

MEMORANDUM

TO: City Planning Commission, Committee of the Whole
FROM: Shanna Sether, Senior City Planner, (612) 673-2307
DATE: September 1, 2016
SUBJECT: Thor HQ, 1256 Penn Ave N, 1235-43 Oliver Ave N

SITE DATA

Existing Zoning	C2 Neighborhood Corridor Commercial District R2B Two-Family District (1235 Oliver Ave N)
Lot Area	56,945 square feet / 1.31 acres
Ward(s)	5
Neighborhood(s)	Northside Residents Redevelopment Council
Designated Future Land Use	Mixed Use Urban Neighborhood (1235 Oliver Ave N)
Land Use Features	Neighborhood Commercial Node (Plymouth and Penn Aves N) Community Corridor (Penn Ave N and Plymouth Ave N)
Small Area Plan(s)	Not applicable

The proposed project was reviewed at the August 18, 2016, City Planning Commission – Committee of the Whole.

The subject property is located at the southeast corner of the Penn Ave N and Plymouth Ave intersection. The largest parcel is 1256 Penn Ave N and has been vacant since 1994. Historically, the land uses on the subject property were a filling station from 1923-1976 and a fast-food restaurant from 1976-1994. The property at 1237 and 1243 Oliver Ave N were originally constructed as duplexes, in 1916 and 1927, respectively, and both were demolished in 1970. There is no record of construction at 1235 Oliver Ave N.

The subject property was included in a City of Minneapolis Public Land Sale, presented to CPC-CoW on [July 21, 2016](#). The land sale included properties on the southwest and southeast corners on the intersection of Penn Avenue North and Plymouth Avenue North to Hennepin County, which are currently vacant land, as part of an expansion project of North Point Health & Wellness that will take place on the northwest corner. Estes Funeral Home will be relocated to a new one story structure on the southwest site, and the southeast site is the subject property.

The subject property is located along the planned Arterial Bus Rapid Transit C Line, which is identified in the [Penn Avenue Community Works project](#). New intersection improvements and signaling will be incorporated at Penn and Plymouth. ABRT stops will be located at the southwest and north east corners of the intersection.

PROJECT DESCRIPTION

The proposed project is a mixed-use building with office, retail and a principal parking facility. The proposed retail will be located along the Plymouth frontage. The approximately 70,000 sq. ft. office space will be for Thor's new headquarters. Their lobby will be accessed at the corner of the property and the offices will be located on the third and four floors. Thor will also be providing a community room and gallery on the third floor within their office space. The proposed principal parking facility would primarily serve staff and clientele of NorthPoint, which is located across the intersection and includes plans to expand. The proposed parking facility will be accessed from the adjacent vacated Oliver Ave N, over property owned by the University of Minnesota Urban Research Outreach-Engagement Center (UROC). The proposed parking garage will be open on three sides, facing Penn Ave N, the public alley and adjacent residential structures.

The building will not encroach onto 1235 Oliver Avenue North, which will instead be a landscaped yard adjacent to the proposed development.

APPLICATIONS

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

- Conditional use permit to allow for a principal parking facility.
- Variance to reduce the required south interior side yard setback to allow for a new mixed-use building.
- Variance to reduce the off-street loading requirement from two large spaces to zero.
- Site plan review

APPLICABLE POLICIES

The subject property is located at the intersection of two community corridors, Penn and Plymouth Aves N. These corridors are primarily residential with intermittent commercial uses clustered at intersections in nodes and generally support small-scale retail sales and services, serving the immediate neighborhood. The property is also located within a neighborhood commercial node, except for 1235 Oliver Ave N. Neighborhood commercial nodes typically provide retail or service uses on at least three corners of the intersection.

Staff has identified the following policies in the *Minneapolis Plan for Sustainable Growth*, that are relevant to the proposed project:

Land Use Policy 1.9: Through attention to the mix and intensity of land uses and transit service, the City will support development along Community Corridors that enhances residential livability and pedestrian access.

- 1.9.1 Support the continued presence of existing small-scale retail sales and commercial services along Community Corridors.

- I.9.2 Support new small-scale retail sales and services, commercial services, and mixed uses where Community Corridors intersect with Neighborhood Commercial Nodes.
- I.9.3 Discourage uses that diminish the transit and pedestrian oriented character of Community Corridors, such as automobile services and drive-through facilities.
- I.9.4 Discourage the conversion of existing residential uses to commercial uses outside of Neighborhood Commercial Nodes.

Land Use Policy I.11: Preserve and enhance a system of Neighborhood Commercial Nodes that includes a mix of housing, neighborhood-serving retail, and community uses.

- I.11.1 Discourage the commercial territorial expansion of Neighborhood Commercial Nodes, except to adjacent corners of the node's main intersection.
- I.11.2 Support the continued presence of small-scale, neighborhood-serving retail and commercial services in Neighborhood Commercial Nodes.
- I.11.3 Discourage new or expanded uses that diminish the transit and pedestrian character of Neighborhood Commercial Nodes, such as some automobile services and drive-through facilities.
- I.11.4 Encourage a height of at least two stories for new buildings in Neighborhood Commercial Nodes, in keeping with neighborhood character.

Economic Development Policy 4.9: Focus economic development efforts in strategic locations for continued growth and sustained vitality.

- 4.9.1 Prioritize economic development efforts around designated neighborhood commercial nodes, commercial corridors, activity centers, and growth centers.

Urban Design Policy 10.10: Support urban design standards that emphasize a traditional urban form in commercial areas.

- 10.10.1 Enhance the city's commercial districts by encouraging appropriate building forms and designs, historic preservation objectives, site plans that enhance the pedestrian environment, and by maintaining high quality four season public spaces and infrastructure.
- 10.10.2 Identify commercial areas in the city that reflect, or used to reflect, traditional urban form and develop appropriate standards and preservation or restoration objectives for these areas.
- 10.10.3 Enhance pedestrian and transit-oriented commercial districts with street furniture, street plantings, plazas, water features, public art and improved transit and pedestrian and bicycle amenities.
- 10.10.4 Orient new buildings to the street to foster safe and successful commercial nodes and corridors.
- 10.10.6 Require storefront window transparency to assure both natural surveillance and an inviting pedestrian experience.

Urban Design Policy 10.16: Design streets and sidewalks to ensure safety, pedestrian comfort and aesthetic appeal.

- 10.16.1 Encourage wider sidewalks in commercial nodes, activity centers, along community and commercial corridors and in growth centers such as Downtown and the University of Minnesota.
- 10.16.2 Provide streetscape amenities, including street furniture, trees, and landscaping, that buffer pedestrians from auto traffic, parking areas, and winter elements.
- 10.16.3 Integrate placement of street furniture and fixtures, including landscaping and lighting, to serve a function and not obstruct pedestrian pathways and pedestrian flows.
- 10.16.4 Employ pedestrian-friendly features along streets, including street trees and landscaped boulevards that add interest and beauty while also managing storm water, appropriate lane widths, raised intersections, and high-visibility crosswalks.

REQUESTED FEEDBACK

The applicant has submitted their land use application for the September 19, 2016, City Planning Commission public hearing. The applicant has provided additional information requested at the previous CoW meeting and would like to review the revised land use applications and additional plans.



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Architectural Form and Design

The proposed mixed use development on Penn and Plymouth Avenue North and the new home of Thor Construction Inc. will serve as a catalyst for economic development in the near north neighborhood. It will achieve this through the approximately 70,000 gross square feet (approximately 35,000 square feet per floor) and the 10,000 - 11,000 square feet of retail/service/restaurant at the street level. The features that will enhance the street scape will be necessary amenities that will satisfy the needs of the local businesses, inviting and appealing to other businesses with the intent of stimulating economic growth. These added uses will create a new level of occupancy coupled with openness will establish clearer sight lines allowing the development to enhance the safety of the community just through design alone.

The development will also be home to a 595 car parking structure that will serve the building occupants and surrounding businesses, which is the NorthPoint staff and clientele. Providing accessible street level parking for patrons of the NorthPoint medical facility with clear direction and safe entry and egress from the parking structure to the street level.

The core concept behind the form of the development is one of strength, as it powerfully anchors itself with its entry and community room (above) at the SE corner of the Penn and Plymouth Avenue intersection, which will serve as an inspiration and a source of pride to the community. Along with a large 2 level community room the building also hosts a roof plaza/green space, both on the 3rd floor. The open floor plan for the office will currently allow for numerous options to serve businesses of all sizes and accommodate change with ease.

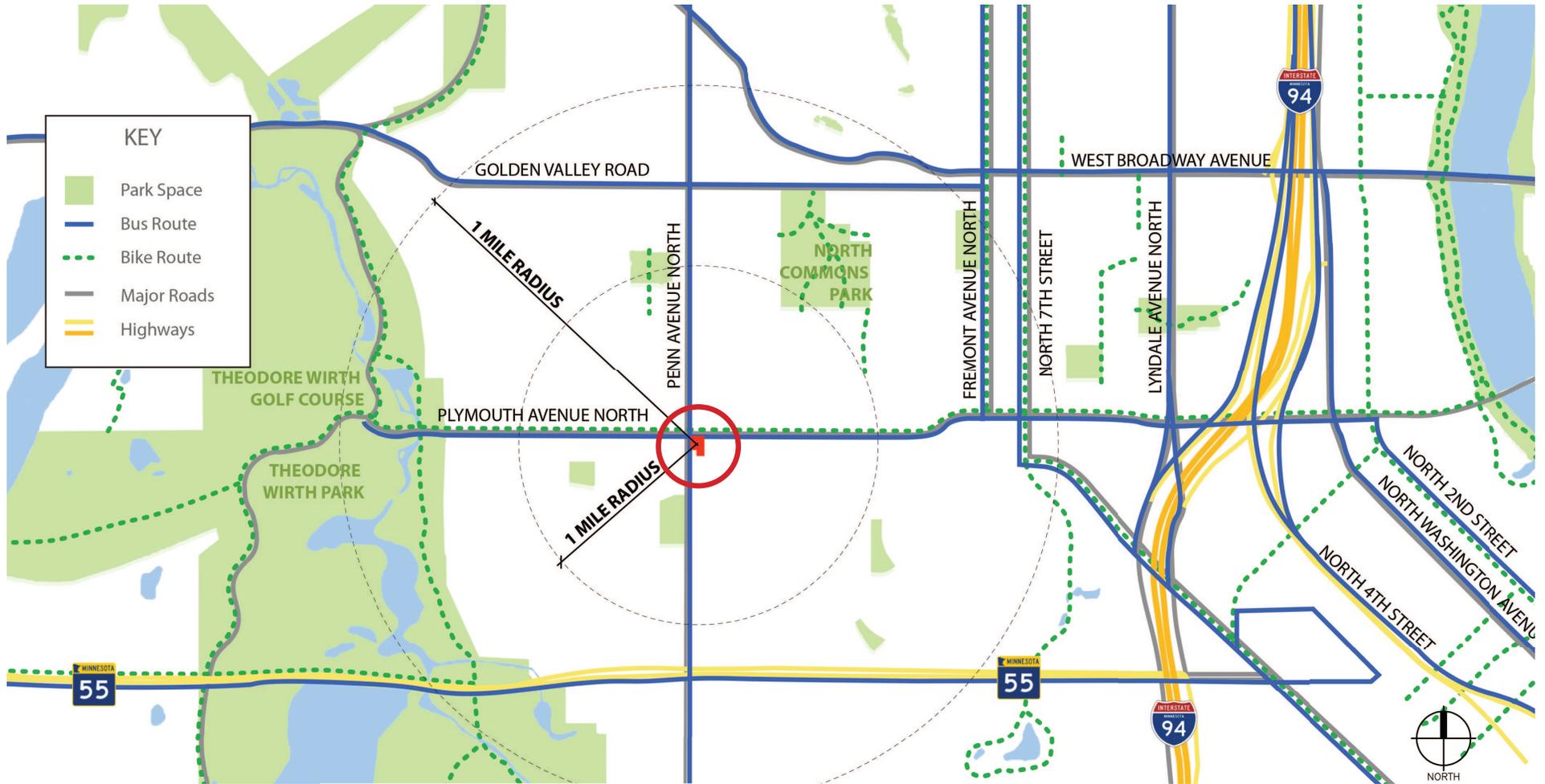
A list of project features is as follows below:

- **Thor has requested and is working on a shared access agreement for both properties (UROC/THOR P3)**
- 420 Car Structured Parking Northpoint Staff and Visitor Parking
- 175 Car Structured Parking (Office/ Commercial)
- 10,000 - 11,000 sq. ft. Retail on Plymouth
- 70,000 sq. ft. Office (35,000 sq. ft. per plate)
- 9,000 sq. ft. Roof Terrace
- Site is currently zoned as a C2
- Part of the Planned Infrastructure and

Transit Improvements 2016 - 2020

- The project is within the Mississippi Watershed Management Organization jurisdiction
- The water table is approximately 25' deep.
- 2 Levels below Grade (Parking and circulation)
- 4 Levels above Grade (On street retail, parking, office and roof garden)
- Total Height from 56'-0" to top of Roof and 58'-0" to top of parapet.

Site



The Penn Avenue community works project was created to:

- Stimulate economic development
- Enhance beautification and livability and
- Promote job creation along the Penn Avenue corridor in North Minneapolis.

- C Line BRT Stop and Intersection Reconstruction**
 - C Line BRT Stop - No Intersection Reconstruction**
 - Pedestrian Lighting Improvements**
 - Pedestrian Lighting 2018
 - Pedestrian Lighting 2019
 - Penn Ave N Reconstruction Area**
 - Planned Bike Boulevards * Year TBD for Installation**
 - Queen Ave N
 - Ped Improvements and Reconstruction**
 - Installation of Enhanced Ped Crossing Signals at Select Intersections
 - Mill + Overlay 2016
 - Penn Ave N Corridor Project Area**
- *Projects Subject to Change. Pending Full Funding.



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Produced by the Housing, Community Works & Transit Department of Public Works in coordination with Hennepin GIS.

Published 5/3/2016

Penn Avenue Community Works

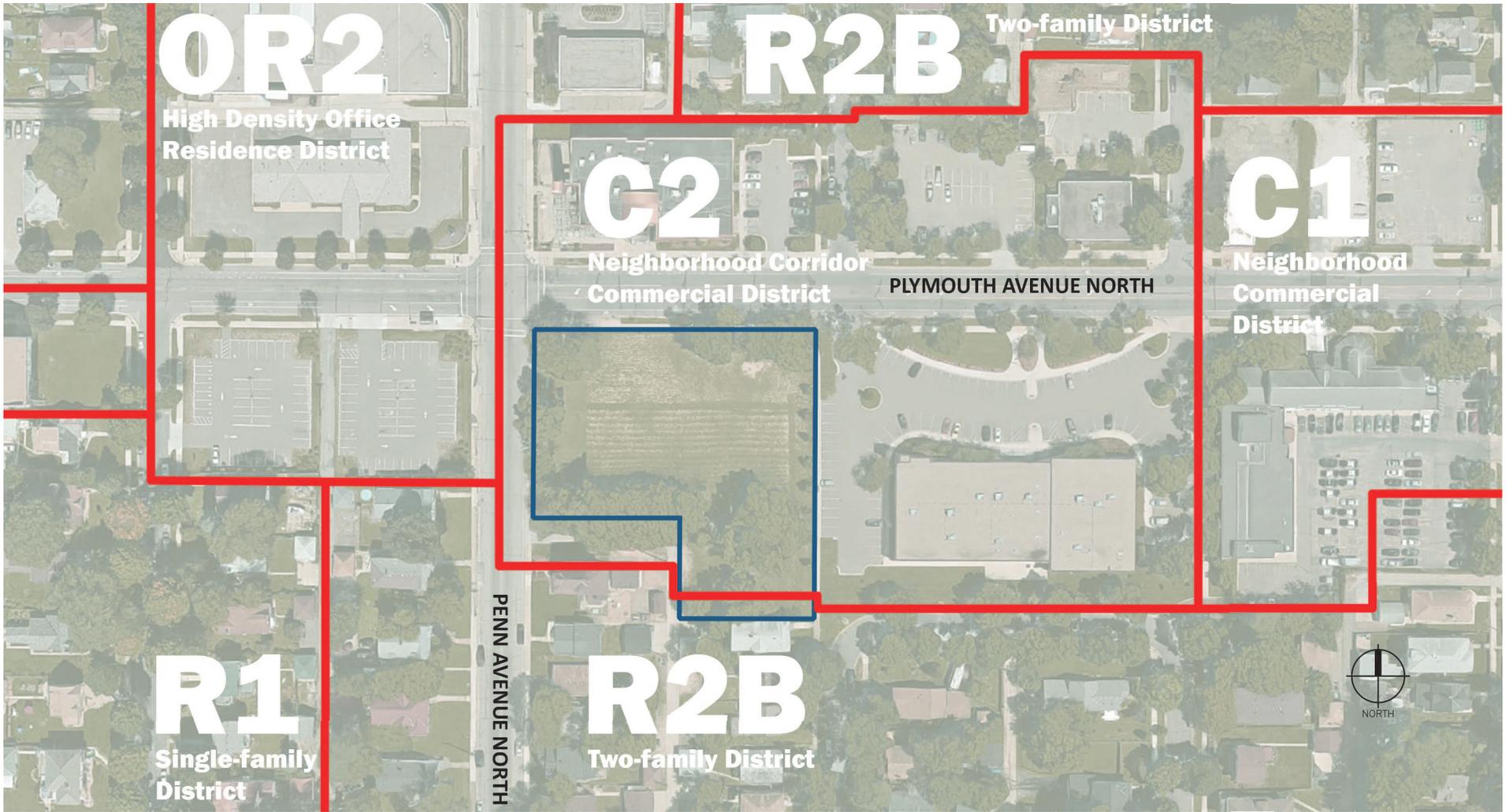
Planned Infrastructure and Transit Improvements 2016 - 2020



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TRANSIT AND INFRASTRUCTURE





Site

The Site is bordered by Penn Avenue to the west, Plymouth Avenue to the North, the University of Minnesota Urban Outreach-Engagement Center Parking lot (formerly Oliver Avenue) to the East. The south western portion of the site is bordered by an alley that exits to the west on to Penn Avenue and 12th Avenue North to the south.

The site is framed with trees along its edges with the exception of the north property line which has no trees towards its center. The south eastern corner is almost completely covered with trees. As you proceed towards the center of the site, only sparse grazing and wild grasses are visible. There is an incline on all sides of the site edges some places are steeper than others while the south eastern corner is largely flat and significantly lower than the the portion of the site towards the north.

Property Area: 56,945 sq. ft. (1.31 acres)



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SITE CONTEXT





VIEW FROM ESTES FUNERAL HOME



VIEW FROM UROC PARKING LOT



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SITE PHOTOS



UNIVERSITY OF MINNESOTA URBAN RESEARCH AND OUTREACH ENGAGEMENT CENTER (UROC)



MINNEAPOLIS URBAN LEAGUE



MINNEAPOLIS 4TH PRECINCT



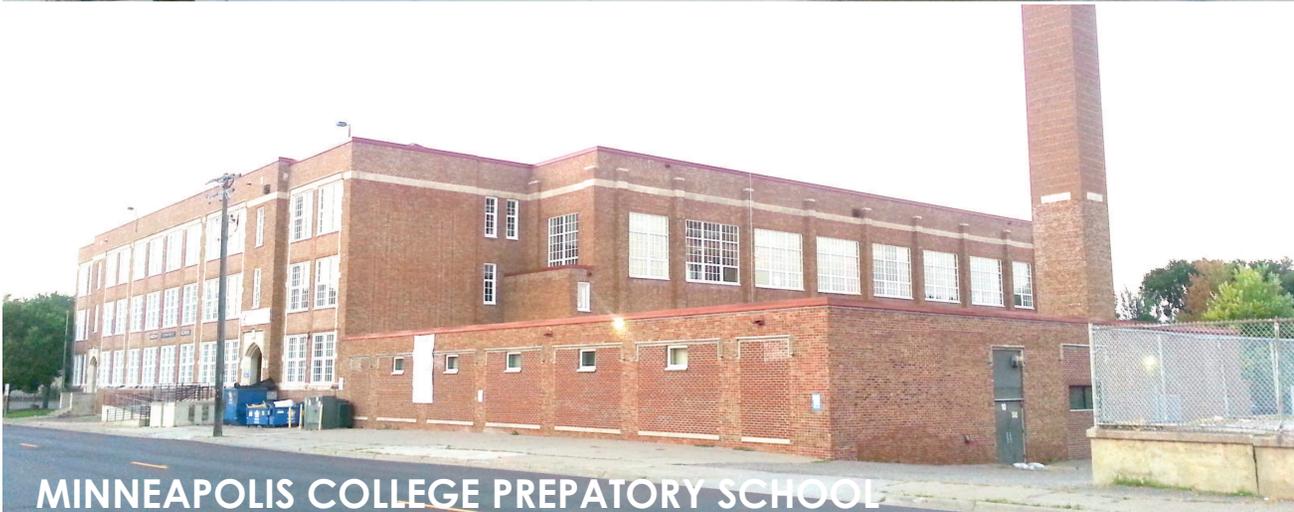
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URBAN CONTEXT





NORTH POINT HEALTH AND WELLNESS CENTER



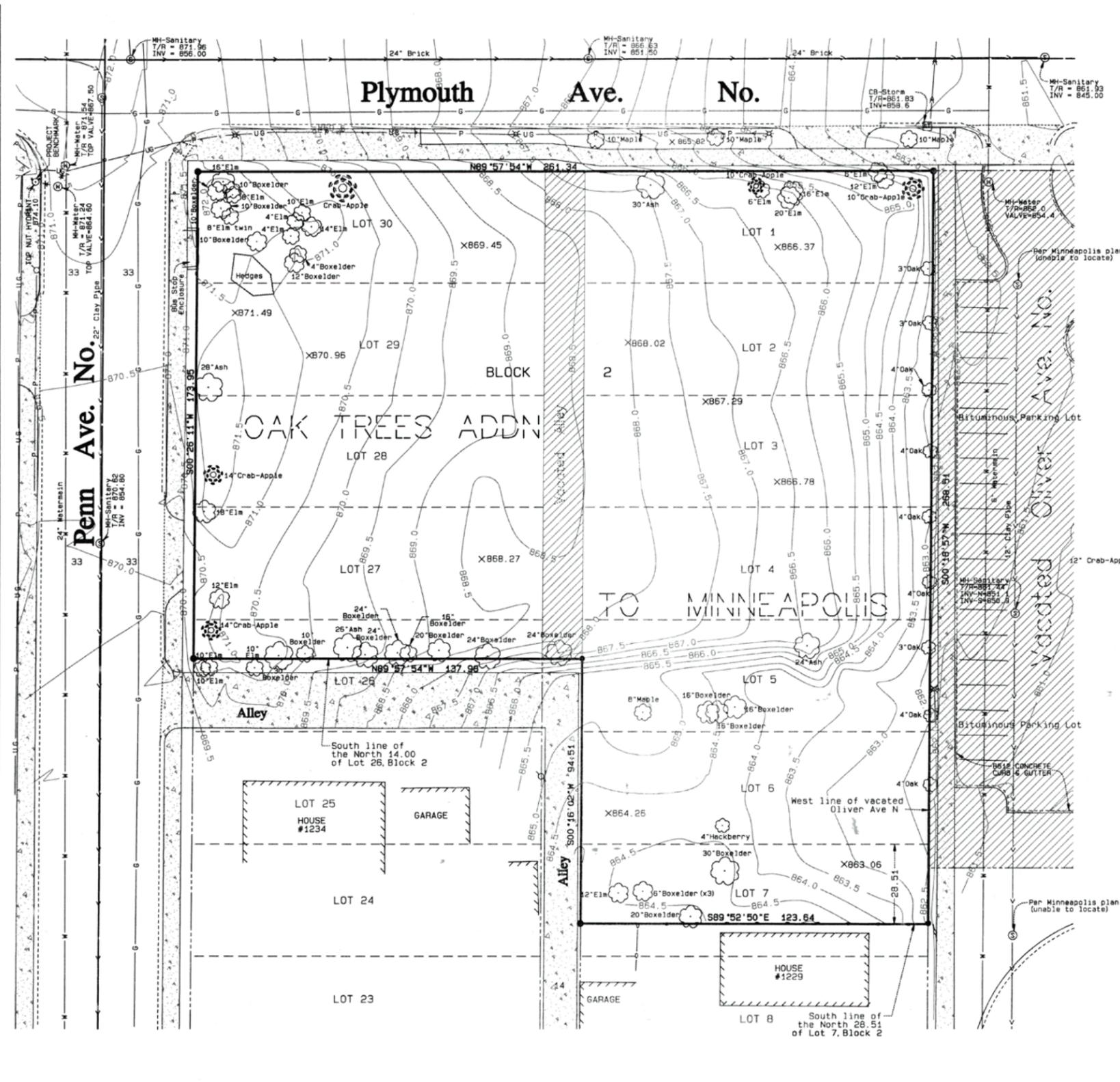
MINNEAPOLIS COLLEGE PREPATORY SCHOOL

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URBAN CONTEXT

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LEGAL DESCRIPTION:
 PER CERTIFICATE OF TITLE 1142828
 Lot 6 and the North 28.51 feet of Lot 7, Block 2, Oak Trees Addition To Minneapolis, except the West Half of vacated, Oliver Avenue North adjoining said lots.
 PER DOCUMENT NUMBER B482240
 Parcel 277 (478)
 The South 26 feet of Lot 5, Block 2, Oak Trees Addition to Minneapolis.
 Parcel 286 (488)
 Lots 1 through 4 inclusive, Lots 27 through 30 inclusive and the North 14 feet of Lots 5 and 26, Block 2, Oak Trees Addition to Minneapolis, together with that part of vacated alley adjoining thereto by reason of the vacation thereof, except the West 1/2 of vacated Oliver Avenue North adjoining, according to the plat thereof on file and of record in the office of the County Recorder in and for Hennepin County, Minnesota.

- LEGEND**
- PROPERTY LINE
 - - - LOT LINE
 - RIGHT-OF-WAY LINE
 - CENTERLINE OF RIGHT-OF-WAY
 - PAVEMENT EDGE
 - - - B624 CONCRETE CURB & GUTTER (UNLESS OTHERWISE NOTED)
 - /// BUILDING MALL
 - CHAIN LINK FENCE
 - UNDERGROUND POWER LINE
 - SANITARY SEWER
 - 16" WATERMAIN
 - GAS MAIN
 - 0.5' INTERVAL CONTOUR LINE
 - CONCRETE SURFACE
 - ▨ VACATED RIGHT-OF-WAY
 - FIRE HYDRANT
 - ✱ LIGHTPOLE
 - DECIDUOUS TREE
 - CRAB-APPLE TREE
 - C.B. T/R - STORM CATCH BASIN
 - ⊕ MH-STORM STORM SEWER MANHOLE
 - ⊙ MH-SANITARY SANITARY SEWER MANHOLE
 - × SPOT ELEVATIONS
- SET 1/2" IRON PIPE WITH A PLASTIC CAP ENGRAVED WITH MINNESOTA LICENSE NUMBER 48177 UNLESS OTHERWISE NOTED
 ● DENOTES FOUND 1/2" IRON PIPE (UNLESS OTHERWISE NOTED)



NOTE:
 Utility operators that do respond often will not locate services from their main line to the customer's structure or facility - they consider these private installations that are outside their jurisdiction. If a private service to an adjoiner's site crosses this site or a service to this site crosses an adjoiner, it may not be located since most operators will not mark such "private" services.

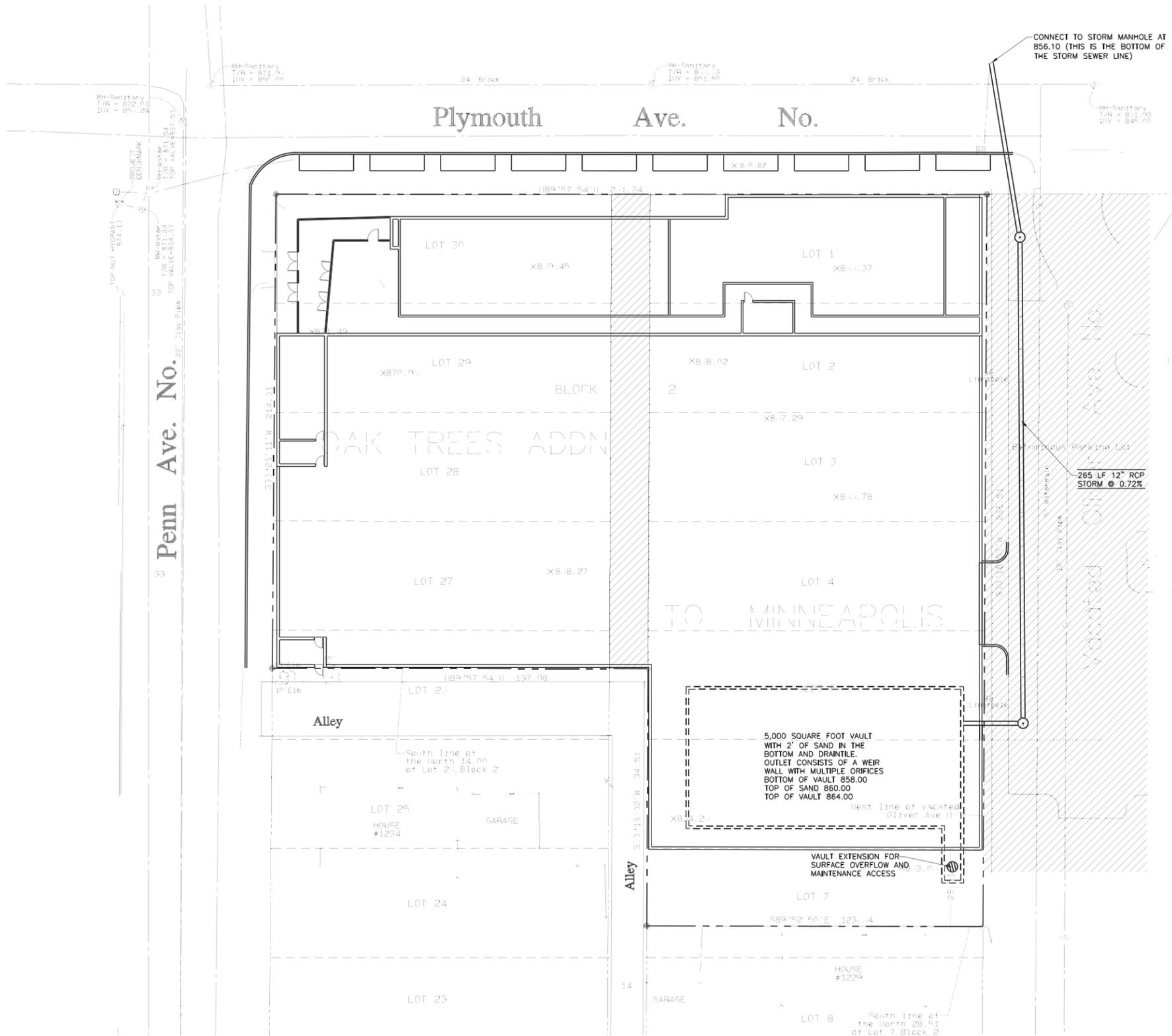
Map provided by operators, either using a field inspection or in lieu of such a location, are very accurate. If you do not have a field inspection, please call at least 48 hours in advance at 651/454-0002.



THOR HEADQUARTERS - PENN AND PLYMOUTH NORTH
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SITE SURVEY





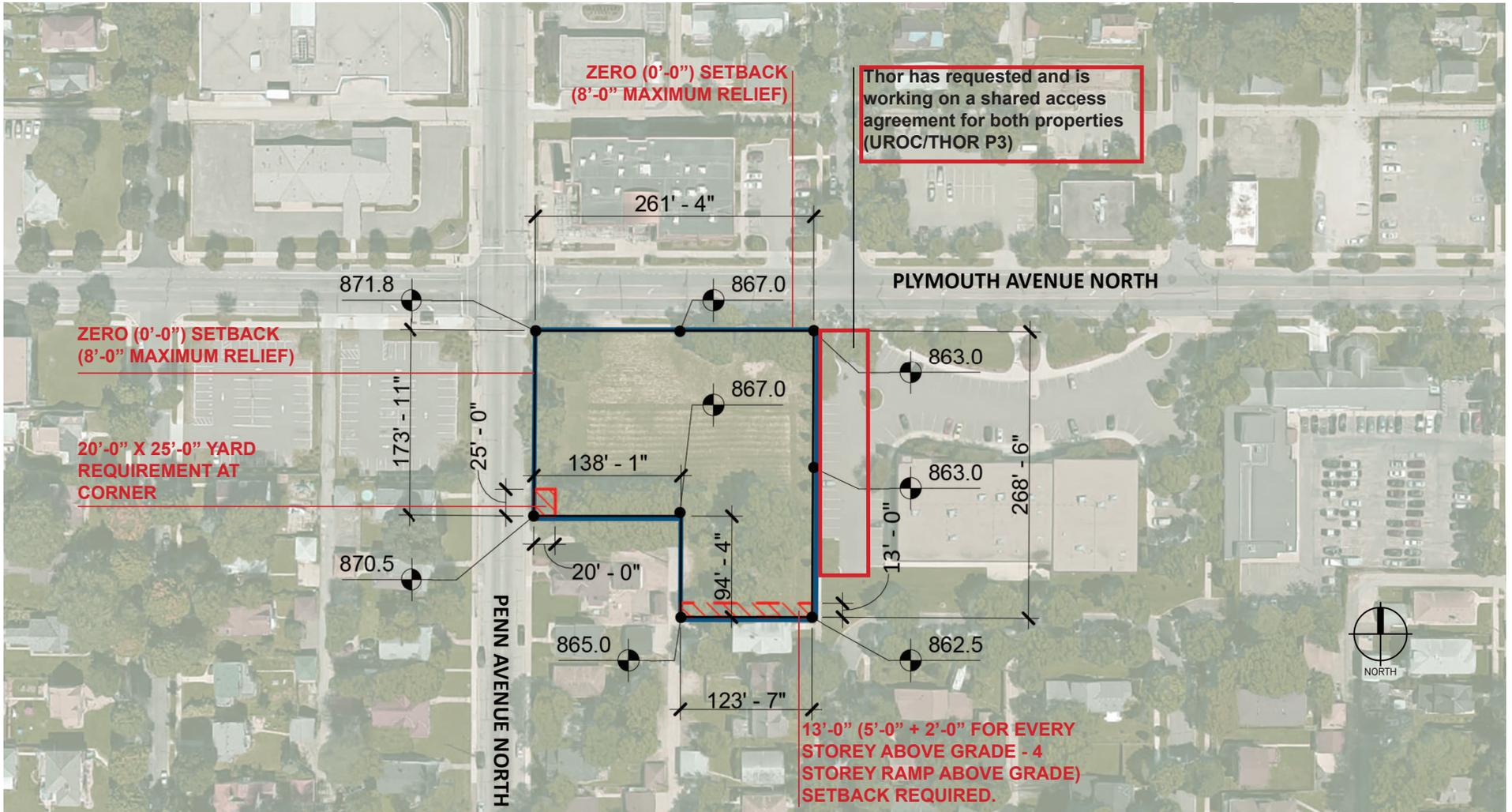
PIERCE PINI & ASSOCIATES
 9298 CENTRAL AVENUE NE,
 SUITE 312
 BLAINE, MN 55434
 TEL 763.537.1311
 FAX 763.537.1354



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UTILITY PLAN

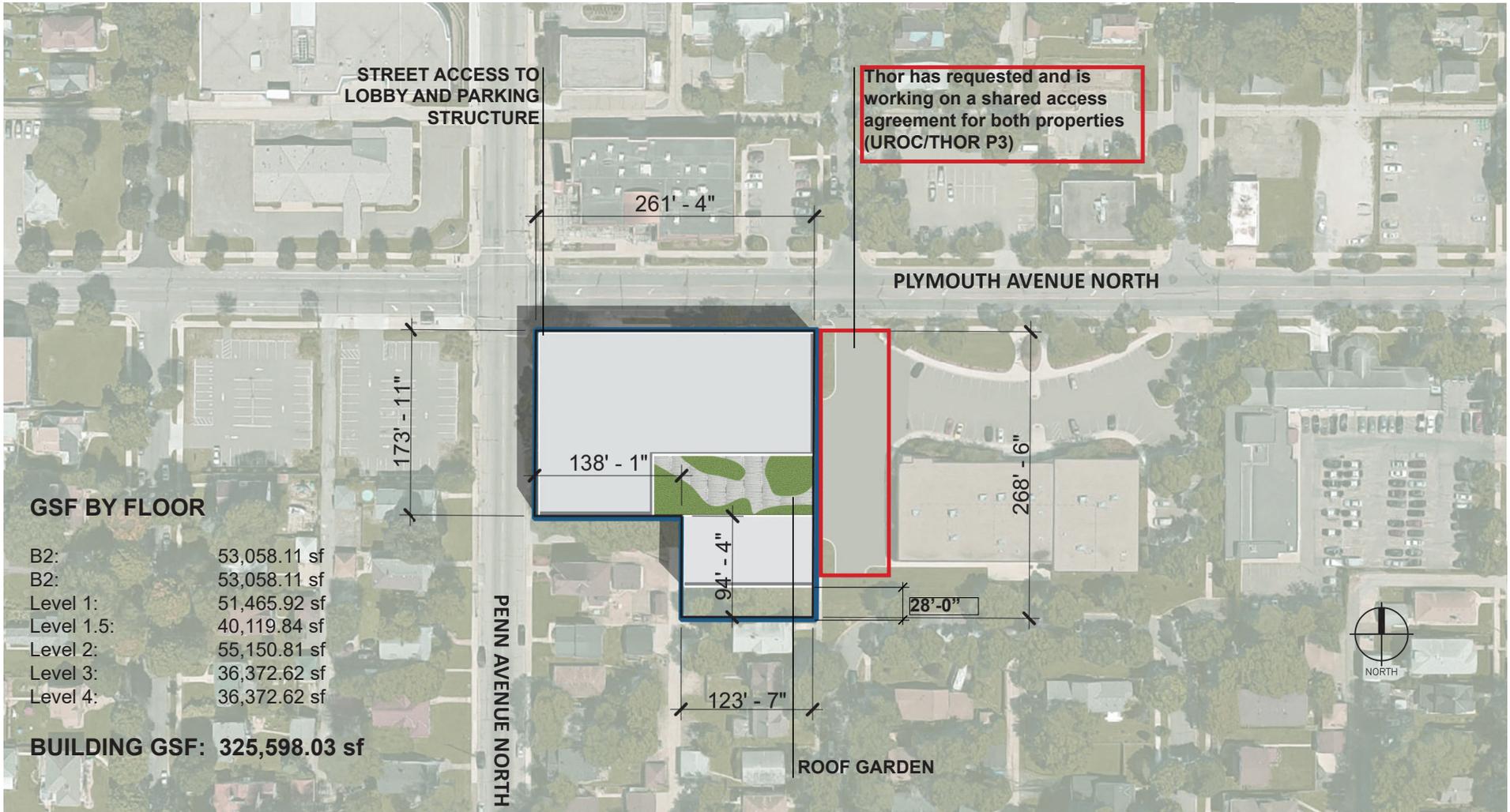




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SITE SETBACKS





GSF BY FLOOR

B2:	53,058.11 sf
B2:	53,058.11 sf
Level 1:	51,465.92 sf
Level 1.5:	40,119.84 sf
Level 2:	55,150.81 sf
Level 3:	36,372.62 sf
Level 4:	36,372.62 sf

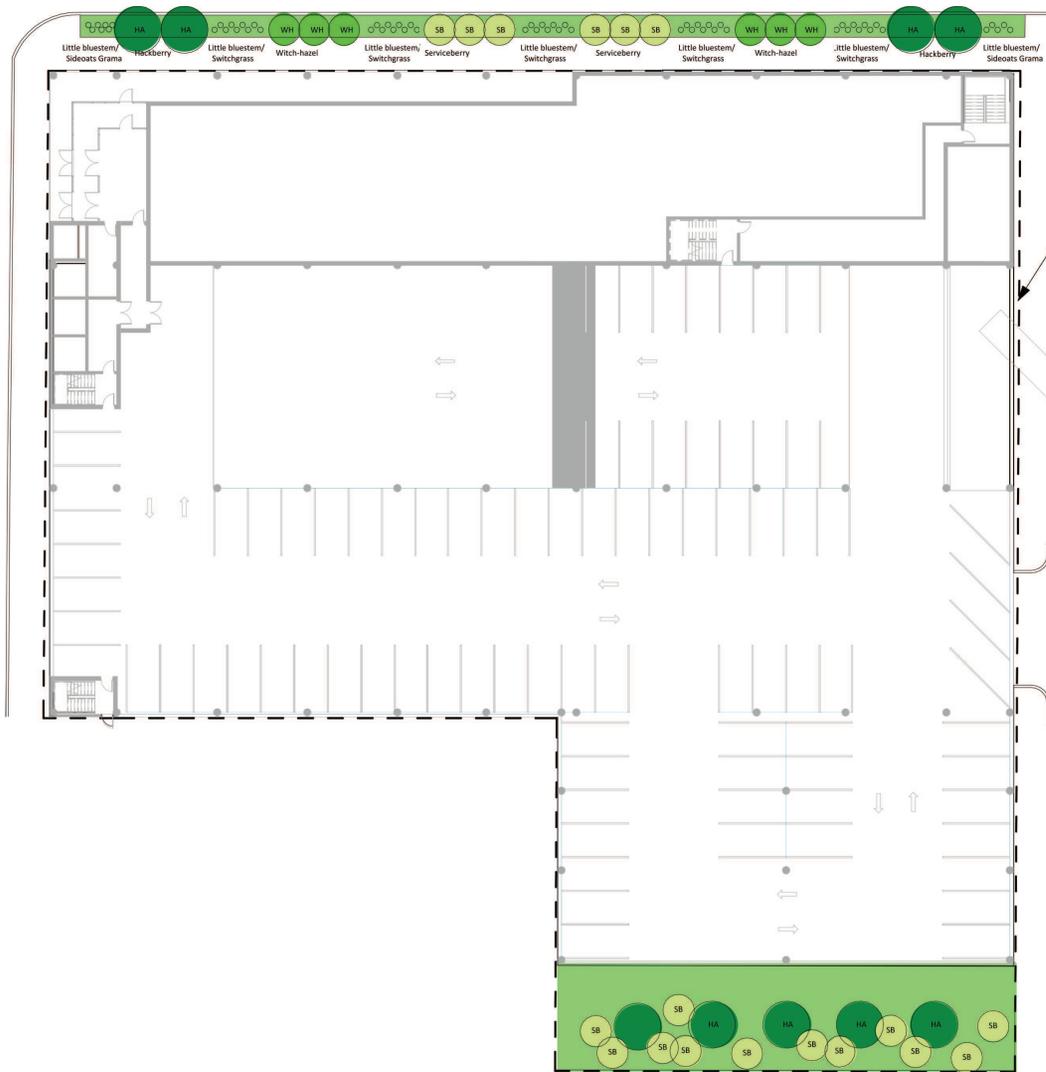
BUILDING GSF: 325,598.03 sf

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SITE PLAN





Vines

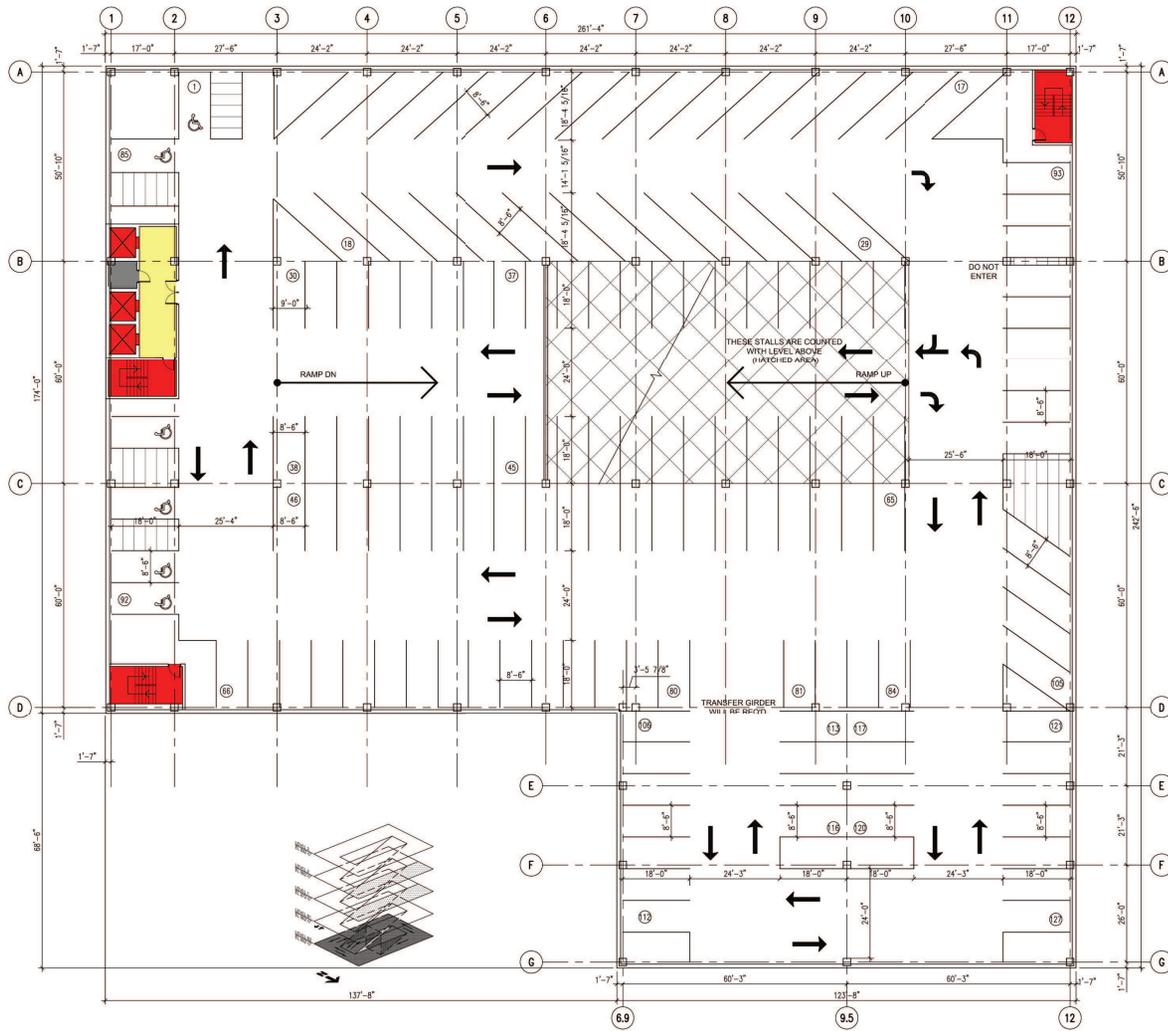
- Wild Honeysuckle (*Lonicera dioica*)
- American Bittersweet (*Celastrus scandens*)

Groundcover/grasses

- Sideoats Grama – 2'
- Little bluestem – 3' reddish purple winter
- Switchgrass – 5' golden reddish in fall

Trees

- SB Serviceberry (*Amelanchier* sp) – multi-trunked to 25'
- WH Witch-Hazel (*Hamamelis virginiana*) – tree form to 20'
- HA Hackberry (*Celtis occidentalis*) – tree form to 40-50'



Parking Stalls:

Level 2	133
Level 1.5	117
Level 1	115
B1	101 (6 Accessible)
B2	117 (6 Accessible)
Total:	595

Occupant Legend

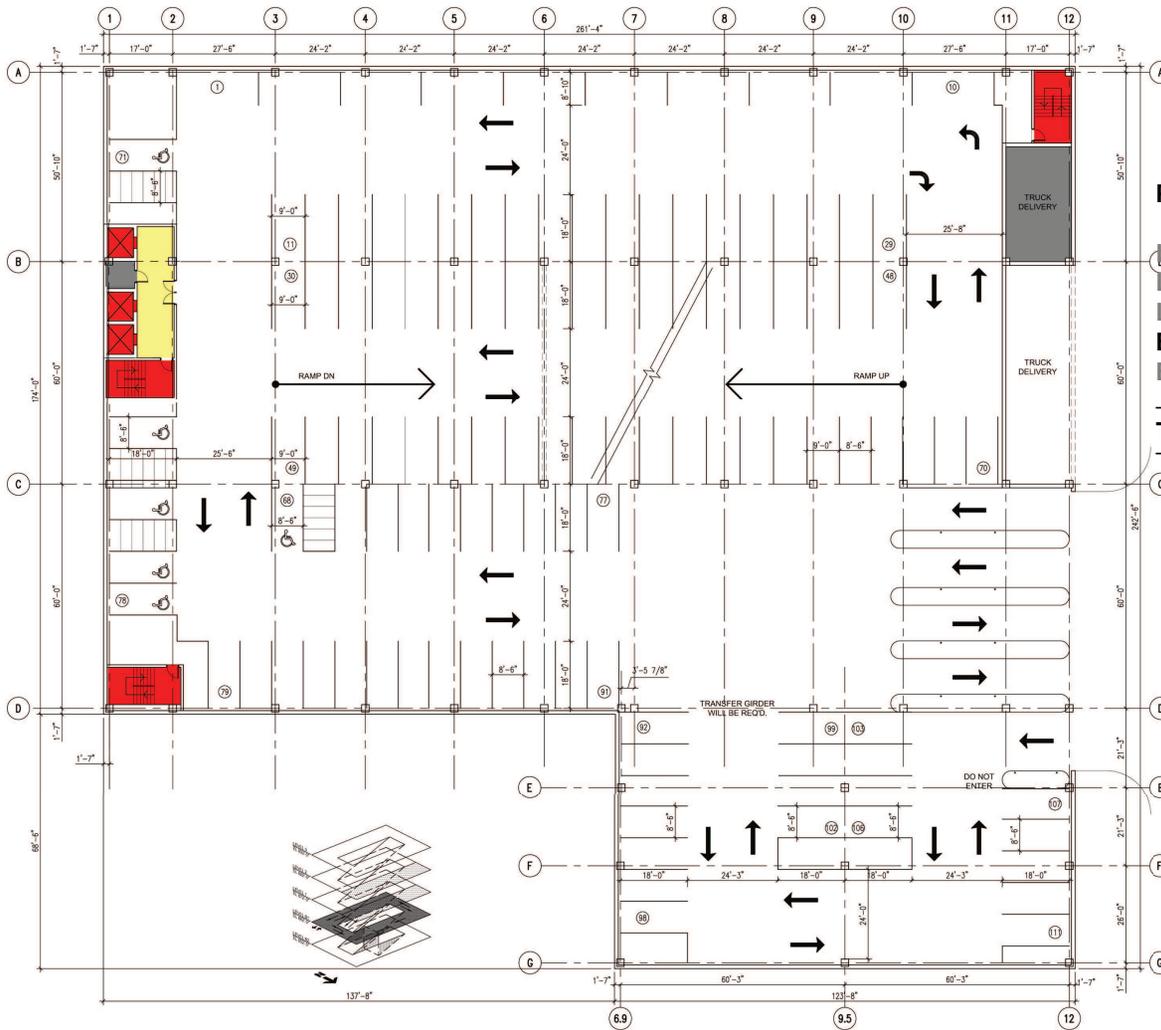
- COMMON SPACE
- UTILITIES
- VERTICAL CIRCULATION



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Level B2 (-20' - 0") - Scale 1/32" = 1'-0"





Parking Stalls:

Level 2	133
Level 1.5	117
Level 1	115
B1	101 (6 Accessible)
B2	117 (6 Accessible)
Total:	595

Occupant Legend

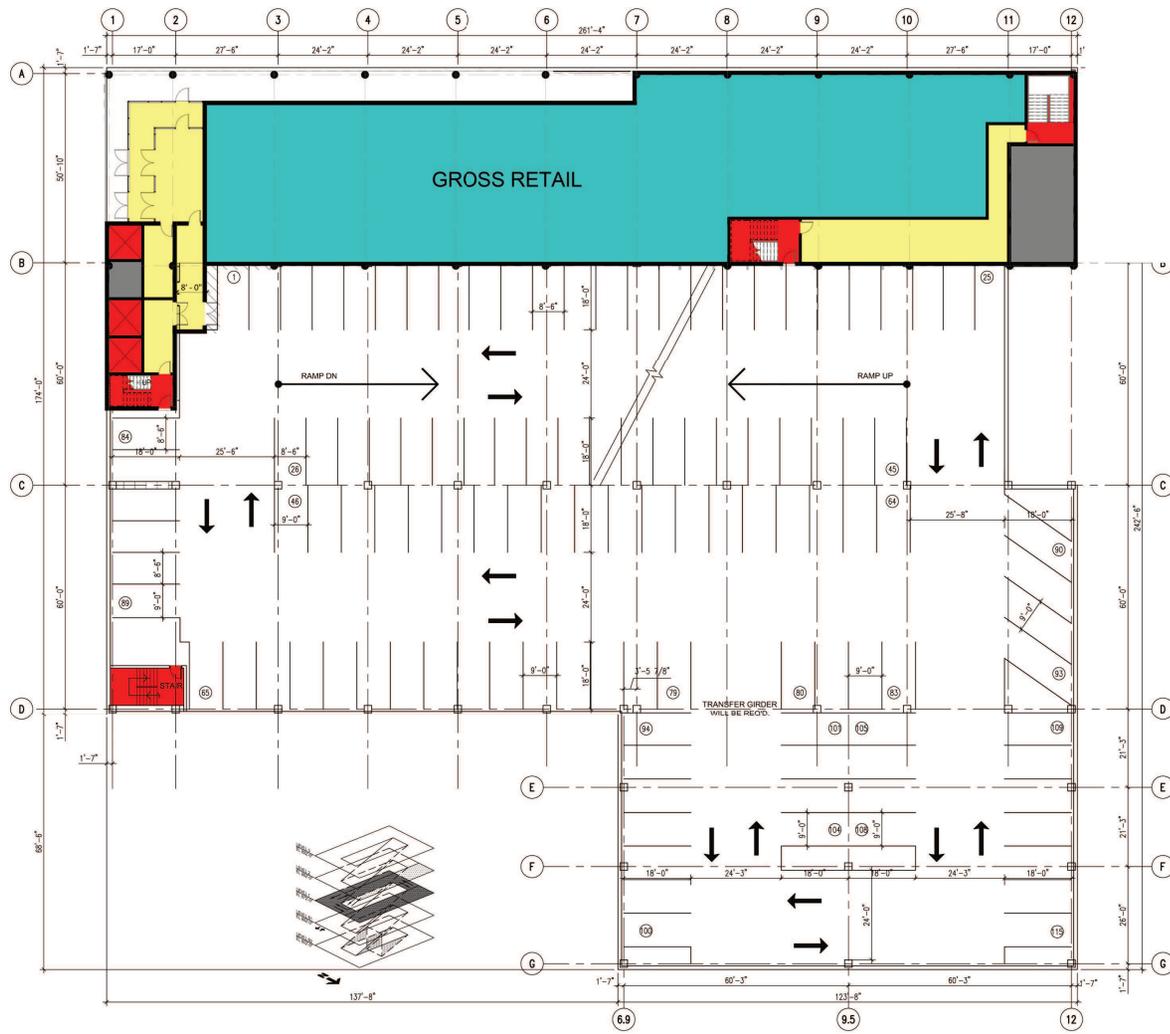
- COMMON SPACE
- UTILITIES
- VERTICAL CIRCULATION



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Level B1(- 10' - 0") - Scale 1/32" = 1'-0"





Parking Stalls:

Level 2	133
Level 1.5	117
Level 1	115
B1	101 (6 Accessible)
B2	117 (6 Accessible)
Total:	595

Occupant Legend

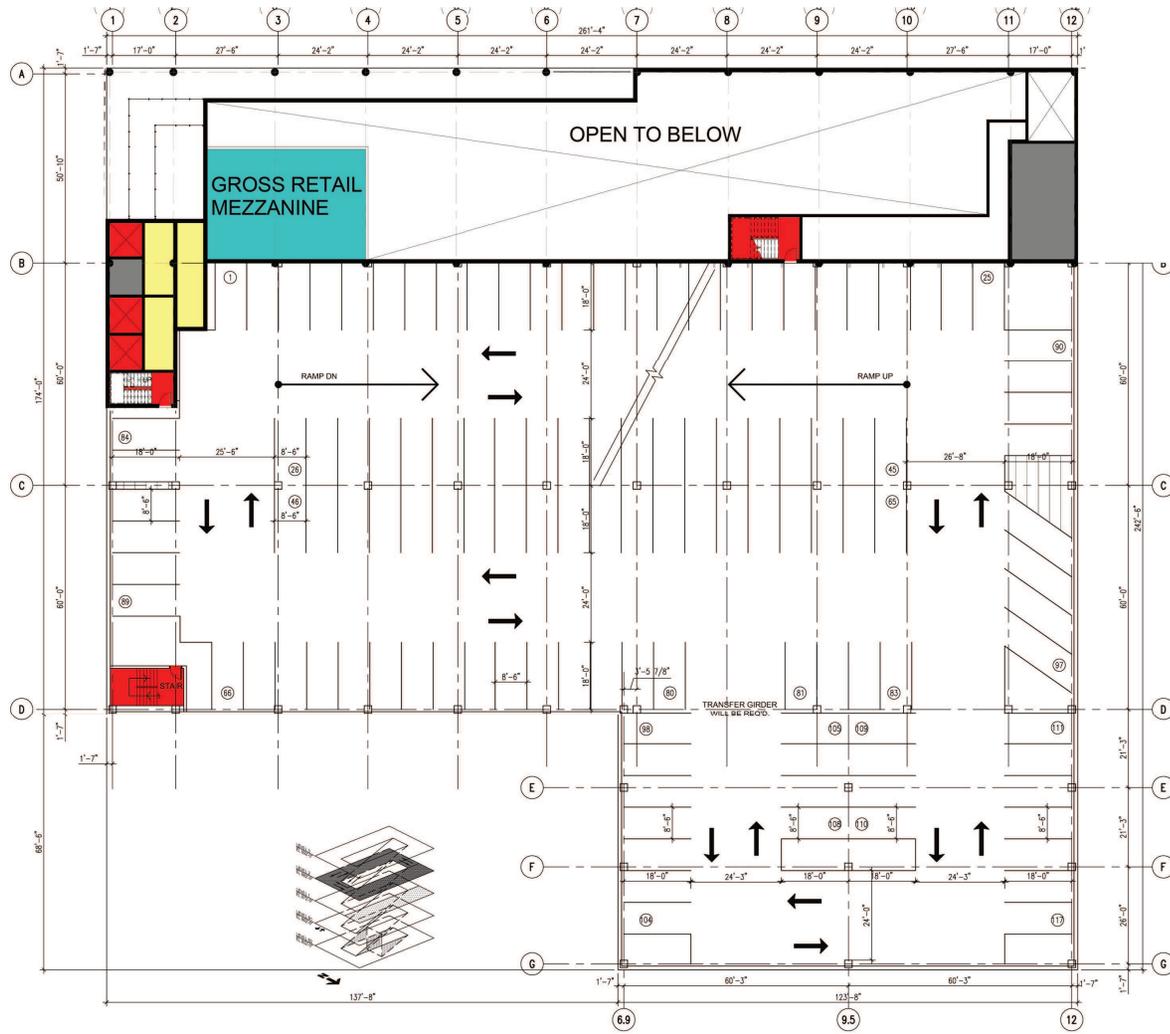
- COMMON SPACE
- RETAIL
- UTILITIES
- VERTICAL CIRCULATION



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Ground Level (+ 0' - 0") - Scale 1/32" = 1'-0"





Parking Stalls:

Level 2	133
Level 1.5	117
Level 1	115
B1	101 (6 Accessible)
B2	117 (6 Accessible)

Total: 595

Occupant Legend

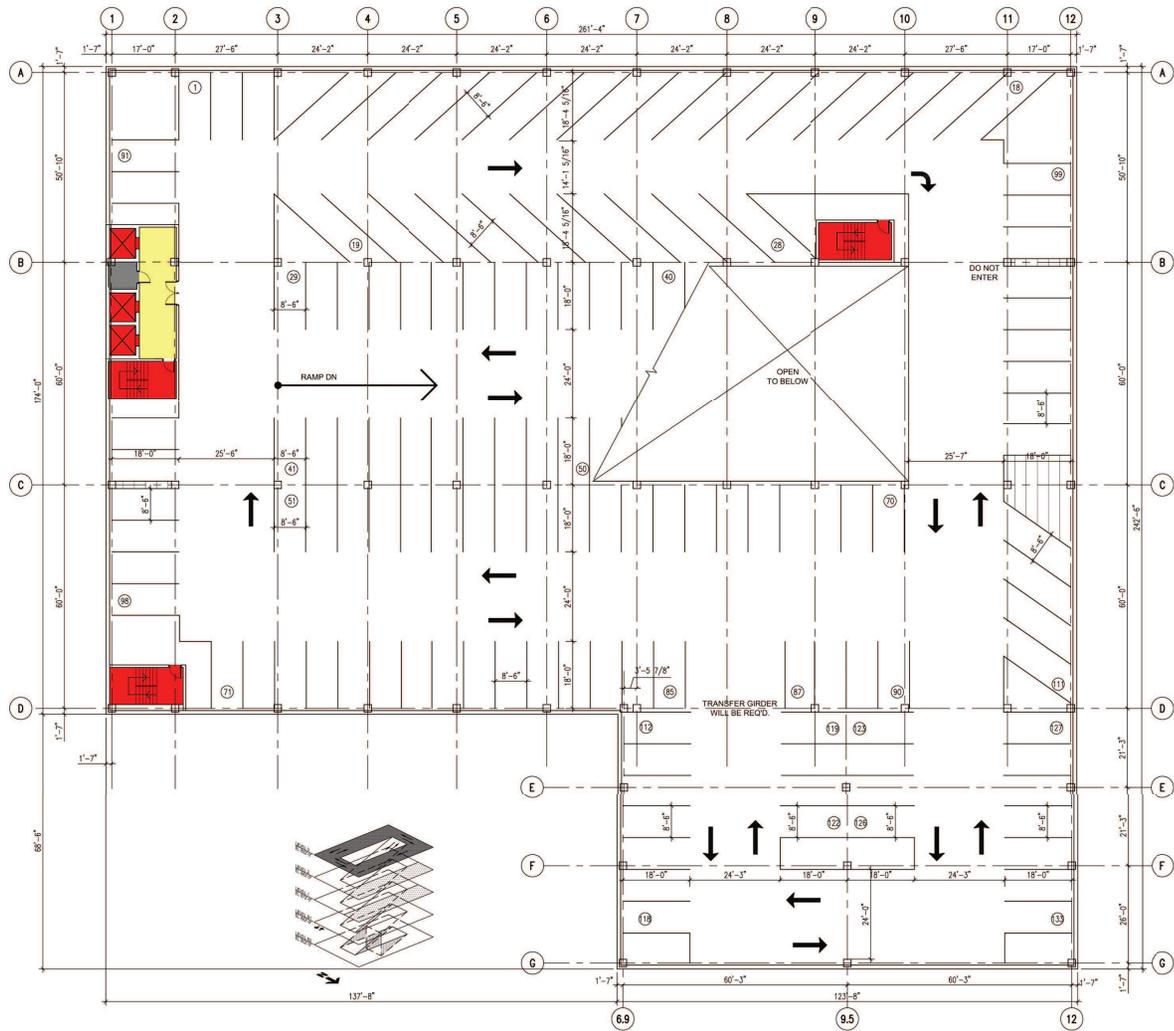
- COMMON SPACE
- RETAIL
- UTILITIES
- VERTICAL CIRCULATION



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Level 1.5 (+ 10' - 0") - Scale 1/32" = 1' - 0"





Parking Stalls:

Level 2	133
Level 1.5	117
Level 1	115
B1	101 (6 Accessible)
B2	117 (6 Accessible)

Total: 595

Occupant Legend

- COMMON SPACE
- UTILITIES
- VERTICAL CIRCULATION



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Level 2 (+ 20' - 0") - Scale 1/32" = 1'-0"





- Occupant Legend**
- COMMON SPACE
 - MEDIUM TENANT
 - SMALL TENANT
 - UTILITIES
 - VERTICAL CIRCULATION



THOR P3 - PENN AND PLYMOUTH AVENUE NORTH
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Level 3 (+ 30' - 0") - Scale 1/32" = 1'-0"





Occupant Legend

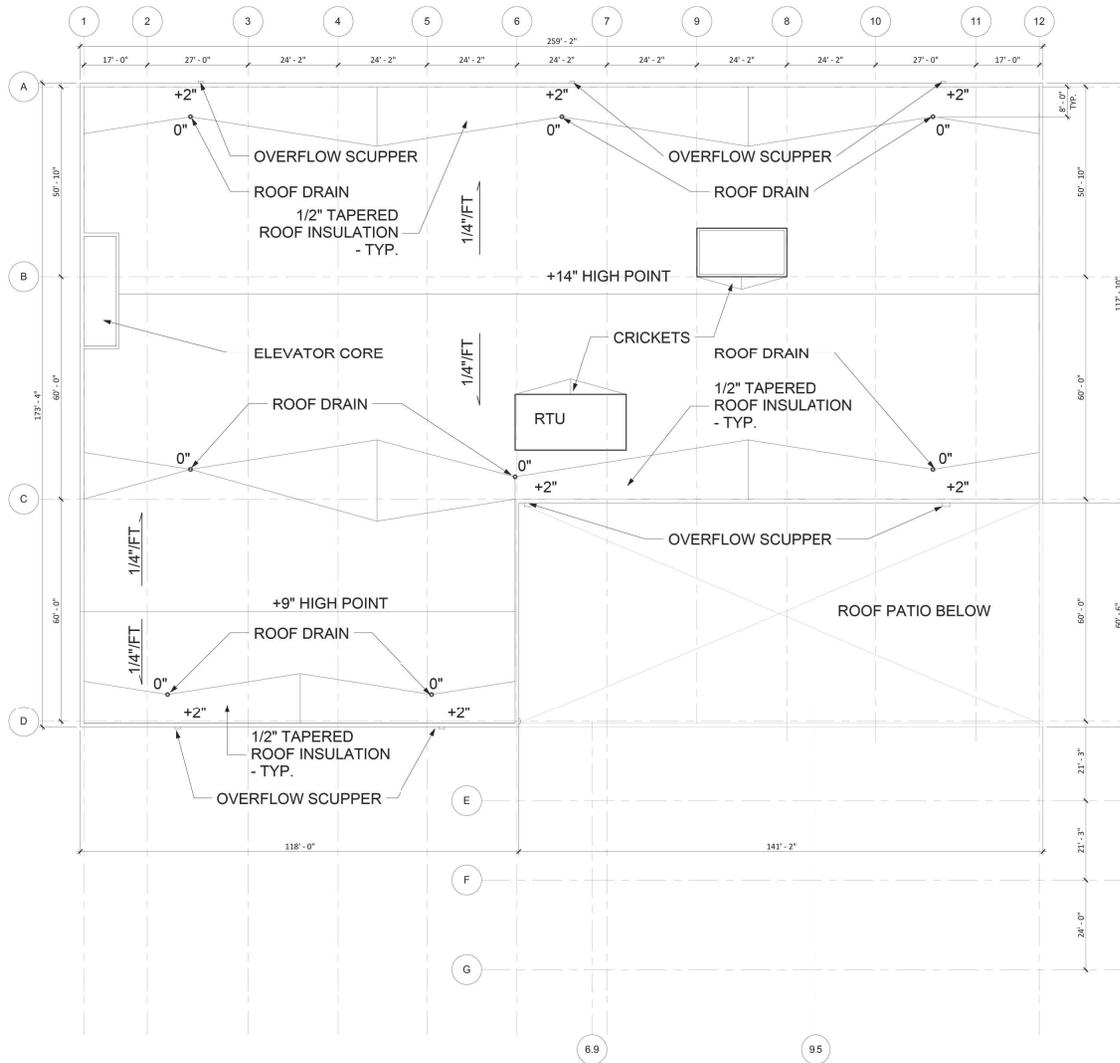
- COMMON SPACE
- LARGE TENANT
- MEDIUM TENANT
- SMALL TENANT
- UTILITIES
- VERTICAL CIRCULATION



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Level 4 (+ 42' - 6") - Scale 1/32" = 1'-0"





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Roof Plan (+56'-0") - Scale 1/32" = 1'-0"





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Perspective View Plymouth and Penn Facing South

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Perspective View Plymouth Avenue Facing West

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Perspective View Penn Avenue Facing North

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Aerial Perspective

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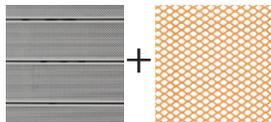
Aerial Perspective





Office Level 3- 4 window /wall ratio:
40%

Retail Level 1 window /wall ratio:
73%



Metal Panel:
36%



Precast Concrete:
16%



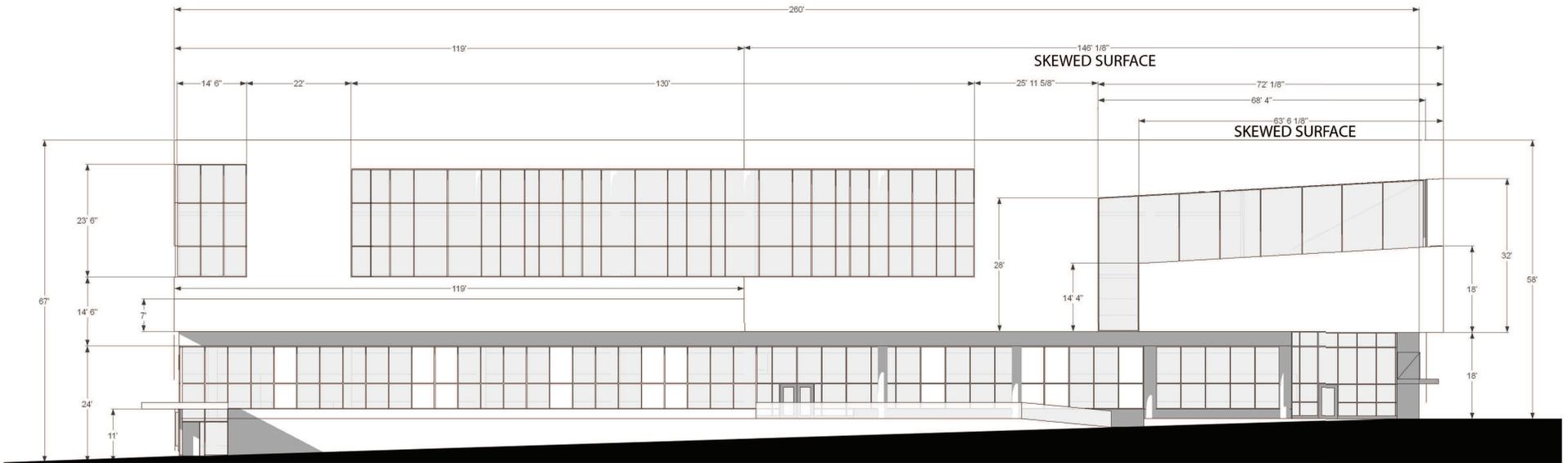
Glass:
48%



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NORTH ELEVATION - SCALE: 3/64" = 1'-0"





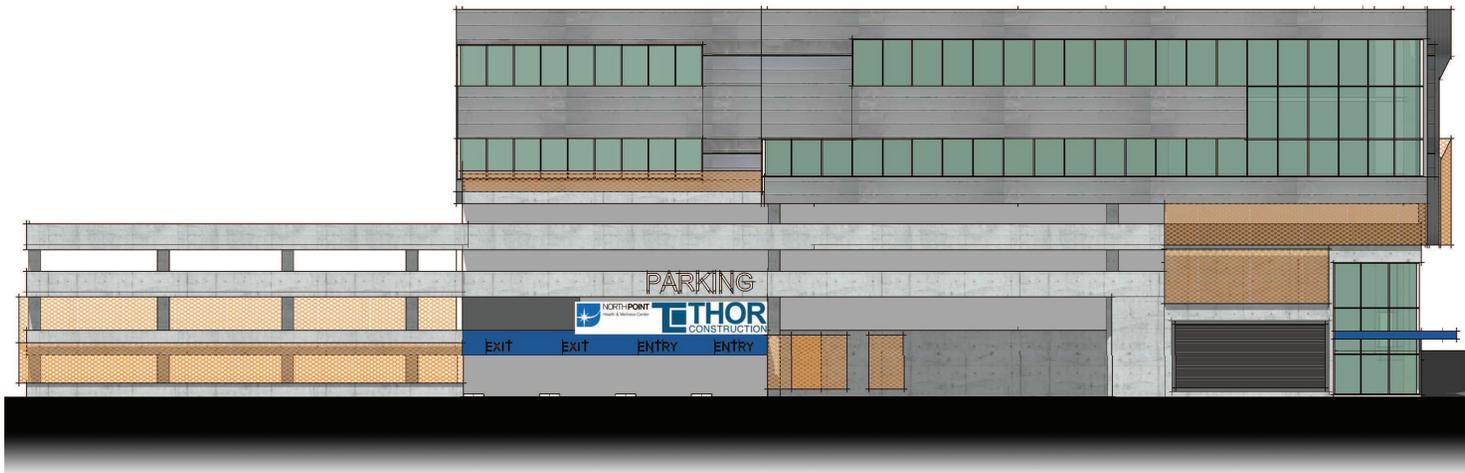
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NORTH ELEVATION(dimensioned) - SCALE: 3/64" = 1'-0"



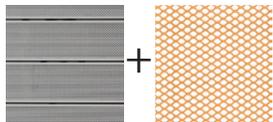
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- ROOF - (55'-0")
- LEVEL 4 - (42'-6")
- LEVEL 3 - (30'-0")
- LEVEL 2 - (20'-0")
- LEVEL 1.5 - (10'-0")
- LEVEL 1 - (0'-0")
- LEVEL B1 - (-10'-0")
- LEVEL B2 - (-20'-0")

Office Level 3- 4 window /wall ratio:
38%

Retail Level 1 window /wall ratio:
16%



Metal Panel:
36%



Precast Concrete:
36%



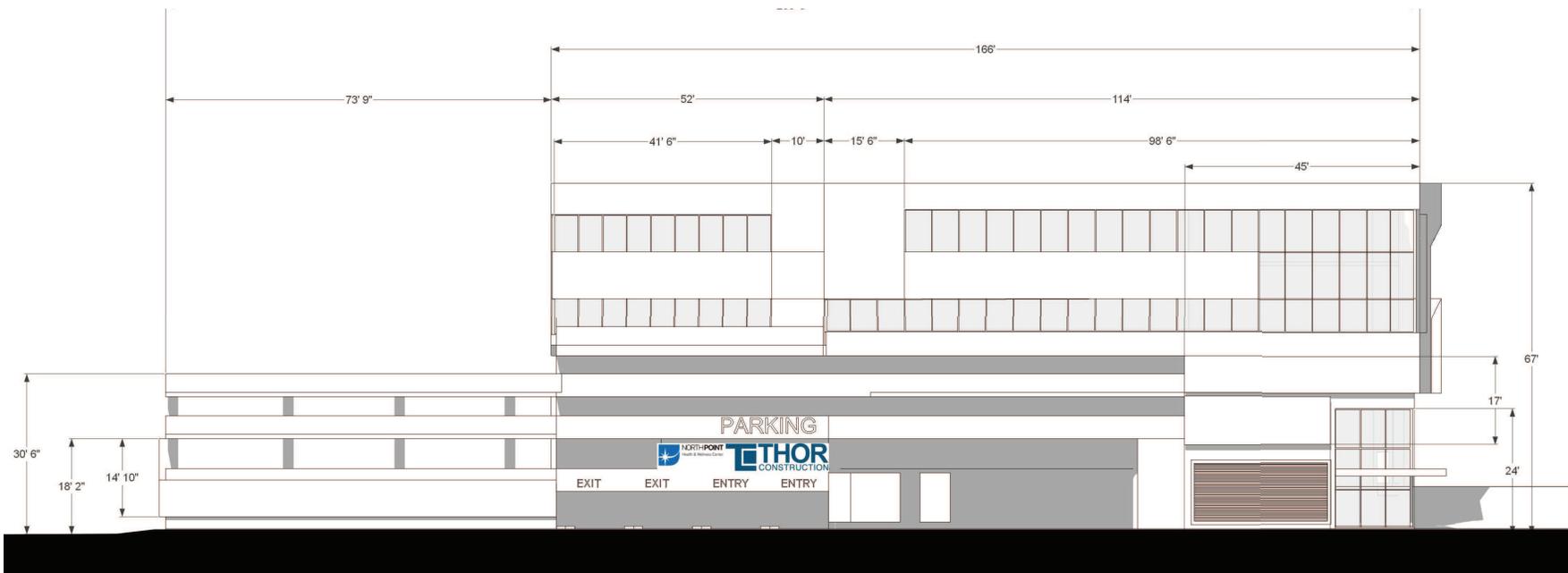
Glass:
28%



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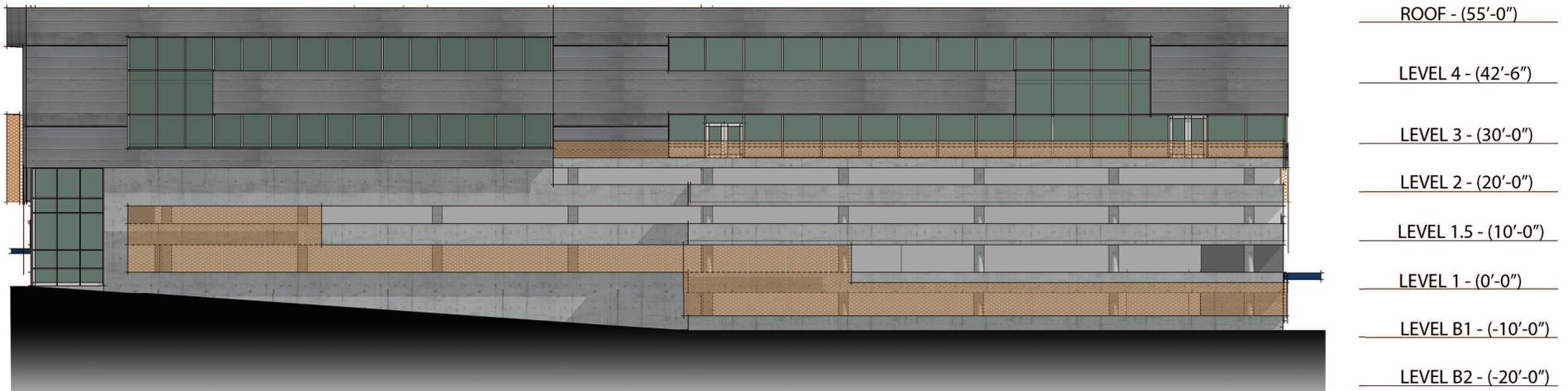
EAST ELEVATION - SCALE: 3/64" = 1'-0"





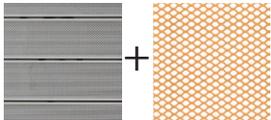
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EAST ELEVATION (dimensioned) - SCALE: 3/64" = 1'-0"





Office Level 3- 4 window /wall ratio:
40%

Level 1 window /wall ratio:
6%



Metal Panel:
30%



Precast Concrete:
48%



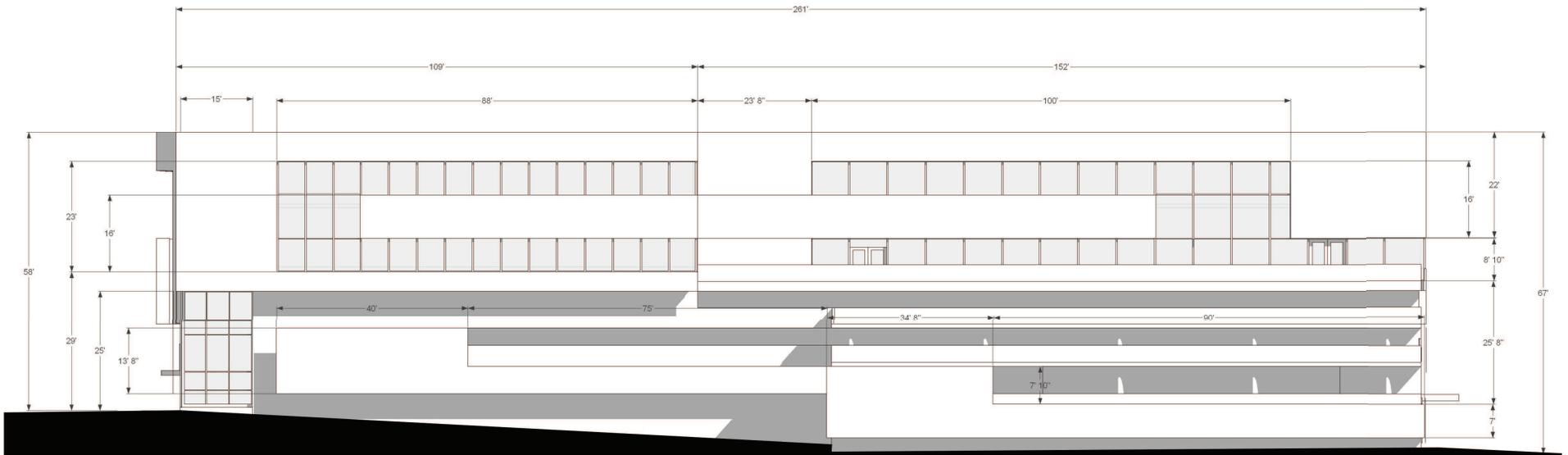
Glass:
22%



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SOUTH ELEVATION - SCALE: 3/64" = 1'-0"





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SOUTH ELEVATION (dimensioned) - SCALE: 3/64" = 1'-0"

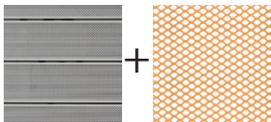




- _____ ROOF - (55'-0")
- _____ LEVEL 4 - (42'-6")
- _____ LEVEL 3 - (30'-0")
- _____ LEVEL 2 - (20'-0")
- _____ LEVEL 1.5 - (10'-0")
- _____ LEVEL 1 - (0'-0")
- _____ LEVEL B1 - (-10'-0")
- _____ LEVEL B2 - (-20'-0")

Office Level 3- 4 window /wall ratio:
47%

Retail Level 1 window /wall ratio:
51%



Metal Panel:
36%



Precast Concrete:
19%



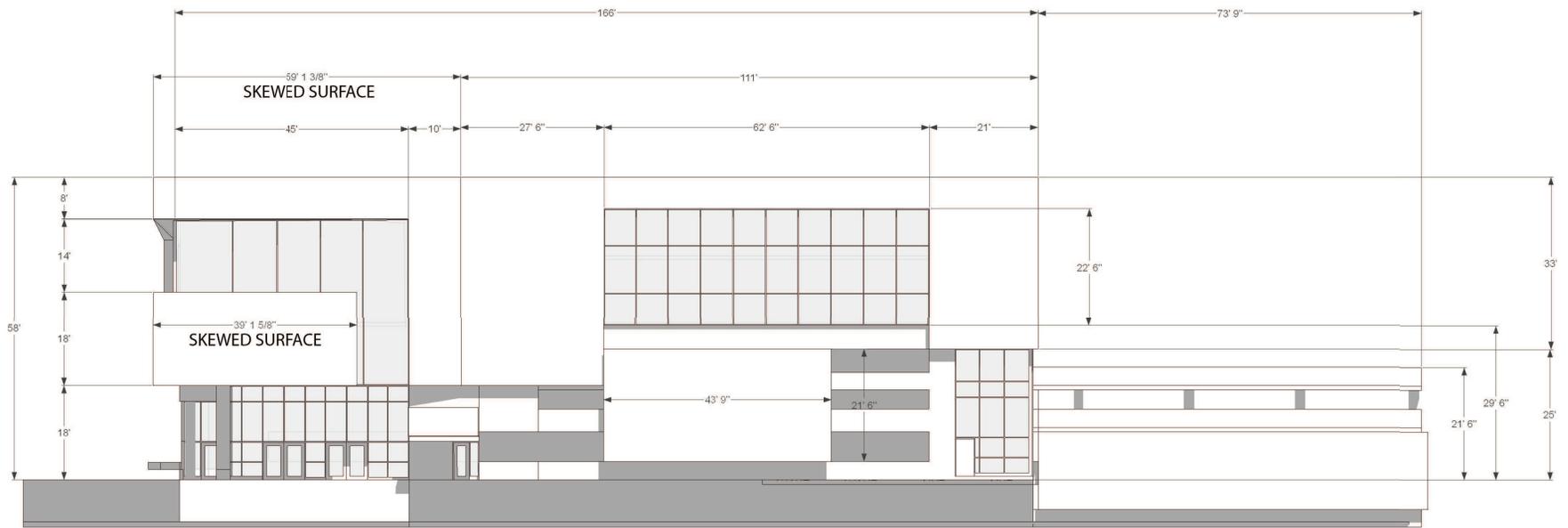
Glass:
45%



THOR P3 - PENN AND PLYMOUTH AVENUE NORTH
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WEST ELEVATION - SCALE: 3/64" = 1'-0"





THOR P3 - PENN AND PLYMOUTH AVENUE NORTH
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WEST ELEVATION (dimensioned) - SCALE: 3/64" = 1'-0"





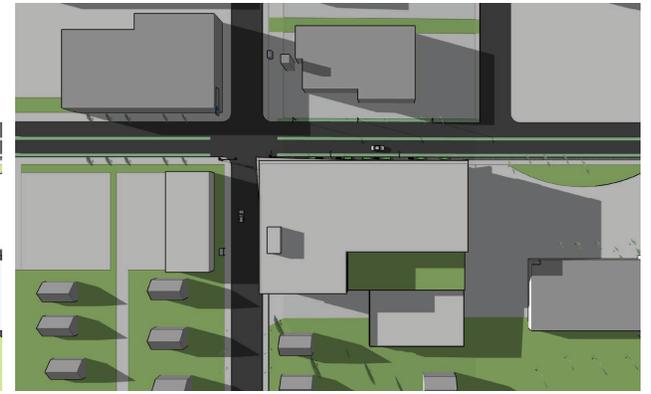
SUMMER SOLSTICE

7 AM (Sunrise)



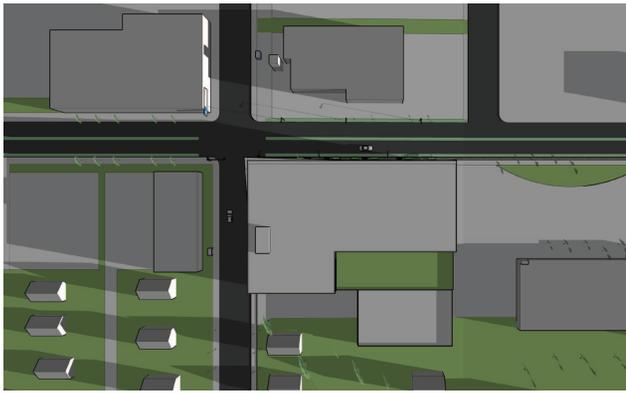
SUMMER SOLSTICE

NOON



SUMMER SOLSTICE

6 PM



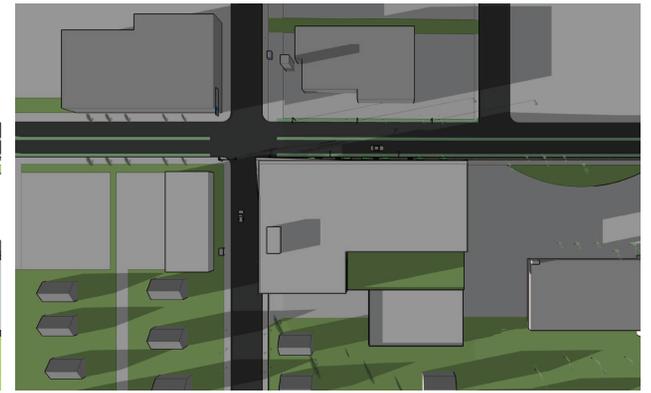
SEPTEMBER 22 (EQUINOX)

7 AM (Sunrise)



SEPTEMBER 22 (EQUINOX)

NOON



SEPTEMBER 22 (EQUINOX)

5 PM



WINTER SOLSTICE

9 AM (Sunrise)



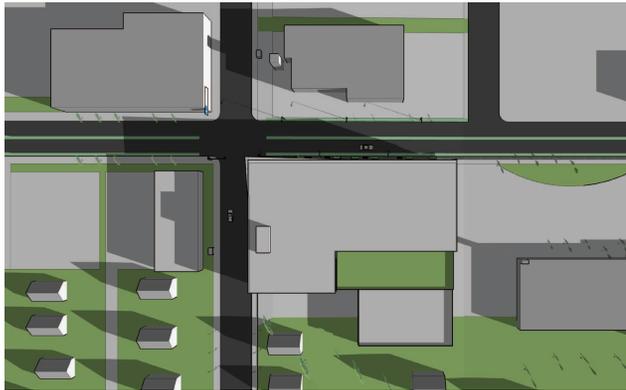
WINTER SOLSTICE

NOON



WINTER SOLSTICE

3 PM



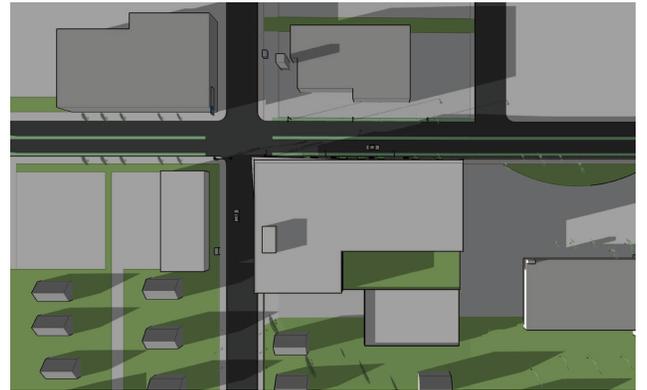
MARCH 20 (EQUINOX)

8 AM



MARCH 20 (EQUINOX)

NOON



MARCH 20 (EQUINOX)

5 PM



THOR P3 - PENN AND PLYMOUTH AVENUE NORTH
Minneapolis, MN • August 23rd, 2016

SOLAR STUDY

