

## MEMORANDUM

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**TO:** City Planning Commission, Committee of the Whole  
**FROM:** [Hilary Dvorak](#), Principal Planner, (612) 673-2639  
**DATE:** May 14, 2015  
**SUBJECT:** 602 Apartments, 602-602½ First Street North

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The applicant and the Department of Community Planning and Economic Development (CPED) would like to introduce and seek feedback from the Heritage Preservation Commission (HPC) and City Planning Commission (CPC) on the new construction proposal at the property located at 602-602½ First Street North. This input will be used by the applicant as they prepare formal applications.

The proposed project is a new 71-unit residential building. The building will be 8-stories (approximately 92 feet) in height with two levels of enclosed parking. The site is zoned C3A Commercial Activity Center District and is located in the DP Downtown Parking Overlay District and the DH Downtown Height Overlay District. The site is also located in the Warehouse Historic District and the St. Anthony Falls Historic District.

The DH Overlay District allows buildings up to 6 stories/84 feet in height and a floor area ratio (FAR) of up to 4.0. A 20 percent density bonus for FAR is allowed when all of the required parking is located within the building. The DP Overlay District allows a reduction in the minimum amount of parking per dwelling unit from 1.0 to .9 and establishes a maximum amount of parking per dwelling unit of 1.7. The exterior materials proposed for the building include brick, composite metal panels and brick.

In the last year, the Heritage Preservation Commission and the Planning Commission approved an 8-story, 34-unit residential building on this site. This project also included the property located at 606 First Street North in addition to the properties located at 602-602½ First Street North.

### **LAND USE**

*The Minneapolis Plan for Sustainable Growth* identifies the site as mixed use on the future land use map. It also falls within the boundaries of the *Downtown East North Loop Small Area Plan*, where it is located in the Residential Enclave District. This district calls for residential developments between 2 and 6 stories.

### **SITE HISTORY**

The site is located in both the Warehouse Historic District and the St. Anthony Falls Historic District. In the Warehouse Historic District the site is located in the Twentieth Century Warehouse character area and in the St. Anthony Falls Historic District the site is located in the Warehouse District character area. These two character areas overlap one another. Given this, the adopted Minneapolis Warehouse Historic District Design Guidelines apply.

The period of significance for the St. Anthony Falls Historic District is 1848-1941 and the period of significance for the Minneapolis Warehouse Historic District is 1865 and 1930. The Security Warehouse building, located at 602 First Street North, was constructed in 1936. The one-story concrete block

building has a brick façade facing the street. The building has been determined to be non-contributing in both of the historic districts. As part of the previous project on this site, a certificate of appropriateness application was approved to demolish this building. That approval is still valid.

**Warehouse Historic District Design Guidelines:** The guidelines can be found at [http://www.minneapolismn.gov/www/groups/public/@cped/documents/webcontent/convert\\_264805.pdf](http://www.minneapolismn.gov/www/groups/public/@cped/documents/webcontent/convert_264805.pdf). Primarily Part III: Design Guidelines for New Buildings on Infill Sites of the guidelines applies to this proposal.

**St. Anthony Falls Historic District Design Guidelines:** The guidelines can be found at [http://www.ci.minneapolis.mn.us/www/groups/public/@cped/documents/webcontent/convert\\_255677.pdf](http://www.ci.minneapolis.mn.us/www/groups/public/@cped/documents/webcontent/convert_255677.pdf). Primarily Chapter 9: New Infill Building Guidelines of the guidelines applies to this proposal.

## **APPLICATIONS**

The following applications have been identified at this time:

### Heritage Preservation Commission:

- Certificate of appropriateness for new infill development.

### City Planning Commission:

- Conditional use permit to increase the height of the building from 6 stories/84 feet to 8 stories/92 feet.
- Variance to increase the allowed FAR from 4.8 to 5.38.
- Variances to reduce the interior and rear yard setbacks from 15 feet to 0 feet.
- Variance to reduce the minimum off-street parking requirement from 64 spaces to 47 spaces.
- Site plan review.



May 4, 2015

Hilary Dvorak  
Principal City Planner, City of Minneapolis  
Department of Community Planning & Economic Development - Planning Division  
250 South 4th Street, Room 300  
Minneapolis, MN 55415

Dear Ms. Dvorak:

Please find enclosed the summary for our proposed apartment project at 602 - 602 1/2 First Street North, and a description of requested variances and conditional use permit.

**Project Description:**

**602-602 1/2 First Street North, Minneapolis, Minnesota**

We are proposing a 71 unit apartment building consisting of eight stories and approximately 63,758 square feet. The new building will replace one building constructed in the 1930's which is currently used as an art studio. The HPC has determined that the existing building is not historically significant. We are expecting to break ground the fall of 2015 and complete construction in the summer of 2016.

**The existing site:**

The proposed project is located at 602 and 602½ First Street North, in the Minneapolis Warehouse district. This site is in the North Loop neighborhood, Council Ward 3, and part of both the Warehouse and St. Anthony Historic Districts. The site is zoned C3A and made up of two lots. The existing neighborhood is transitioning from industrial to residential and commercial uses; there are presently many residential properties surrounding this site including several new construction projects and one historic rehabilitation project. The proposed project will replace an existing brick building at 602 First Street North that is non-contributing to the historic district. The existing 602 building was constructed in 1936 and is 5,160 square feet. It is one story tall and has most recently been used as an art studio. The second lot at 602 1/2 is currently a vacant paved area. The combined site is 9,197 square feet (.21 acres). Area of the site not covered by building are paved over with concrete and asphalt. The existing building and pavement will be removed for construction of the proposed building.

**The proposed building:**

The proposed building is an 8-story, 71 unit, market rate apartment building, with one story of underground parking. The parking will consist of two separate levels of parking with two separate entrances at the rear and side of the building. The upper parking area entered from the side alley will contain 20 parking spaces; the lower level of parking area entered from the rear alley will contain 27 parking stalls. There will be an open rooftop for residents to enjoy grilling and entertaining. The total gross proposed building square footage is 63,758. The eight-story building will be pre-cast concrete at the basement level and on the first two floors, and woodframe on the upper floors.

**Proposed architectural details of the new building:**

The building height and street front elevation will align with the top of the adjacent 1885 vintage Gaar-Scott building, and other buildings along First Street North, filling a void in the historic street front. The ratio of total building height, and total building volume to the site, is similar to or less than many of the iconic warehouse buildings that define the Warehouse Historic District. The active-use first and second floor will appear as a one-story base that creates a street front presence similar to that of the nearby Gaar-Scott building. This area of the building will use a metal and glass window system surrounded by modular brick. The steel and fritted glass lobby awning at the street front will be of similar proportions and height to other historic awnings along the street. The building structure follows the historic typology of warehouses throughout the district where the structural frame takes prominence on the exterior. The structure and in-filled skin will be clad in brick, stone, metal, and glass -- traditional materials found throughout the neighborhood. The 8<sup>th</sup> story steps back significantly and will not be visible from street level; it consists of an elevator entrance to the roof area.

**Proposed site work:**

The site is approximately 9,197 square feet and the first floor footprint of the proposed building is approximately 8,957 square feet. The building will have a public entrance off of First Street North. The building will have two parking entrances off of the side and rear alleys, replacing the existing curb cuts at First Street North and the rear alley. There will be green walls along the two alleys on the southeast and northeast sides of the building. Landscaping will be consistent with other buildings along First Street North and include boulevard trees, boulevard plantings, and a wide pedestrian-friendly sidewalk.

**Proposed variances and CUP's:**

The project will require variances for side and back yard setbacks, number of parking spaces, and floor area ratio. The FAR is 5.38. The project will require a conditional use permit for height and also require a site plan review.

We are seeking a conditional use permit and variances in order to develop this site in a manner consistent with long-range planning and historic guidelines for the city and neighborhood. We share a common goal with the neighborhood in that we intend to create a project that is thoughtfully laid out, visually appealing, and in line with historic district guidelines.

The building will use high quality, long lasting materials typically found in the neighborhood.

Our previous developments have met many LEED requirements and include the first LEED Gold apartment building in the city. 602 N 1<sup>st</sup> St will be built to a similar high sustainability standard as our previous projects.

The streetscape landscaping, transparent first floor, and custom entry artwork (inspired by the historic rail lines adjacent to the site) will provide an inviting pedestrian experience and greatly enhance the public realm along First Street North.

We look forward to a thoughtful discussion about this site and the potential benefits of its development. Thank you for your consideration.

Sincerely,



Curt Gunsbury

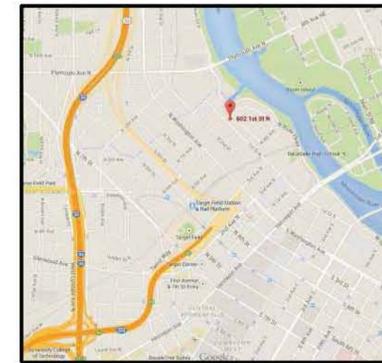


# 602 Apartments

602 1ST ST. & 602 1/2 N. 1ST ST.  
Minneapolis, MN 55401

## PROJECT INFO.

### SITE INFORMATION:



### ADDRESS:

602 N. 1ST ST.  
602 1/2 N. 1ST ST.  
Minneapolis, MN 55401

### SITE REGULATIONS:

ZONING PLATE 13  
PRIMARY ZONING C3A

### OVERLAY ZONING DISTRICTS

-Downtown Height  
-Industrial Living  
-Downtown Parking  
-Mississippi River Critical Area

### HISTORIC DISTRICTS

-Minneapolis Warehouse District  
-St. Anthony Falls Historic District

### F.A.R.

FAR ALLOWED: 4 x 1.2 = 4.8  
FAR PROPOSED: 5.38  
HEIGHT ALLOWED: 6 STORIES, 84'  
HEIGHT PROPOSED: 91'-6"

### BUILDING INFORMATION:

<b>SITE AREA:</b>	<b>9,197 SF</b>
<b>BUILDING AREA:</b>	<b>63,758 SF</b>
Lower Garage	8957 SF
1st Floor	8957 SF
2nd Floor	3333 SF
3rd Floor	8292 SF
4th Floor	8341 SF
5th Floor	8341 SF
6th Floor	8341 SF
7th Floor	8341 SF
8th Floor	856 SF
	<b>63758 SF</b>

<b>UNIT COUNT:</b>	<b>71</b>
<b>TYPE</b>	<b>COUNT</b>
ONE BED	11
ONE BED DEN	6
STUDIO	54
Grand total:	71

UNIT TYPE	AREA	COUNT
STUDIO A	379 SF	10
STUDIO B	400 SF	4
STUDIO C - MEZZANINE	406 SF	1
STUDIO C2 - MEZZANINE	414 SF	1
STUDIO C	416 SF	10
STUDIO D	416 SF	12
STUDIO E	440 SF	15
STUDIO F - MEZZANINE	441 SF	1
ONE BED G - MEZZANINE	542 SF	1
ONE BED H	575 SF	5
ONE BED I	628 SF	5
ONE BED + DEN J	690 SF	1
ONE BED + DEN K	713 SF	1
ONE BED + DEN L	758 SF	4
Grand total:		71

<b>GARAGE PARKING:</b>	<b>47</b>
LOWER GARAGE	27
UPPER GARAGE	20

## PROJECT TEAM

### DEVELOPER:

**SOLHEM LLC**  
3021 HOLMES AVE SOUTH, #101  
MINNEAPOLIS, MN 55408  
Curt GUNSBURY  
612.598.9416  
curt@solhemuptown.com

**TE MILLER LLC**  
TE Miller Development, LLC  
300 Prairie Center Drive, Suite 245  
Eden Prairie, MN 55345  
952.345.7844

ROBERT T. MILLER, ESQ.  
rmiller@temillerdevelopment.com

### ARCHITECT:

**TUSHIE MONTGOMERY ARCHITECTS**  
DAN PELLINEN  
EVAN JACOBSEN  
danp@tmarchitects.com  
evanj@tmarchitects.com

7645 LYNDALE AVENUE SOUTH, #100  
MINNEAPOLIS, MINNESOTA 55423  
(612) 861-9636  
FAX (612) 861-9632

### CIVIL ENGINEER:

**CIVIL SITE GROUP, INC.**  
4931 W. 35th ST., SUITE 200  
ST. LOUIS PARK, MN 55416  
763.213.3944  
mpavek@civilsitegroup.com  
MATT PAVEK, P.E.

## SHEET INDEX

CS COVER SHEET  
SURVEY

### LANDSCAPE

L1 - SITE PLAN  
L2 - LANDSCAPE PLAN  
L3 - SHADOW STUDY

### ARCHITECTURAL

A1 - FLOOR PLANS  
A2 - FLOOR PLANS  
A3 - FLOOR PLANS  
A4 - ELEVATIONS  
A5 - BUILDING SECTION  
A6 - EXTERIOR PERSPECTIVES  
A7 - EXTERIOR CONTEXT

### SUBMITTALS:

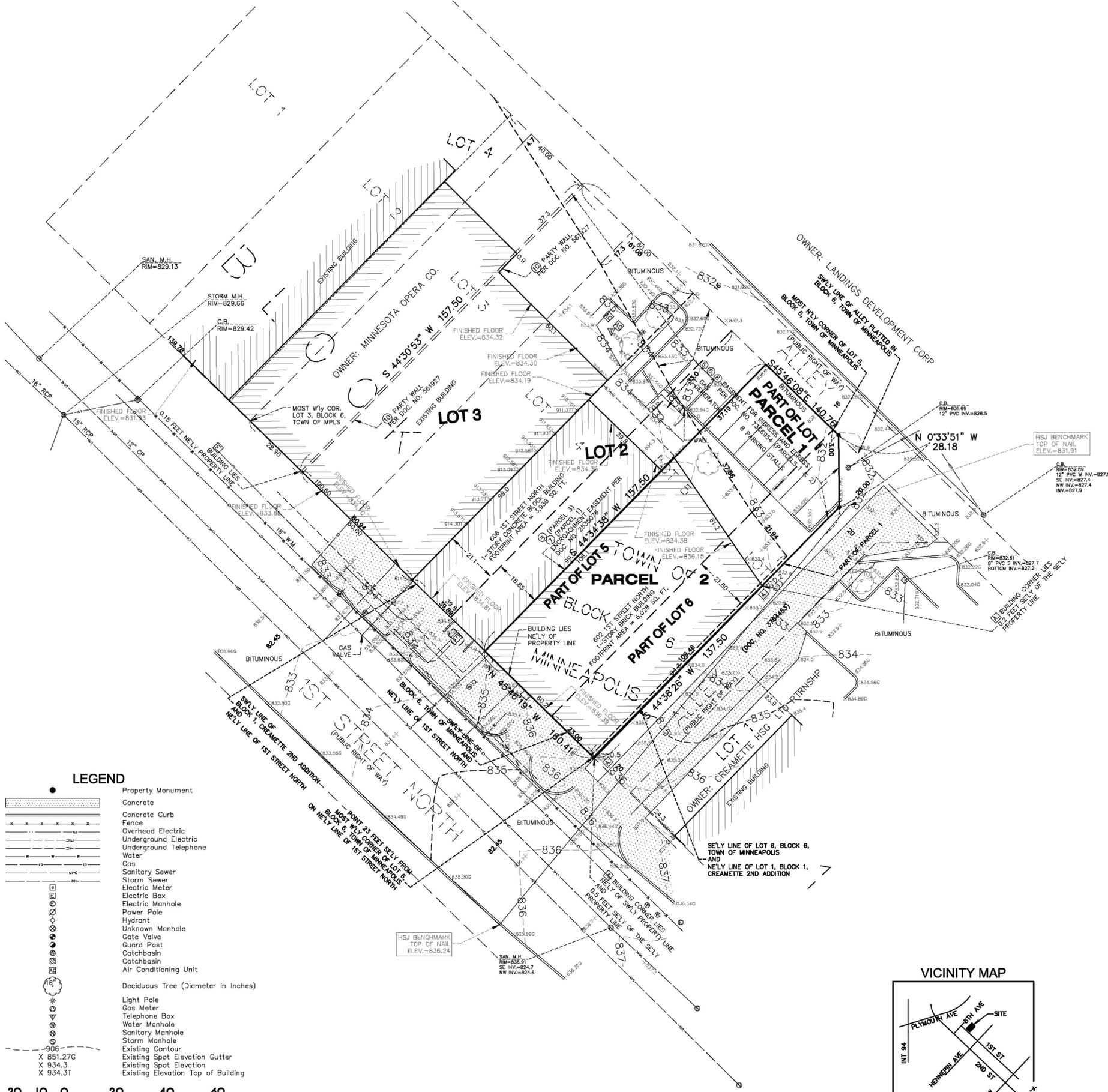
COW/IPC SUBMITTAL .....05-04-2015



CS- Cover Sheet

May 4, 2015



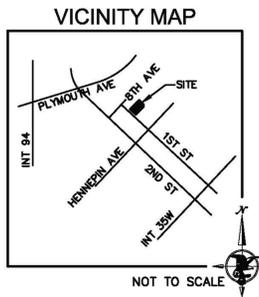


**LEGEND**

- Property Monument
- ▨ Concrete
- ▬ Concrete Curb
- Overhead Electric
- - - Underground Electric
- - - Underground Telephone
- Water
- Gas
- Sanitary Sewer
- Storm Sewer
- Electric Meter
- Electric Box
- Electric Manhole
- Power Pole
- Hydrant
- Unknown Manhole
- Gate Valve
- Guard Post
- Catchbasin
- Catchbasin
- Air Conditioning Unit
- Deciduous Tree (Diameter in Inches)
- Light Pole
- Gas Meter
- Telephone Box
- Water Manhole
- Sanitary Manhole
- Storm Manhole
- Existing Contour
- Existing Spot Elevation Gutter
- Existing Spot Elevation
- Existing Elevation Top of Building

X 851.27G  
X 934.3  
X 934.3T

20 10 0 20 40 60  
**SCALE IN FEET**



**LEGAL DESCRIPTION**

Parcel 1:  
That part of Lot 1, Block 1, Creamette 2nd Addition, according to the recorded plat thereof, Hennepin County, Minnesota, embraced within Auditor's Subdivision No. 54 which lies Northwestly of a line described as beginning at a point on the Southwestly line of Lot 6, Block 6, Town of Minneapolis, distant 23 feet Southeastly from the most westerly corner of said lot; thence Northeastly, parallel with the Northwestly line of said lot to the intersection with the Southwestly line of the Northeastly 20 feet of said lot; thence Northerly to a point on the Northeastly line of said lot distant 3 feet Southeastly from the most Northerly corner of said lot and there terminating.

Being Registered land as is evidenced by Certificate of Title No. 1078702.5.  
(Also covers other land.)

Parcel 2:  
Lots 5 and 6, Block 6, Town of Minneapolis, except those parts included in the plat of Creamette 2nd Addition.

Together with an easement for encroachment of a building wall over Lot 2, Block 1, Creamette 2nd Addition, Book 1773 of Deeds, Page 248, County Recorder Document No. 2535076.

Being Registered land as is evidenced by Certificate of Title No. 1354256.

**GENERAL NOTES:**

1. The bearing system used is assumed.
2. The location of the underground utilities shown hereon, if any, are approximate only. PURSUANT TO MSA 21B0 CONTACT GOPHER STATE ONE CALL AT (612) 454-0002 PRIOR TO ANY EXCAVATION.
3. Site area = 9197 square feet = 0.211 acres.
4. There are a total of 8 striped parking stalls on said property, of which there are 0 designated as handicap.
5. All field measurements matched recorded dimensions within the precision requirements of ALTA/ACSM specifications.
6. This survey was made on the ground and in accordance with the Minimum Standard Detail Requirements for Land Title Surveys as adopted by ALTA and ACSM.
7. There is no observable evidence of cemeteries in the field or of record.
8. The surveyor was not provided zoning information by the client pursuant to Table A Item(s) 6a or 6b.
9. There is no visible above ground evidence of earth moving work, building construction or building additions within recent months.
10. There is no observable evidence of recent street or sidewalk construction or repairs.
11. There is no visible above ground evidence of the site being used as a solid waste dump, sump or sanitary landfill.
12. Distance to nearest intersection, approximately 600 feet northwestly to 8th Avenue North.
13. In preparing this survey I have relied upon the supporting documents and Commitments for Title Insurance issued by Old Republic National Title Insurance Company, having the effective dates of July 08, 2014 and August 12, 2014; and bearing respectively the file numbers 80503 and 80504 Supplemental No. 1.
14. There are no party walls designated by the client or by recorded Party Wall Agreements on subject property pursuant to Table A Item 10a.
15. There are no easements or servitudes of record or any observed during the field inspection that benefit subject property pursuant to Table A Item 20.
16. Elevation datum is based on NAVD 88 data. HSBenchmark is located Top of Nail (AS SHOWN ON SURVEY) Elevation = 836.24

**STATEMENT OF POTENTIAL ENCROACHMENTS:**

Ⓜ Building crosses southeastly property line as shown on survey.



**SCALE: 1 INCH = 20 FEET**

**REVISIONS**

Date:	Revisions
2/13/15	add utility info
2/18/15	rev san mh invert info
4/30/15	Revise legal to include only portion

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota

*Thomas E. Hodorf*  
Thomas E. Hodorf, L.S.  
Minnesota Reg. No. 23677

Date: August 28, 2014

**BOUNDARY AND TOPOGRAPHICAL SURVEY**

**For:**

SOLHEM LLC

**SITE:**  
**602-606 1ST STREET NORTH**

MINNEAPOLIS, MINNESOTA

**HENNEPIN COUNTY**

**HARRY S. JOHNSON CO., INC.**  
**LAND SURVEYORS**

9063 Lyndale Avenue South  
Bloomington, MN. 55437  
Tele. 952-884-5341 Fax 952-884-5344

www.hsjsurveyors.com

Book <b>638</b>	File No. <b>1-3-8937</b>
Page <b>23</b>	W.O. Number
CAD Technician <b>CT</b>	<b>2014387</b>
Sheet No. <b>1 OF 1</b>	

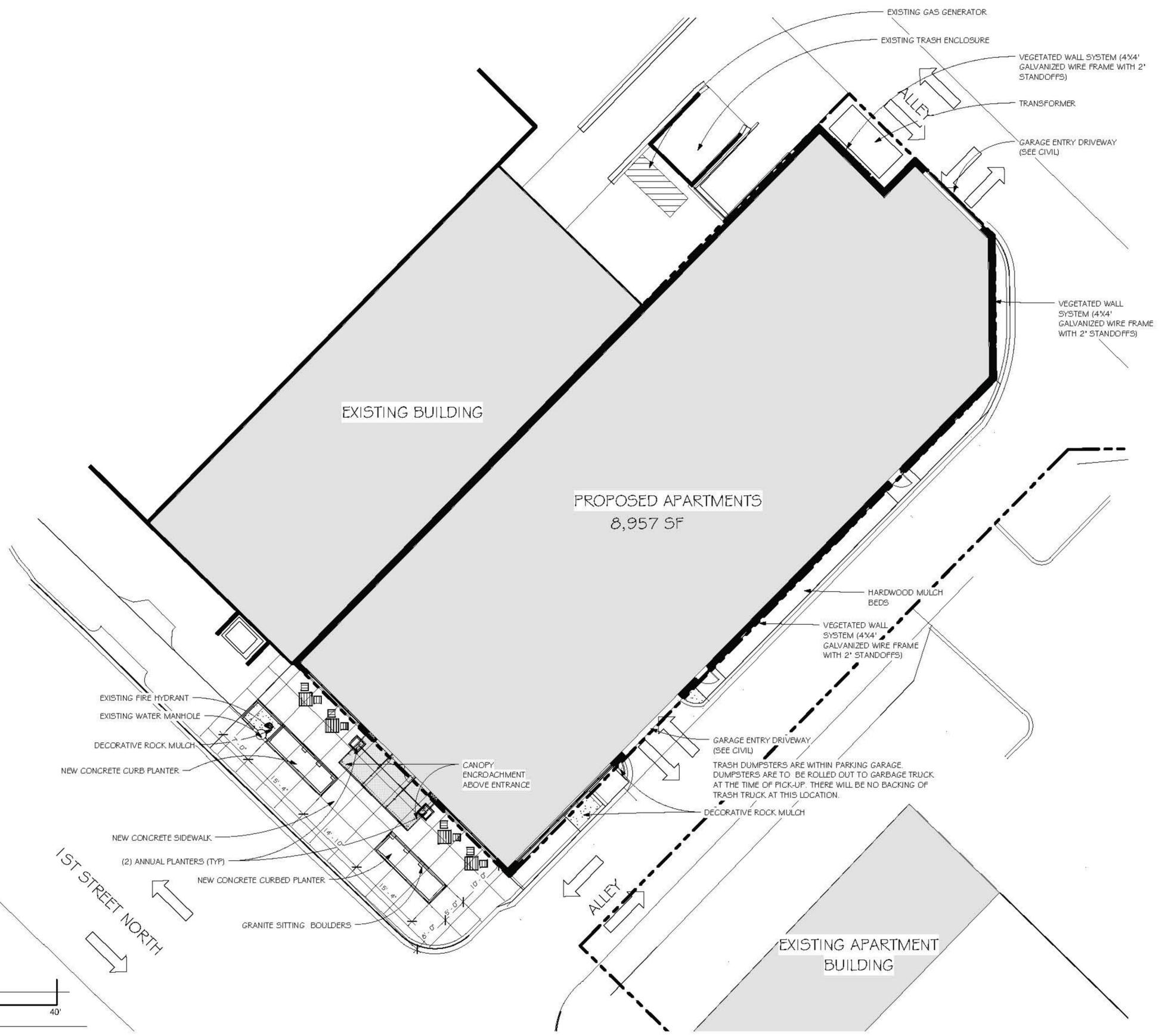
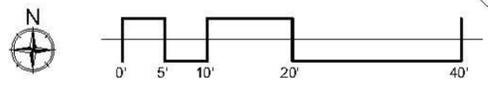
**SITE DEVELOPMENT SUMMARY**

TOTAL SITE AREA - 9,129 SF (0.21 ACRES)  
 TOTAL BUILDING FOOTPRINT - 8,957 SF  
 TOTAL IMPERVIOUS AREA - 8,957 SF (98%)  
 TOTAL NON-BUILDING SITE AREA - 172 SF (2%)  
 TOTAL IMPERVIOUS NON-BUILDING SITE AREA - 90 SF

**SITE NOTES:**

1. SEE CIVIL DRAWINGS, FOR GRADING PLAN.
2. ALL PARKING LAYOUT DIMENSIONS ARE TO FACE OF CURB, UNLESS NOTED, EXCEPT DIMENSIONS ON SURMOUNTABLE CURBS, WHICH ARE 8" FROM THE BACK OF CURB.
3. ALL ENTRIES INTO BUILDING TO HAVE STOOPS W/ FOUNDATIONS ALL ABUTTING WALKS SHOULD BE DOWELED INTO WALKS POURED ON STOOPS.
4. SEE SHEET L3.1, FOR THE PLANTING PLAN.
5. SEE SHEET L3.0, FOR SITE DETAILS.
6. ALL CURBS ARE TO BE B6-12 UNLESS OTHERWISE NOTED. SEE CIVIL DRAWINGS FOR DETAIL.
7. ALL SMALL RADIUS CURVES ARE 3' UNLESS OTHERWISE NOTED.
8. THE CONTRACTOR MUST OBTAIN NECESSARY PERMITS.
9. THE CONTRACTOR MUST HAVE ALL UNDERGROUND UTILITIES LOCATED AND PROTECTED DURING CONSTRUCTION.
10. CARE MUST BE TAKEN DURING CONSTRUCTION AND EXCAVATION TO PROTECT ANY SURVEY MONUMENTS AND/OR PROPERTY IRONS.
11. ADJACENT STREETS AND ALLEYS MUST BE SWEEPED TO KEEP THEM FREE OF SEDIMENT. CONTRACTOR MUST MONITOR CONDITIONS AND SWEEP DAILY.
12. CONSTRUCTION PARKING SHALL BE PROHIBITED FROM CIRCULATION DRIVES, FIRE LANES AND OTHER AREAS AS DETERMINED BY CITY REGULATIONS.

1 Site Plan  
 SCALE 1" = 10'-0"



# 602 Apartments

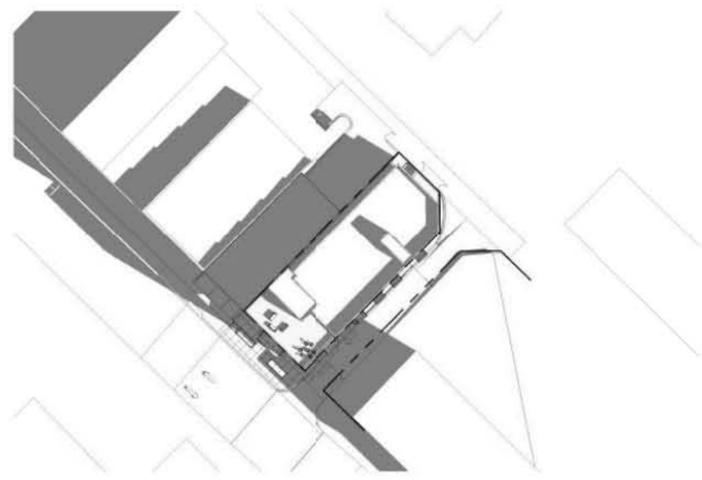
602 1st Street North, Minneapolis, Minnesota 55401

L1 - SITE PLAN

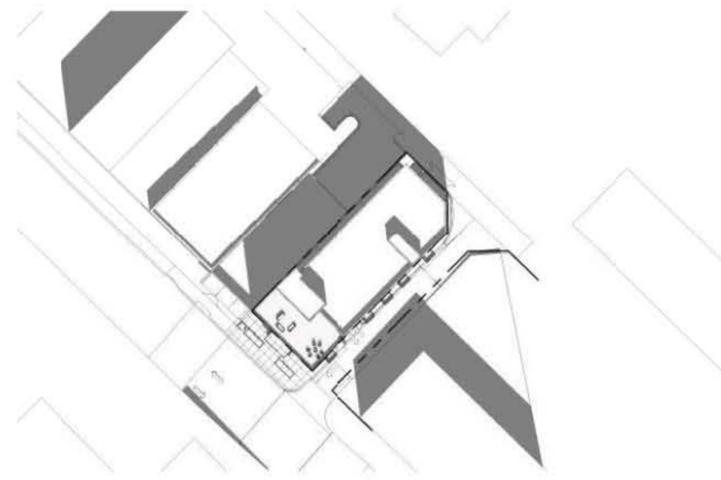
May 4, 2015



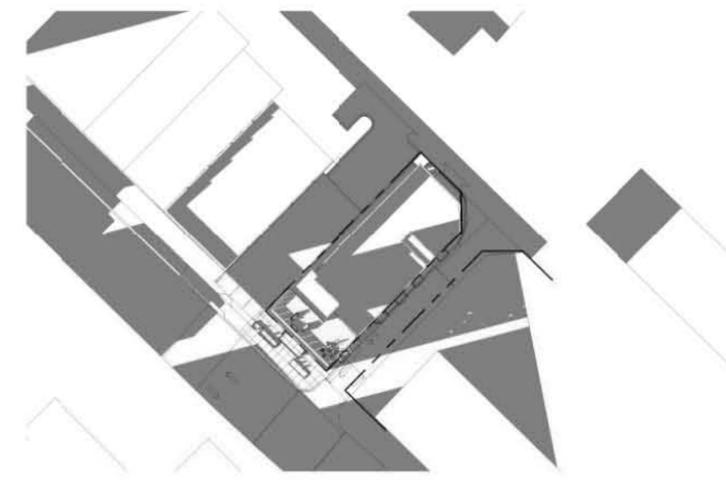




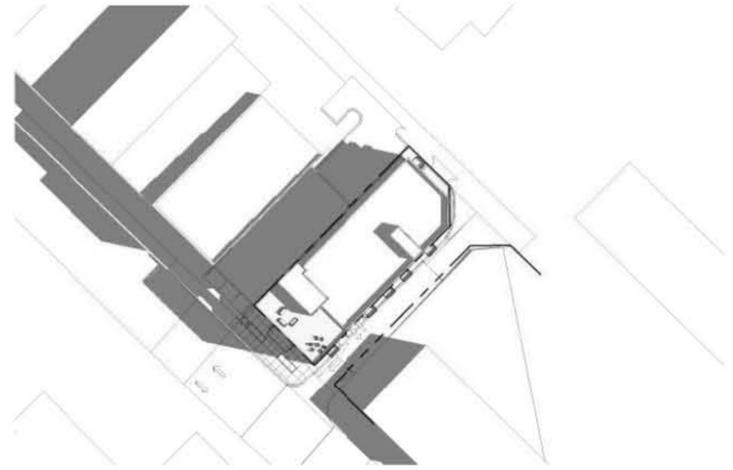
1 SHADOW STUDY - 9 AM SPRING EQUINOX  
SCALE 1" = 60'-0"



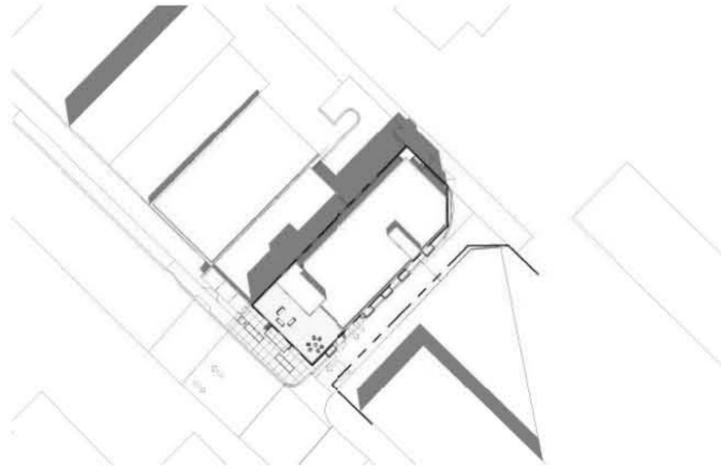
2 SHADOW STUDY - 12 PM SPRING EQUINOX  
SCALE 1" = 60'-0"



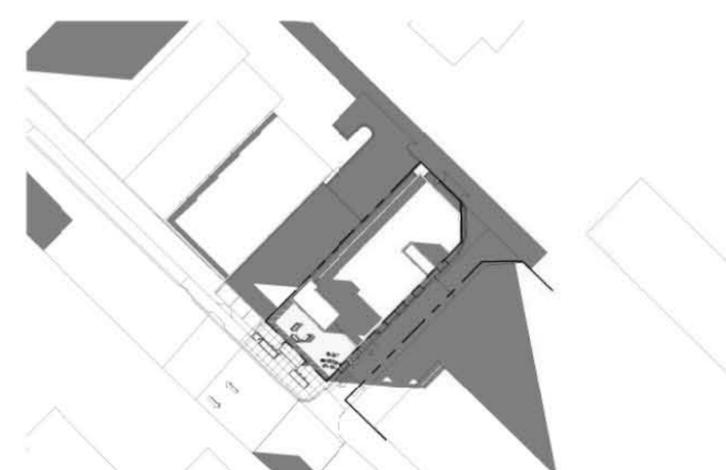
3 SHADOW STUDY - 5 PM SPRING EQUINOX  
SCALE 1" = 60'-0"



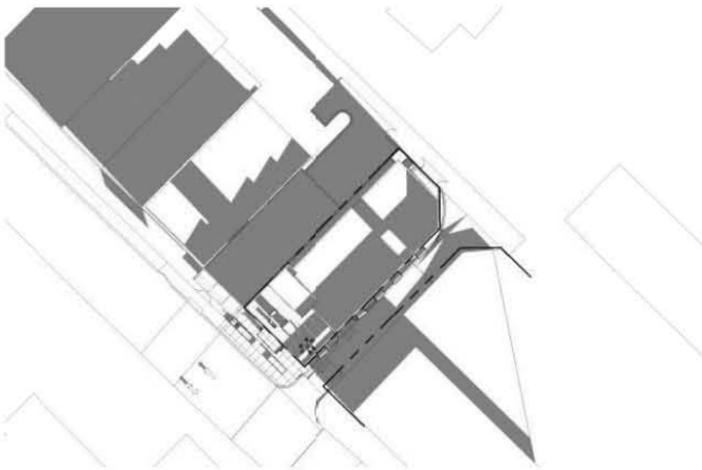
4 SHADOW STUDY - 9 AM SUMMER SOLSTICE  
SCALE 1" = 60'-0"



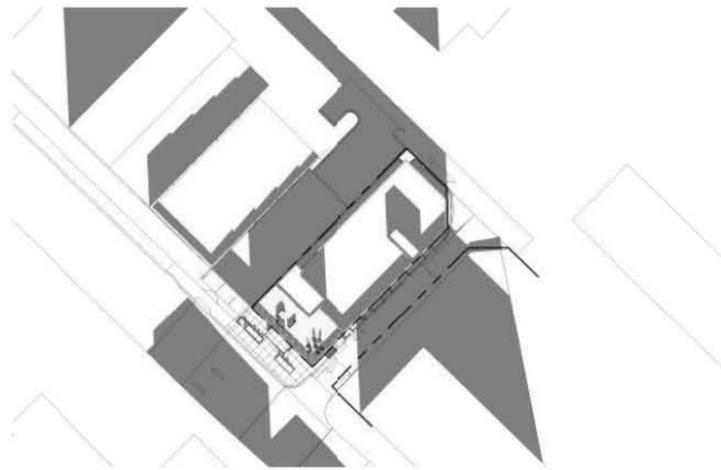
5 SHADOW STUDY - 12 PM SUMMER SOLSTICE  
SCALE 1" = 60'-0"



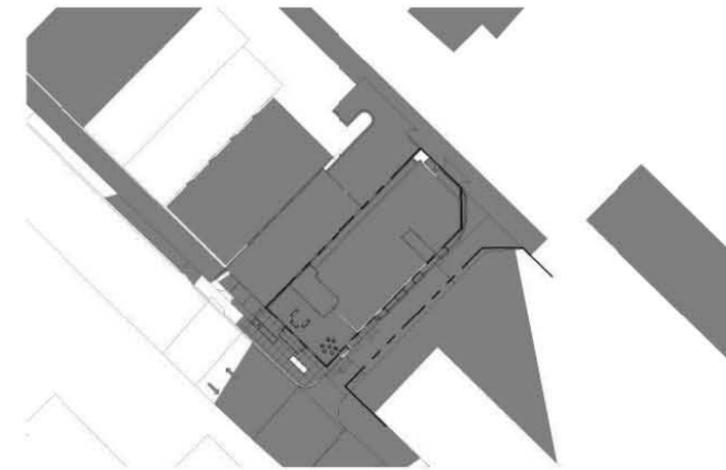
6 SHADOW STUDY - 5 PM SUMMER SOLSTICE  
SCALE 1" = 60'-0"



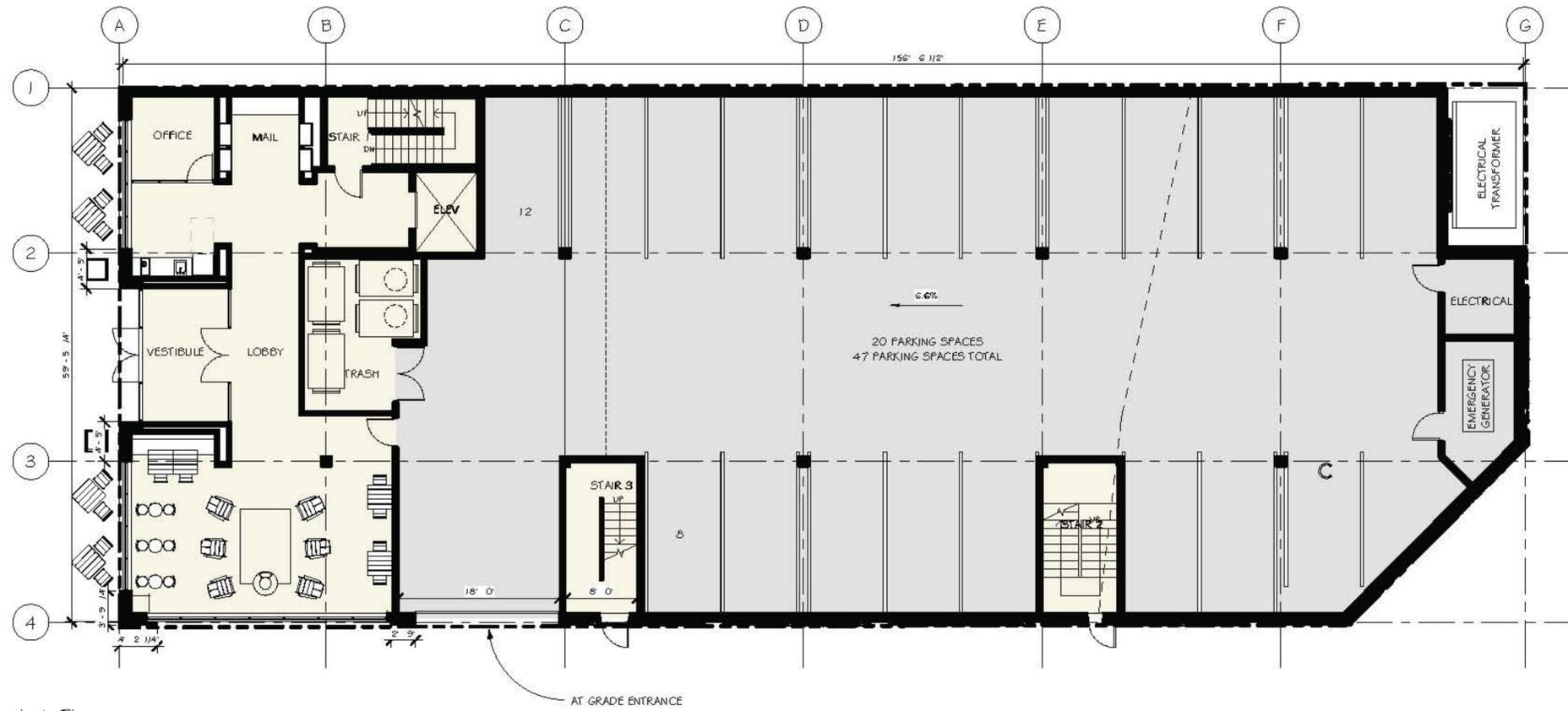
7 SHADOW STUDY - 9 AM WINTER SOLSTICE  
SCALE 1" = 60'-0"



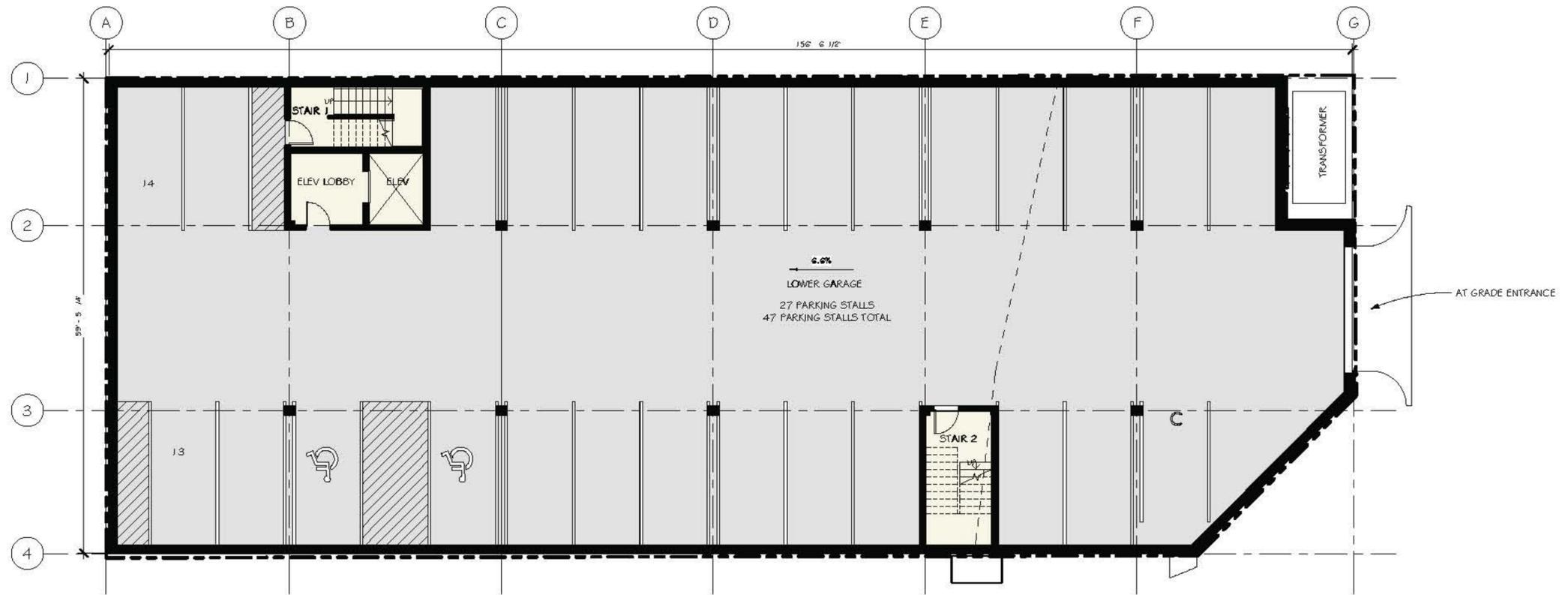
8 SHADOW STUDY - 12 PM WINTER SOLSTICE  
SCALE 1" = 60'-0"



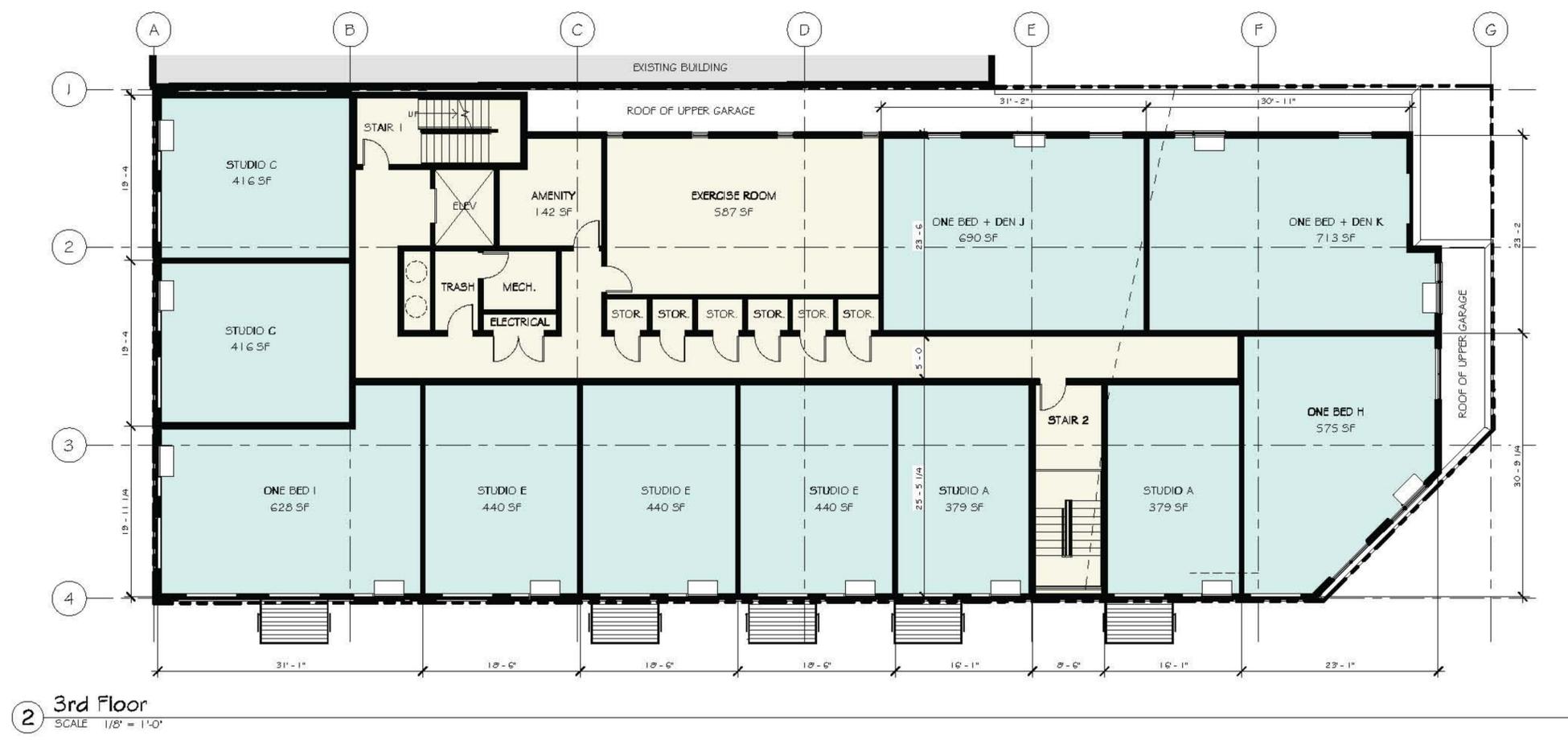
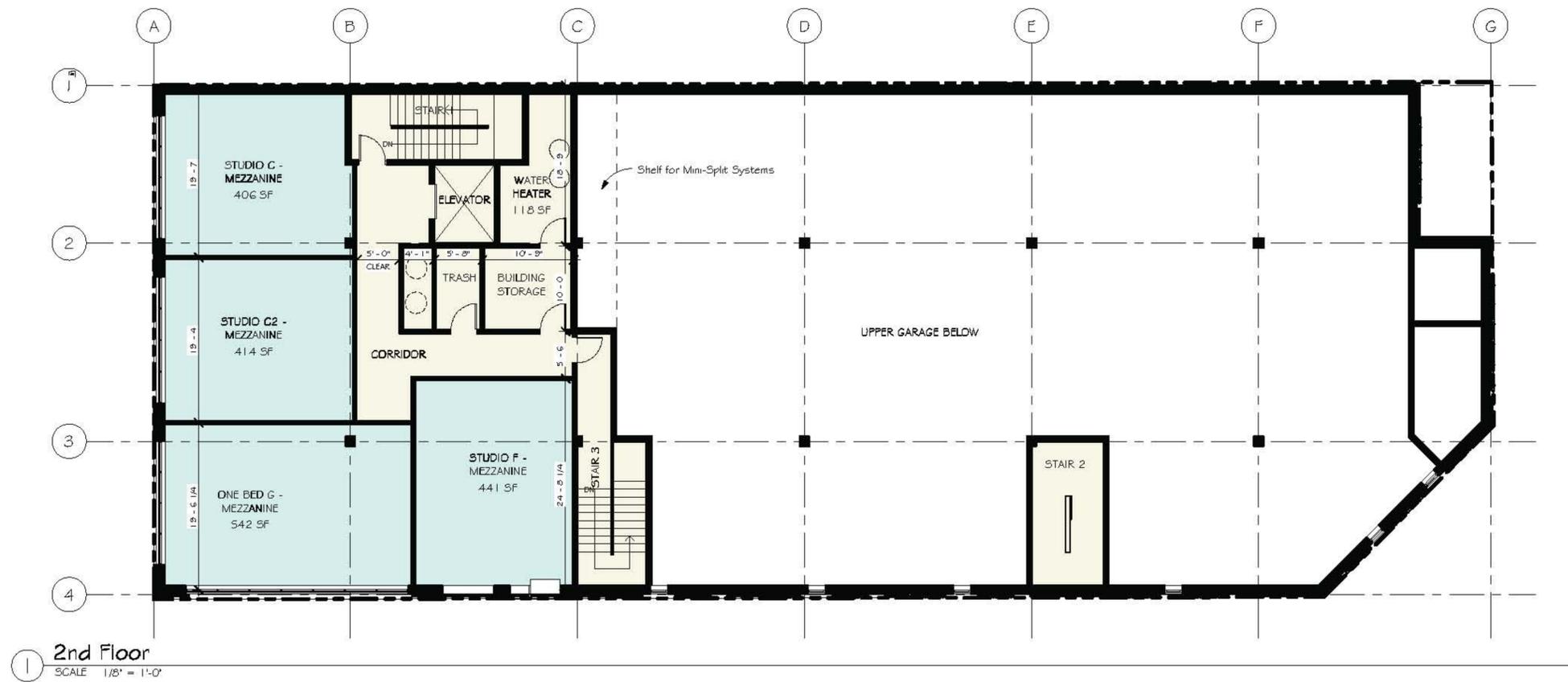
9 SHADOW STUDY - 5 PM WINTER SOLSTICE  
SCALE 1" = 60'-0"



1 1st Floor  
SCALE 1/8" = 1'-0"



2 Lower Garage  
SCALE 1/8" = 1'-0"



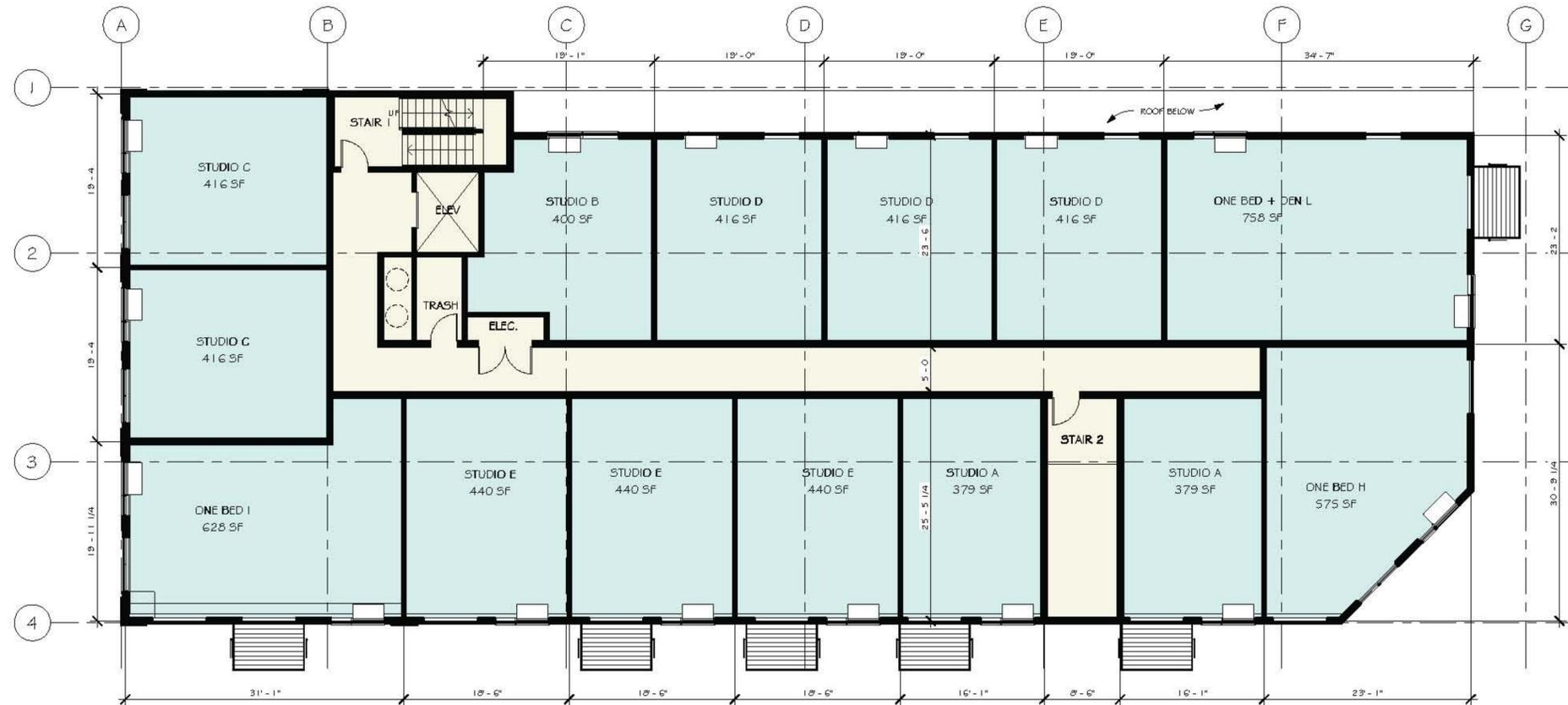
# 602 Apartments

602 1st Street North, Minneapolis, Minnesota 55401

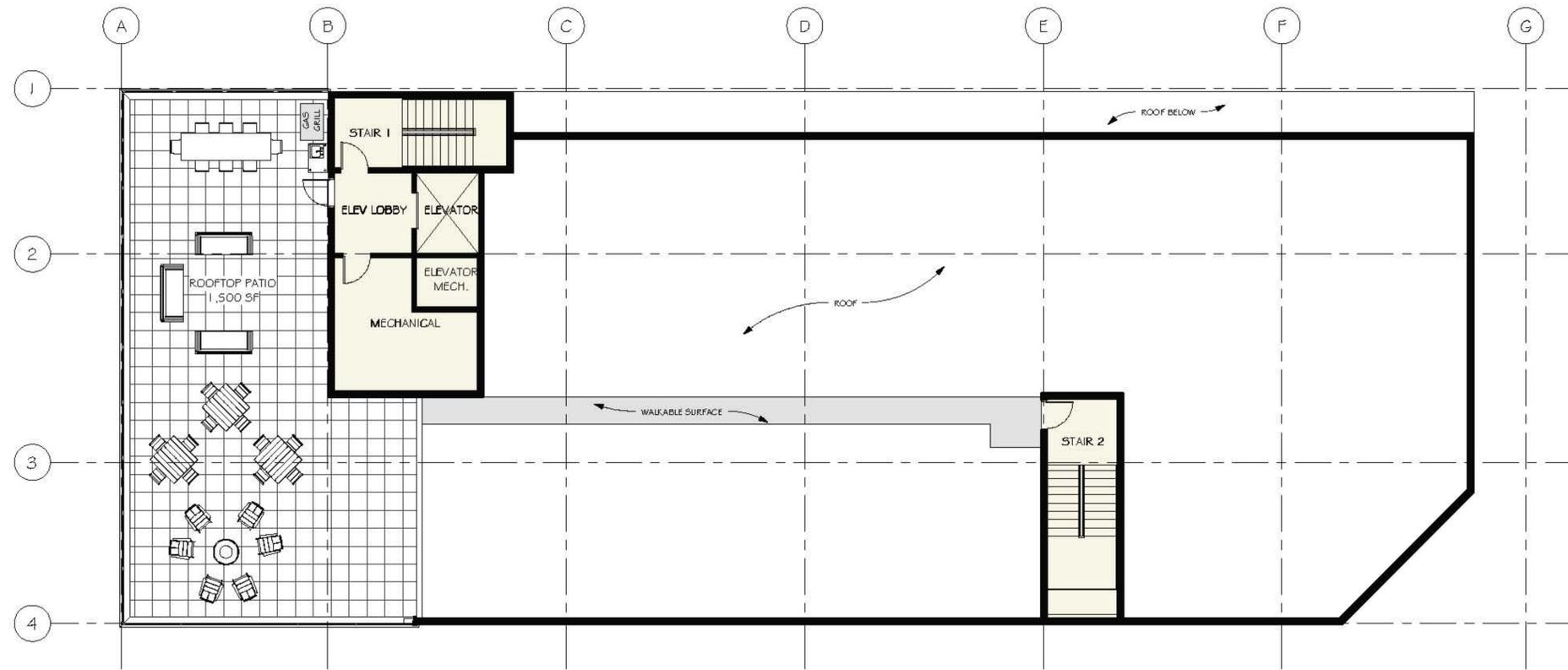
A2 - FLOOR PLANS

May 4, 2015





① 4th - 7th Floor Plan  
SCALE 1/8" = 1'-0"



② 8th Floor Plan  
SCALE 1/8" = 1'-0"

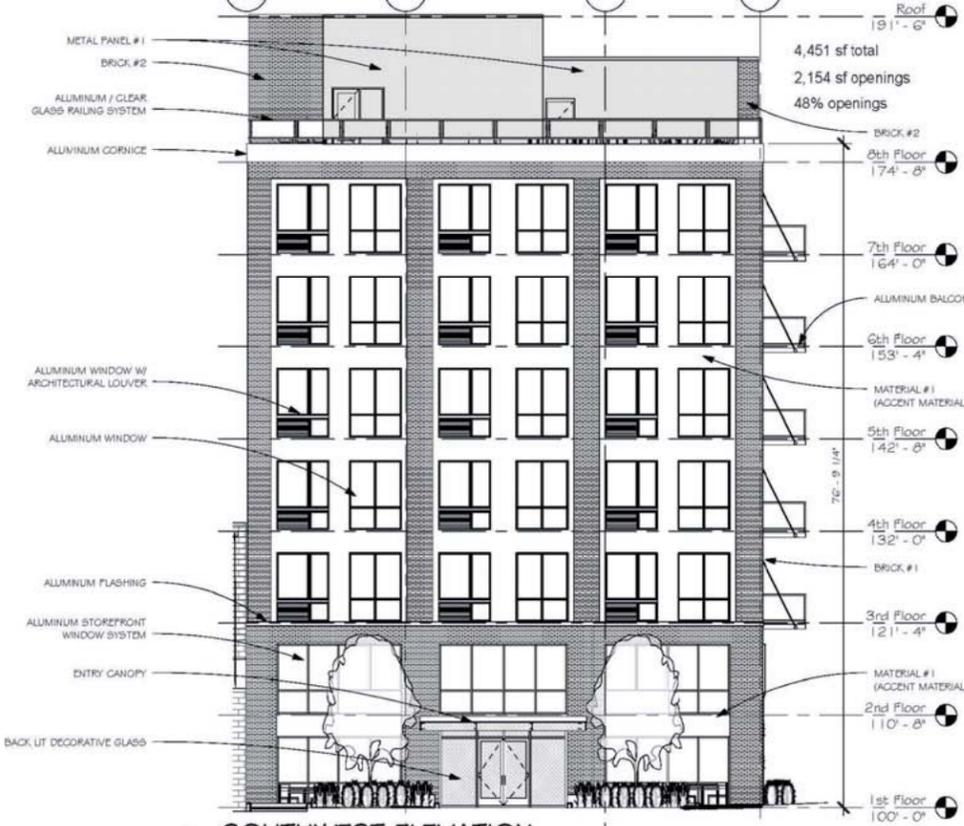
# 602 Apartments

602 1st Street North, Minneapolis, Minnesota 55401

A3 - FLOOR PLANS

May 4, 2015

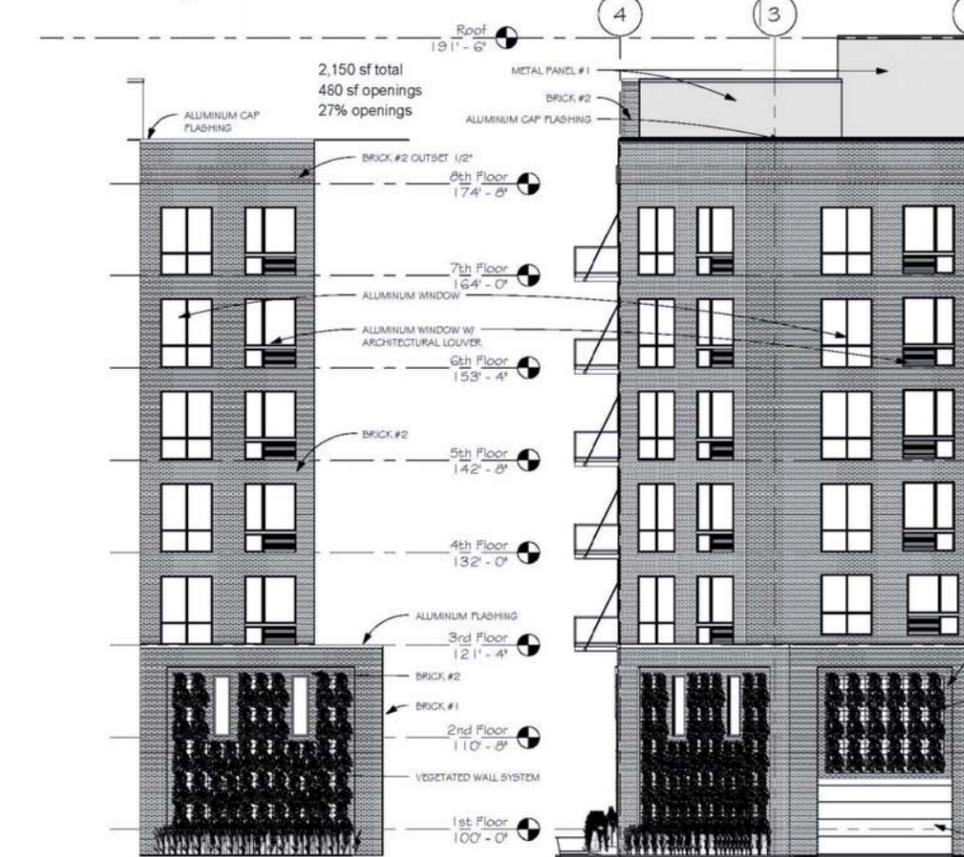




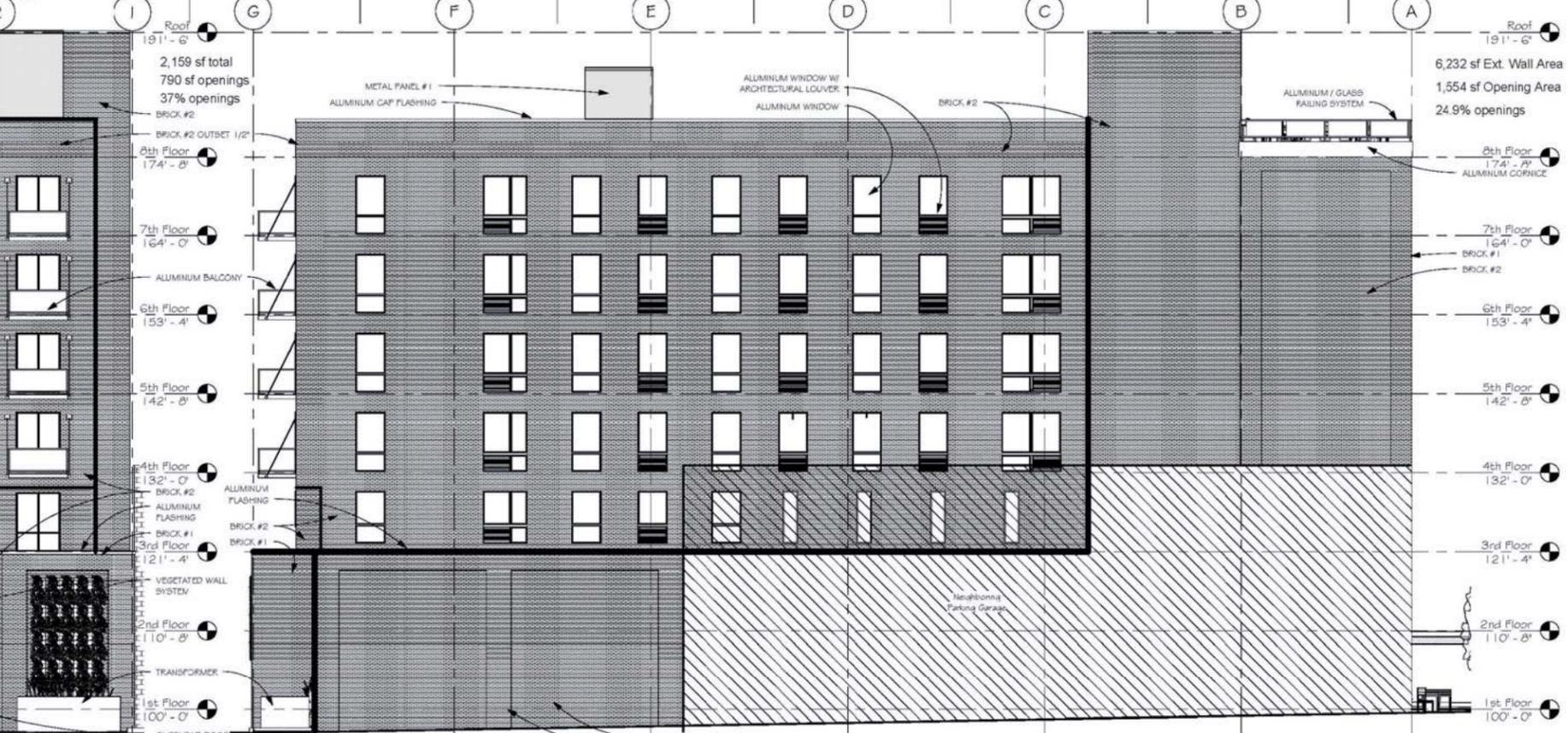
1 **SOUTHWEST ELEVATION**  
SCALE 1" = 10'-0"



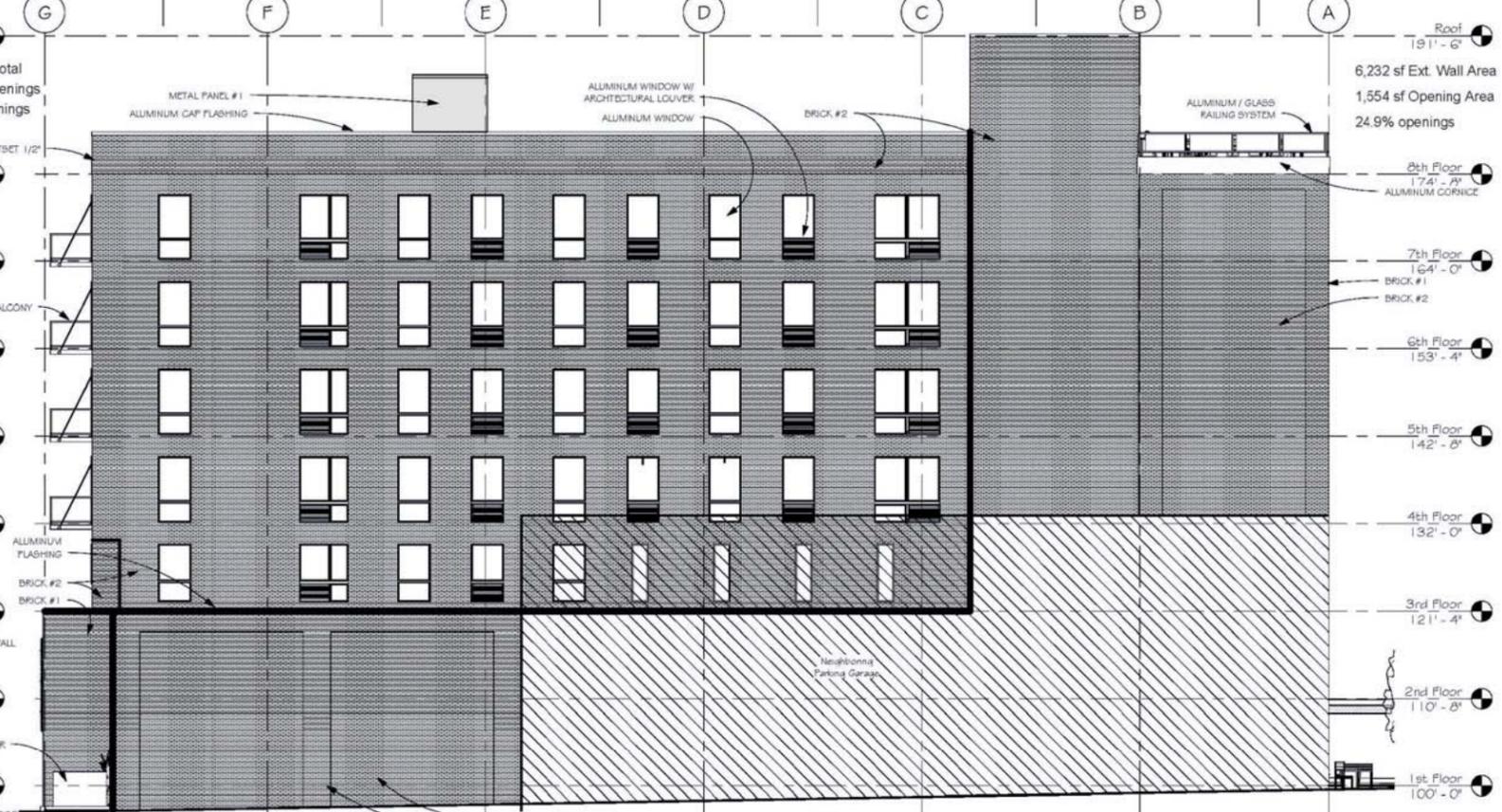
2 **SOUTHEAST ELEVATION**  
SCALE 1" = 10'-0"



3 **EAST ELEVATION**  
SCALE 1" = 10'-0"



4 **NORTHEAST ELEVATION**  
SCALE 1" = 10'-0"



5 **NORTHWEST ELEVATION**  
SCALE 1" = 10'-0"



# 602 Apartments

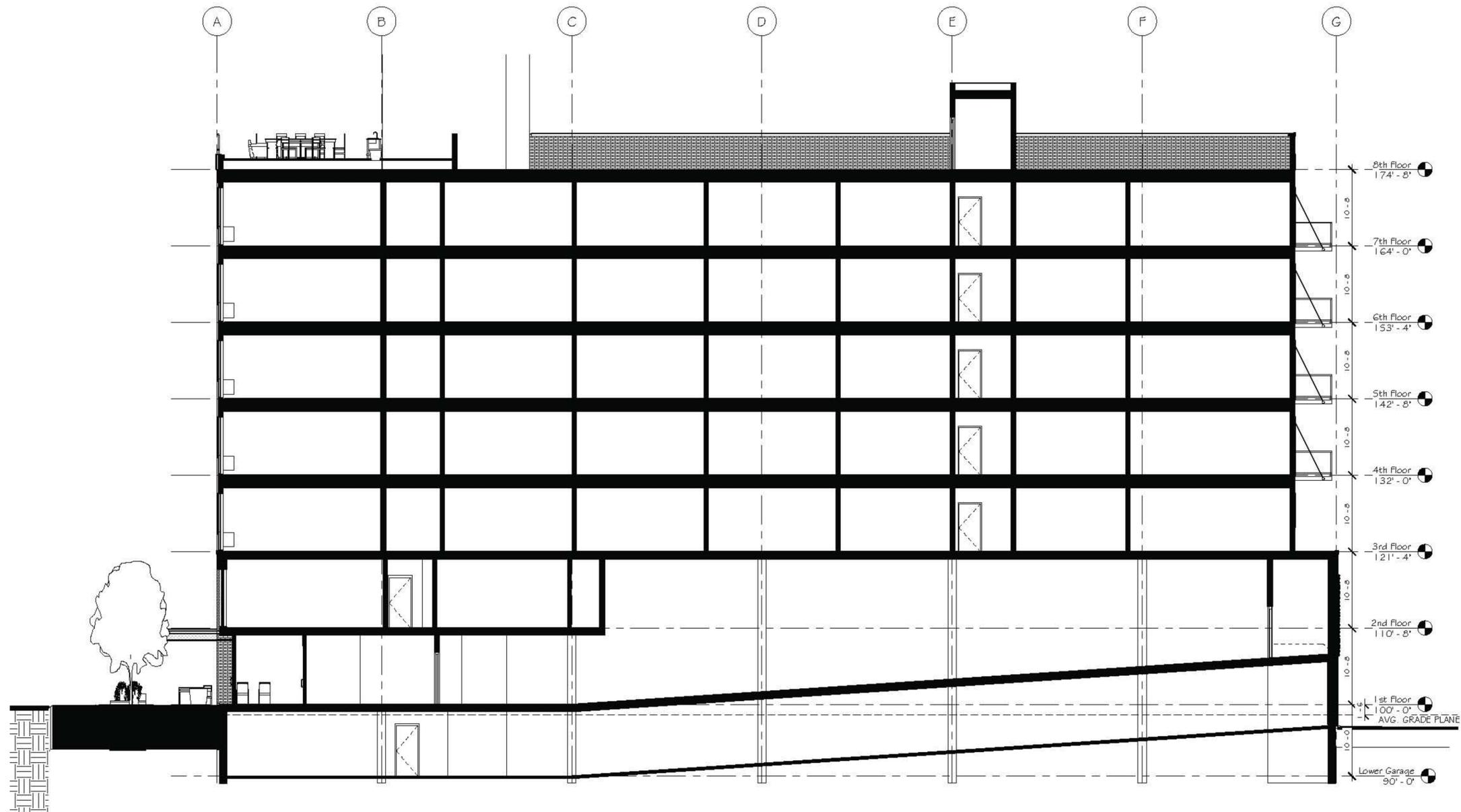
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A4 - ELEVATIONS

May 6, 2015



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A5 - BUILDING SECTION

May 4, 2015





1 WEST PERSPECTIVE  
SCALE



2 SOUTHWEST FACADE  
SCALE



3 SOUTH PERSPECTIVE  
SCALE



4 SOUTHEAST FACADE  
SCALE



5 NORTH PERSPECTIVE / NORTHWEST FACADE  
SCALE



VIEW LOOKING SOUTHEAST



VIEW LOOKING NORTHWEST



VIEW LOOKING NORTHEAST



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A7 - EXTERIOR CONTEXT

May 4, 2015

