

MEMORANDUM

TO: City Planning Commission, Committee of the Whole
FROM: [Shanna Sether](#), Senior City Planner, (612) 673-2307
DATE: June 4, 2015
SUBJECT: ABC Site – 314 6th Avenue North

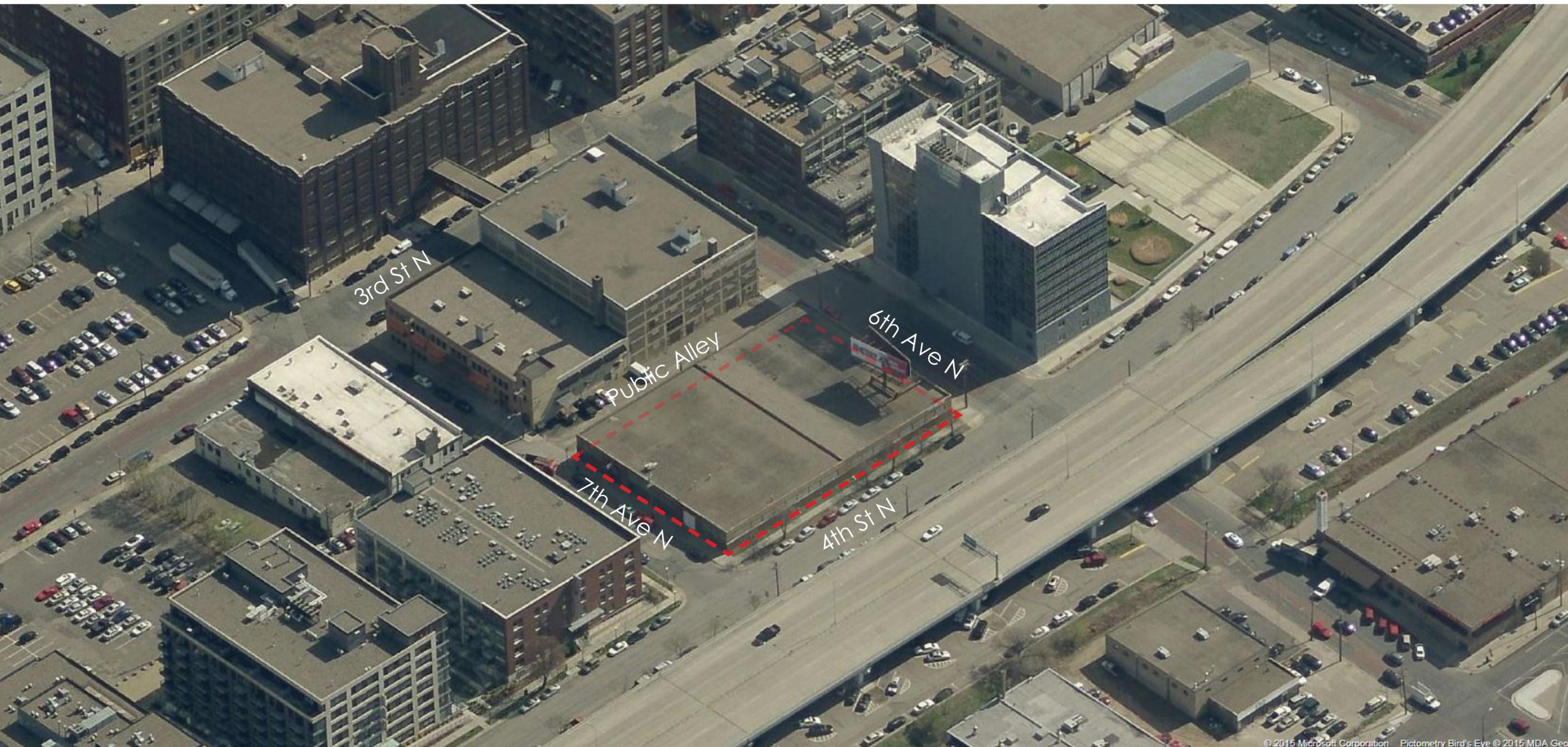
Attached are the project description, site plan, elevations and renderings for the proposed project at 314 6th Avenue North. The applicant is proposing to demolish the existing ABC industrial warehouse building and construct a new six-story building, clad with brick on all four facades. The mixed use building will have 143 dwelling units, 7 of which are walk-up units, and 2-3 new commercial tenants with a total of 16,776 square feet of space. The applicant has suggested one tenant to be a cross fit gym and another would be a restaurant with outdoor seating. The proposed development will include 156 parking spaces for the residential units in a two-level, underground parking garage. Retail customers who drive to the site will park or be valeted to nearby parking areas.

The site is zoned B4S-I Downtown Service District and DP Downtown Parking Overlay District. CPED staff has identified the following land use applications will be required for this development:

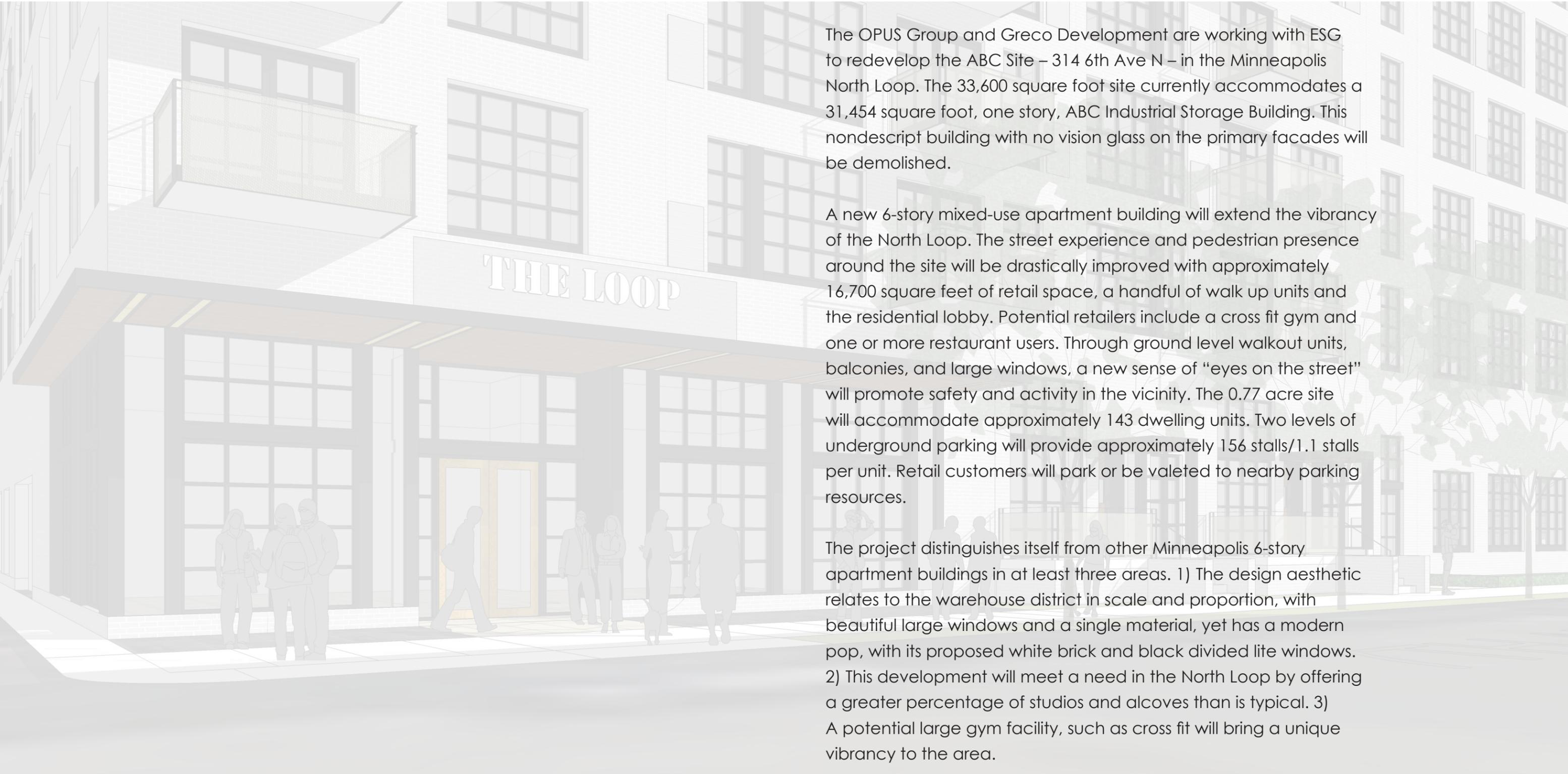
- Variance to increase the height of a monument sign.
- Variance to reduce the rear yard setback from 15 feet to 5 feet, where residential windows are provided.
- Site plan review.

The Minneapolis Plan for Sustainable Growth designates this site as mixed use on the future land use map. The site is also within the study area of the [North Loop Small Area Plan](#). The property is located in Warehouse West area and the Plan states that new development should be geared toward the removal of surface parking lots and other under-developed sites and continues the eclectic mix of commercial, residential, and industrial uses. Further, the Plan identifies the property in Development Intensity District C, which calls for a mix of uses with commercial businesses on the ground floor in buildings greater than ten stories and geared toward a nearby transit station.

The applicant is planning to submit the proposed project for the July 6, 2015, City Planning Commission meeting. The applicant and staff are requesting feedback specific to the design of the building and the building setback (10 feet) along 4th Street North and the height of the building given the guidance of the North Loop Small Area Plan (2010).



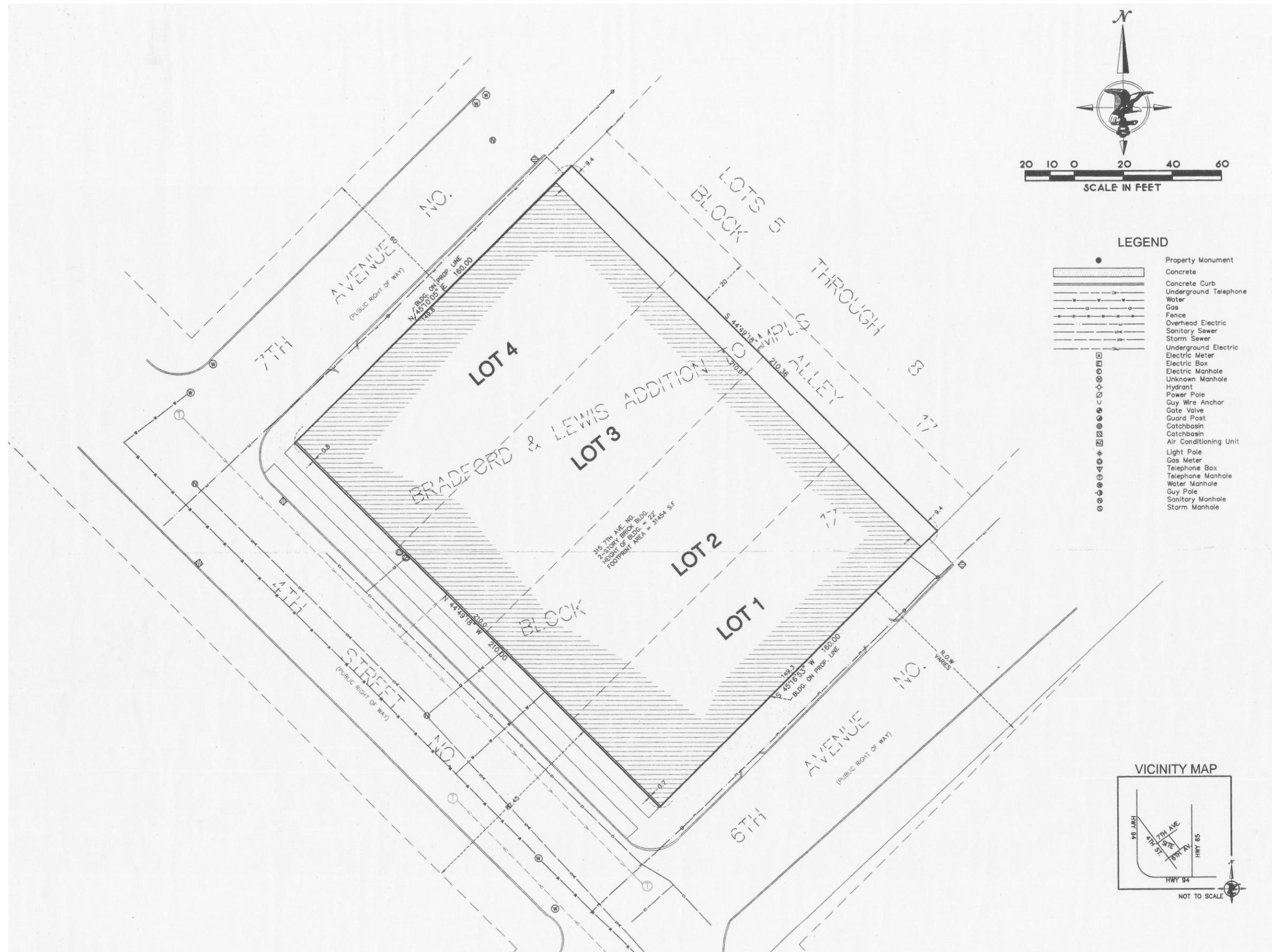
© 2015 Microsoft Corporation Pictometry Bird's Eye © 2015 MDA Geo

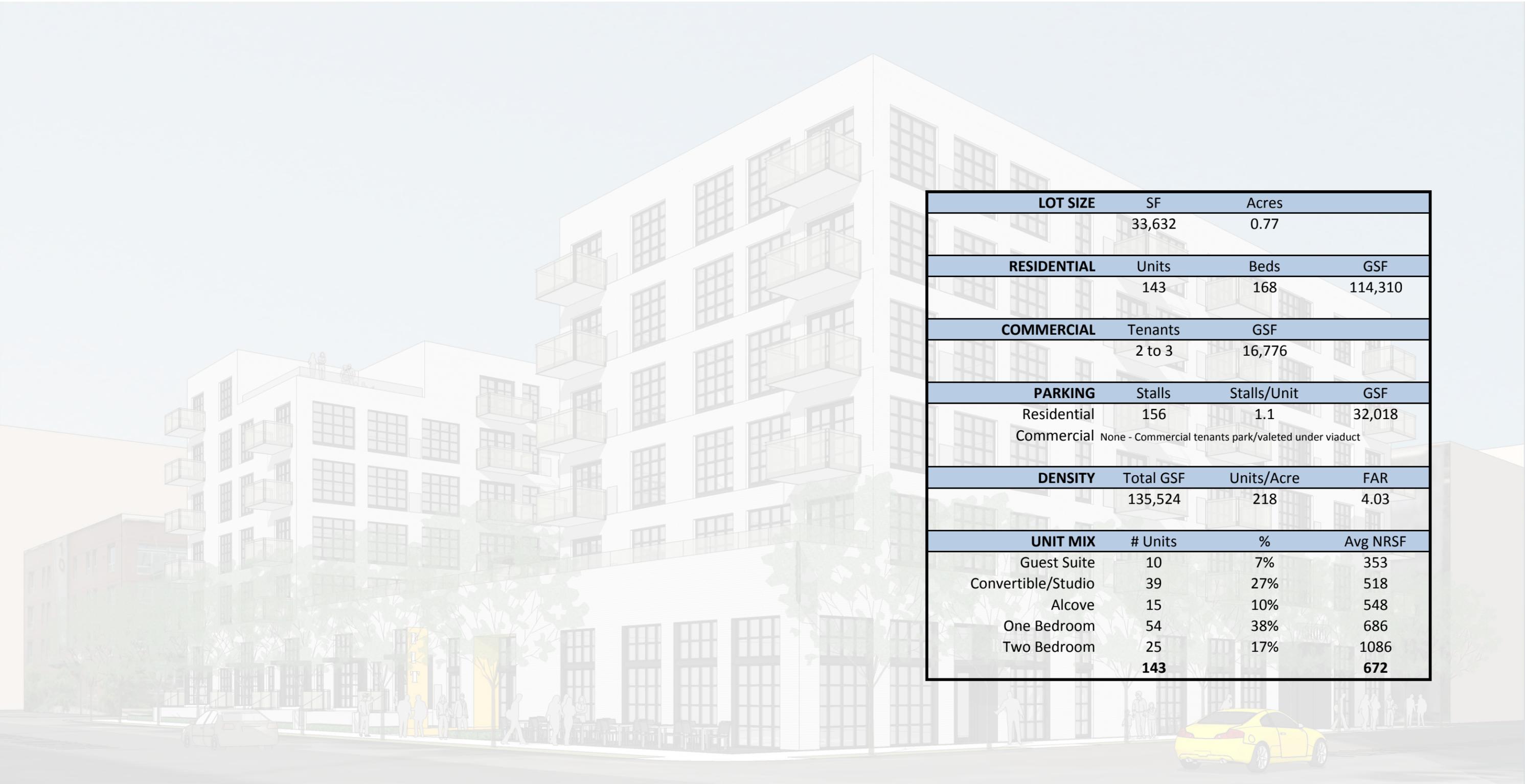


The OPUS Group and Greco Development are working with ESG to redevelop the ABC Site – 314 6th Ave N – in the Minneapolis North Loop. The 33,600 square foot site currently accommodates a 31,454 square foot, one story, ABC Industrial Storage Building. This nondescript building with no vision glass on the primary facades will be demolished.

A new 6-story mixed-use apartment building will extend the vibrancy of the North Loop. The street experience and pedestrian presence around the site will be drastically improved with approximately 16,700 square feet of retail space, a handful of walk up units and the residential lobby. Potential retailers include a cross fit gym and one or more restaurant users. Through ground level walkout units, balconies, and large windows, a new sense of “eyes on the street” will promote safety and activity in the vicinity. The 0.77 acre site will accommodate approximately 143 dwelling units. Two levels of underground parking will provide approximately 156 stalls/1.1 stalls per unit. Retail customers will park or be valeted to nearby parking resources.

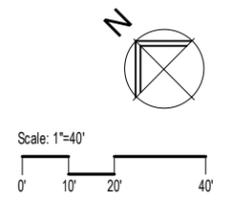
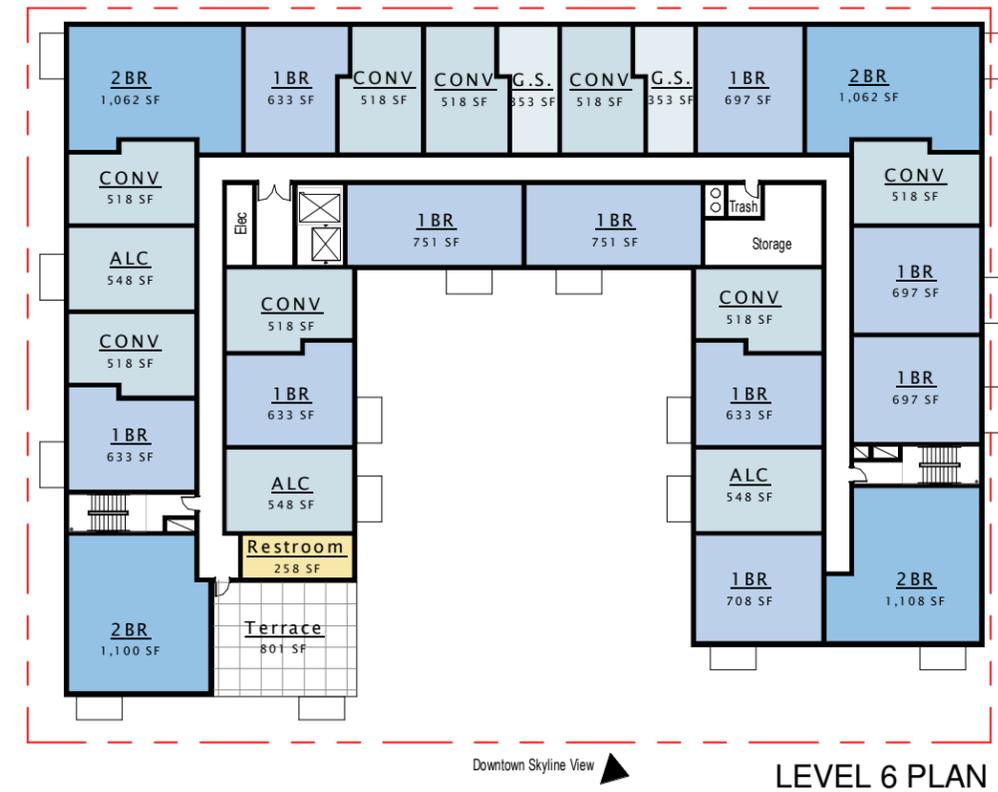
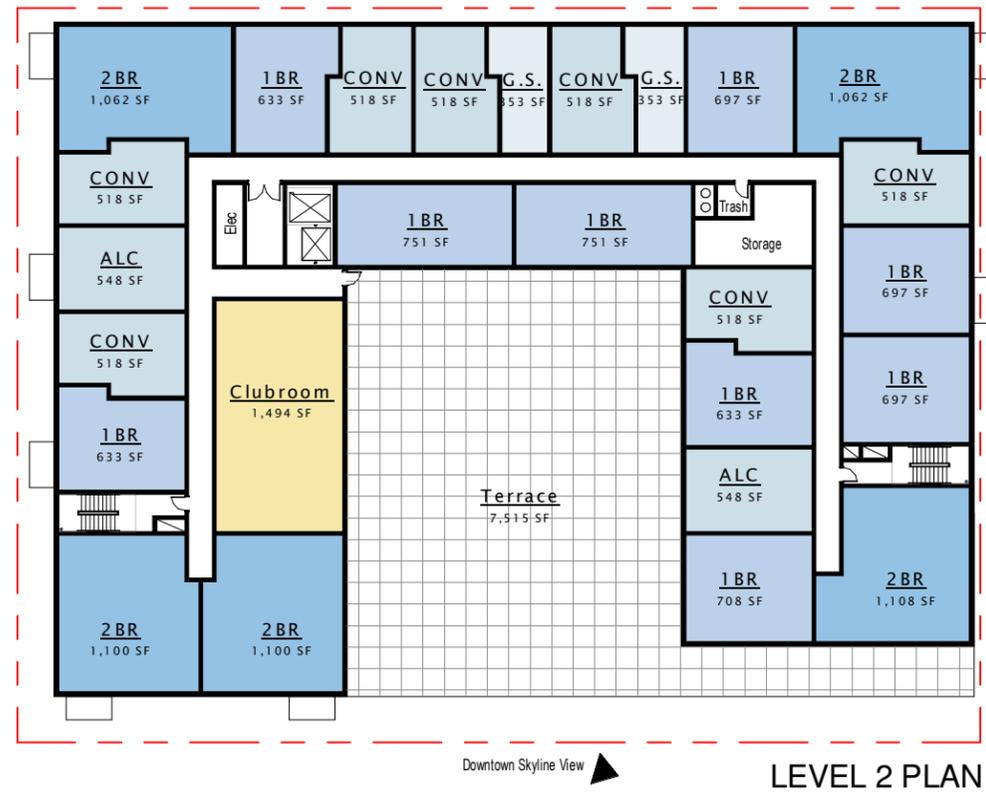
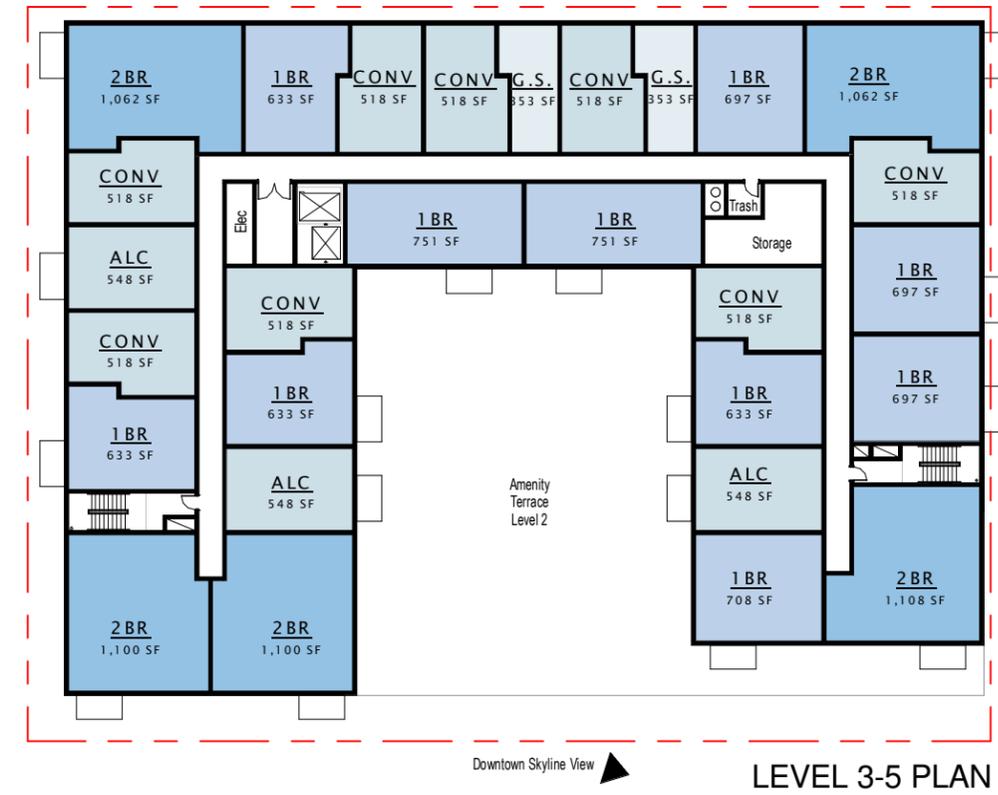
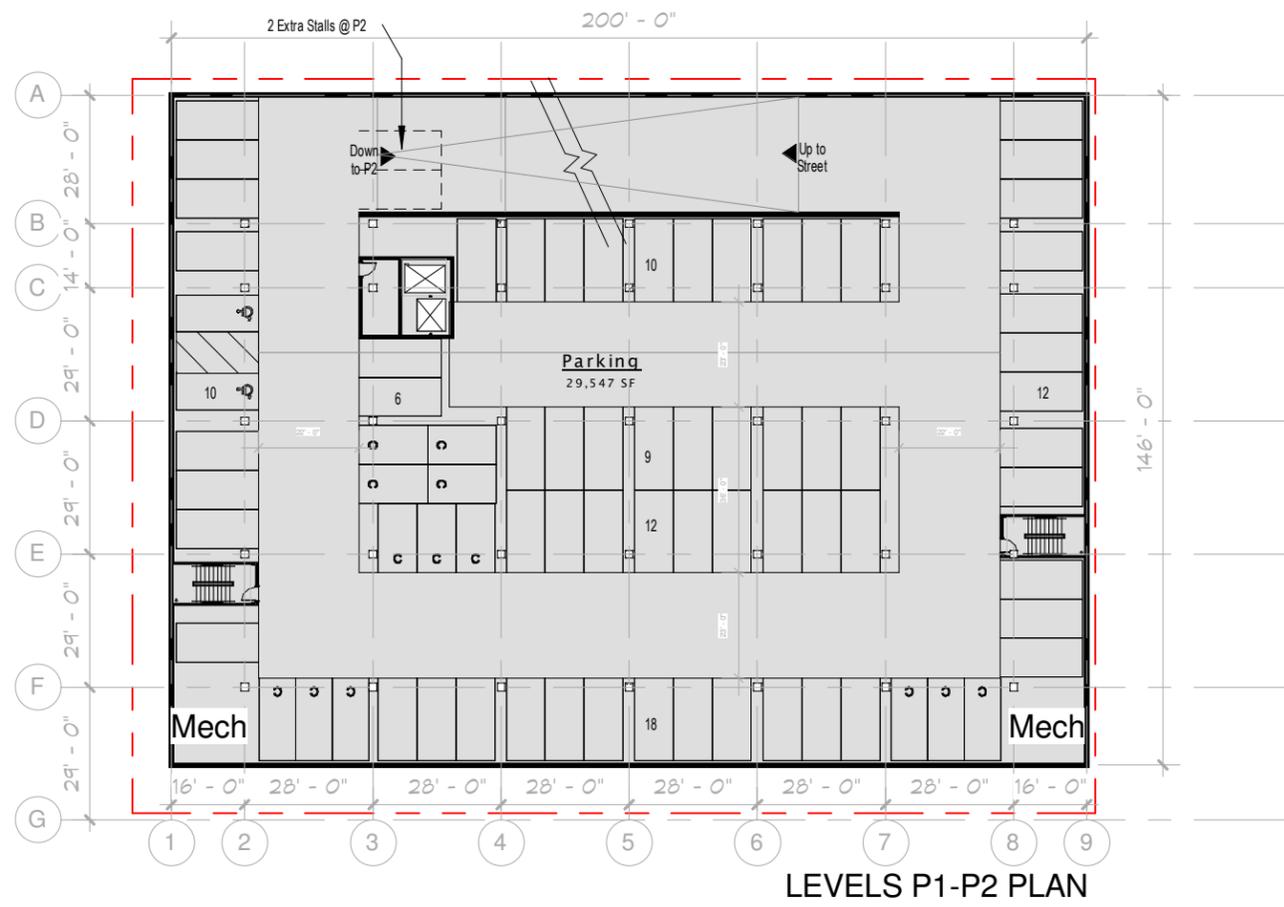
The project distinguishes itself from other Minneapolis 6-story apartment buildings in at least three areas. 1) The design aesthetic relates to the warehouse district in scale and proportion, with beautiful large windows and a single material, yet has a modern pop, with its proposed white brick and black divided lite windows. 2) This development will meet a need in the North Loop by offering a greater percentage of studios and alcoves than is typical. 3) A potential large gym facility, such as cross fit will bring a unique vibrancy to the area.





LOT SIZE		SF	Acres	
		33,632	0.77	
RESIDENTIAL		Units	Beds	GSF
		143	168	114,310
COMMERCIAL		Tenants	GSF	
		2 to 3	16,776	
PARKING		Stalls	Stalls/Unit	GSF
Residential		156	1.1	32,018
Commercial		None - Commercial tenants park/valeted under viaduct		
DENSITY		Total GSF	Units/Acre	FAR
		135,524	218	4.03
UNIT MIX		# Units	%	Avg NRSF
Guest Suite		10	7%	353
Convertible/Studio		39	27%	518
Alcove		15	10%	548
One Bedroom		54	38%	686
Two Bedroom		25	17%	1086
		143		672













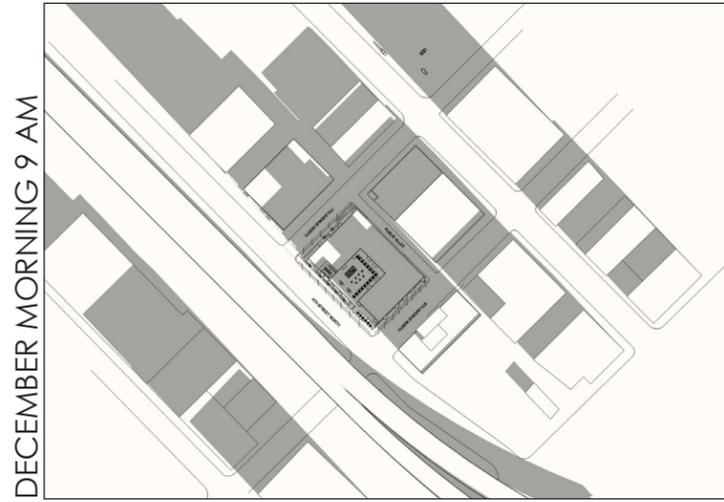




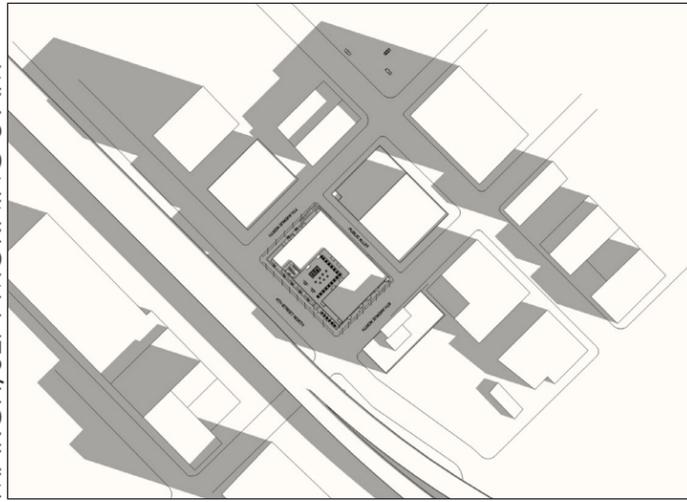




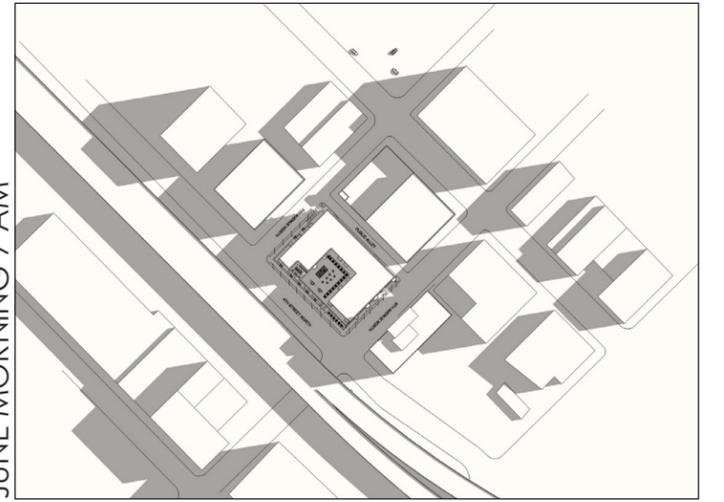




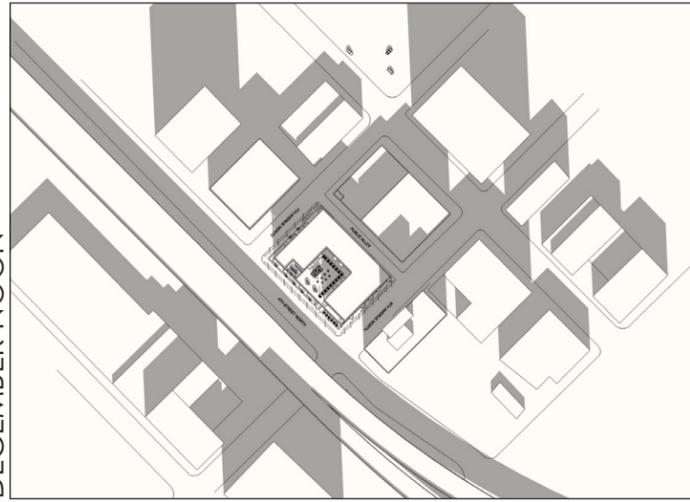
DECEMBER MORNING 9 AM



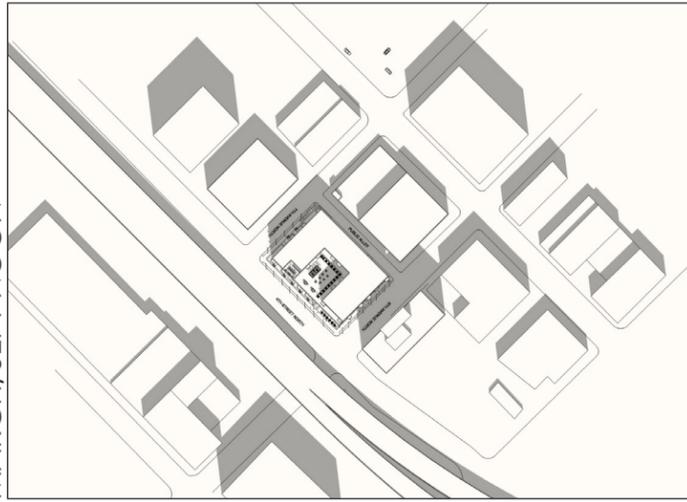
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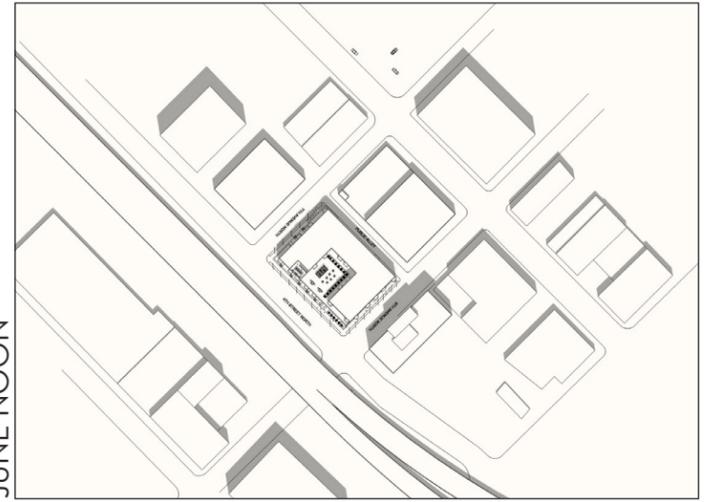
JUNE MORNING 7 AM



DECEMBER NOON



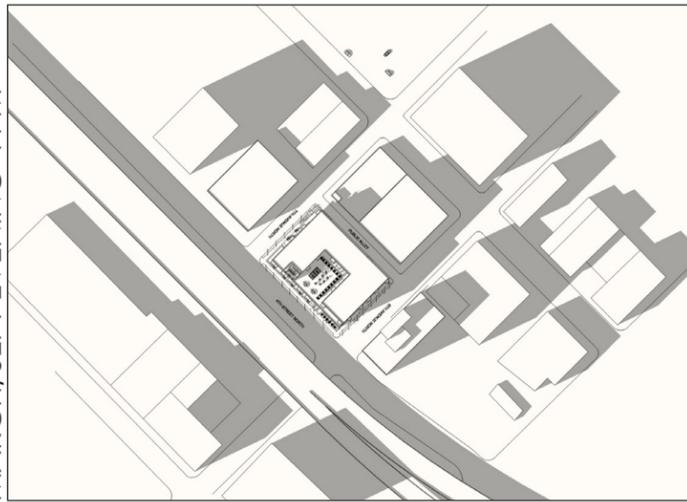
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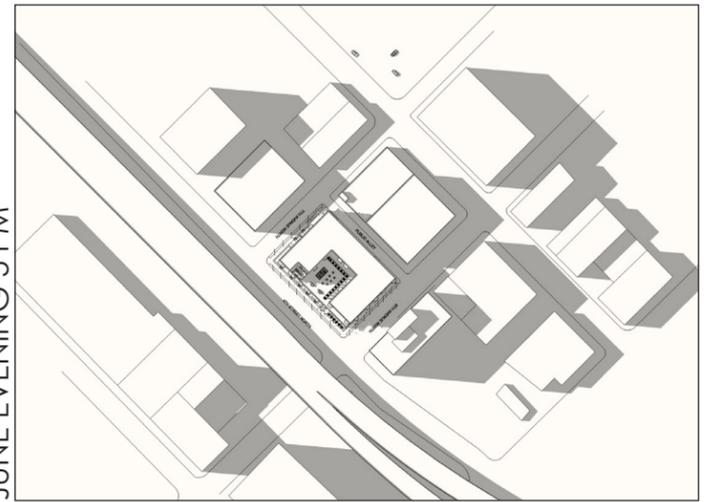
JUNE NOON



DECEMBER EVENING 3 PM



MARCH/SEPT EVENING 4 PM



JUNE EVENING 5 PM