



MEMORANDUM

TO: City Planning Commission, Committee of the Whole

FROM: [Becca Farrar- Hughes](#), Senior City Planner, (612) 673-3594

DATE: April 2, 2015

SUBJECT: Hawthorne Eco-Village Apartments and Townhomes - 617 Lowry Avenue North, 3116 and 3110 Lyndale Avenue North and 3113 and 3117 6th Street North

The applicant is proposing to construct a new 3-4 story apartment building that includes 71 units as well as two attached, 2-story townhomes (totaling 4 units) on the properties located at 617 Lowry Avenue North, 3116 and 3110 Lyndale Avenue North and 3113 and 3117 6th Street North. The proposed apartment building would be located at the southeast corner of Lyndale Avenue North and Lowry Avenue North. It would include 65 off-street parking spaces accessed off of 6th Street North. The 4 townhome units would be located on the southeast corner of the parcel with a single enclosed tuck-under parking space provided for each unit also accessed via a private driveway off of 6th Street North.

The subject parcels are all currently vacant and owned by the City of Minneapolis. The parcels have long been considered part of the master plan for Hawthorne Eco-Village that includes a 4 block area bounded by Lowry Avenue North, Lyndale Avenue North, 30th Avenue North and 4th Street North. The Hawthorne Eco-Village is designed to become an innovative, sustainable neighborhood that focuses on restoring balance to natural systems, supporting health amongst residents, and cultivating neighborliness and a strong sense of community.

The exterior materials proposed on the proposed buildings include brick, nichiha panel, fiber-cement siding and glass.

Formal land use applications have not been submitted to date. Based on a cursory review of the submitted plans, the following land use applications appear necessary:

- (1) Rezoning
- (2) Conditional Use Permit for a Planned Unit Development;
- (3) Site plan review;
- (4) Preliminary and Final Plat.

CPED Staff has the following comments/concerns for consideration as follows:

- While the design of the buildings on site has desired architectural features and elements, the palette of exterior materials needs to be further simplified. To date, the applicant has not made these requested revisions.
- Due to grade changes on site, the parking garage will be increasingly exposed moving east towards the intersection of Lowry Avenue North and 6th Street North.

- The applicant is aware that additional detail will be needed moving ahead that includes better contextual drawings as well as architectural line drawings that are scaled and dimensioned in order for Staff to properly evaluate the proposal.

MEMO



TO

FROM

Becca Ferrar

Senior City Planner – Land Use, Design and Preservation

Neil Reardon

nreardon@urban-works.com

City of Minneapolis – Community Planning and Economic Development
250 S. 4th Street, Room 300 PSC
Minneapolis, MN 55415

CC

DATE 3.20.15

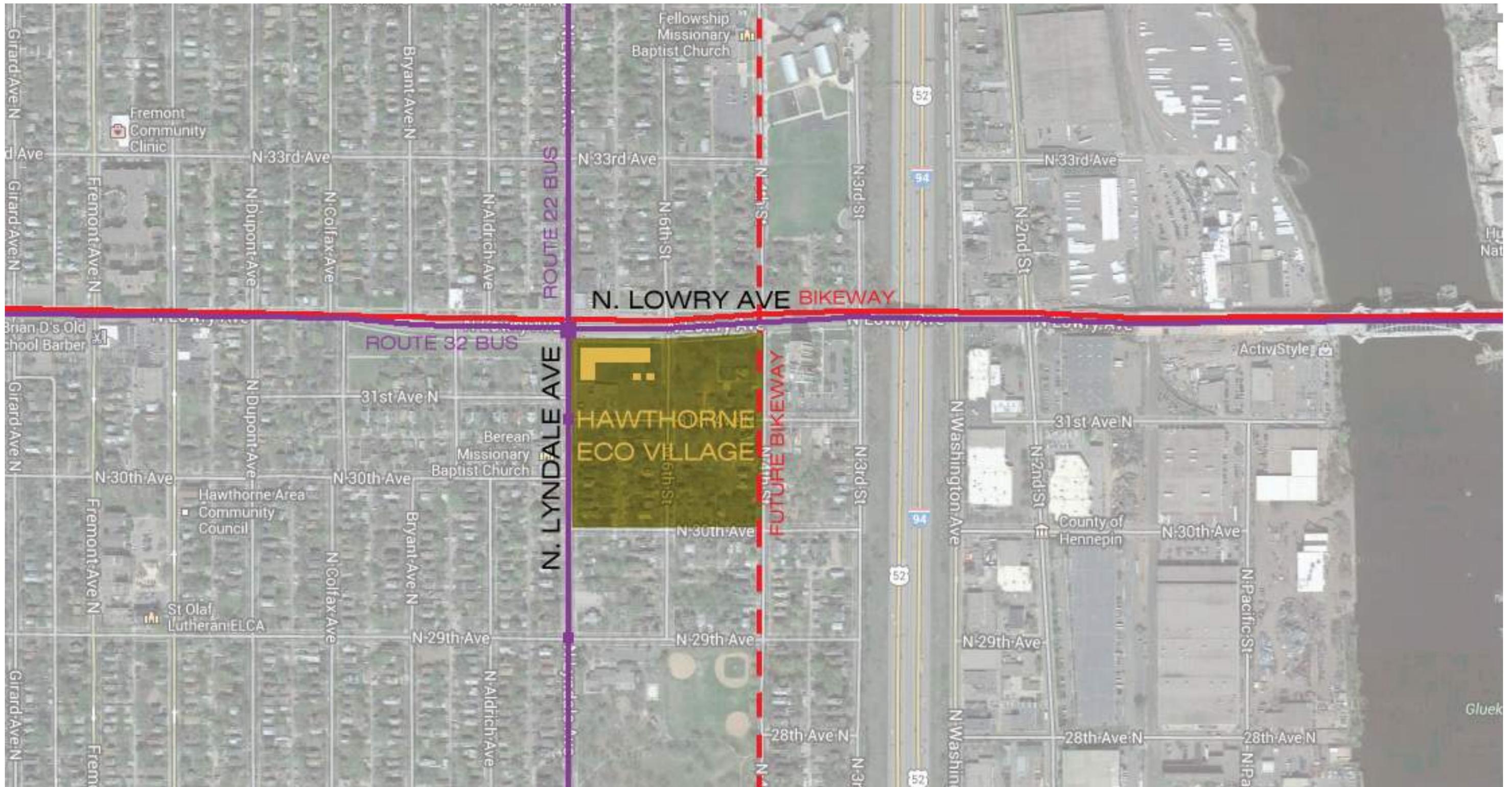
RE: Hawthorne EcoVillage Apartments - Project Narrative

The project will consist of a 71 unit apartment building located at the southeast corner of Lyndale and Lowry Avenues in Minneapolis, and 4 townhome units located in the SE corner of the same parcel.

The larger building will include approximately 65 parking stalls below grade and a management office, community and amenity rooms, and exercise room on level 1. The building will be 4 stories above grade on the west portion, and 3 stories for the remainder. The construction is proposed to be light wood framing over precast concrete.

The four townhome units are to be 2 levels with a single car tuck-under garage. Access is to be from the private drive already constructed as part of the previous PPL project immediately to the south of this project's parcel.

The exterior materials being considered are brick, nichiha panel, wood-look siding, and fiber cement siding. The approximate gross square footage of the building is 79,500 GSF above grade, and 23,500 GSF below grade. The townhome are approximately 8,500 GSF.





Hawthorne Eco Village
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DAMON FARBER ASSOCIATES



- 1BR
- 1BR+
- 2BR
- 3BR
- Circulation
- Community
- Efficiency
- Fitness
- Garage
- Office Suite
- Utility



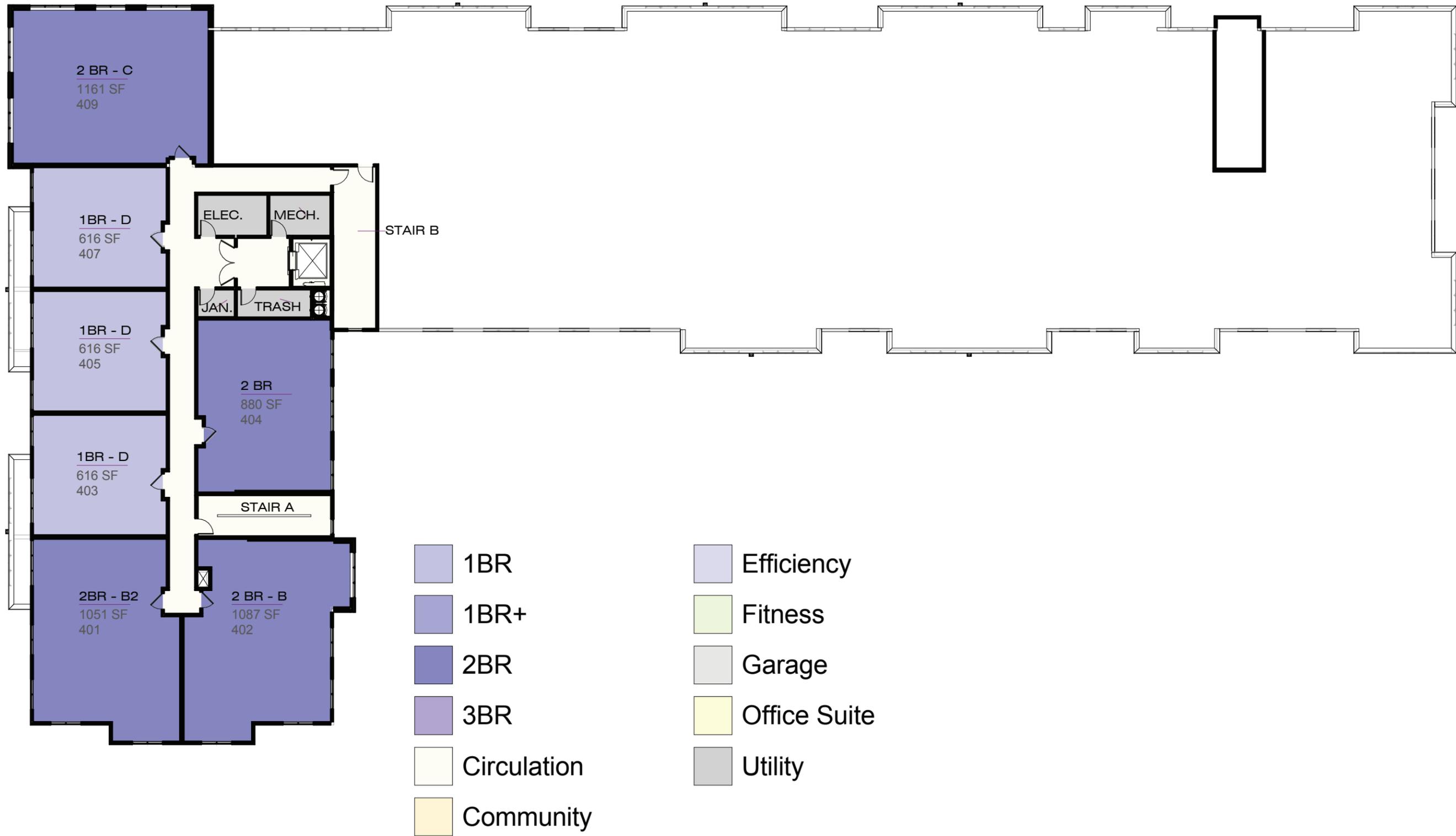
Hawthorne Eco Village

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View Looking East on Lowry Ave



View Looking South



View Looking South towards Lyndale Ave



View Looking North on Lyndale Ave



View Looking Northeast on Lyndale Ave



View Looking East on 31st Ave