

MEMORANDUM

TO: City Planning Commission, Committee of the Whole
FROM: [Janelle Widmeier](#), Senior City Planner, (612) 673-3156
DATE: August 20, 2015
SUBJECT: 500 4th Street North—Residential Building

A new 3-story, residential building with 43 units is proposed at 500 4th Street North. The subject site is part of a planned unit development including the Bookmen Lofts and the Bookmen Stacks. The proposed building would be located adjacent to the intersection of 4th Street North and 5th Avenue North. The site is zoned B4N Downtown Neighborhood District with the DP Downtown Parking Overlay District. In the *Minneapolis Plan for Sustainable Growth*, the future land use designation for this site is mixed use. The site is located in the Downtown Growth Center and the Target Field Transit Station Area. It is also within the boundaries of two small area plans, the [North Loop Small Area Plan \(2010\)](#) and the [Downtown East/North Loop Neighborhood Master Plan \(2003\)](#). Both plans encourage street-level retail along 5th Avenue North.

The following applications have been identified at this time:

- Conditional use permit amendment for the third phase of a planned unit development, including an alternative to the minimum interior side yard requirements.
- Site plan review amendment, including an alternative compliance request for building placement.

At the time of writing this memo, the applicant has not submitted a land use application. City staff would like to introduce the project to the City Planning Commission and discuss any issues before the application goes to a public hearing.

CPED staff would also like the applicant to consider the following:

- Minimizing the visibility of the mechanical grills, such as painting them the same color as the adjacent primary exterior material.
- Provide additional architectural elements to emphasize the importance of the main entrance.
- Identify the 5-points worth of amenities needed for the interior yard alternative.

Project Description
500 N 4th St
Minneapolis, Minnesota
August 10, 2015

We are proposing a 43 unit residential building consisting of three stories and approximately 44,244 square feet. The new building will complete the Bookmen Planned Unit Development.

Summary:

The proposed project is located at 500 N 4th St, in Tract G of the Bookman PUD, in the Minneapolis Warehouse district. This site is in the North Loop neighborhood district, Council Ward 3. The site is zoned B4N (Downtown Neighborhood District) and DP (Downtown Parking Overlay District). We are requesting site plan review for a new 3-story residential building.

The lot area is 18,142 square feet or 0.42 acres. Nearby land use features include the Transit Station Area (Target Field) and the Downtown Growth Center. Small Area Plans for the site include the North Loop Small Area Plan and the Downtown East/North Loop Master Plan.

Site Description and Present Use:

The existing PUD consists of two residential condominium buildings, the Bookmen Lofts and the Bookmen Stacks, and a vacant parcel. The PUD is subdivided by a registered land survey (RLS), which is defined both vertically and horizontally. The location of the proposed building is adjacent to the corner of 4th St N and 5th Ave N on Tract G of the RLS (where the roof of the below-grade parking garage of the Bookmen Stacks building is exposed and turf covers the remainder of the parcel). The Bookmen Lofts development is located within the Minneapolis Warehouse Historic District. However, the Bookmen Stacks and the proposed development are not located in a historic district.

Surrounding Properties and Neighborhood:

There is a mix of uses in the surrounding area including high density residential, restaurants, brew pubs, principal parking facilities, offices, and industrial. The I-94 viaduct is also located directly west of the site. Many of the surrounding properties are also located in the Minneapolis Warehouse Historic District.

Project Description:

A new 3-story, approximately 44,244 square foot residential building is proposed on the undeveloped part of the property of 500 N 4th St. The building would be occupied by residential housing.

A PUD is a conditional use in the B4N district. For this phase of development an amendment to the conditional use permit is required. If the amendment is approved, the action must be recorded with Hennepin County. The proposed FAR is 2.44. Any major changes to a previously approved site plan require an amendment to the PUD.

Earlier projects including a sit-down restaurant and a 4-story commercial building have been approved for the site but were not constructed.

The proposed building:

The proposed building is a 3-story, 43 unit residential building, with one story of underground parking holding 19 parking stalls. The building will be constructed of post-tensioned concrete and wood and steel frame.

Proposed architectural details of the new building:

The building is limited by a 40' height maximum by the existing master association. The site includes an underground garage that has an angled footprint following the path of 3rd St N. The building is designed to step back along the angle of 4th St N while staying within the 40' height limitation.

Proposed site work:

The site is 18,142 square feet and the first floor footprint of the proposed building is 13,962 square feet. The building will have a public entrance off 4th St N, and a garage entrance off 5th Ave N. The residential units will be "walk up" where possible. The entry to the building will include a patio/garden area for use by residents that will engage the street. Landscaping will include boulevard trees, boulevard plantings, and a wide, pedestrian-friendly sidewalk.

Proposed variances and CUP's:

The project will require an amendment to the existing conditional use permit and is still subject to review by city planners for any other potential variances.



500 North 4th Street

500 NORTH 4TH STREET
MINNEAPOLIS, MN

PROJECT TEAM

DEVELOPER:

SOLHEM LLC
3021 HOLMES AVE SOUTH, #101
MINNEAPOLIS, MN 55408
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TE MILLER LLC

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Eden Prairie, MN 55345
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ROBERT T. MILLER, ESQ.
rmiller@temillerdevelopment.com

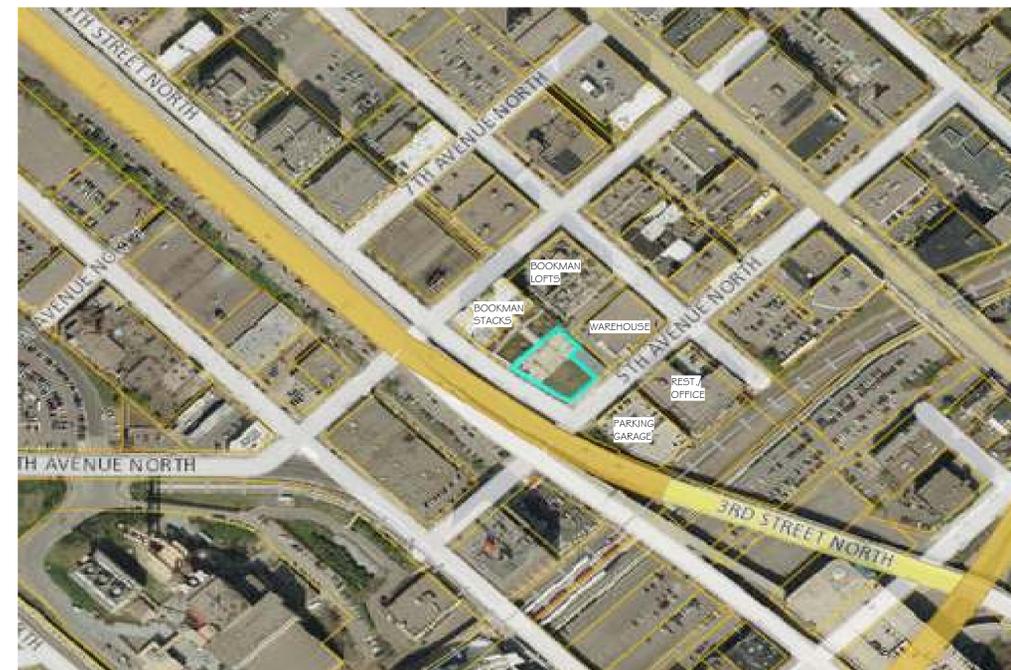
ARCHITECT:

TUSHIE MONTGOMERY ARCHITECTS

GARY FISCHER
garyf@tmarchitects.com

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

SITE LOCATION



PROJECT INFO.

UNIT MIX BY FLOOR		
NAME	FLOOR	AREA

1st Floor:		
UNIT	1st Floor	361 SF
UNIT	1st Floor	440 SF
UNIT	1st Floor	452 SF
UNIT	1st Floor	454 SF
UNIT	1st Floor	455 SF
UNIT	1st Floor	476 SF
UNIT	1st Floor	521 SF
UNIT	1st Floor	525 SF
UNIT	1st Floor	527 SF
UNIT	1st Floor	552 SF
UNIT	1st Floor	561 SF
UNIT	1st Floor	582 SF
UNIT	1st Floor	585 SF
UNIT	1st Floor	649 SF
UNIT	1st Floor	666 SF
UNIT	1st Floor	714 SF
UNIT	1st Floor	820 SF
1st Floor: 17		
2nd Floor:		
UNIT	2nd Floor	361 SF
UNIT	2nd Floor	440 SF
UNIT	2nd Floor	452 SF
UNIT	2nd Floor	454 SF
UNIT	2nd Floor	455 SF
UNIT	2nd Floor	476 SF
UNIT	2nd Floor	521 SF
UNIT	2nd Floor	525 SF
UNIT	2nd Floor	527 SF
UNIT	2nd Floor	552 SF
UNIT	2nd Floor	562 SF
UNIT	2nd Floor	582 SF
UNIT	2nd Floor	585 SF
UNIT	2nd Floor	666 SF
UNIT	2nd Floor	666 SF
UNIT	2nd Floor	820 SF
UNIT	2nd Floor	868 SF
UNIT	2nd Floor	983 SF
UNIT	2nd Floor	1310 SF
2nd Floor: 18		
3rd Floor:		
UNIT	3rd Floor	521 SF
UNIT	3rd Floor	525 SF
UNIT	3rd Floor	527 SF
UNIT	3rd Floor	582 SF
UNIT	3rd Floor	585 SF
UNIT	3rd Floor	868 SF
UNIT	3rd Floor	983 SF
UNIT	3rd Floor	1310 SF
3rd Floor: 8		
Grand total: 43		

BUILDING AREA (Gross SF)

GARAGE	8325 SF
FIRST FLOOR	13962 SF
SECOND FLOOR	14542 SF
THIRD FLOOR	7417 SF
Grand total	44244 SF

GARAGE PARKING: 19 STALLS

DRAWING INDEX

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- SURVEY
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- A2 FIRST FLOOR PLAN
- A3 SECOND FLOOR PLAN
- A4 THIRD FLOOR PLAN
- A5 ELEVATIONS
- A6 ELEVATIONS
- A7 PERSPECTIVES



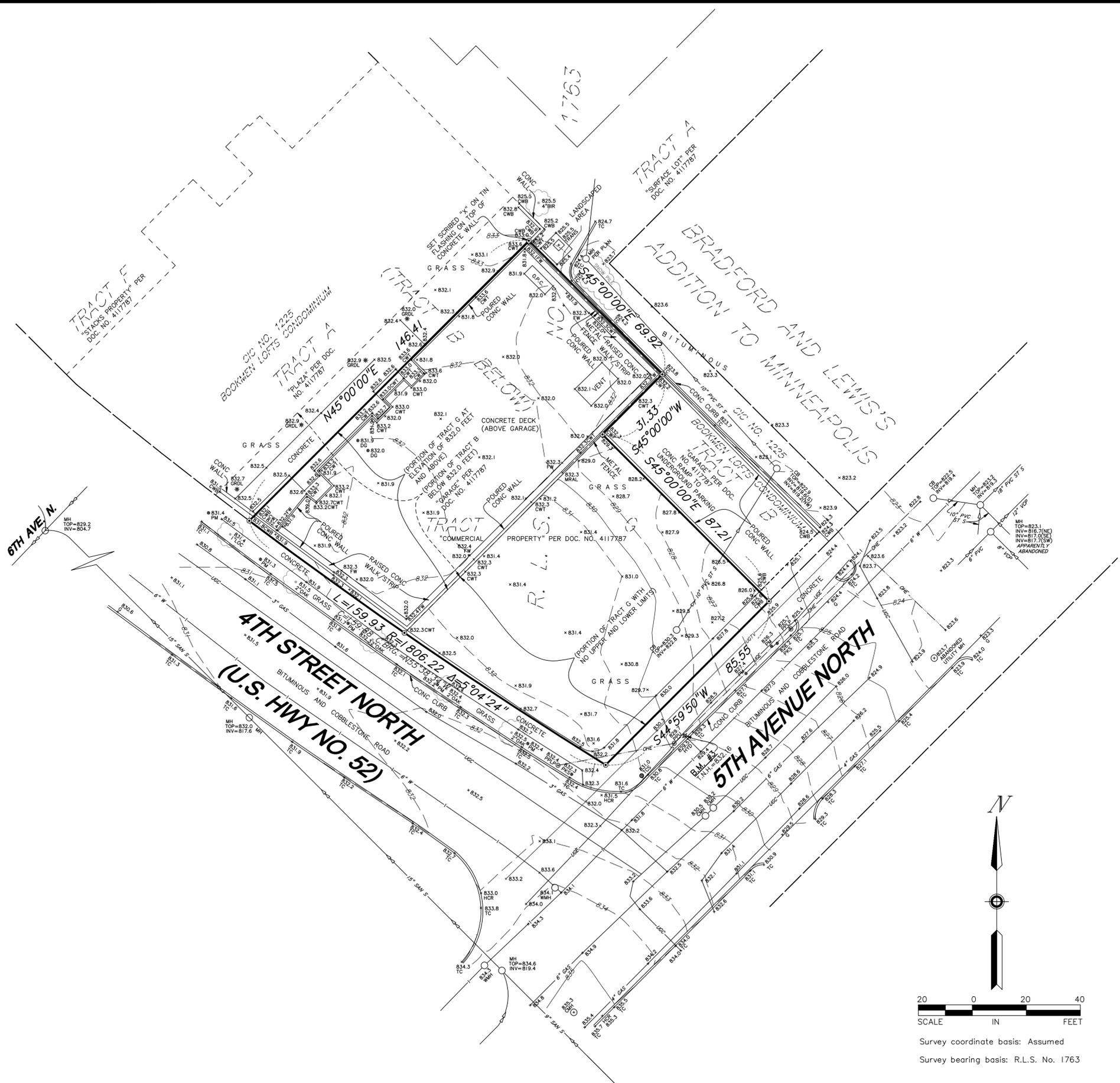
500 N 4th St.

Minneapolis, Minnesota

COVER SHEET

08/10/15





DESCRIPTION OF PROPERTY SURVEYED

(Per Certificate of Title No. 1357245)

Tract G, Registered Land Survey No. 1763, Hennepin County, Minnesota.

NOTES

- 1.) Property is subject to Declaration creating covenants, restrictions, reservations, easements, charges, assessments and liens per Declaration Doc. Number 4117787 establishing The Bookmen Master Association.
- 2.) This survey was prepared without the benefit of current title work. Easements, appurtenances, and encumbrances may exist in addition to those shown hereon. This survey is subject to revision upon receipt of a current title insurance commitment or attorney's title opinion.

UTILITY NOTES

- 1.) Utility information from plans and markings was combined with observed evidence of utilities to develop a view of the underground utilities shown hereon. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, excavation may be necessary.
- 2.) Other underground utilities of which we are unaware may exist. Verify all utilities critical to construction or design.
- 3.) Some underground utility locations are shown as marked onsite by those utility companies whose locators responded to our Gopher State One Call, ticket numbers 123420248 and 123520229.
- 4.) Contact GOPHER STATE ONE CALL at 651-454-0002 (800-252-1166) for precise onsite location of utilities prior to any excavation.

AREA

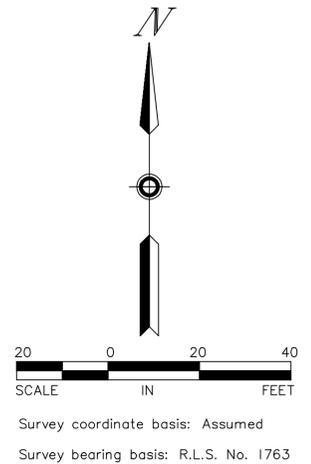
Area = 18,142 sq. ft. or 0.416 acres

BENCH MARKS (BM)

- 1.) Top of top nut of fire hydrant in the most northerly quadrant of 6th Avenue North and 3rd Street North.
Elevation = 826.82 feet (NGVD 1929)
- 2.) Top of top nut of fire hydrant in the most northerly quadrant of 6th Avenue North and 4th Street North.
Elevation = 832.88 feet (NGVD 1929)
- 2.) Top of top nut of fire hydrant in the most northerly quadrant of 5th Avenue North and 4th Street North.
Elevation = 832.16 feet (NGVD 1929)

LEGEND

- ⊙ Denotes set brass monument stamped 44900
- BIR Denotes Birch tree
- CB Denotes catch basin
- CMH Denotes communication manhole
- CWB Denotes concrete wall bottom
- CWT Denotes concrete wall top
- DG Denotes drain grate
- FW Denotes face of walk top
- G Denotes gutter
- GRDL Denotes ground light
- HCR Denotes handicap ramp
- HYD Denotes fire hydrant
- INV Denotes structure invert
- LOC Denotes Locust tree
- MH Denotes manhole
- MRAL Denotes metal railing
- OHE Denotes overhead electric line
- O.P.C. Denotes outdoor power center
- PKS Denotes parking sign
- PM Denotes parking meter
- PPLP Denotes power and light pole
- PPU Denotes power pole with underground utility
- PVC Denotes polyvinyl chloride pipe
- SAN S Denotes sanitary sewer
- ST S Denotes storm sewer
- TC Denotes top of concrete curb
- TCS Denotes traffic control sign
- TNH Denotes top of top nut of fire hydrant
- TRANS Denotes transformer box
- UGC Denotes underground communication line
- UGE Denotes underground electric line
- VCP Denotes vitrified clay pipe
- W Denotes water line
- WMH Denotes water manhole



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

Dated this 27th day of December, 2012.

SUNDE LAND SURVEYING, LLC.

By: *Leonard F. Carlson*
Leonard F. Carlson, P.L.S. Minn. Lic. No. 44890

Revision	By	Date
	D/J	

Drawing Title:
**BOUNDARY, LOCATION, TOPOGRAPHIC
and UTILITY SURVEY FOR:
THE NEAT PIG GROUP**

SUNDE LAND SURVEYING 9001 East Bloomington Freeway (35W) • Suite 118
Bloomington, Minnesota 55420-3435
952-881-2455 (Fax: 952-888-9526)
www.sunde.com

Project: 2003-169-A Bk/Pg: 871/51 REF 471/54 Date: 12/27/2012
Township: 29 Range: 24 Section: 22
File: 2003169A001.dwg Sheet: 1 of 1

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EXIST. PHOTO LOOKING SOUTHEAST



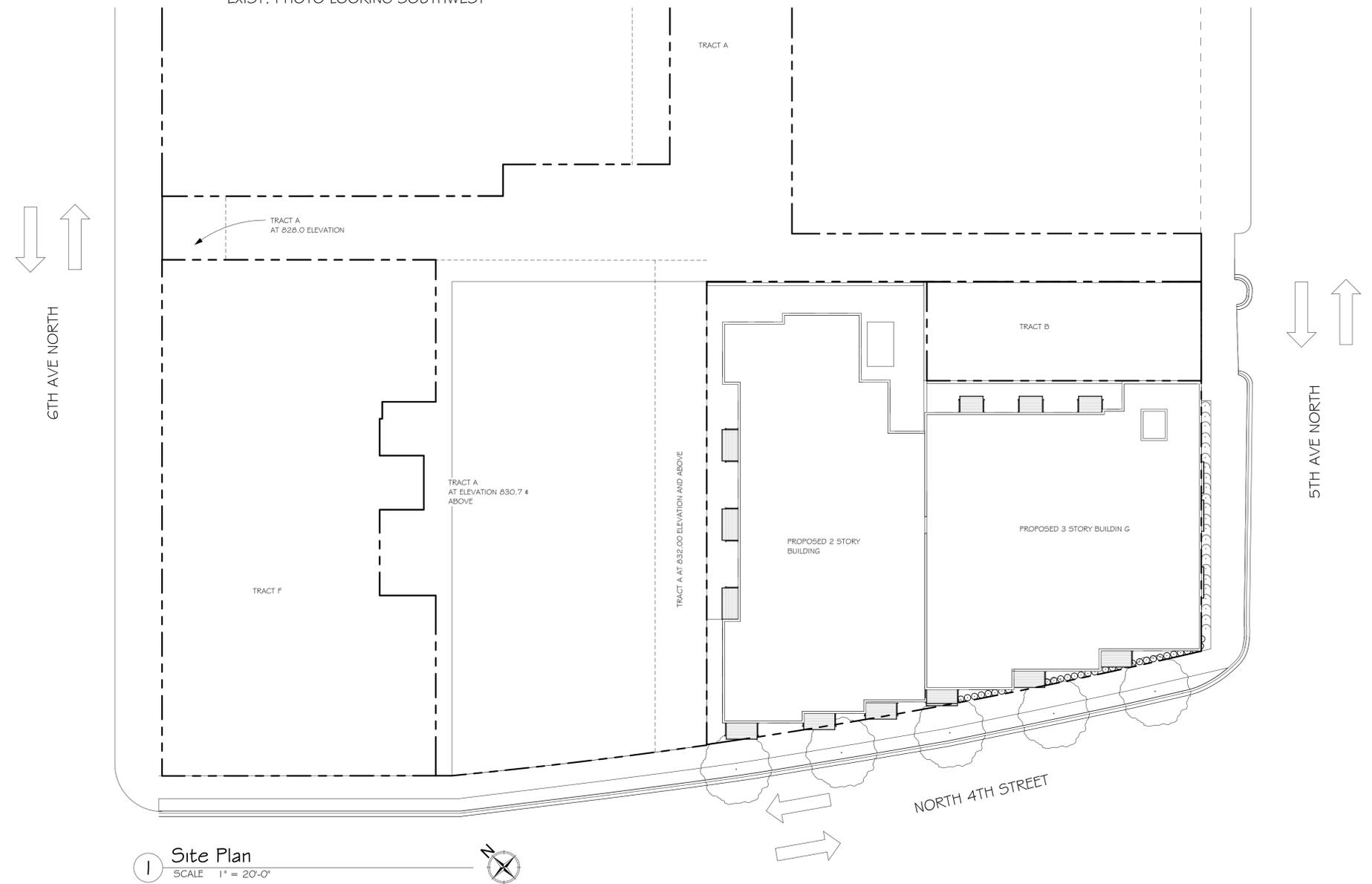
EXIST. PHOTO LOOKING SW



EXIST. PHOTO LOOKING NORTHEAST



EXIST. PHOTO LOOKING NORTHWEST





① Garage Level
 SCALE 1/8" = 1'-0"



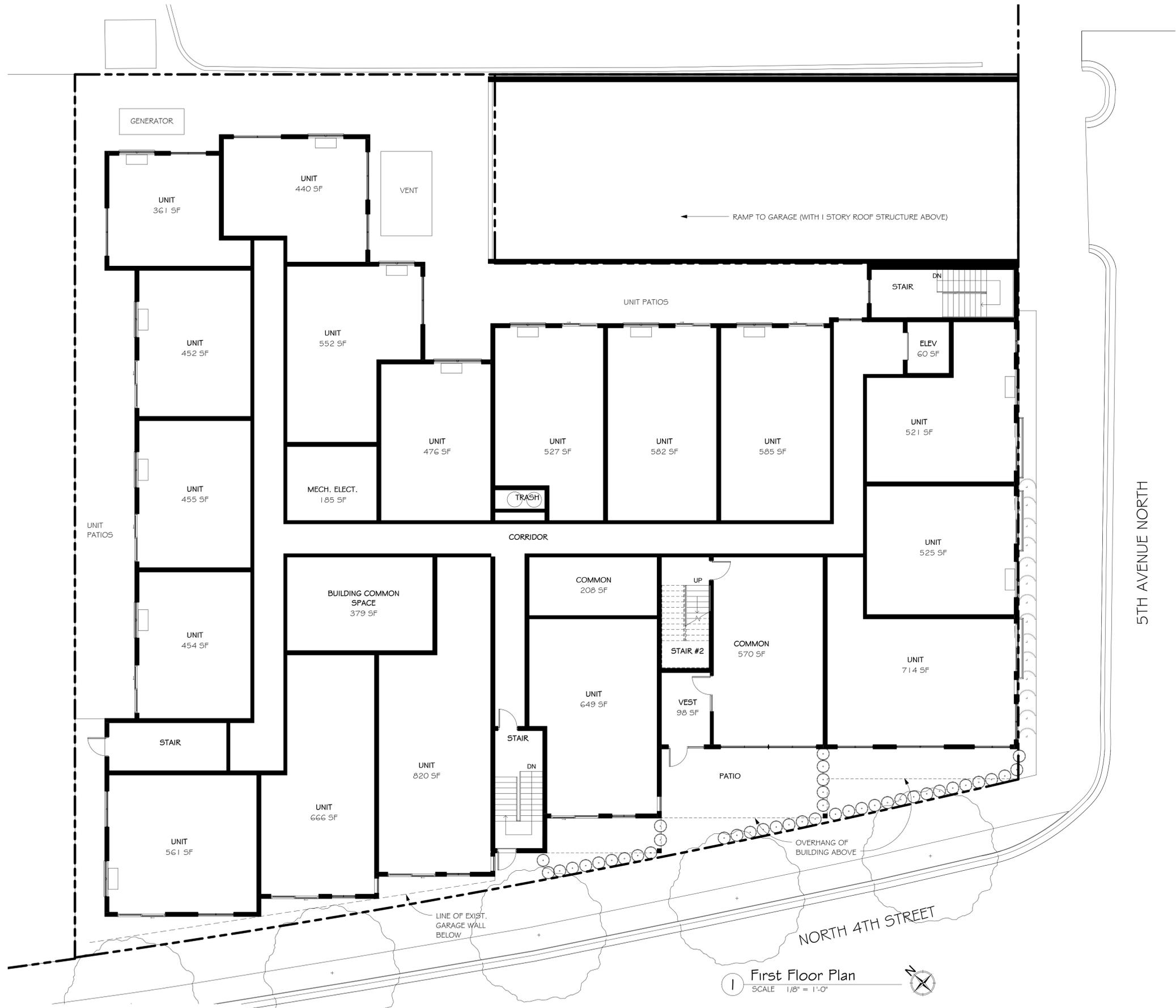
500 N 4th St.

Minneapolis, Minnesota

A1 GARAGE FLOOR PLAN

8/10/15





1 First Floor Plan
 SCALE 1/8" = 1'-0"

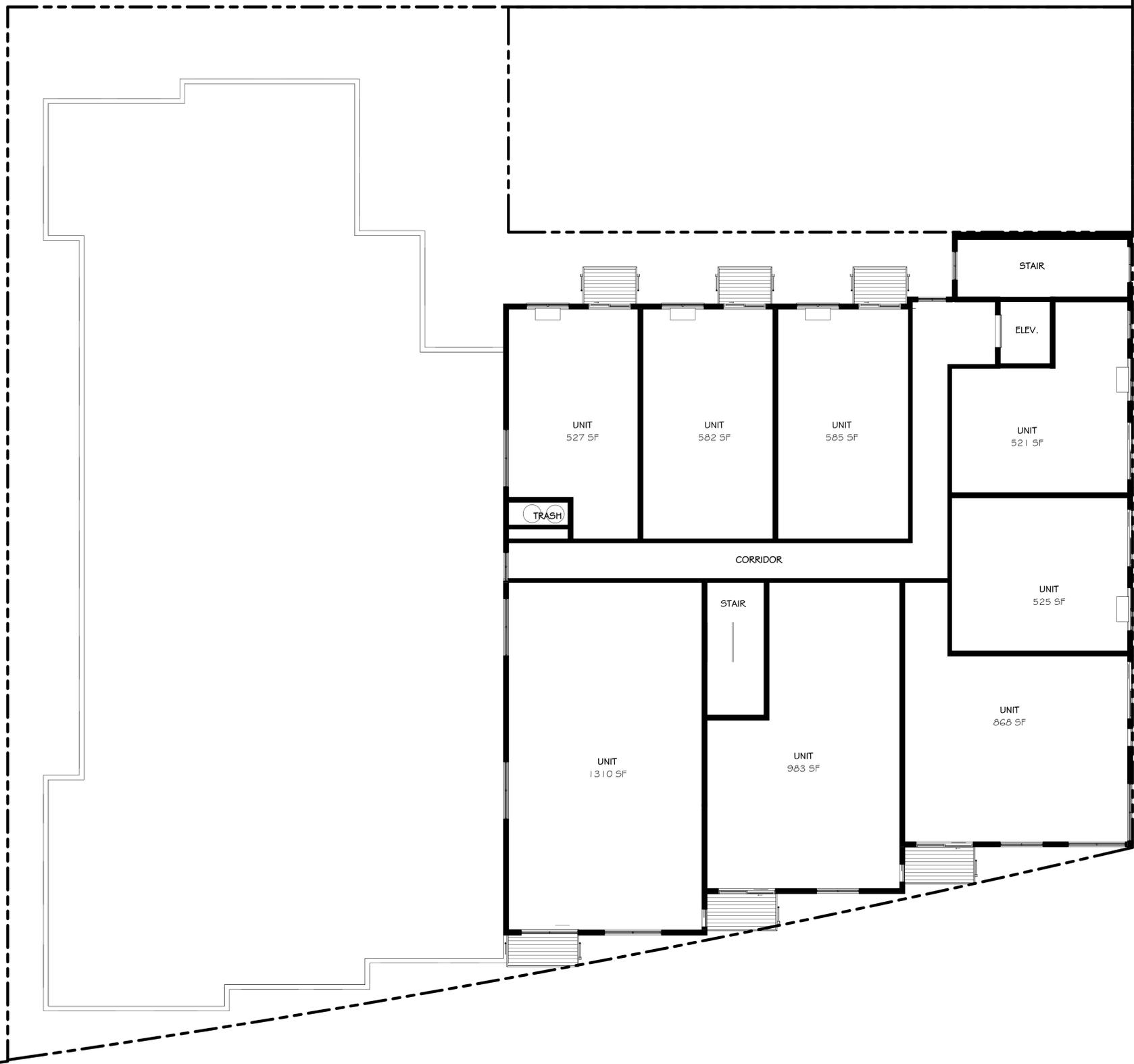
500 N 4th St.

Minneapolis, Minnesota

A2 FIRST FLOOR PLAN

8/10/15





Third Floor Plan
 SCALE 1/8" = 1'-0"



500 N 4th St.

Minneapolis, Minnesota

A4 THIRD FLOOR PLAN

8/10/15

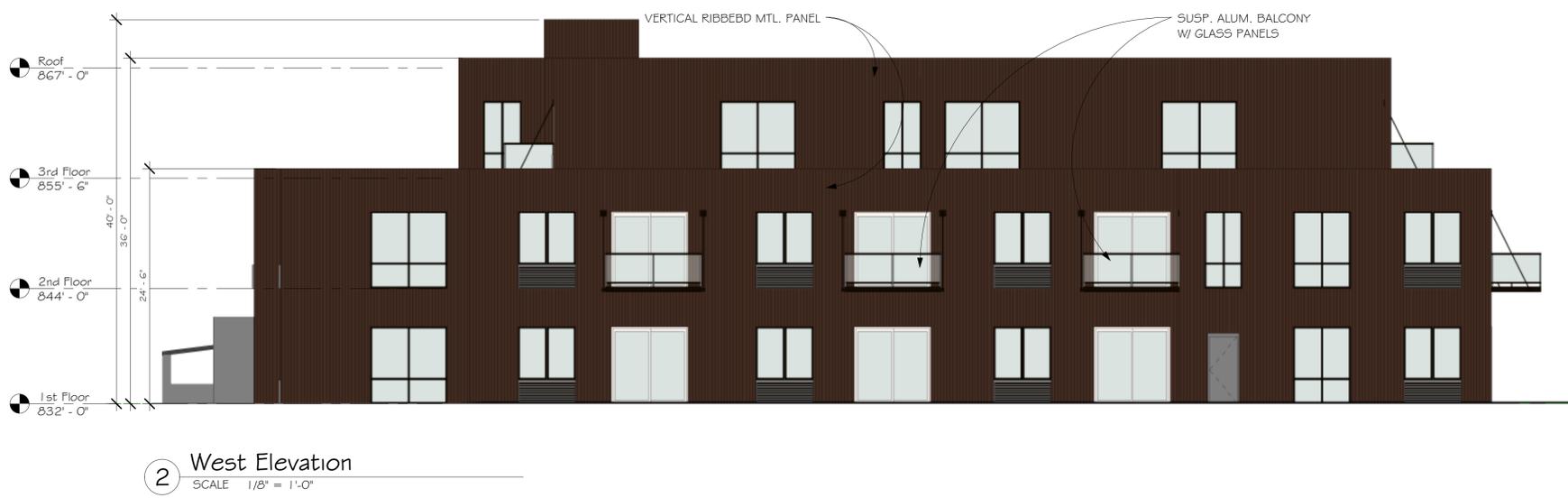




1 East Elevation
SCALE 1/8" = 1'-0"



2 South Elevation
SCALE 1/8" = 1'-0"



500 N 4th St.

Minneapolis, Minnesota

A6 ELEVATIONS

08/10/15





500 N 4th St.

Minneapolis, Minnesota

A7 PERSPECTIVES

08/10/15

