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**LAND USE APPLICATION SUMMARY**

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*Property Location:* 228 12<sup>th</sup> Street S  
*Project Name:* 12<sup>th</sup> Street Apartments  
*Prepared By:* Mei-Ling Smith, Senior City Planner, (612) 673-5342  
*Applicant:* Alatus  
*Project Contact:* Gretchen Camp, ESG  
*Request:* To construct a new, mixed-use building and residential tower.  
*Required Applications:*

<b>Site Plan Review</b>	For a new mixed-use building with approximately 20,000 square feet of commercial uses and a 32-story residential tower with 357 dwelling units.
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**SITE DATA**

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<b>Existing Zoning</b>	B4S-2 Downtown Service District DP Downtown Parking Overlay District
<b>Lot Area</b>	52,360 square feet / 1.20 acres
<b>Ward(s)</b>	7
<b>Neighborhood(s)</b>	Downtown West (Downtown Minneapolis Neighborhood Association); adjacent to Loring Park (Citizens for a Loring Park Community)
<b>Designated Future Land Use</b>	Mixed Use
<b>Land Use Features</b>	Downtown Minneapolis Growth Center
<b>Small Area Plan(s)</b>	Not applicable

Date Application Deemed Complete	April 26, 2018	Date Extension Letter Sent	Not applicable
End of 60-Day Decision Period	June 8, 2018	End of 120-Day Decision Period	Not applicable

**BACKGROUND**

**SITE DESCRIPTION AND PRESENT USE.** The subject site is located on the north side of 12th Street S between 2nd Avenue S and 3rd Avenue S. The site contains the Second Church of Christ, Scientist, which was originally constructed in 1952-1953 and designed by Magney, Tusler, and Setter. The church has both one-story and two-story sections with beige brick exterior. The site also contains a surface parking lot and skyway. The existing building has been vacant since 2006.

**SURROUNDING PROPERTIES AND NEIGHBORHOOD.** The adjacent property to the northwest of the site contains the Ivy Tower, which was commissioned by the Second Church of Christ, Scientist in 1930, and which was designated as a local landmark in 1986. In 2007, a 19-story residential tower and a 26-story hotel tower were constructed on the Ivy Tower property in conjunction with the restoration of the Ivy Tower building. Directly to the north of the subject site is the five-story Holiday Inn Express & Suites. The Minneapolis Convention Center is located across the street to the south.

The site is approximately one block to the west of the southbound on-ramp to Interstate 35W. A west-bound contraflow lane for the METRO Orange Line BRT is planned along the northernmost traffic lane on 12<sup>th</sup> Street S, adjacent to the subject site.

**PROJECT DESCRIPTION.** The proposal is a mixed-use building that includes a 32-story (348 feet) residential tower with 357 dwelling units, ground floor and skyway-level commercial uses, and skyway connections over 12<sup>th</sup> Street and 2<sup>nd</sup> Avenue S. The building would have frontage on 2<sup>nd</sup> Avenue S (to the west), 12<sup>th</sup> Street S (to the south), and 3<sup>rd</sup> Avenue (to the east).

The applicant has requested to postpone the project one cycle to the June 11, 2018, City Planning Commission meeting in order to finalize the proposed design.

**RELATED APPROVALS.** At their November 28, 2017, meeting, the Minneapolis Heritage Preservation Commission voted to allow the demolition of historic resource application submitted by Alatus, LLC.

Planning Case #	Application(s)	Description	Action
PLAN5444	Demolition of Historic Resource	To demolish the existing building located at 228 12 <sup>th</sup> Street S	Approved, subject to conditions related to the submission of a mitigation plan.

**RECOMMENDATIONS**

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt staff findings for the application by Gretchen Camp of ESG, on behalf of Alatus, for the property located at 228 S 12<sup>th</sup> St:

**A. Site Plan Review.**

Recommended motion: **Continue** the site plan review application to the June 11, 2018, City Planning Commission public hearing.