

## MEMORANDUM

**TO:** City Planning Commission, Committee of the Whole  
**FROM:** Mei-Ling Smith, Senior Planner, (612) 673-5342  
**DATE:** June 16, 2016  
**SUBJECT:** 13th & Marshall NE Apartments (1301 Marshall St NE & 107 13th Ave NE)

**SITE DATA**

<b>Existing Zoning</b>	II Light Industrial District MR Mississippi River Critical Area Overlay District
<b>Lot Area</b>	32,192 square feet / 0.74 acres
<b>Ward(s)</b>	3
<b>Neighborhood(s)</b>	Sheridan Neighborhood Organization
<b>Designated Future Land Use</b>	Mixed Use
<b>Land Use Features</b>	Activity Center: Grain Belt (Broadway & Marshall) Community Corridor: Marshall St NE
<b>Small Area Plan(s)</b>	<u>Sheridan Neighborhood Small Area Plan (2014)</u> <u>Above the Falls Master Plan Update (2013)</u> <u>Above the Falls - A Master Plan for the Upper River in Minneapolis (1999)</u> <u>Grain Belt Brewery Area Development Objectives (1996, 2000)</u> <u>Mississippi National River and Recreation Area Comprehensive Management Plan (1995)</u>

The site is composed of two parcels at the northeast corner of Marshall St NE & 13th Ave NE (1301 Marshall St NE and 107 13th Ave NE). The site is approximately 21,318 square feet in size and currently contains an auto sales and repair shop and a single-family home, both of which would be demolished. The same intersection includes the Grain Belt Brewery building and the Grain Belt Apartments, and the Mississippi River is located approximately 1,000 feet to the west of the site.

The applicant’s proposal also shows renovations to the existing one-story commercial building at 1317 Marshall Street NE. However, the existing building would not be connected to the proposed mixed-use building, but the applicant is proposing to use the area behind the building at 1317 Marshall St NE for up to 20 off-site parking spaces serving the subject site.

## PROJECT DESCRIPTION

The applicant is proposing a six-story building with 70 dwelling units, each containing between one and two bedrooms. A first-floor restaurant (approximately 2,800 square feet) with outdoor seating would be located at the corner of 13th Ave NE and Marshall St NE. Common areas for the residential use (a community room, exercise room, bicycle parking, and lobby) would line the rest of the ground floor along Marshall Street NE (west elevation), while the remainder of the ground floor along 13th Ave NE (south elevation) would contain a parking garage with 17 enclosed parking spaces and a trash/recycling area.

Floors two through six would contain 14 units on each of the five floors, for a total of 70 dwelling units. The majority (55) of the bedrooms would be one-bedroom units, and 15 would have two bedrooms per unit.

The gross floor area of the proposed building would be approximately 71,000 square feet, which does not include the parking garage. The resulting floor area ratio is 3.33, which exceeds the C3A district maximum of 2.7. In addition, the applicant is requesting a conditional use permit to increase the maximum height of the building from 4 stories/56 feet to 6 stories/76 feet, 8 inches.

The minimum parking requirement for the residential use is 35 spaces, as the site is located within a quarter-mile of a high-frequency transit route and therefore qualifies for the transit incentive 50 percent parking reduction. The restaurant requires a minimum of seven spaces, for a total of 42 spaces. The applicant is proposing 35 on-site and at-grade parking spaces. In addition, the applicant is proposing to use the adjacent property to the north for up to 20 off-site parking spaces, which would be allowed to fulfill both the residential and commercial parking requirements, in this case.

The exterior material on the ground floor facades facing the two public streets would be a combination of metal siding and stone veneer, while the ground floor facing the commercial uses to the north and the residential uses to the east would be stone veneer and painted vertical cementitious siding. Floors two through 6 would be primarily Nichiha, a durable fiber cement panel, in a light brown color. The dark brown portions would be vertical metal panel and vertical painted cementitious panel.

## APPLICATIONS

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

- Rezoning both parcels from the II Light Industrial District to the C3A Community Activity Center District, retaining the MR Mississippi River Critical Area Overlay District.
- Conditional use permit to increase the maximum height in the C3A district from 4 stories/56 feet, whichever is greater, to 6 stories/76 feet, 8 inches.
- Variance to increase the maximum floor area ratio of 2.7 to approximately 3.3.
- Site plan review, including alternative compliance for ground floor active functions on Marshall Street NE.
  - A minimum of 70 percent of the ground floor of a building facing a public street or sidewalk is required to contain active uses, as opposed to parking, storage, or mechanical, whereas approximately 25 percent active functions are proposed.

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

## **APPLICABLE POLICIES**

The existing site located within the Broadway & Marshall Activity Center and is adjacent to a designated Community Corridor (Marshall St NE).

The *Sheridan Neighborhood Small Area Plan (2014)* reclassified the future land use designation of these parcels from Commercial and Low-Density Housing to Mixed Use to allow for more flexibility in their redevelopment. The plan discusses the need for development and commercial activity at the northeast corner of the 13th and Marshall Street intersection, with a height and scale that is consistent with the Grain Belt complex. In its recommendations, the plan calls for development and rezoning efforts that provide opportunities for mixed-use housing and sidewalk-oriented commercial on the first floor.

In 2000, the City Council adopted the *Grain Belt Brewery Area Development Objectives* and the *Above the Falls: A Master Plan for the Upper River in Minneapolis*. Both plans include a vision for the Grain Belt Brewery area which involves a varied yet cohesive mix of land uses complementing and enhancing the historic character of the brewery complex. The vision remains the same for this area in the *Above The Falls: Master Plan Update*. Both plans also cite 13th Ave NE as a priority east-west street for attractive bicycle and pedestrian facilities that connect to riverfront parks.

## **FEEDBACK REQUESTED**

Staff is requesting specific feedback on the following items:

- The parking garage and ground floor treatments facing 13th Ave SE.
- The overall height and bulk of the building.
- The mix of exterior materials and colors on the building.



**PROJECT DESCRIPTION & SITE BACKGROUND:**

The project site is the northeast corner of Marshall Street & 13<sup>th</sup> Avenue NE. The site is currently an auto sales and repair shop, a single family home and a single story retail building, a portion of which will be renovated as part of this project. The site is a prominent one, being adjacent to the Grain Belt Brewery and Grain Belt Apartments with the corner park.

The proposed building is a 6-story mixed-use project with retail spaces located in the renovated building, a restaurant with outdoor seating located on the corner and building common spaces and bike and auto parking on the remainder of the first floor. Five floors of residential units with 14 units on each will be provided on Floors 2-6. There will also be a rooftop deck for use by the residents. 55 spaces for resident parking will be provided in the building and on surface lots located behind the building, (Marshall Street has a bus route that will allow the project to qualify for a 50% parking reduction).

The unit mix for the project includes 1 and 2 bedroom units with the majority being smaller one bedroom units with interior bedrooms and living space on the exterior that will appeal to those new in to the workforce. Two bedroom units are located on the corners with a feature unit and deck on the corner. All units will have decks to take advantage of downtown views, the riverfront and neighborhood.

**ZONING ACTION REQUIRED:**

The present zoning is I-1. We are proposing to rezone the combined site to C3A. A CUP for Height will be required, for 4 to 6 stories. FAR and setbacks will comply.

**PROJECT DATA:**

Total site area	32,192 sf
Zoning District:	currently I1 - proposing to rezone to C3A
Building Gross Area	71,025 sf
FAR Allowed	32,192 x 2.7 = 86,918 allowed
FAR Proposed	65,049 proposed (not including garage)

**Apartment Building Gross Area**

1 <sup>st</sup> Floor (Including Garage)	11,775 sf
Garage	(-5,976 sf)
2 <sup>nd</sup> Floor	11,850 sf
3 <sup>rd</sup> Floor	11,850 sf
4 <sup>th</sup> Floor	11,850 sf
5 <sup>th</sup> Floor	11,850 sf
6 <sup>th</sup> Floor	17,850 sf
<b>TOTAL</b>	<b>71,025 sf</b>

**Apartment Building Unit Count**

2 <sup>nd</sup> Floor	14
3 <sup>rd</sup> Floor	14
4 <sup>th</sup> Floor	14
5 <sup>th</sup> Floor	14
6 <sup>th</sup> Floor	14
<b>TOTAL</b>	<b>70 Units</b>

**Apartment Building Unit Data:**

1 Bedroom	55
2 Bedroom	15
<b>TOTAL</b>	<b>70 Units</b>

**Total Bedrooms 85 Bedrooms**

**Parking Required**

1 Stall per Unit - (50% parking reduction)	35
Restaurant	7
Commercial Space	7
<b>Total parking required:</b>	<b>49 stalls required</b>

**Parking Provided:**

Enclosed	17
Surface	38
<b>TOTAL:</b>	<b>55 stalls provided</b>

**Bicycle Parking Required**

(1 per 2 units)	35
Restaurant	3
Commercial	3
<b>Total required:</b>	<b>41 bikes</b>

**Bicycle Parking Provided**

Indoor Bicycle Spaces	70
Guest Bicycle Spaces	11
<b>Total provided:</b>	<b>81 bikes</b>

# 13TH & MARSHALL NE APARTMENTS

Minneapolis, Minnesota

June 03, 2016

## COMMITTEE OF THE WHOLE COVER SHEET

16-014.0



## 13th & Marshall NE Apartments

Minneapolis, MN

June 03, 2016

Site Aerial

16-014



View Looking North Toward 13th Ave & Marshall St



View Looking NE @ 13th Ave & Marshall St



View Looking SE along Marshall St

## 13th & Marshall NE Apartments

Minneapolis, MN

June 03, 2016

Site Context Images

16-014



View Looking West Along 13th Ave



View Looking North West Toward 13th Ave & Marshall St.

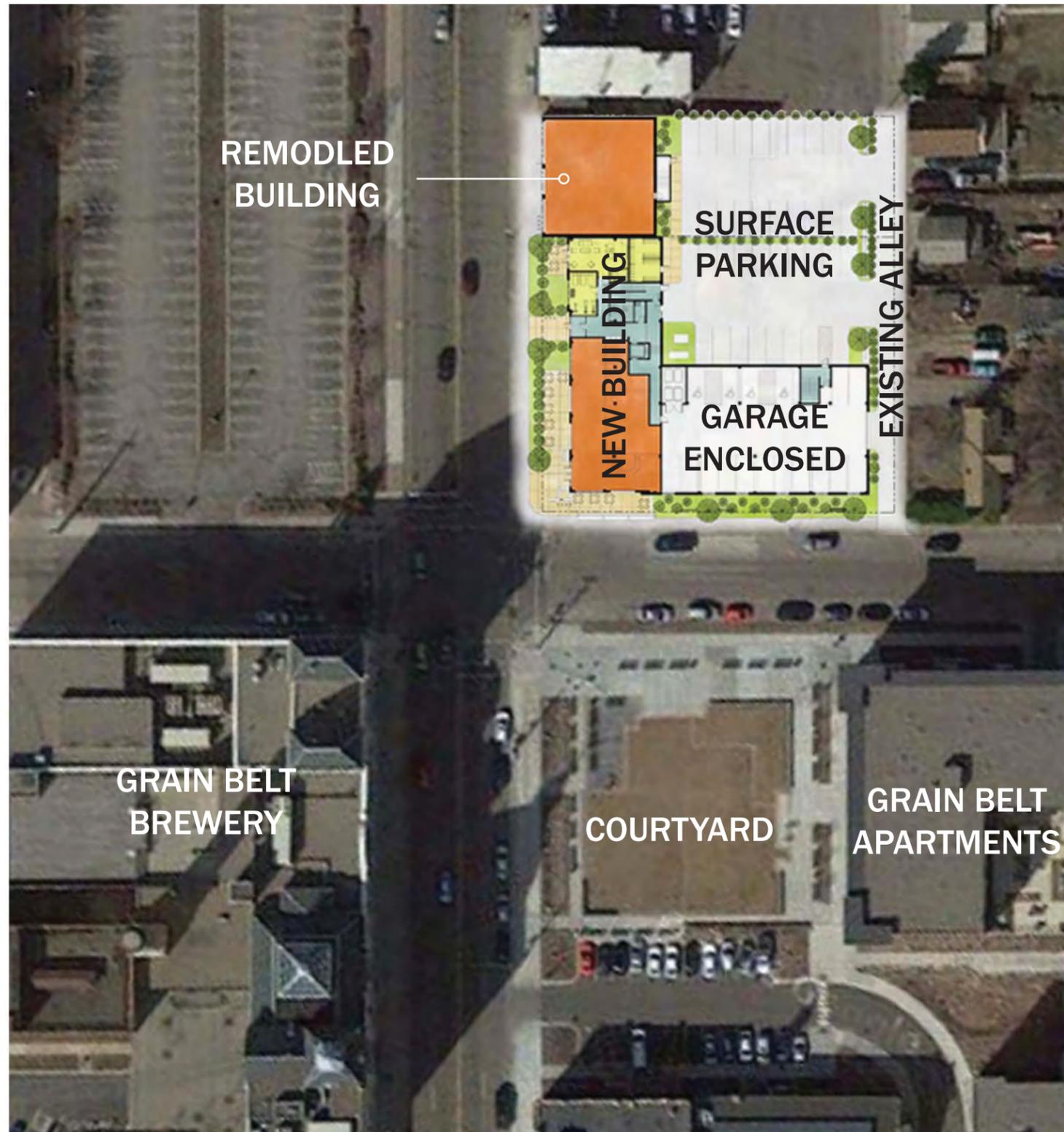
## 13th & Marshall NE Apartments

Minneapolis, MN

June 03, 2016

Site Context Images

16-014



## 13th & Marshall NE Apartments

Minneapolis, MN

June 03, 2016

Overall Site Plan

16-014



### BUILDING DATA

- SITE AREA - 32,192 S.F.
- UNITS - 70
- FLOORS - 6
- HEIGHT - 76'-8" FT. @ CORNER
- PARKING - INTERIOR - 17  
EXTERIOR - 38  
TOTAL - 55

### INTERIOR RECAP

- RESTAURANT TENANT - 2864 SF
- EXISTING BUILDING - 3200 SF
- AMENITY SPACE
  - COMMUNITY ROOM
  - WORKOUT ROOM
  - SKYLounge ON ROOF

## 13th & Marshall NE Apartments

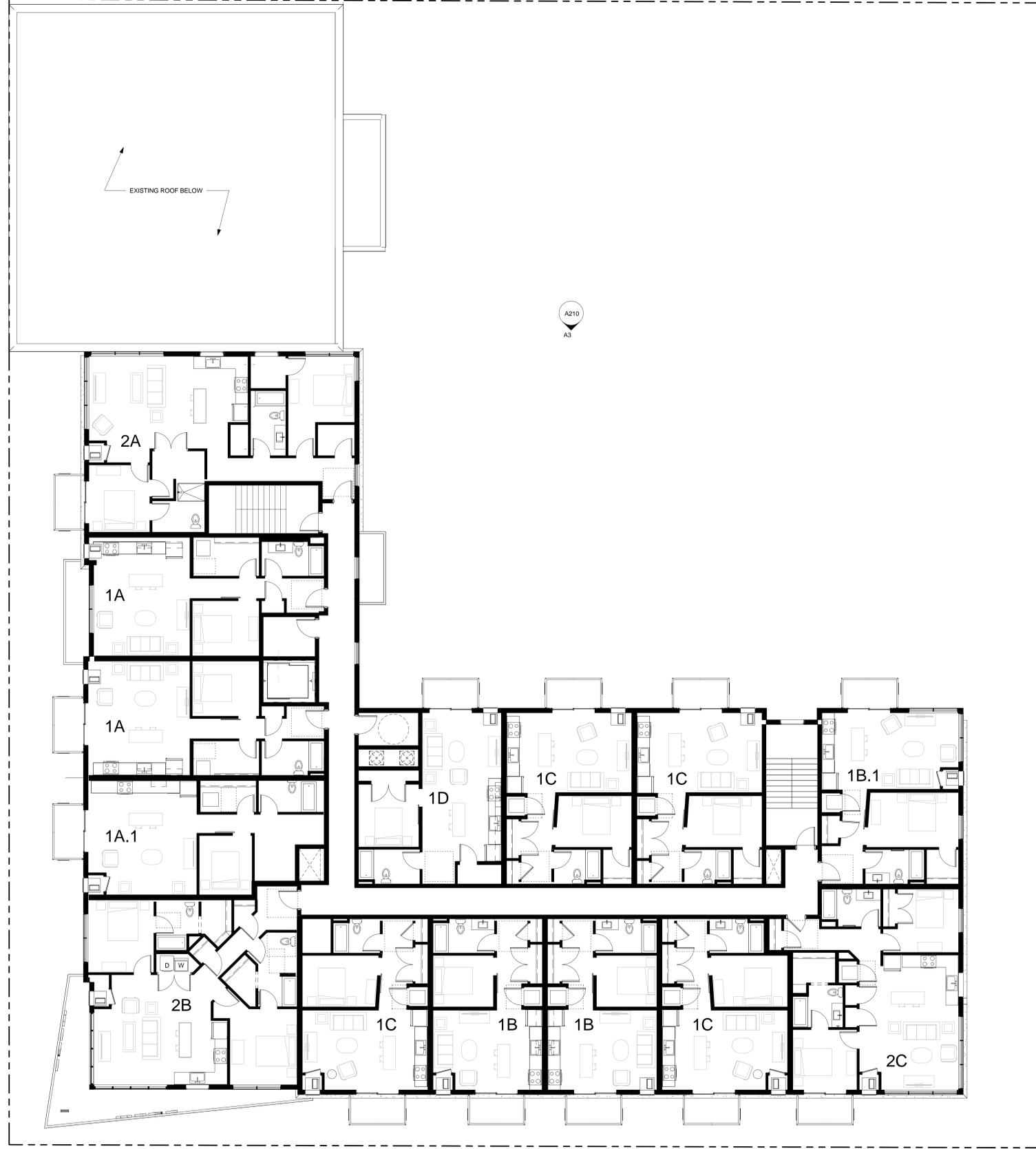
Minneapolis, MN

June 03, 2016

Site Plan

16-014

1 LEVEL 2-6 FLOOR PLANS  
1/8" = 1'-0"



**MARSHALL APARTMENTS**  
1301 Marshall St., NE, Minneapolis, MN

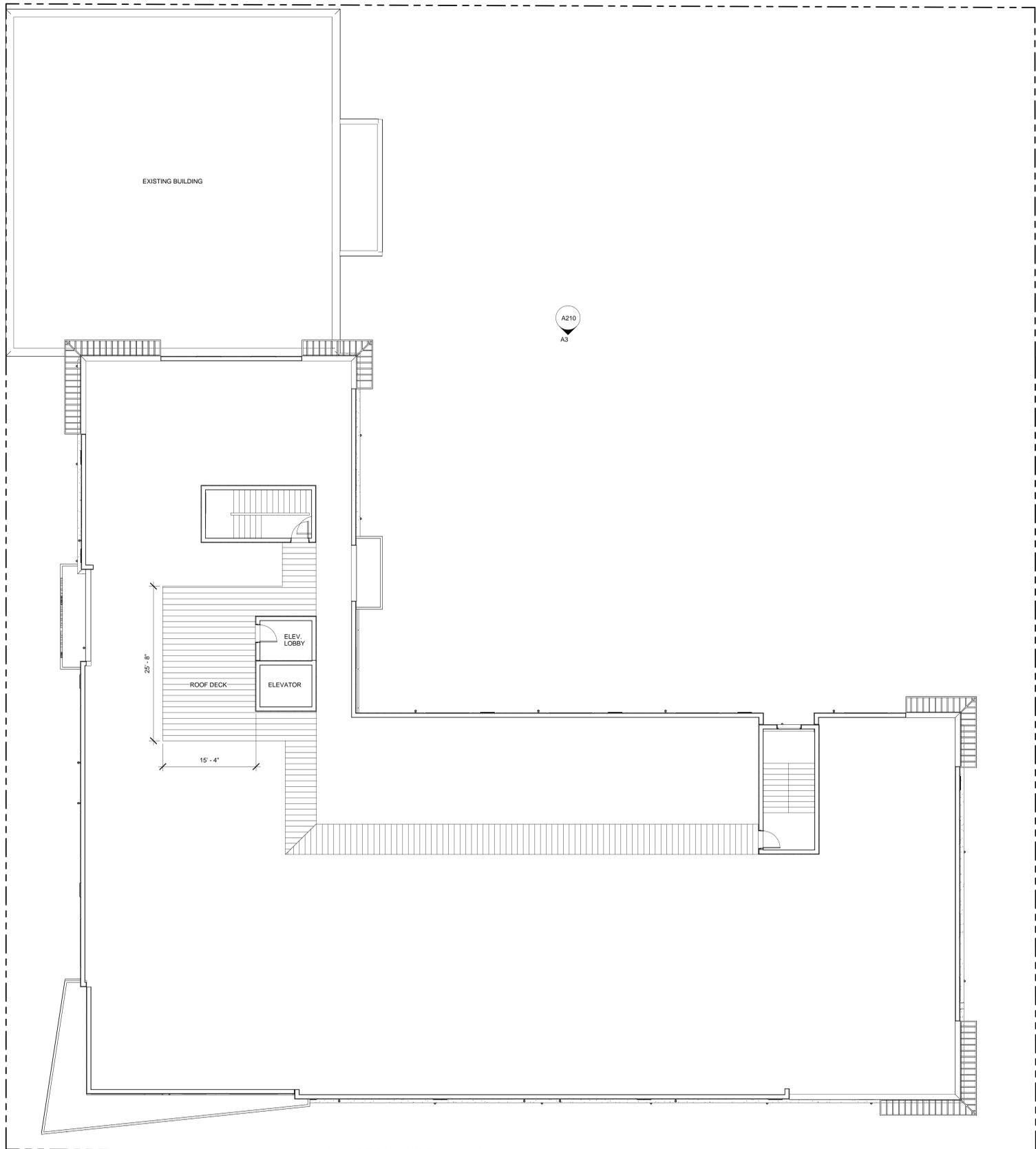
**FLOOR PLAN - LEVEL 2**

PRELIMINARY - NOT FOR CONSTRUCTION

Issue:	Project #:	16-0014
Date:	Date:	6-03-16
Drawn by:	Drawn by:	TH
Checked by:	Checked by:	SN

DESIGNER:	DATE:	6-03-16
DISCIPLINE:	REVISION NUMBER:	001
APPROVER:	CLEAR:	
CONTRACTOR:	CONTRACTOR:	

H G F E D C B A



1 ROOF PLAN  
1/8" = 1'-0"

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Minnesota.  
 ARCHITECT: \_\_\_\_\_  
 DATE: 6-03-16  
 DRAWN BY: TH  
 CHECKED BY: SN

PRELIMINARY - NOT FOR CONSTRUCTION  
 PROJECT #: 16-0014  
 DATE: 6-03-16  
 DRAWN BY: TH  
 CHECKED BY: SN



## 13th & Marshall NE Apartments

Minneapolis, MN

June 03, 2016

Southwest Perspective

16-014



## 13th & Marshall NE Apartments

Minneapolis, MN

June 03, 2016

South Perspective

16-014



## 13th & Marshall NE Apartments

Minneapolis, MN

June 03, 2016

Southeast Perspective

16-014



**A3 SOUTH EXTERIOR ELEVATION**  
1/8" = 1'-0"



**A1 WEST EXTERIOR ELEVATION**  
1/8" = 1'-0"

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6-03-16

**ISSUE**  
6-03-16

**PROJECT #**  
16-0014

**DATE**  
6-03-16

**DRAWN BY**  
TH

**CHECKED BY**  
SN

**PRELIMINARY: NOT FOR CONSTRUCTION**

**MARSHALL APARTMENTS**

1301 Marshall St. NE, Minneapolis, MN

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**EXTERIOR ELEVATIONS**

**A200**



**A3 NORTH EXTERIOR ELEVATION**  
1/8" = 1'-0"



**A1 EAST EXTERIOR ELEVATION**  
1/8" = 1'-0"

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Issue: \_\_\_\_\_  
Project #: 16-0014  
Date: 6-03-16  
Drawn by: TH  
Checked by: SN

Signature: \_\_\_\_\_  
Date: 6-03-16  
Registration Number: \_\_\_\_\_

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed professional engineer in the State of Minnesota.

APPROVER: \_\_\_\_\_  
DATE: \_\_\_\_\_

**MARSHALL APARTMENTS**  
PRELIMINARY: NOT FOR CONSTRUCTION

1301 Marshall St. NE, Minneapolis, MN

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**EXTERIOR ELEVATIONS**



8:16 AM (HOUR AFTER SUNRISE)  
1" = 200'-0"



NOON  
1" = 200'-0"



6:26 PM (HOUR BEFORE SUNSET)  
1" = 200'-0"



RED LINE INDICATES SHADOW DEPTH  
AT BUILDING HEIGHT OF 56'-0"

# MARSHALL APARTMENTS

MINNEAPOLIS, MN

06.03.2016

SHADOW STUDY- MARCH 22

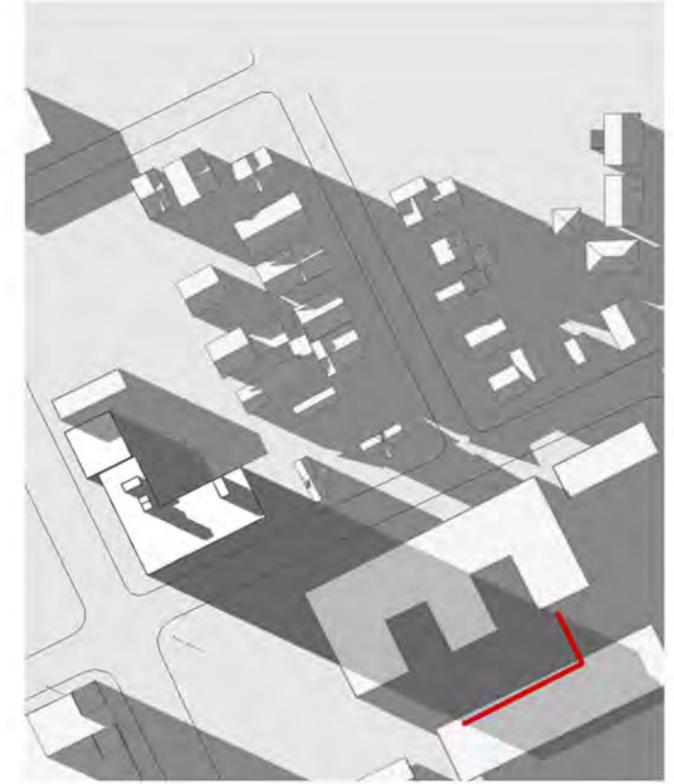
16-014



6:26 AM (HOUR AFTER SUNRISE)  
1" = 200'-0"



NOON  
1" = 200'-0"



8:03 PM (HOUR BEFORE SUNSET)  
1" = 200'-0"



RED LINE INDICATES SHADOW DEPTH  
AT BUILDING HEIGHT OF 56'-0"

# MARSHALL APARTMENTS

MINNEAPOLIS, MN

06.03.2016

SHADOW STUDY - JUNE 21

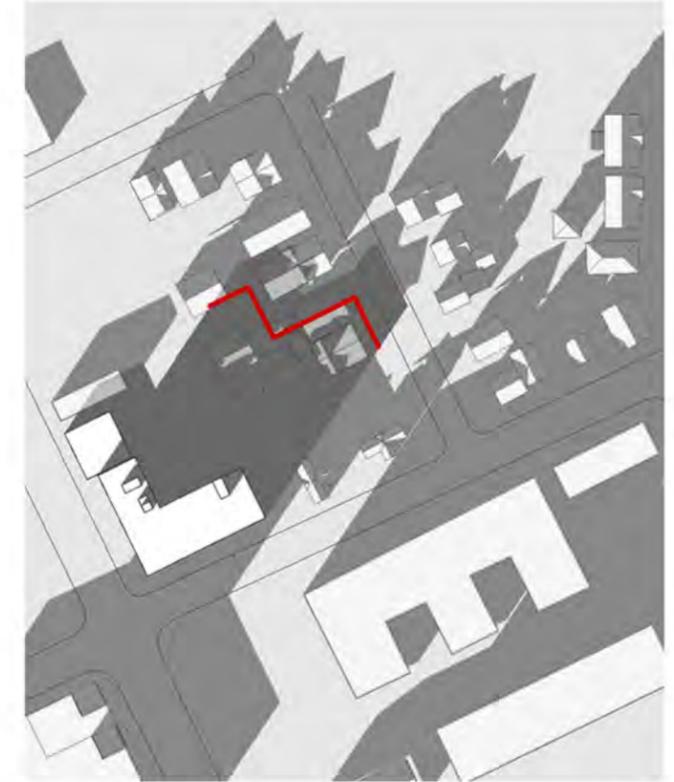
16-014



8:49 AM (HOUR AFTER SUNRISE)  
1" = 200'-0"



NOON  
1" = 200'-0"



3:35 PM (HOUR BEFORE SUNSET)  
1" = 200'-0"



RED LINE INDICATES SHADOW DEPTH  
AT BUILDING HEIGHT OF 56'-0"

# MARSHALL APARTMENTS

MINNEAPOLIS, MN

06.03.2016

SHADOW STUDY - DECEMBER 22

16-014