

## MEMORANDUM

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**TO:** City Planning Commission, Committee of the Whole

**FROM:** [Hilary Dvorak](#), Principal Planner, (612) 673-2639

**DATE:** February 11, 2016

**SUBJECT:** Legacy, 121 12<sup>th</sup> Avenue South and 1220 South 1<sup>st</sup> Street

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### SITE DATA

<b>Existing Zoning</b>	II Light Industrial District IL Industrial Living Overlay District DP Downtown Parking Overlay District DH Downtown Height Overlay District
<b>Lot Area</b>	186,121 square feet / 4.27 acres
<b>Ward(s)</b>	3
<b>Neighborhood(s)</b>	Downtown East
<b>Designated Future Land Use</b>	Mixed Use
<b>Land Use Features</b>	Growth Center (Downtown)
<b>Small Area Plan(s)</b>	<a href="#">Update to the Historic Mills District Master Plan</a> (2001)

### PROJECT DESCRIPTION

The applicant is proposing to construct a new 374-unit residential building. The building would be 14-stories in height and approximately 726,000 square feet in size. There will be amenity space within the building for the residents including a pet grooming area, community rooms, exercise space, a pool and roof terrace areas.

The site is over four acres in size. The applicant is proposing to construct one building on the site. The building is very large. The applicant has proposed to break up the mass of the building by stepping down the height of the building from 14 stories to 11 stories, by bumping out the 14-story portion of the building on the north side of the building and by incorporating both recessed and projecting balconies.

Staff has some concerns with the site and building design and would like to discuss them in more detail at the meeting:

- Overall massing of the building
- Length of building wall along 13<sup>th</sup> Avenue South
- The number of building materials and the amount of cement based material

- The ground level treatment of the underground parking levels
- The porte cochere along South 2<sup>nd</sup> Street
- The location of the building utilities
- The proposed stormwater treatment systems

## **APPLICATIONS**

The site is currently zoned II Light Industrial District and is located in the IL Industrial Living Overlay District, the DP Downtown Parking Overlay District and the DH Downtown Height Overlay District. The applicant is proposing to rezone the property to the C3A Commercial Activity Center District. Through this rezoning the IL Overlay would also be removed.

The parking requirement is one space per dwelling unit. However, the site is located within a half-mile of the DT East Light Rail Transit Station and can take advantage of the 50 percent transit reduction. The DP Overlay sets a maximum parking allowance of 1.7 parking spaces per dwelling unit. The building also has to provide one guest parking space for every 50 dwelling units in the building. The DH Overlay allows building heights up to six stories or 84 feet. The DH Overlay also allows a maximum floor area ratio (FAR) of 4.0.

Staff has identified the following land use applications for the project:

- Rezoning to C3A Commercial Activity Center District and remove the Industrial Living Overlay District
- Conditional Use Permit to increase the height of the building from 6 stories/84 feet to 14 stories/approximately 255 feet
- Variance to increase the maximum amount of parking from 636 spaces to 697 spaces
- Site plan review

This could also be reviewed as a Planned Unit Development (PUD). If it were to be a PUD the following applications would be required:

- Rezoning to C3A Commercial Activity Center District and remove the Industrial Living Overlay District
- Conditional Use Permit for a PUD
- Site plan review

**Date:** February 1, 2016  
**TO:** Hilary Dvorak  
Minneapolis Planner  
**FROM:** Shamrock Development, Inc.  
**RE:** Legacy

## PROJECT SUMMARY

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**Developer:** Shamrock Development, Inc. (“Shamrock”) is proposing to construct its tenth condominium project in downtown Minneapolis. The first six are located in the North Loop (Lindsay Lofts, Rock Island Lofts, 212 Lofts, Security Warehouse Lofts, 5<sup>th</sup> Avenue Lofts and Riverwalk), one in Downtown East (Portland Tower) and two previous in the Mill City District (Bridgewater and Stonebridge)

**Location:** The site is on the corner of 13<sup>th</sup> Avenue and 2<sup>nd</sup> Street S. The site is currently occupied by the now empty Cenveo building and a 148 stall surface parking lot. The site contains approximately 186,121 s.f. (4.273 acres). There are also power lines (12 total) along the 13<sup>th</sup> Avenue property line that may impact the development. Photos of the existing site area attached.

**Zoning:** The parcels are zoned I1 with DH, DP and IL overlays. The developer will be requesting to rezone to C3A

**Building Description:** The proposed project is a residential project including 374 condominium units in twelve (14) stories with the units in the building as follows:

First Floor:	24 Units
Second Floor:	26 Units
Third-11th Floors:	33 Units/Floor
12 <sup>th</sup> -14th Floors:	9 Units/Floor

**Total Units: 374 Units**

No commercial use is proposed. Although the unit floor plans have not been finalized the units will range in size from approximately 950 to 3,900 square feet. The exterior of the project is proposed to be stone, glass, metal panel, phenolic (wood grain) panel and fiber cement composite panels and will compliment both the Bridgewater and Stonebridge projects.

**Building Details:** The allowable Floor Area Ratio is 4.0. The site contains 186,121 square feet and the proposed project includes 725,326 square feet of above grade square footage resulting in a FAR of the proposed project of 3.89.

**Amenities:** The proposed project includes a playground, pet exercise area, pool and spa, bike racks, a community room, game room, green roof, lawn bowling and an exercise room.

**Parking:** The proposed project includes three (3) levels of underground parking with a total of 697 parking stalls (8 guest stalls, 14 handicap stalls and 675 residential stalls). As part of the application for this property, Shamrock Development will be requesting an increase in the allowable parking ratio from 1.7 to 1.82.

**DATE:** Feb. 1, 2016  
**TO:** Hilary Dvorak, Principal City Planner  
 City of Minneapolis  
**FROM:** Deb Brandwick  
**RE:** **Legacy**  
 13<sup>th</sup> Street & 2nd Avenue South  
 Minneapolis, MN 55415

**Zoning District (re-zoned from I1)– C3A**  
**Overlay Districts - DH, DP, IL**

**F.A.R. Calculations**

FAR allowed = 4.0 downtown height overlay  
 Site Total = 186,121 s.f.  
 186,124\* 4.0 = **744,484 s.f. total allowable**

**Above Grade Proposed Square Footage (not including parking):**

		Total	Parking	Condo
First Floor (Street Level)	98,720 s.f.	98,720	35,300	63,420
2 <sup>nd</sup> Floor	56,722 s.f.	56,722		56,722
3 <sup>rd</sup> -11 <sup>th</sup> Floors	57,101 s.f.	513,909		513,909
12 <sup>th</sup> -14 <sup>th</sup> Floors	30,425 s.f. / floor	91,275		91,275
<b>Total Square Footage</b>		<b>760,626 s.f.</b>	<b>35,300</b>	<b>725,326</b>

**F.A.R. Proposed = 3.89 (725,326/186,124)**

**Below Grade Proposed Parking Square Footage**

	Total	
P3	95,454	
P2	95,454	
P1	95,454	
<b>Total</b>		<b>286,362 s.f.</b>

**Height**

Height Allowed – 6 Stories  
 Height Requested – 14 Stories (from 2<sup>nd</sup> Street)

**Maximum Residential Units**

186,121/ 400 = 465.3 units allowed

374 Units Proposed

**Residential Unit Counts Proposed:**

		<b>Total</b>
First Floor	24 units	24 units
Second Floor	26 units	26 units
Third-11th Floors	33 units / floor	297 units
12 <sup>th</sup> -14 <sup>th</sup> Floors	9 units / floor	27 units
<b>Total Residential Units Proposed</b>		<b>374 Total</b>

**Parking Requirements -**

Residential

Min. one stall per unit = 374 stalls

Guest

One stall / 50 dwelling units

1/50 = 8 stalls

**374 + 8 = 382 total minimum parking stalls required**

**Proposed Parking Stall Counts:**

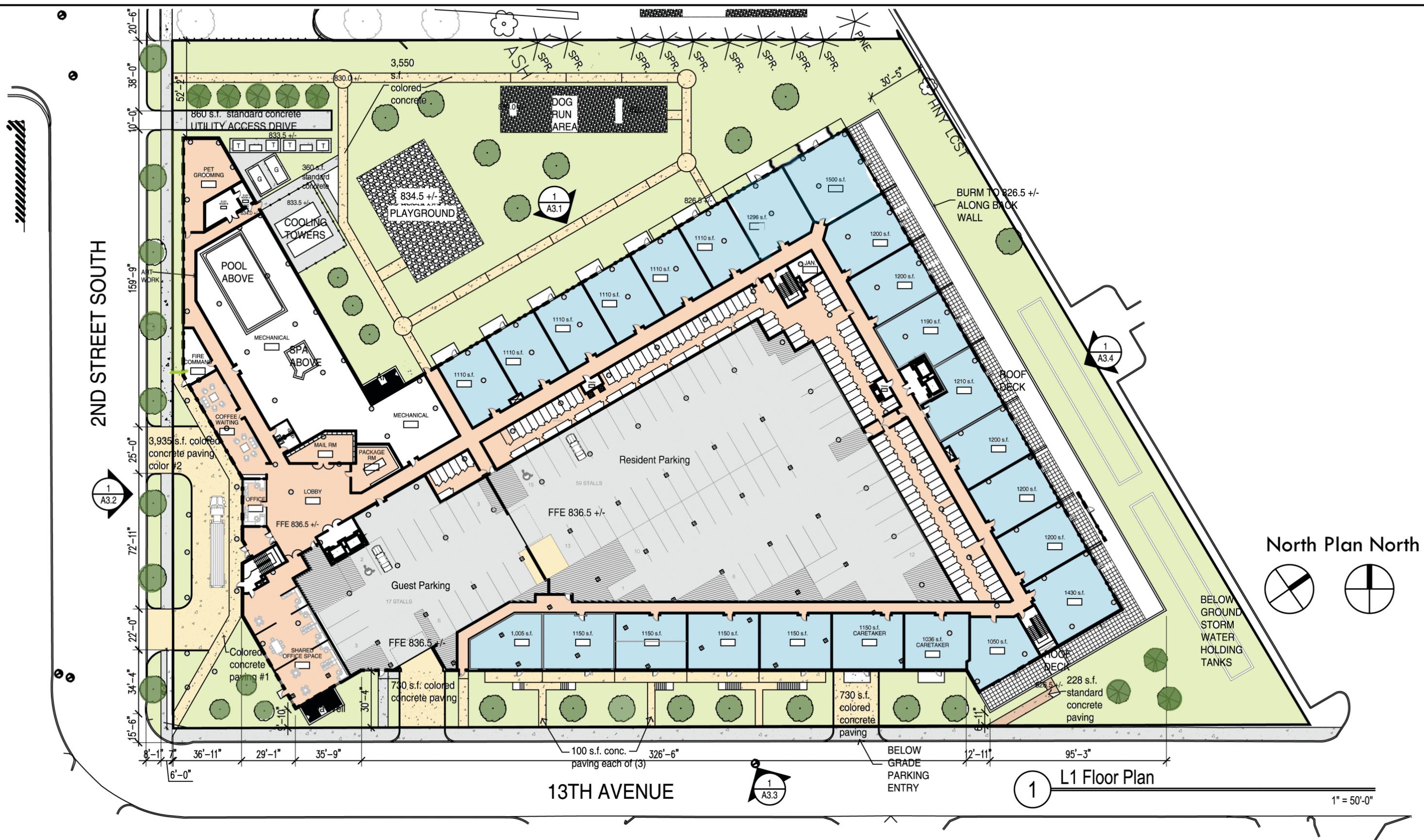
P3	218
P2	215
P1	192
L1 Resident Parking	59
L1 Guest parking	17
<b>Total Parking</b>	<b>701 Stalls</b>

701 total stalls - 8 guest stalls - 14 handicap stalls (2% of total), = 679 resident parking stalls

679/374 = 1.82 parking ratio







1 L1 Floor Plan

North Plan North

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 PLOTTED: 1-29-2016  
 REVISIONS: \_\_\_\_\_

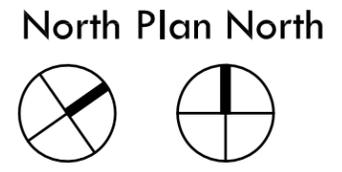
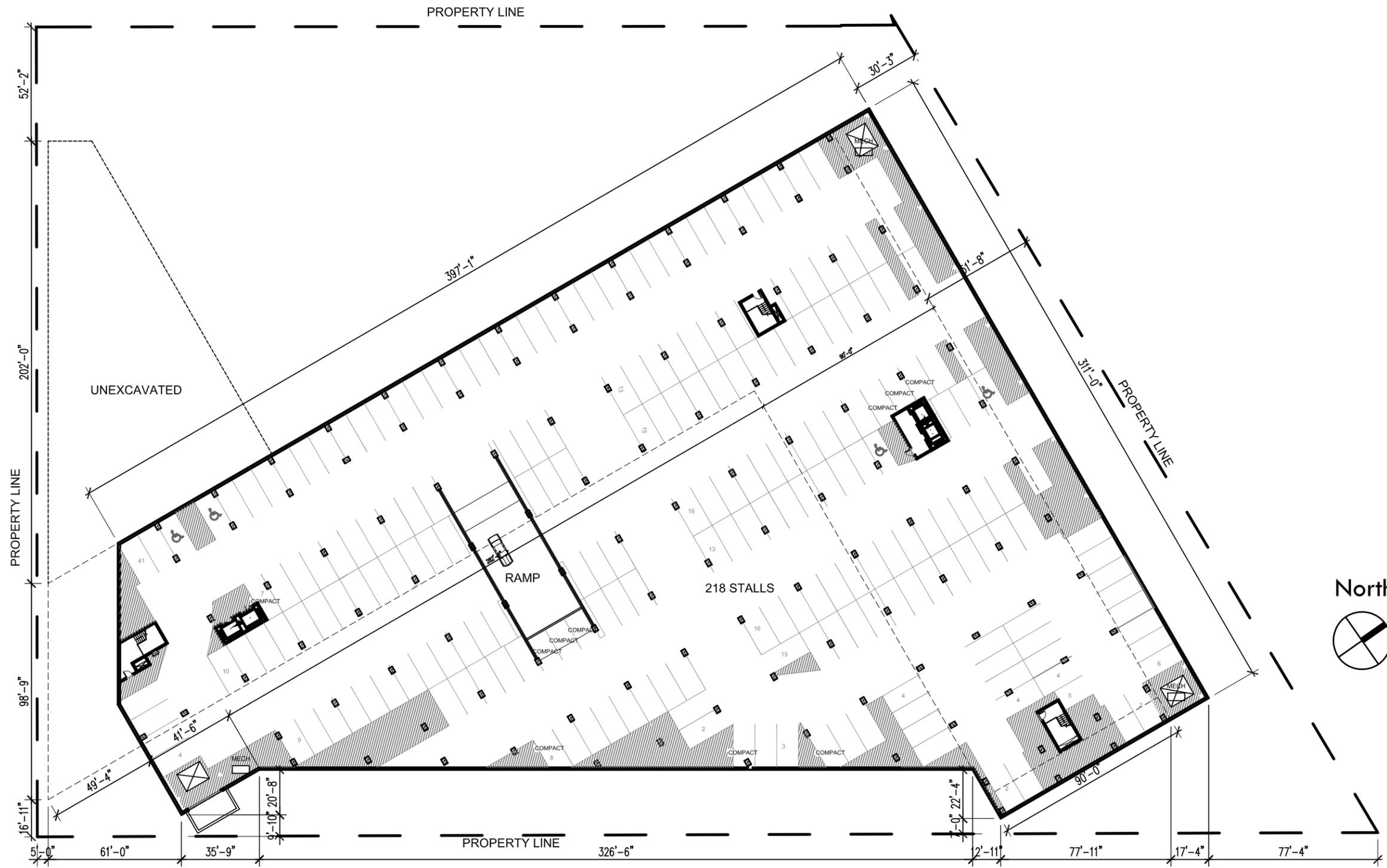
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**LEGACY**  
 2ND STREET & 13TH AVENUE SOUTH, MINNEAPOLIS, MN

FILE: \_\_\_\_\_

SHEET NO.  
**A1.1**



1 P3 PARKING PLAN

1" = 50'-0"



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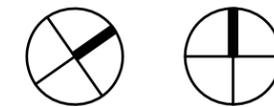
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**A0.3**



North Plan North



1 P2 PARKING PLAN

1" = 50'-0"



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SHEET NO.

**A0.2**





1 SECOND FLOOR PLAN  
1" = 50'-0"



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**A1.2**



1 THIRD FLOOR PLAN

1" = 50'-0"



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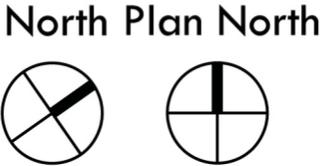
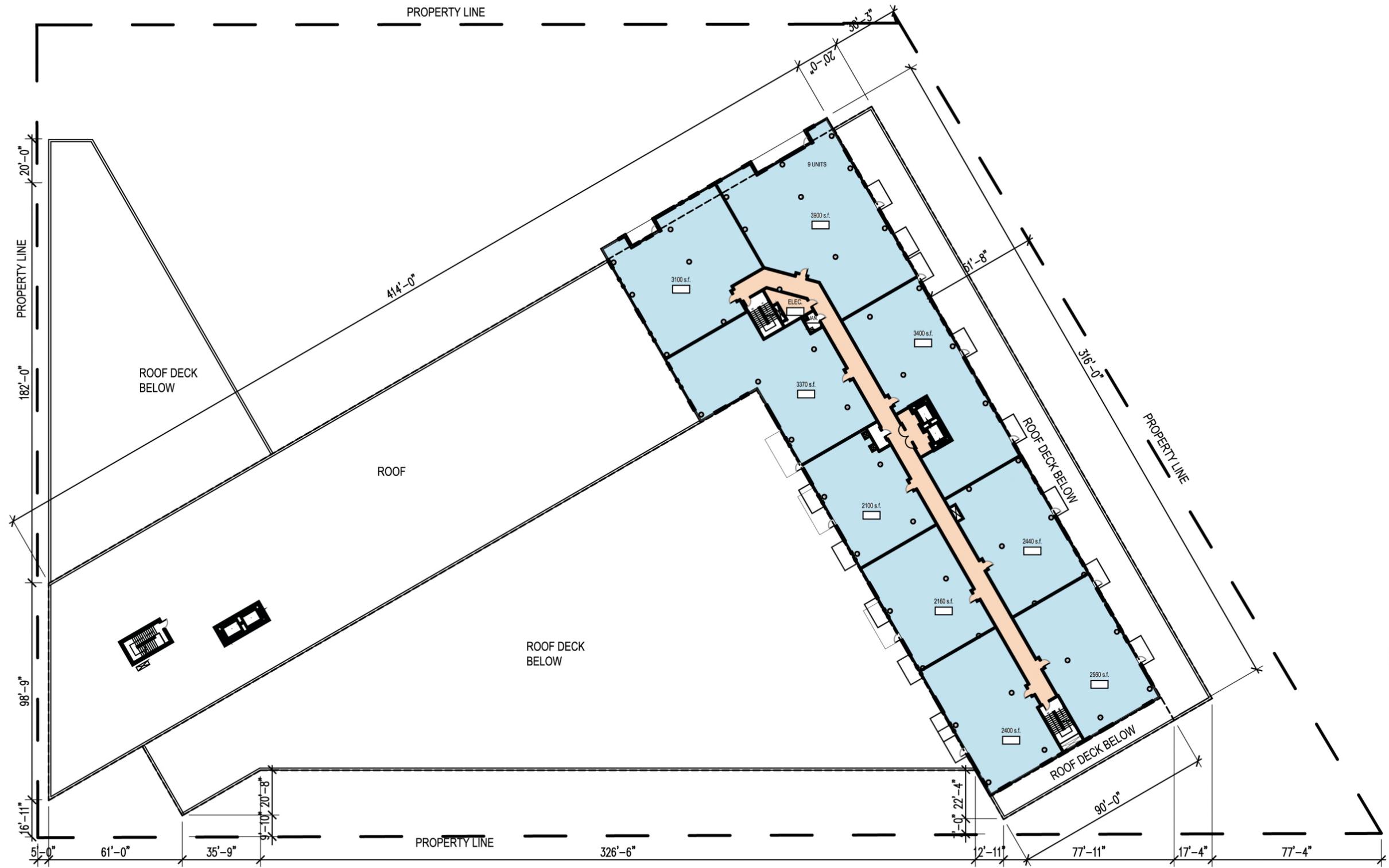
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**A1.3**



1 12TH-14TH FLOORS

1" = 50'-0"



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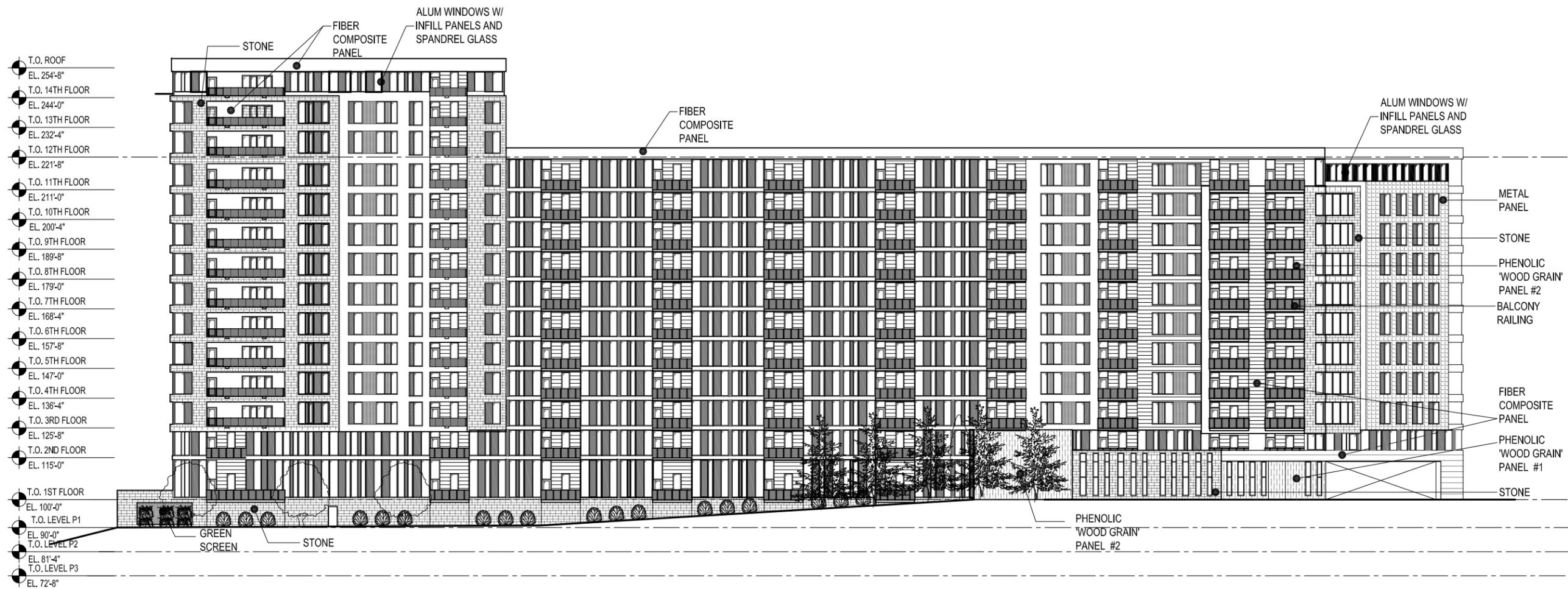
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**A1.12**



1

WEST ELEVATION

1" = 40'-0"



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FILE:

SHEET NO.

**A3.1**



1 **SOUTHWEST ELEVATION**

1" = 40'-0"



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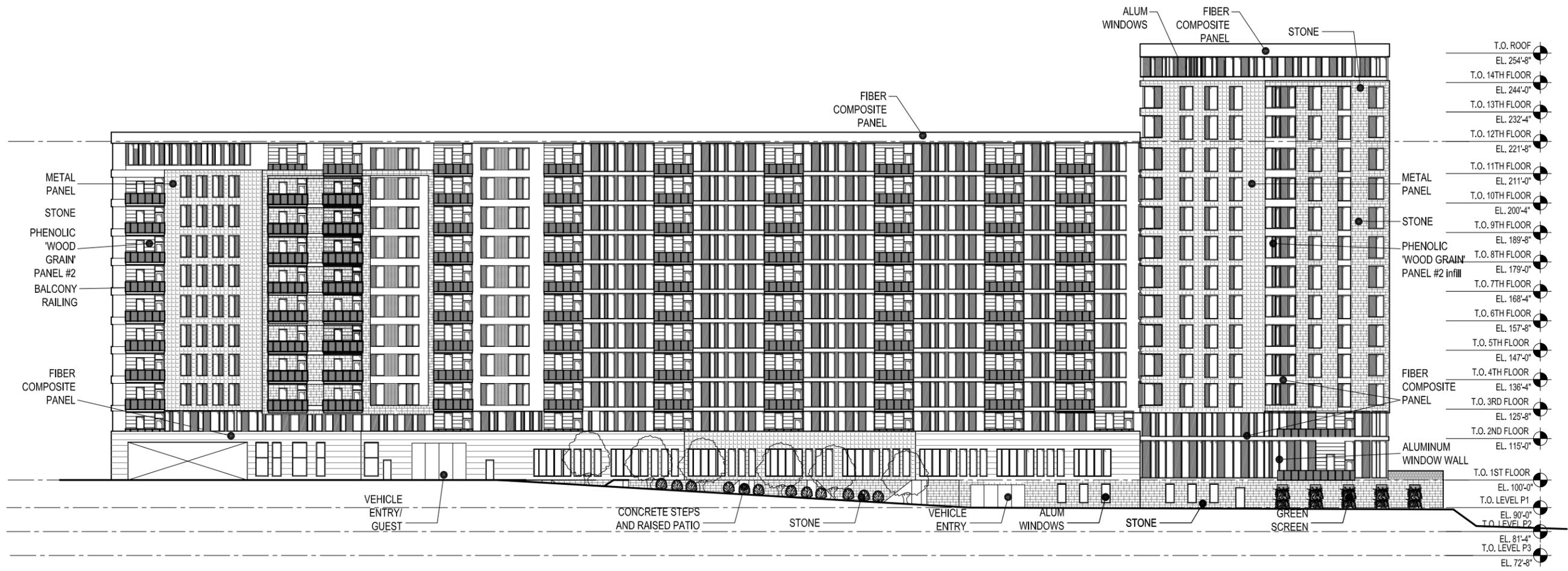
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FILE:

SHEET NO.

**A3.2**



1 EAST ELEVATION  
1" = 40'-0"



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**A3.3**



1 NORTH ELEVATION

1" = 40'-0"



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**A3.4**



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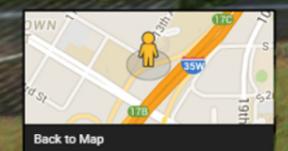


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*the* LEGACY Condos - Main Building Entry - Port e Cochere



Minneapolis, Minnesota  
Street View - Sep 2012





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*the* LEGACY Condos - East Side at 13th Ave



1301 W River Pkwy  
Minneapolis, Minnesota  
Street View - Jun 2011

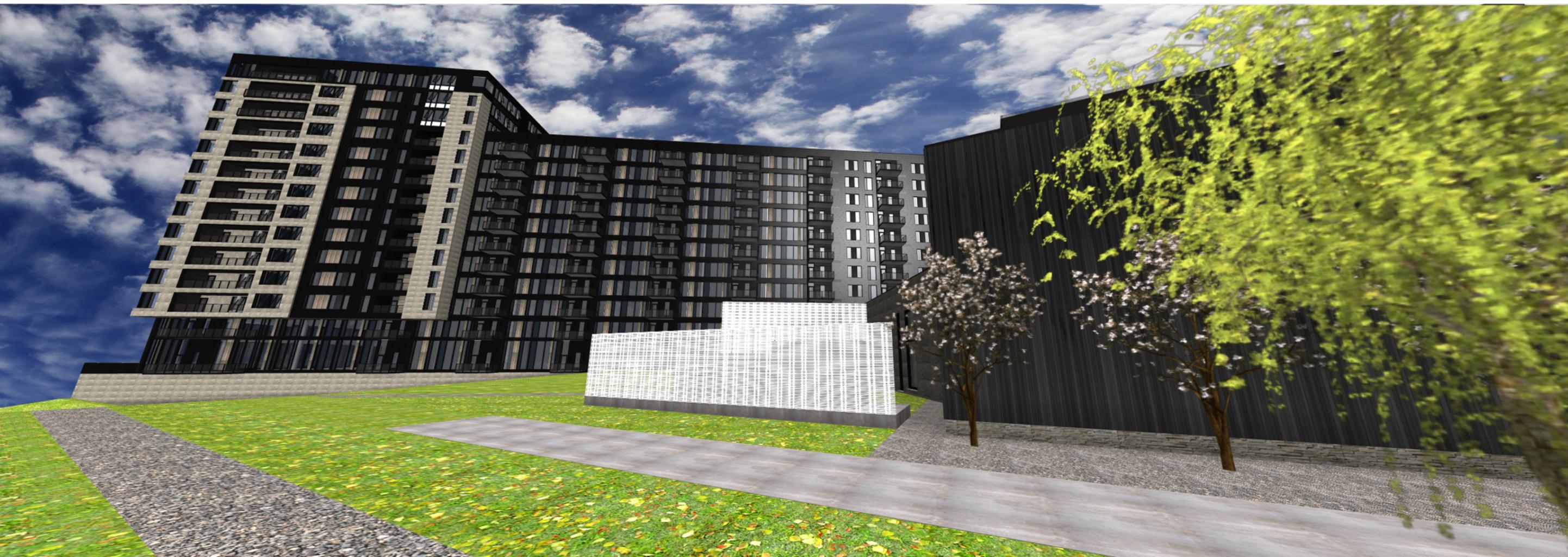


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*the* LEGACY Condos - West River Parkway - North Side / West Side





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*the* LEGACY Condos - Pool Deck and Roof Deck





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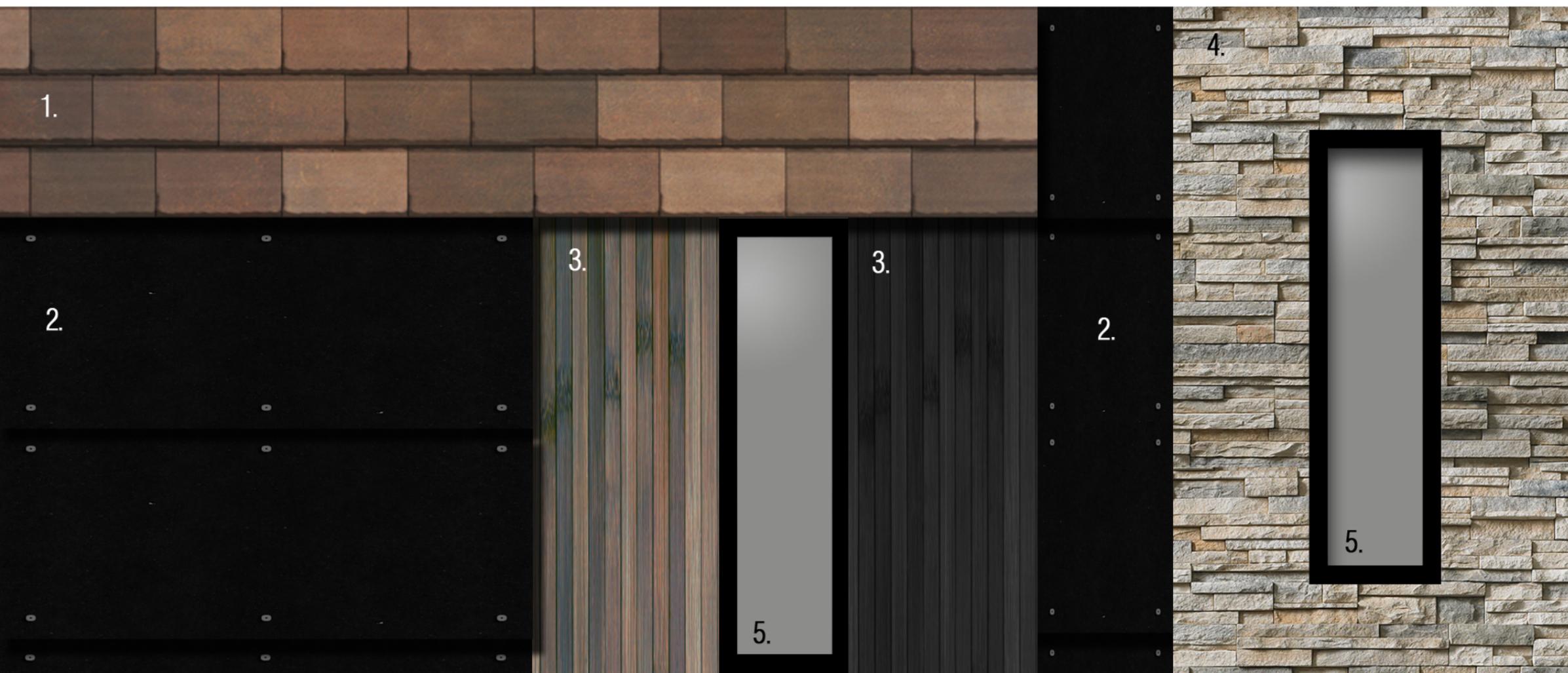
*the* LEGACY Condos - Pool Deck and Roof Deck



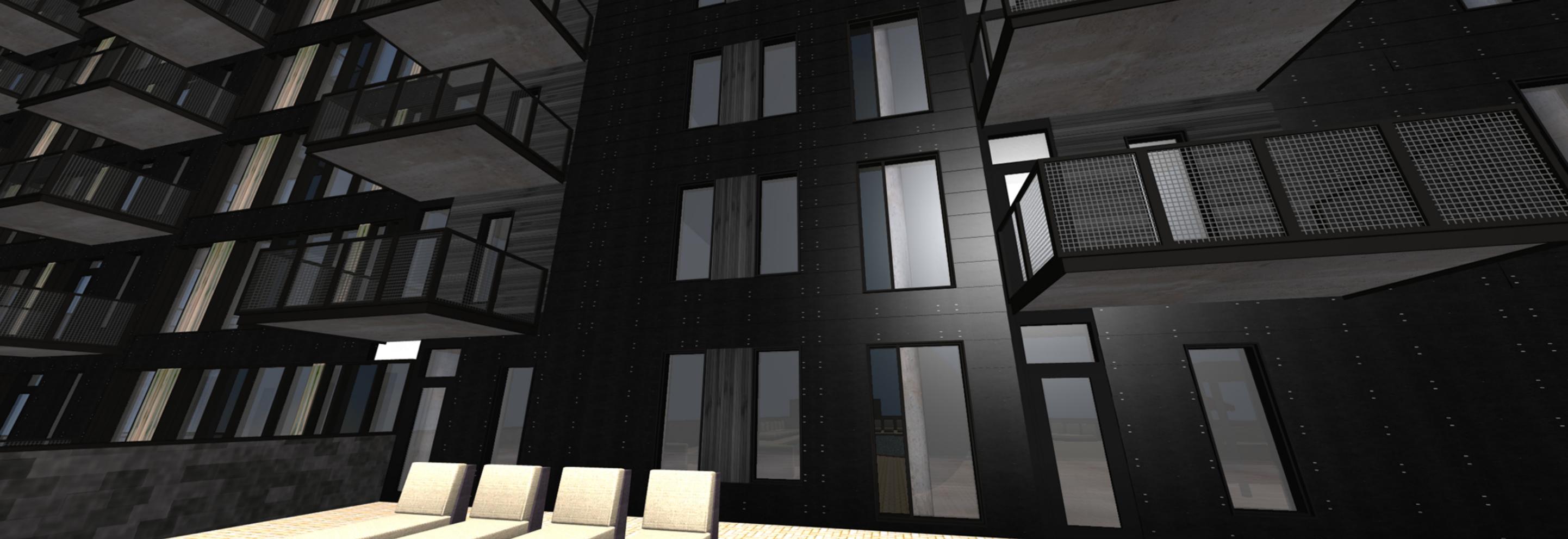


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*the* LEGACY Condos - Material Close-ups & Samples



1. Modular Stainless Steel Metal Panel  
-Light Bronze Color Range
2. Fiber Composite Panel  
-Black w/ exposed fasteners
3. Wood grained composite panel  
-Two colors, various locations
4. Thin set modular stone
5. Aluminum Window System  
-Black w. several glazing types



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*the* LEGACY Condos - Material Close-ups

