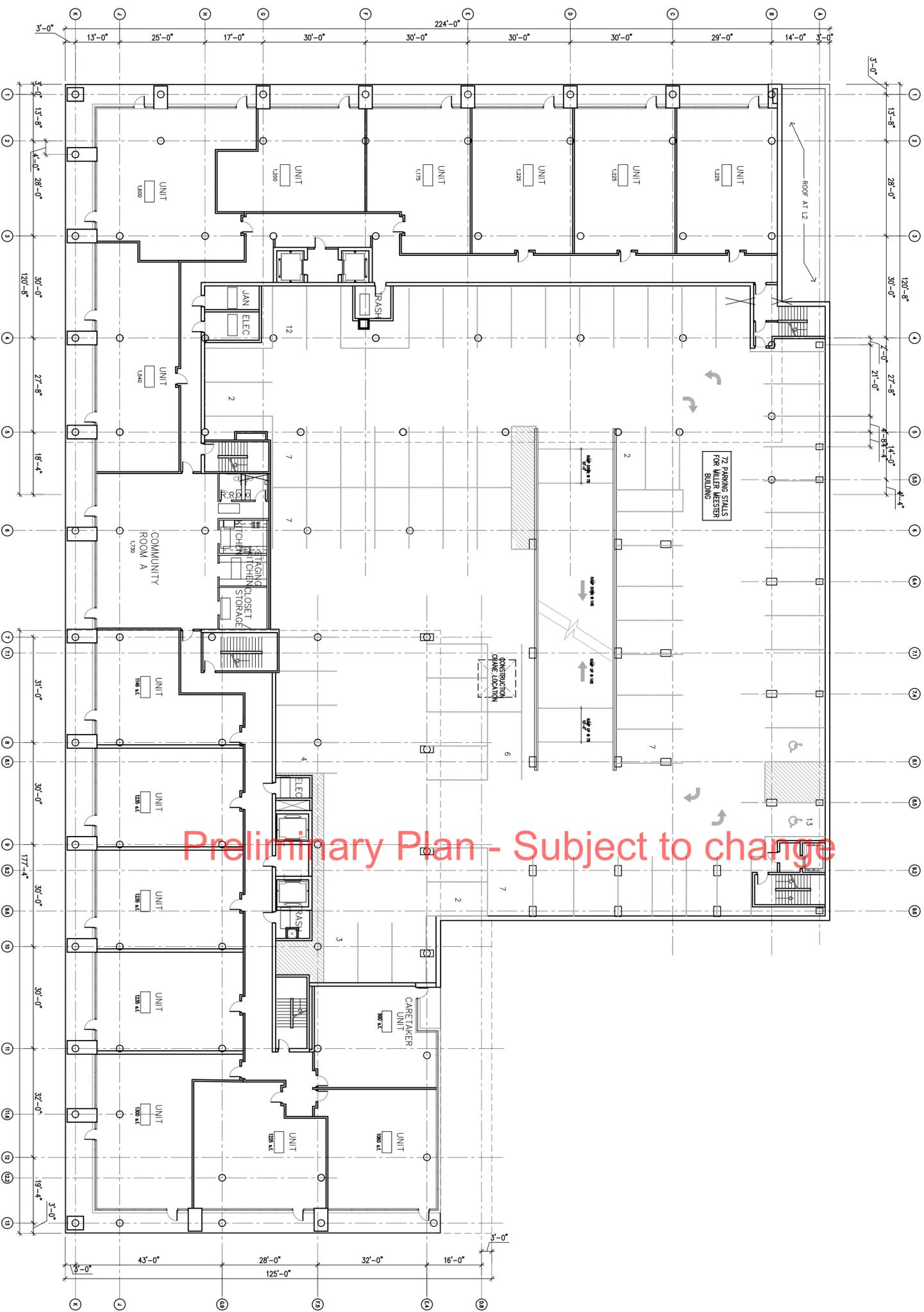
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REGISTRATION:

SHEET NAME:

**2nd FLOOR**

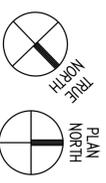
SHEET NO.  
**A 1.2**



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1 LEVEL L2  
PARKING LEVEL PLAN

1/16" = 1'-0"



EXISTING



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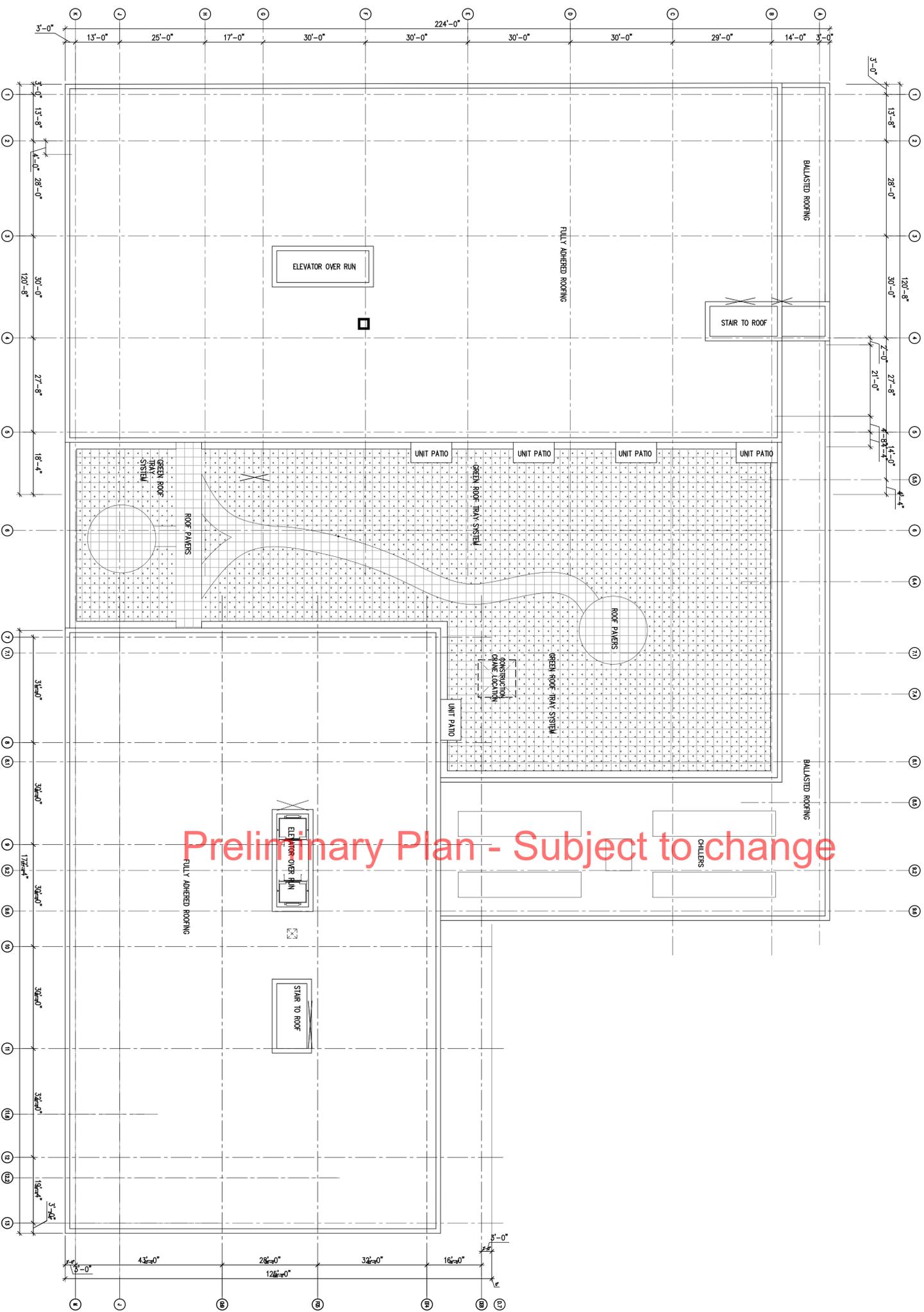
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SHEET NAME:

**ROOF PLAN**

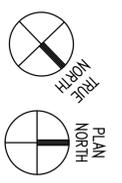
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**A 1.21**



**1** ROOF PLAN

1/16" = 1'-0"





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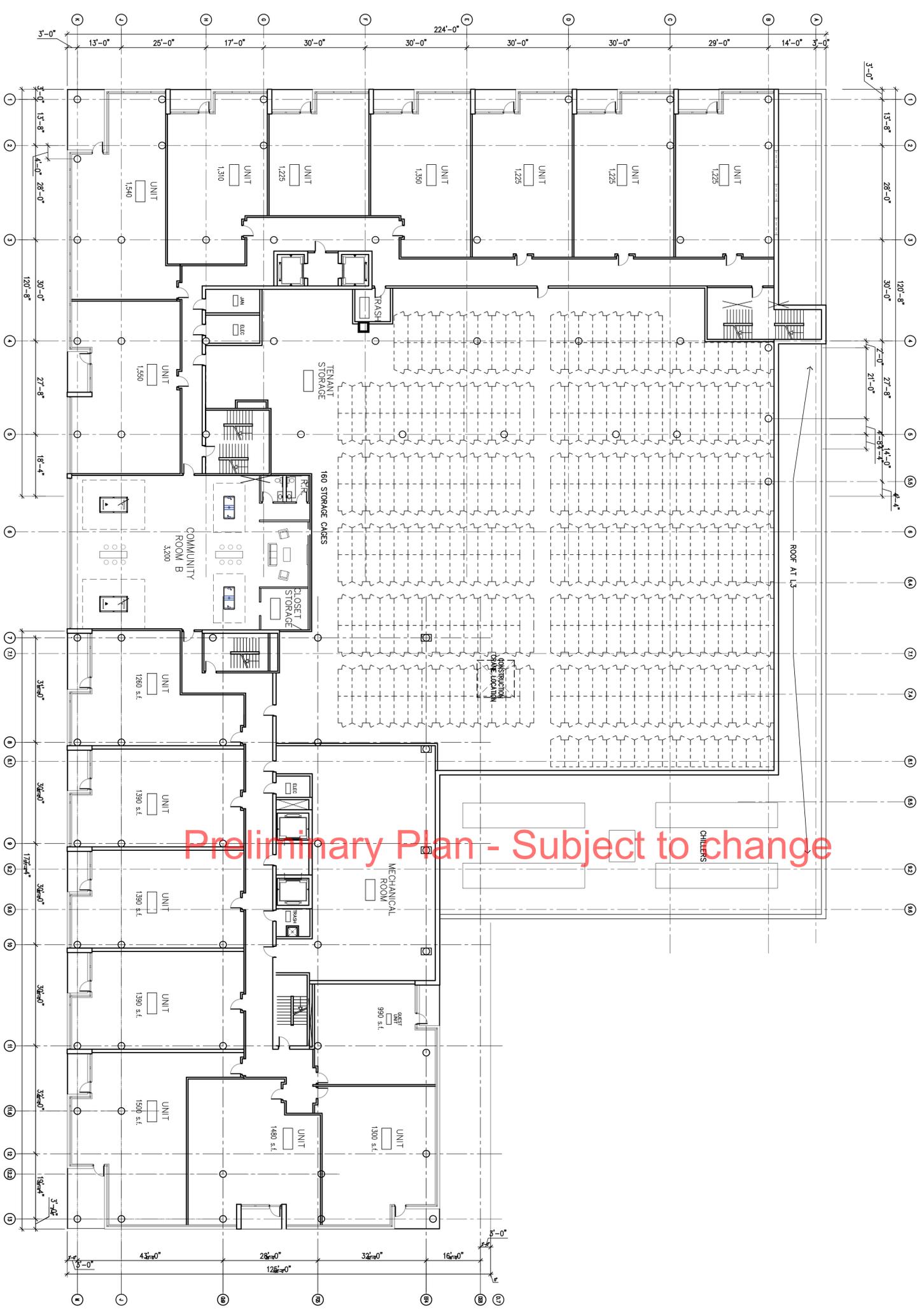
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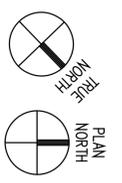
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DATE: XX-XX-XXXX  
REGISTRATION:  
SHEET NAME:  
3th FLOOR

SHEET NO:  
A 1.3



Preliminary Plan - Subject to change

1 LEVEL L3  
UNITS / STORAGE  
1/16" = 1'-0"







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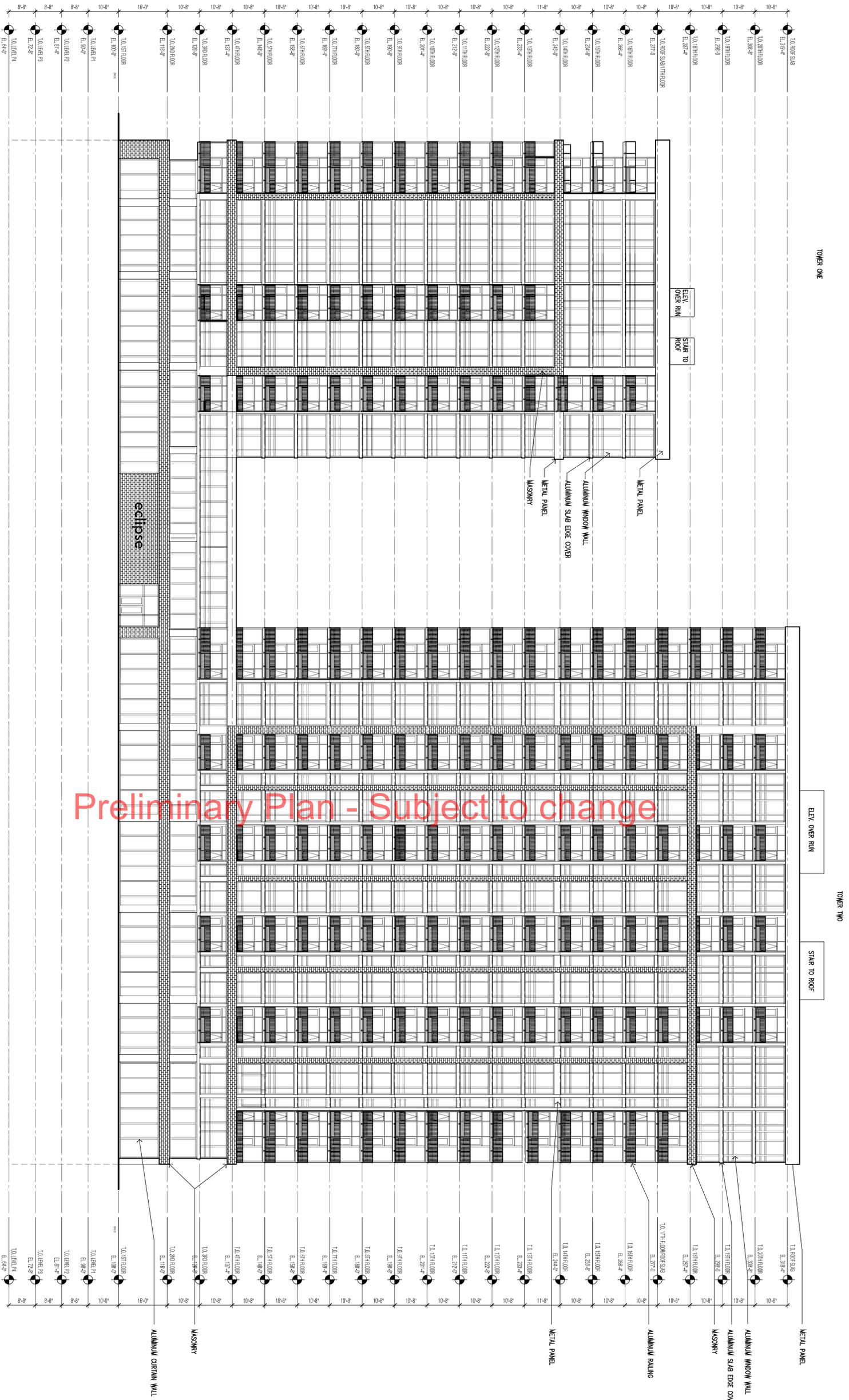
REGISTRATION:

SHEET NAME:

**SOUTH**  
**ELEVATION**

SHEET NO.:

**A3.1**



Preliminary Plan - Subject to change

1 SOUTH ELEVATION

1/16" = 1'-0"



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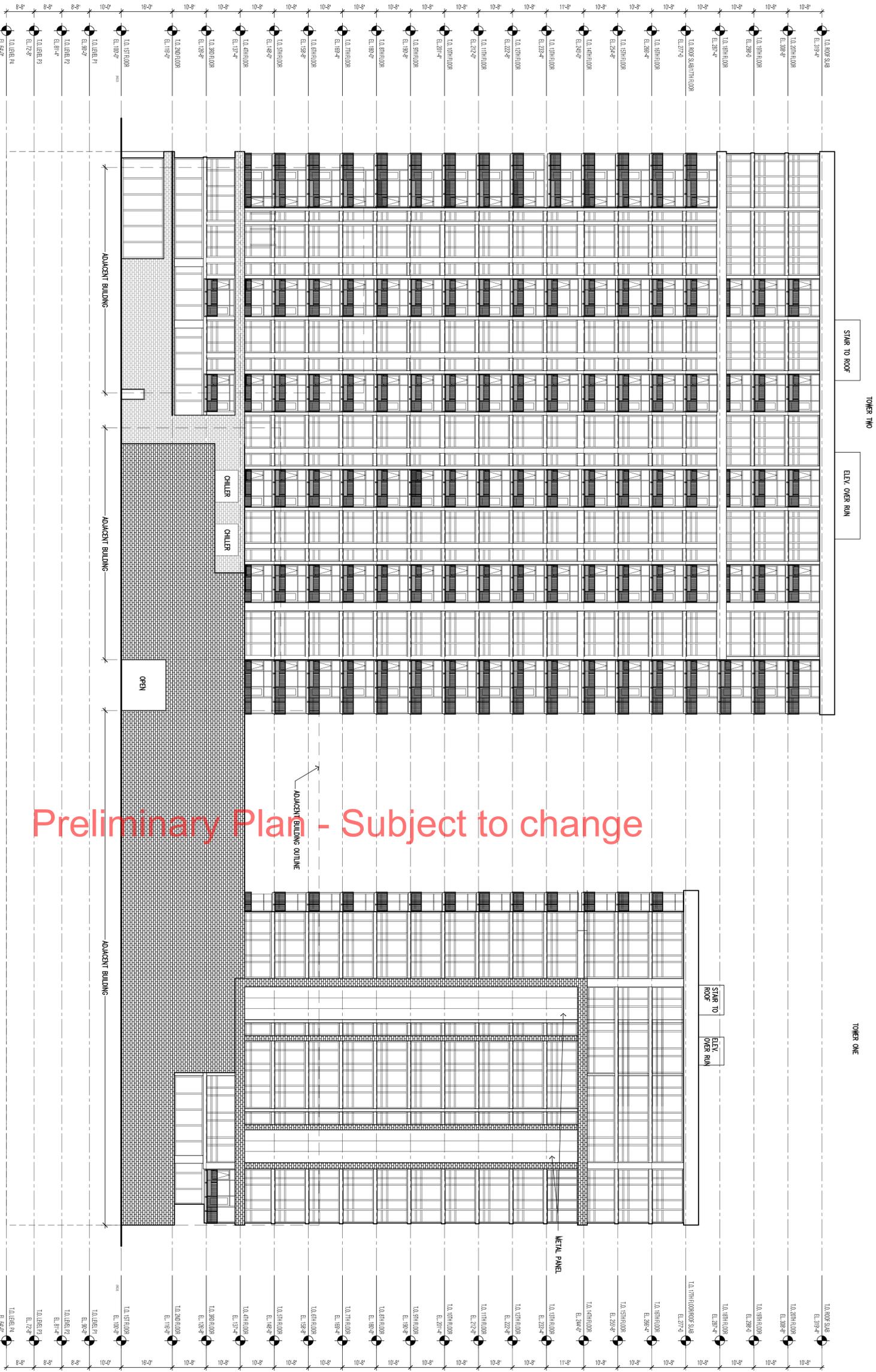
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DATE:  
REGISTRATION:  
SHEET NAME:

**NORTH**  
**ELEVATION**

SHEET NO. **A3.2**



Preliminary Plan - Subject to change

1 NORTH ELEVATION

1/16" = 1'-0"



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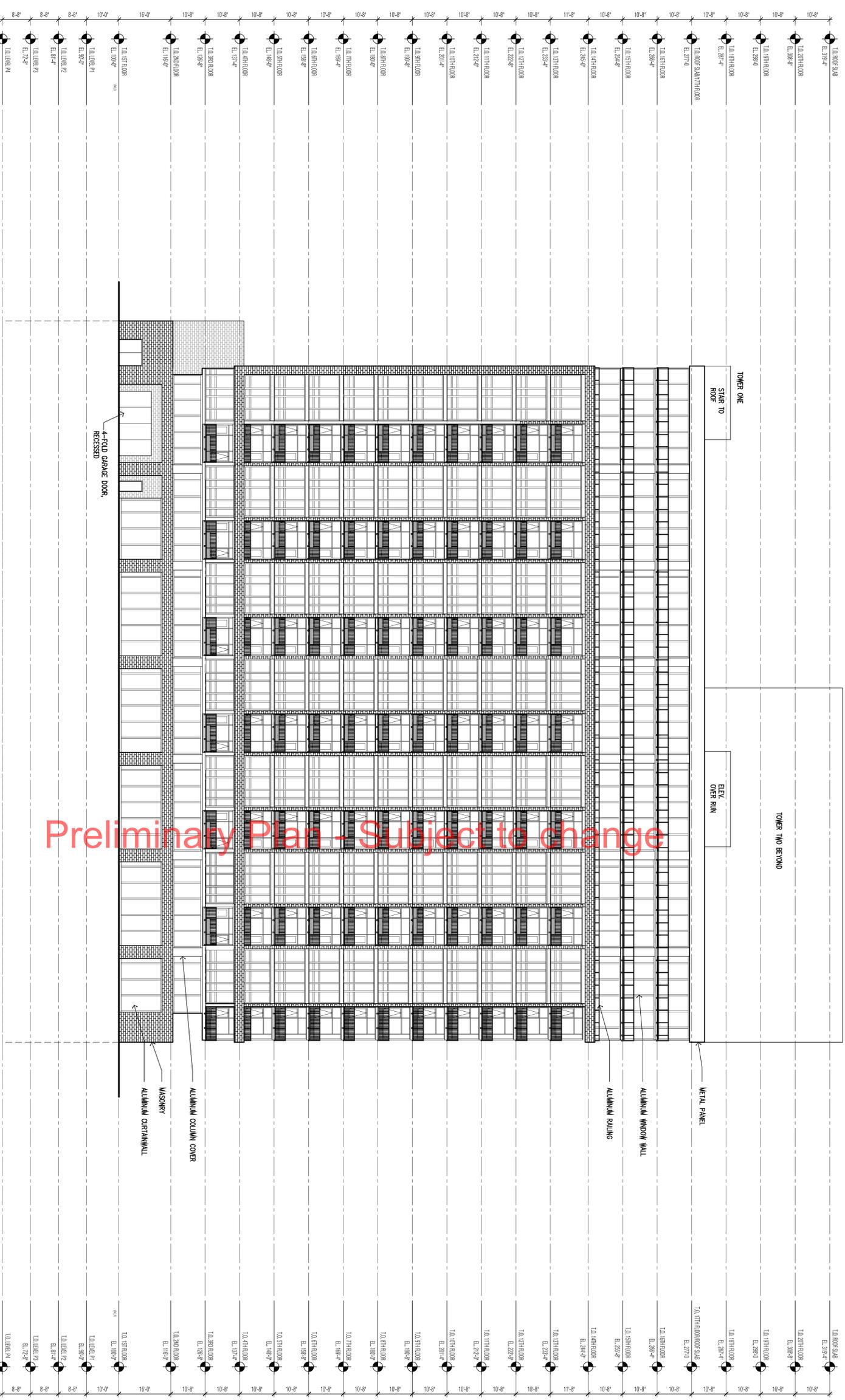
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Jan. 17, 2014

PROJECT NUMBER:  
13-17

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REGIONS:  
SIGNATURE:  
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SHEET NAME:  
WEST ELEVATION

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1 WEST ELEVATION

1/16" = 1'-0"





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COMMERCIAL/  
RESIDENTIAL

APARTMENT/  
RETAIL

COMMERCIAL/  
RESIDENTIAL

NORTH FIRST AVENUE

NORTH WASHINGTON AVENUE

OFFICE -  
WAREHOUSE

OFFICE

OFFICE -  
WAREHOUSE

COMMERCIAL

Preliminary Plan - Subject to change

PROPOSED  
CONDOMINIUMS

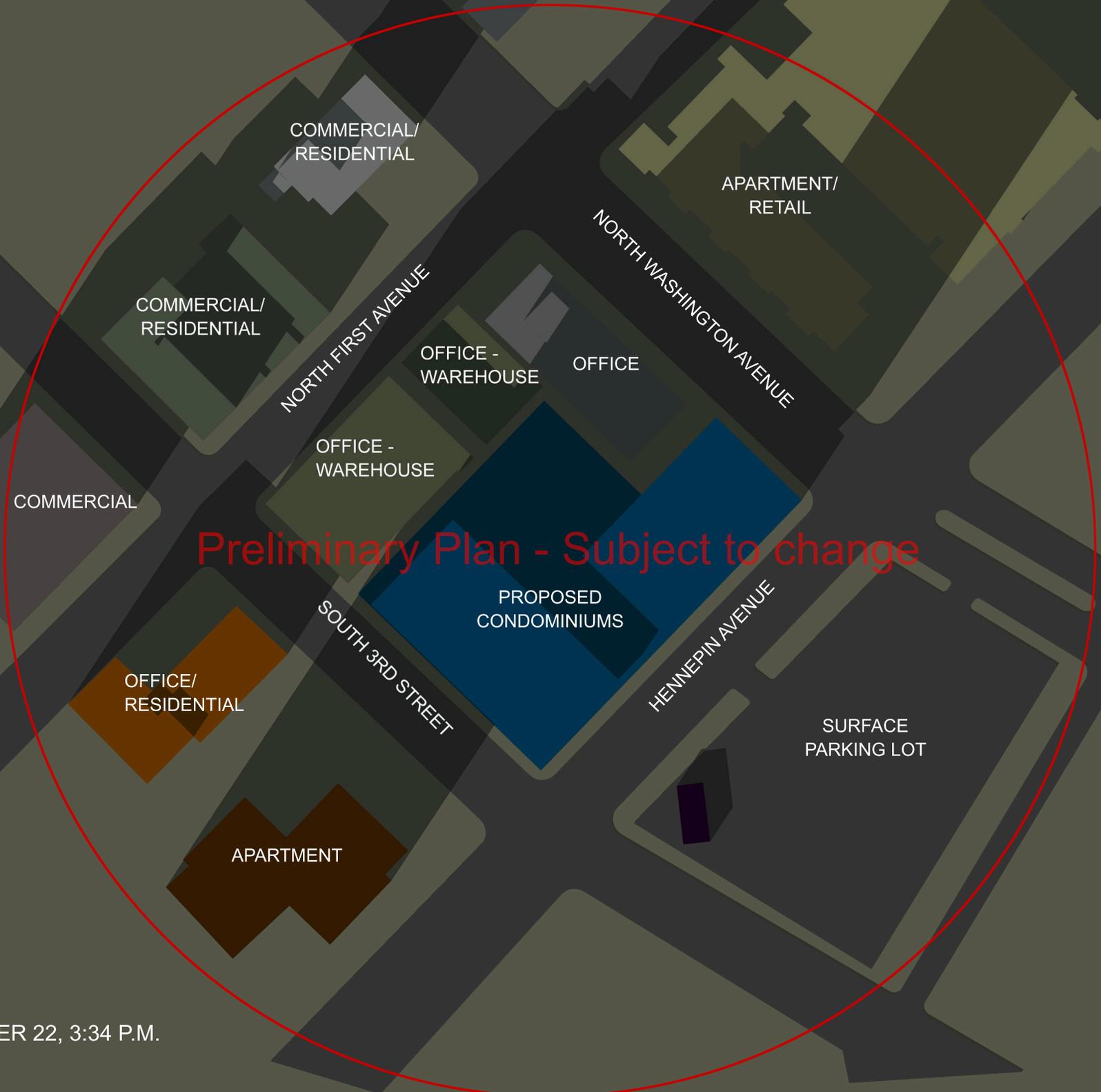
SOUTH 3RD STREET

HENNEPIN AVENUE

OFFICE/  
RESIDENTIAL

SURFACE  
PARKING LOT

APARTMENT



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COMMERCIAL/  
RESIDENTIAL

APARTMENT/  
RETAIL

COMMERCIAL/  
RESIDENTIAL

NORTH FIRST AVENUE

NORTH WASHINGTON AVENUE

OFFICE -  
WAREHOUSE

OFFICE

OFFICE -  
WAREHOUSE

COMMERCIAL

PROPOSED  
CONDOMINIUMS

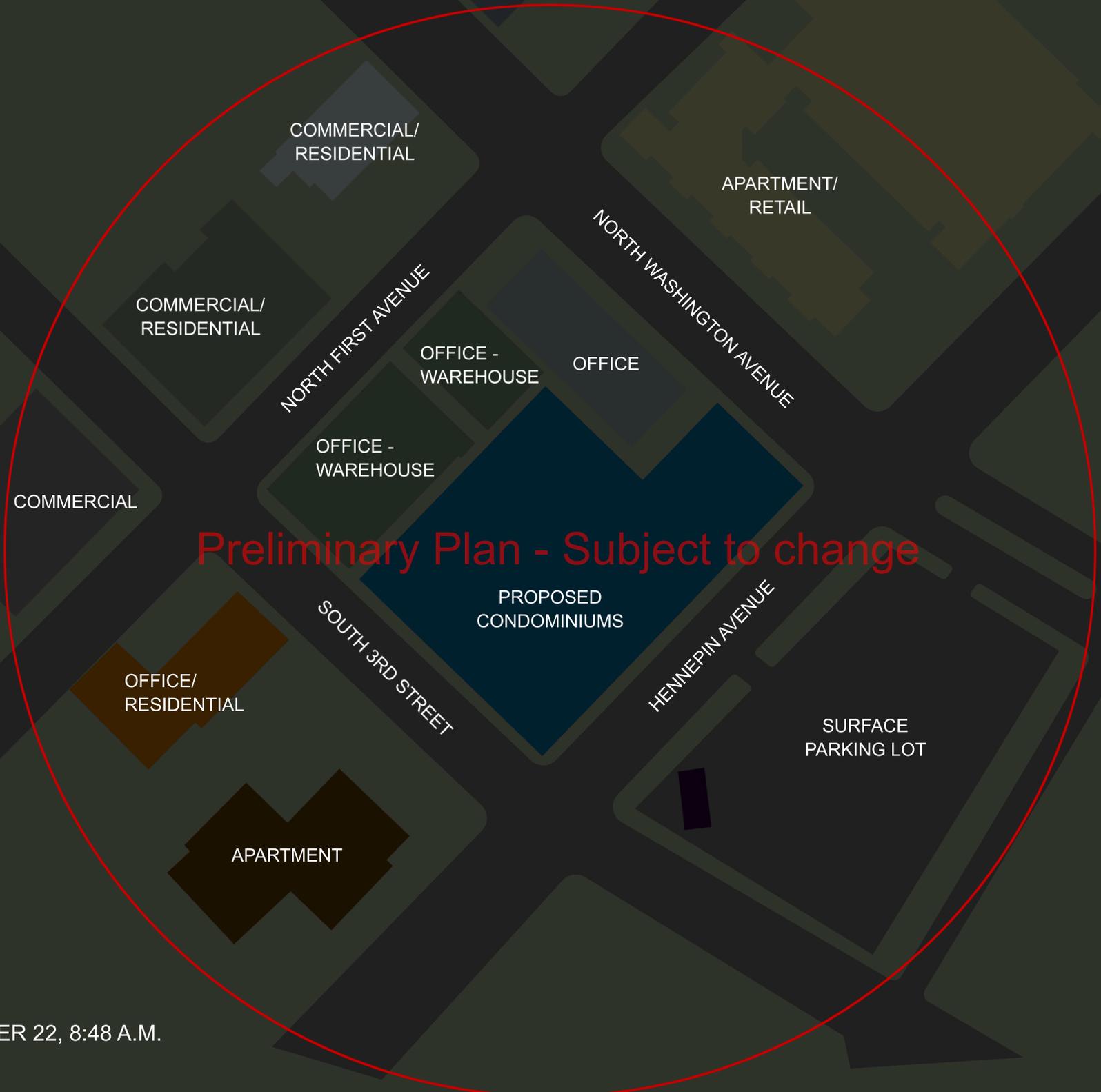
SOUTH 3RD STREET

HENNEPIN AVENUE

OFFICE/  
RESIDENTIAL

SURFACE  
PARKING LOT

APARTMENT



COMMERCIAL/  
RESIDENTIAL

APARTMENT/  
RETAIL

COMMERCIAL/  
RESIDENTIAL

NORTH FIRST AVENUE

NORTH WASHINGTON AVENUE

OFFICE -  
WAREHOUSE

OFFICE

OFFICE -  
WAREHOUSE

COMMERCIAL

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PROPOSED  
CONDOMINIUMS

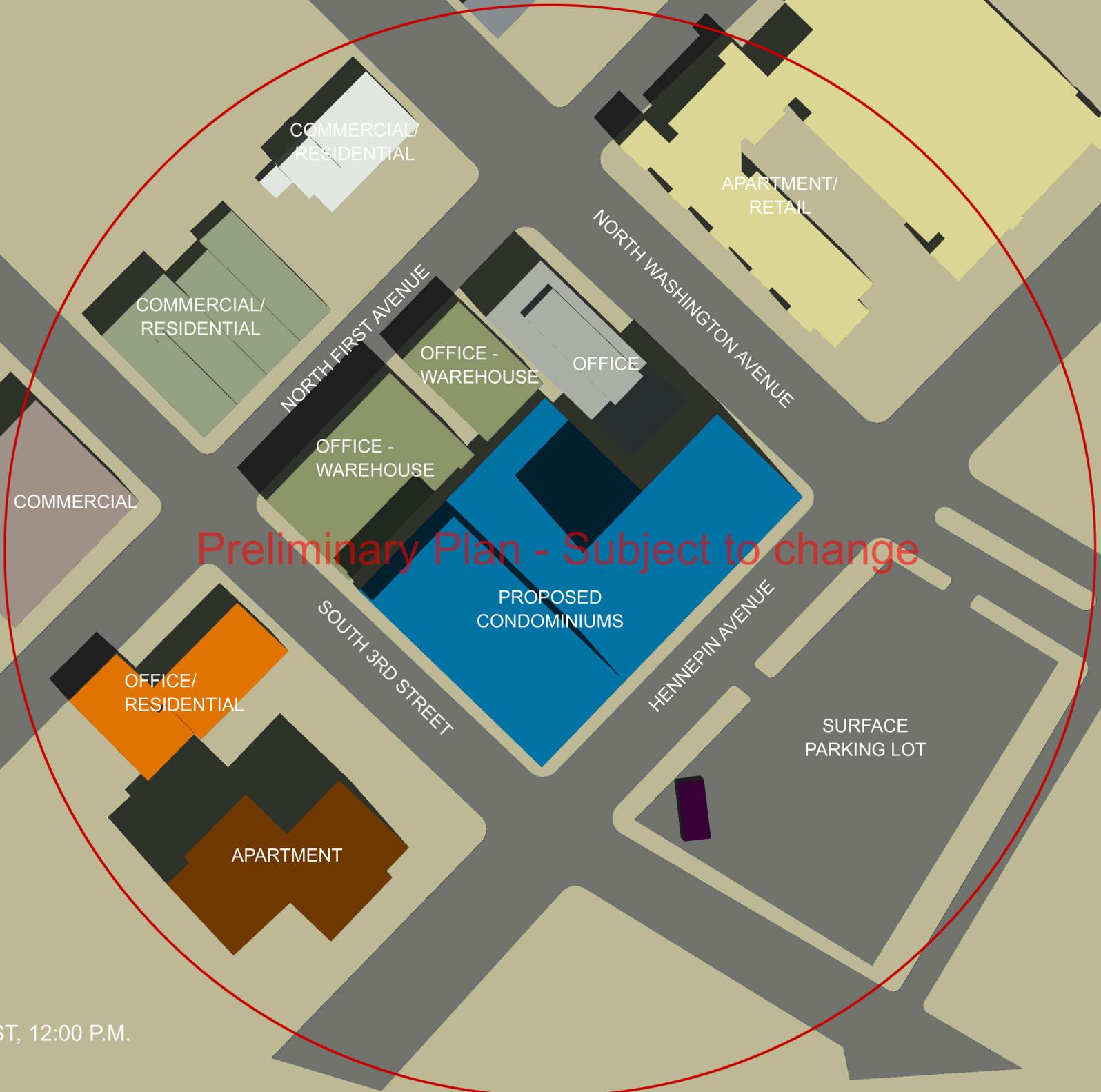
SOUTH 3RD STREET

HENNEPIN AVENUE

OFFICE/  
RESIDENTIAL

SURFACE  
PARKING LOT

APARTMENT



Preliminary Plan - Subject to change

COMMERCIAL/  
RESIDENTIAL

APARTMENT/  
RETAIL

COMMERCIAL/  
RESIDENTIAL

NORTH FIRST AVENUE

OFFICE -  
WAREHOUSE OFFICE

NORTH WASHINGTON AVENUE

OFFICE -  
WAREHOUSE

COMMERCIAL

PROPOSED  
CONDOMINIUMS

SOUTH 3RD STREET

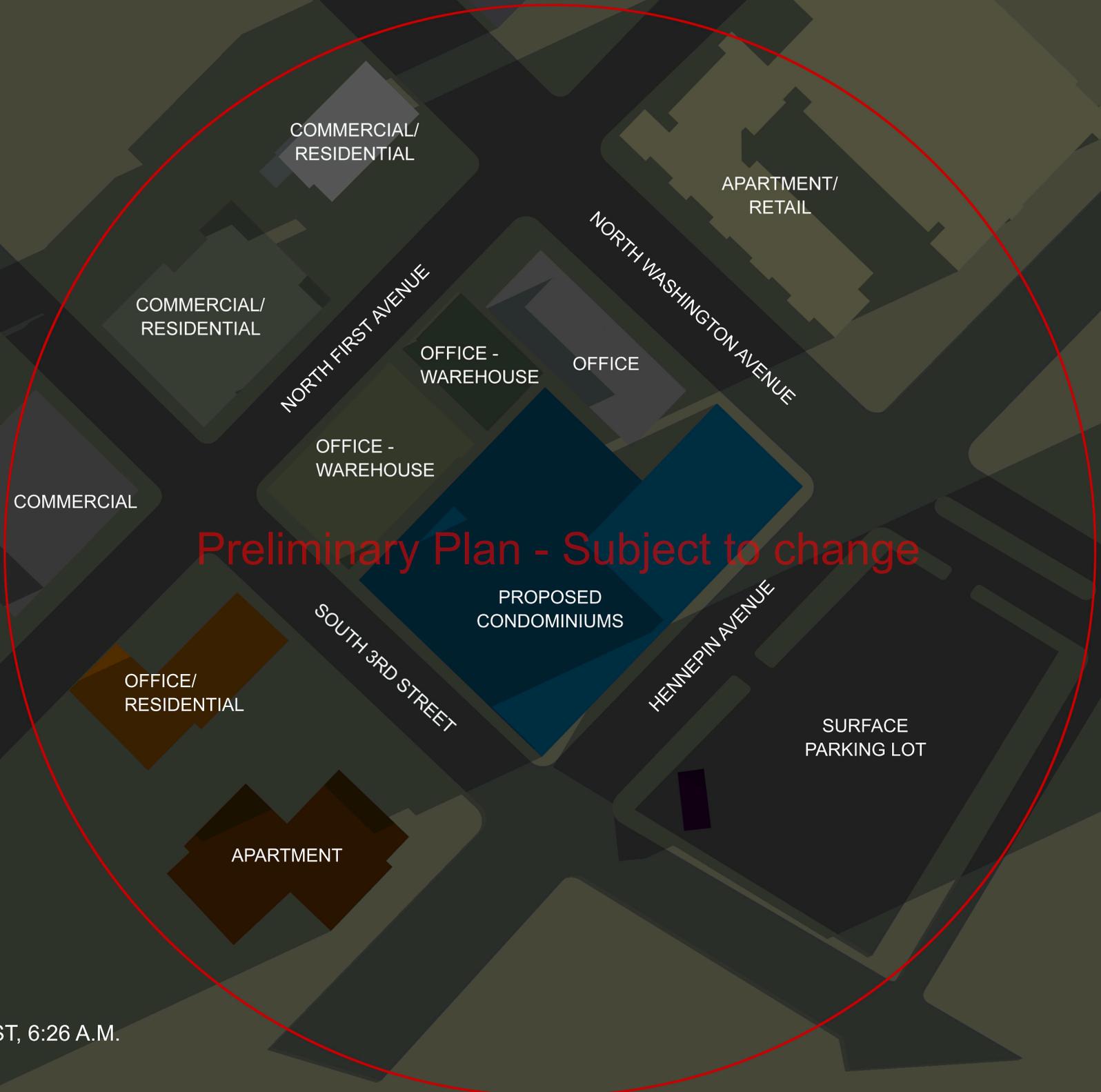
HENNEPIN AVENUE

OFFICE/  
RESIDENTIAL

SURFACE  
PARKING LOT

APARTMENT

JUNE 21ST, 12:00 P.M.



COMMERCIAL/  
RESIDENTIAL

APARTMENT/  
RETAIL

COMMERCIAL/  
RESIDENTIAL

NORTH FIRST AVENUE

NORTH WASHINGTON AVENUE

OFFICE -  
WAREHOUSE

OFFICE

OFFICE -  
WAREHOUSE

COMMERCIAL

Preliminary Plan - Subject to change

PROPOSED  
CONDOMINIUMS

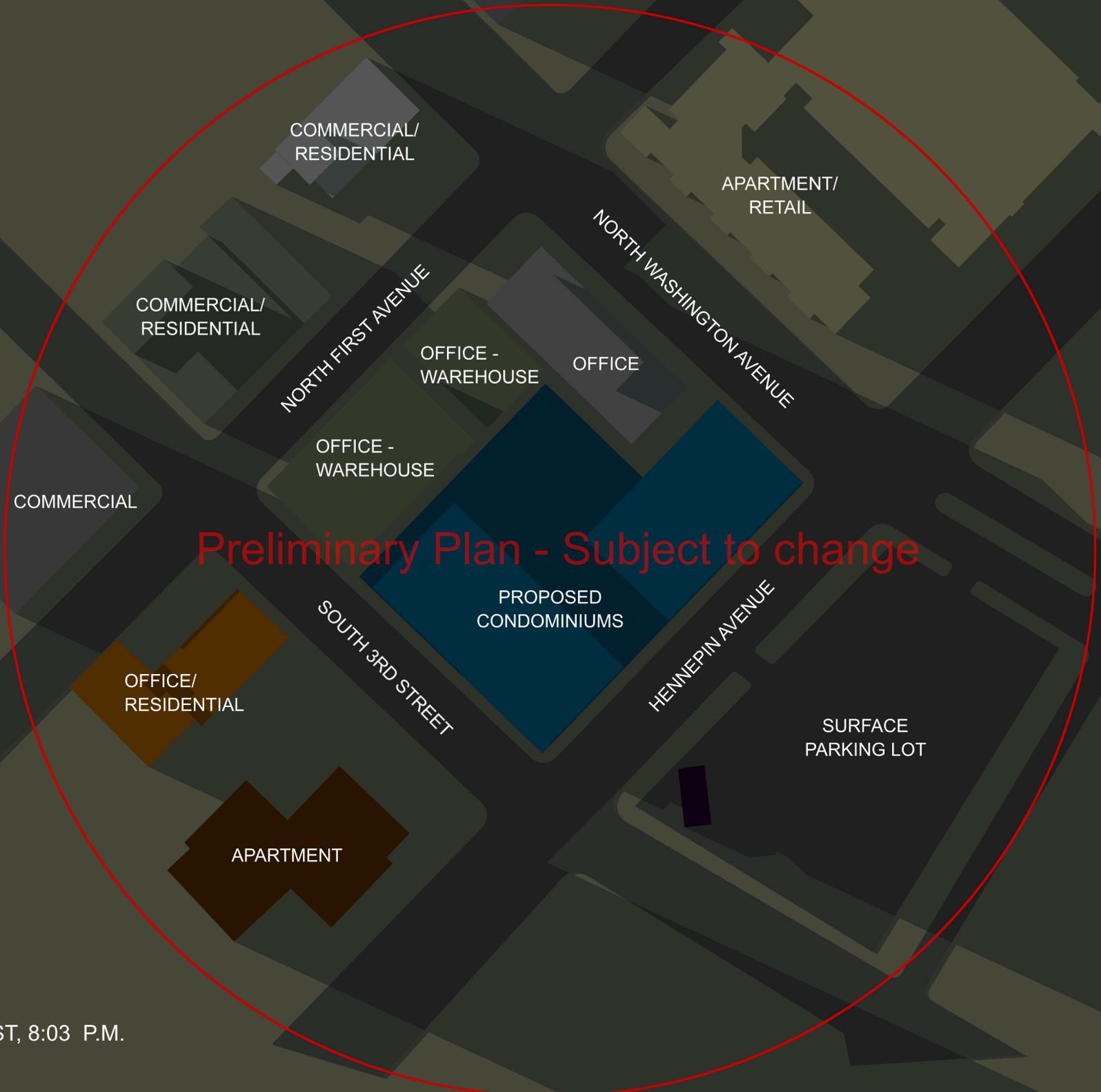
SOUTH 3RD STREET

HENNEPIN AVENUE

OFFICE/  
RESIDENTIAL

SURFACE  
PARKING LOT

APARTMENT



Preliminary Plan - Subject to change

COMMERCIAL/  
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NORTH FIRST AVENUE

NORTH WASHINGTON AVENUE

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PROPOSED  
CONDOMINIUMS

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COMMERCIAL/  
RESIDENTIAL

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RETAIL

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RESIDENTIAL

NORTH FIRST AVENUE

OFFICE -  
WAREHOUSE

OFFICE

NORTH WASHINGTON AVENUE

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WAREHOUSE

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PROPOSED  
CONDOMINIUMS

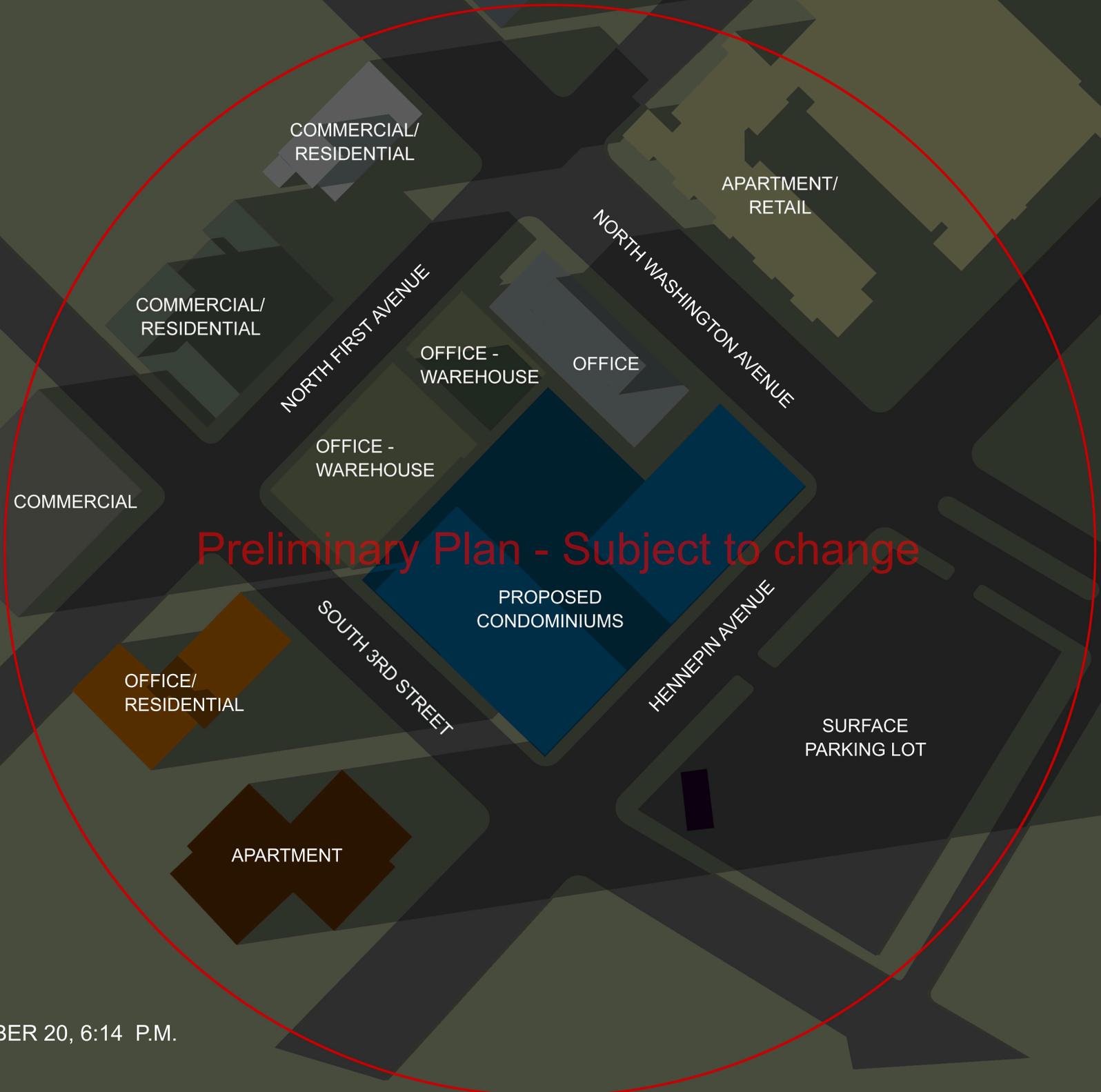
SOUTH 3RD STREET

HENNEPIN AVENUE

OFFICE/  
RESIDENTIAL

SURFACE  
PARKING LOT

APARTMENT



Preliminary Plan - Subject to change

COMMERCIAL/  
RESIDENTIAL

APARTMENT/  
RETAIL

COMMERCIAL/  
RESIDENTIAL

NORTH FIRST AVENUE

NORTH WASHINGTON AVENUE

OFFICE -  
WAREHOUSE

OFFICE

OFFICE -  
WAREHOUSE

COMMERCIAL

Preliminary Plan - Subject to change

PROPOSED  
CONDOMINIUMS

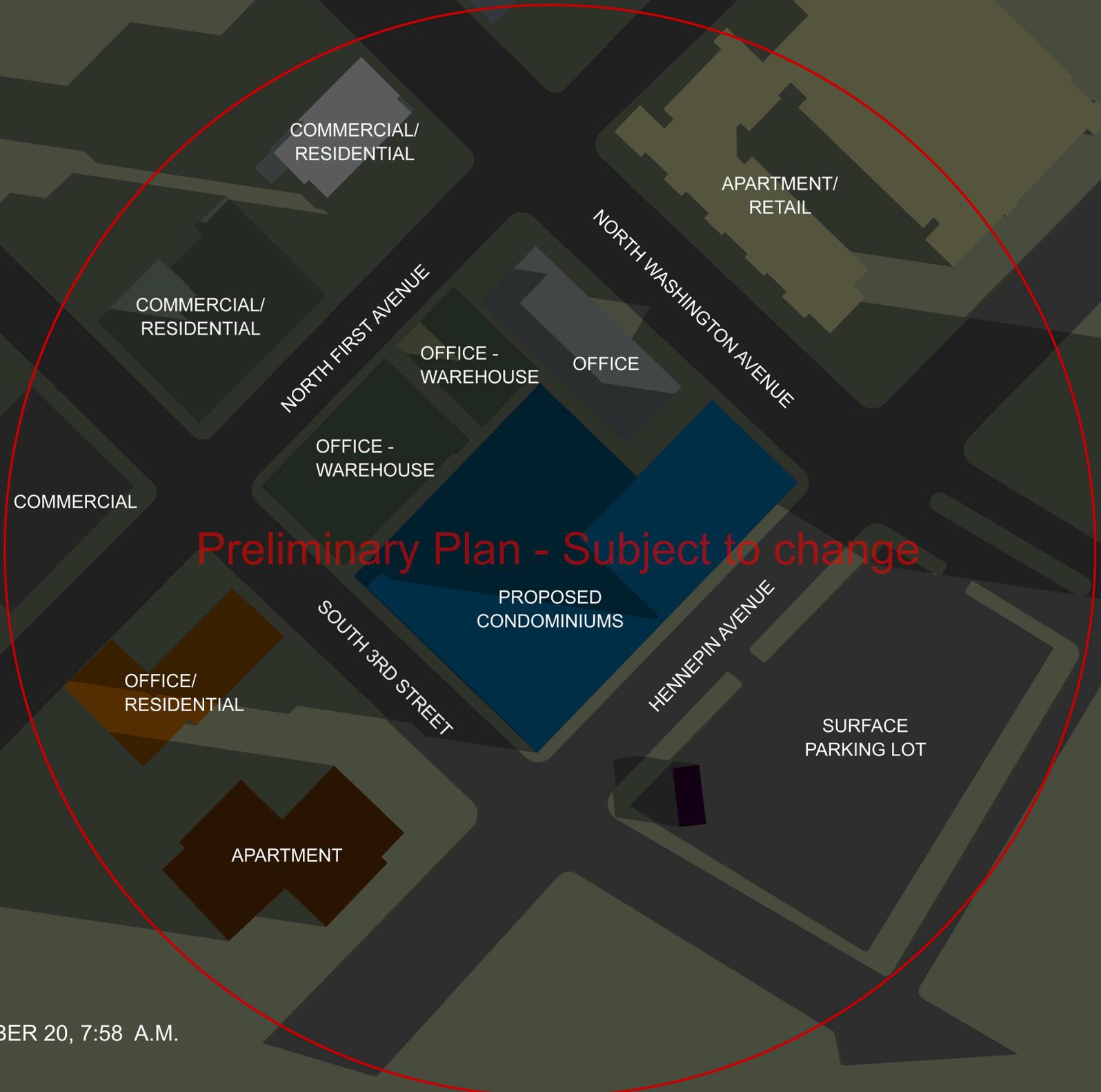
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