Department of Community Planning & Economic Development
250 South 4th Street, Room 300
Minneapolis, MN 55415-1385

MEMORANDUM

TO: City Planning Commission, Committee of the Whole

FROM: Janelle Widmeier, Senior City Planner, (612) 673-3156

DATE: March 27, 2014

SUBJECT: 525 3rd Street North—Commercial Building

A new 3-story, commercial building is proposed at 525 3rd Street North. The subject site is part of a planned unit development including the Bookmen Lofts and the Bookmen Stacks. The proposed building would be located adjacent to the intersection of 4th Street North and 5th Avenue North. The site is zoned B4N Downtown Neighborhood District with the DP Downtown Parking Overlay District. In the *Minneapolis Plan for Sustainable Growth*, the future land use designation for this site is mixed use. The site is also located in the Downtown Growth Center and the Target Field Transit Station Area.

The following applications have been identified at this time:

- Conditional use permit amendment for the third phase of a planned unit development.
- Variance to reduce the minimum floor area ratio (FAR) from 2.0 to approximately 0.9.
- Site plan review amendment, including an alternative compliance request for building placement.
- Plaza review (administrative).

In 2013, the City Planning Commission approved similar applications for a 3-story, commercial building at this site.

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 City Planning Commission and discuss any issues before the application goes to a public hearing.

CITY OF MINNEAPOLIS
PLANNING COMMISSION
COMMITTEE OF THE WHOLE REVIEW
MARCH 27, 2014

LOT-EK
181 CHRYSTIE ST. #2
NEW YORK, NY 10002

PROJECT TITLE

506 Fourth Street N

Minneapolis, MN

PROJECT DESCRIPTION

506 FOURTH STREET N

DATA
Program: commercial mixed-use
Size: 18,500 SQFT
Structural: Robert Silman Associates (superstructure), Ericksen Roed Associates (substructure)
MEFP: Dunham
Civil/Landscape: Solution Blue

ARCHITECTURE CONCEPT

LOT-EK was commissioned to design a commercial building that will be located in the North Loop neighborhood of Minneapolis, an industrial area undergoing urban renewal through private development and public infrastructure projects.
The site, with its special corner condition (corner of 5th Avenue North and North 4th street), offers the opportunity for the building to establish a significant presence and to create a meaningful public space in this rapidly changing area.
The client was keenly interested in LOT-EK's shipping containers up-cycling practice for the new building, citing design and sustainability as primary drivers. The design concept employs sixty 40' shipping containers - some of which are cut at 30 or 60 degrees – that are combined to form a 100' x 100' rhomboidal donut.
The containers are stacked 3 levels high and the stack is split in 2 triangles. To minimize foundation piling - given the wetland underground condition on site - one triangular half of the building will sit on the existing underground parking garage structure, while the other half is shifted one level upwards. The lifting of half building mass opens up the street corner and creates a covered plaza.
The donut hole is also split in 2 triangular halves. The one belonging to the lifted mass becomes an oculus that sends sunlight into the covered plaza, while the other one is enclosed with continuous skylight/glass wall generating a 3-level high indoor lobby/cafe.
The building's program consists of open office space for a digital marketing agency on the upper floors, along with a smaller suite of co-shared business incubator spaces. On the ground floor the commercial program - cafe'/restaurant and clothing retail - is centered around a glazed lobby that looks and opens onto the covered plaza. The covered entrance plaza is directly connected to a green area to the west and a planted terrace to the east.

LANDSCAPING

For this project, we are going to provide 4 trees and 33 shrubs to greatly enhance the landscape environment. The "Terrace" area will provide an outdoor oasis with a combination of trees and shrubs in planters (the existing parking garage below prevents us from planting these in the ground). The trees and shrubs will be hardy species that can tolerate the wide variety of hot-cold and wet-dry conditions that occur in Minnesota. The South green space will provide a large turf area that will be "terraced" to provide outdoor seating. To achieve this terraced effect, we will utilize a root-zone turf reinforcement within a sand-based soil profile to create an amphitheater like environment (can achieve slopes up to 55%).

STRUCTURE

The superstructure of the building is formed by combining welded steel elements of the containers with conventional steel construction. Openings through the containers, and the connection of adjacent containers to span further distances, is achieved by welding steel reinforcement within containers and between adjacent containers, similar to erecting prefabricated steel elements in the field in conventional steel construction.
Over the existing underground garage structure, which is pile-supported concrete construction, the container superstructure will sit on new steel 'dunnage' beams, which will span to posts down to the existing building columns; limitations of the existing building's column and foundation capacities, per that building's engineer of record, will be incorporated to ensure against over-loading of the existing building.
For the covered plaza portion of the site, the container superstructure will rest on new steel columns which will be founded on new piles and pile caps.

CIVIL/STORMWATER:

This project will occur on a 0.42-acre parcel that is 1 of 3 parcels which make up a 2-acre Planned Unit Development (PUD) including 2 other parcels (Bookmen Stacks Condos and Bookmen Lofts). Our site and the Bookmen Stacks Condos site currently drain to a large underground stormwater tank located below the alley (just north-east of our site). This existing tank already provides a large amount of stormwater management (for water quantity and quality) as needed to meet the City's stormwater guidelines.
There is an existing manhole near the Southeast corner of our site that will serve as an overflow connection for our project. Additionally, there are 3 existing surface drains within the concrete deck that will continue to convey runoff water to the large tank below the alley. The existing manhole and surface drains will serve as the emergency overflow connections to the large tank below the alley.
The new building will generate roof runoff that will be split approximately in half. Roughly half of the water will be conveyed to an above ground tank (along West side of building) and half to a below ground tank (near South side of building by existing manhole). Together, these tanks will provide volume storage and rate control to meet the City's stormwater management guidelines. The above ground tank will store roof water for passive re-use (via a spigot and hose) to water the planters on the "Terrace" area. Additionally, this tank will have an emergency overflow onto the adjacent concrete and the surface drains will then convey this water to the large tank below the alley. The below ground tank will retain a certain volume of water and have an emergency overflow into the existing manhole that also conveys water to the tank below the alley.

SUSTAINABILITY

Electrical / Photovoltaic (PV)
Photovoltaic systems can be installed on or near buildings to generate power from the sun for use inside the building. Given the tight site conditions, and the small amount of roof area and its configuration, a photovoltaic array will only be able to provide a small amount of energy to the building. All remaining power requirements will need to be supplied by the electric utility.
There are three options for PV that will be considered during design:

- One option would be to place an array of PV panels on the high roof area. These panels would be mounted on a support system that directs the panels upward toward the southern sky.
- A second option places PV panels on the vertical wall surfaces of the building facing southeast and southwest. These panels could be mounted flat on the exterior wall, or placed on a saw-tooth shaped support system that tilts the panels upward at a 45 degree angle. This solution requires coordination with glazing on the building facade.
- A third optioninclude the use of a glazing system with integral PV. In this case the windows on the southeast and southwest faces of the building will have standard glass replaced with PV impregnated glass. This solution will have the least impact on the physical appearance of the building, but is likely the most expensive option.

LED Lighting
Lighting has become more and more efficient with the advancement LED technology. We anticipate the use of LED light fixtures throughout the building. LED lighting can generate the appropriate amount of light and has good color rendering capabilities, using much less electricity than other lighting sources.

Lighting Control
The building will be equipped with an automated lighting control system. This system will provide automatic control of light fixtures to shut them off after hours and at other times when various spaces are unoccupied. The lighting control system will also be equipped with daylight sensors to automatically dim or shut off lights when there is enough daylight entering the building through the windows.

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PROJECT LOCATION
SITE MAP

LOT-EK
181 CHRYSTIE ST. #2
NEW YORK, NY 10002

PROJECT TITLE

506 Fourth Street N
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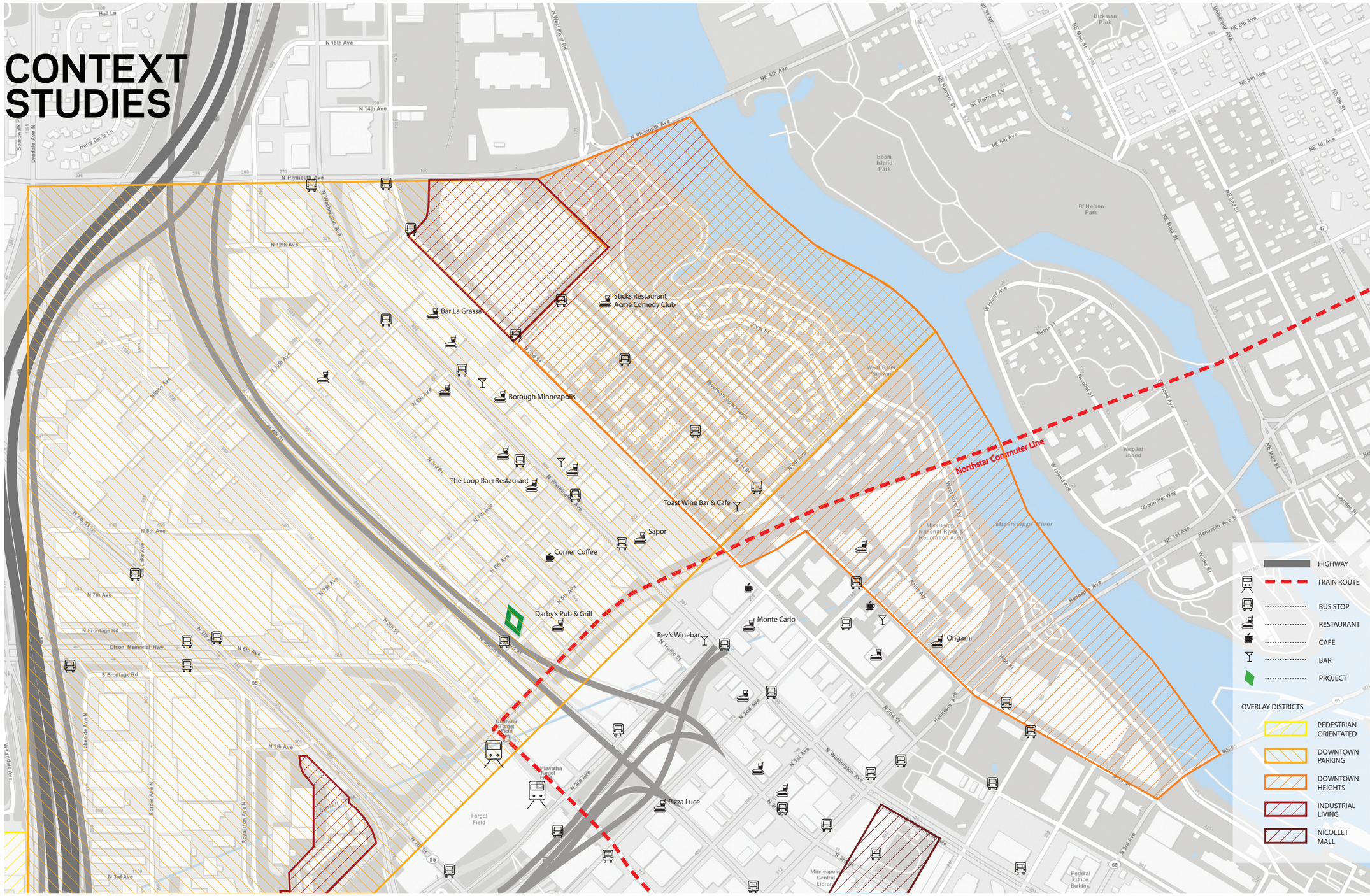
CONTEXT STUDIES



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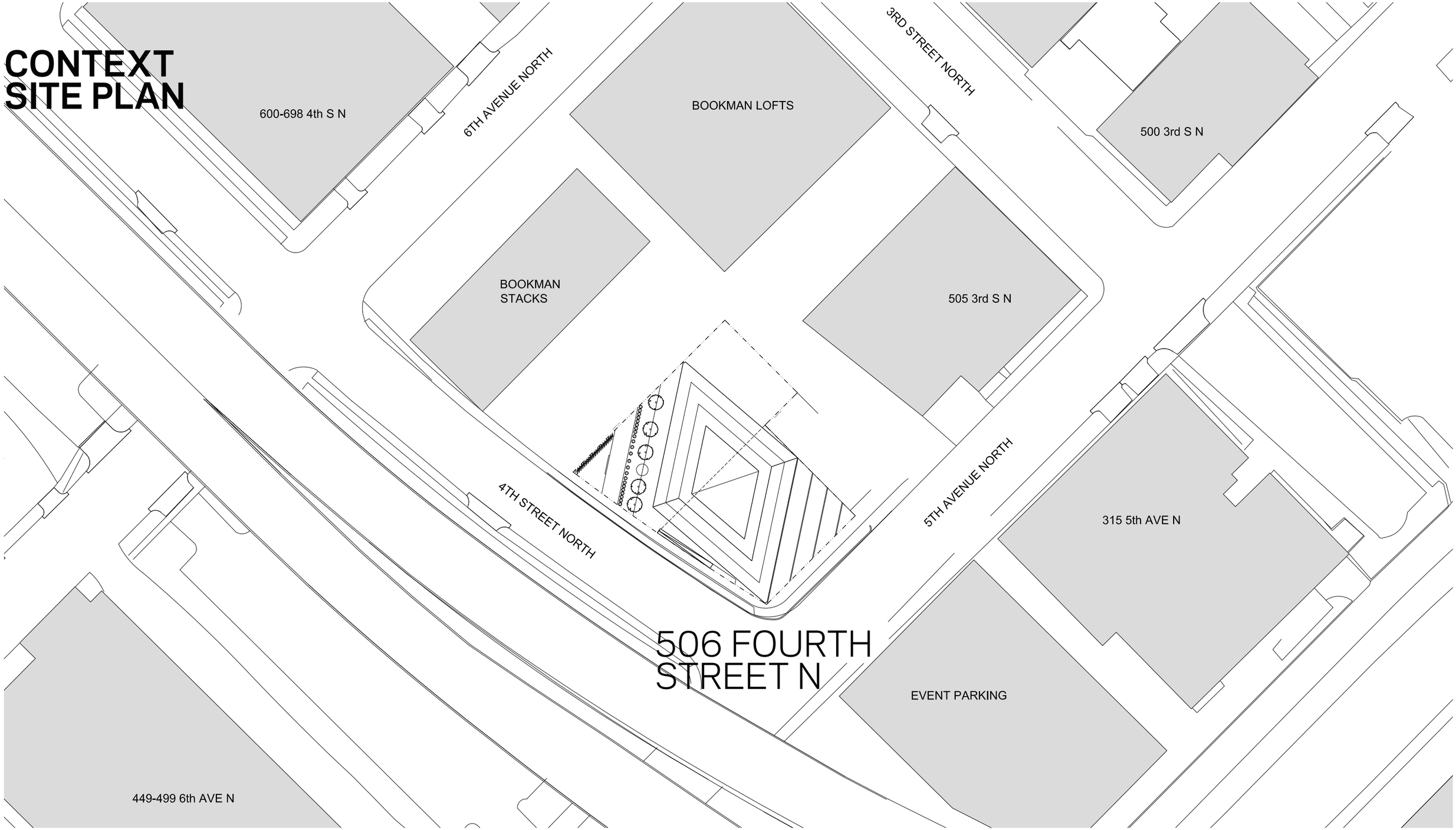
CONTEXT SITE PLAN



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0 10 20 30 40 50 ft

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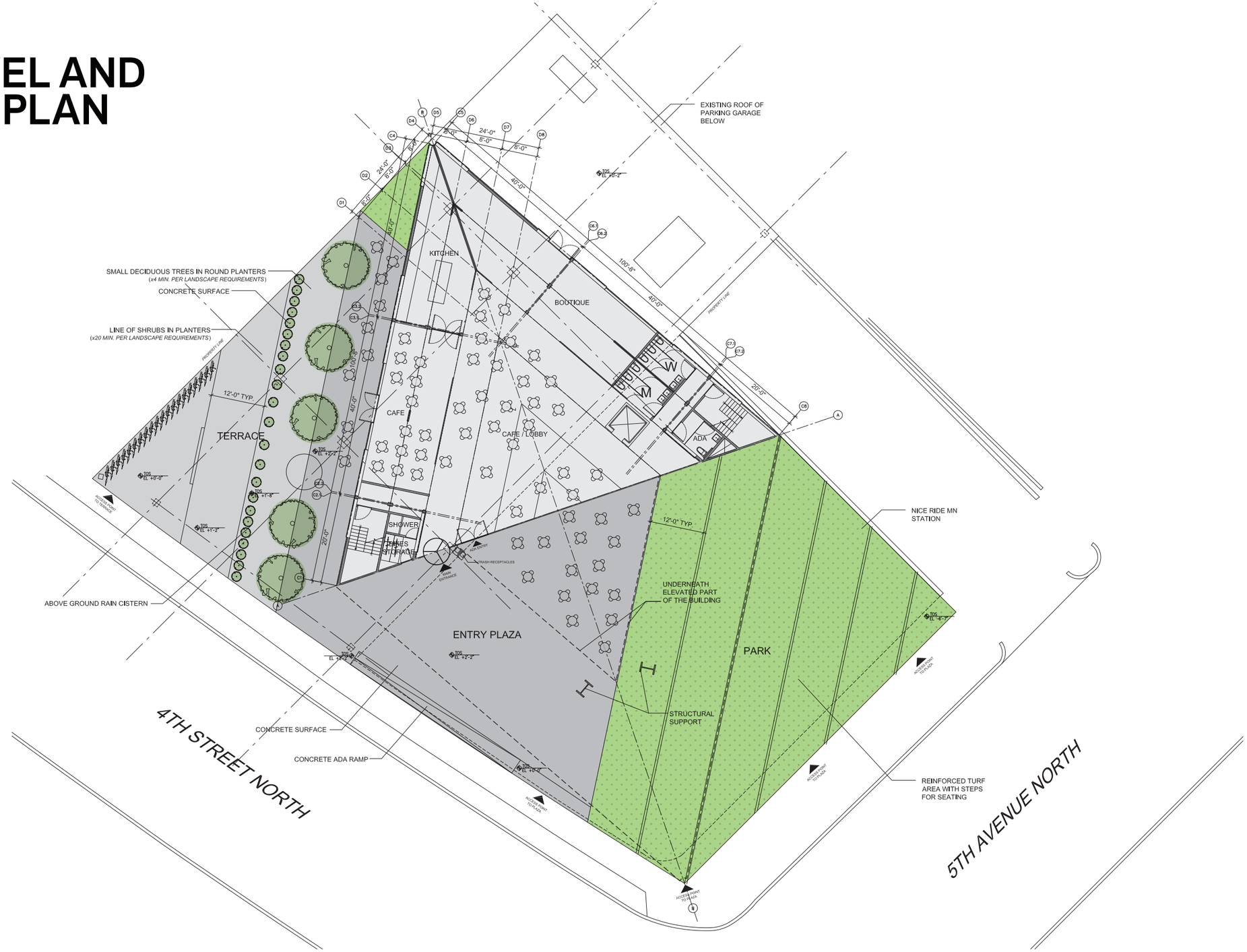
GROUND LEVEL AND LANDSCAPE PLAN



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0 10 20 30 40 50 ft

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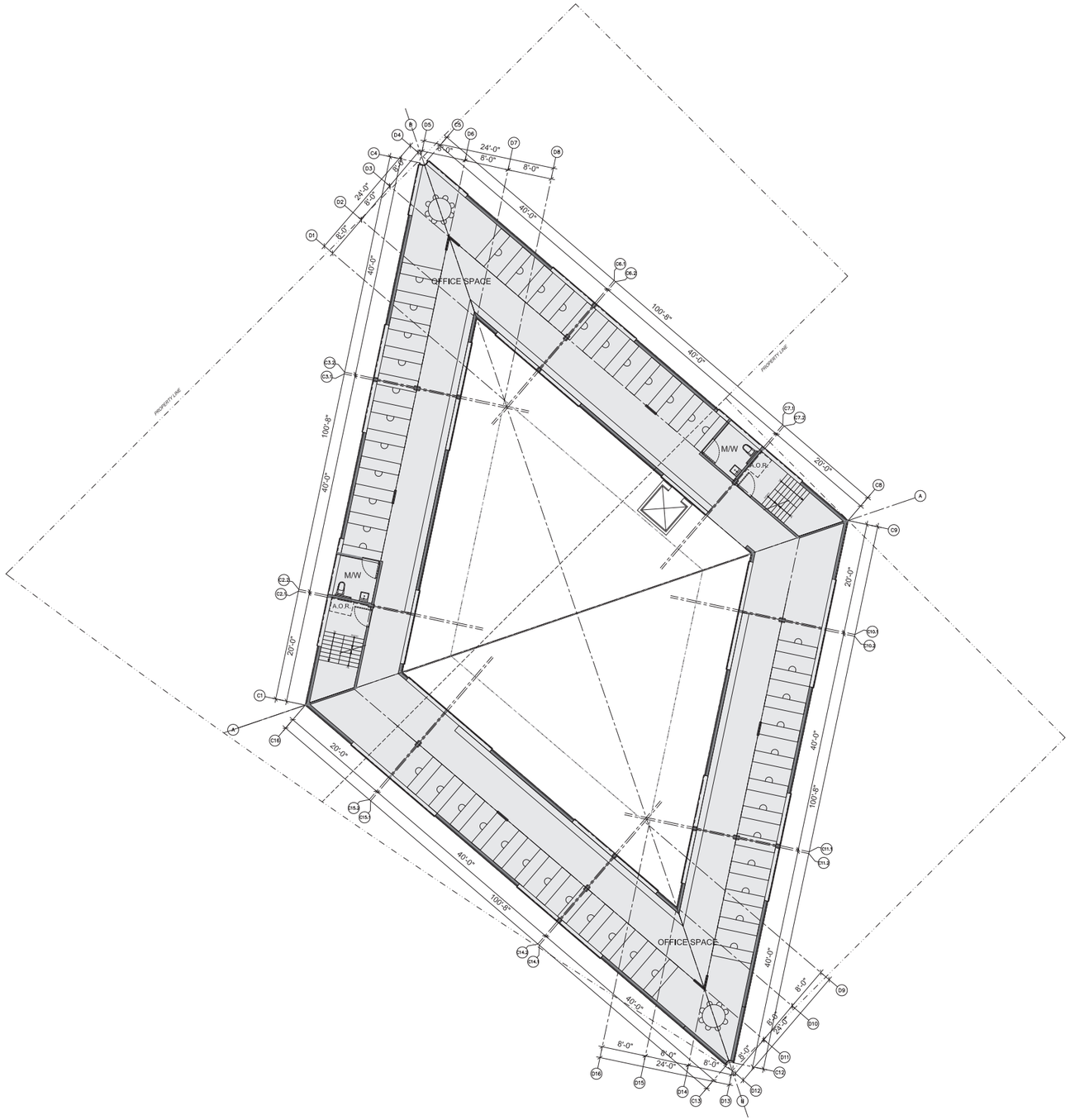
SECOND LEVEL PLAN



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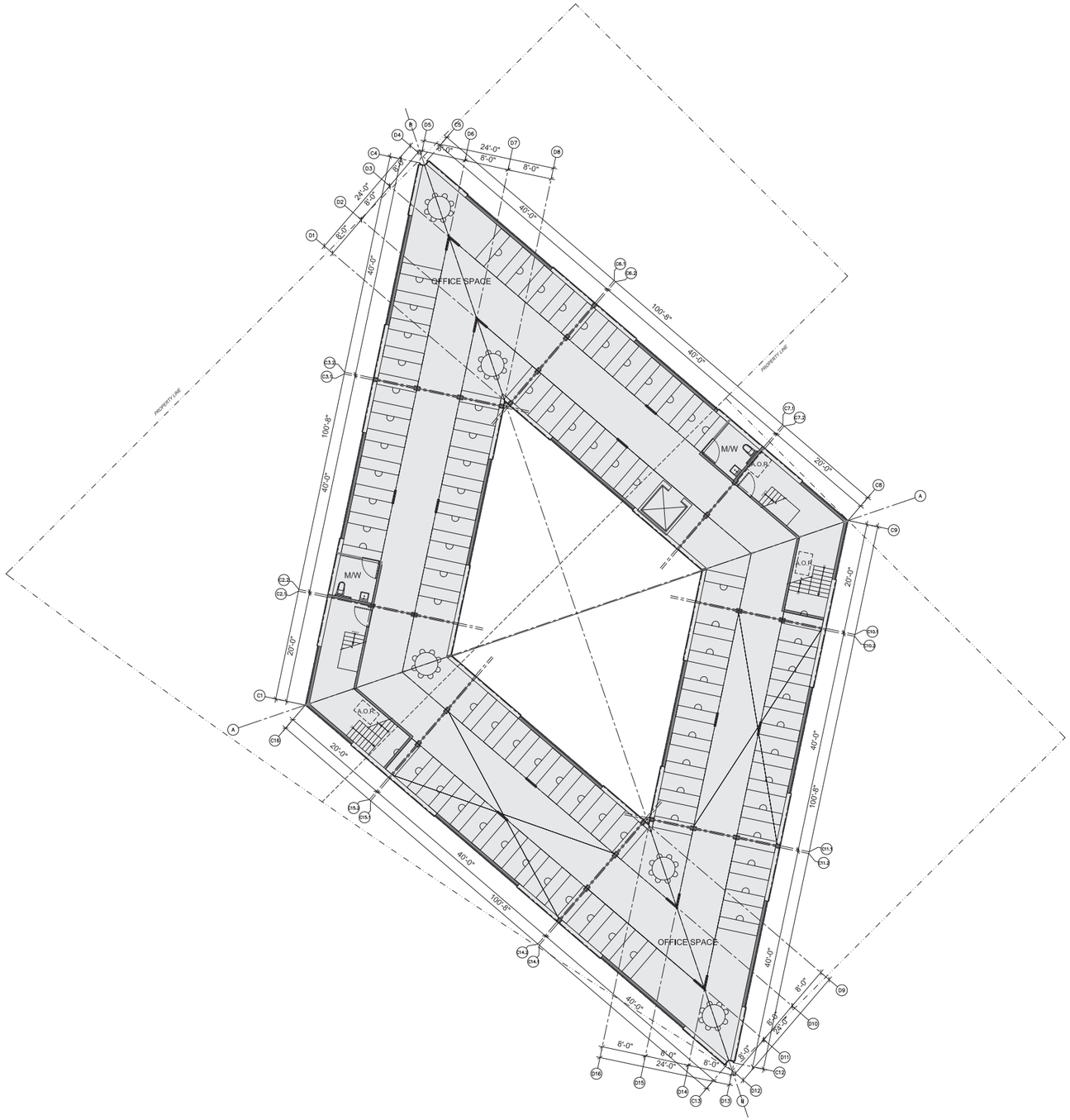
THIRD LEVEL PLAN



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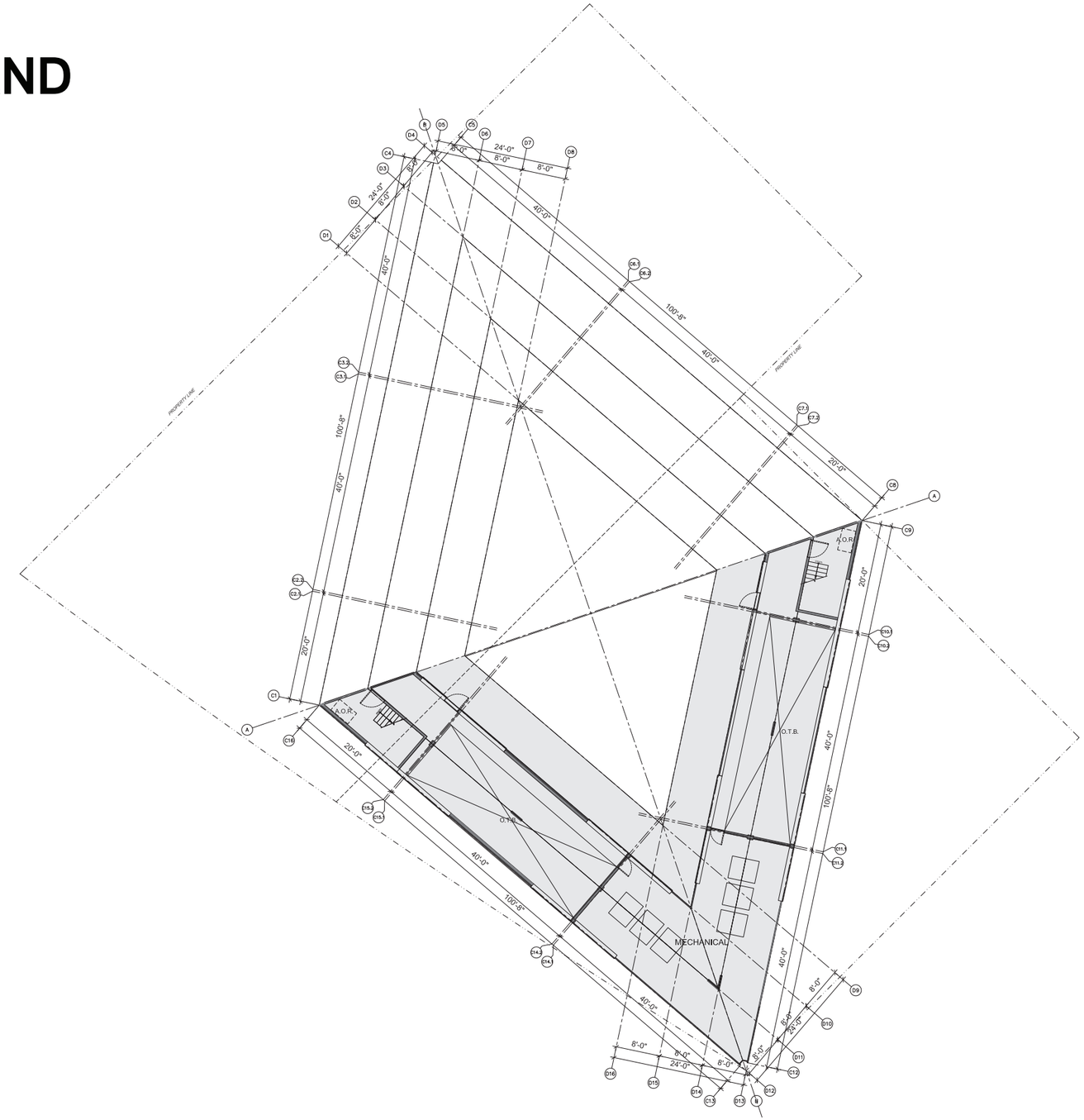
FOURTH LEVEL AND TERRACE PLAN



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0 10 20 30 40 50 ft

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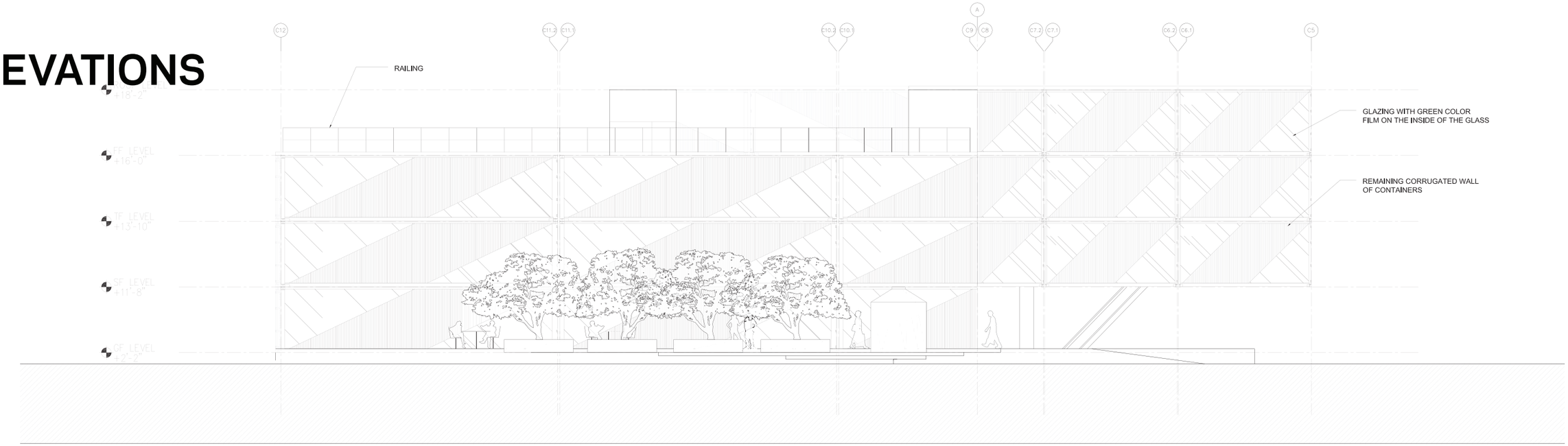
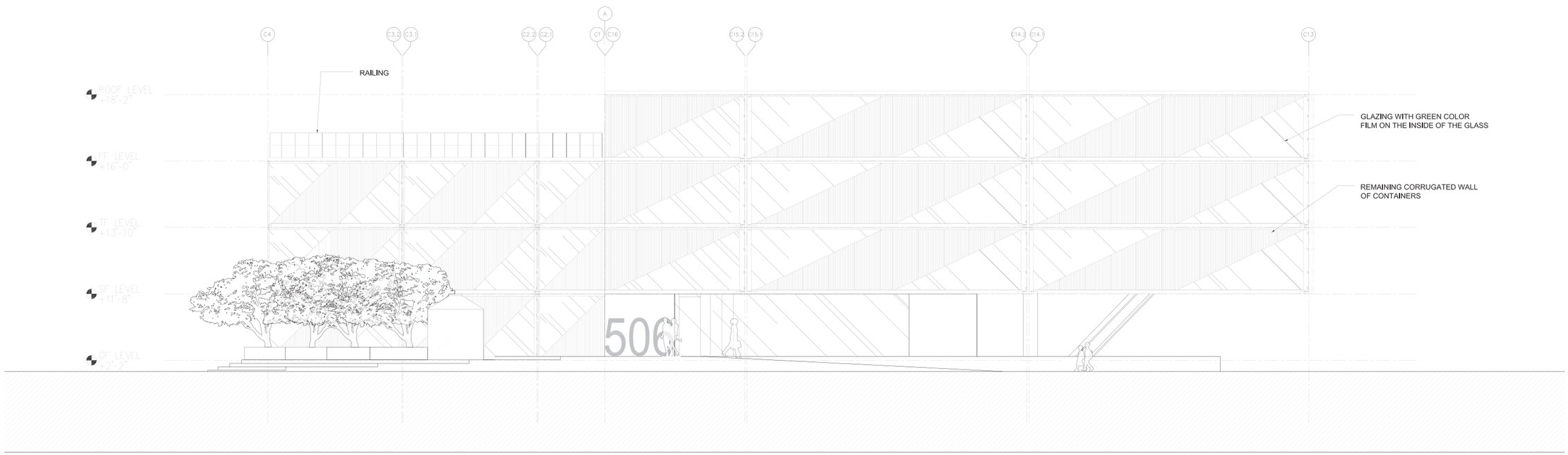
ELEVATIONS



NORTH-WEST ELEVATION



SOUTH-WEST ELEVATION

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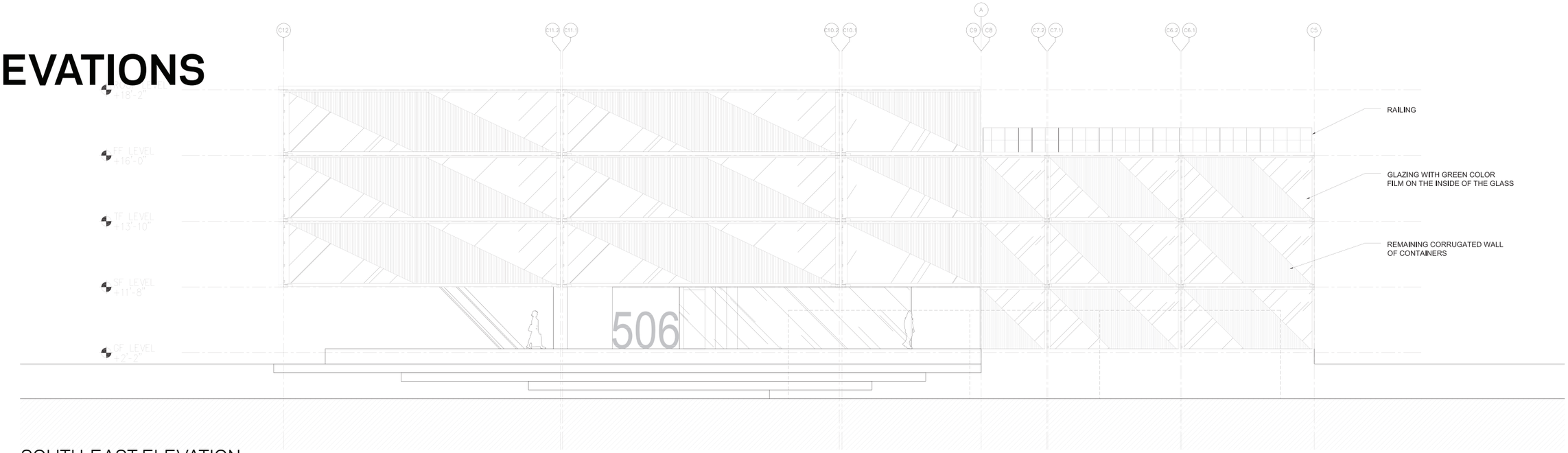
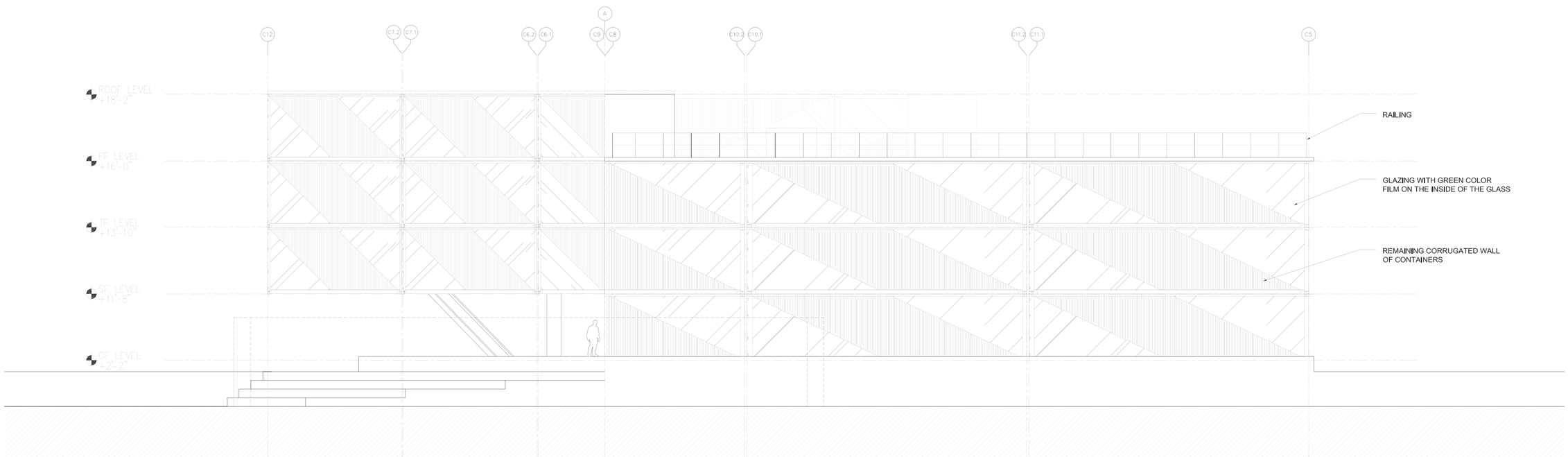
ELEVATIONS



SOUTH-EAST ELEVATION



NORTH-EAST ELEVATION

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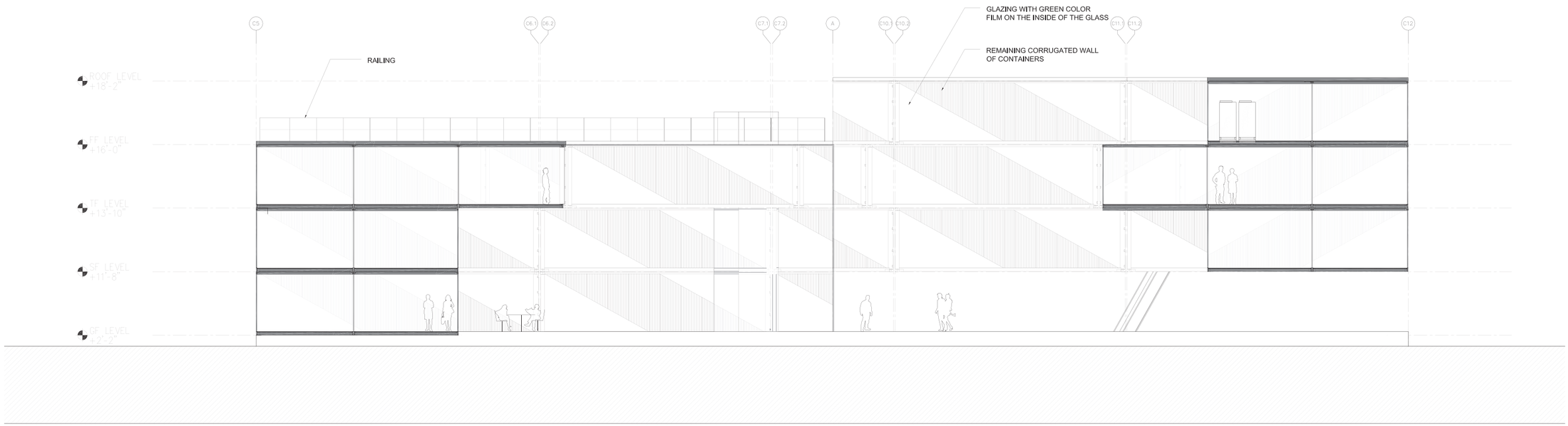
LONGITUDINAL SECTION



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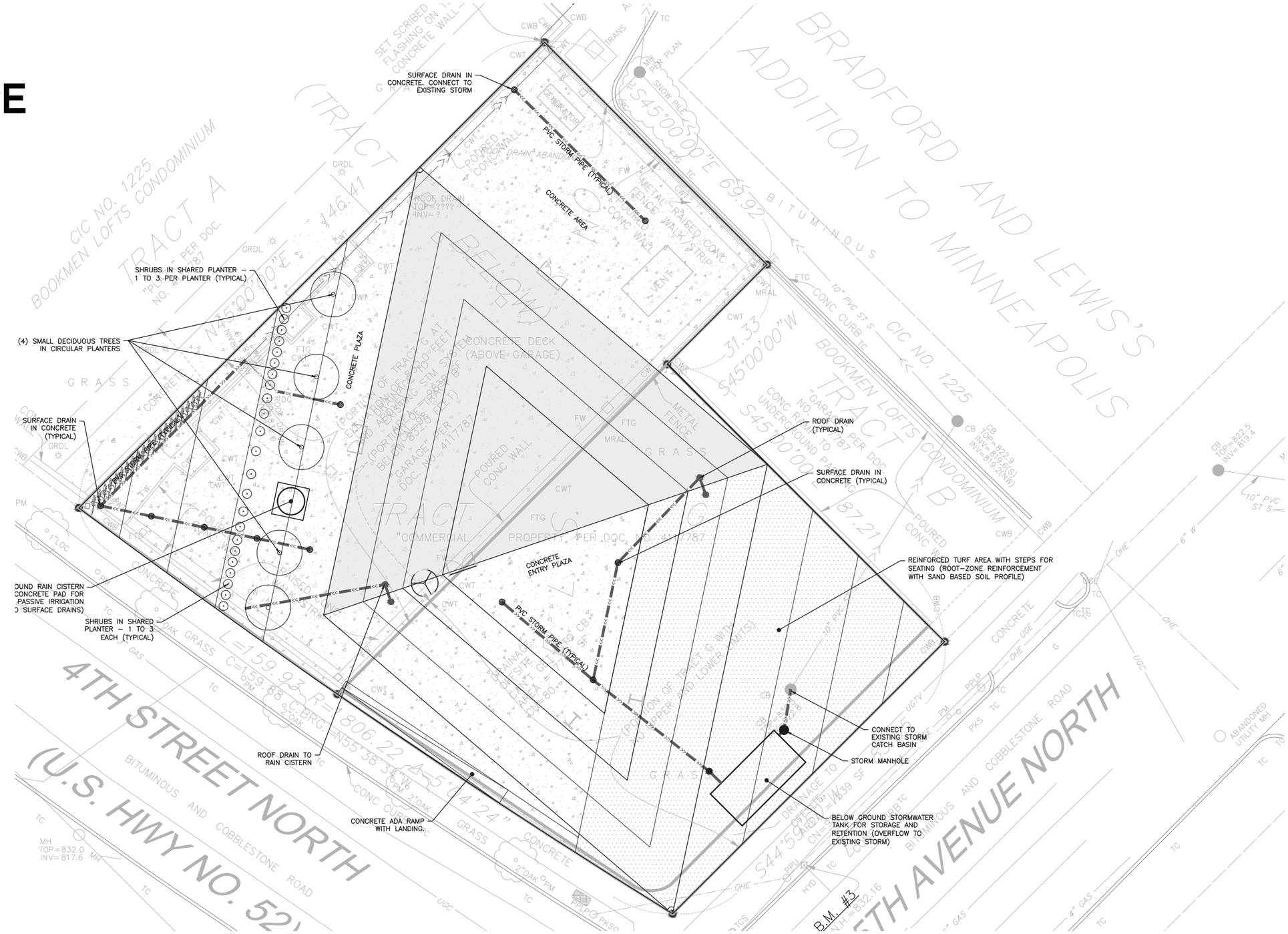
CIVIL AND LANDSCAPE CONCEPT



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RENDERINGS

FOURTH STREET N VIEW

RENDERINGS

5TH AVENUE N VIEW

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