

MEMORANDUM

TO: City Planning Commission, Committee of the Whole
FROM: [Hilary Dvorak](#), Principal Planner, (612) 673-2639
DATE: April 30, 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. The proposed changes to the building will require a public hearing before the Heritage Preservation Commission (HPC). A Certificate of Appropriateness application for the rehabilitation of the building is required. In addition, since there will be two buildings located on one zoning lot the applicant will be applying for a historic variance to allow this situation. It is anticipated that the HPC meeting will occur in May.

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 alley dead ends in the middle of the block. The applicant is proposing to build over the public alley, which will require that the air rights above the alley be vacated.

This development was reviewed at the February 26, 2015, City Planning Commission, Committee of the Whole meeting. Since that meeting several design changes have been made to the building. Some of those changes include:

- The checkerboard color pattern has been removed.
- Brick has been incorporated into the design of the lower two levels along the south side of the building.

- A green wall system has been added to the lower two levels of the building along the south end of Marquette Avenue.
- Projecting bay windows and balconies have been added on all four sides of the building.

LAND USE

The site is zoned B4-I Downtown Business District and is located in the DP Downtown Parking Overlay District. In the B4-I 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-I zoning district; however, there are maximum parking requirements.

The proposed FAR of the building exceeds the zoning district maximum. To increase the FAR of the building the applicant is proposing to apply for a FAR premium instead of a variance. The FAR premium that they would pursue is the Historic Preservation premium which allows for up to a 3.0 value in the B4-I zoning district. The standards for this premium are:

- a. The structure shall be a locally designated historic structure or shall be determined to be eligible to be locally designated as a historic structure, as provided in [Chapter 34](#) of the Minneapolis Code of Ordinances, Heritage Preservation Commission
- b. The historic structure, if undesignated, shall be subject to the same restrictions that are applicable to locally designated historic structures and the recommendations contained in The Secretary of the Interior's Standards for Rehabilitation.
- c. The historic structure shall be rehabilitated pursuant to the applicable guidelines of the heritage preservation commission and the recommendations contained in The Secretary of the Interior's Standards for Rehabilitation, if necessary.
- d. The historic structure shall be maintained in good order for the life of the principal structure.

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 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.
- Variance to increase the height of a fence located within 5 feet of a public sidewalk from 6 feet to 7 feet.
- Site plan review.
- Vacation of air rights over the public alley.

Apartment Development at 10th & Marquette Project Description

The Handicraft Building City Apartments project provides a mixed-use complex consisting of upscale apartments, amenity spaces, a restaurant, new commercial co-office space and retail space. The new high-rise apartment building will house 288 units plus 5 street-level maisonettes ranging from small studio units up to 2 bedroom/2 bath units. The project incorporates dwelling units, appropriately sized, which will allow college graduates and young professionals making \$35,000 to \$40,000 a year, a place to reside in the downtown core. The 18th floor will provide an outdoor roof terrace and sky club, with active and passive spaces, for the private use of the building's residential tenants.

The streetscape along Marquette Avenue will incorporate urban 2-story walk-up townhomes, reminiscent of downtown Vancouver's residential maisonettes, to create a new, vibrant, pedestrian-friendly environment while screening some limited parking spaces and utility/storage areas. 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 scale of the former commercial streetscape along Marquette. The ground level façade along 10th is designed to be reminiscent of the current existing building and maintain the character of the 10th Street pedestrian experience.

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 building incorporates classic, timeless design methods and colors to create a strong base, middle and top to the building with the top two floors consisting of penthouse units with extensive glass. The middle of the building has influences of Mondrian proportions and organizational order, to harmonize the façade yet be unique and elegant. The color palette is simple yet timeless – using white and charcoal grey along with accents of the orange earthen-tone bricks and wood tones. The window systems will have floor to ceiling glass in order to include a significant amount of glass to be equal to or exceed the three most current downtown residential projects (Latitude 45, 4 Marq and The Nic).

The historic Handicraft Guild building, located at 89-91 South 10th Street, will be rehabilitated as part of the new development. The Handicraft Guild building is locally designated by the Minneapolis Heritage Preservation Commission (HPC) as an example of the religious and cultural development of Minneapolis. It was designed for and housed a leading arts organization during a period when the Arts and Crafts movement flourished. A Certificate of Appropriateness is requested to allow for the proposed renovation. In order to allow the new apartment building to sit on the same zoning lot as the Handicraft Guild building, a historic variance is being sought.

Two buildings will be demolished as part of the development. They are located at 1004 Marquette Avenue South and 1016 Marquette Avenue South. The 1004 Marquette building, which shares a party wall with the Handicraft Guild building, was included in the City's 1998 designation of the Handicraft Guild building, however, the Court of Appeals overturned the designation of the 1004 Marquette building because there was no evidence that it is culturally or historically significant on its own or through association with the Handicraft Guild. Neither of the buildings that will be demolished are historic resources, so no HPC review is required for the demolition.

The renovated Handicraft Guild building will house restaurant and office space as well as apartment amenities such as concierge services, leasing functions and fitness spaces. The renovation will include rehabilitation of the exterior. The applicant is proposing to locate the primary entrance for the project on 10th Street in the historic building. There is an existing limestone entry pediment at this front entry that is cracked. This will be removed, repaired and re-installed. Also, the applicant will clean and restore the original text "91 Handicraft Building" to original condition.

(over)

Masonry will be cleaned and repointed, while damaged masonry units will be replaced. The applicant will remove existing mortar joints which appear to be different from original (previously performed tuck pointing and masonry patching which does not match color, texture, and/or composition or bond pattern) and repoint. All existing non-historic paint (signage, graffiti, or other) on existing brick will be removed, using the gentlest means possible. Original surface integrity and finish of existing brick shall be maintained during and after paint removal. Brick will not be sand-blasted. See enclosed noted elevations for more detail.

The existing roof will be replaced. The existing roof membrane will be removed at the gable, including all flashings. It will be replaced with metal standing seam panels, flashings and fascia, with gutters/downspouts to match. All other flat roofs are to be replaced, including flashings, copings and scuppers/downspouts.

A window survey has been completed in order to evaluate the condition of the existing windows and doors to determine a treatment plan. See enclosed memo and elevations for the proposed treatment of each opening. Non-historical infill material will be removed from original openings. New storm windows will be added to the interior of all windows. All skylights are to be restored to their original condition. See enclosed window survey elevations for the intended treatment of each condition.

A narrow, glass link will provide a connection between the Handicraft Guild building and the first three levels of the new apartment building. To accommodate this link, a new opening will be saw cut into the east wall of the existing building at each floor level. A new steel lintel will be installed within existing mortar joints. The link will be approximately 15 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. New windows will be installed on the east façade of the existing building, just south side of the proposed glass link, to provide a visual and physical connection from the interior space and the exterior courtyard. The revamped courtyard will transform a blighted asphalt covered area into a beautifully landscaped courtyard providing intimate outdoor seating and green space for the restaurant.

10th & Marquette Development



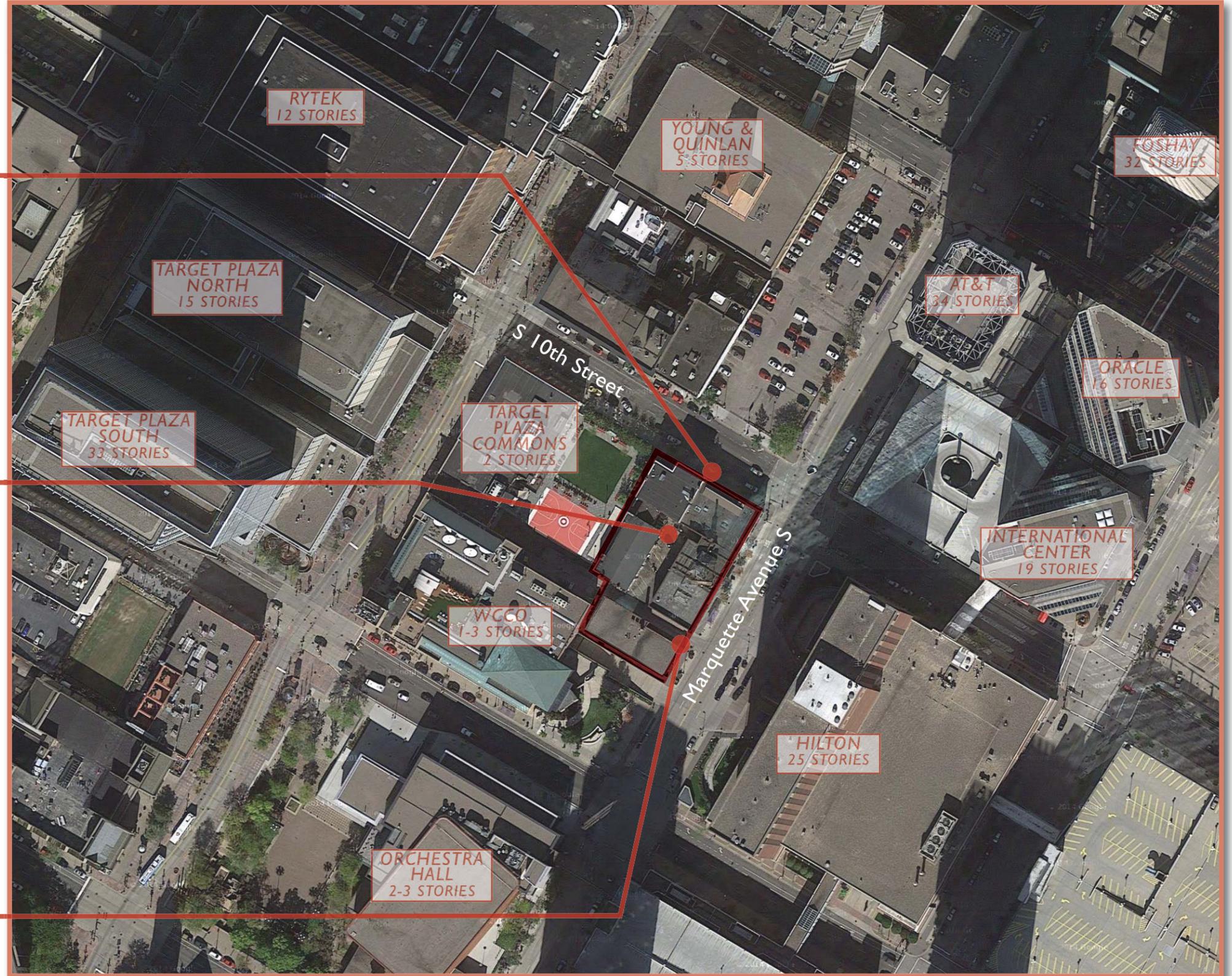
10th Street Elevation



Alley View of Historic Building

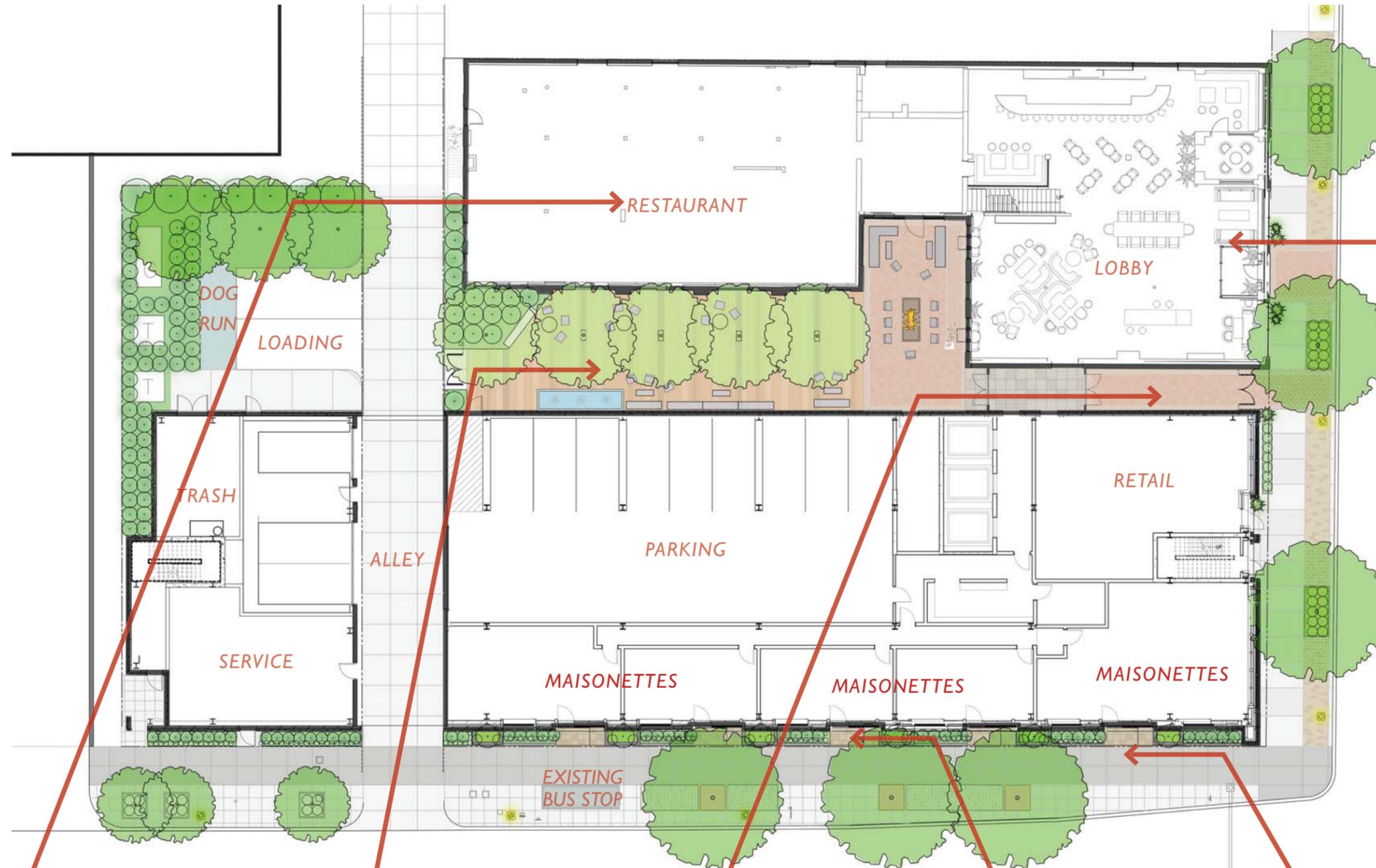


Marquette Avenue Elevation

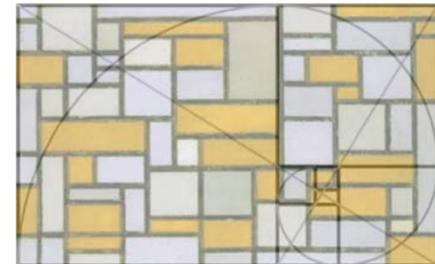
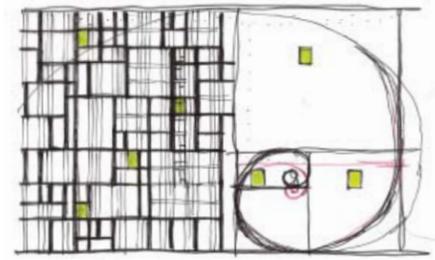
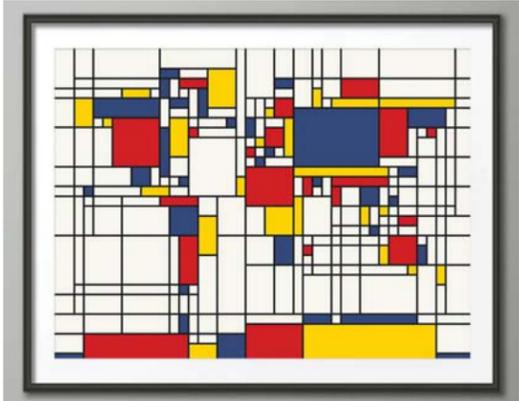
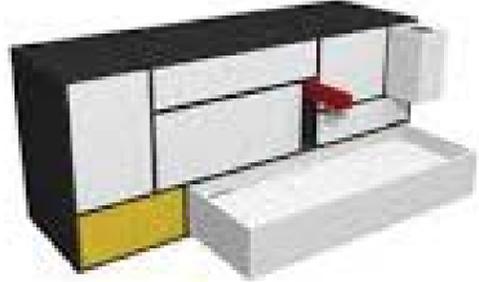
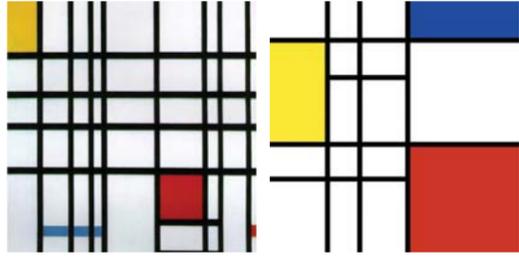


Existing Conditions

10th & Marquette Development



10th & Marquette Development



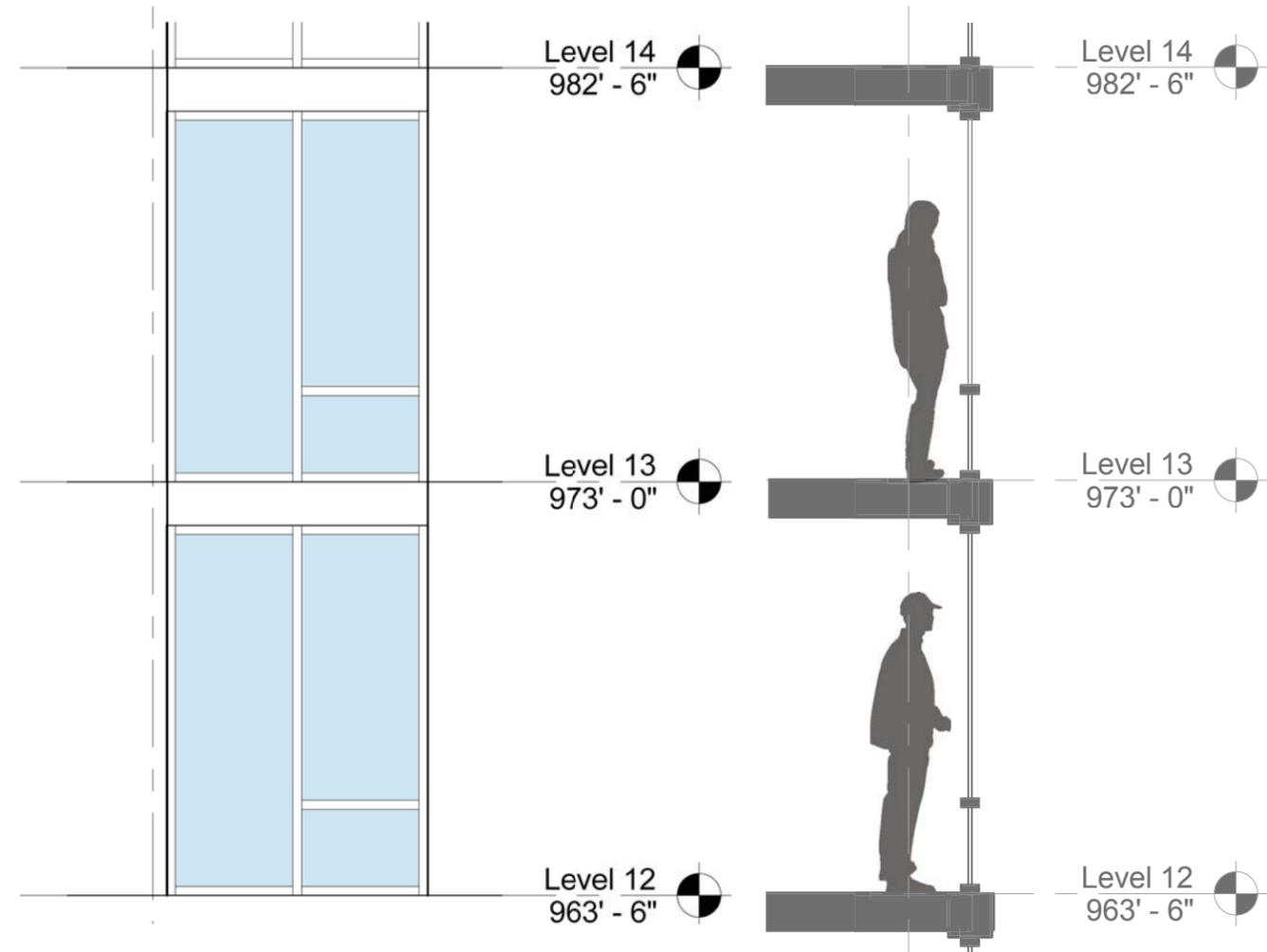
10th & Marquette Development



10th & Marquette Development

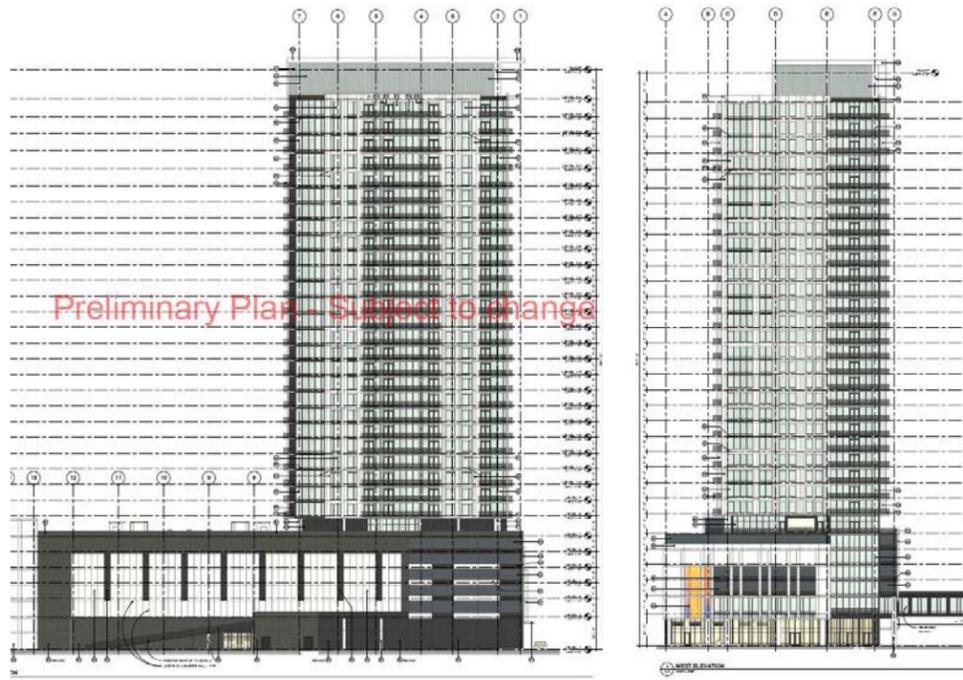
Handicraft
46.4%
Glazing Percentage

- Glazing percentage equal to or greater than:
The Nic, 4Marq, and Latitude 45
- Patterning of facade not shown for diagram purposes only.



10th & Marquette Development

Recent Development Glazing Comparison:



The Nic

46.4% - 47.6%
Glazing Percentage



4Marq

35.7% - 36%
Glazing Percentage



Latitude 45

35% - 40%
Glazing Percentage

10th & Marquette Development



Committee of the Whole Submittal
04/20/2015

PrattOrdway
PROPERTIES



CITY™

BKV
GROUP

10th & Marquette Development



10th & Marquette Development



10th & Marquette Development



Committee of the Whole Submittal
04/20/2015

PrattOrdway
PROPERTIES

VILLAGEGREEN

CITY™

BKV
GROUP

10th & Marquette Development



CONSULTANTS

PROJECT TITLE

10TH AND
 MARQUETTE
 DEVELOPMENT

KEY PLAN

ISSUE #	DATE	DESCRIPTION
1	04/20/2015	COMMITTEE OF THE WHOLE SUBMISSION

NOT FOR
 CONSTRUCTION

CERTIFICATION

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 Architect under the laws of the State of Minnesota

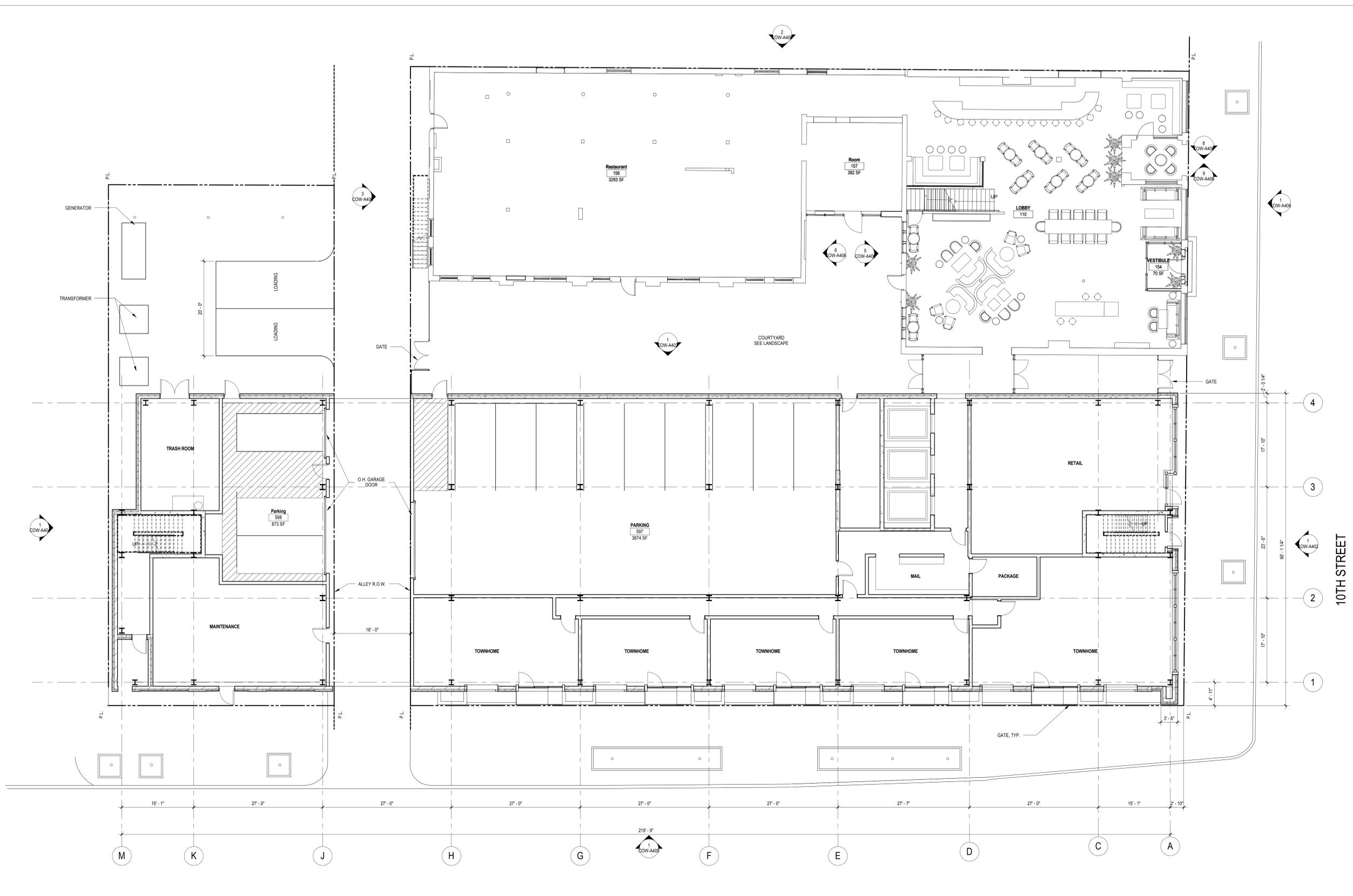
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LICENSE NUMBER	DATE	
DRAWN BY	DATE	
CHECKED BY	DATE	
COMMISSION NUMBER	DATE	

SHEET TITLE

1ST FLOOR PLAN

SHEET NUMBER

COW-A101



1 FIRST FLOOR PLAN
 COW-A101 1/8" = 1'-0"

CONSULTANTS

PROJECT TITLE

10TH AND
MARQUETTE
DEVELOPMENT

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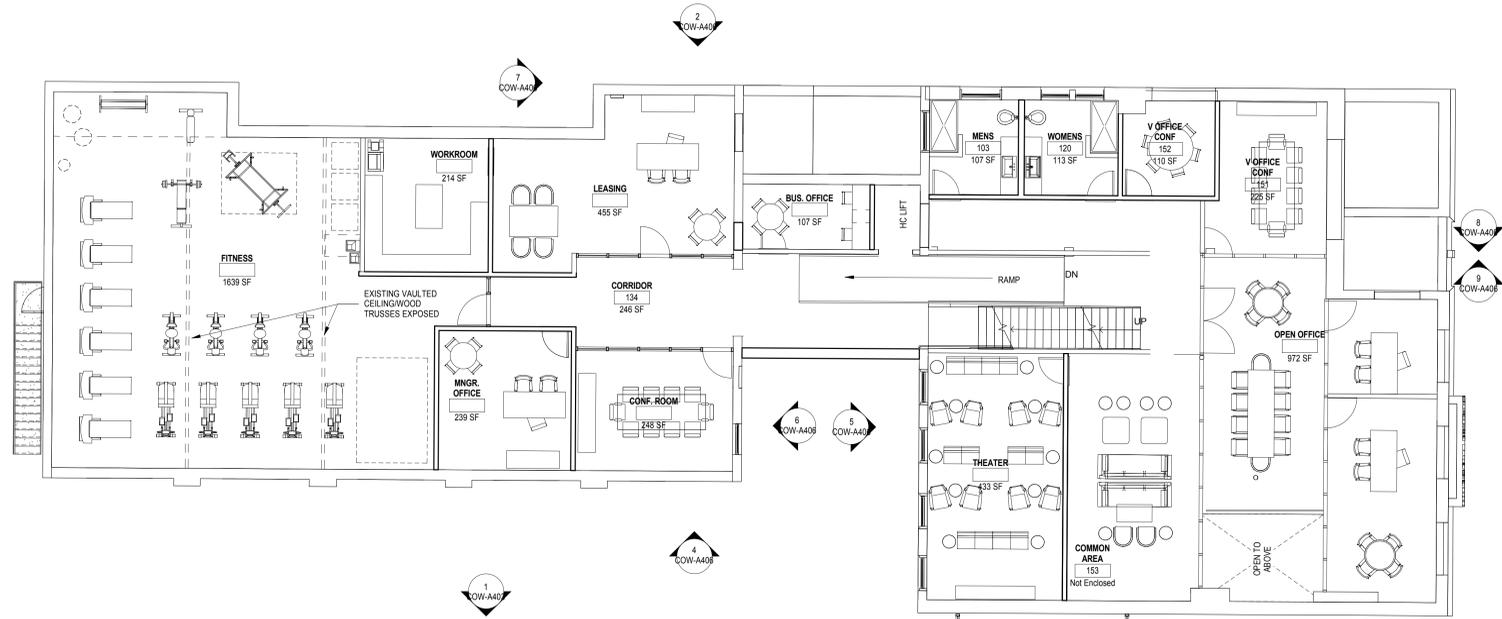
License Number	Date
DATE	04/20/2015
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CHECKED BY	MPK
COMMISSION NUMBER	1872.01

SHEET TITLE

2ND FLOOR PLAN

SHEET NUMBER

COW-A102



1 2ND FLOOR PLAN
COW-A102 1/8" = 1'-0"

CONSULTANTS

PROJECT TITLE

10TH AND
 MARQUETTE
 DEVELOPMENT

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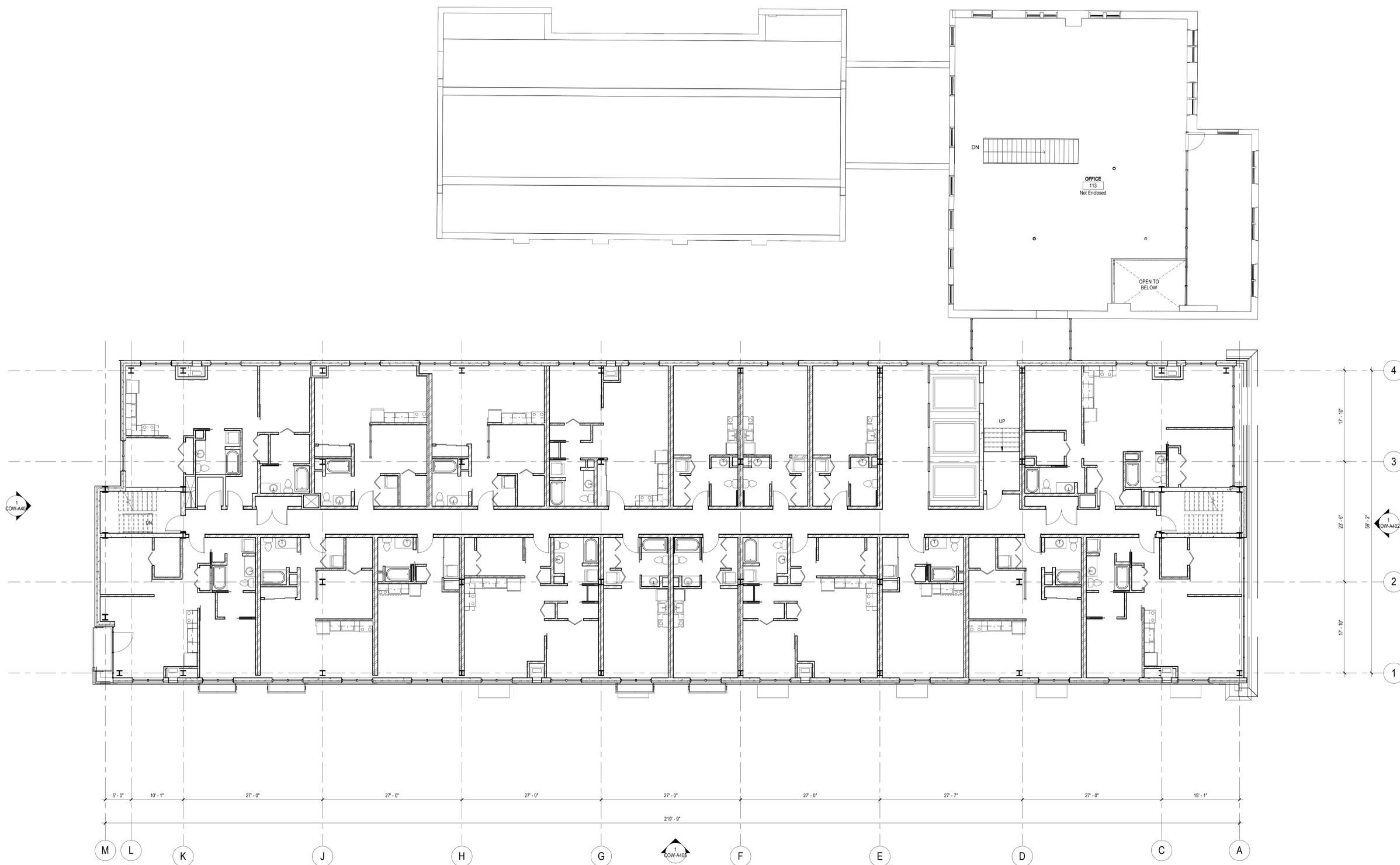
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COMMISSION NUMBER	1872.01

SHEET TITLE

3RD FLOOR PLAN

SHEET NUMBER

COW-A103



1 3RD FLOOR PLAN
 COW-A103 1/8" = 1'-0"

CONSULTANTS

PROJECT TITLE

10TH AND
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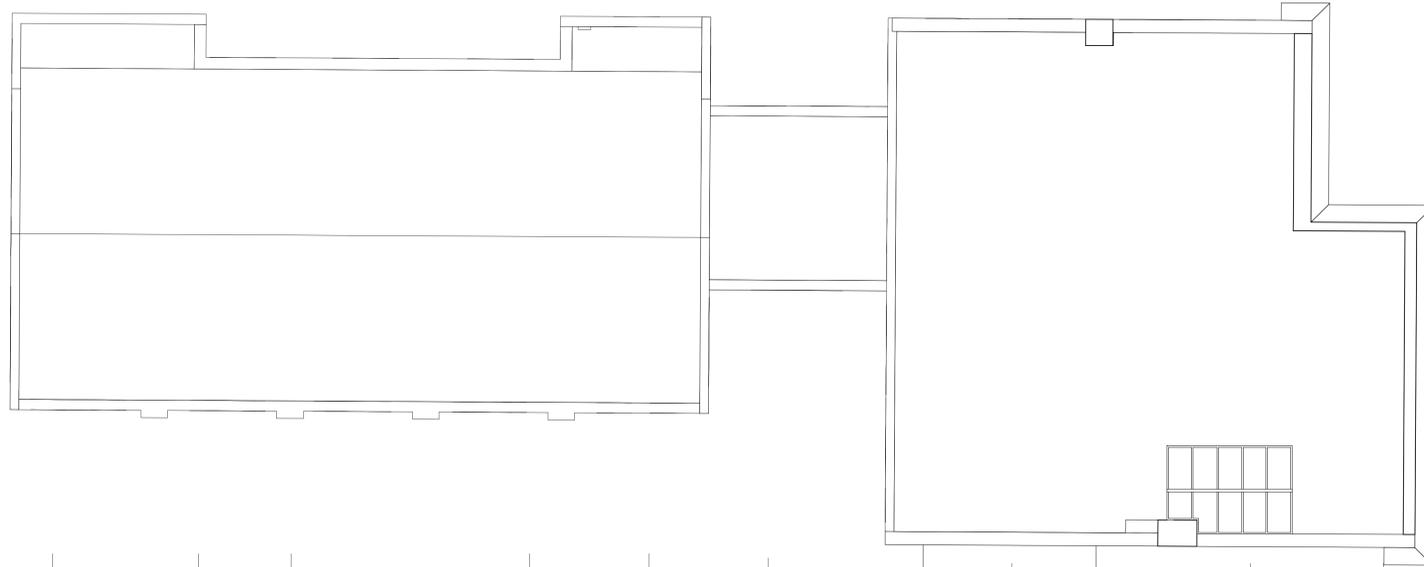
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DATE	04/20/2015
DRAWN BY	MPK
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COMMISSION NUMBER	1872.01

SHEET TITLE

4TH - 17TH
 TYPICAL FLOOR
 PLANS

SHEET NUMBER

COW-A104



1 4TH - 17TH FLOOR PLAN
 COW-A104 1/8" = 1'-0"

CONSULTANTS

PROJECT TITLE

10TH AND
 MARQUETTE
 DEVELOPMENT

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1	04/20/2015	COMMITTEE OF THE WHOLE SUBMISSION

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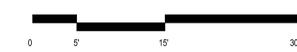
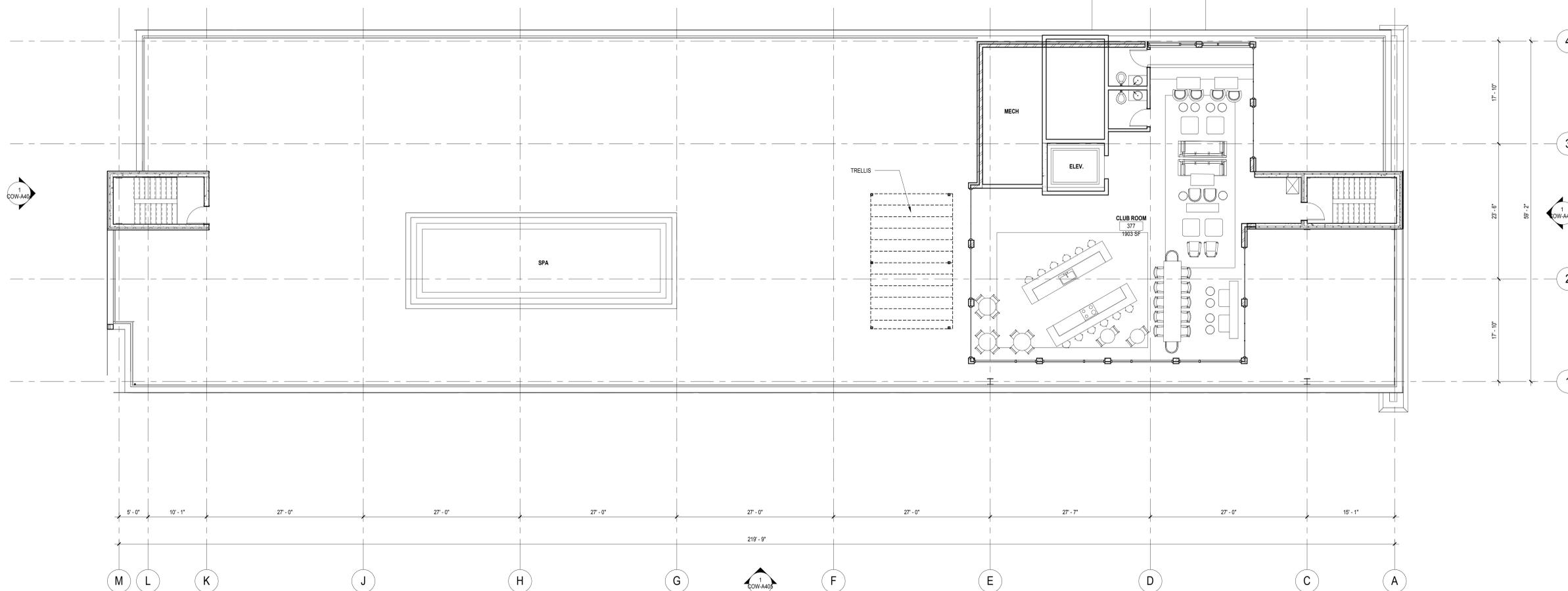
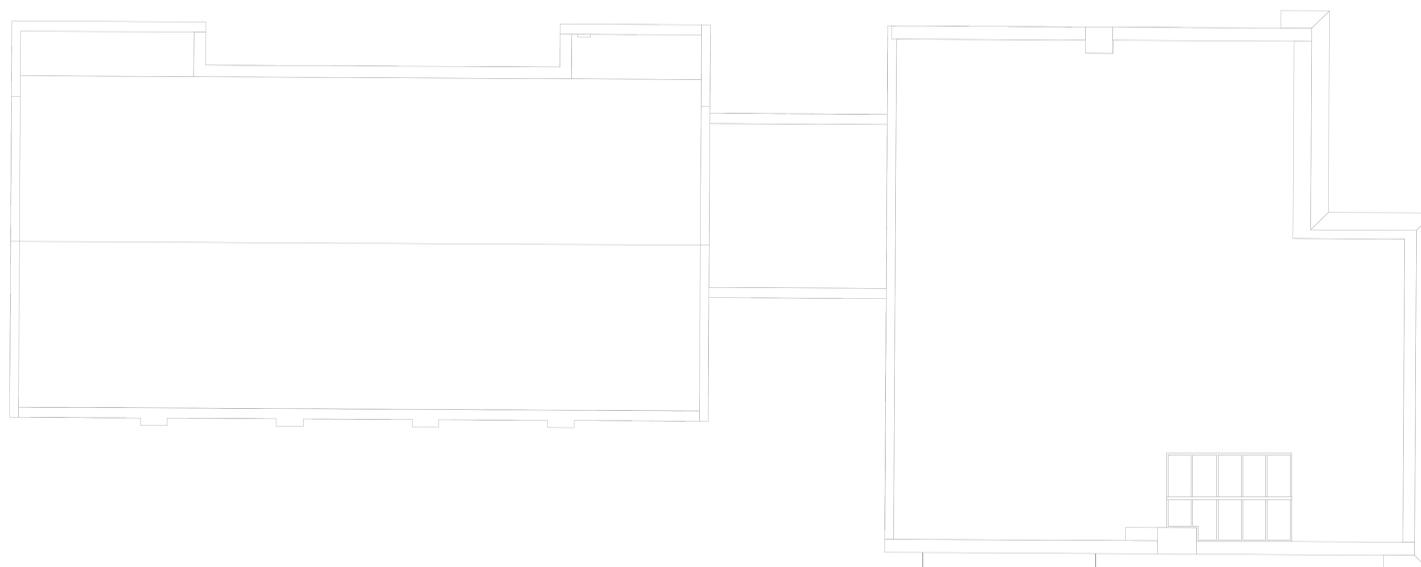
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DATE	04/20/2015
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COMMISSION NUMBER	1872.01

SHEET TITLE

MAIN ROOF PLAN

SHEET NUMBER

COW-A105



1 ROOF PLAN
 COW-A105 1/8" = 1'-0"

CONSULTANTS

PROJECT TITLE

10TH AND
MARQUETTE
DEVELOPMENT

KEY PLAN

ISSUE #	DATE	DESCRIPTION

NOT FOR
CONSTRUCTION

CERTIFICATION

DATE	04/20/2015
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COMMISSION NUMBER	1872.01

SHEET TITLE

EAST ELEVATION

SHEET NUMBER

COW-A401

219' - 9 1/2"

PREFIN. METAL COPING

STUCCO OR METAL
PANELS

PRE-FINISHED METAL
RAILING

FREFINISHED METAL FASCIA

STUCCO OR METAL PANELS

TRELLIS

PH ROOF
1039' - 6"

MAIN ROOF
1022' - 6"

Level 17
1012' - 0"

Level 16
1001' - 6"

Level 15
992' - 0"

Level 14
982' - 6"

Level 13
973' - 0"

Level 12
963' - 6"

Level 11
954' - 0"

Level 10
944' - 6"

Level 9
935' - 0"

Level 8
925' - 6"

Level 7
916' - 0"

Level 6
906' - 6"

Level 5
897' - 0"

Level 4
887' - 6"

Level 3
878' - 0"

Level 2
868' - 6"

Level 1 Mezz
859' - 0"

Level 1
849' - 6"

PREFINISHED ALUMINUM
WINDOWS - TYP.

STUCCO OR METAL
PANELS

PREFINISHED ALUMINUM
BALCONY - TYP.

PREFINISHED ALUM.
BAY WINDOW

FACE BRICK

ALLEY

PLANTER BOX

PRE-FINISHED METAL & GLASS RAILING

PRE-FINISHED ALUMINUM WINDOW

CONSULTANTS

PROJECT TITLE

10TH AND
MARQUETTE
DEVELOPMENT

KEY PLAN

ISSUE #	DATE	DESCRIPTION

NOT FOR
CONSTRUCTION

CERTIFICATION

License Number	Date
DATE	04/20/2015
DRAWN BY	
CHECKED BY	
COMMISSION NUMBER	1872.01

SHEET TITLE

NORTH
ELEVATION

SHEET NUMBER

COW-A402

PREFINISHED METAL COPING

METAL PANELS

STUCCO OR METAL PANELS

PH ROOF
1039' - 6"

MAIN ROOF
1022' - 6"

Level 17
1012' - 0"

Level 16
1001' - 6"

Level 15
992' - 0"

Level 14
982' - 6"

Level 13
973' - 0"

Level 12
963' - 6"

Level 11
954' - 0"

Level 10
944' - 6"

PREFINISHED ALUMINUM WINDOWS

Level 9
935' - 0"

STUCCO OR METAL PANELS

Level 8
925' - 6"

PREFINISHED ALUMINUM BALCONY - TYP.

Level 7
916' - 0"

Level 6
906' - 6"

Level 5
897' - 0"

PREFINISHED METAL CORNICE

Level 4
887' - 6"

Level 3
878' - 0"

FACE BRICK

Level 2
868' - 6"

PREFINISHED ALUMINUM STOREFRONT

Level 1 Mezz
859' - 0"

Level 1
849' - 6"

EXISTING METAL CORNICE & COPING TO BE
REFURBISHED

RESTORED WOOD WINDOWS

EXISTING FACE BRICK TO BE REPOINTED AS
REQUIRED

RESTORED WOOD DOORS

PREFINISHED ALUMINUM STOREFRONT

PREFINISHED 7'-0" HEIGHT
ORNAMENTAL GATE & FENCING

CONSULTANTS

PROJECT TITLE

10TH AND
MARQUETTE
DEVELOPMENT

KEY PLAN

ISSUE #	DATE	DESCRIPTION

NOT FOR
CONSTRUCTION

CERTIFICATION

DATE	04/20/2015
DRAWN BY	Author
CHECKED BY	Checker
COMMISSION NUMBER	1872.01

SHEET TITLE

WEST ELEVATION

SHEET NUMBER

COW-A403



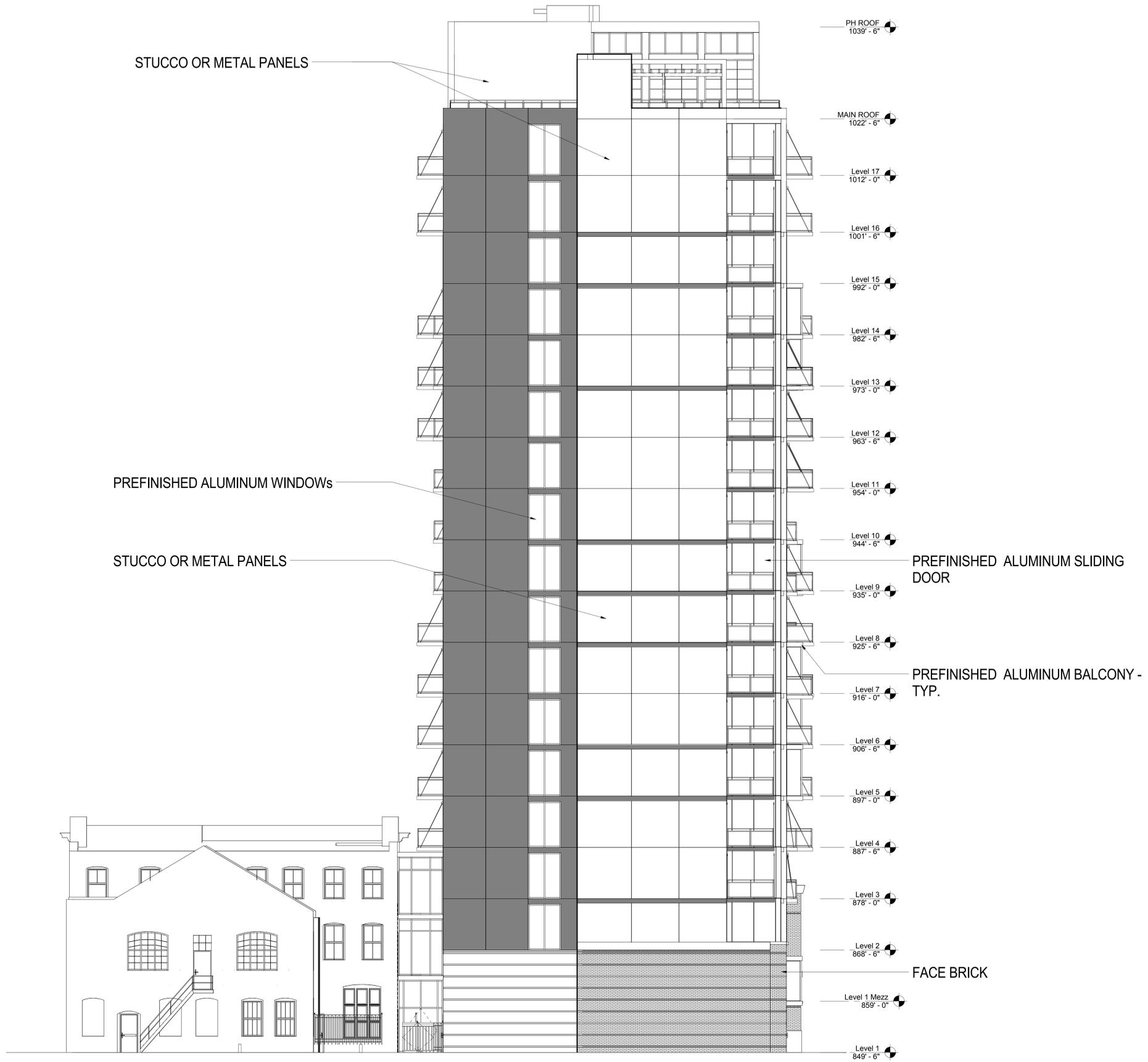
CONSULTANTS

PROJECT TITLE

10TH AND
MARQUETTE
DEVELOPMENT

KEY PLAN

ISSUE #	DATE	DESCRIPTION



STUCCO OR METAL PANELS

PREFINISHED ALUMINUM WINDOWS

STUCCO OR METAL PANELS

PREFINISHED ALUMINUM SLIDING DOOR

PREFINISHED ALUMINUM BALCONY - TYP.

FACE BRICK

- PH ROOF 1039' - 6"
- MAIN ROOF 1022' - 6"
- Level 17 1012' - 0"
- Level 16 1001' - 6"
- Level 15 992' - 0"
- Level 14 982' - 6"
- Level 13 973' - 0"
- Level 12 963' - 6"
- Level 11 954' - 0"
- Level 10 944' - 6"
- Level 9 935' - 0"
- Level 8 925' - 6"
- Level 7 916' - 0"
- Level 6 906' - 6"
- Level 5 897' - 0"
- Level 4 887' - 6"
- Level 3 878' - 0"
- Level 2 868' - 6"
- Level 1 Mezz 859' - 0"
- Level 1 849' - 6"

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4/20/2015 3:13:08 PM

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

NOT FOR CONSTRUCTION

CERTIFICATION

DATE	04/20/2015
DRAWN BY	Author
CHECKED BY	Checker
COMMISSION NUMBER	1872.01

SHEET TITLE

SOUTH
ELEVATION

SHEET NUMBER

COW-A404

CONSULTANTS

PROJECT TITLE

10TH AND
MARQUETTE
DEVELOPMENT

KEY PLAN

ISSUE #	DATE	DESCRIPTION
2	04/20/2015	COMMITTEE OF THE WHOLE SUBMISSION
1	04/23/2015	HANDICRAFT GUILD BUILDING - HPC SUBMISSION

NOT FOR
CONSTRUCTION

CERTIFICATION

License Number	Date
DATE	04/20/2015
DRAWN BY	MFK
CHECKED BY	MFK
COMMISSION NUMBER	1872.01

SHEET TITLE

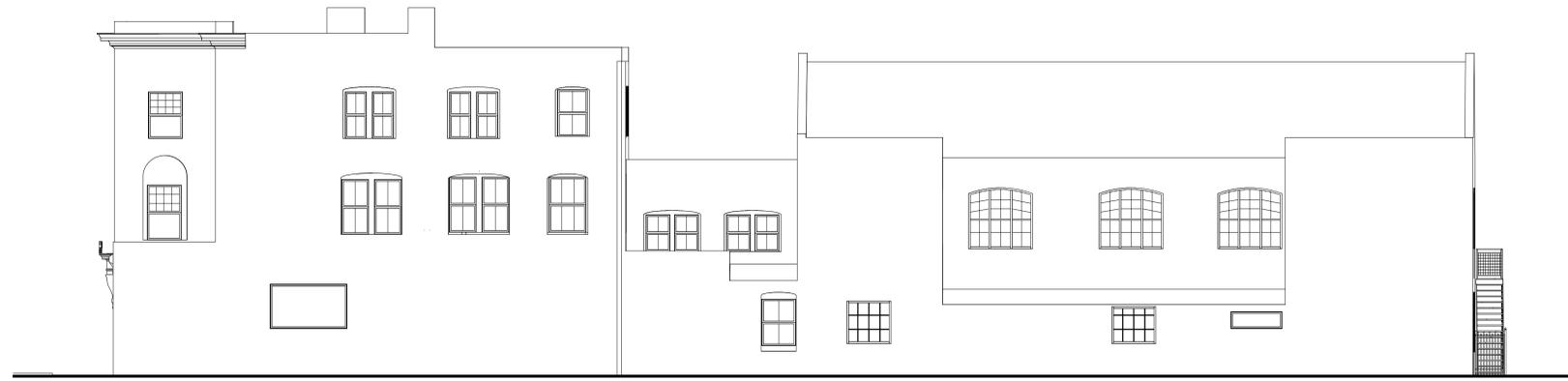
EXTERIOR
ELEVATIONS

SHEET NUMBER

COW-A406



1 NORTH ELEVATION - GUILD BUILDING
COW-A406 1/8" = 1'-0"



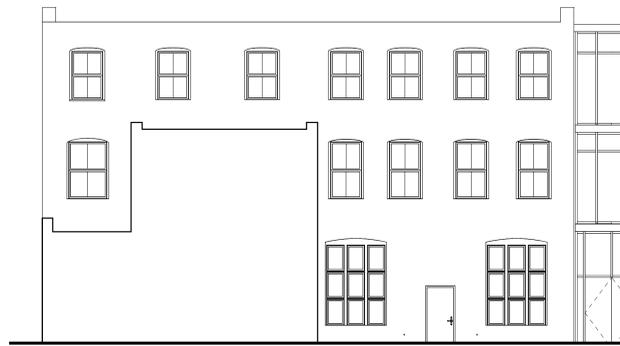
2 WEST ELEVATION - GUILD BUILDING
COW-A406 1/8" = 1'-0"



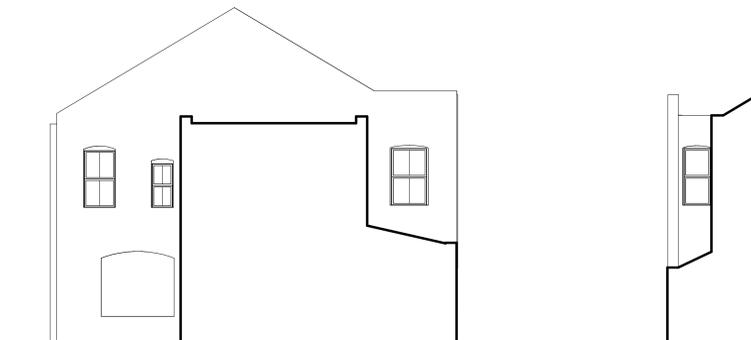
3 SOUTH ELEVATION - GUILD BUILDING
COW-A406 1/8" = 1'-0"



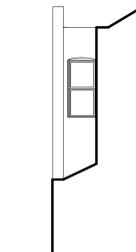
4 EAST ELEVATION - GUILD BUILDING
COW-A406 1/8" = 1'-0"



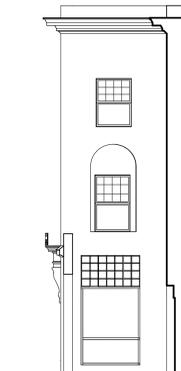
5 SOUTH ELEVATION - GUILD BUILDING AT ANNEX
COW-A406 1/8" = 1'-0"



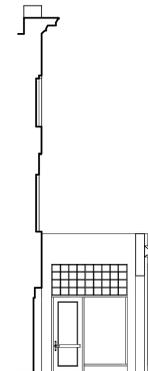
6 NORTH ELEVATION - GUILD BUILDING AT ANNEX
COW-A406 1/8" = 1'-0"



7 SOUTH ELEVATION - GUILD BUILDING AT NICHE
COW-A406 1/8" = 1'-0"



8 WEST ELEVATION - GUILD BUILDING AT ENTRY
COW-A406 1/8" = 1'-0"



9 EAST ELEVATION - GUILD BUILDING AT ENTRY
COW-A406 1/8" = 1'-0"