



MEMORANDUM

TO: Heritage Preservation Commission

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

DATE: June 3, 2014

SUBJECT: Mill City Quarter Phase II, 428 2nd Street South

The subject property, 428 2nd Street South, is located in the St. Anthony Falls Historic District. The proposal is for a new 5-story, assisted living facility with a total of 149 units. This project is part of a two phase development that also includes parking lot, pedestrian and bicycle improvements to the parcel separating the two developments (aka a woonerf). The first phase would consist of a new 6-story, mixed use building with ground floor retail and up to 150 dwelling units on the property located at 300 2nd Street South. Certificate of appropriateness applications for the first phase and the woonerf were approved at the [November 19, 2013 meeting](#) of the Heritage Preservation Commission.

The applicant is seeking feedback from the Heritage Preservation Commission (HPC) on the Phase II project's design, including preferences for material colors. This input will be used by the applicant as they prepare formal applications.