

LAND USE APPLICATION SUMMARY

Property Location: 729 & 753 Washington Avenue North and 425 ½ 8th Avenue North
Project Name: 729 & 753 Washington Avenue North
Prepared By: Aaron Hanauer, Senior City Planner, (612) 673-2494
Applicant: Greco, LLC, Attn: Josh Brandsted
Project Contact: Aaron Roseth, ESG Architects
Request: To construct a new mixed-use structure.
Required Applications:

Conditional Use Permit	Conditional use permit to increase the maximum height from 10 stories to 11 stories.
Variance	Variance to reduce the rear yard setback along the southern property line.
Site Plan Review	To allow for an 11 story (10-floor) 122'-7" tall mixed-use building.

SITE DATA

Existing Zoning	B4N/Downtown Neighborhood District DP/Downtown Parking Overlay District
Lot Area	49,935 square feet / 1.15 acres
Ward(s)	3
Neighborhood(s)	North Loop
Designated Future Land Use	Mixed Use
Land Use Features	Downtown Growth Center Commercial Corridor (Washington Avenue North)
Small Area Plan(s)	<u>North Loop Plan Update (2010)</u>

Date Application Deemed Complete	November 13, 2015	Date Extension Letter Sent	November 27, 2015
End of 60-Day Decision Period	January 12, 2016	End of 120-Day Decision Period	March 12, 2016

BACKGROUND

SITE DESCRIPTION AND PRESENT USE. The project site is an interior lot located between 7th Avenue North and 8th Avenue North in the Warehouse Historic District. It is currently a 188-space surface parking lot. The Bassett Creek Tunnel runs north-south through the middle of the project site below ground. Buildings have not been located on the project site since at least 1949.

SURROUNDING PROPERTIES AND NEIGHBORHOOD. The subject property and the surrounding properties are zoned B4N/Downtown Neighborhood District. The future land use of these properties is mixed-use. The project site is located within the Twentieth Century Warehouse Area of the Warehouse Historic District. This area represents the later history of the district when width of the buildings grew up to half a city block and their heights were typically between four and ten stories tall.

Bassett Creek, which is located in a tunnel underneath the project site, flows approximately 12 miles from Medicine Lake to the Mississippi River. The mouth of the creek into the Mississippi is at approximately 7th Avenue North. From the 1910s to the 1930s, downstream portions of Bassett Creek were buried and diverted into a 1.5 mile tunnel, which begins near Van White Memorial Boulevard and 2nd Avenue North. The tunnel, which is known as the “old” tunnel, follows the approximate alignment of the natural creek and discharges at the Mississippi River, near the original mouth of the creek. Another tunnel was constructed in the 1980s, which follows a more southerly route to the Mississippi and discharges downstream of the St. Anthony Falls Lock and Dam. The “old” tunnel provides stormwater drainage for a significant portion of Minneapolis, including areas of the Near North and Central communities. The “old” tunnel must also function to provide an overflow for the “new” tunnel during large rain events.

PROJECT DESCRIPTION. The applicant is proposing to construct a new 10 floor (11-story), mixed-use structure on the project site and over the Bassett Creek Tunnel. The project includes 139 dwelling units, approximately 10,000 square feet of ground level commercial space, and 281 off-street parking spaces; there would be one floor of underground parking and five levels of above-grade parking.

CONTINUANCE. The project was originally scheduled for a public hearing at the December 7, 2015, Planning Commission meeting. However, in continued conversations with Public Works there are still issues to be resolved in order to gain Public Works approval for the project design as it relates to the Bassett Creek Tunnel.

PUBLIC COMMENTS. A letter of support was received for the project. Any additional correspondence received prior to the public meeting will be forwarded on to the Planning Commission for consideration.

RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt staff findings for the application(s) by Aaron Roseth of ESG Architects for the properties located at 729 & 753 Washington Avenue North and 425 ½ 8th Avenue North:

A. Conditional use permit to increase the maximum height from 10 stories to 11 stories in the B4N/Downtown Neighborhood District.

Recommended motion: **Continue** the application for a conditional use permit for one cycle, to the January 11, 2016, City Planning Commission meeting.

B. Variance to decrease the south interior side yard setback .

Recommended motion: **Continue** the application for a conditional use permit for one cycle, to the January 11, 2016, City Planning Commission meeting.

C. Site Plan Review to construct an 11-story (10-floor) mixed-use building.

Recommended motion: **Continue** the application for a conditional use permit for one cycle, to the January 11, 2016, City Planning Commission meeting.

ATTACHMENTS

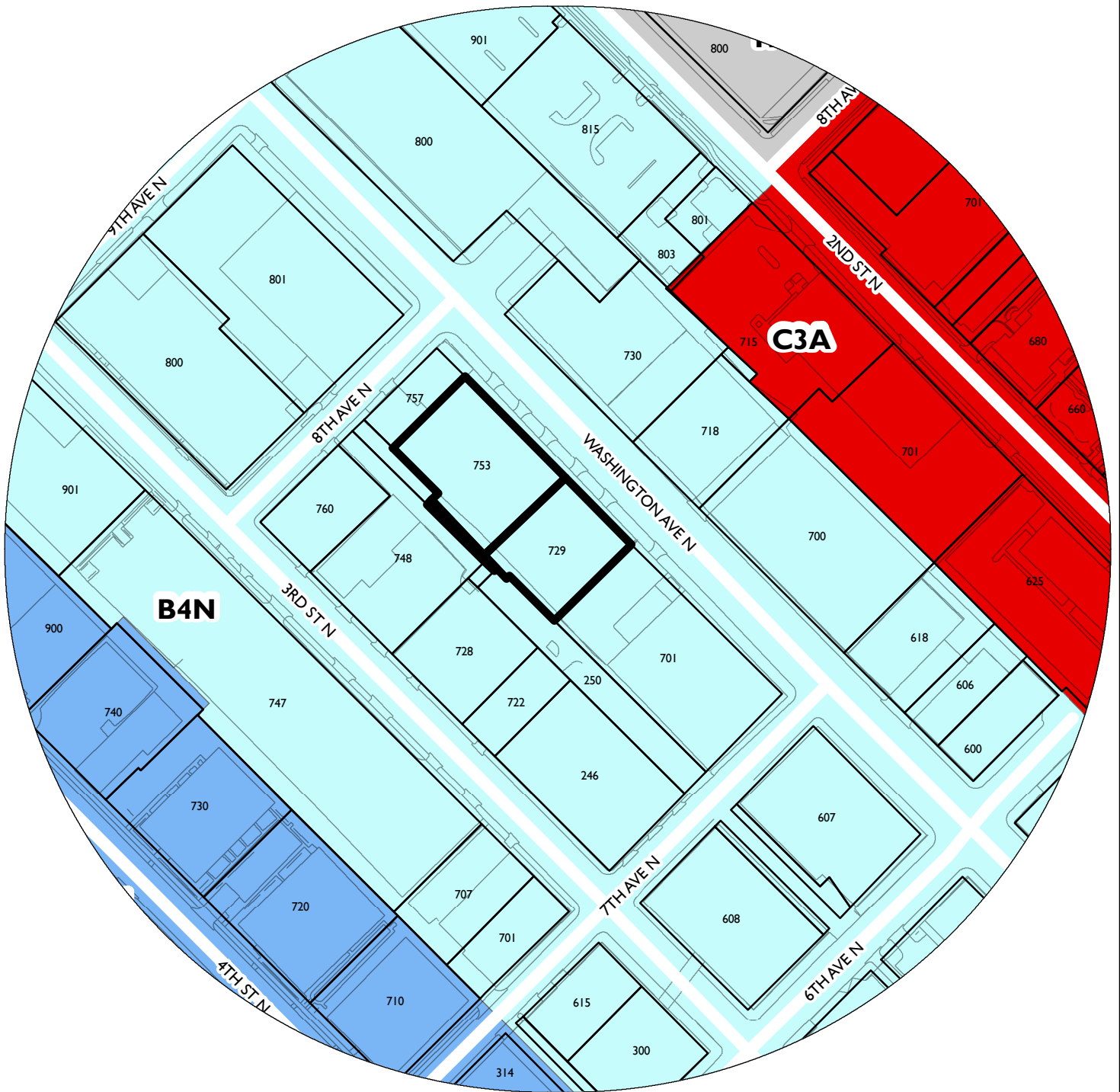
1. Zoning map
2. Public comments

Greco, LLC

3rd

NAME OF APPLICANT

WARD



PROPERTY ADDRESS

725-729 Washington Avenue North and 425 1/2 8th Avenue North

FILE NUMBER

BZZ-7502

Hanauer, Aaron M.

From: Hughes, Rebecca D.
Sent: Monday, November 16, 2015 9:28 AM
To: Hanauer, Aaron M.
Subject: FW: 729 Washington Ave N - Support

FYI

Becca Hughes

*Transportation Planner
Transportation Planning & Programming*

City of Minneapolis – Public Works

309 2nd Ave. S. – Room 300
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www.minneapolismn.gov

612.673.3594

Rebecca.hughes@minneapolismn.gov

From: Zeke Rice [<mailto:ztrice@gmail.com>]
Sent: Monday, November 16, 2015 9:27 AM
To: Ritchie, Heidi; Hughes, Rebecca D.
Subject: 729 Washington Ave N - Support

Hello - I'm writing to express my support for the residential development proposed at 729 Washington Ave N. I've worked in the North Loop for the past 4 years (in the TractorWorks building adjacent to the site), and purchased a condo in the neighborhood this past June (in 525 N 3rd St). I'm loving my new neighborhood, and this is exactly the type of development it needs to add residents and amenities, which will translate to safer and more vibrant streets.

Just wanted to write to counteract some of the opposition that is popping up (hopefully you're the appropriate people to submit this to).

Thanks!
Zeke Rice