



MEMORANDUM

TO: City Planning Commission, Committee of the Whole
FROM: [Mei-Ling Anderson](#), City Planner, (612) 673-5342
DATE: February 26, 2015
SUBJECT: Girard Avenue Apartments, 2809-2821 Girard Ave S

The proposed development is a four-story residential building that would be located midblock on Girard Avenue South between West 28th Street and the Midtown Greenway in the Lowry Hill East Neighborhood. The subject site is 22,203 square feet in size and spans a total of four parcels which are zoned R5, Multiple-family District. There are currently three single-family homes on the site that would be demolished for the project. *The Minneapolis Plan for Sustainable Growth* identifies the site as urban neighborhood on the future land use map, and the site is located a half-block to the east and north of the Uptown Activity Center.

The applicant is proposing to construct a residential building with 40 dwelling units and 49,258 square feet, which would include a mixture of studios, one-, two-, and three- bedroom units. There would be six, two-story walk-up units facing Girard Avenue South with landscaping and pavers within the 15-foot front yard setback area. The second, third, and fourth levels would contain one and two-story units with individual outdoor access. The applicant is also proposing rooftop access and enclosed stairways and elevator shafts for the fourth-floor units. The applicant has noted that the fourth floor is stepped back from the west, Girard Avenue side by 2 feet, 8 inches, and the middle portion of the building wall would be indented above the first floor facing the alley.

There would be 55 parking stalls located below-grade as well as on part of the first floor, with access off of the alley. Each parking stall would have wall-mounted bike racks for the residents.

The primary exterior materials that are proposed for the development are stone, brick, burnished block, stucco, and metal panel. The balconies and awnings would be metal and aluminum.

Based on staff's preliminary review, the following land use applications have been identified:

- Variance to allow a walkway exceeding six feet in width in the required front yard along Girard Ave S.
- Variance to reduce the south interior side yard from 11 feet to approximately 3 feet, 4 inches for a transformer.
- Site plan review for a four-story, 49,258 square foot residential building with 40 dwelling units.

Additional applications may be required, depending on the plans that the applicant formally submits. Staff would need a complete application, including a more detailed rooftop plan, in order to determine whether the rooftop enclosures constitute a fifth level and whether other applications would be required for the project.

The renderings show a projecting sign on the west elevation; however, the residence districts only allow a total of one, non-illuminated, flat wall sign not exceeding 32 square feet in height and 14 feet in height. As these standards may not be varied, all signage must comply with Chapter 543 of the zoning code.

To assist the applicant in preparing formal applications, staff would like feedback from the Commission on the following items, in addition to feedback on the identified applications:

- The number and mixture of exterior building materials.
- The layout of the rooftop enclosures.

Girard Avenue Apartments

Project Description

February 3, 2015

The Proposed Girard Avenue Apartments Project is located on Girard Avenue North between 28th street and the Midtown greenway. The site includes 4 lots with a combined area of 22,203 sf (0.51 acres). The Lots are zoned R5, Multiple-family district, with no overlay districts. Located in the Lowry Hill East Neighborhood, the project site lies within the North Sub Area of the Urban Village as described in the Uptown Small Area Plan. Directly to the south is the new Flux Apartment building, and 3 story apartment building adjoins the north property line.

The project will replace 3 residential houses and vacant lot with a 40 unit, 4 story apartment building. The total building height is 45'-10" to the top of the parapet and 54'-0" to the top of the rooftop deck access stairs. The rooftop deck access stairs are set back approximately 15 feet from the parapet edge. The building is set back 15 feet from the property line along Girard Avenue and 11 feet from the side and rear property lines. The façade along Girard Avenue steps back 2'-8" at the 4th floor and an additional 4 feet at the corners.

The building design provides active street fronts and a sculpted building envelope through multiple design strategies. The ground floor units are walk up units with personal porch entries and 15 foot deep landscaped individual front yards. The Girard Avenue façade is articulated with large areas of glass, metal awnings at the unit living rooms. The façade materials emphasize a strong first and third floor, and individual unit character. The building façade steps back at the 3rd floor and is articulated with large balconies and a change in façade material. The building materials are masonry, stucco, metal and cementitious panel and facades that are embellished with metal balconies and metal awnings.

The building will have a total of 55 enclosed parking stalls in one level of underground garage and in part of the ground floor level. The garages are accessed from the public alley. Bike racks will be installed on the walls of the individual parking stalls. Additional floor mounted bike racks will be provided for residents without automobiles. The site has convenient access to transit options. The Uptown transit center is one block away from the site. The Midtown Greenway is a convenient block away which provides both a transit and recreational amenity for the residents.

The building fits with in the required setbacks and heights of the Minneapolis zoning code and will require no variances.

Zoning Applications:

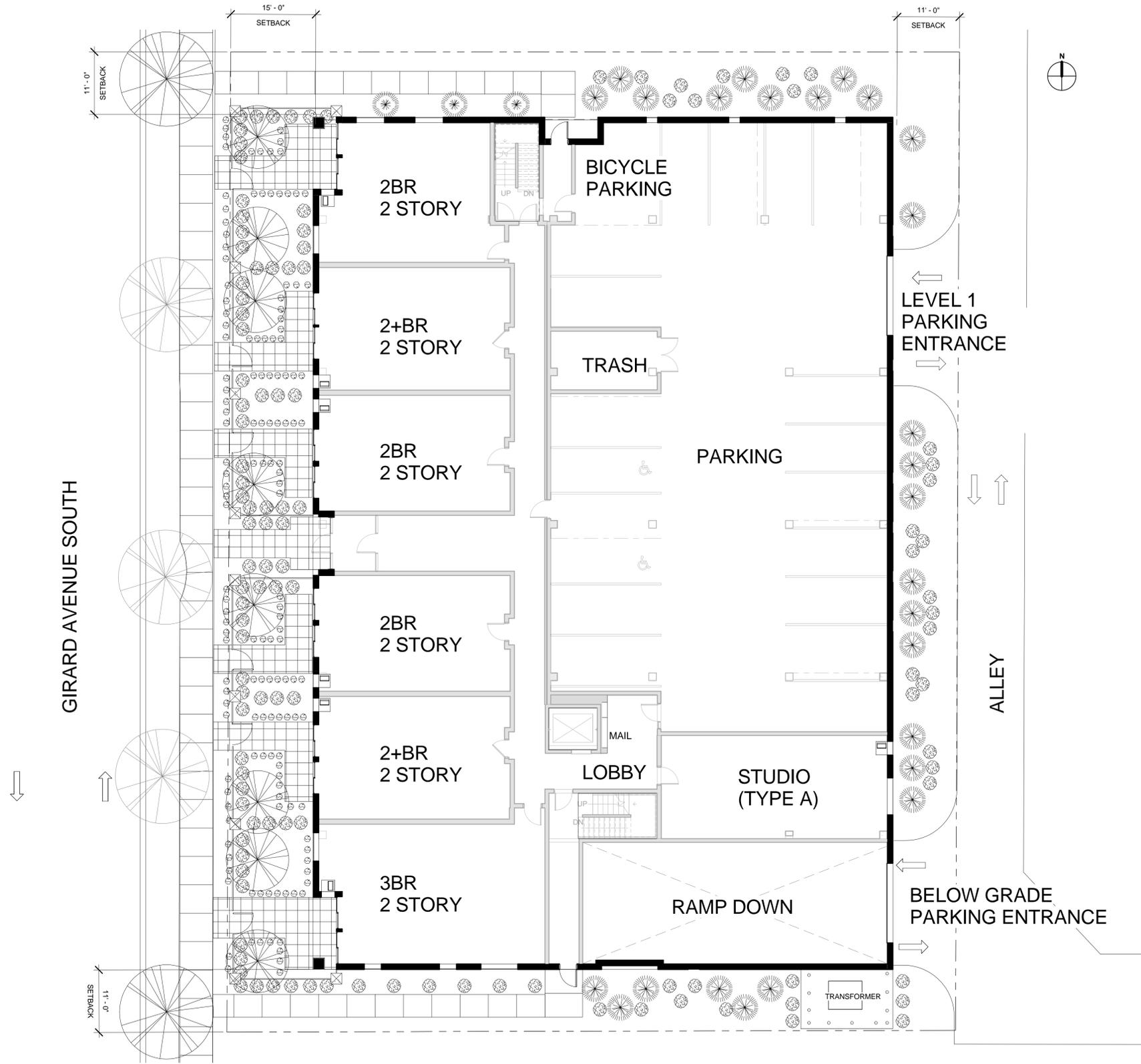
1. Site Plan Review
2. Preliminary Development Review

D

C

B

A



C1 SITE PLAN
1" = 10'-0"

GIRARD AVENUE SOUTH

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed professional engineer in the State of Minnesota.

APPROVE: _____
SIGNATURE: _____
REGISTRATION NUMBER: 0211115

PROJECT # : 14-105.00
DATE : 02/1/15
DRAWN BY : Author
CHECKED BY : Checker

Girard Ave. South Housing
PRELIMINARY: NOT FOR CONSTRUCTION
Girard Avenue South, Minneapolis, MN

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SITE PLAN

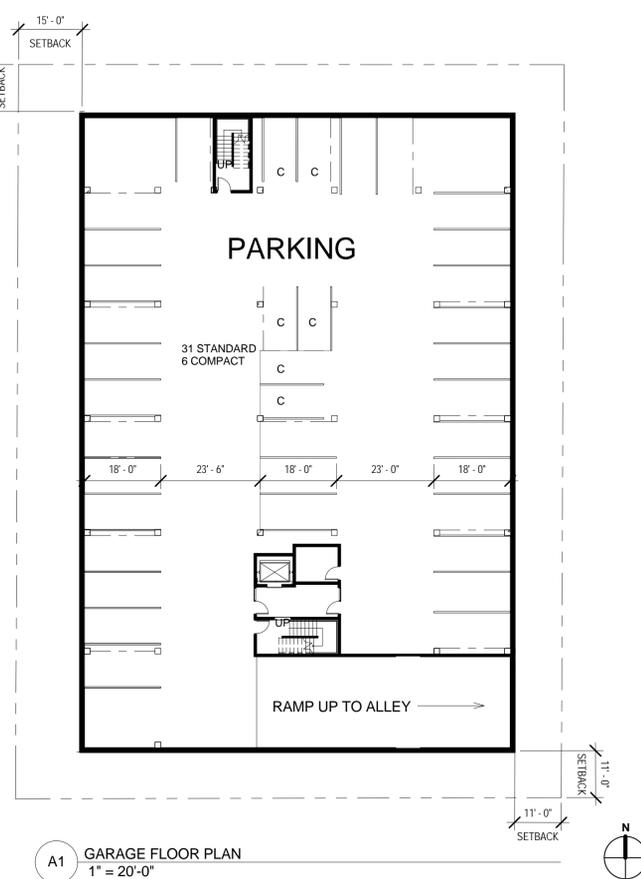
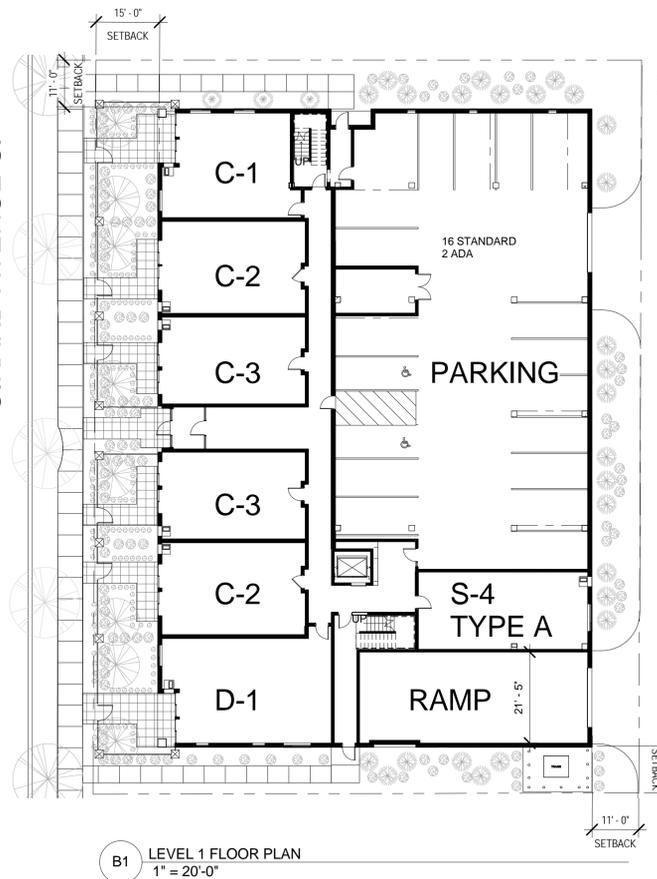
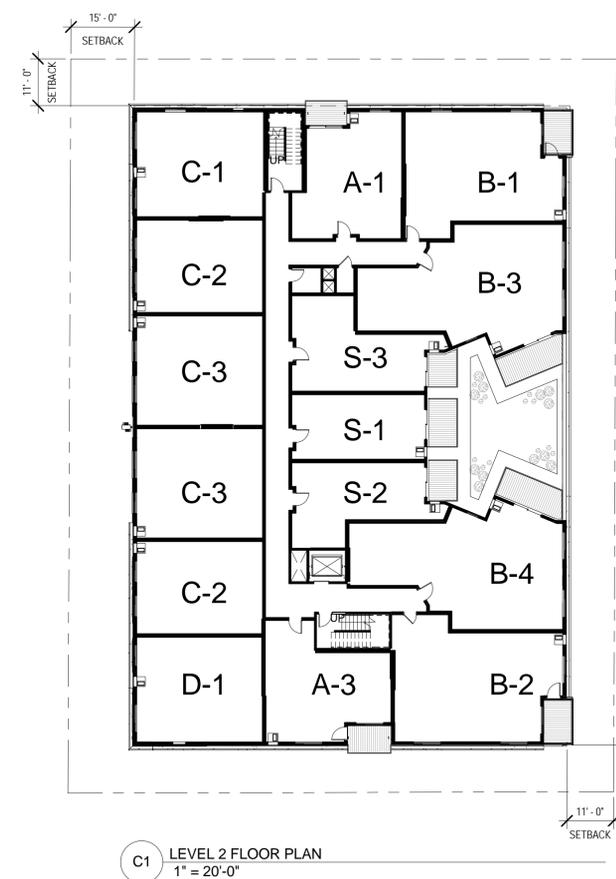
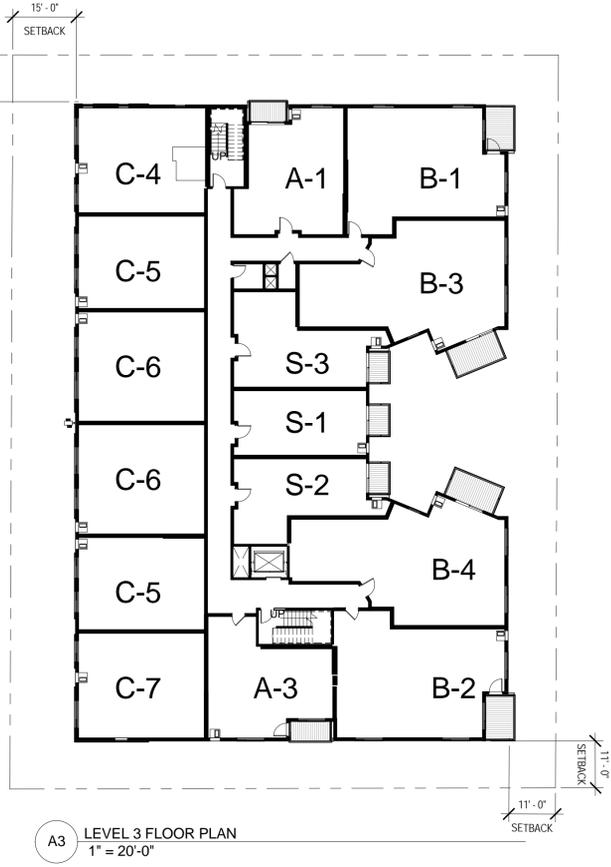
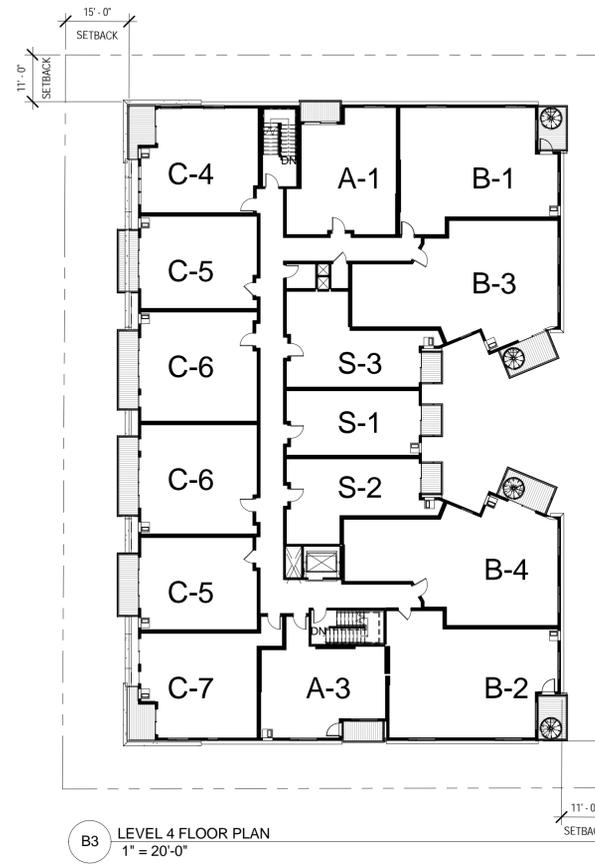
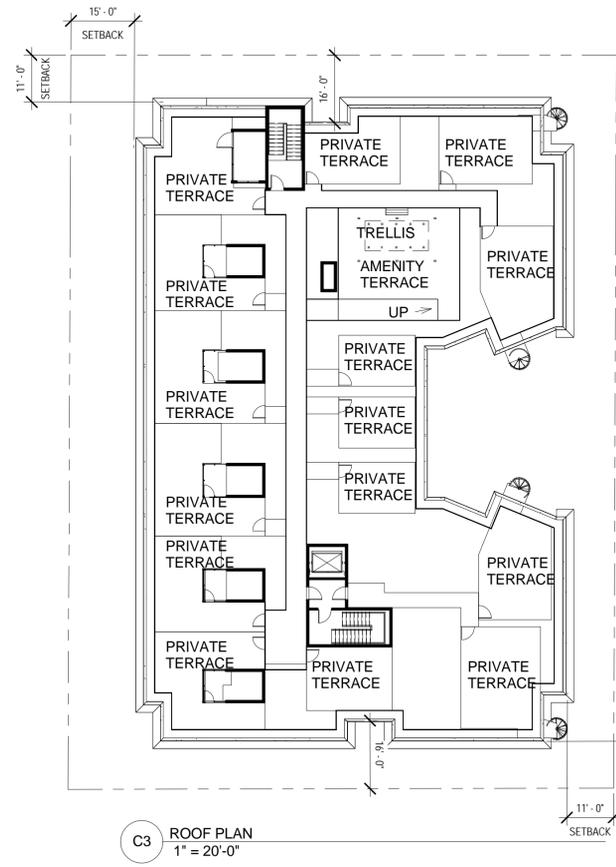
CIVIL
STRUCTURAL
CONTRACTOR
CLIENT

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed professional engineer under the laws of the State of Minnesota.

APPROVE
 SIGNATURE
 EXPIRATION NUMBER 02/11/15
 CLIENT

Project #: 14-105.00
 Date: 02/11/15
 Drawn by: LM
 Checked by: MS

Girard Ave. South Housing
 PRELIMINARY: NOT FOR CONSTRUCTION
 Girard Avenue South, Minneapolis, MN
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FLOOR PLANS



BUILDING DATA

SITE AREA	22,203 SF
LOT COVERAGE ALLOWED (22,203 x 70%)	15,542 SF
BUILDING FOOTPRINT	15,015 SF
F.A.R. ALLOWED	2.4
F.A.R. PROPOSED	2.23

UNIT SUMMARY

QUANTITY	TYPE
10	STUDIO (S)
6	1 BEDROOM (A)
12	2 BEDROOM (B)
11	2 BEDROOM, 2 STORY (C)
1	3 BEDROOM, 2 STORY (D)
40	TOTAL



D

C

B

A



2 EAST EXTERIOR ELEVATION
1/8" = 1'-0"



1 WEST EXTERIOR ELEVATION
1/8" = 1'-0"

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APPROVE
SIGNATURE
REGISTRATION NUMBER 0211115

CLIENT

CONTRACTOR

STRUCTURAL

CIVIL

Girard Ave. South Housing
PRELIMINARY: NOT FOR CONSTRUCTION

Project #: 14-105.00
Date: 02/1/15
Drawn by: Author
Checked by: Checker

ISSUE: _____

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Girard Avenue South, Minneapolis, MN
ELEVATIONS

D

C

B

A



1 NORTH EXTERIOR ELEVATION
1/8" = 1'-0"



2 SOUTH EXTERIOR ELEVATION
1/8" = 1'-0"

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APPROVE
SIGNATURE
REGISTRATION NUMBER 0211115
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DATE 02/1/15
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CHECKED BY Checker

Girard Ave. South Housing
PRELIMINARY: NOT FOR CONSTRUCTION
Girard Avenue South, Minneapolis, MN
ELEVATIONS



Girard Ave. Apartments

Minneapolis, Minnesota

February 13, 2015

Perspective

13-105.0



28TH ST. LOOKING SW



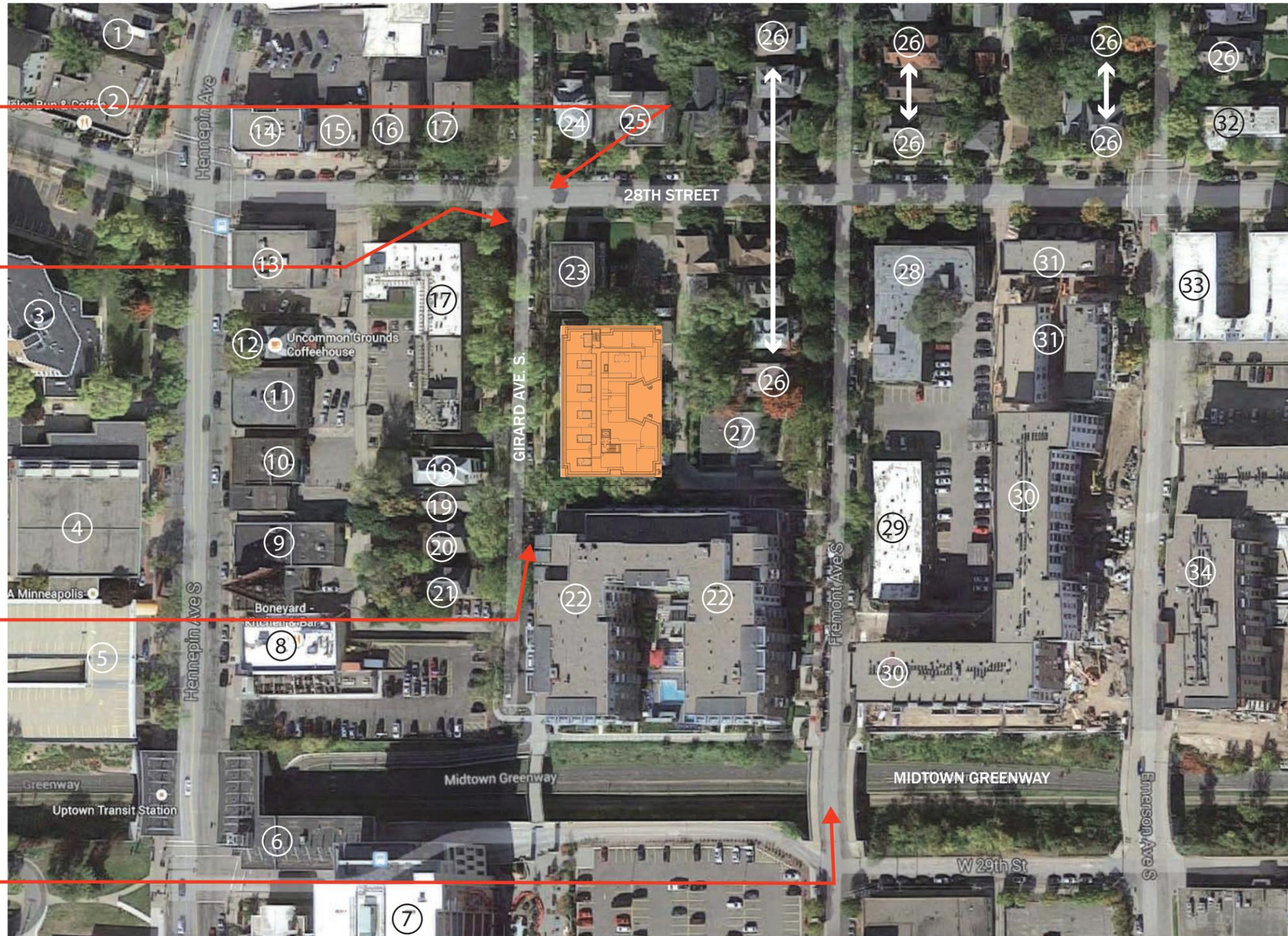
28TH ST. LOOKING SE



VIEW FROM GIRARD



FREMONT AVE. LOOKING NORTH



1. 3-Story Apartment
2. 1-Story Retail
3. 7-Story Apartment
4. 2-Story YWCA
5. 3-Story Parking
6. 1-Story Public Transit
7. 10-Story Commercial
8. 1-Story Restaurant
9. 1-Story Retail
10. 2-Story Commercial
11. 2-Story Mixed Use
12. 2-Story Mixed Use
13. 2-Story Commercial
14. 2-Story Mixed Use
15. 1-Story Retail
16. 2-Story Apartment
17. 3-Story Apartment
18. 2-Story House
19. 2-Story House
20. 2-Story House
21. 2-Story House
22. 7-Story Apartment
23. 3-Story Apartment
24. 2-Story House
25. 3-Story Apartment
26. 2-Story House
27. 2-Story House
28. 3-Story Apartment
29. 3-Story Apartment
30. 7-Story Apartment
31. 3-Story Apartment
32. 6-Story Apartment
33. 4-Story Apartment

Girard Ave. Apartments

Minneapolis, Minnesota

February 13, 2015

Site Context

13-105.0