



MEMORANDUM

TO: City Planning Commission, Committee of the Whole
FROM: [Lisa Steiner](#), City Planner, (612) 673-3950
DATE: April 16, 2015
SUBJECT: 112 East Hennepin Avenue Redevelopment

The applicant is proposing to redevelop the site located at 112 East Hennepin Avenue with a new 30-story apartment building with 189 dwelling units and 8,858 square feet of retail space. The new construction would be attached to two remaining historic buildings on the site. One of these historic buildings would be retained in its entirety; the other would be moved thirty feet and about half of the back of the building would be removed and replaced by a portion of the proposed tower. Within the development, 249 parking spaces would be incorporated in one level of underground parking and 6 levels of above-grade parking on floors 2 through 7. No further details on the proposed rehabilitation of the remaining buildings were provided and no information was provided regarding proposed materials for the new tower.

Four connected but distinct structures currently exist on the property with a combined building footprint of approximately 8,000 square feet. Nye's Polonaise Restaurant & Bar is located on the ground floor of the buildings with residential uses on the floors above. The remainder of the approximately 20,000 square foot property is a surface parking lot. Two of the existing buildings were built in the early 1900s and two were built in the 1960s. The applicant is proposing to demolish the one-story buildings from the 1960s.

This property is located within the St. Anthony Falls Historic District, which is locally designated and is listed on the National Register of Historic Places. The property is zoned within the C3A Community Activity Center District, PO Pedestrian Oriented Overlay District, and MR Mississippi River Critical Area Overlay District.

The *Minneapolis Plan for Sustainable Growth* designates this site as Mixed Use. The property is located within the East Hennepin Activity Center and Hennepin Avenue is a designated Commercial Corridor. For Activity Centers, the comprehensive plan provides estimated density range guidance of high density (50-120 dwelling units/acre) and very high density (120-200 dwelling units/acre) depending on context. High density housing is encouraged on Commercial Corridors (*1.10.5*) and high to very-high density housing within the boundaries of Activity Centers is also encouraged (*1.12.6*). The proposed density for this development is 412 dwelling units/acre.

Urban design policies in the comprehensive plan support the development of multi-family residential dwellings of appropriate form and scale. Policy *10.5.2* specifies that medium-scale, multi-family residential development is more appropriate along Commercial Corridors and in Activity Centers that are outside

of Downtown (10.5.2). Preservation policies in the comprehensive plan state that new construction in historic districts should be compatible with the historic fabric.

The Nicollet Island – East Bank Small Area Plan was adopted by the City Council in 2014. The small area plan envisions several new high-density residential developments with ground floor commercial uses in the neighborhood. The plan notes that additional height and floor area ratios would be supported by the neighborhood association for buildings with exceptional streetscapes and site design. The plan also states that the design of new buildings should consider and respect surrounding historic buildings, and notes that the adopted district design guidelines apply to development in the historic district.

Land use applications: Based on the plans submitted for informal review, the following land use applications have been identified:

- Conditional use permit to increase maximum height from 4 stories/56 feet to 30 stories/312 feet.
- Variance of the maximum floor area ratio from 3.24 to 12.3.
- Variance of the interior side yard from 15 feet to 10.5 feet.
- Site plan review.

Heritage preservation considerations: Before seeking land use approvals, the proposal will need Heritage Preservation Commission approval of a Certificate of Appropriateness for the alterations of the existing buildings and a Certificate of Appropriateness for the proposed new construction. The applicant presented a similar 29-story proposal to the Heritage Preservation Commission as an informational item at their February 17 meeting to receive feedback on the proposal. The commissioners expressed concern regarding the project's inconsistency with the *Secretary of the Interior's Standards for Rehabilitation* and the adopted *St. Anthony Falls Historic District Design Guidelines*. Concerns were expressed regarding the treatment of the remaining historic buildings, particularly the removal of half of the three-story Harness Shop building. Additional concerns were expressed regarding the height, massing, and scale of the proposed new construction. See the memo to the Heritage Preservation Commission and plans submitted for that informal discussion [at this link](#).

CPED staff comments/concerns: In addition to the preservation concerns expressed by the HPC, CPED staff has the following comments/concerns for consideration by the Planning Commission:

- The overall height of the proposed building and its relationship to the surrounding context.
- The effect that the 6 levels of above-ground parking necessary to accommodate the project has on the design of the building, as well as the effect it may have on separating the activity of the building from the activity of the street.
- The applicant has indicated that limited site area necessitates the removal of the back half of the Harness Shop building in order to circulate parking. Because the tower is built up through the back half of the Harness Shop building, this gives the appearance of the tower looming over the remaining historic buildings on the site. Staff believes there may be other possible design opportunities to limit this looming effect.
- The streetscape plan shows corner bumpouts and some street trees, but an exceptional streetscape is noted to be an important factor or trade-off noted in the Nicollet Island–East Bank Small Area Plan when determining the appropriateness of taller buildings with floor area ratios exceeding the zoning allowances.
- As designed, there is an approximately 68 foot high wall facing the adjacent property; the applicant is showing some greenery and some faux openings to eliminate blank walls, but the appearance is still one of an essentially 5-story blank wall. The parking podium would sit only 2.5

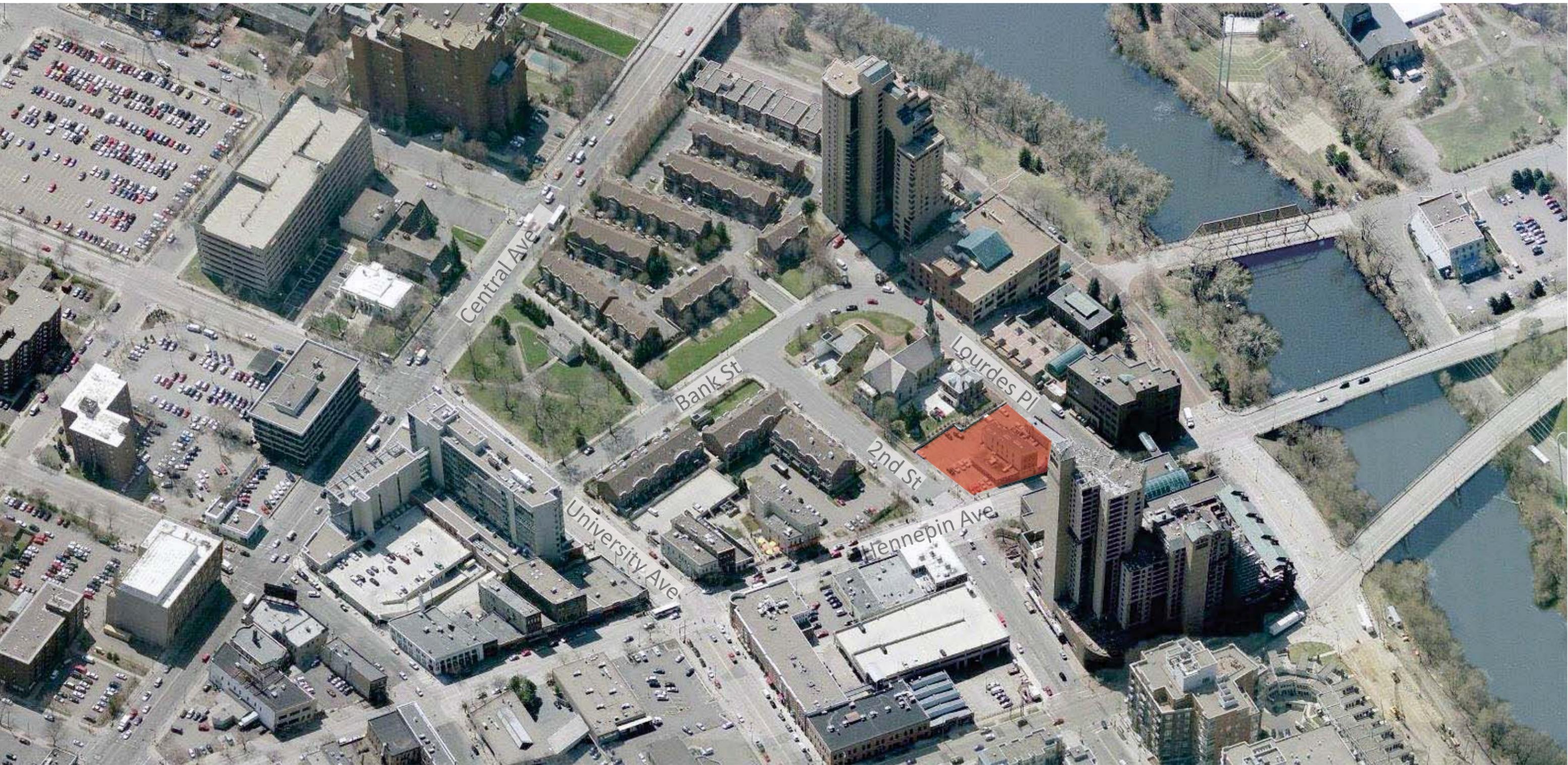
feet from the side interior property line. Similarly designed properties in Downtown are either adjacent to other tall buildings so these walls are mostly hidden from view, or are adjacent to a lot that is likely to be developed in the near future. However, the adjacent property in this circumstance, Our Lady of Lourdes Church, has been in this location since the 1850s and staff finds it extremely unlikely that it would ever be redeveloped in a way that would hide the subject property's 5-story blank wall.

Application status: Formal heritage preservation or land use applications have not yet been submitted for this proposal. A petition for an Environmental Assessment Worksheet (EAW) has been filed. Once a formal application is submitted to the City, a determination will be made about whether an EAW would be required.

Feedback requested: The applicant is presenting these plans to get feedback from the Planning Commission on the redevelopment of this site, the integration of two of the existing buildings, and the construction of the 30-story apartment tower. Staff and the applicant would also like the Planning Commission's feedback on the identified applications required for this proposal.



Committee of the Whole - 4.16.2015
116 Hennepin Avenue



EXISTING SITE



PROJECT DESCRIPTION: 112-116 EAST HENNEPIN AVE

Schafer Richardson is proposing to redevelop the 112-116 East Hennepin site in Northeast Minneapolis. The 20,000 square foot site currently accommodates a 12,000 sf surface parking lot and 8,000 sf of combined building footprint area. The existing buildings are currently occupied by Nye's Polonaise Room on the ground floor with residential apartments above. The 1-story infill buildings, built in the 1950's-1960's, will be demolished. The existing 2-story building, built in 1907, at the corner of Lourdes Place and East Hennepin will be preserved in its present location. The 3-story "Harness Shop" building, built in 1905, will be moved south on the site to abut the existing 2-story building.

A new mixed-use development, not yet named, will be incorporated with the existing, rehabilitated buildings on site. The new tower will be a 30-story structure with approximately 189 market rate apartments and approximately 9,000 square feet of retail. The development will include 1 level of underground parking with approximately 30 parking stalls. There will also be 6 levels of enclosed podium parking above the first floor retail/residential lobby space. The podium will provide approximately 193 additional standard parking stalls. 26 Tandem stalls will be disbursed throughout.

The first floor will be comprised of approximately 6,500 square feet of commercial space in the new development along East Hennepin Avenue and at the corner of East Hennepin and 2nd Street. There will be an additional 2,300 square feet of commercial space in the existing buildings. The residential entrance will be on 2nd Street. There will be two entrances and exits to the building parking. The parking entrance along Lourdes Place will be the down ramp to below grade parking. The ramp entrance along 2nd Street will provide access to the levels 2-7 podium parking. The residential tower will step back from the podium to allow for a narrower footprint.

The development will feature indoor amenity spaces at the eighth level and the 30th level. Additional amenities include fitness center, indoor lap pool, outdoor grilling and game areas, community room(s), management offices, and balconies.

NEIGHBORHOOD BENEFITS

1. Historic Preservation & Context

- In accordance with the SAFHDG and the City's Comprehensive Plan, the two historic buildings on site will be preserved and renovated with original openings restored as a way *"to preserve, maintain, and designate districts, landmarks, and historic resources which serve as reminders of the city's architecture, history, and culture."* (Comp Plan Policy 8.1; SAFHDG)
- Incorporating the traditional storefronts of the historic buildings into the project retains the historic context of the commercial corridor along East Hennepin Avenue and *"preserves the neighborhood character by preserving the quality of the built environment."* (Comp Plan Policy 8.8)
- Preserving and incorporating the two historic building into the new design for the site, follows the City's policy to *"encourage new developments to retain historic resources, including landscapes, incorporating them into new development rather than removal."* (Comp Plan Policy 8.1.3)
- With a 4-5 story podium, the design compliments and reinforces the massing and scale with the existing historic buildings in the area, which also recreates the traditional street definition along East Hennepin Avenue (SAFHDG 9.1; 9.14; 9.15).
- The new building reflects its time while also respecting the various new and historic features of its context, as noted in the SAFHDG. For example, the podium design is articulated into several modules as outlined in the SAFHDG guidelines. (SAFHDG 9.1; 9.3; 9.4; 9.7; 9.12)
- The clustering of the two historic buildings creates a more unified appearance and provides a distinct historic gateway into NE.

2. Urban Density & Growth

- The project is consistent with and contributes to the Minneapolis Downtown Council 2025 Plan to add 15,000 housing units by 2025.
- It follows the Minneapolis Plan for Sustainable Growth in these ways:
 - **Site is located on a Commercial Corridor** (Comp Plan Policy 1.10), which serves as a boundary connecting a number of neighborhoods and as a focal point for activity.
 - Development and revitalization of these corridors helps to strengthen surrounding urban neighborhoods.
 - Commercial Corridors can accommodate intensive commercial uses and high levels of traffic, while supporting all types of commercial uses, with some light industrial and high density residential uses as well.
 - Residential uses tend to be medium- to high-density residential development along Commercial Corridors, particularly as part of mixed use development.
 - **Site is located in an Activity Center** (Comp Plan Policy 1.12), which have a mix of uses with citywide and regional draw.
 - These centers have high intensity of uses, including employment, commercial, office, and residential uses.

- The project emphasizes an existing neighborhood core area with Compact Design leading to increased density.
- The project provides for mixed uses on existing transit corridor within the Downtown Fare Zone.
- The development will contribute more jobs to the area through both the construction of new commercial spaces and restoration of existing commercial space.
- The development will increase local tax base by contributing over \$1M annually in real estate taxes; current real estate taxes for the site are \$34,000 per year.
- The rental housing will increase density by bringing new residents to neighborhood and providing a range of unit types from studios to 3 bedroom units.

3. Smart Growth, Walkability & Access to Alternate Transportation

- The project encourages sustainable growth by building in a location that easily accommodates and encourages walkability and use of alternate transportation methods, such as transit and local car share options.
- The project promotes more walkability in the neighborhood through site improvements and better connections to commercial blocks along East Hennepin Avenue.
- The Site Plan calls for curb bump outs, planting of trees, and other landscaping in the pedestrian path to improve pedestrian connectivity, which *"coordinates site designs and public right-of-way improvements to provide adequate sidewalk space for pedestrian movement, street trees, landscaping, street furniture, sidewalk cafes and other elements of active pedestrian areas."* (Comp Plan Policy 10.9.4; 10.10.3; 10.15.3; 10.16.1; 10.16.2)
- The design of the building successfully *"orients buildings and building entrances to the street with pedestrian amenities like wider sidewalks and green spaces"* and *"fosters safe and successful commercial nodes and corridors."* (Comp Plan Policy 10.6.4; 10.10.4)
- The project provides increased lighting on site to improve safety and the pedestrian experience. (Comp Plan Policy 10.17.3)
- The project provides a variety of transportation choices including walking, biking, bus, "Car2Go," "Hour-Car," proposed streetcar, and enclosed parking for the general public.
- Electric vehicle charging stations in parking garage will be provided for residents and the public.
- The site is located on four bus lines.
- The project promotes density for the proposed future Streetcar Line.
- With mixed-use commercial space on the street level and convenient access to multiple public transit options, the site *"supports urban design standards that emphasize traditional urban form with pedestrian scale design features at street level in a mixed-use and transit-oriented development."* (Comp Plan Policy 10.9)
- The development provides secure resident bike storage and a bike maintenance facility that *"incorporates appropriate transportation access and facilities, particularly for bicycle, pedestrian, and transit."* (Comp Plan Policy 1.3; 10.6.6)

NEIGHBORHOOD BENEFITS

4. Sustainability

- The development follows the updated and more stringent 2015 MN Energy Code requirements.
- The Project will include green initiatives, such as using roof water to irrigate landscaped areas, low VOC materials, etc.
- The project promotes sustainability by preserving the two historic buildings and meets with the City's desire to *"prioritize the reuse of the City's historic buildings as a strategy for sustainable development"* (Comp Plan Policy 8.10.5; 10.10.7) and by providing additional housing in an urban neighborhood setting which will promote walking to new and existing retail, commercial, and educational services.

5. Bold, Innovative, Thoughtful, Engaged Design

- Complies with the NIEBNA SAP, which calls for the creation of "bold" developments and "high quality" buildings and states that, *"Taller, more slender buildings with smaller footprints are preferred to shorter, maximum footprint structures."*
- The project incorporates a smaller tower footprint set back on podium, a best practice urban design as seen in Vancouver, Denver, Portland, and other peer cities.
- The development removes a blighted surface parking lot and provides enclosed, well managed parking for the residents, guests, and the general public within the project interior.
- The development includes *"an above-ground structured parking facility that provides active uses on the ground floor,"* which allows for ample window glazing and more *"eyes on the street."* (Comp Plan Policy 1.3.3; 10.18.6; 10.22.1)
- The site incorporates ample glazing in the first floor commercial spaces to *"assure both natural surveillance and an inviting pedestrian experience."* (Comp Plan Policy 10.10.6)
- The development's Universal Design provides amenities for everyone.
- The project supports *"the development of residential dwellings that are of high quality design and compatible with surrounding development."* (Comp Plan Policy 10.4)
- The project *"supports the development of multi-family residential dwellings of appropriate form and scale."* (Comp Plan Policy 10.5)
- The project is a *"new multi-family development or renovation that is designed in terms of traditional urban building form with pedestrian scale design features at the street level."* (Comp Plan Policy 10.6)
- The development is a Type 1 construction which is a 100-year structure encouraged by the City of Minneapolis.

The proposed design is shaped by and follows the key objectives from the NIEBNA Small Area Plan (SAP) and the Saint Anthony Falls Historic District Guidelines (SAFHDG).

The NIEBNA SAP recommends point towers (uses ESG 2007 Superior Plating Design as a precedent). “In order to achieve the desired density of the neighborhood, taller, more slender buildings with smaller footprints are preferred to shorter, maximum footprint structures”.

The SAFHD Guidelines recommends preserving existing building fabric and creating new buildings compatible in height and scale with context of the specific block and character area, in this case Hennepin and Central District, Character Area “J”.

- **Preserve the two primary existing buildings** as the key driver for the design. The result is a podium–point tower design, utilizing a density transfer solution that is standard policy in city building and results in a Tier 1/Tier 2 approach as called for in the NIEBNA SAP, as well as a smaller tower footprint which respects light and air of surrounding properties, as outlined in SAFHD guidelines. The podium–point tower approach is successfully used in several well regarded peer cities including Portland, Seattle, Vancouver, Denver, etc.
- **The proposed design is consistent with the SAFHD guidelines**, which state in Section 9.9 that a building height that exceeds the height range may be considered when it is compatible with the surrounding context. The surrounding context of this site includes a combination of lower rise buildings, a 7-story mid-rise across the street, a historic church, and high-rise residential towers such as Pinnacle/Falls and La Rive condominiums.
- By **preserving and relocating the Harness Shop building next to the Nye’s Bar building**, the design gives these structures greater presence, massing and importance on the Hennepin streetscape. Key architectural details, site orientation, massing and materials of the two primary existing buildings will remain, per the SAFHD guidelines.

- **Create a four story, Tier 1, podium design that recreates the historic street definition on this block in a contemporary manner.** The four story height is compatible with SAFHD guidelines and addresses the street using time honored urban design principles, orientation, setbacks and complimentary height to similar nearby early 1900s street facades.
- **Create a Tier 1 podium design that is responsive and sensitive to the varying urban conditions that surround the site**— not a singular object. Hennepin-urban, vibrant, transparent, active; Lourdes Place- Transition from urban to Lourdes Rectory and Church, green, masonry, backdrop for church campus; 2nd Street-transitions from active retail to residential.
- **Create a Tier 1 podium design that is articulated by an expression of several building modules**, as outlined in SAFHD guidelines.
- **Create a gateway to NE at Hennepin** through preserving the two primary existing buildings and integrating them into an overall mixed use residential design that adds creative density while maintaining existing fabric.
- **Replace an existing unsightly surface parking lot** with new street level commercial and high density residential.
- **Create a “bold” developments and “high-quality” (i.e. Type I) construction/development as per NIEBNA SAP.**
- Leverage **streetcar** investment with high density development.
- Emphasize **walk-ability and pedestrian experience** through pedestrian and streetscape amenities.

SURVEY FOR: *Jacob Brothers Hennepin, LLC*

ADDRESS OF PROPERTY:
 116 Hennepin Ave East, Minneapolis, MN

REVISED: December 11, 2014 to show changes requested by client.

LEGAL DESCRIPTION:

Parcel 1:

Lot 1, and that part of Lots 2, 3, 4 and 5 lying Southwesterly of a line drawn parallel to the Northeastly line of said lots from a point on the Northwesterly line of Lot 2 distant 25 feet Southwesterly of the most Northerly corner of Lot 2, as measured along the Northwesterly line of Lot 2; All in Block 7, Subdivision of Grounds Between Pine, Bay, Main and Second Streets in St. Anthony Falls, (which plat was resurveyed by R. & F. Cook Dec. 1857), Hennepin County, Minnesota.

Torrens Property
 Torrens Certificate No. 1158152

Parcel 2:

Lot 6, Block 7, Subdivision of Grounds between Pine, Bay, Main and Second Streets in St. Anthony Falls (which plat was resurveyed by R. & F. Cook Dec. 1857), Hennepin County, Minnesota.

Torrens Property
 Torrens Certificate No. 1158152

Parcel 3:

That part of the Northeastly 25.65 feet of Lot 22, measured at right angles to the Northeastly line of said lot, lying Northwesterly of the Southeastly 81.61 feet thereof, Block 7, Subdivision of Grounds Between Pine, Bay, Main and Second Streets in St. Anthony Falls (which plat was resurveyed by R. & F. Cook Dec. 1857). That part of Lot 22 lying Northwesterly of the Southeastly 70.61 feet thereof, except that part of the Northeastly 25.65 feet of Lot 22, measured at right angles to the Northeastly line of said Lot, lying Northwesterly of the Southeastly 81.61 feet thereof, Block 7, Subdivision of Grounds Between Pine, Bay, Main and Second Street in St. Anthony Falls (which plat was resurveyed by R. & F. Cook Dec. 1857), Hennepin County, Minnesota.

Torrens Property
 Torrens Certificate No. 1158152

Parcel 4:

That part of Lots 2, 3, 4, 5, Block 7, Subdivision of grounds between Pine, Bay, and Second Street, as resurveyed by R. & F. Cook (December 1857) described as follows: Beginning at a point on the Southerly side of Central Avenue where said point is intersected by the line dividing Lot 2 from Lot 22, Block 7, in said Subdivision; thence Southwesterly 25 feet along line dividing Central Avenue from said Lot 2; thence Southeastly parallel with the Westerly line of said Lot 22, in said Block to a line dividing Lot 5 from Lot 6; thence Northeastly along said dividing line to the Southeastly corner of said Lot 5; thence Northwesterly along the Westerly line of said Lot 22 to the place of beginning. Hennepin County, Minnesota

Abstract Property

NOTES & LIMITATIONS:

- The subject property resides in Zone X of FEMA Flood Panel Number 27053C0357E, dated September 2, 2004.
- The subject property contains 20,001 sq. ft.
- There is no observable evidence of earth moving work, building construction or building additions, per a field inspection done on November 11, 2014.
- There is no observable evidence that the site is being used as a solid waste dump, sump or sanitary landfill per a field inspection done on November 11, 2014.
- There are no wetlands on site per visible inspection done on November 11, 2014. Although we are not wetland specialists, because the entire site is hard surfaces we surmise there are no wetlands on the site. If this is concern to you a wetland specialist could be hired to agree or disagree with our opinion.
- The subject property resides in Zone C3A/Community Activity Center District, PO/Pedestrian Oriented Overlay District, and MR/Mississippi River Critical Area Overlay District.

Per the Zoning Letter dated December 9, 2014 from John Smoley at the City of Minneapolis, the current use is "bar and restaurant and second floor housing" and the proposed use is "mixed use - multi-family and commercial." "One to four dwelling units, as part of a mixed use building" is a permitted use in the C3A/Community Activity Center District, PO/Pedestrian Oriented Overlay District, and MR/ Mississippi River Critical Area Overlay District. Multiple family dwellings of three or more units are also permitted. Please note that this property lies within the St. Anthony Falls Historic District designated by the city, state, and federal governments.

Note there were no building setbacks defined in said Zoning Letter and therefore none are shown on the survey.

STANDARD SYMBOLS & CONVENTIONS:

• Denotes 1/2" ID pipe with plastic plug bearing State License Number 9235, set, unless otherwise noted.

CERTIFICATION:

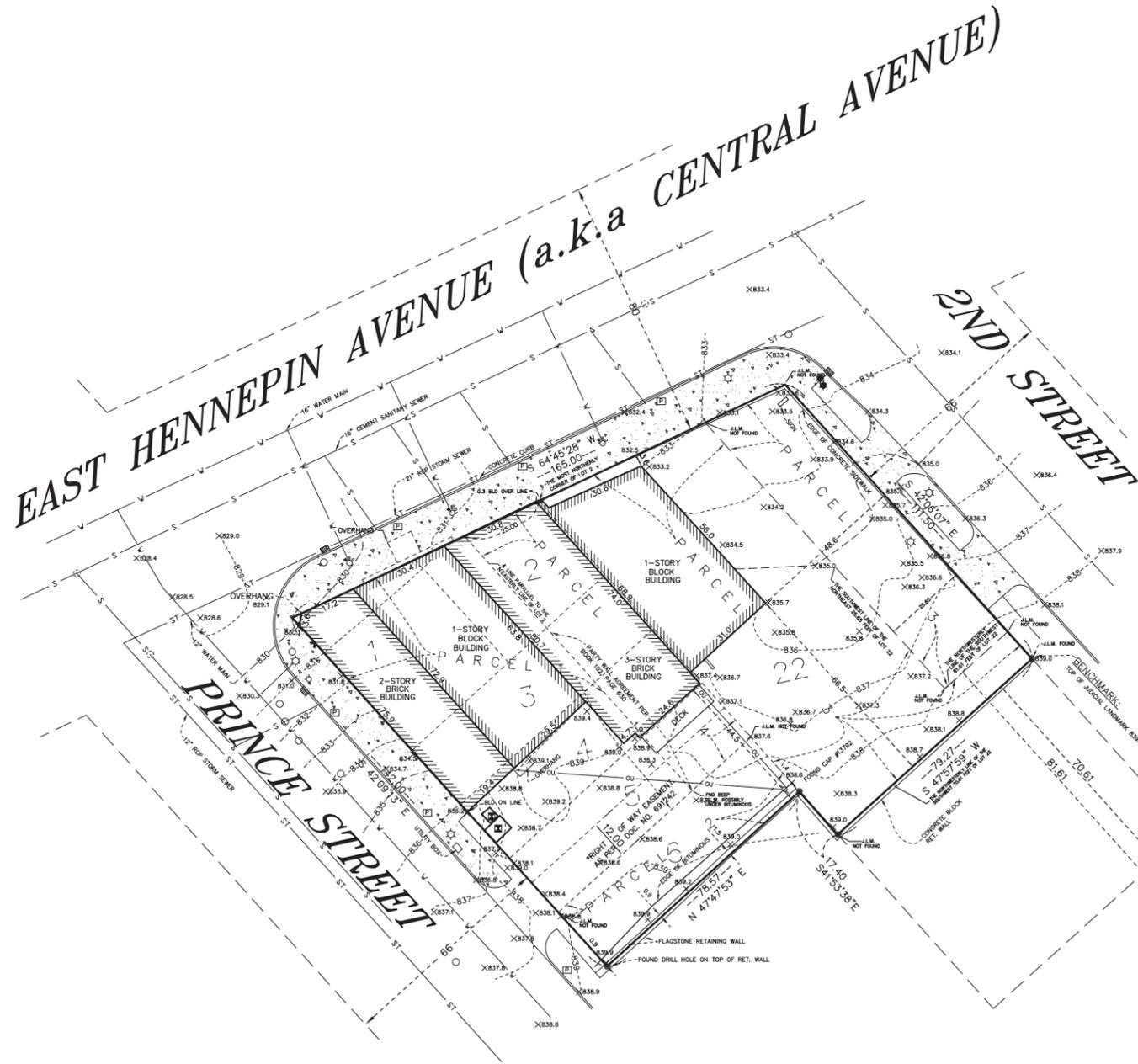
To: Jacob Brothers Hennepin, LLC, SR Development, LLC, Schafer Richardson, Inc. and Commercial Partners Title, LLC as issuing agent for Old Republic National Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(b), 7a, 8, 11(a), 11(b), 16, 17, 18 and 19 of Table A thereof. The field work was completed on: November 11, 2014

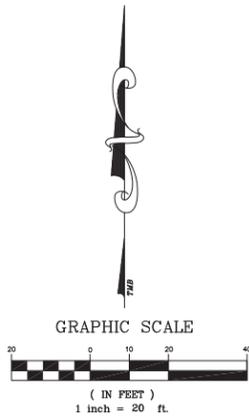
December 16, 2014, *James H. Parker*
 James H. Parker P.E. & P.S. No. 9235

NOTES ON COMMITMENT NUMBER 39254, SCHEDULE B- PART II EXCEPTIONS:

- Item 12 - has been deleted.
- Item 13 - Easement for cable/telecommunications - This easement appears to cover the entire site.
- Item 14 - Easement for Alley Purposes. This easement, shown on the survey, existed only so long as the mortgage recorded in Book 3284 of Mortgages, Page 80, remained unsatisfied of record. While the mortgage has now been satisfied of record, the easement appears as a recital on the Certificate of Title for Parcel 1.
- Item 15 - Easement for adjoining encroachments from Lot 7 to maintain their present location. A document number or specific location has not been supplied to us and therefore not shown on the survey.
- Item 17 - Boundary marked by Judicial Landmarks - These landmarks were not found.
- Item 18 - Boundary marked by Judicial Landmarks - One of these monuments were found and shown on the survey.



LEGEND	
+	SIGN
*	LIGHT POLE
⊕	POWER POLE
⊙	TRAFFIC LIGHT
W	WATER MAIN AND SERVICE
S	SANITARY SEWER AND SERVICE
ST	STORM SEWER
G	GAS MAIN AND SERVICE
○	MANHOLE NOT FIELD LOCATED
⊕	WATER SHUT-OFF VALVE
OP	OVERHEAD POWER
OU	OVERHEAD UTILITY LINES
■	CATCH BASIN
□	PARKING METER
○	MANHOLE
⊕	TELEPHONE PEDESTAL
⊕	ELECTRIC CONTROL BOX
⊕	GAS METER
⊕	SIAMESE WATER VALVE
⊕	FIRE HYDRANT
⊕	CONCRETE SURFACE

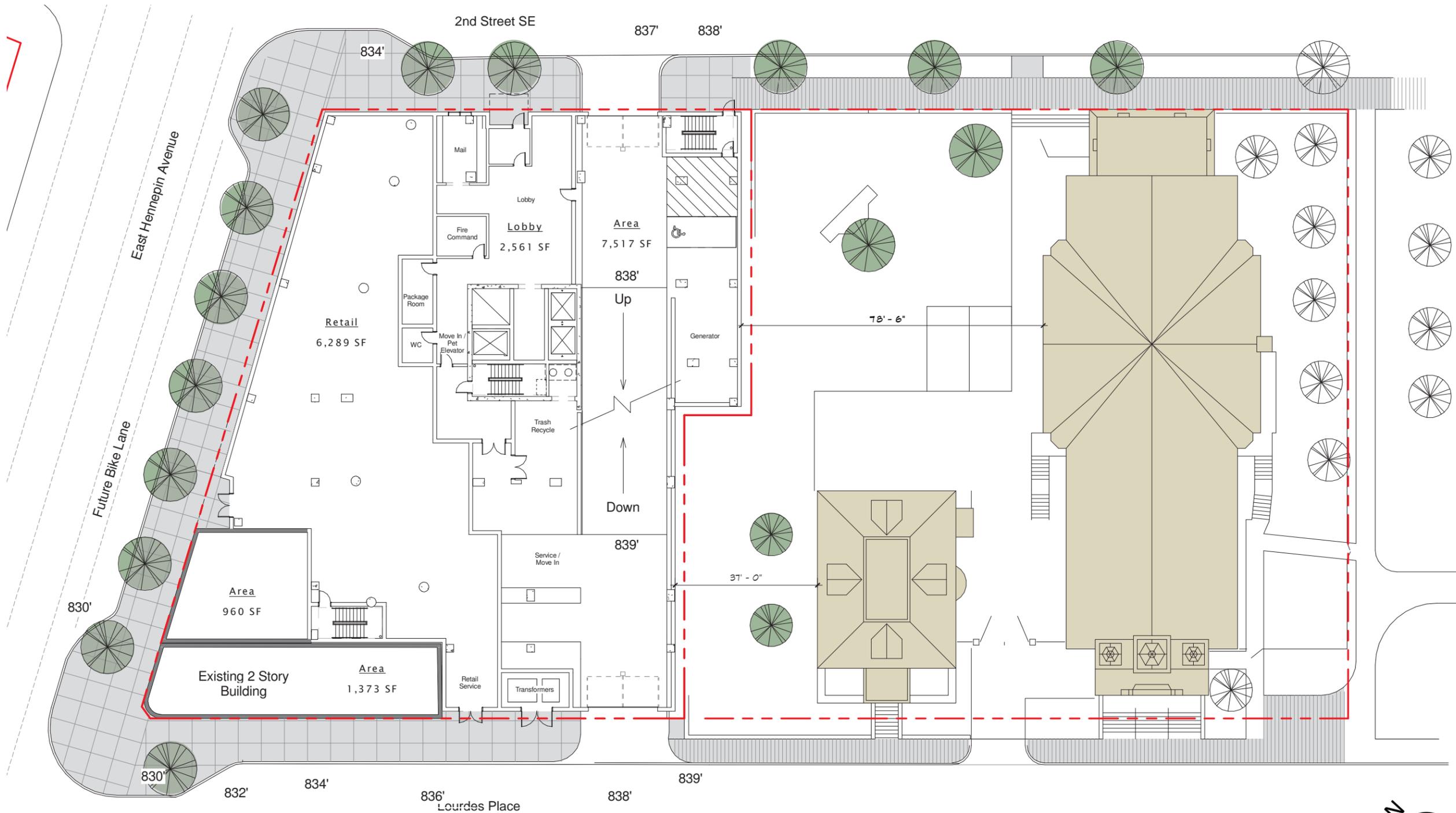


Draw. No. 140897 TB REV 12-11

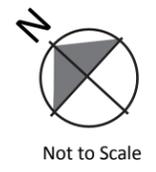
SITE METRICS

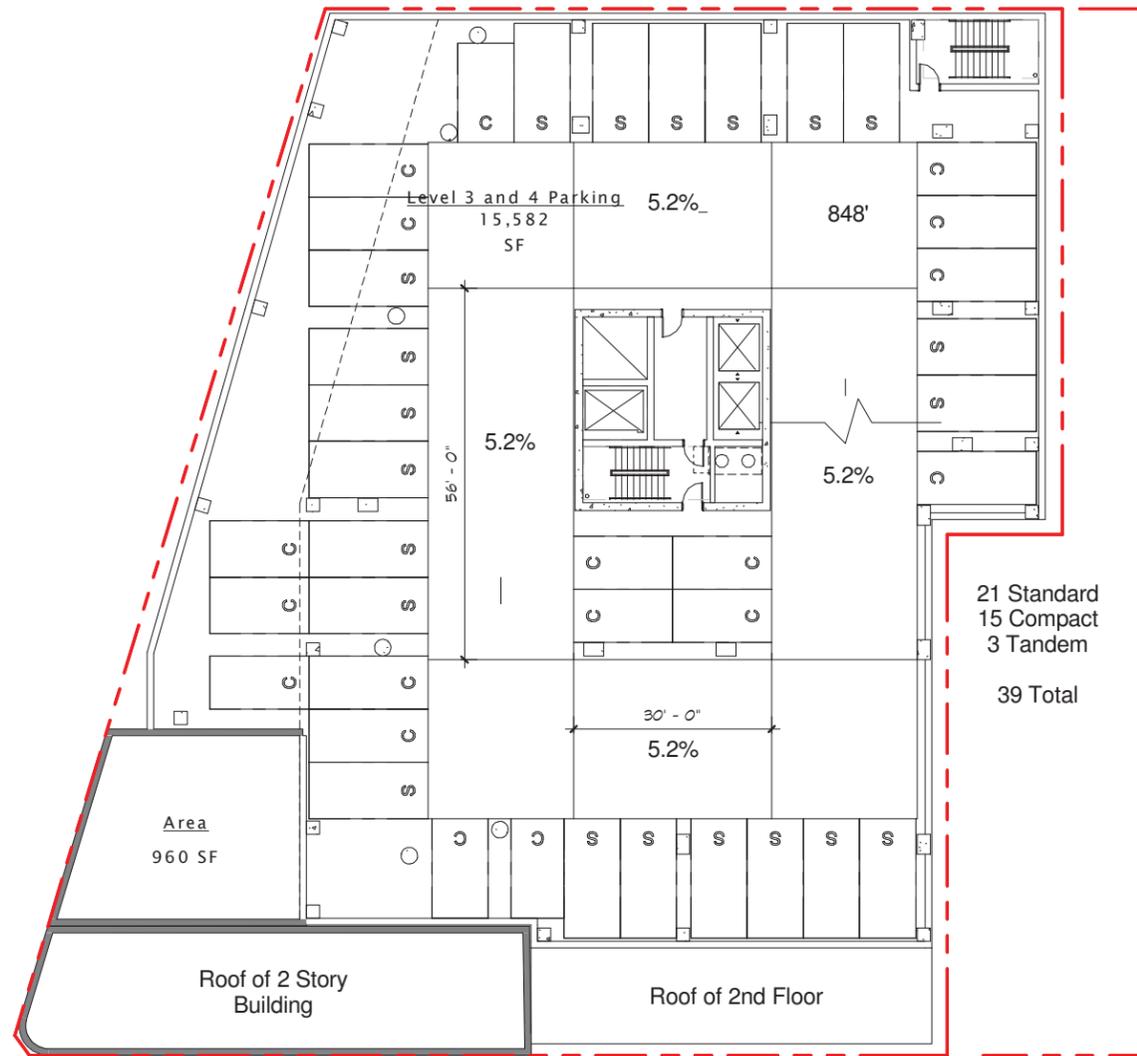
112 AND 116 EAST HENNEPIN			
Lot Size (SF)			20,001
Lot Size (Acres)			0.459
RESIDENTIAL	UNITS	BEDS	GSF
	189	267	218,337
COMMERCIAL	TENANTS		GSF
	2 TO 4		8,858
PARKING	SPACES		GSF
Residential	193		
General	30		
Tandem	26		
Total	249		115,796
DENSITY TOTALS			
TOTAL GSF			362,169
DENSITY (UNITS/ACRE)			412
FAR			12.3

UNIT MIX		
TYPE	UNITS	AVG. NRSF
Studio	17	583
Alcove	34	600
1 BR	68	774
2 BR	51	1,227
PH	19	1,317
	189	1,013

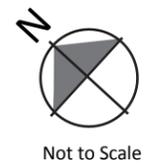


STREET LEVEL PLAN





PARKING LEVEL PLAN 3 (2, 4-7 SIM)







HENNEPIN FACADE INVENTORY



308

401

403



208

216



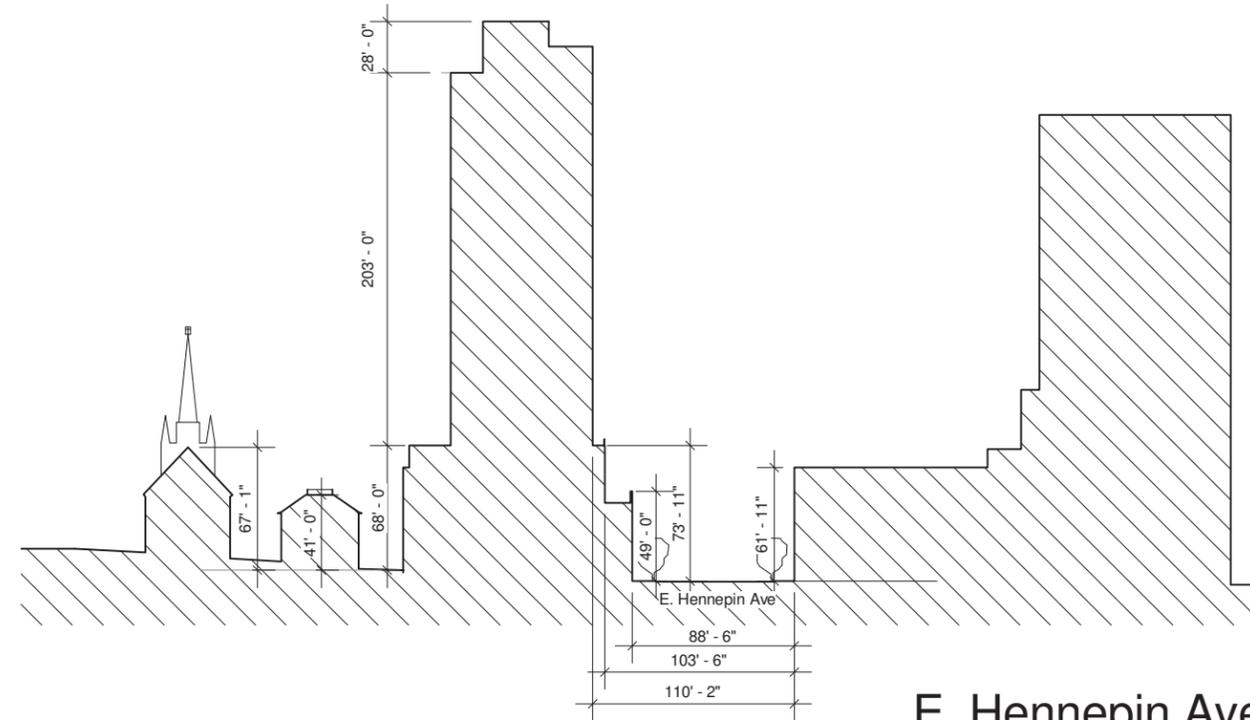
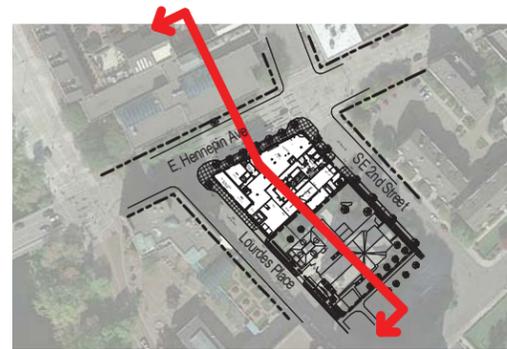






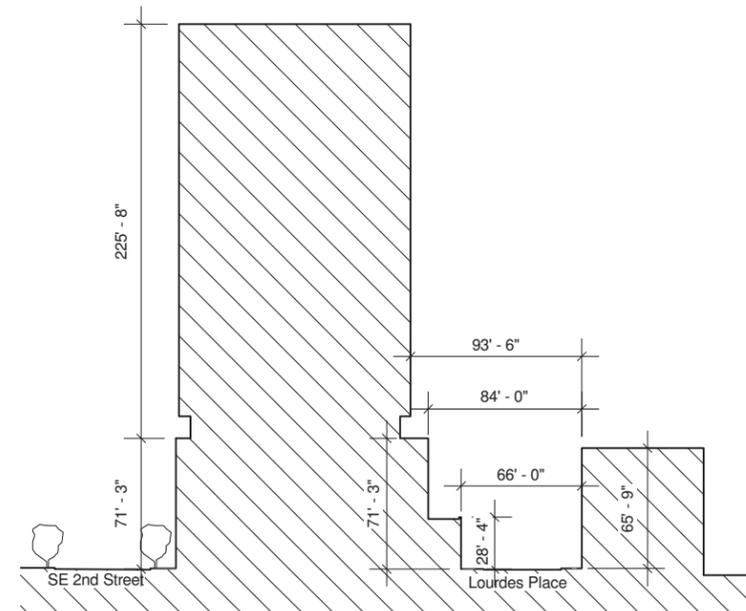
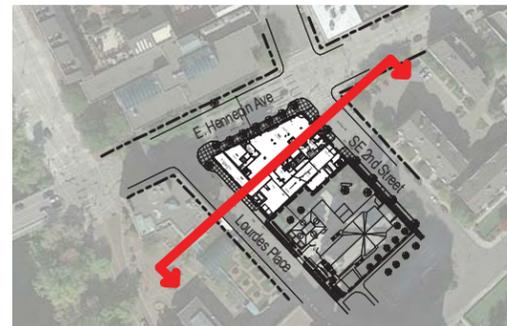


STREET SECTIONS



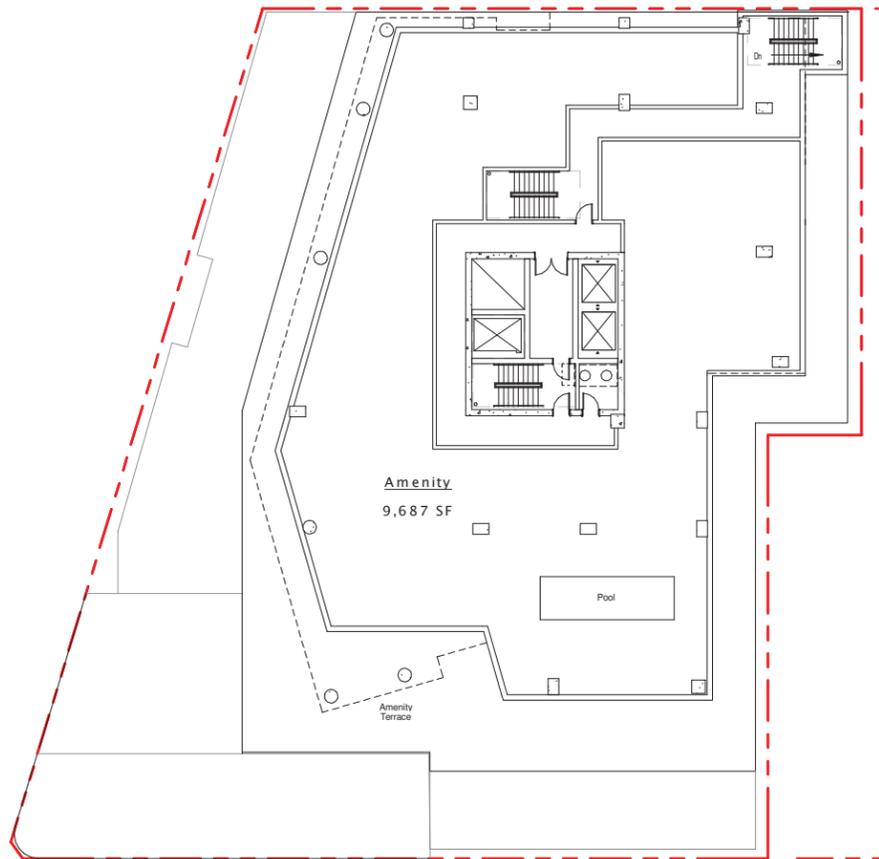
E. Hennepin Avenue Site Section

Scale: 1" = 100'-0"

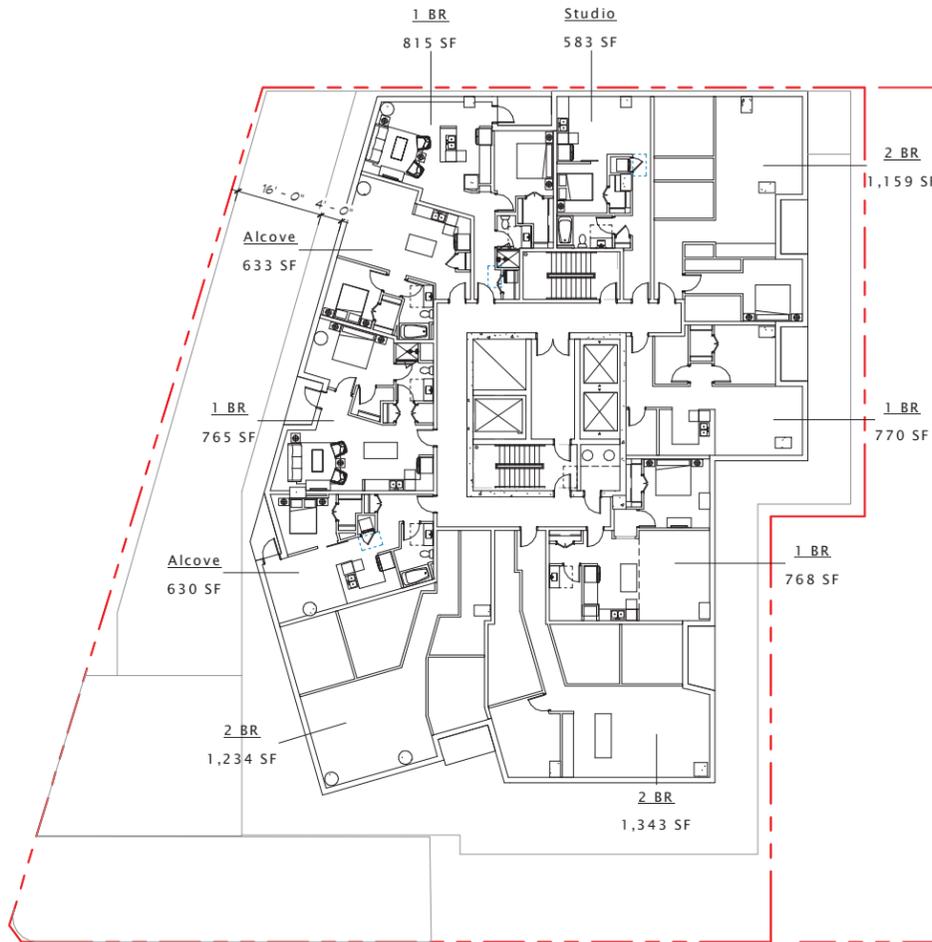


Lourdes Place Site Section

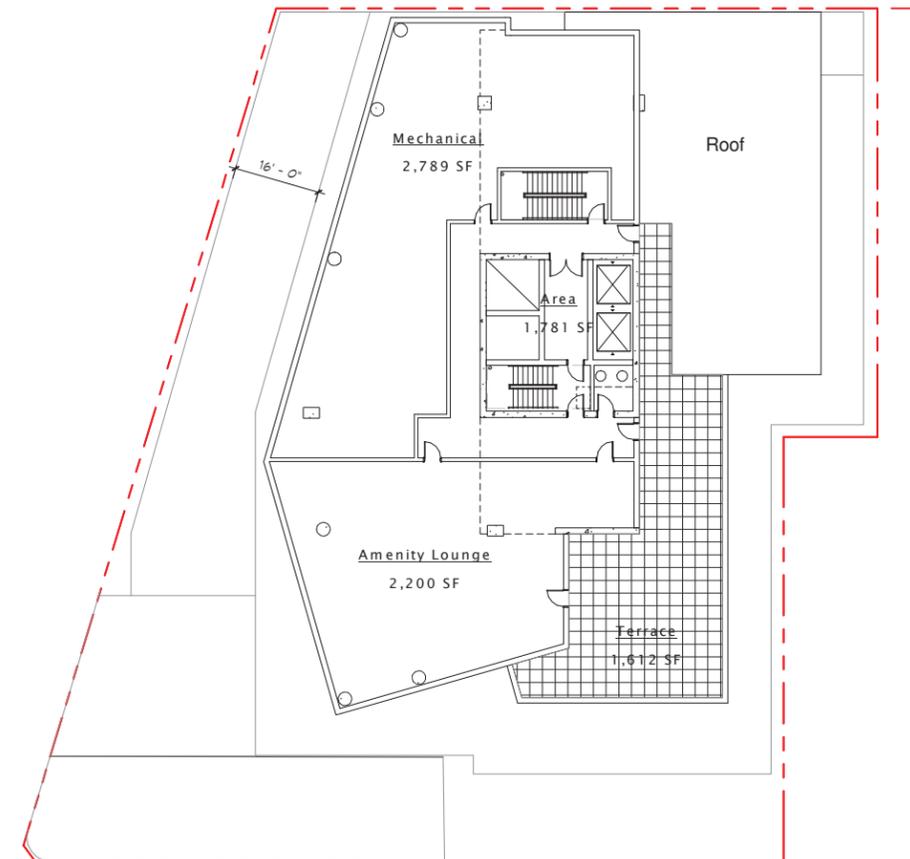
Scale: 1" = 100'-0"



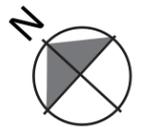
LEVEL 8 AMENITY PLAN



TYPICAL LEVEL 9-25



LEVEL 30 AMENITY & ROOF TERRACE



Not to Scale







Schafer Richardson, along with our architect ESG, is working with Lisa Steiner (City Planner) and other Land Use, Design and Preservation staff on the current zoning of the site and issues related to the existing buildings on the site.

Current zoning is C3A (Community Activity Center) located in Pedestrian Overlay District

FAR 2.7

Height 4 stories 56'

Per current design:

FAR = 12

Height = 30 stories, 312'

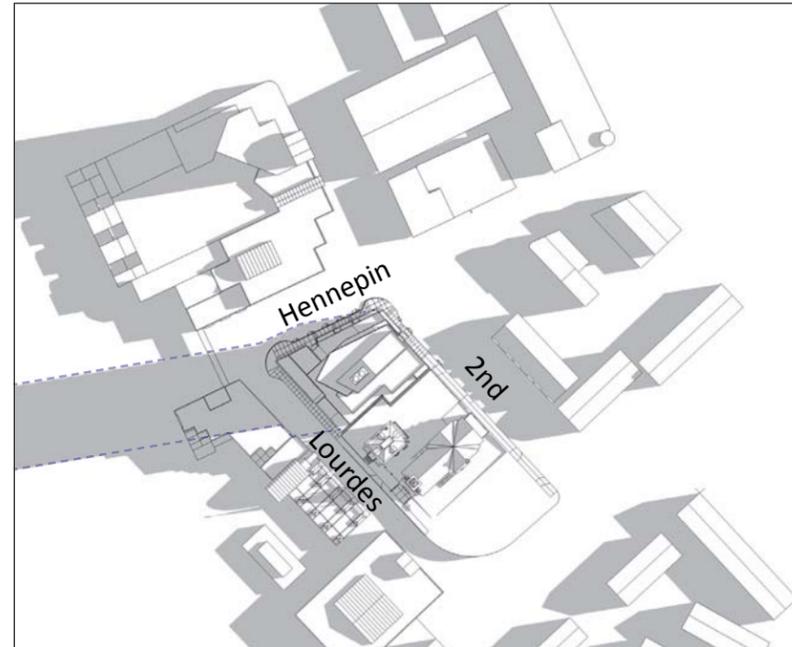
Zoning approvals required will include:

1. Variance for FAR
2. Conditional Use Permit for height
3. Site Plan Review.

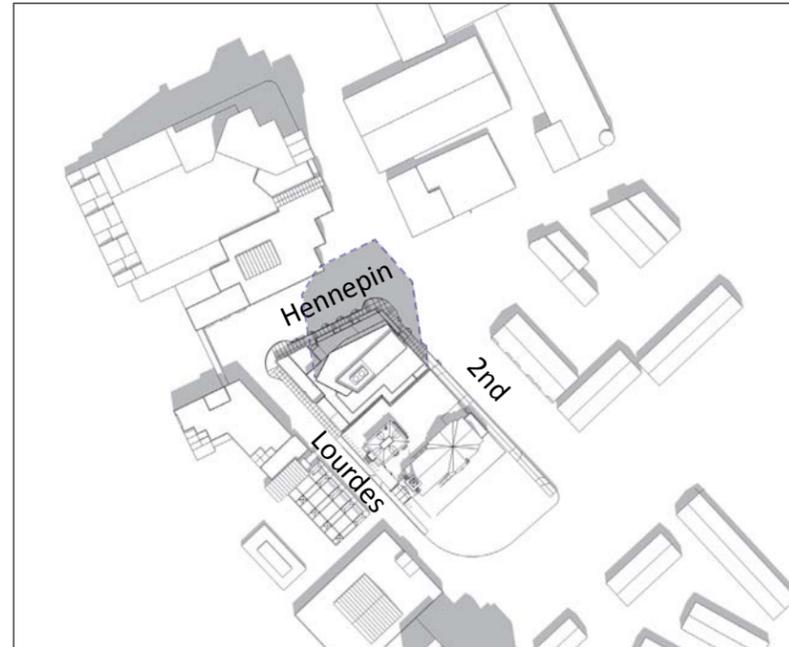
Per the HPC St. Anthony Falls Historic District Guidelines, the project will require the following approvals:

- 1) Certificate of Appropriateness – Alteration
 - a) For demolition of the infill buildings
 - b) For relocation of the 3-story Harness Shop and removal of back portion
 - c) For any exterior modifications to the 2-story building (112 E Hennepin)
- 2) Certificate of Appropriateness – New Construction
 - a) For a new 30-story residential tower with retail on the ground level

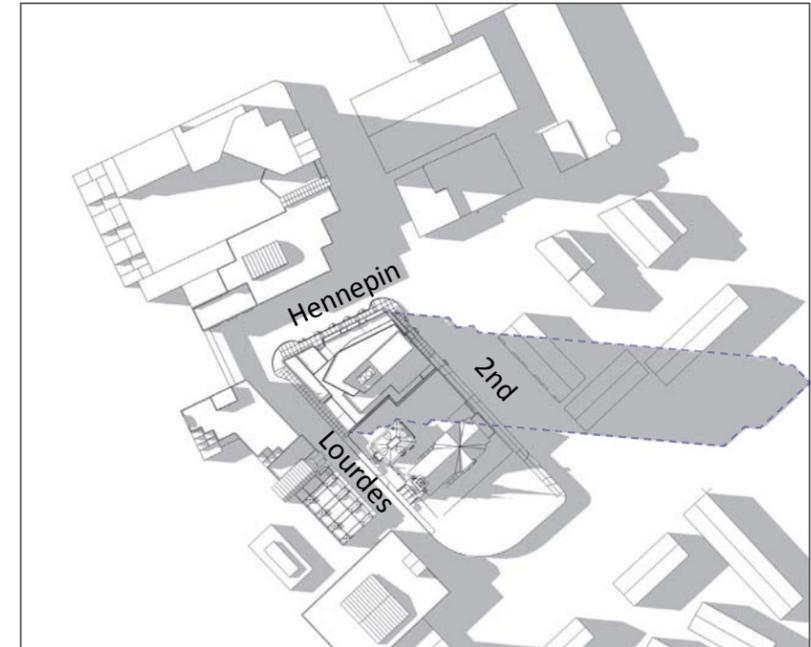
SHADOW STUDY



June Morning 7 AM

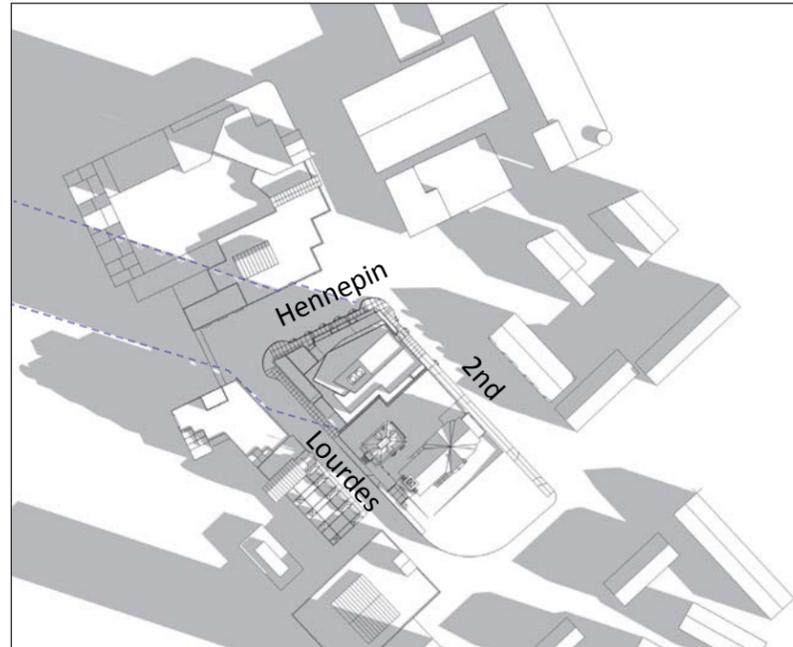


June Noon

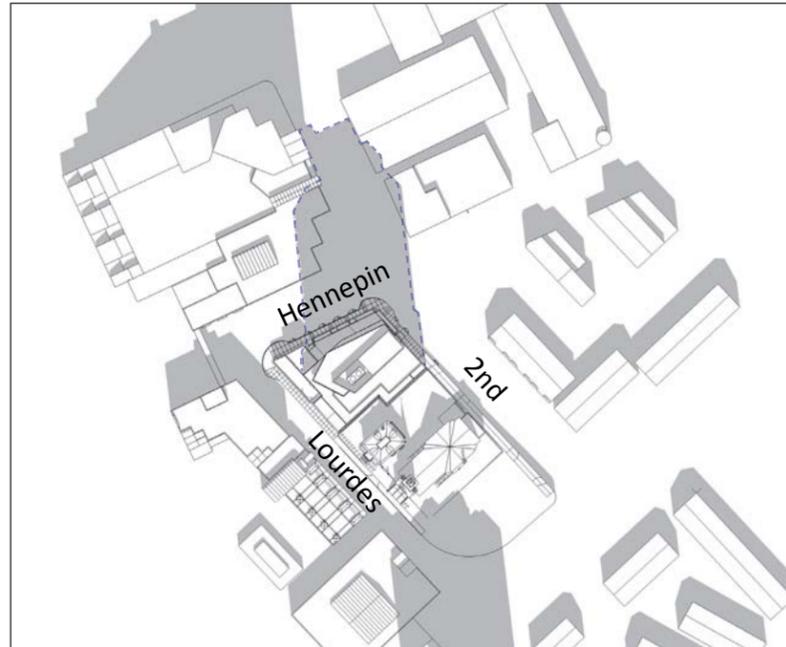


June Evening 5 PM

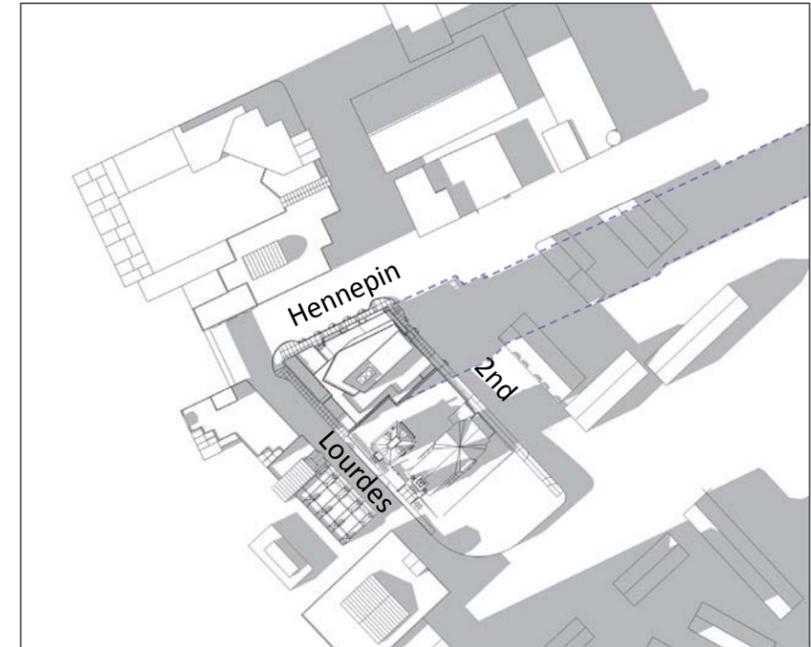
SHADOW STUDY



March/Sept Morning 8 AM

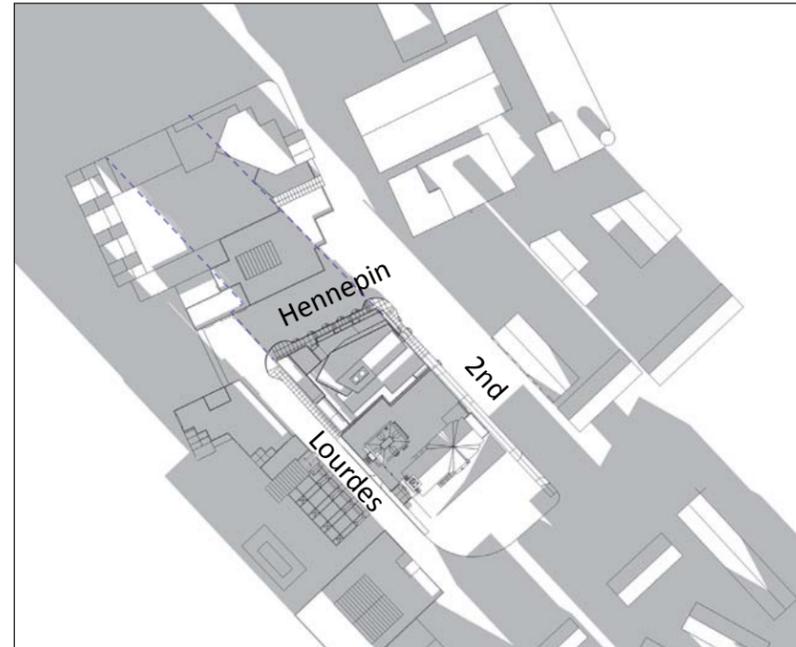


March/Sept Noon

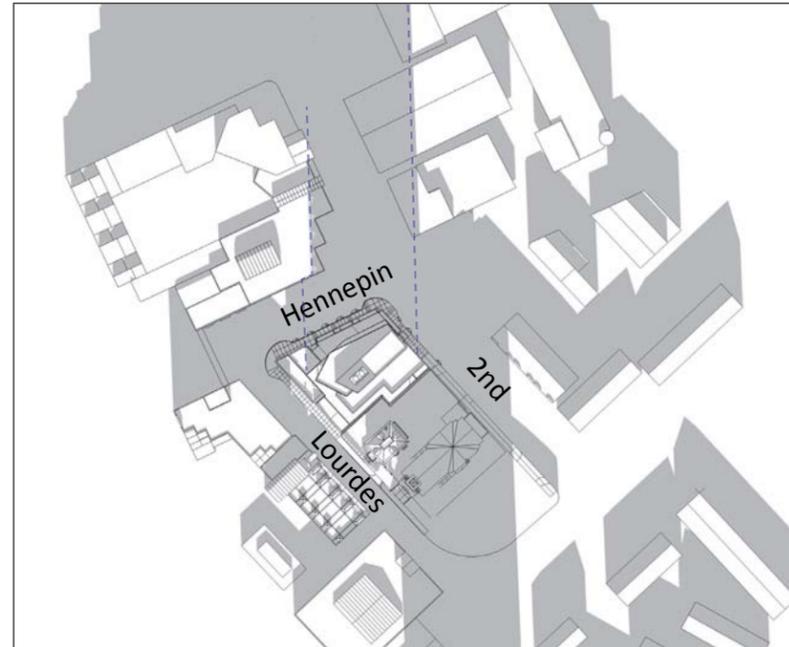


March/Sept Evening 4 PM

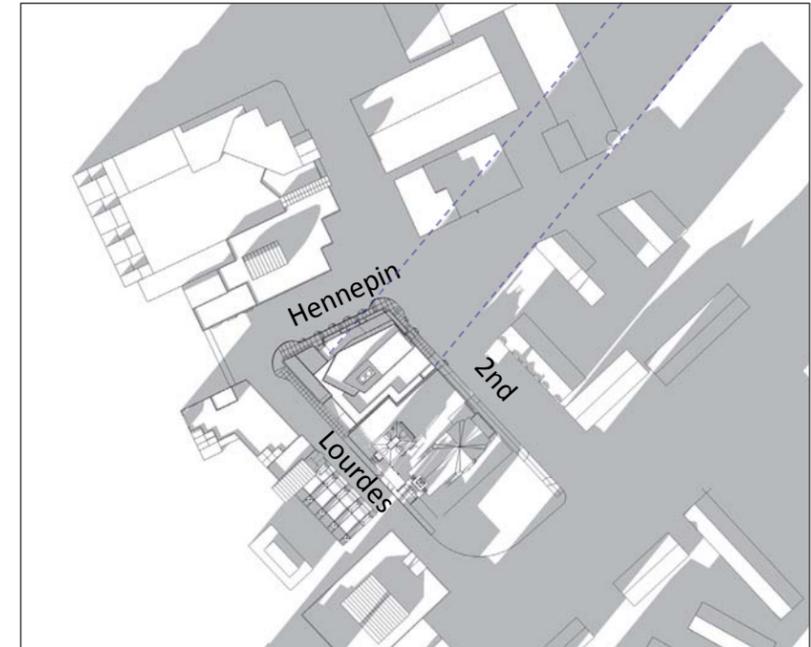
SHADOW STUDY



December Morning 9 AM



December Noon



December Evening 3 PM