



MEMORANDUM

TO: City Planning Commission, Committee of the Whole
FROM: [Shanna Sether](#), Senior City Planner, (612) 673-2307
DATE: April 16, 2015
SUBJECT: 3535 Grand Avenue South

Attached are the project description, site plan, elevations and renderings for the proposed project at 3535-3543 Grand Avenue South. The subject property consists of three vacant parcels and the applicant is proposing to construct a new three-story building, approximately 37 feet tall, with a total of 24 dwelling units. The proposed development will include 18 surface parking stalls, 7 standard stalls, 10 compact stalls and 1 van accessible handicapped stall. The site does qualify for the multiple-family dwelling transit incentive, which reduces the required off-street parking by 10%. The site is zoned R5 Multiple Family District and *The Minneapolis Plan for Sustainable Growth* designates this site as Urban Neighborhood on the future land use map. Previous approvals were granted by the City Planning Commission on [June 11, 2012](#), to allow for a multiple-family dwelling with 30 units. These approvals have now expired.

CPED staff has identified the following land use applications will be required for this development:

- Variance to reduce the required off-street parking from 22 spaces to 18 spaces
- Variance to increase the percentage of required parking spaces that may be stratified by providing compact stalls
- Variance to reduce the front yard setback along Grand Avenue South from the established setback created by connecting a line between the two adjacent structures from approximately 21.5 feet to 15 feet.
- Variance to reduce the south interior side yard setback for the proposed structure
- Variance to reduce the side yard setbacks from 5 feet to 2 and 3 feet 9 inches for an on-site parking area
- Site plan review

The proposed project will be heard at the May 11, 2015, City Planning Commission meeting. The applicants would like present the proposed project to the Planning Commission and discuss any issues before the application goes to a public hearing.



04.09.2015

City of Minneapolis
Community Planning & Economic Development
250 S Fourth Street Rm. #300
ATTN: Shanna M. Sether

RE: 3535 – 3539 – 3543 Grand Avenue South

Project Description: The project sits on three properties, 3535 – 3539 – 3543 Grand Avenue S. The property is vacant of any structures at this time. The building is comprised of 24 one bedroom units. The units range in size from 460 square feet to 768 square feet. Many of the units will be geared to more affordable budgets with the smaller sizing, and the possibility of reducing automobile dependence. The project will be promoting alternative transportation choices.

The building design is broken into parts with primary features facing Grand Avenue. This portion is intended to approximate the historical pattern of three-story apartments in the neighborhood, and matches the scale of the apartments directly to the west. Grand Avenue has a two-three story building rhythm mixed with single family and rental apartments with individual front entrances, porches and stoops. This sizing approximates the pattern of the large multifamily apartments along Grand. The building is comprised of lap and metal siding.

Unit Mix: The building is comprised of 24 one bedroom units. The units range in size from 460 square feet to 768 square feet. The project is looking to attract a mix of residents, and a mixture of incomes and transit needs with the smaller units geared to a more affordable budget, with the second and third floor units designed with more glass to south exposure and attract a resident with more means.

24 one bedroom units total

Height: The building is three stories and thirty-five (35') in height.

Massing: The building massing is consistent with the adjacent apartment properties to the south and west along Grand Avenue.

Parking: Surface parking is located on the east side of the site. There are 18 total parking stalls.

	standard	compact	handicap	Total
Parking	7	10	1	18

Bicycle Parking: A dedicated bike enclosure/repair is being provided on the southeast corner of the site.

Ground mount bike loops : 8 stalls

Exterior Bike Enclosure: 15 stalls

Variances:

1. **Front Yard Setback:** Variance to reduce the front yard setback along Grand Avenue South from the established setback created by connecting a line between the two adjacent structures from approximately 20 feet to 15 feet.
 - The project aligns with the property to the south, which is of similar scale, along Grand Avenue reinforcing and improving the street edge and public realm.
 - The property owner or authorized applicant proposed to use the property in a reasonable manner that will be in keeping with the spirit and intent of the ordinance and the comprehensive plan. The street edge is consistent with the fabric of the neighborhood and promotes a better connection to the pedestrian realm for the individual apartment dweller. This connection promotes greater street life as is consistent with single family dwellings.
 - The variance will not alter the essential character of the area and is not detrimental to health and safety.

2. **Parking Reduction / Setback / Compact Increase:** Variance to reduce the required off-street parking from 22 spaces to 18 spaces. Variance to increase the number of compact stalls. Variance to reduce the side yard setbacks from 5 feet to 1 and 2 feet 9 inches for an on-site parking area.
 - Practical difficulties exist in complying with the ordinance because of circumstances unique to the property. Due to the compact nature of the site the surface parking was reduced. The project site has the benefits of two adjacent transit bus lines as well as an on-site bicycle storage and repair enclosure to help offset the reduced parking.
 - The bicycle enclosure and perimeter privacy fence will mirror the adjacent property's garages in order to mimic the adjacent scale along the alley and side yards. The intent is to control light pollution, and add continuity to the site design.
 - The property owner or authorized applicant proposed to use the property in a reasonable manner that will be in keeping with the spirit and intent of the ordinance and the

comprehensive plan. The proposal follows the intent of the ordinance by maintaining a more than 6'-0" vertical separation from a dwelling unit and exterior parking stalls.

- The variance will not alter the essential character of the area and is not detrimental to health and safety.

3. Side Yard Setback: Variance to reduce the south interior side yard setback for the proposed structure.

- Practical difficulties exist in complying with the ordinance because of circumstances unique to the property. The east – west running lot lines are not perpendicular to Grand Avenue. In an effort to continue the urban fabric we have placed the building parallel to Grand Avenue resulting in the southeast corner of the building to encroach into the sideyard by 8".
- The variance will not alter the essential character of the area and is not detrimental to health and safety.

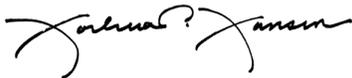
*Egress stair to the north will not be the primary entrance to the building and will be emergency only. (Variance to allow for a principal entrance facing an interior side lot line from 15 feet to 9 feet (this variance will be required if the side entrance is not 'emergency-only'))

I believe all the necessary variance items have been described. Please let me know if there are additional items or discrepancies.

Please let me know if any of the items need additional information or clarifications.

Sincerely,

COLLAGE ARCHITECTS



Joshua Jansen, Assoc. A.I.A.
Vice President







GRAND APARTMENTS

Minneapolis, MN
APR.09.2015

- > 24 DWELLING UNITS (ALL ONE BEDROOM)
- > 24 BICYCLE STALLS
- > 18 PARKING STALLS

FIRST FLOOR PLAN
1/16" = 1'-0"

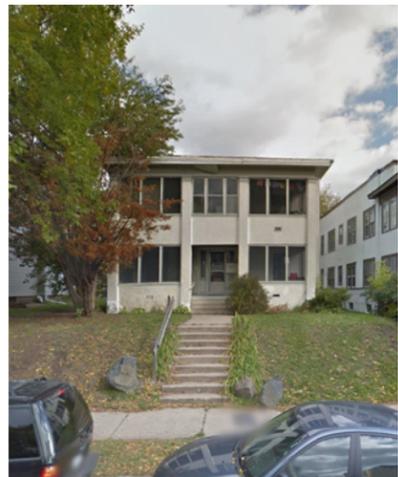




Collage | architects

LANDERGROUP
urban development

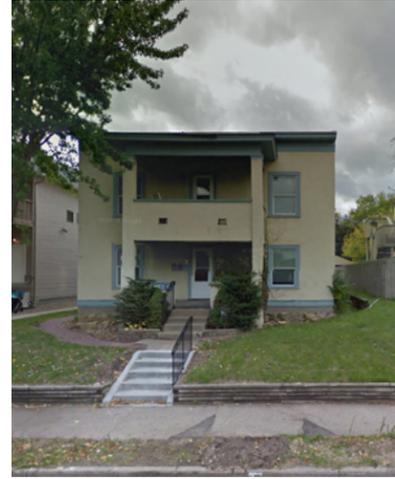
35TH STREET SOUTH



36TH STREET SOUTH

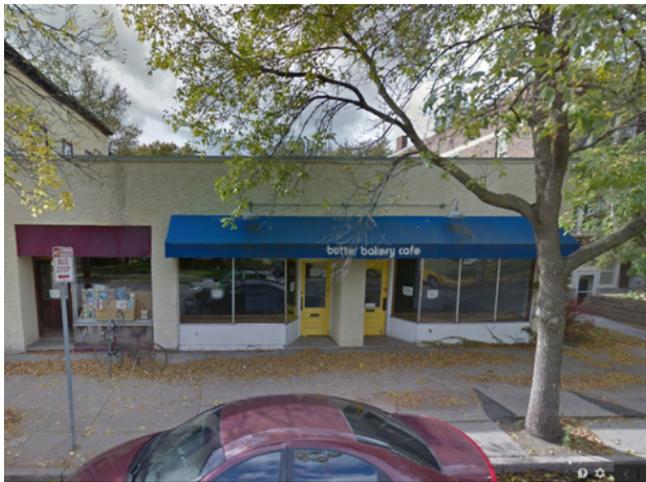
SITE - 3535 3539 3543 GRAND AVE S

EAST STREETSCAPE



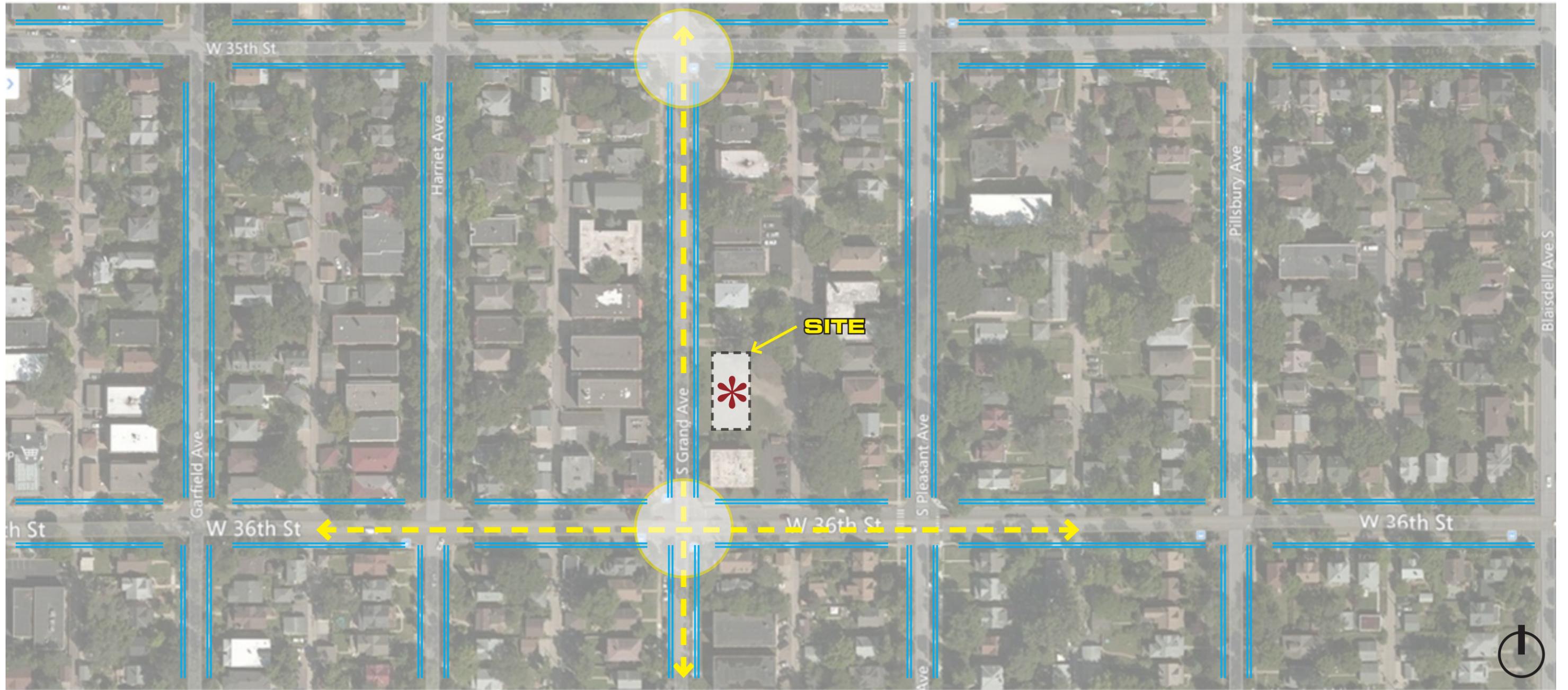
35TH STREET SOUTH

36TH STREET SOUTH



SITE FRONTAGE

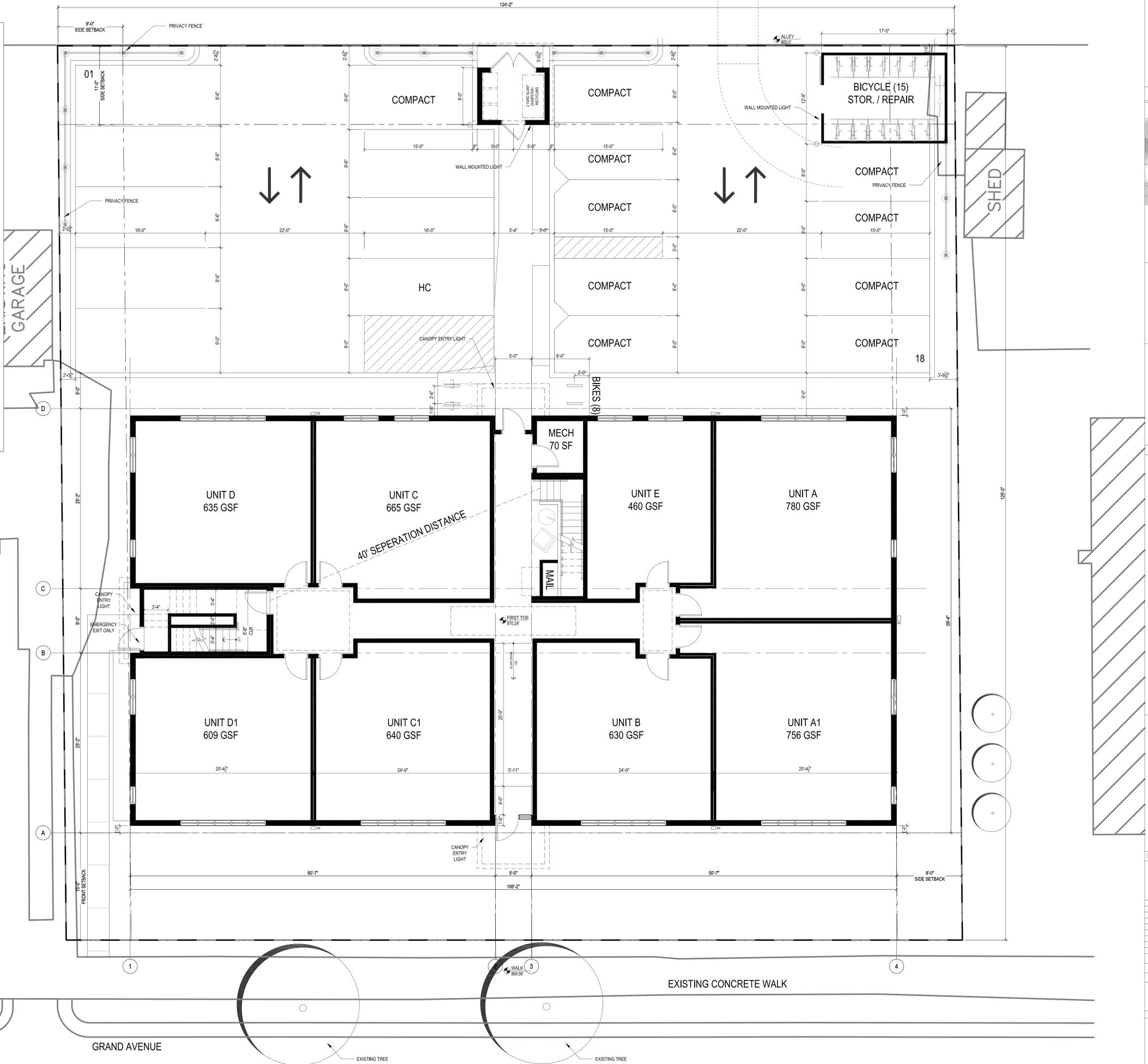
WEST STREETScape



← - - - BUS ROUTES == OFF STREET PARKING

TRANSIT DIAGRAM

- GENERAL NOTES
- ALL EXTERIOR DIMENSIONS ARE TO OUTSIDE FACE OF SHEATHING OR OUTSIDE FACE OF MASONRY UNLESS OTHERWISE NOTED.
 - VERIFY SLAB EDGE LOCATIONS, BRICK AND MASONRY FACE WITH ARCHITECTURAL AND STRUCTURAL DETAILS.
 - INTERIOR WALL DIMENSIONS ARE TO CENTERLINE OF WALLS UNLESS NOTED OTHERWISE, WHERE CLEAR DIMENSIONS ARE INDICATED, THESE DIMENSIONS SHALL BE MAINTAINED.
 - ROUGH OPENING DIMENSIONS OF WINDOWS, DOORS AND OTHER COMPONENTS SHALL BE VERIFIED WITH ACTUAL DIMENSIONS OF SUPPLIED COMPONENTS.
 - DO NOT SCALE DRAWINGS. IF DIMENSION IS NOT CLEAR, NOT GIVEN, OR PRESENTS A CONFLICT, NOTIFY THE ARCHITECT IMMEDIATELY.
 - NOTIFY ARCHITECT IMMEDIATELY, IF DIMENSIONAL DISCREPANCIES OCCUR.
 - PROVIDE CONTROL JOINTS AT FLOORS AND WALLS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
 - INSTALL ALL ELEMENTS AND MATERIALS TO MEET MANUFACTURER'S RECOMMENDATIONS. IF ARCHITECTURAL DRAWINGS CONFLICT WITH MANUFACTURER'S RECOMMENDATIONS, NOTIFY ARCHITECT IMMEDIATELY.
 - PROVIDE SEALED JOINTS AT MOISTURE CONTROL MEMBRANE.
 - PROTECT MATERIALS ON-SITE DURING CONSTRUCTION FROM MOISTURE AND OTHER DAMAGE.
 - INSULATE GAPS AT WOOD FRAMING BETWEEN WINDOWS, DOORS AND OTHER MATERIALS WITH RIGID INSULATION.
 - WOOD IN CONTACT WITH CONCRETE TO BE TREATED WOOD.
 - PROVIDE WOOD BLOCKING BEHIND ALL WALL HUNG CASEWORK, MILLWORK, SHELVING, FIXTURES AND ELSEWHERE AS NOTED OR AS NECESSARY BASED ON MANUFACTURER'S RECOMMENDATIONS.
 - GENERAL CONTRACTOR TO VERIFY WITH MECHANICAL, ELECTRICAL AND PLUMBING SUBCONTRACTORS AS TO LOCATIONS FOR EQUIPMENT, FIXTURES, METERS, DUCTWORK, ETC. NOTIFY ARCHITECT IMMEDIATELY OF ANY CONFLICTS BETWEEN ARCHITECTURAL DRAWINGS AND M.E.P. SUBCONTRACTORS.
 - CONSTRUCT RATED ASSEMBLIES AT ALL LOCATIONS INDICATED IN CODE REVIEW AND PER DRAWINGS, INCLUDING ALL CEILING AND FLOOR ASSEMBLIES, PROVIDE RATED ENCLOSURE WHERE FIXTURES OR EQUIPMENT PENETRATES THE ASSEMBLY.
 - PROVIDE FIRE STOPPING AT ALL PENETRATIONS OF RATED ASSEMBLIES. ANY DISTURBANCE OF ASSEMBLY SHALL BE REPAIRED.
 - FIRE-BLOCK ALL CONCEALED WALL SPACES, INCLUDING 10'-0" VERTICALLY AND HORIZONTALLY.
 - DO NOT PENETRATE STAIR OR ELEVATOR ENCLOSURE UNLESS SERVING STAIR OR ELEVATOR.
 - FINISH FLOOR ELEVATION CHANGE AT DOORS OR MATERIAL TRANSITIONS NOT TO EXCEED 1/2".
 - SEE SHEET A001 FOR ALL WALL TYPES.



3535 GRAND
3535 GRAND AVENUE
MINNEAPOLIS, MN



DATE: XX.XX.XXXX
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 ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

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Structural Engineer
Paul Voigt
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4635 Nicols Road, Suite 204
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DATE: APRIL 09, 2015

PDR PLAN REVIEW

MARK	DATE	DESCRIPTION

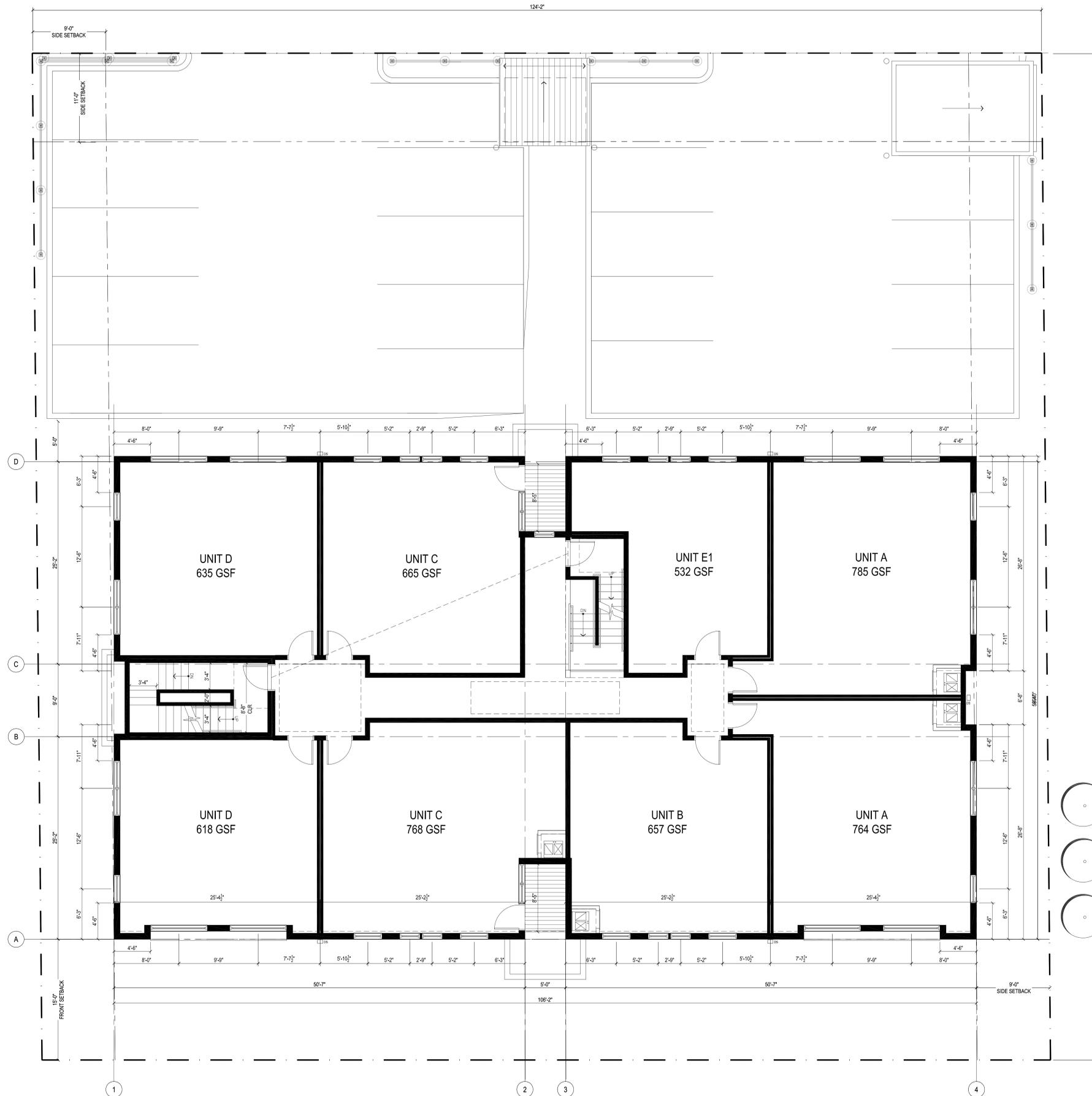
PROJECT NO: 15-002
DRAWN BY: JPK
CHKD BY: PK

SHEET TITLE
FIRST FLOOR PLAN

A101

1 FIRST FLOOR PLAN - 6060 GSF
SCALE: 3/16" = 1'-0"

- GENERAL NOTES
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1 SECOND FLOOR PLAN - 6222 GSF
SCALE: 3/16" = 1'-0"



3535 GRAND
3535 GRAND AVENUE
MINNEAPOLIS, MN



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DATE: APRIL 09, 2015

PDR PLAN REVIEW

MARK	DATE	DESCRIPTION

PROJECT NO: 15-002
DRAWN BY: JPJ
CHKD BY: PK

SHEET TITLE
SECOND AND THIRD FLOOR PLANS



3535 GRAND
3535 GRAND AVENUE
MINNEAPOLIS, MN



DATE: XX.XX.XXXX

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DATE: APRIL 09, 2015

PDR PLAN REVIEW

MARK	DATE	DESCRIPTION

PROJECT NO: 15-002
DRAWN BY: JPK
CHKD BY: PK

SHEET TITLE

ELEVATIONS

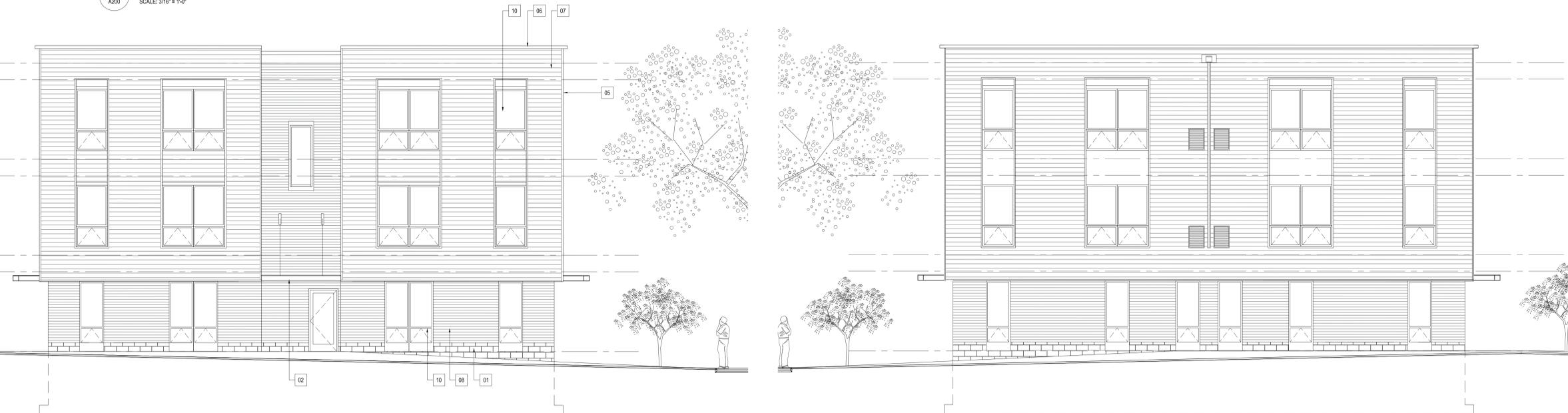
A200

MATERIAL INDEX

01	BURNISHED BLOCK
02	POWDERCOAT STEEL / WOOD CANOPY
03	POWDERCOAT STEEL / WOOD GUARDRAIL
04	PREFINISHED METAL PANEL
05	PREFINISHED METAL TRIM
06	PREFINISHED METAL PARAPET CAP
07	PREFINISHED 5/8" CEMENT BOARD LAP SIDING
08	PREFINISHED HORIZONTAL METAL SIDING
09	PREFINISHED METAL FASCIA
10	ALUMINUM CLAD WINDOWS
11	PREFINISHED COMMERCIAL DOWNSPOUT
12	SCUPPER
13	PREFINISHED STEEL COLUMNS
14	WOOD PRIVACY FENCE
15	MECHANICAL LOUVER

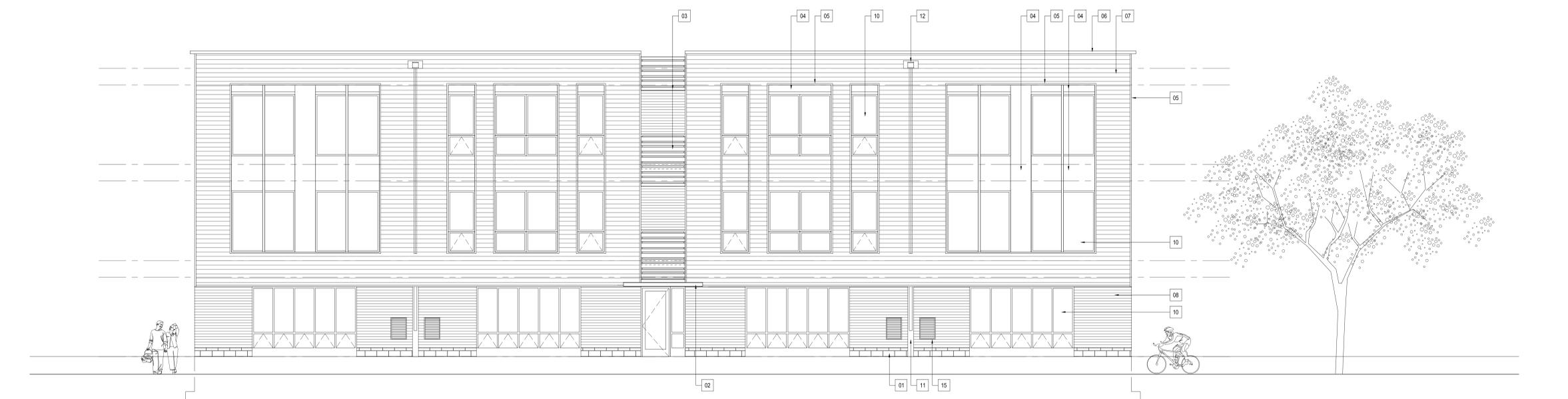


4 EAST ELEVATION
SCALE: 3/16" = 1'-0"



3 NORTH ELEVATION
SCALE: 3/16" = 1'-0"

2 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



1 WEST ELEVATION
SCALE: 3/16" = 1'-0"