Department of Community Planning & Economic Development
250 South 4th Street, Room 300
Minneapolis, MN 55415-1385

MEMORANDUM

TO: City Planning Commission, Committee of the Whole

FROM: Janelle Widmeier, Senior City Planner, (612) 673-3156

DATE: February 11, 2016

SUBJECT: Seward Commons Phase III, 2200-2218 Snelling Avenue

SITE DATA

Existing Zoning	I2 Medium Industrial District IL Industrial Living Overlay District PO Pedestrian Oriented Overlay District
Lot Area	Approximately 53,000 square feet / 1.22 acres
Ward(s)	6
Neighborhood(s)	Seward
Designated Future Land Use	Mixed Use and Transitional Industrial
Land Use Features	Commercial Corridor (Cedar Avenue) Transit Station Area (Franklin Avenue)
Small Area Plan(s)	Franklin-Cedar/Riverside Transit-Oriented Development Master Plan (2001)

The subject site is adjacent to Cedar Avenue, 22nd Street East, Snelling Avenue, the LRT Blue Line and the Hiawatha bike trail. The existing one-story, nonresidential buildings are proposed to be demolished. A four-story, senior multiple-family dwelling is located directly south of the subject site. There is another residential supportive housing development on the block. The remaining surrounding uses are nonresidential.

PROJECT DESCRIPTION

The applicant is proposing to construct a five-story, multiple-family dwelling with 121 units. Enclosed parking with 95 spaces would be accommodated in two levels with access from Snelling Avenue and 22nd Street. The main entrance would face Snelling Avenue. An entrance would also be provided on the bike/pedestrian trail side of the building. A public trail connection is also proposed on the northwest side of the building. Proposed exterior building materials include brick, burnished concrete masonry units, fiber cement panels and siding, stucco and glass.

APPLICATIONS

Based on staff's preliminary review, the following land use applications have been identified:

- Conditional use permit to allow a multiple-family dwelling with 121 units.
- Conditional use permit to increase the maximum allowed height of a building from 4 stories to 5 stories and from 56 feet to approximately 60 feet.
- Variances of the PO Overlay District standards to allow the first floor of the building to be located more than 8 feet from a lot line adjacent to a street (Cedar Avenue, 22nd Street, and Snelling Avenue.
- Variance to reduce the minimum interior side yard requirement adjacent to the west lot line from 13 feet to 8.5 feet to allow the building.
- Site plan review.

Additional applications may be required, depending on the plans that the applicant formally submits.

APPLICABLE POLICIES

In addition to the land use features listed above, the site is also adjacent to the southern boundary of the Franklin Avenue LRT Station Activity Center. Applicable guiding principles of the small area plan include the following:

- Land uses within ½ mile of the station should provide opportunities for higher density housing, high employment work places, and other high activity uses (schools, entertainment and retail) which maximize the benefits of the LRT system.

- The urban form of development near station areas should promote a high quality environment that provides an attractive pedestrian environment, facilitates bus, vehicle, and bicycle traffic, and promotes community values.

The small area plan also states that "Pedestrian paths from the neighborhoods to the stations should include wide, well-maintained sidewalks, pedestrian scaled lighting, and trees/landscaping to provide aesthetic interest and weather protection."

Specific to residential development, the following development standards apply:

- A variety of residential housing types are encouraged within the TOD area including multi-story residential buildings, urban townhouses, and live-work facilities.

- As with commercial buildings within the TOD area, primary residential entrances should be located at ground level and be oriented to and visible from the street. Residences occurring above may be accessed from the rear of mixed-use buildings. Secondary and upper level entrances may orient to block interiors and alleys. (See Figure 6.1)

- Use of parking ramps and below-grade garages to serve residential buildings is encouraged and should be located at the rear of residential properties. Parking ramps and surface parking lots must be screened from view from the street. Where garages are sited below residences, front entry doors to the residence shall not be greater than four feet above finished grade. (See Figure 6.4)

- Building scale and materials should be varied and relate to existing residential character. Porches, landscaping and decorative fencing are encouraged.

REQUEST FOR FEEDBACK

Staff is seeking feedback from the Planning Commission on the proposal. Staff has requested that the applicant consider the following:

- Reducing the number of primary materials.
- Adding vertical landscaping to minimize the visibility of exposed walls of the parking garage.
- Relocating the dog run to a location further from the adjacent senior housing residence, which has ground floor units.

Formal applications have not been submitted at this time.

Seward Commons is a master planned, phased development one block south of the Franklin LRT Station along the bicycle pedestrian path. Phase I and Phase II provide housing for 40 low income individuals with persistent mental health issues and 60 low income seniors. Phase III includes 121 rental apartments served by underground parking that will be made available without limits on residents' incomes, the first housing of its kind in this low income census tract in more than three decades.

The project design is heavily influenced by the grade change across the site and by the intent to be physically oriented toward the transit amenity, which we consider a second façade. The building consists of four and five stories of apartments, extensive bike parking facilities, community space, lobby, a fitness center, and underground parking.

The building will require two slight setback variances related to the dual façade – slightly larger on the street side and narrower on the trail side. There will be a third variance required to eliminate a landscaped area on the east edge of the south side of the property between the driveway for this property and the service driveway for the adjacent Cooperage.

Two conditional use permits will also be needed, one for a residential-only use in the Industrial Living Overlay District and one for a 5 story building, both of which are in the spirit of the planning with the city and the neighborhood for this site and the station area.

This project will provide a new housing opportunity for those who work along the Blue Line that is unique in the neighborhood. It will emphasize Seward values of sustainability and bicycle friendliness, and will set a high standard for design in the Seward Community.

	PARKING			
	STALL TYPE			
FLOOR	COMPACT	STANDARD	HANDICAPPED	
1ST		16	2	
BASEMENT	10	65	2	TOTAL STALLS
TOTAL	**10**	**81**	**4**	**95**

	BUILDING AREA
	GROSS SF
FLOOR	
5TH	23910
4TH	23910
3RD	23910
2ND	23910
1ST	23559
BASEMENT	23559
TOTAL	**142758**

	DWELLING UNIT INFORMATION			
	UNIT TYPE			
FLOOR	EFFICIENCY	1BR	2BR	
5TH	6	14	7	
4TH	6	14	7	
3RD	6	14	7	
2ND	6	14	7	
1ST	2	8	3	TOTAL UNITS
TOTAL	**26**	**64**	**31**	**121**

	BUILDING HEIGHT
Elevation	
T.O. HIGH PARAPET	158'-1 3/8"
T.O. LOW PARAPET	154'-5 3/8"
5TH FLOOR	142'-9 5/8"
4TH FLOOR	132'-3 3/4"
3RD FLOOR	121'-9 7/8"
2ND FLOOR	111'-4"
1ST FLOOR	100'-0"
BASEMENT	89'-10 3/4"

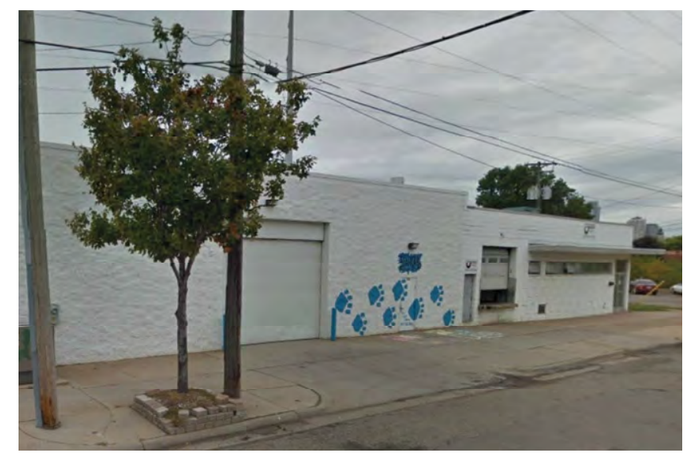
LHB PERFORMANCE DRIVEN DESIGN.

Schafer Richardson

ABOVE: View of the southern portion of the site, 2214 and 2218 Snelling.

BELOW: View from the same location, looking toward the northern portion of the site, 2200 and 2210 Snelling

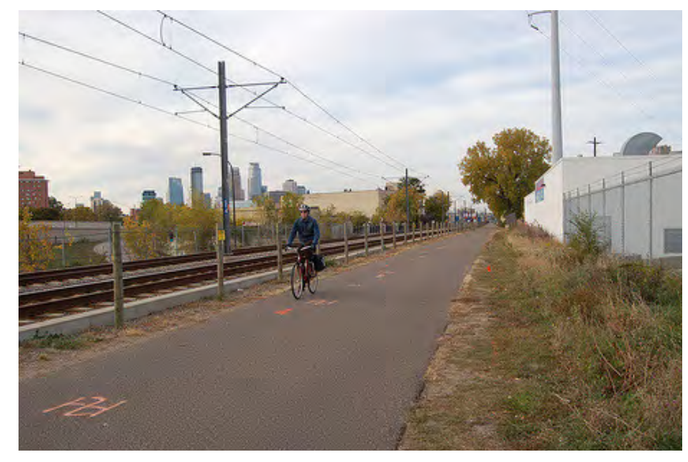
LEFT: All 3 existing warehouses will be demolished to make room for the new development

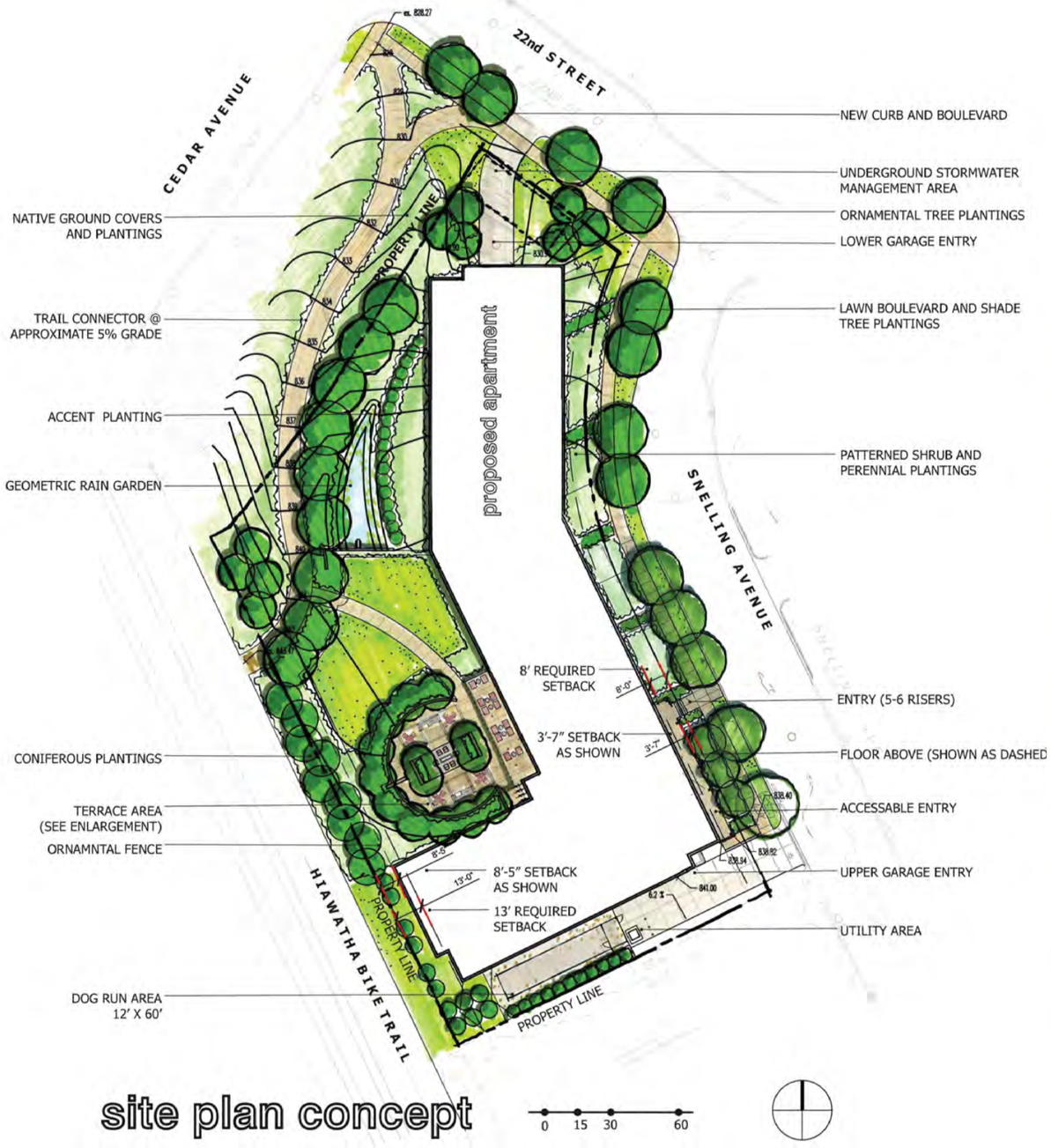


ABOVE: View of the northern portion of the site looking south along Cedar Avenue

BELOW: View looking north along the Hiawatha Bike Trail with the adjacent LRT line to the left

LEFT: All 3 existing warehouses will be demolished to make room for the new development



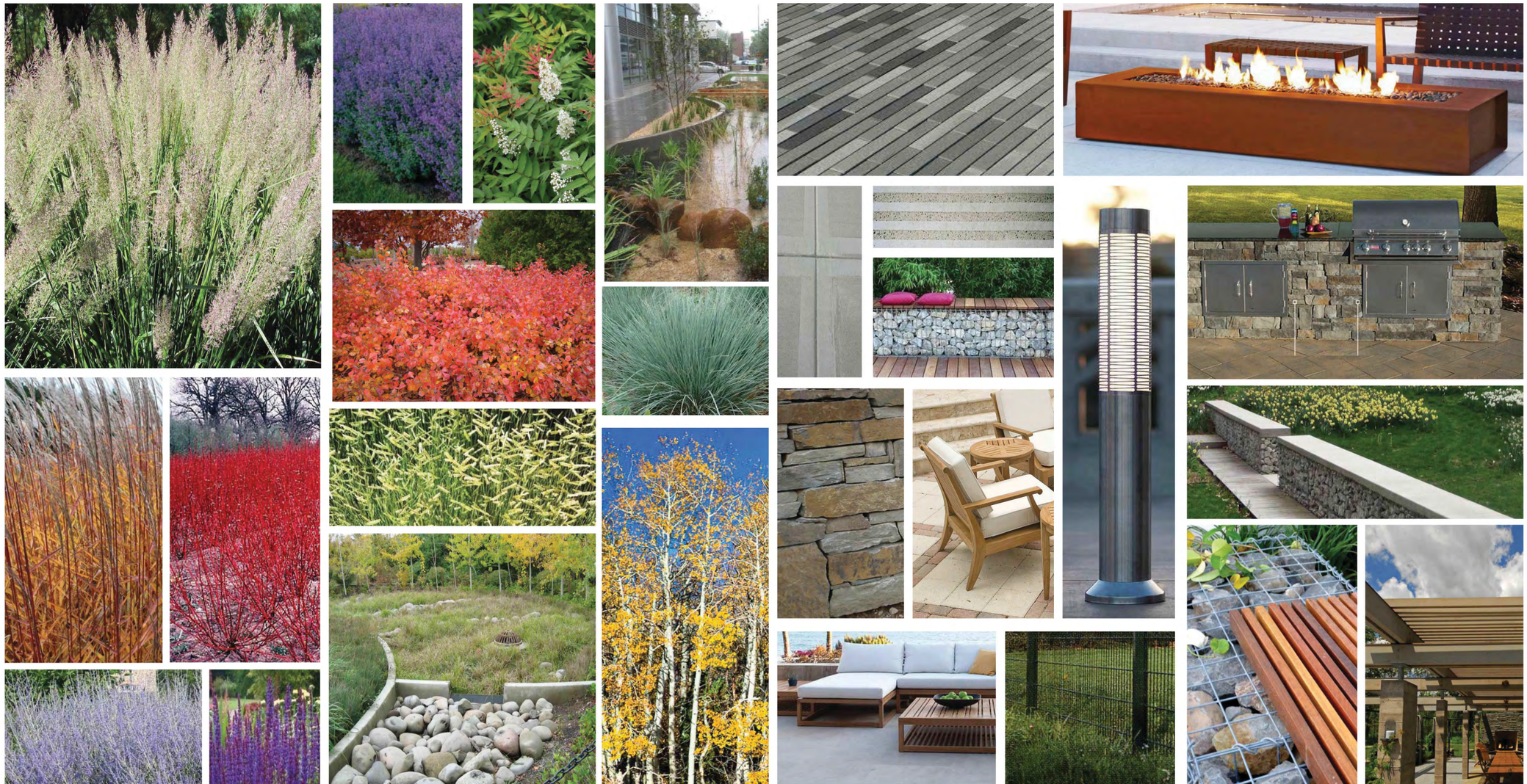


site plan concept

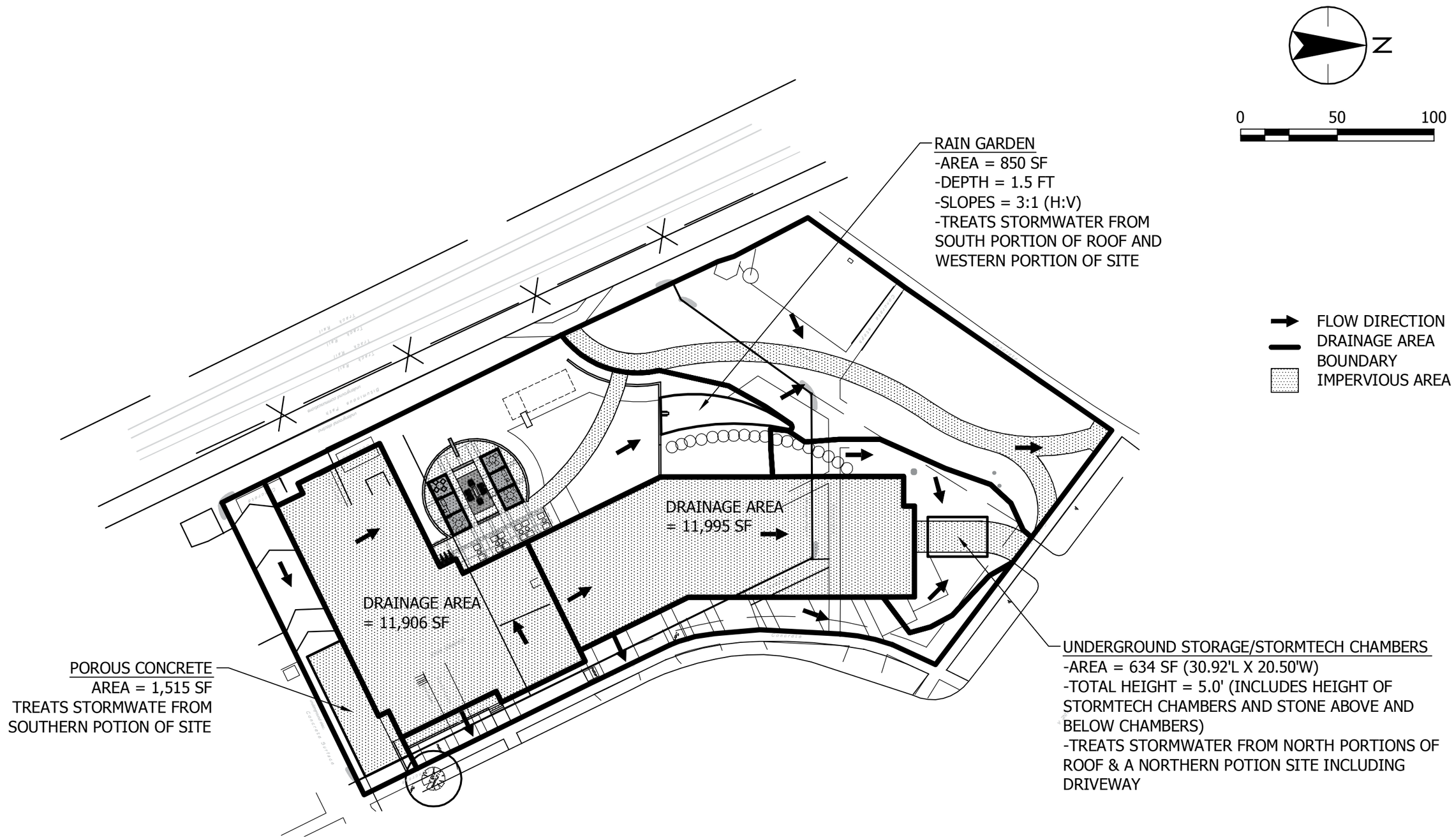
terrace enlargement

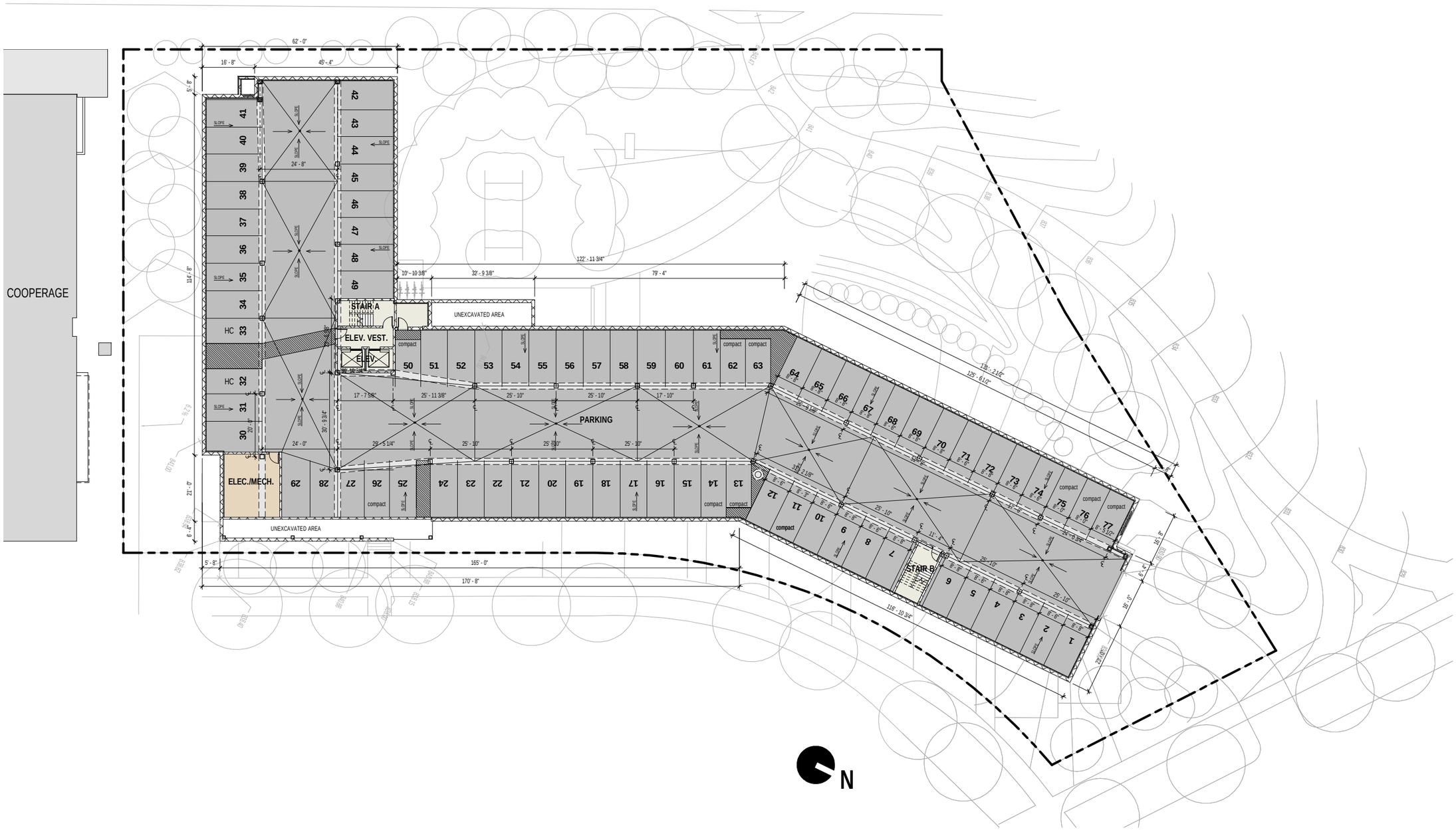
LHB PERFORMANCE DRIVEN DESIGN.

Schafer Richardson DESIGN



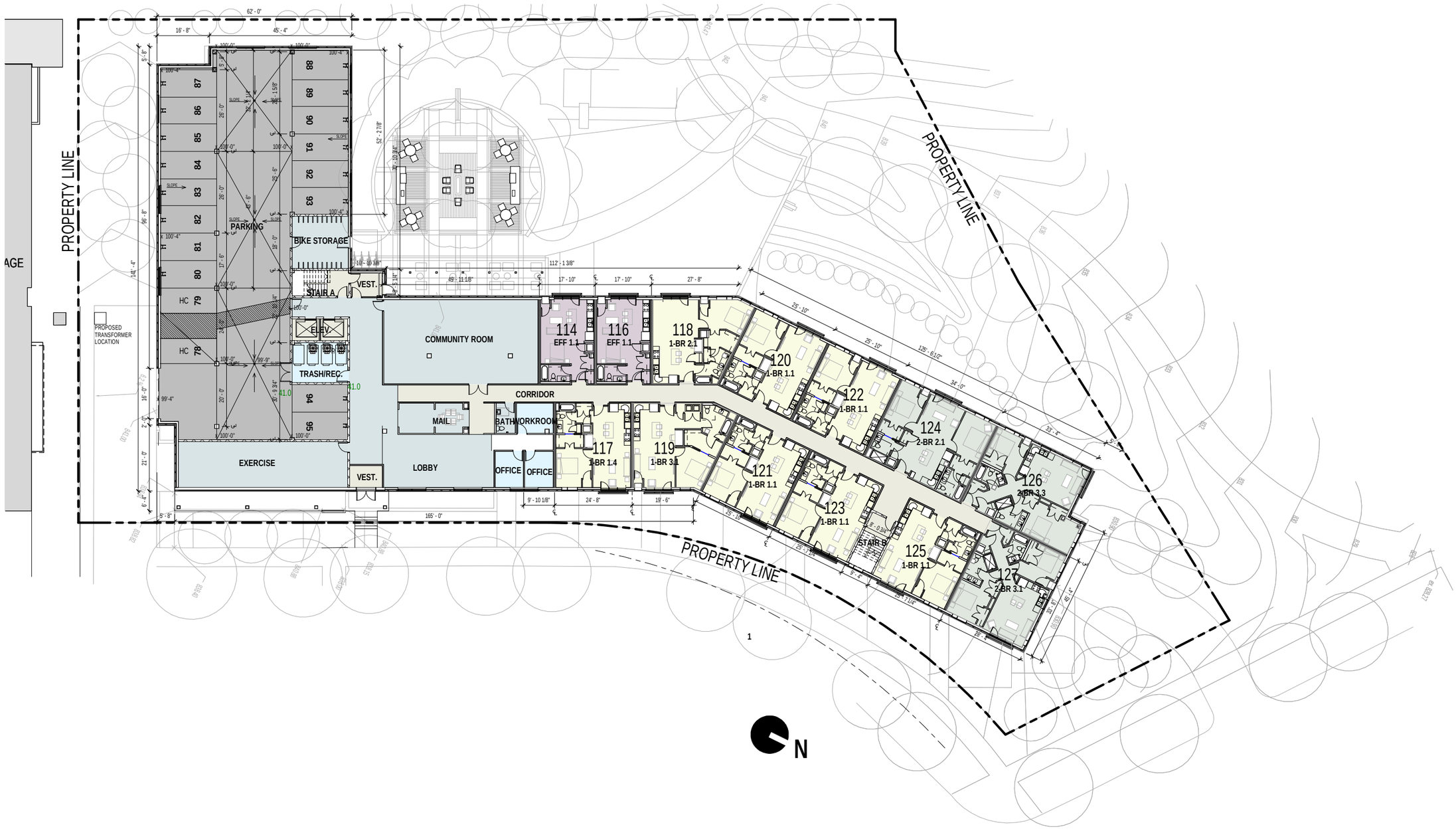
material ideas


N
0
50
100
RAIN GARDEN
-AREA = 850 SF
-DEPTH = 1.5 FT
-SLOPES = 3:1 (H:V)
-TREATS STORMWATER FROM SOUTH PORTION OF ROOF AND WESTERN PORTION OF SITE
FLOW DIRECTION
DRAINAGE AREA BOUNDARY
IMPERVIOUS AREA
DRAINAGE AREA = 11,995 SF
DRAINAGE AREA = 11,906 SF
POROUS CONCRETE AREA = 1,515 SF TREATS STORMWATE FROM SOUTHERN POTION OF SITE
UNDERGROUND STORAGE/STORMTECH CHAMBERS
-AREA = 634 SF (30.92'L X 20.50'W)
-TOTAL HEIGHT = 5.0' (INCLUDES HEIGHT OF STORMTECH CHAMBERS AND STONE ABOVE AND BELOW CHAMBERS)
-TREATS STORMWATER FROM NORTH PORTIONS OF ROOF & A NORTHERN POTION SITE INCLUDING DRIVEWAY



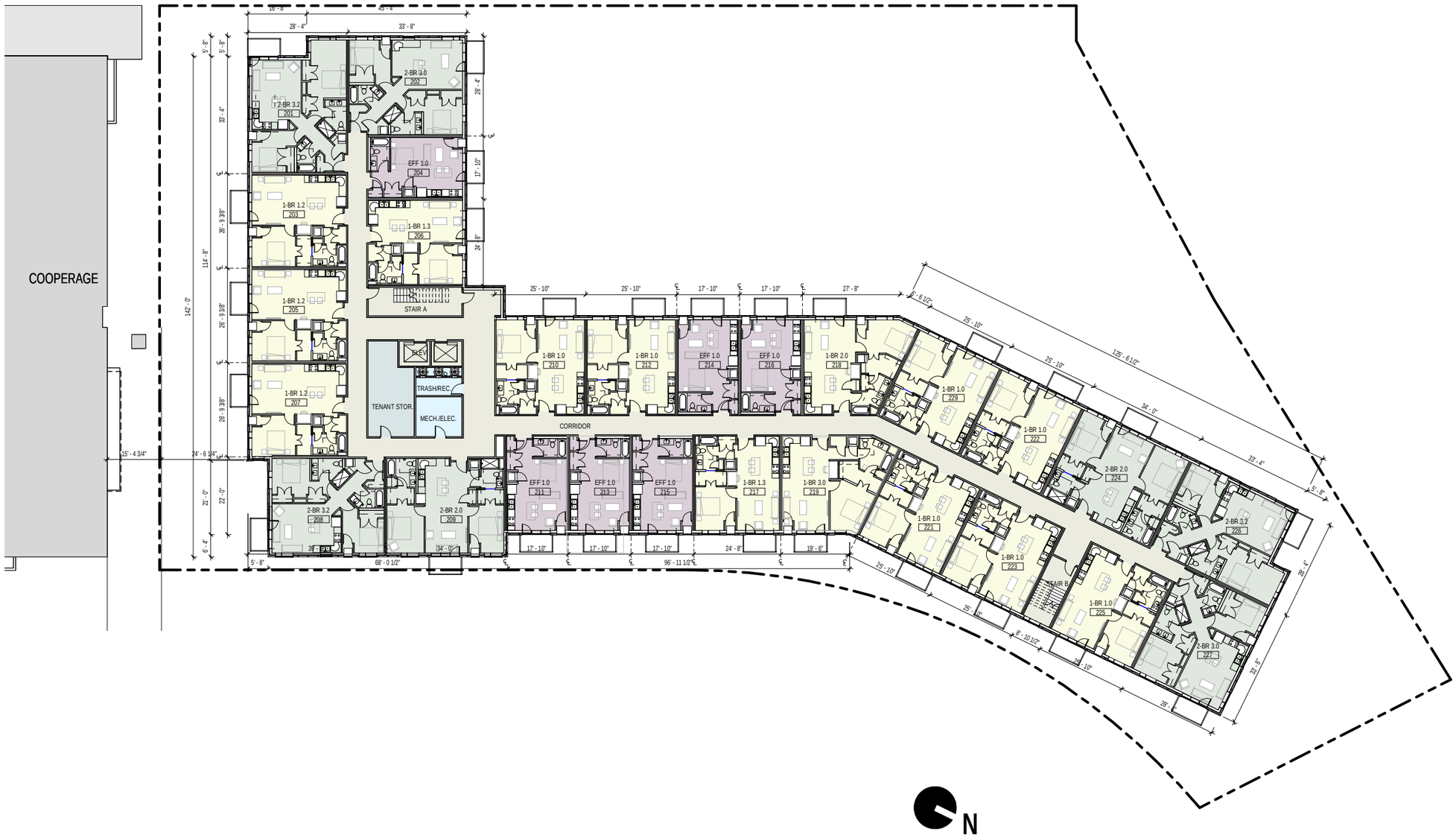
SCALE 1/32" = 1'

BASEMENT FLOOR PLAN



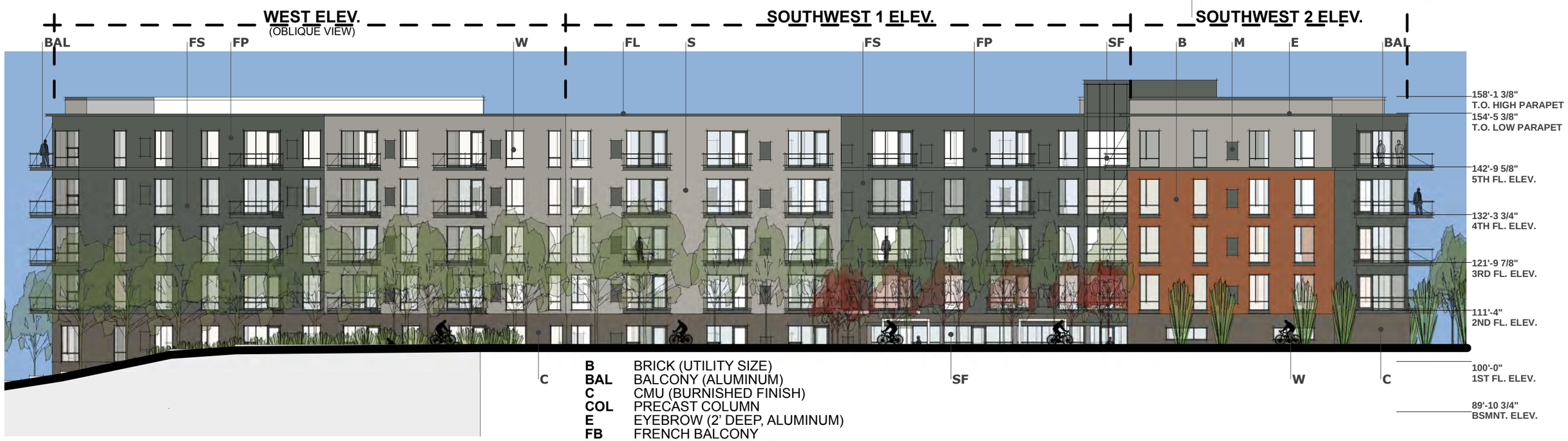
SCALE 1/32" = 1'

1ST FLOOR PLAN



SCALE 1/32" = 1'

2ND FLOOR PLAN (3RD-5TH SIM.)

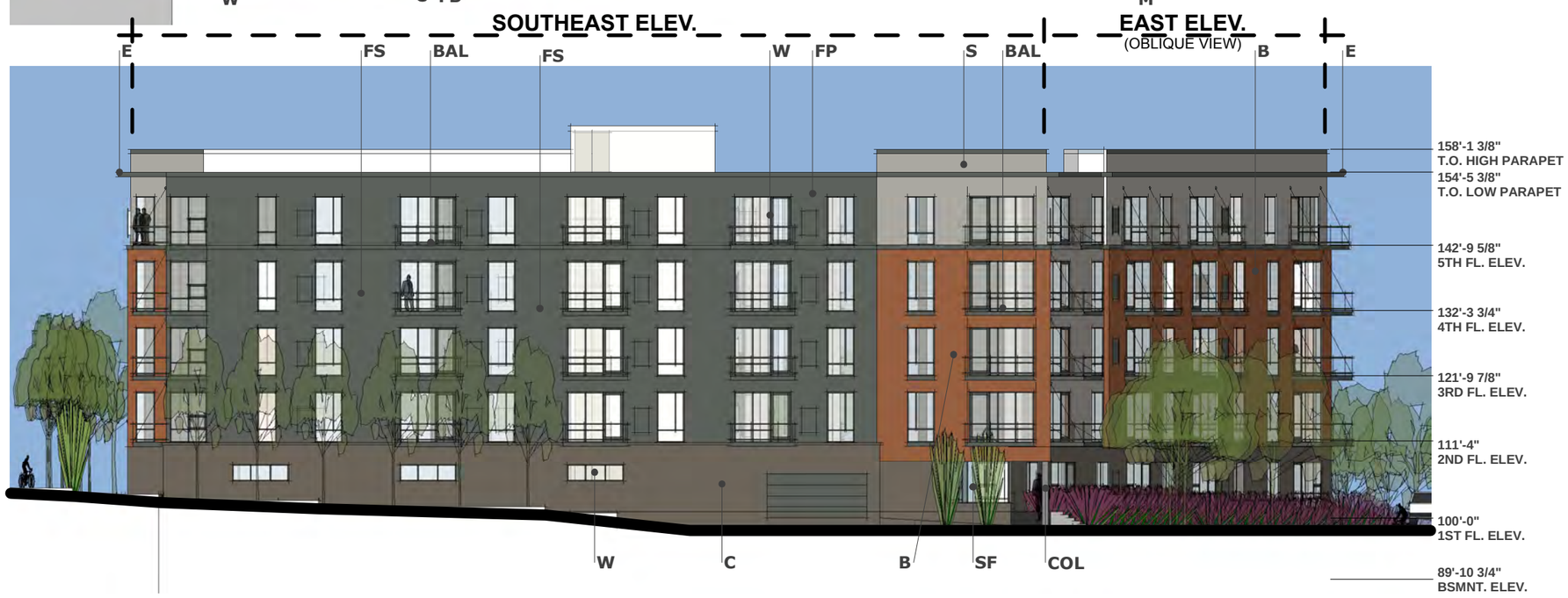


B	BRICK (UTILITY SIZE)
BAL	BALCONY (ALUMINUM)
C	CMU (BURNISHED FINISH)
COL	PRECAST COLUMN
E	EYEBROW (2' DEEP, ALUMINUM)
FB	FRENCH BALCONY
FP	FIBER CEMENT PANEL
FS	FIBER CEMENT SIDING
M	MECH. LOUVER
S	STUCCO
SF	STOREFRONT GLAZING SYSTEM
W	WINDOW/DOOR UNIT (FIBERGLASS)

LHB PERFORMANCE DRIVEN DESIGN.

Schafer Richardson DESIGN

BUILDING ELEVATIONS
3/64" = 1'



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LHB PERFORMANCE DRIVEN DESIGN.

Schafer Richardson

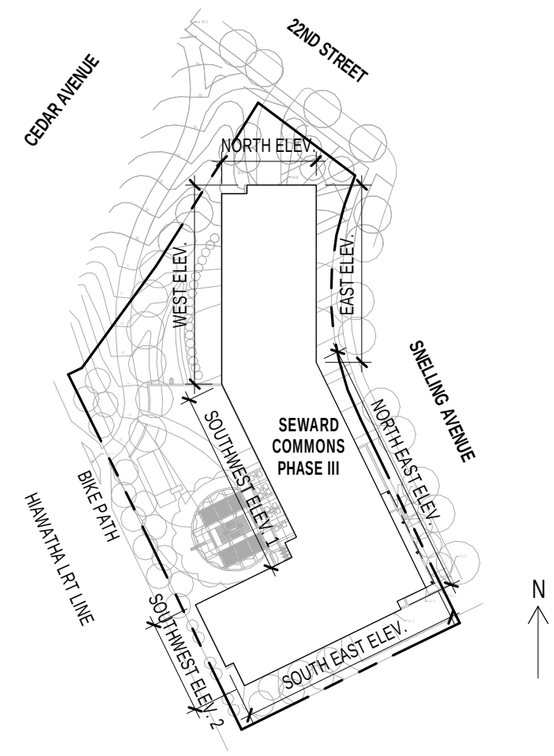
BUILDING ELEVATIONS

SCALE 3/64" = 1'

SNELLING AVENUE ELEVATION
SCALE 1" = 50'

EXTERIOR BUILDING MATERIALS

	BRICK		STUCCO		BURNISHED CMU		MISC. METALS (Louver, Balcony structure, Coping, Metal Sills)		WINDOW/DOOR (incl. Storefront/Curtain Wall)		FIBER CEMENT BOARD SIDING		FIBER CEMENT BOARD PANEL (less than 5/8" thick)		
ELEVATION	SF	% of Total SF	SF	% of Total SF	SF	% of Total SF	SF	% of Total SF	SF	% of Total SF	SF	% of Total SF	SF	% of Total SF	**TOTAL SF OF ELEVATION**
NORTH	1,103	26.9%	488	11.9%	809	19.8%	258	6.3%	1,070	26.1%	256	6.3%	111	2.7%	4,095
EAST	1,459	20.4%	1,720	24.0%	1,239	17.3%	454	6.3%	2,291	32.0%	-	0.0%	-	0.0%	7,163
NORTHEAST	1,471	14.9%	2,952	29.8%	1,256	12.7%	660	6.7%	3,423	34.6%	95	1.0%	39	0.4%	9,896
SOUTHEAST	787	9.8%	338	4.2%	1,262	15.6%	406	5.0%	2,326	28.8%	2,146	26.6%	802	9.9%	8,067
SOUTHWEST 2	996	29.8%	489	14.6%	427	12.8%	202	6.0%	878	26.3%	248	7.4%	104	3.1%	3,344
NORTHWEST	1,224	27.0%	688	15.2%	605	13.4%	282	6.2%	1,732	38.2%	-	0.0%	-	0.0%	4,531
SOUTHWEST 1	-	0.0%	1,447	21.3%	515	7.6%	469	6.9%	3,050	45.0%	946	14.0%	352	5.2%	6,779
WEST	120	1.6%	1,482	19.5%	1,306	17.2%	364	4.8%	2,510	33.0%	1,337	17.6%	478	6.3%	7,597
TOTAL	7,160	13.9%	9,604	18.7%	7,419	14.4%	3,095	6.0%	17,280	33.6%	5,028	9.8%	1,886	3.7%	**51,472 sf**



PROPERTY LINE

MODEL IN GOOGLE EARTH CONTEXT
(LOOKING NORTHWEST DOWN SNELLING AVENUE)

MODEL IN GOOGLE EARTH CONTEXT
(LOOKING SOUTHEAST DOWN LRT LINE)

MODEL IN GOOGLE EARTH CONTEXT
(LOOKING WEST DOWN 22ND AVENUE)

MODEL IN GOOGLE EARTH CONTEXT
(LOOKING SOUTH DOWN CEDAR AVENUE FROM FRANKLIN)

MODEL IN GOOGLE EARTH CONTEXT
(LOOKING NORTHEAST ON CEDAR AVENUE)