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: Hilary Dvorak, Principal Planner, (612) 673-2639

DATE: July 31, 2014

SUBJECT: The Encore

In 2006, the City Planning Commission approved land use applications for a Planned Unit Development (PUD) on the block bounded by Washington Avenue South, 9th Avenue South, 2nd Street South and 10th Avenue South. Two of the three proposed buildings that were approved in 2006 have been built; the 64-unit Zenith condominium building and the Aloft Hotel. The third building, a 103-unit condominium building was never constructed.

The applicant is now proposing to complete the build out of the PUD by constructing a 122-unit rental building in lieu of the 103-unit condominium building. The building would be 12 stories in height with three levels of underground parking.

The site is zoned C3A Commercial Activity Center District and is located in the DP Downtown Parking Overlay District and the DH Downtown Height Overlay District. The DH Overlay allows buildings up to 8 stories/112 feet in height and an FAR of up to 4.0. The DP Overlay allows a reduction in the amount of parking per dwelling unit from 1.0 to .9.

The Planned Unit Development alternatives that are needed for the project include:

- Maximum height of structure.
- Interior setbacks within the PUD.

A total of 10 points worth of amenities are required for the PUD. The applicant is proposing to include the following:

- Underground parking (10 points).
- Pet exercise area (1 point).

No land use applications have been submitted at this time. Based on a cursory review of the plans the required land use applications include:

- Conditional use permit to amend en existing Planned Unit Development to construct a new 122-unit residential building.
- Site Plan Review.

The Encore (Zenith Phase II)

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Project Vision

The purpose and vision for The Encore is the creation of a high-density residential community of exceptional quality that contributes toward the vitality of the Mill District. The site has been slated for multifamily development since the original PUD of 2007. The current proposal maintains the original vision with several key modifications from the original design:

- Concrete construction, generous glazing and high-quality exterior materials complement recent residential development.
- Revised building configuration (from original 2007 PUD) moves building bulk away from 2nd Street, enhancing views of Gold Medal Park and the Mississippi River for adjacent condominium owners.
- Two-story townhome units with private entrances and generous patios line the street facades of the building, helping to animate the streets, providing both visual interest and security in the form of eyes on the street.
- Condominium-quality construction and resort-style amenities allow for the possibility of future conversion from rental to condominium.
- Extensive outdoor amenities take advantage of the site's adjacency to Gold Medal Park and proximity to the Mississippi River; outdoor plaza is oriented toward the park; rooftop club room enjoys expansive views of the river and downtown skyline. Pet exercise area will be made available to Zenith Phase I residents, providing added value and utility to those existing dwellings.

Zoning Summary

Existing Zoning:

- C3A, Downtown Height Overlay District, Downtown Parking Overlay District
- Total lot area: 36,947 sf (0.848 acres)
- increases height from primary C3A zoning)
- FAR: 4.0 + one 20% bonus for structured parking = 4.8

2014 Proposed Development:

- Multifamily, PT concrete rental building with +/- 122 dwelling units and +/- 181 enclosed parking stalls
- 12 stories and 130'-4" tall
- 172,348 GSF
- FAR = 4.7

2007 PUD:

- 9 stories, 112 feet max
- 167 units (64 in phase I, 103 in phase II)
- Building GSF:
    - Phase I hotel: 86,400 gsf (Lot 3 = 37,041 sf site)
    - Phase I condo: 126,100 gsf (Lot 1 = 28,923 sf site)
    - Phase II condo: 159,200 gsf (Lot 2 = 36,947 sf site)
- Project FAR = 3.6
- Parking
    - 99 stalls: Phase I condo (underground)
    - 26 stalls: Phase I hotel (underground)
    - 13 stalls: Phase I retail (surface)
    - 120 stalls: Phase II condo (underground)
- CUPs as PUD (predates current point system). The original Minneapolis staff planner granted certain CUPs in exchange for amenities: interior courtyard open to public, storm water management, extensive use of glass, mixed uses, structured parking, etc.
    - Within max height of 112 feet but exceeds max of 8 stories; CUP granted for extra story
    - Rear yard setbacks
    - Off-street parking and loading (hotel and pharmacy were under parked, per code)
    - Signage max area
- CUP for surface parking in DT parking overlay
- Variance for roof sign (Aloft)

Scale: 1" = 40'-0"

PLAN NORTH
TRUE NORTH

JULY 31, 2014 - CoW

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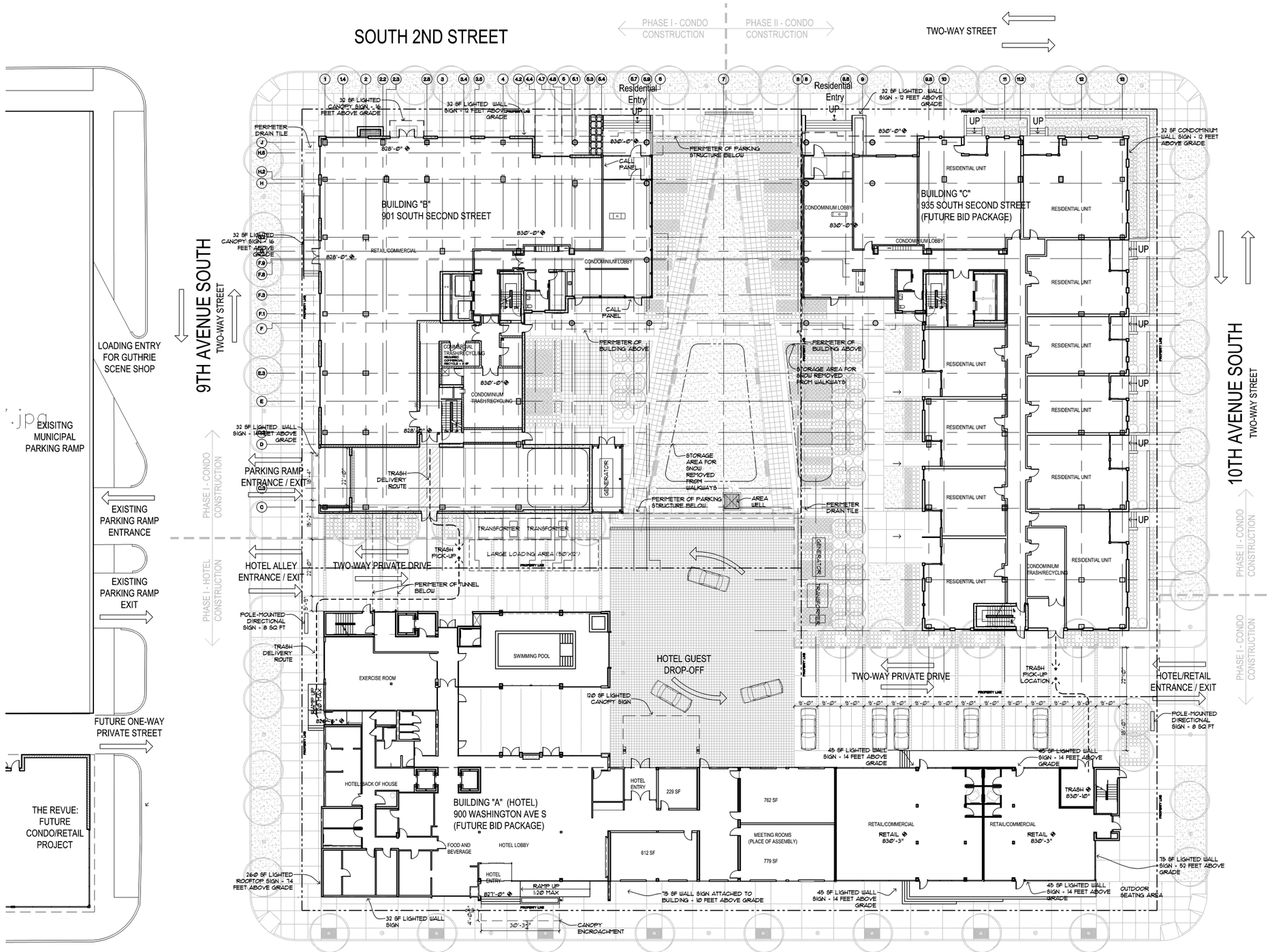
Site Plan



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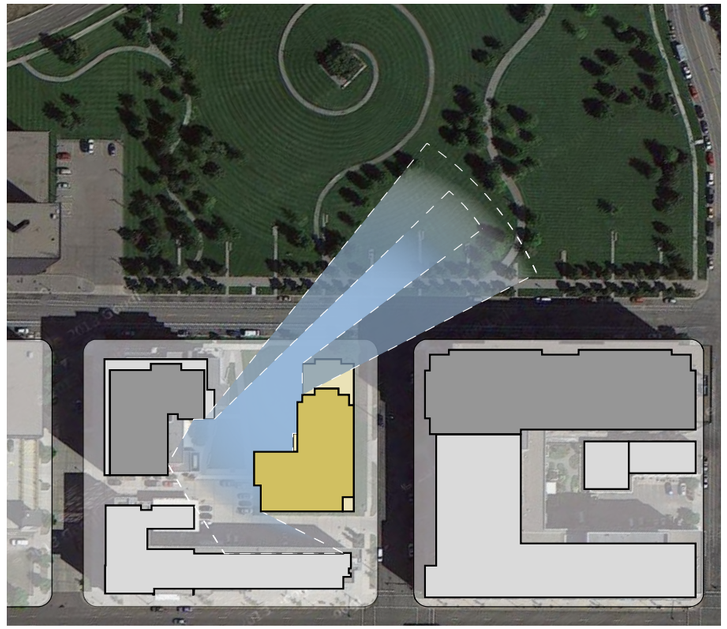
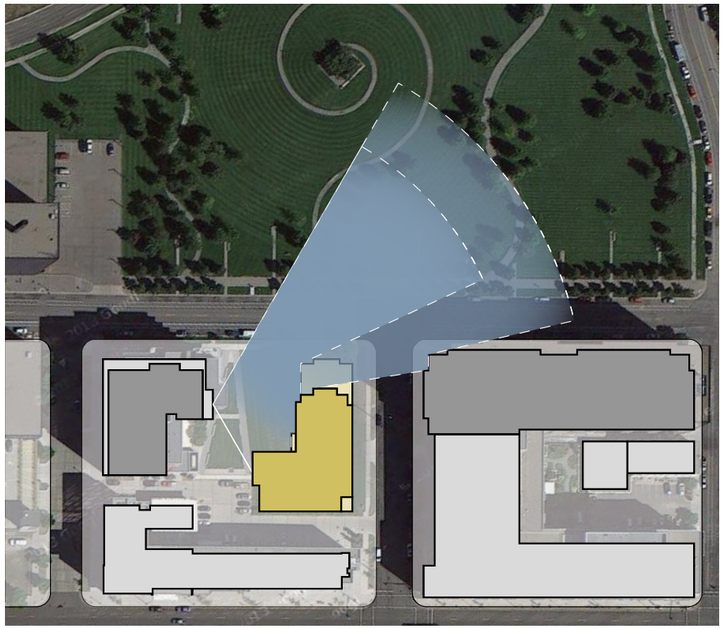
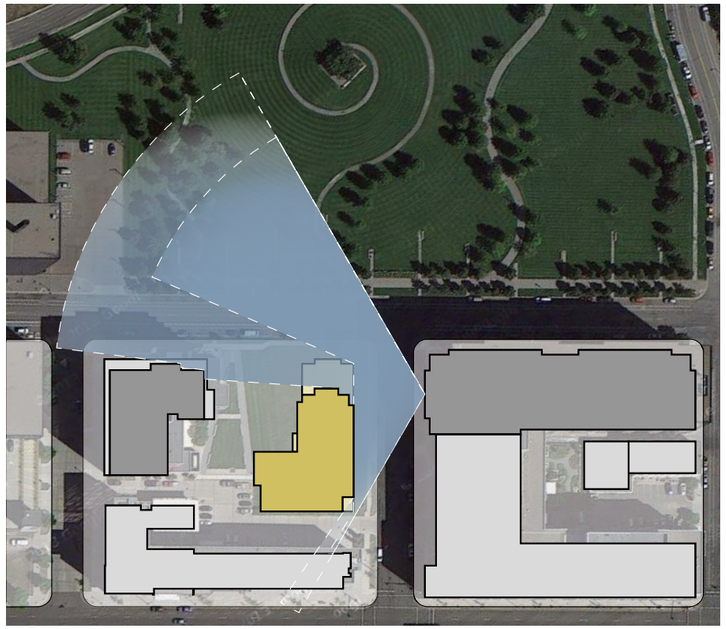


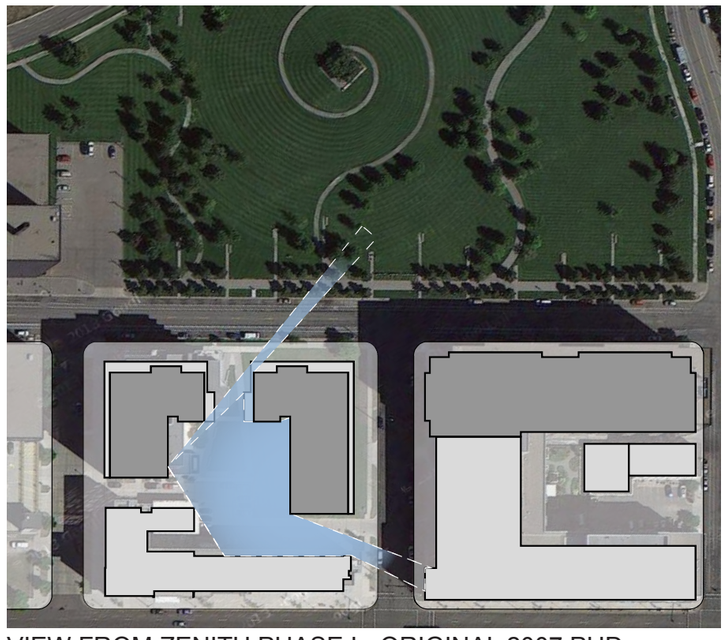
VIEW FROM ZENITH PHASE I - 2014 PROPOSAL



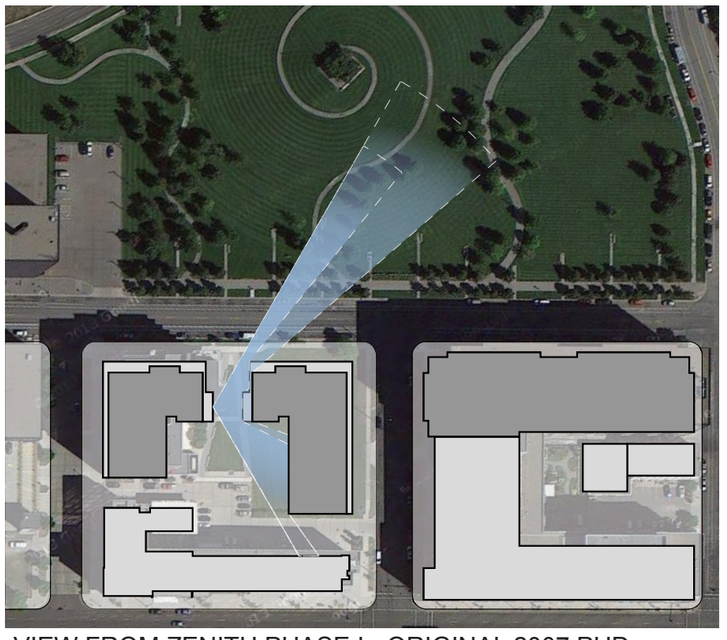
VIEW FROM ZENITH PHASE I - 2014 PROPOSAL



VIEW FROM BRIDGEWATER - 2014 PROPOSAL



VIEW FROM ZENITH PHASE I - ORIGINAL 2007 PUD



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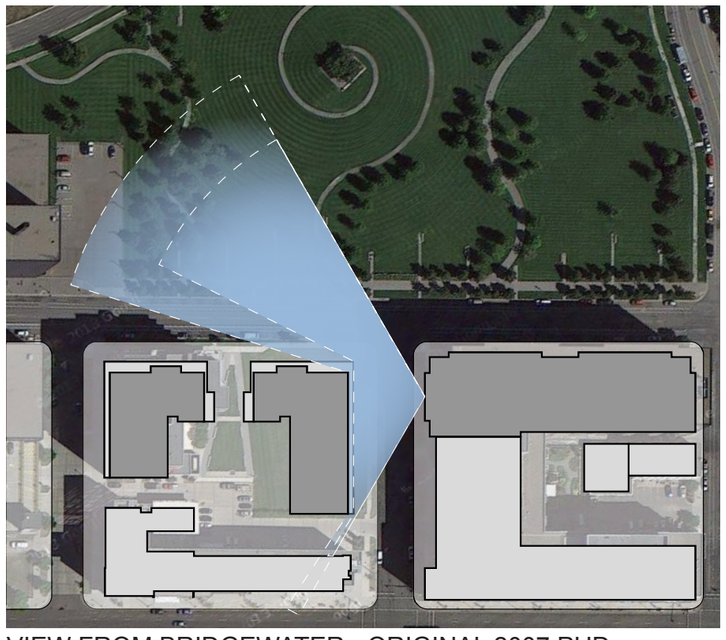
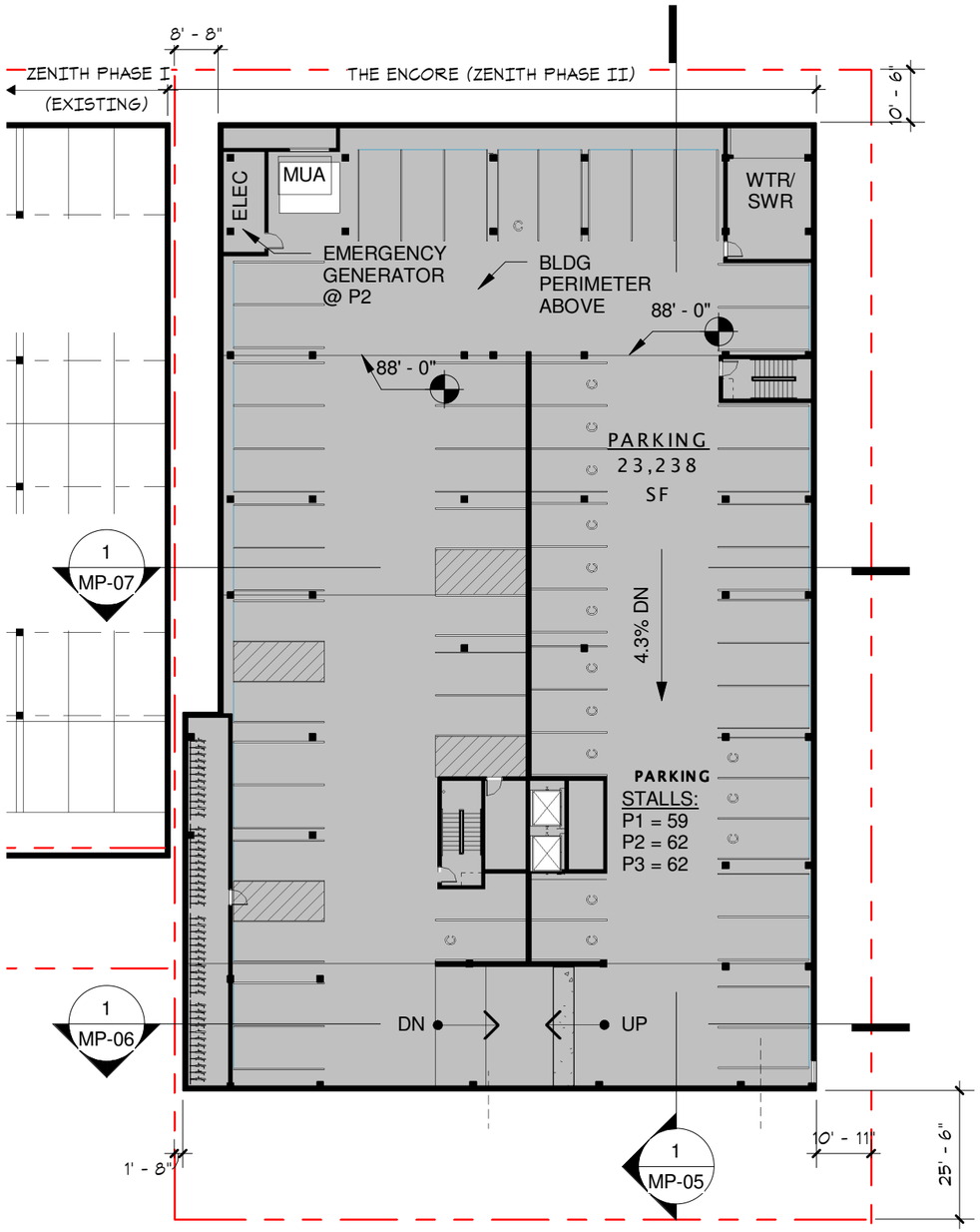


VIEW FROM BRIDGEWATER - ORIGINAL 2007 PUD



MINUS 1 (MINUS 2 & 3 SIM)

LEVEL 1

Scale: 1" = 30'-0"

PLAN NORTH
TRUE NORTH

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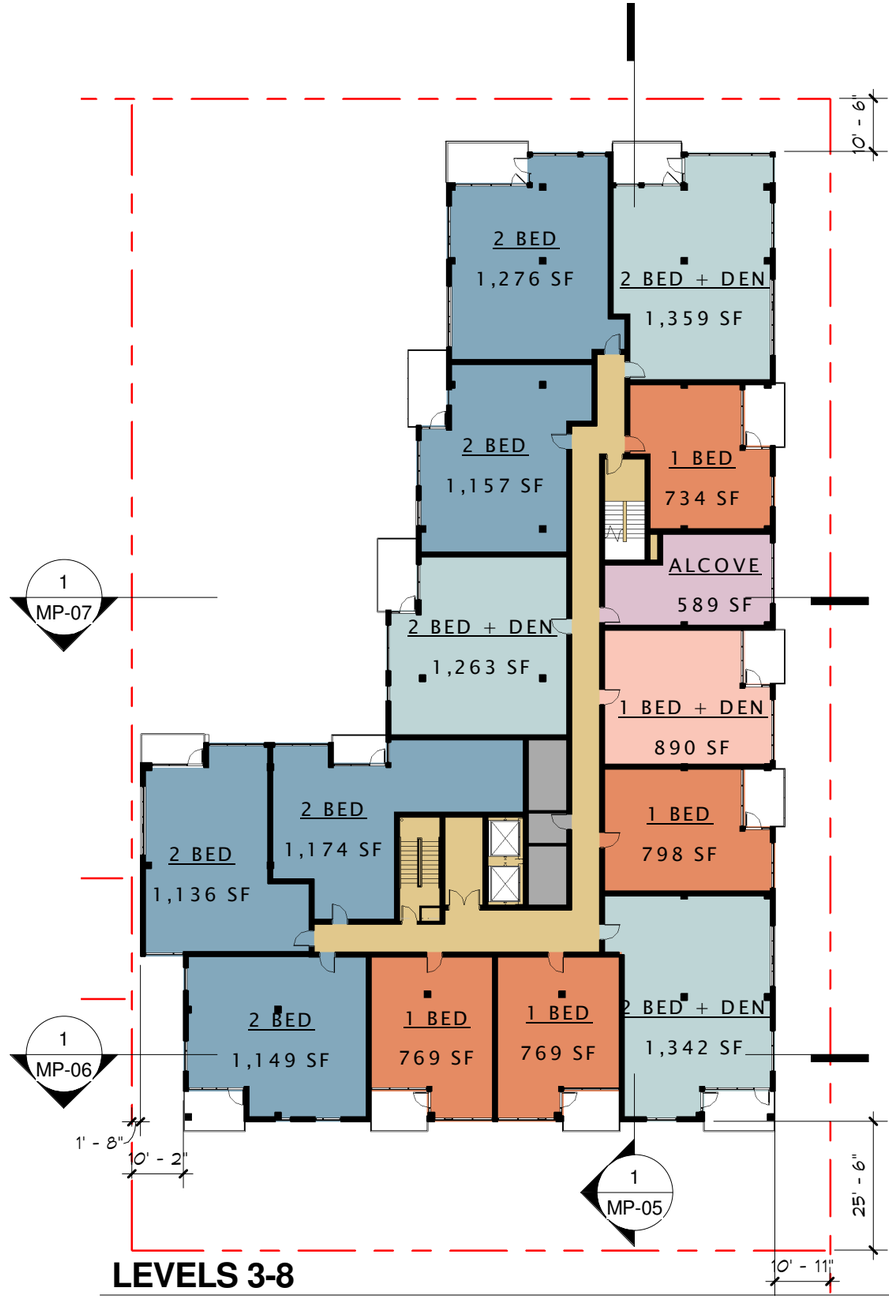
LEVEL 2



LEVELS 3-8

PLAN NORTH
TRUE NORTH

Scale: 1" = 30'-0"

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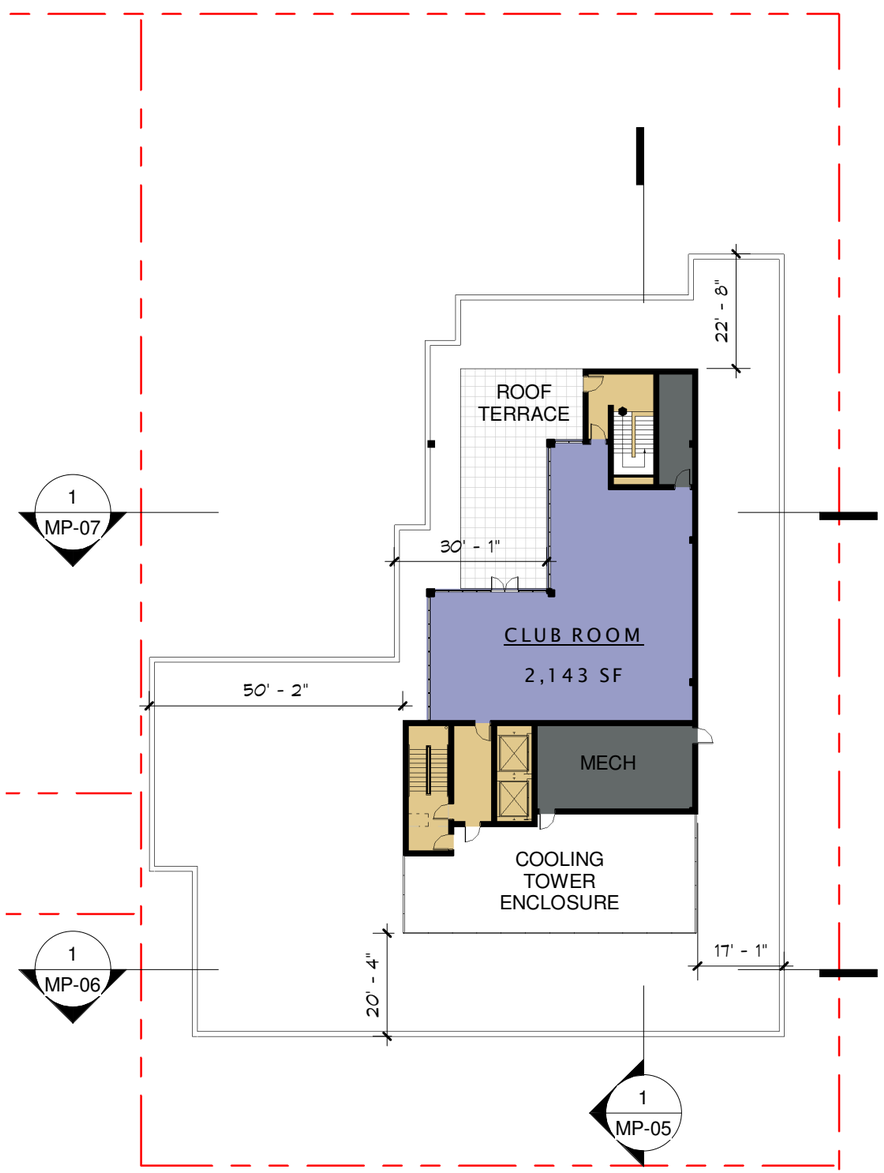
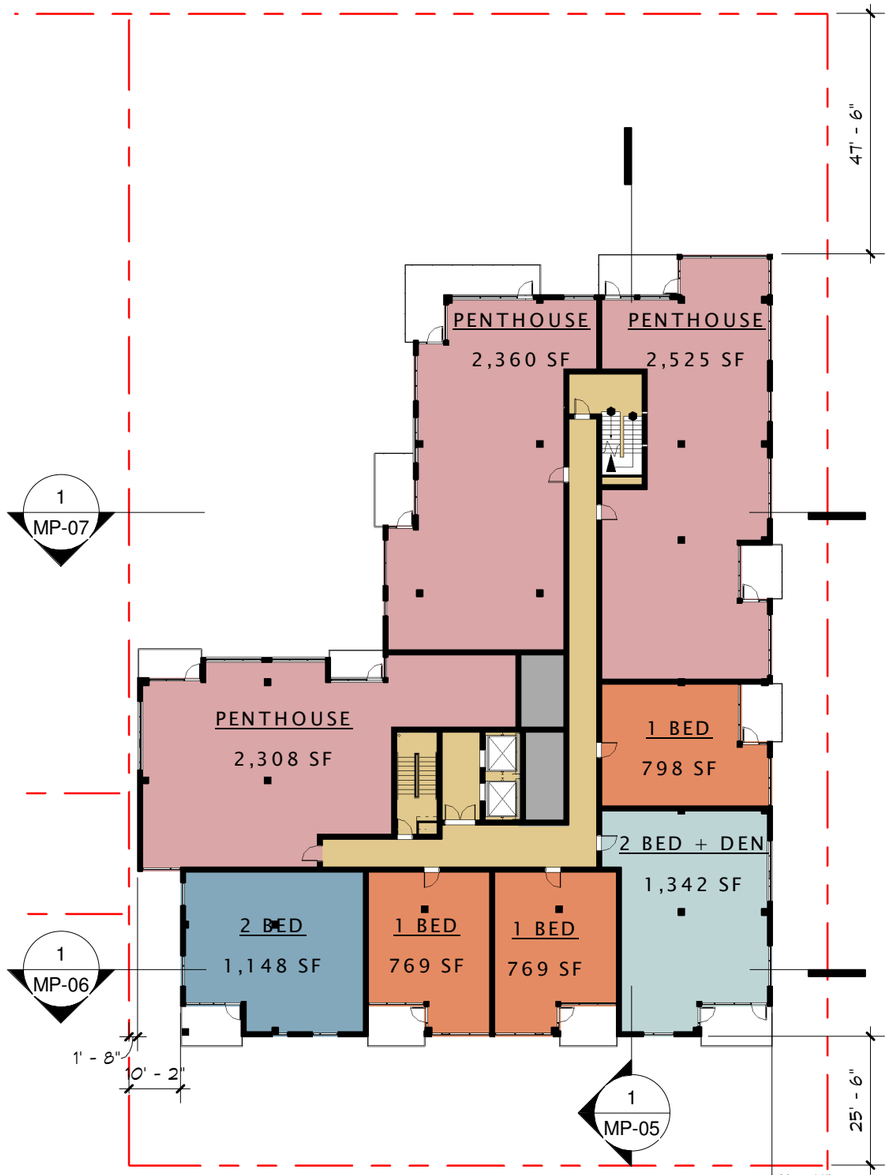
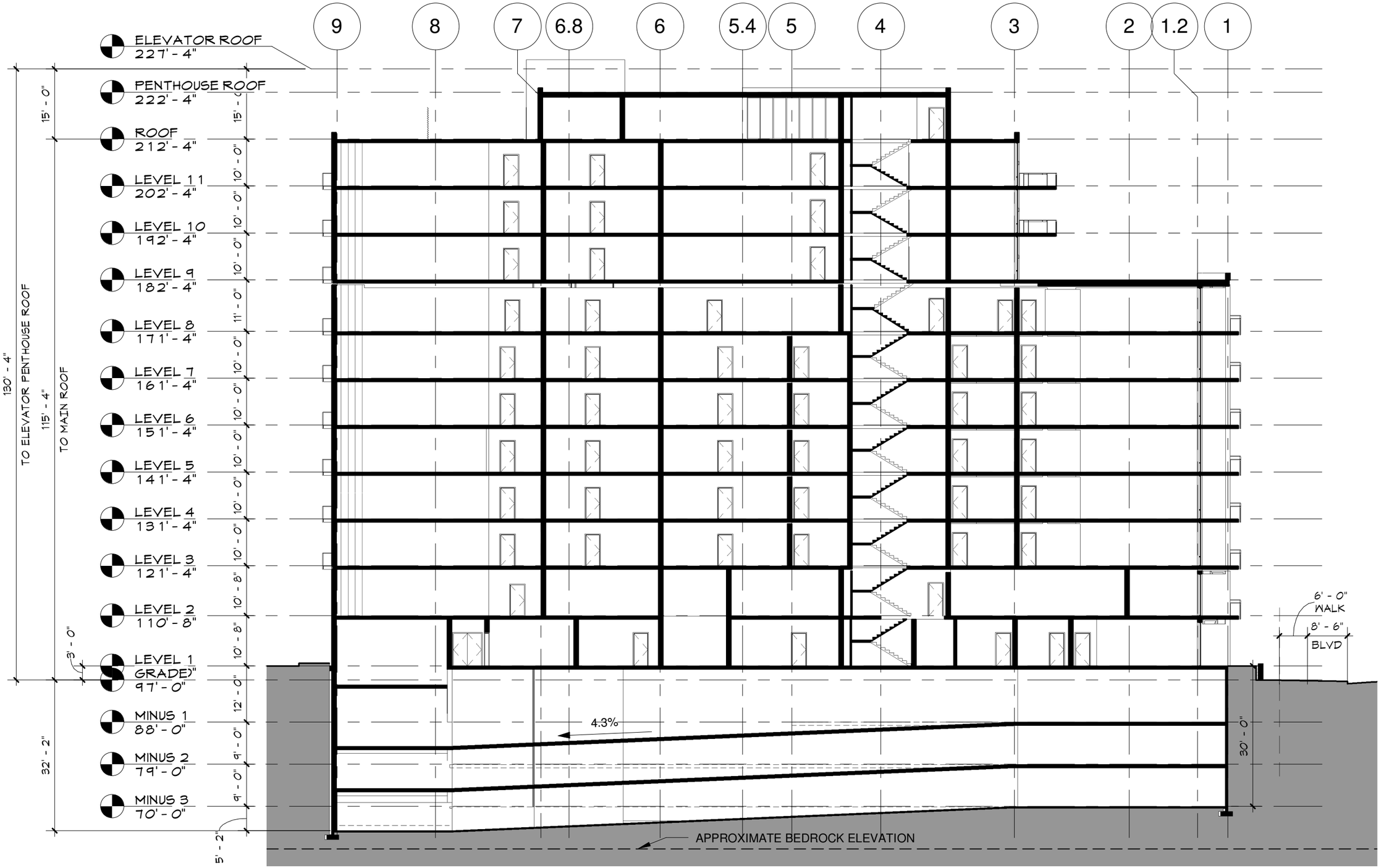


ROOF PLAN



LEVELS 10-11 (LEVEL 9 SIMILAR)

Scale: 1" = 30'-0"



NORTH-SOUTH BLDG SECTION

Scale: 1" = 20'-0"

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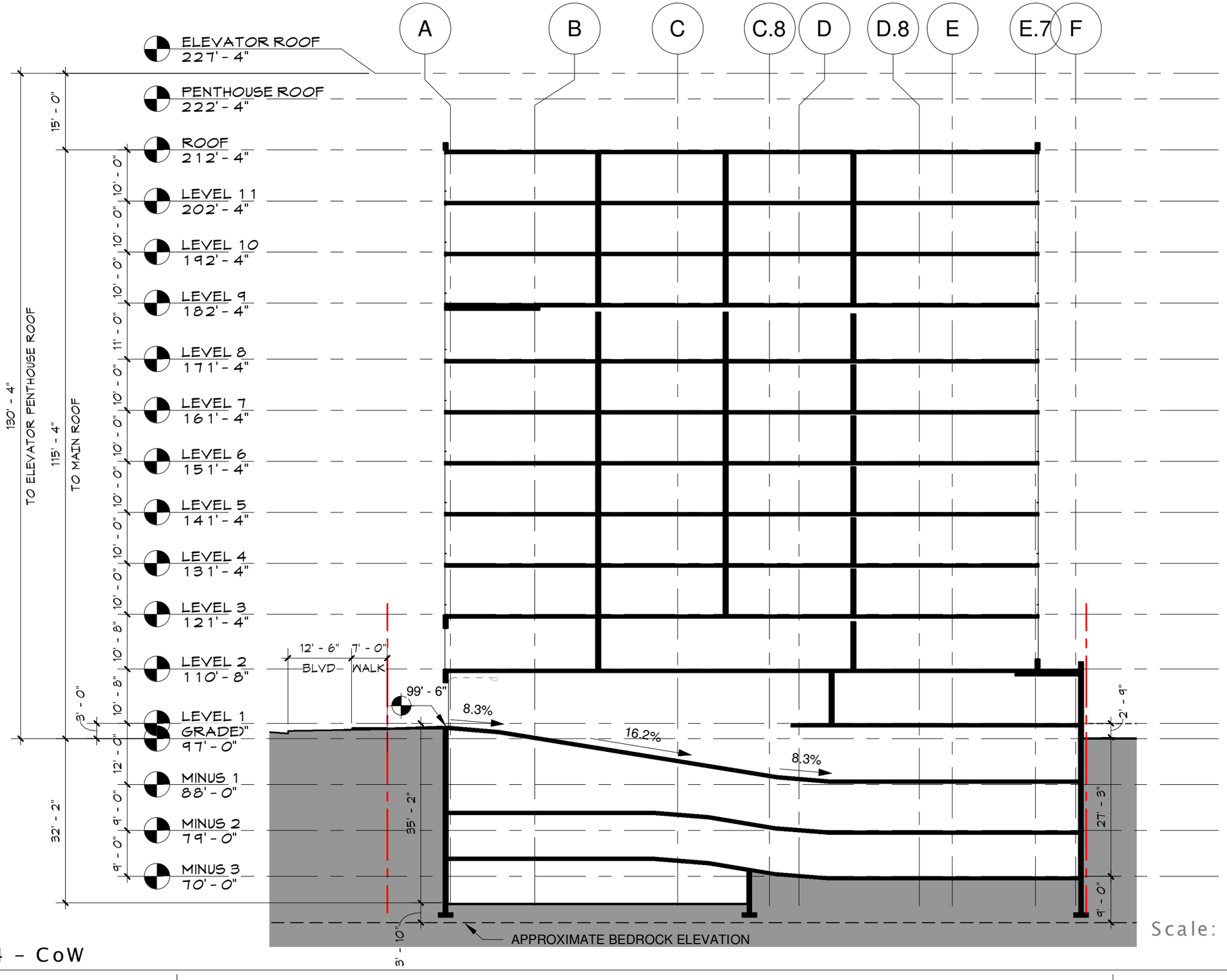

Scale: 1" = 20'-0"

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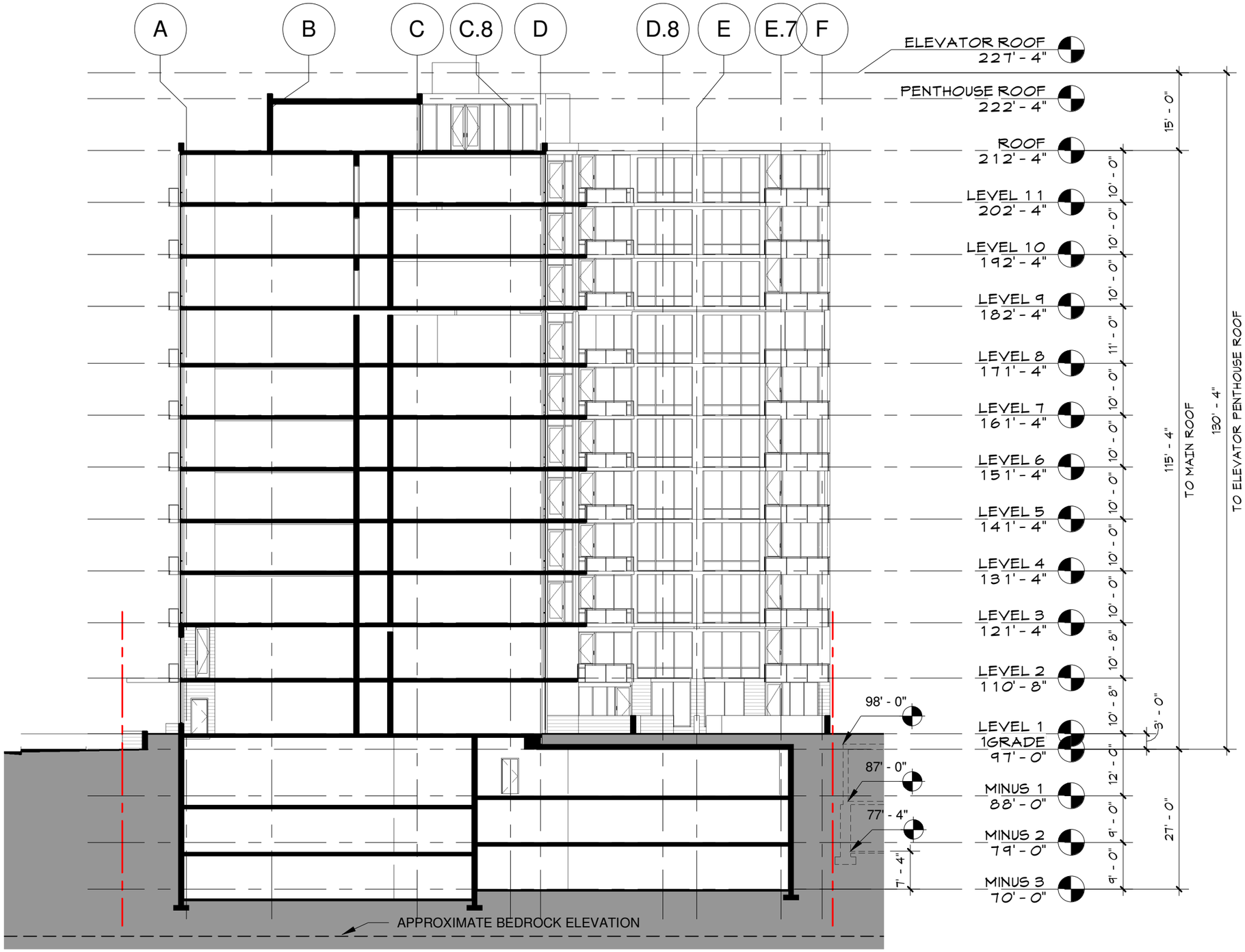
MP-06 - E-W BLDG SECTION



EAST-WEST BLDG SECTION1

Scale: 1" = 20'-0"

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EXTERIOR MATERIAL KEYNOTES

2a	BRICK VENEER - NORMAN SIZE - COLOR #1 (DARK GRAY)
2b	BRICK VENEER - NORMAN SIZE - COLOR #1 (LIGHT GRAY)
3a	CIP CONCRETE
3b	CIP CONCRETE - BOARD FORMED
7d	COMPOSITE METAL PANEL - COLOR #4 (MATCH WINDOW)
8	PREFIN METAL PROFILE PANEL
11a	PREFIN METAL FASCIA/FLASHING - COLOR #1 (WHITE)
12	ALUM WINDOW SYSTEM
14a	GLASS GUARD RAIL
14b	METAL GUARD RAIL
15	OVERHEAD DOOR
16a	GALV STL CANOPY W/ CEDAR PURLINS
17	PREFIN METAL SCREEN LOUVER

Scale: 1/16" = 1'-0"

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WEST ELEVATION

Scale: 1/16" = 1'-0"

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EAST ELEVATION

EXTERIOR MATERIAL KEYNOTES

2a	BRICK VENEER - NORMAN SIZE - COLOR #1 (DARK GRAY)
2b	BRICK VENEER - NORMAN SIZE - COLOR #1 (LIGHT GRAY)
3a	CIP CONCRETE
3b	CIP CONCRETE - BOARD FORMED
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Scale: 1/16" = 1'-0"

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NORTH ELEVATION

EXTERIOR MATERIAL KEYNOTES

2a	BRICK VENEER - NORMAN SIZE - COLOR #1 (DARK GRAY)
2b	BRICK VENEER - NORMAN SIZE - COLOR #1 (LIGHT GRAY)
3a	CIP CONCRETE
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17	PREFIN METAL SCREEN LOUVER

Scale: 1/16" = 1'-0"

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SOUTH ELEVATION

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VIEW FROM 2ND ST & 10TH AVE

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The Encore (Zenith Phase II)

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VIEW FROM 2ND ST

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esg

The Encore (Zenith Phase II)

Minneapolis, MN

VIEW FROM WASHINGTON AVE & 10TH AVE

JULY 31, 2014 - COMMITTEE OF THE WHOLE

JULY 31, 2014 - COMMITTEE OF THE WHOLE

JULY 31, 2014 - COMMITTEE OF THE WHOLE

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The Encore (Zenith Phase II)

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AERIAL VIEW TOWARD NORTHEAST

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VIEW OF 2ND STREET ENTRY

The Encore (Zenith Phase II)

Minneapolis, Minnesota

ESG Architects July 31, 2014

Level	Use	Total GSF	Parking		Hotel	Residential				
			Stalls	GSF	GSF	GSF	Unit NSF	Storage	Lobby/Mech/ Corridor	Amenity
Minus 3	Parking	**23,238**	62	**23,238**						
Minus 2	Parking	**23,238**	62	**23,238**						
Minus 1	Parking	**23,238**	57	**23,238**						
Level 1	Residential	**17,074**		**1,887**	**1,711**	**13,476**	8,318		5,158	
Level 2	Residential	**16,479**				**16,479**	12,898	127	1,892	1,562
Level 3	Residential	**16,479**				**16,479**	14,283	127	2,069	
Level 4	Residential	**16,479**				**16,479**	14,283	127	2,069	
Level 5	Residential	**16,479**				**16,479**	14,283	127	2,069	
Level 6	Residential	**16,479**				**16,479**	14,283	127	2,069	
Level 7	Residential	**16,479**				**16,479**	14,283	127	2,069	
Level 8	Residential	**16,479**				**16,479**	14,283	127	2,069	
Level 9	Residential	**13,936**				**13,936**	11,947	146	1,843	
Level 10	Residential	**13,936**				**13,936**	11,947	146	1,843	
Level 11	Residential	**13,936**				**13,936**	11,947	146	1,843	
Penthouse	Residential	**3,780**				**3,780**			1,447	2,333
Total		**243,949**	181	**71,601**	**1,711**	**170,637**	142,755	1,327	26,440	1,562

(150-200: 6 HC)

UNIT TYPE	Avg Unit Size (NSF)	# Bedrooms	**# DUs**	Total # Bedrooms	**%**
Studio	587	1	6	6	**5%**
1 BR	734-798	1	33	33	**27%**
1 BR+Den	890-1,169	1	6	6	**5%**
2 BR	1,136-1,276	2	35	70	**29%**
2 BR + Den	1350	2	22	44	**18%**
Townhome	1,258-2,115	2	11	22	**9%**
Penthouse	2295-2516	2	9	18	**7%**
TOTAL			122	199	**100%**

Projected Unit Distribution Summary

Level Bed # Bath #	Studio 1 bath	1 BR 1 bath	1 BR + Den 1 bath	2 BR 2 bath	2 BR + Den 2 bath	Townhouse varies varies	Penthouse 2 BR + Den 2.5 bath	Total Total
1	0	0	0	0	0	11	0	11
2	0	0	0	3	0	0	0	3
3	1	4	1	5	3	0	0	14
4	1	4	1	5	3	0	0	14
5	1	4	1	5	3	0	0	14
6	1	4	1	5	3	0	0	14
7	1	4	1	5	3	0	0	14
8	1	4	1	5	3	0	0	14
9	0	3	0	2	0	0	3	8
10	0	3	0	0	2	0	3	8
11	0	3	0	0	2	0	3	8
Total	6	33	6	35	22	11	9	122

Parking stalls	181
Ratio	1.48
Bedrooms	199
Ratio	0.91
GSF/DU	1,399
NSF/DU	1,170
NSF/GSF	83.7%