



MEMORANDUM

TO: City Planning Commission, Committee of the Whole
FROM: [Hilary Dvorak](#), Principal Planner, (612) 673-2639
DATE: February 26, 2015
SUBJECT: 10th & Marquette Development

The applicant is proposing to redevelop the properties located at 89-91 South 10th Street and 1004-1016 Marquette Avenue South. There are three buildings on these parcels; one of them will remain while two would be demolished as part of the development. The buildings that would be demolished are located at 1004 Marquette Avenue South and 1016 Marquette Avenue South. The Handicraft Guild building, located at 89-91 South 10th Street, will remain on the site. The Handicraft Guild building is a locally designated historic landmark. Depending on the modifications to this building, a review by the Heritage Preservation Commission may be required.

The Handicraft Guild building will be rehabbed and repurposed for a restaurant on the ground floor and residential amenity space on the upper two floors. On the remainder of the site the applicant is proposing to construct an 18-story, 293-unit residential building. The two buildings would be connected to one another by a three-story glass link. On the ground floor of the new building there would be a small retail space facing 10th Avenue South and five walk-up residential units along Marquette Avenue South. On the south end of the building there would be a maintenance room and a trash room. Located internally to the building there would also be 12 parking spaces. No other parking spaces will be provided as part of this development.

The area between the two buildings would be used for outdoor amenity space including a firepit, a water feature and landscaping. There would also be two off-street loading spaces located provided on site.

There is a public alley located on the block. It runs from Marquette Avenue South westwards. The applicant is proposing to build over the public alley, which will require that the air rights above the alley be vacated.

LAND USE

The site is zoned B4-1 Downtown Business District and is located in the DP Downtown Parking Overlay District. In the B4-1 zoning district the minimum floor area ratio is 2 and the maximum floor area ratio is 8. There is no height limitation in this zoning district. In addition, there is no minimum parking requirement for any use in the B4-1 zoning district; however, there are maximum parking requirements.

The Minneapolis Plan for Sustainable Growth identifies the site as commercial on the future land use map. Nicollet Avenue (one block west) is designated as a Commercial Corridor and Downtown is designated as a Growth Center.

CPC APPLICATIONS

The following land use applications have been identified at this time:

- Variance to increase the maximum floor area ratio (FAR) from 8 to 9.5.
- Variance to reduce the width of the drive aisle from 22 feet to 0 feet.
- Variance to reduce the south interior side yard setback from 15 feet to one foot for residential windows facing the property line.
- Site plan review.
- Vacation of air rights over the public alley.

Apartment Development at 10th & Marquette Project Description

A new high-rise mixed-use residential apartment development is being proposed at the southwest corner of the intersection of 10th Street and Marquette Avenue in downtown Minneapolis, adjacent to the historic Handicraft Guild Building. The project will house 288 flats ranging from small studio units on up to 2 bedroom/2 bath units. The first floor of the new tower will incorporate an activated street frontage housing a retail space on 10th, and 5 two-story maisonettes with entrances along Marquette as a liner to screen some limited parking spaces and utility/storage areas. Floors 2-17 will consist of 18 dwelling units per floor. The 18th floor will provide an outdoor roof terrace and sky club for the private use of the building's residential tenants.

In keeping with the spirit of the guild industry, the building takes on a modern artisan approach to the qualities of a crafted design and structure, continuing the legacy of the original Guild building built decades ago. The project represents a seamless integration between structure, function, materials and aesthetics to create an architecture grounded in the craft of making and current technologies. The structure consists of a steel post/girder, and precast concrete slab framework with an efficient and repetitive grid. The exterior evolves from this regular grid system to incorporate large floor to ceiling window units that alternate with a solid energy efficient insulated wall panel. The wall panels subtly alternate between white and grey to echo a timeless checkered mosaic pattern commonly utilized by most progressive societies, ancient and modern, whether in small crafted tiles, pottery or architecture. Windows and projected balconies provide a detailed play of these alternating colors for increased animation.

In a nod to capture the street's current pedestrian qualities, the base of the building will be clad in a brick veneer framework with large gridded windows and defined individual entrances to the maisonettes, in keeping with the former commercial streetscape along Marquette. Masonry details including quoining, soldier coursing, limestone banding and cornices will be recreated along 10th to pay homage to the scale and character of the existing corner building and relate to the Guild building to the west.

The adjoining historic structure, the Handicraft Guild Building, is locally designated by the Minneapolis Heritage Preservation Commission (HPC), and will be renovated for restaurant and future office space. Additionally, this building will also house the apartment's concierge services, leasing functions, and fitness spaces. The renovation will include rehabilitation of the exterior. The masonry will be cleaned and repointed, while damaged masonry units will be replaced. A window survey is currently being conducted to evaluate the existing condition of the historic windows and determine a treatment plan. The intent is to retain and restore as many of the historic windows as possible. New storefront windows will be installed on the east side of the link between the north and south portions of the building to provide a visual and physical connection to the exterior courtyard. The revamped courtyard will provide intimate outdoor seating and green space for the restaurant. A narrow link will provide a connection at the first three levels between the Guild building and the new building. The link will be approximately 13 feet in depth located about 34 feet back from the 10th Street facades creating minimal impact to the historic building and minimal visibility from the street.

10th & Marquette Development



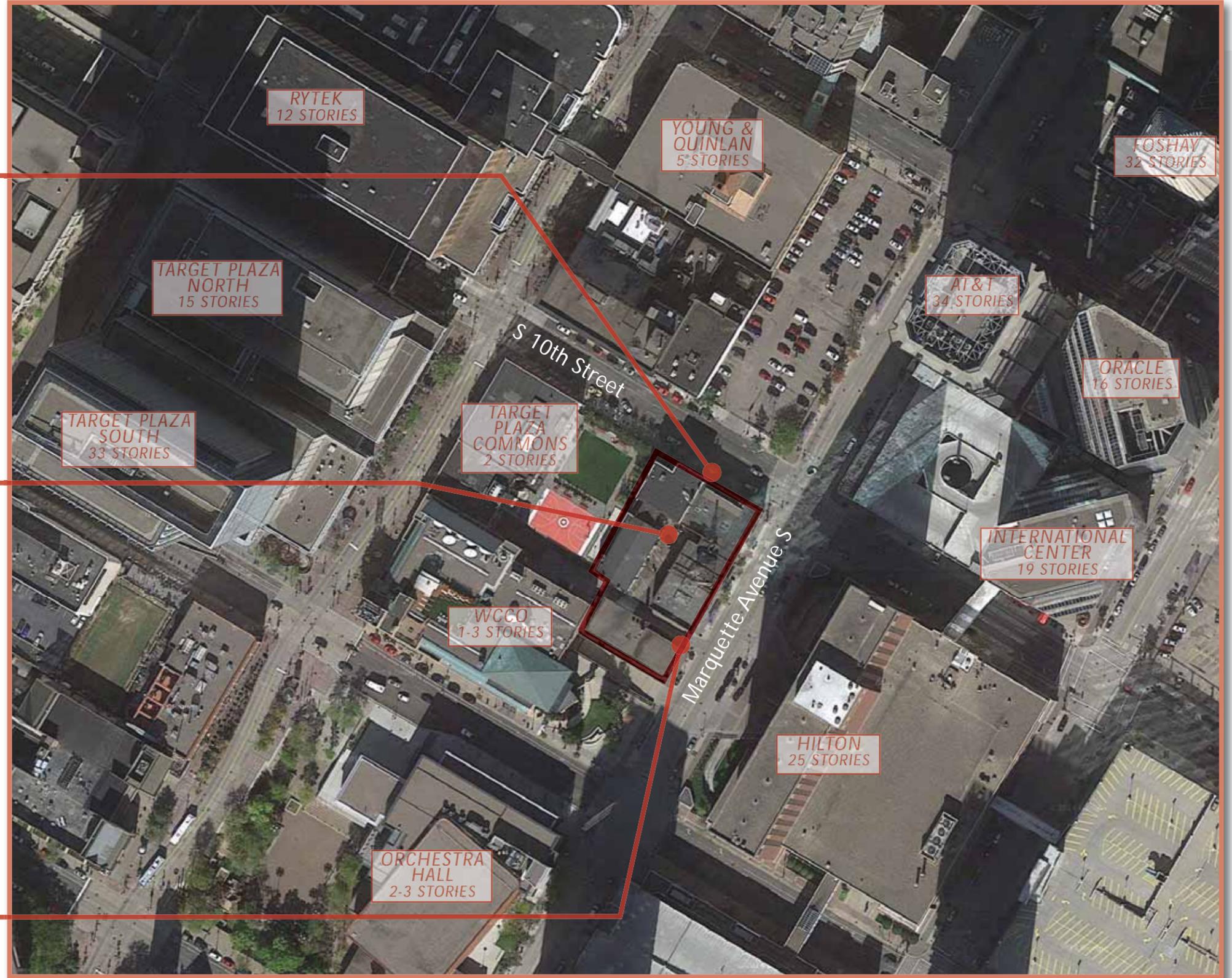
10th Street Elevation



Alley View of Historic Building



Marquette Avenue Elevation

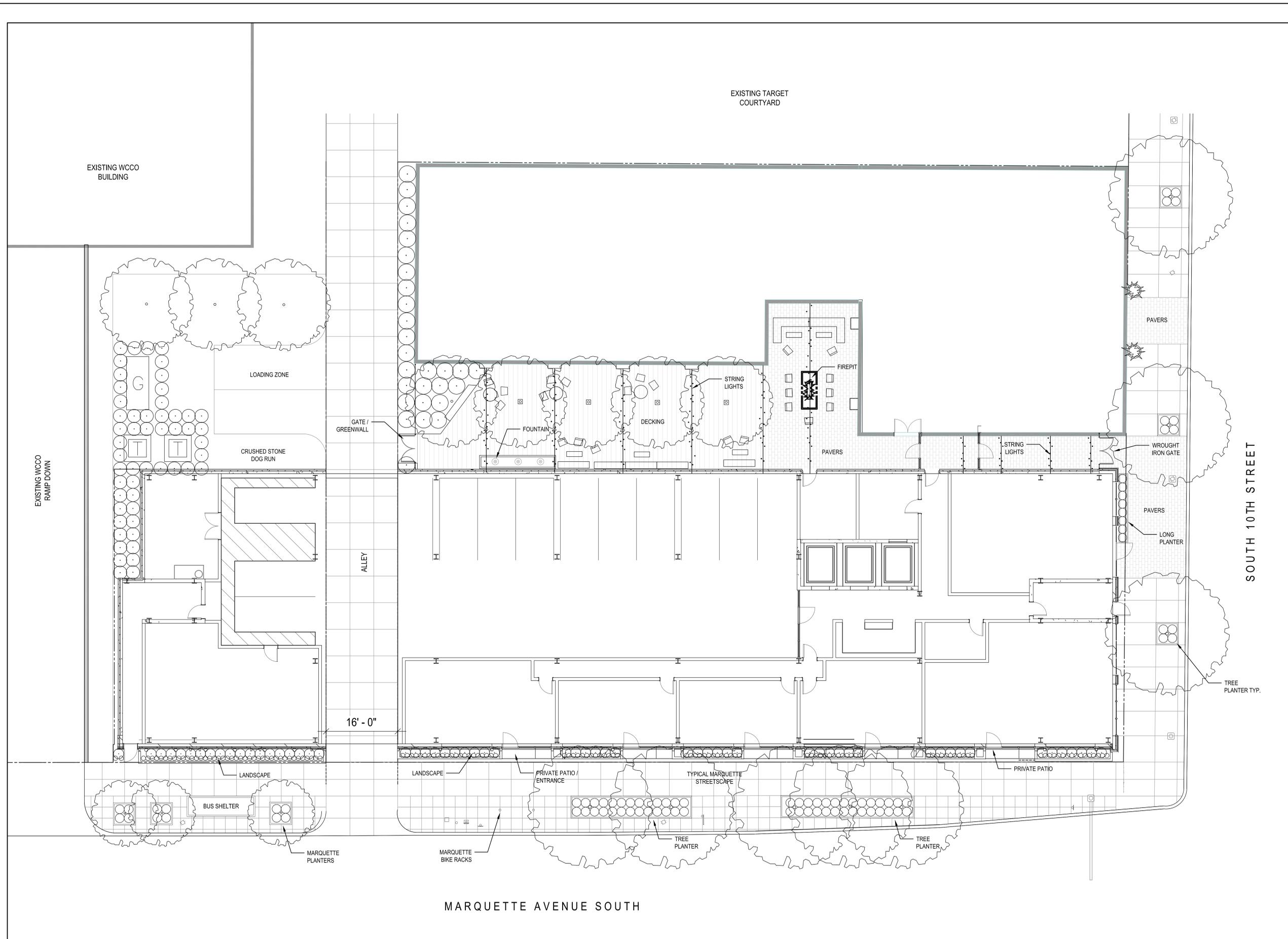


Existing Conditions

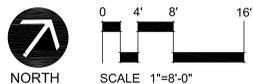
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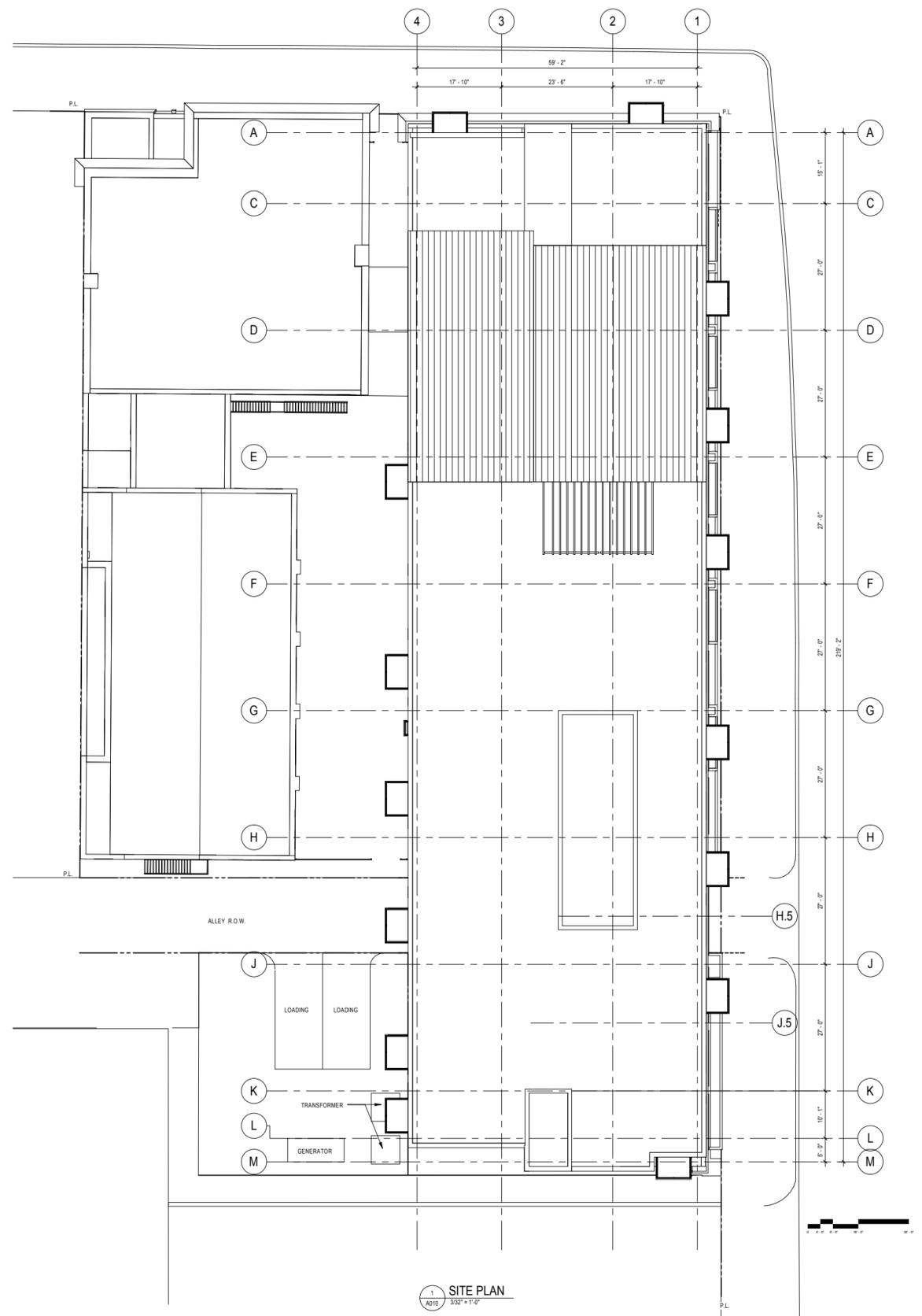
**LANDSCAPE
PLAN**



LANDSCAPE PLAN - COURTYARD



10TH STREET



BKV
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 Architecture
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 Landscape Architecture
 Engineering

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 EOE

CONSULTANTS

PROJECT TITLE
 10TH AND
 MARQUETTE
 DEVELOPMENT

KEY PLAN

ISSUE #	DATE	DESCRIPTION
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SHEET TITLE

SITE PLAN

SHEET NUMBER

A010

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ARCHITECTURAL KEYNOTES

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Architecture
Interior Design
Landscape Architecture
Engineering

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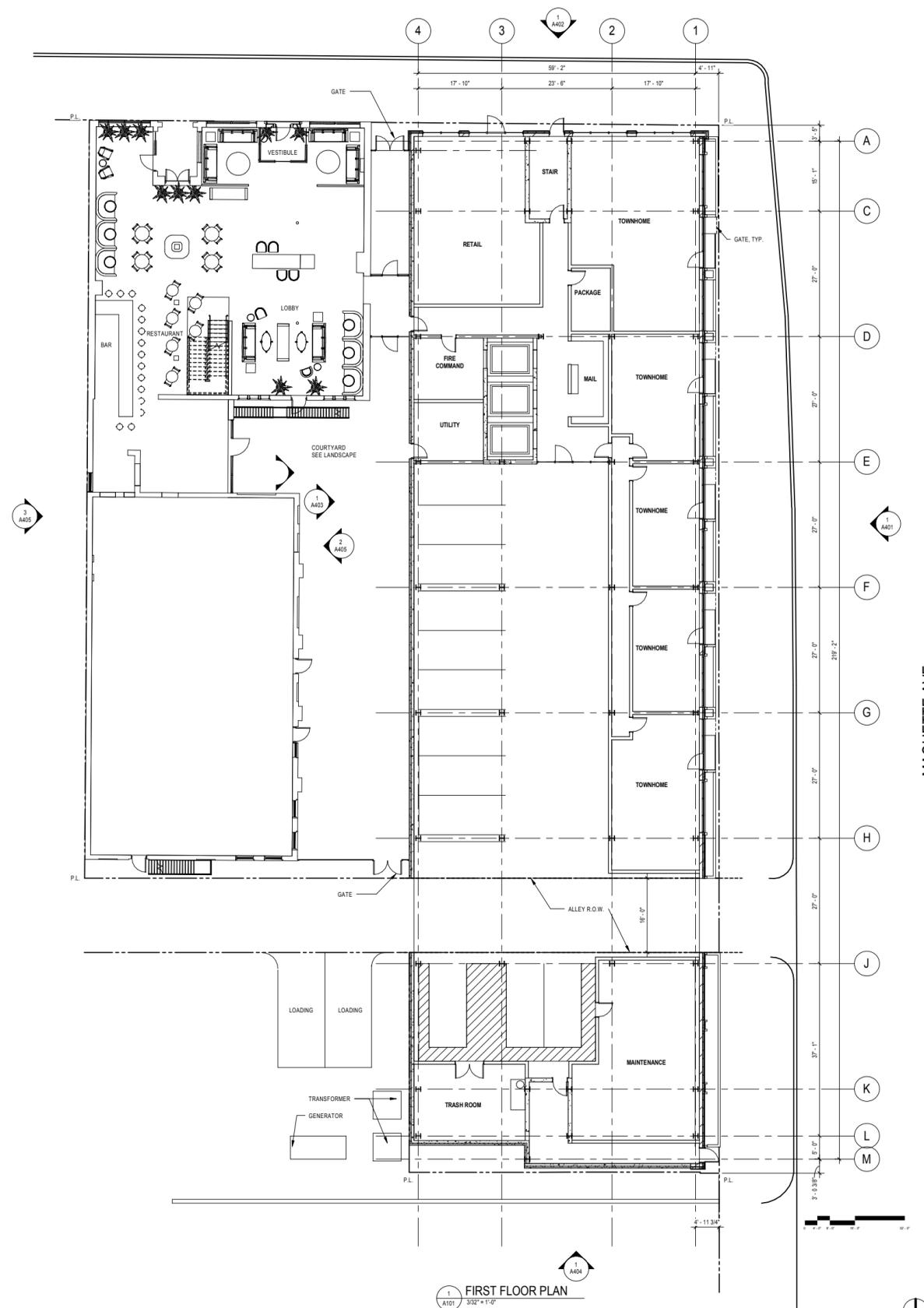
**LEVEL 1 FLOOR
PLAN**

SHEET NUMBER

A101

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10TH STREET



1 FIRST FLOOR PLAN
A101 3/32" = 1'-0"

MAQUETTE AVE.

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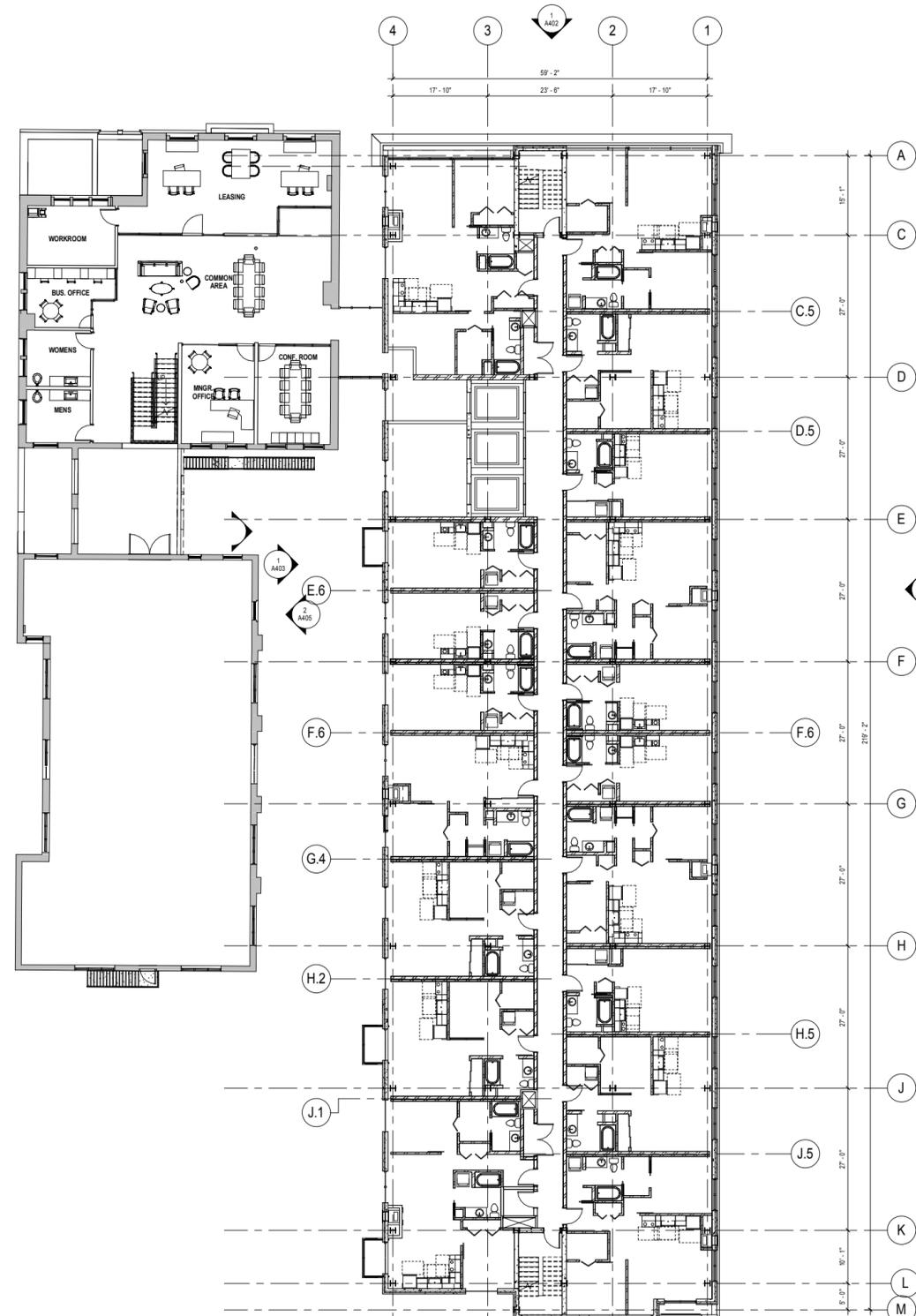
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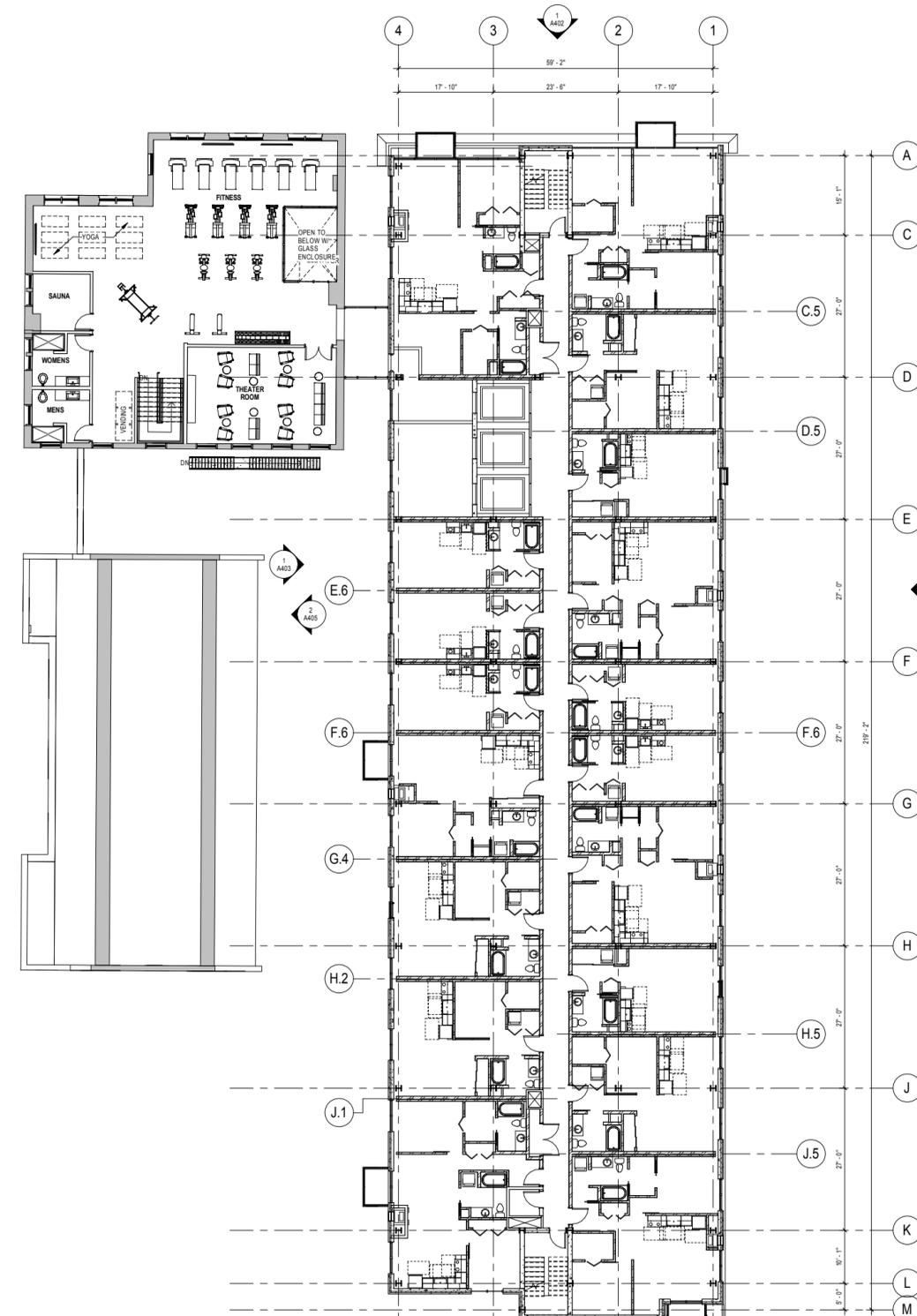
**2ND AND 3RD
FLOOR PLANS**

SHEET NUMBER

A102



1 2ND FLOOR PLAN
A102 3/32" = 1'-0"



2 3RD FLOOR PLAN
A102 3/32" = 1'-0"

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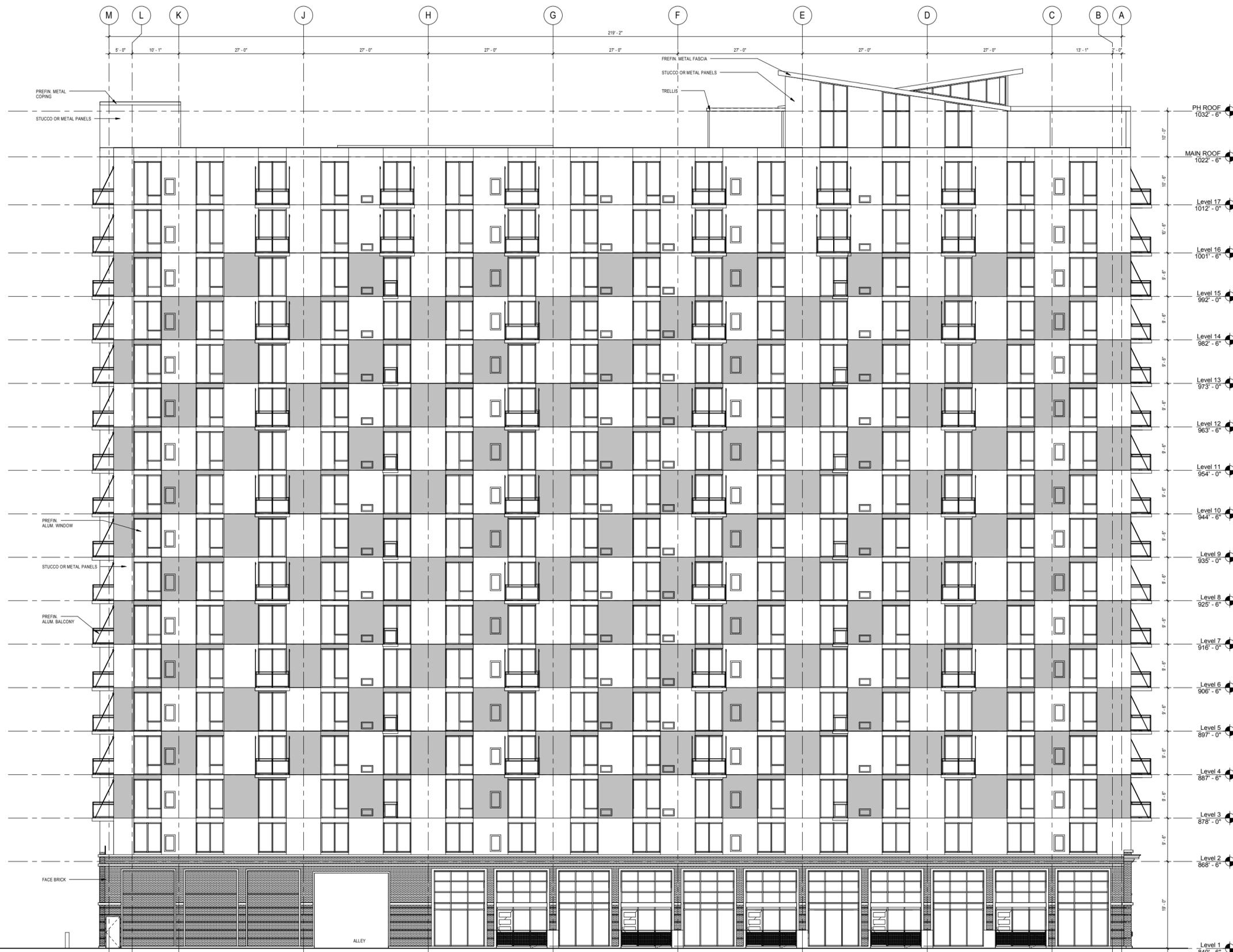
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SHEET TITLE

EXTERIOR
ELEVATIONS

SHEET NUMBER

A401



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

CONSULTANTS

PROJECT TITLE
10TH AND
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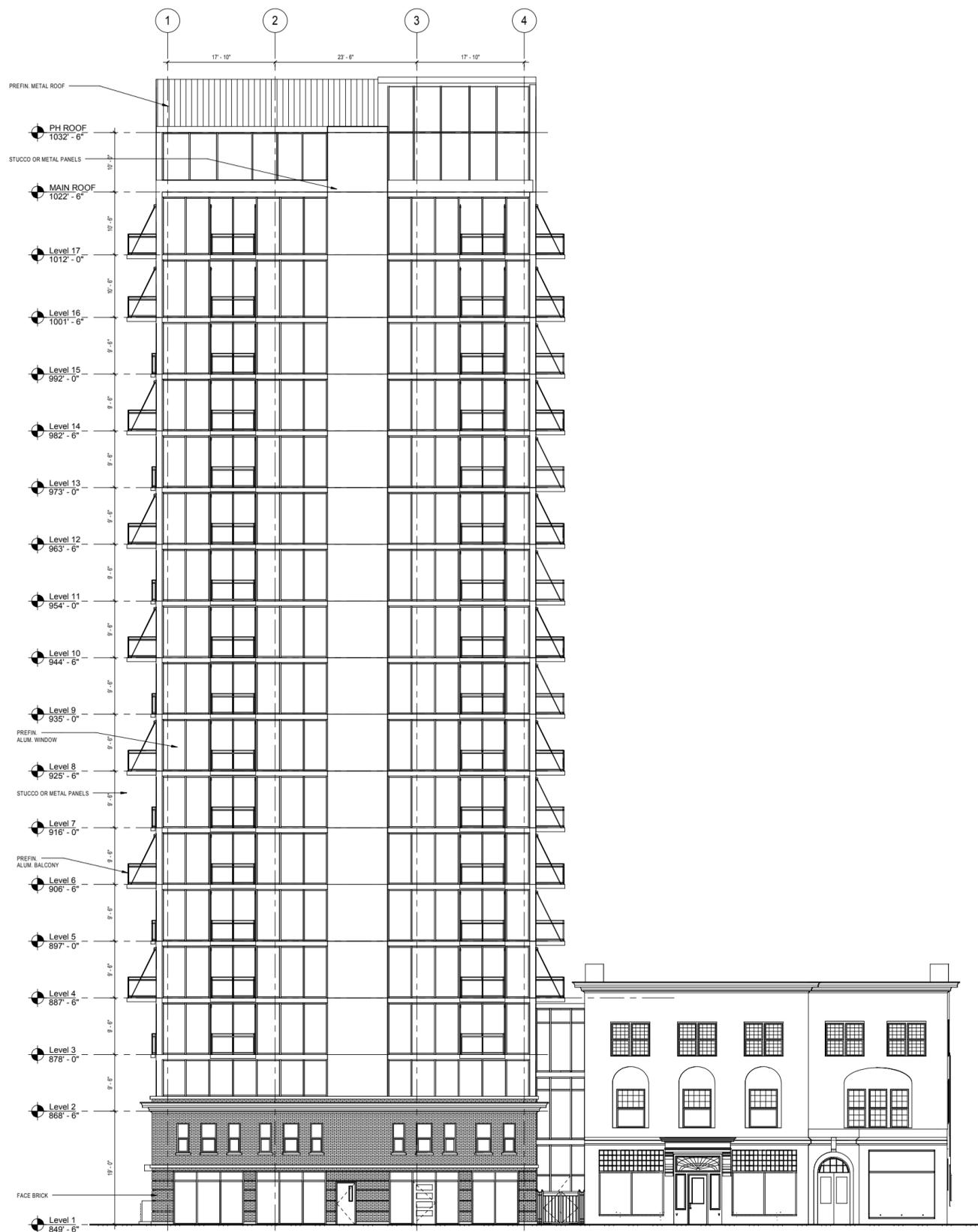
License Number	Date

SHEET TITLE

EXTERIOR
ELEVATIONS

SHEET NUMBER

A402



1 NORTH ELEVATION
A402 1/8" = 1'-0"

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PROJECT TITLE
**10TH AND
MARQUETTE
DEVELOPMENT**

KEY PLAN

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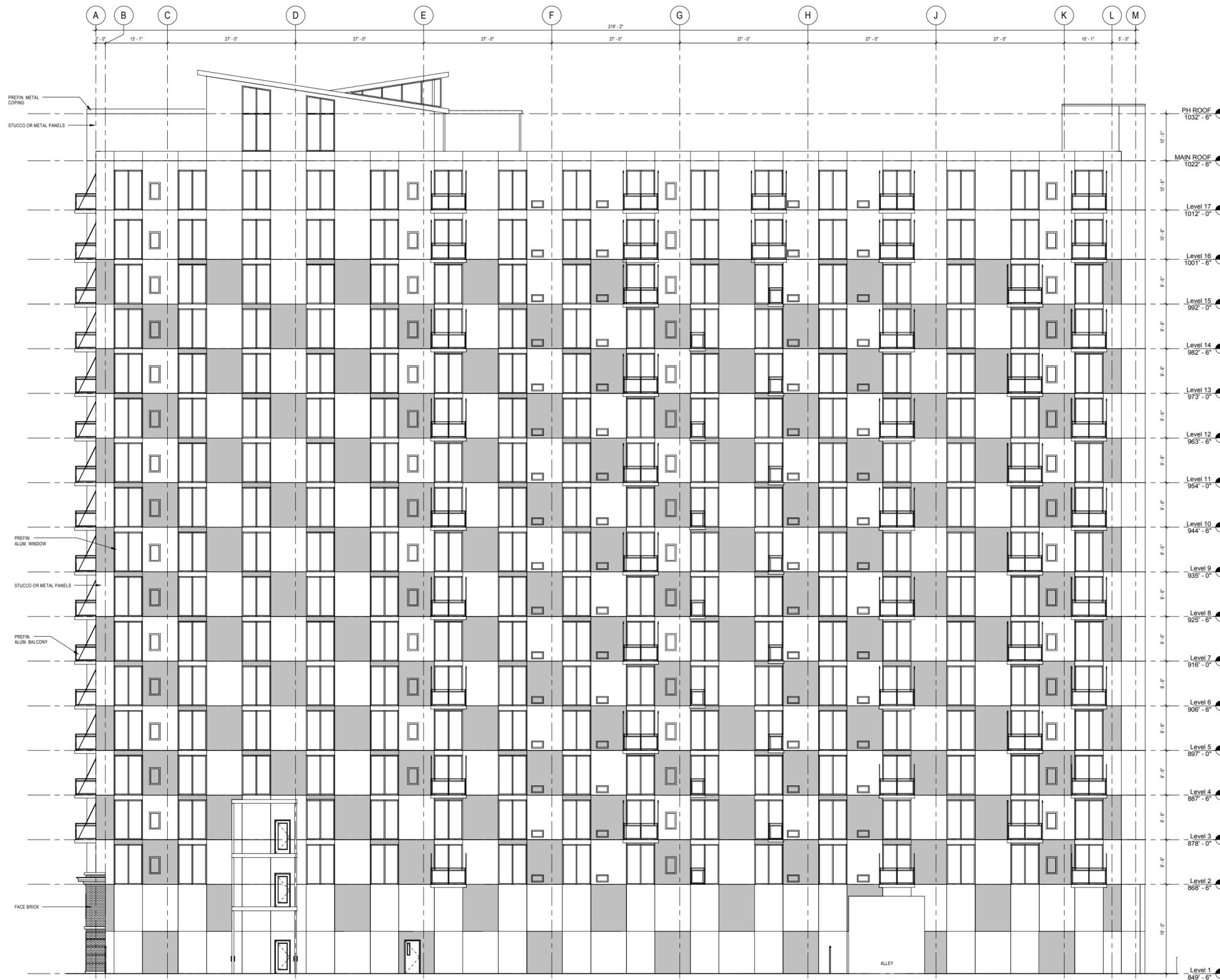
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SHEET TITLE

EXTERIOR
ELEVATIONS

SHEET NUMBER

A403



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

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PROJECT TITLE
**10TH AND
MARQUETTE
DEVELOPMENT**

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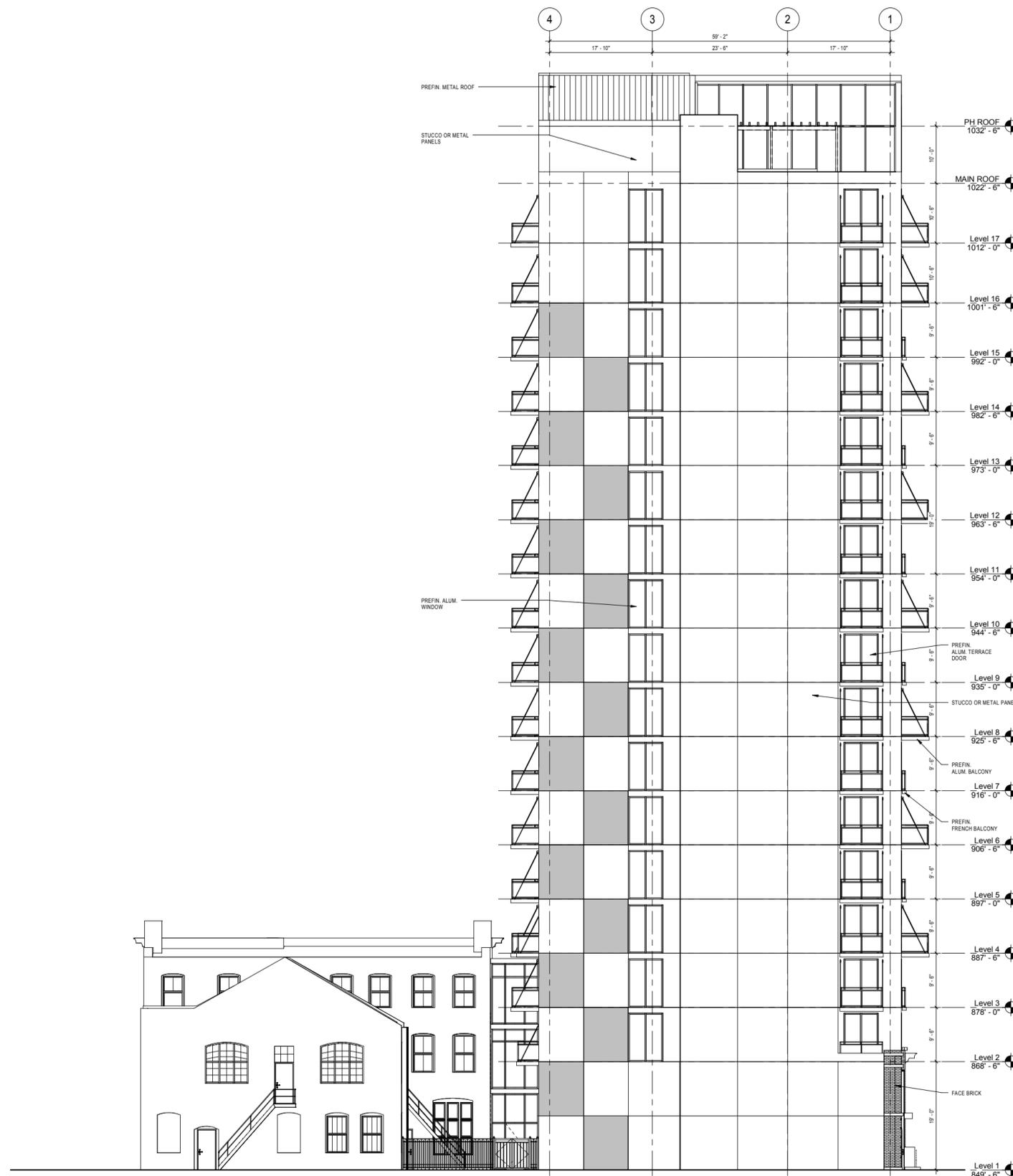
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SHEET TITLE

EXTERIOR
ELEVATIONS

SHEET NUMBER

A404



1 SOUTH ELEVATION
A404 1/8" = 1'-0"

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EXTERIOR
ELEVATIONS

SHEET NUMBER

A405



2 EAST ELEVATION - GUILD BUILDING
A405 1/8" = 1'-0"

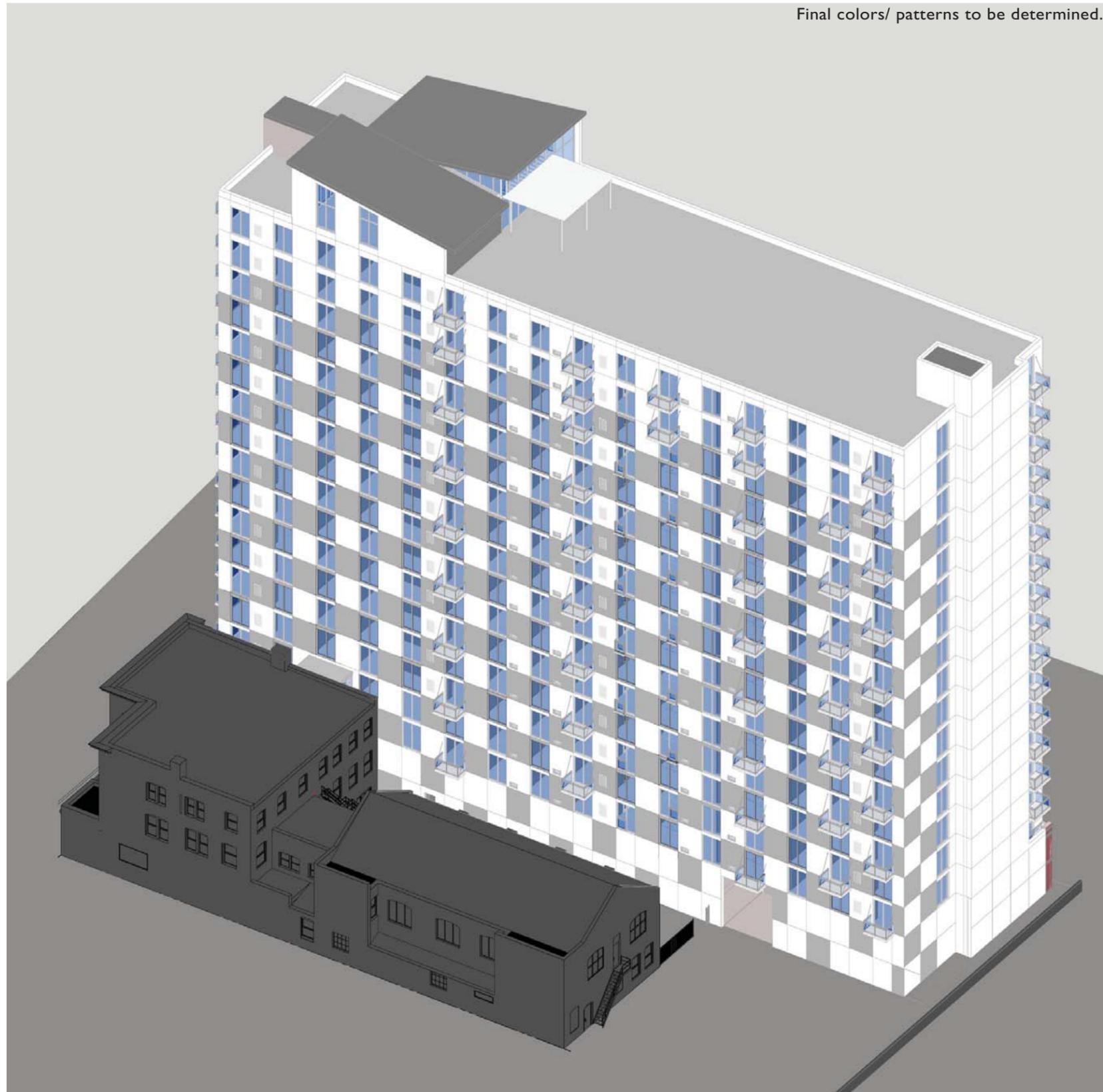


3 WEST ELEVATION - GUILD BUILDING
A405 1/8" = 1'-0"

10th & Marquette Development



10th & Marquette Development



10th & Marquette Development



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