
LAND USE APPLICATION SUMMARY

Property Location: 500, 512, & 528 7th Street South
Project Name: 7th and Portland Mixed Use
Prepared By: Stephanie Rouse, City Planner, (612) 673-3950
Applicant: ESG
Project Contact: Robert Loken
Request: To construct a new mixed-use development containing a 12-story residential tower with 156 units and a 10-story hotel tower with 135 rooms.

Required Applications:

Conditional Use Permit	To allow loading and passenger loading in the DP Downtown Parking Overlay District.
Variance	To allow a reduction in the number of required loading spaces from one small and two large spaces to three small spaces.
Site Plan Review	For a new mixed-use development containing a 12-story residential tower with 156 units and 10-story hotel tower with 135 rooms.

SITE DATA

Existing Zoning	B4S-2 Downtown Service District DP Downtown Parking Overlay District
Lot Area	41,480 square feet / 0.95 acres
Ward(s)	7
Neighborhood(s)	Elliot Park; adjacent to Downtown East
Designated Future Land Use	Commercial
Land Use Features	None
Small Area Plan(s)	<u>Elliot Park Neighborhood Mater Plan (2003)</u>

Date Application Deemed Complete	July 24, 2018	Date Extension Letter Sent	Not Applicable
End of 60-Day Decision Period	September 22, 2018	End of 120-Day Decision Period	Not Applicable

BACKGROUND

SITE DESCRIPTION AND PRESENT USE. This project would be located on the south half of a full block formerly used as a 409-stall surface parking lot with four curb cuts, one along each street frontage. An 8-story office building for Thrivent Financial was approved in May for the north end of the site. Construction has begun for the full-block, below-grade parking garage. The bus stop for the 14 and 22 lines are adjacent to the northwest corner of the site on 5th Avenue South. Metered parking is in the adjacent right-of-way on all four sides with bike lanes on 5th Avenue South and Portland Avenue.

SURROUNDING PROPERTIES AND NEIGHBORHOOD. This site is in a transitional area where buildings go from low-midrise on the east to high rise in the downtown core. The historic Armory building to the north across 6th Street S was recently designated as a local historic landmark and renovated for an event center. To the west are the current Thrivent Financial offices and a future mixed used building approved in December 2017 that will have 107 residential units, 1,608 square feet of retail and 750 off-street parking spaces. To the east of the site is the HCMC campus and a surface parking lot. To the south is the 6 story Sexton Lofts and a surface parking lot.

PROJECT DESCRIPTION. The applicant is proposing to construct a mixed-use development composed of a two-story podium with two towers—a 12-story, 156-unit apartment building and a 10-story, 135-room hotel. Within the podium would be a 12,000-square foot street-level daycare facility, residential and hotel lobbies, and an 8,500-square foot skyway-level fitness facility. The building would be connected to the previously approved Thrivent Office Building through the skyway approved as part of that project. The project will utilize the two level below grade parking garage approved as part of the Thrivent development.

After public notice the applicant was made aware of a condition that could alter the site plan. They have requested a continuance of one cycle to allow additional time to ensure the new information does not alter the submitted plans.

RELATED APPROVALS. The north half of the block received land use approvals on May 21, 2018, which included construction of the two level below grade parking garage to serve the entire block, as well as the north-south skyway connecting the developments on-site.

Planning Case #	Application(s)	Description	Action
PLAN6273	Site plan review, CUP for loading and CUP for signs	A new 8-story office building.	Approved by the CPC on May 21, 2018.

PUBLIC COMMENTS. Comments will be included in the full staff report for August 27, 2018.

RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt staff findings for the CUP, variance, and site plan review by ESG for the properties located at 500, 512, & 528 7th Street South:

A. Conditional Use Permit to allow loading and passenger loading in the DP Downtown Parking Overlay District.

Recommended motion: **Continue** the conditional use permit to allow loading and passenger loading in the DP Downtown Parking Overlay District to the August 27, 2018, City Planning Commission public hearing.

B. Variance to allow a reduction in the number of required loading spaces from one small and two large spaces to three small spaces.

Recommended motion: **Continue** the variance to allow a reduction in the number of required loading spaces from one small and two large spaces to three small spaces to the August 27, 2018, City Planning Commission public hearing.

C. Site Plan Review.

Recommended motion: **Continue** the site plan review for a new mixed-use development with a 12-story residential tower with 156 units and 10-story hotel tower with 135 rooms to the August 27, 2018, City Planning Commission public hearing.

ATTACHMENTS

1. Zoning map

ESG

7th

NAME OF APPLICANT

WARD



PROPERTY ADDRESS
500 7th Street South

FILE NUMBER
PLAN6888