

MEMORANDUM

TO: City Planning Commission, Committee of the Whole
FROM: [Hilary Dvorak](#), Principal Planner, (612) 673-2639
DATE: May 14, 2015
SUBJECT: Episcopal Commons – 1730 Clifton Place

The applicant is proposing to redevelop the property located at 1730 Clifton Place. There is an existing building on the property that will be demolished as part of the development. The applicant is proposing to building a new four-story, mixed use building with two levels of underground parking. There would be upwards of 63 dwelling units, approximately 10,170 square feet of office space, 2,500 square feet of commercial space and 163 parking spaces in the building. The office space will be utilized by St. Mark's Cathedral.

ZONING and LAND USE

The site is zoned OR3 Institutional Office Residence District and is located in the DP Downtown Parking Overlay and SH Shoreland Overlay districts. In the SH Shoreland Overlay District the height limitation is 2.5 stories or 35 feet. The maximum floor area ratio (FAR) allowed is 3.5.

In both the OR3 Institutional Office Residence District and the DP Downtown Parking Overlay District the minimum parking requirement for a dwelling unit is .9 spaces per unit. In the DP Downtown Parking Overlay District the maximum parking requirement for dwelling unit is 1.7 spaces per unit. In the DP Downtown Parking Overlay District the minimum parking requirement for all other uses is 1 space per 4,000 square feet of gross floor area over 4,000 square feet and the maximum parking requirement for an office or a grocery store is 1 space per 200 square feet of gross floor area.

The applicant has indicated that there will be one parking space provided per dwelling unit and that the rest of the parking spaces will be utilized by St. Mark's. Because the parking available for the residential is being capped at one space per unit, leaving 100 spaces available for St. Mark's, a variance of the maximum parking requirement will be needed as the overall parking maximum is being exceeded for all of the uses within the building.

The Minneapolis Plan for Sustainable Growth identifies the site as urban neighborhood on the future land use map. Hennepin Avenue (one block west) is designated as a Commercial Corridor and Downtown is designated as a Growth Center. The site is located within the boundaries of the [Loring Parking Neighborhood Master Plan](#) which was adopted by the City Council in 2013. The land use map in this plan designates the site as mixed use.

CPC APPLICATIONS

The following land use applications have been identified at this time:

- Condition use permit to increase the height of the building in the SH Shoreland Overlay District from 2.5 stores or 35 feet to 4 stories or 62 feet.

- Variance to increase the maximum amount of parking spaces from 119 spaces to 163 spaces.
- Variance to increase the amount of lot coverage allowed on the site from 70 percent to 75 percent.
- Variance to reduce the setbacks on all four sides of the property for either the building or the building and the projecting balconies.
- Site plan review.

City Planning Commission

Committee of the Whole Submittal

Episcopal Commons - 1730 Clifton Place

Minneapolis | MN

May 4, 2015



CUNINGHAM
G R O U P

TROSSEN
WRIGHT
PLUTOWSKI
ARCHITECTS PA

Episcopal Commons is a proposed mixed-use development with the vision of combining the existing Episcopal Church in Minnesota (ECMN) offices, St. Mark's Cathedral and new market-rate rental housing for independent seniors developed by Episcopal Homes (EH).

Building Program

Key components of the Project include; Market-rate independent senior living, office space, small retail and parking.

Configuration of the four-story building is as follows:

- Sub-level parking in two levels
- Apartment, office, retail and amenity at entry level (Clifton Place) above parking
- Apartments in three levels above entry level

Schedule

Project is anticipated to break ground on the day after Easter in 2016 and be completed prior to Easter in 2017.

Apartments

The residence component is anticipated to contain 58-63 units of market rate housing in a mix of one bedroom, two bedroom and three bedroom units. Age of residents is anticipated to start at 62 years of age.

Amenity

Proposed amenity includes a management office, living room, gathering room and fitness area on the first level. A kitchenette and outdoor living area is contemplated on the fourth level of the building with views toward downtown.

A landscaped terrace is also included at the entry level of the building and is designed with active (community) and passive (intimate) zones.

It is anticipated that amenities will be shared among resident and ECMN office populations through an internal agreement.

Mixed-Use

A mixed-use component of 10,170 square feet is proposed for the building consisting of office and potentially a small market of approximately 2,500 square feet.

Episcopal Church in MN currently owns and offices on the 1730 Clifton Place site and will move back into the new building upon completion. ECMN and some existing tenants will be relocated off-site while some will relocate into the new office space.

Episcopal Homes is searching for an operator for the small market and will include this component in the development if they are successful in finding an operator with interest and capacity. In the event that an operator is not found, two additional units may utilize the allocated space.

Parking

Parking for the Project is located in two levels below entry level and contains approximately 163 parking stalls of which it is anticipated to provide 1:1 (stall:unit) and the remainder to be owned by St. Mark's. Development team has reached out to other neighborhood entities regarding shared parking arrangements which are still being discussed in terms of need and operations.

Outreach and Process

Through the course of the design process, the team has paid extremely close attention to master planning efforts documented in the Loring Parking Neighborhood Land Use Plan completed on October 18, 2013.

Several meetings have occurred during the past year including discussion with adjacent mansion owners, 510 Groveland, the Women's Club and Citizens for Loring Parking Land Use Committee.

Through these discussions, the overall height of the building was lowered from six stories to four stories in direct response to concerns raised through this process.

Other tenets of the land use plan developed through the current design include engagement of the building with its primary face along Clifton Place that includes pedestrian scaled landscape walk-ups to apartments.

Exterior massing has developed in a manner to continue to break down the height of the building through materials, texture and scale that craft the building into its surroundings. Brick and stone are the predominant exterior materials.

Regulatory Exceptions

In effort to accomplish the intent and tone noted in the land use plan, we will respectfully request the following exceptions to the current zoning:

- Front-yard variance along Clifton Place
- Height exceeding shoreline overlay district
- Potential variance for parking exceeding maximum

| GROSS BUILDING AREA | |
|---------------------|------------|
| Level | Area |
| Level S2 | 33,737 SF |
| Level S1 | 32,995 SF |
| Level 1 | 25,938 SF |
| Level 2 | 26,237 SF |
| Level 3 | 26,324 SF |
| Level 4 | 24,864 SF |
| Grand total: 6 | 170,094 SF |

| RESIDENTIAL UNIT SUMMARY | | | | | |
|--------------------------|---------|---------|---------|---------|-------|
| Unit Type | Level 1 | Level 2 | Level 3 | Level 4 | Total |
| 1 BED | 2 | 5 | 5 | 5 | 17 |
| 1 BED + DEN | 1 | 2 | 1 | 1 | 5 |
| 2 BED | 4 | 8 | 9 | 9 | 30 |
| 2 BED + DEN | 0 | 0 | 1 | 1 | 2 |
| 3 BED | 0 | 2 | 2 | 1 | 5 |
| Grand total | 7 | 17 | 18 | 17 | 59 |

| PARKING STALL SUMMARY | | | |
|-----------------------|------------------|------------------|-------|
| Stall Type | Subgrade Level 1 | Subgrade Level 2 | Total |
| OFFICE / CHURCH | | | |
| ACCESSIBLE | 5 | 0 | 5 |
| COMPACT | 6 | 20 | 26 |
| STANDARD | 8 | 64 | 72 |
| | 19 | 84 | 103 |
| RESIDENTIAL | | | |
| ACCESSIBLE | 2 | 0 | 2 |
| COMPACT | 12 | 0 | 12 |
| STANDARD | 46 | 0 | 46 |
| | 60 | 0 | 60 |
| Grand total | 79 | 84 | 163 |

Master Plan Items

Proposed

| | |
|--|---|
| <p>Classification: Mixed-Use Allows for a mix of retail, office or residential uses within a building or within a district. There is no requirement that every building be mixed-use.</p>  | <p>Mixed-use apartment building with office/retail spaces at grade and apartment units above.</p>  |
| <p>Density Medium to high density 50-120 Units per Acre</p> | <p>Site is approximately 1 Acre. Current proposal is 58-63 Units.</p>  |
| <p>Built-Form Plan: Intensity B Up to four stories: Setbacks and Frontage design typology vary according to specific context. Ground floor commercial frontage encouraged.</p> | <p>Four story Mixed-use building with commercial frontage.</p>  |
| <p>Context Sensitive Design Appropriate response to historic assets? Strengthen street edge, side setbacks and landscaping? Massing appropriate response to context? Architectural vocabulary? Complementary materials? Scale, and character of elements (windows, doors, roofline)? Upper story step-backs? Parking accommodations? Car share?</p>  | <p>Landscaping to reinforce pedestrian streetscape. Massing respectful to its context. Architectural materials and vocabulary borrowed from historic neighborhood structures.</p>  |
| <p>Structured Parking Below-grade, provided for residents, trash and loading handled from structure, screened surface.</p> | <p>All parking below ground. Parking required: 78-83 Parking provided: 158-163</p>  |
| <p>Lower Terrace Building Type 4¹ (Mixed-Use Building)</p> <div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> <p>Street Type</p>  <p>Type S1</p> </div> <div style="text-align: center;"> <p>Frontage Type²</p>  <p>Type S2</p> </div> <div style="text-align: center;">  <p>F1 (Storefront)</p> </div> <div style="text-align: center;">  <p>F2 (Doorway)</p> </div> </div> | <p>Mixed-use building with storefront and doorway frontage. Improved streetscape with planting and tree line.</p>  |

¹As classified in Chapter 2, pg. 15 Loring Park Neighborhood Land Use Plan with recommended amendments.

²Defined as appropriate frontage types for Mixed-Use buildings and Apartment buildings in Chapter 2, pg. 40 Loring Park Neighborhood Land Use Plan.



Site Context

- Multi-Family Residential
- Single Family Residential
- Mixed-Use
- Commercial
- Institutional
- Heavy Traffic
- Moderate Traffic
- Bus Stops

2013 Master Plan

Classification: Mixed-Use

Density: 50 - 120 Units/Acre

Built-Form Plan: Intensity B

Historic Preservation -

- ✱ Local Historic Designation
- ✱ Potential Historic Designation

Lower Terrace -

Building Type 1
 Street Type S1, S3
 Frontage Type F3, F4, F5, F6

Site Planting Schedule

| Type Mark | Common Name | Botanical Name | Installed Size | Quantity | Description |
|-----------|--------------------------|---|----------------|----------|-----------------------|
| AG | Serviceberry | Amelanchier grandiflora 'Autumn Brilliance' | 1 1/2 BB | 10 | Multi-trunk tree form |
| CA | Variiegated Dogwood | Cornus alba 'Bailhalo' | #5 CONT | 24 | |
| CO | Cranberry | Cotoneaster apiculatus | #5 CONT | 47 | |
| HO | Hosta Aurea marginata | Hosta 'Aurea marginata' | #1 CONT | 96 | |
| HY | Annabelle Hydrangea | Hydrangea arborescens 'Annabelle' | #5 CONT | 77 | |
| MA | Spring Snow Crabapple | Malus 'Spring Snow' | | 11 | |
| PA | Boston Ivy | Parthenocissus tricuspidata | #1 CONT | 3 | |
| SE | Purple Emperor Stonecrop | Sedum 'Purple Emperor' | #1 CONT | 14 | |
| SP | Spirea | Spiraea x bumalda 'Goldflame' | #1 CONT | 43 | |

325 325

Courtyard Planting Schedule

| Type Mark | Common Name | Botanical Name | Installed Size | Quantity | Description |
|-----------|-----------------------------|---------------------------------------|----------------|----------|-------------|
| AR | Iroquois Beauty Chokeberry | Aronia melanocarpa 'Morton' | #5 CONT | 5 | |
| AS | Color Flash Astilbe | Astilbe x. arendsii 'Beauty of Ernst' | #1 CONT | 20 | |
| CO | Firedance Dogwood | Cornus sericea 'Bailadeline' | #5 CONT | 6 | |
| HE | Coral Bells | Heuchera 'Georgia Peach' | #1 CONT | 15 | |
| HO | Hosta Aurea marginata | Hosta 'Aurea marginata' | #1 CONT | 39 | |
| JU | Emerald Arborvitae | Juniperus virginiana 'Grey Owl' | #5 CONT | 2 | |
| MS | Ostrich Fern | Matteuccia struthiopteris | #1 CONT | 22 | |
| RH | Rhododendron 'P.J.M. Elite' | Rhododendron 'P.J.M. Elite' | #5 CONT | 4 | |
| SM | False Solomon's Seal | Smilacina racemosa | #1 CONT | 7 | |
| TA | Japanese Upright Yew | Taxus cuspidata 'Capitata' | #5 CONT | 49 | |
| VI | Vinca major | Vinca major | 6- pack | 20 | |

189 189

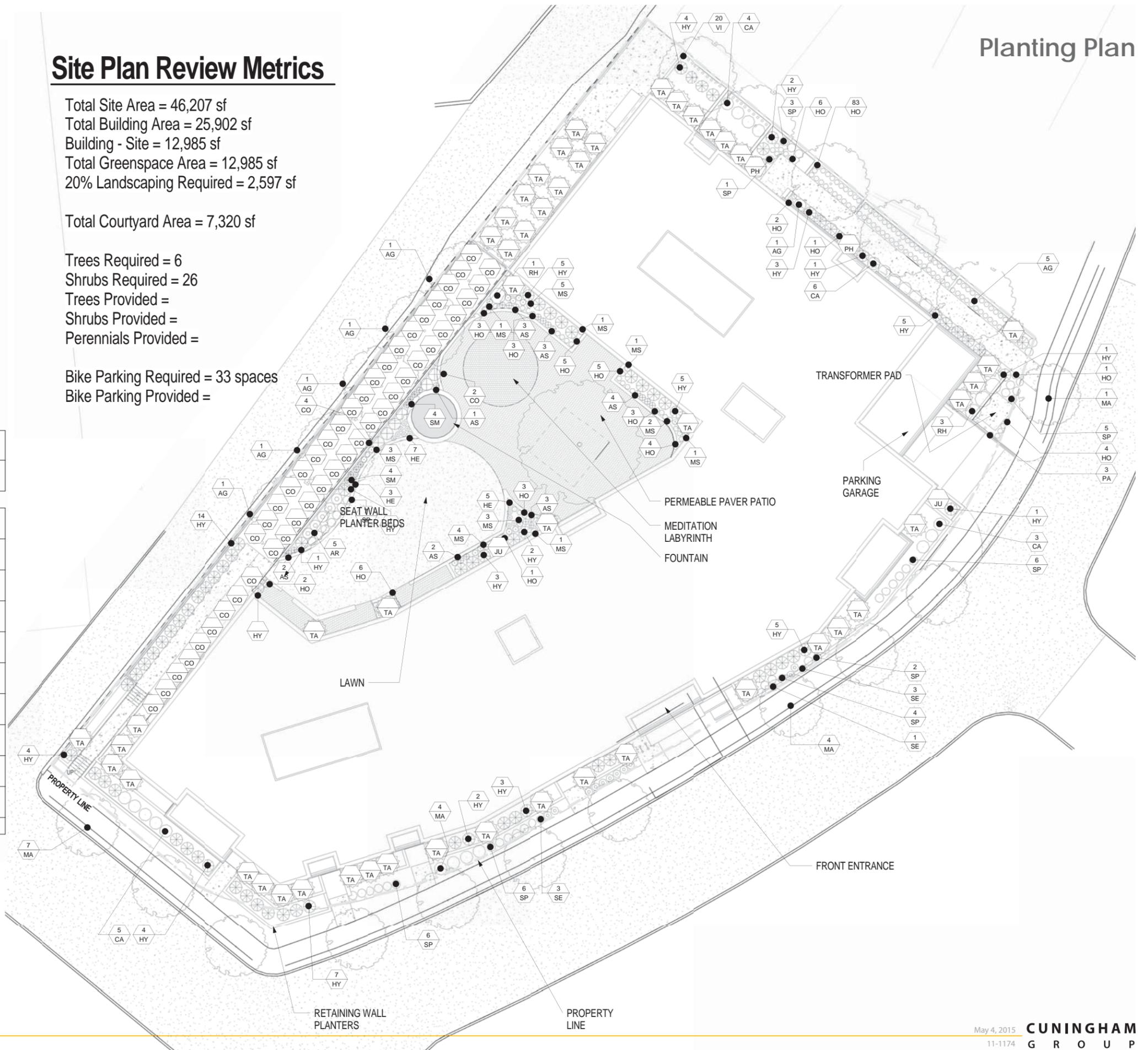
Site Plan Review Metrics

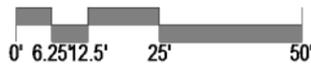
Total Site Area = 46,207 sf
 Total Building Area = 25,902 sf
 Building - Site = 12,985 sf
 Total Greenspace Area = 12,985 sf
 20% Landscaping Required = 2,597 sf

Total Courtyard Area = 7,320 sf

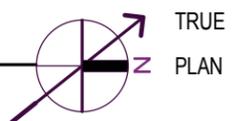
Trees Required = 6
 Shrubs Required = 26
 Trees Provided =
 Shrubs Provided =
 Perennials Provided =

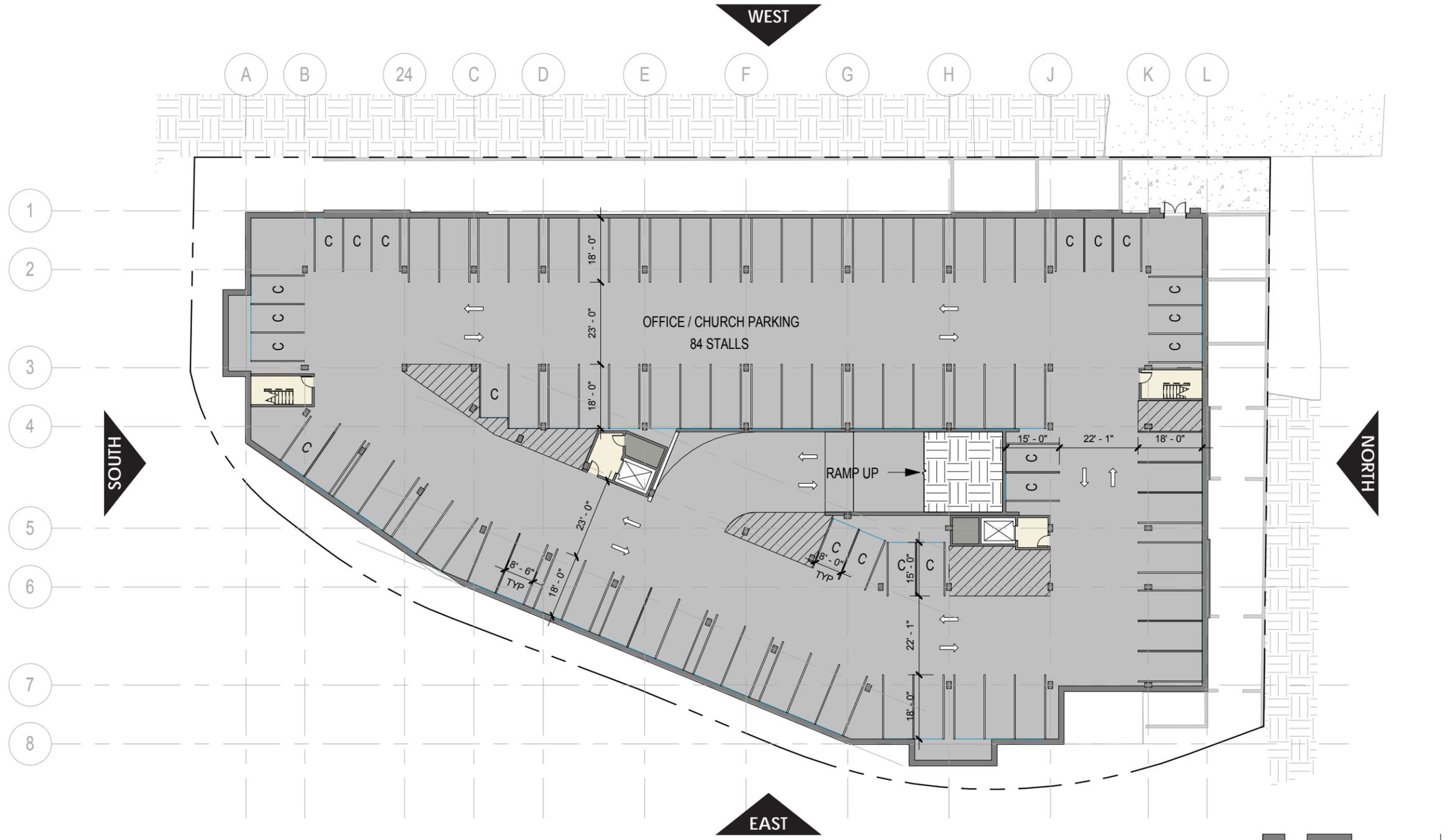
Bike Parking Required = 33 spaces
 Bike Parking Provided =





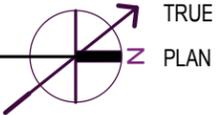
Site
1/32" = 1'-0"





Subgrade Level 2 Floor Plan (S2)

1/32" = 1'-0"





Subgrade Level 1 Floor Plan (S1)

1/32" = 1'-0"





Level 1 Floor Plan
1/32" = 1'-0"





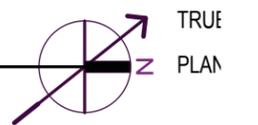
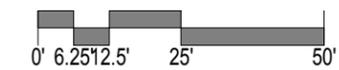
Level 2 Floor Plan

1/32" = 1'-0"





Level 3 Floor Plan
1/32" = 1'-0"





Level 4 Floor Plan
1/32" = 1'-0"





East Elevation

1" = 20'-0"



South Elevation

1" = 20'-0"

Elevations



West Elevation

1" = 20'-0"



North Elevation

1" = 20'-0"



From St. Mark's Parking Looking Southwest



From 510 Groveland Looking East



From Groveland Ave. Looking East

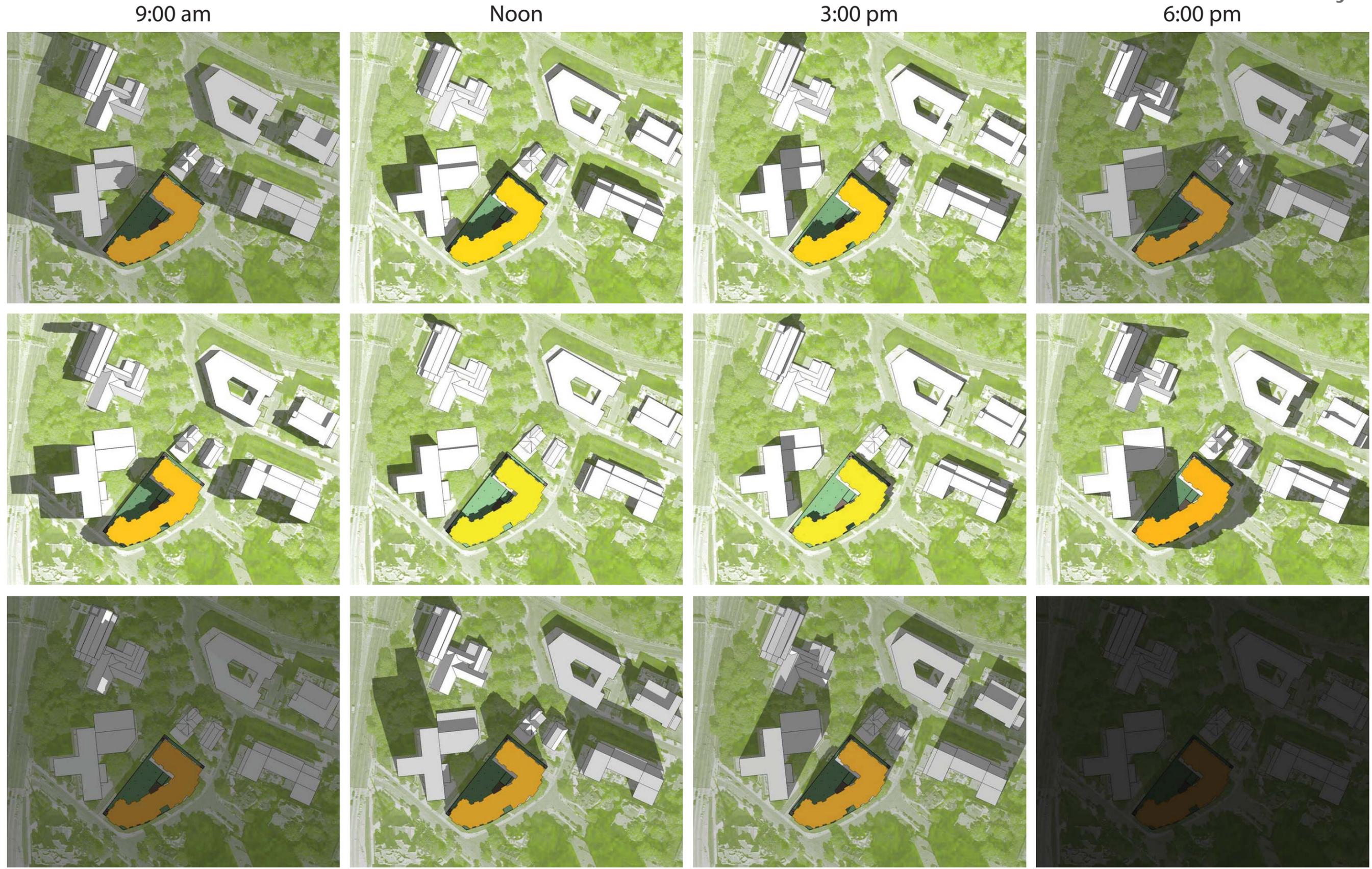


From Clifton Place Looking Southwest



1730 Clifton Place

Shadow Study
6:00 pm



March/September 21
(Equinoxes)

June 21
(Summer Solstice)

December 21
(Winter Solstice)