MEMORANDUM

To: City Planning Commission, Committee of the Whole
Prepared By: Hilary Dvorak, Principal City Planner, (612) 673-2639
Date: July 25, 2019
Subject: North Central University Academic Commons, 1401, 1413 and 1425 Chicago Avenue

SITE DATA

<table>
<thead>
<tr>
<th>Existing Zoning</th>
<th>OR3 Institutional Office Residence District</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>DP Downtown Parking Overlay District</td>
</tr>
<tr>
<td>Lot Area</td>
<td>37,704 square feet / .87 acres</td>
</tr>
<tr>
<td>Ward(s)</td>
<td>6; adjacent to 7</td>
</tr>
<tr>
<td>Neighborhood(s)</td>
<td>Elliot Park</td>
</tr>
<tr>
<td>Designated Future Land Use</td>
<td>Public and Institutional (1401 and 1413 Chicago Avenue)</td>
</tr>
<tr>
<td></td>
<td>Mixed Use (1425 Chicago Avenue)</td>
</tr>
<tr>
<td>Land Use Features</td>
<td>Commercial Corridor (Chicago Avenue)</td>
</tr>
<tr>
<td>Small Area Plan(s)</td>
<td>Elliot Parking Neighborhood Master Plan (2003)</td>
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</table>

SITE DESCRIPTION

The site is located along Chicago Avenue between East 14th Street and East 15th Street. The site is currently occupied by a one-story commercial building and surface parking. North Central University owns all three properties and the eastern half of the block too. North Central University owns other adjacent properties that make up their campus.

PROJECT DESCRIPTION

The applicant is proposing to construct a new 82,000 square foot academic commons building on the northern portion of the site. In the future, the applicant is planning to construct an addition to the south side of the building as a second phase of development. Program spaces on the first level include a two-story lobby, a campus Welcome Center, coffee shop, gallery space and a large event space. Other programs within the building include lecture halls, offices, classrooms, laboratories and a small outdoor roof top terrace.

There is a public alley on the block. North Central University owns the entire block and is proposing to vacate the public right-of-way.

The applicant is proposing to make modifications to East 14th Street in an effort to calm traffic in the area. The applicant is proposing to move curb lines, reduce on-street parking and add an off-street bike path on both the north and south sides of the block. The applicant will have to continue to work with Public Works on these right-of-way modifications.
APPLICATIONS

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

1. Conditional use permit to expand the North Central University campus.
2. Conditional use permit to increase the height of the building from 6 stories/84 feet to 8 stories/over 110 feet.
3. Variance to reduce the off-street parking requirement in the DP Downtown Parking Overlay District from 21 to 0.
4. Variance to reduce the front yard setback along Chicago Avenue from required 15 feet to 7 feet.
5. Variance to reduce the corner side yard setback along East 14th Street from the required 15 feet to 9 feet.
6. Variance to reduce the east rear yard setback from the required 17 feet to 0 feet.
7. Variances to allow signage on a non-primary building wall, increase the height of a wall sign and increase the size of a wall sign.
8. Site plan review.
11. Admin review of a plaza (possible application).

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

APPLICABLE POLICIES

The draft Minneapolis 2040 Comprehensive Plan guides the site as Destination Mixed Use and the built-form designation is Corridor 6. Buildings should be two to six stories in height. Street-level commercial uses are required to activate the street.

FEEDBACK REQUESTED

1. Do the proposed ground floor uses activate the street per the guidance in the 2040 plan?
2. Is the increased setback from the corner of Chicago Avenue and East 14th Street appropriate?
3. Is the signage location and height appropriate?
Project Directory

<table>
<thead>
<tr>
<th>Role</th>
<th>Company</th>
</tr>
</thead>
<tbody>
<tr>
<td>Owner</td>
<td>North Central university</td>
</tr>
<tr>
<td>Architect</td>
<td>DLR Group</td>
</tr>
<tr>
<td>Structural Engineer</td>
<td>DLR Group</td>
</tr>
<tr>
<td>MEP</td>
<td>DLR Group</td>
</tr>
<tr>
<td>Civil Engineer</td>
<td>Kimley Horn</td>
</tr>
<tr>
<td>Landscape Architect</td>
<td>Kimley Horn</td>
</tr>
</tbody>
</table>
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North Central University is pleased to present the proposed Academic Commons project for review by the City of Minneapolis Planning Commission Committee of the Whole. The project is a 82,000 SF academic building with 6 stories plus a penthouse in concert with an iconic gesture on the NW corner facing the downtown skyline. Program spaces on the first level include a 2-story lobby, campus Welcome Center, coffee shop, gallery, and a large event space. Other programs include lecture halls, offices, classrooms, laboratories, and a small outdoor roof top terrace. A future second phase is being planned for the southerly portion of the site.

This project is intended to be a hub for a 21st century learning experience and the functional heart and soul of campus life by drawing a larger student population to the campus. With that comes the hope to promote economic growth to this area and enhance general welfare of the Elliot Park neighborhood. To help activate the street along Chicago Avenue, as well as East 14th Street, a large event center with a large 2-story lobby space, campus Welcome Center, and a coffee shop are placed near NW corner of the site on the first floor. Green roofs, an outdoor roof terrace and a courtyard with both hardscape and softscape for multipurpose use are also incorporated into the project to help enhance the experience and goal of having outdoor/green spaces within the downtown area. An entry plaza located at the northwest corner of the site will serve as a welcoming public entry to the campus as well as an orientation point for new students and their families.

The project site is bounded by East 14th Street to the north, Chicago Avenue to the west, East 15th Street to the south, and an existing North Central University building directly to the east of the project site on the same block. The site is made up three (3) parcels – PID Nos. 2602924310118, 2602924310117, and 2602924310125. The site is currently occupied with several existing one-story buildings and surface parking throughout the remainder of the lot. There is a public alley immediately east of the project site that is proposed to be vacated and added to the project site.

The draft Minneapolis 2040 Comprehensive Plan guides the site as Destination Mixed Use and the built-form designation is Corridor 6. Buildings should be two to six stories. Street-level commercial uses are required to activate the street.

The site is currently zoned OR3 - Institutional Office Residential and is within the DP Downtown Parking Overlay District. Educational uses (college or university) are a permitted use with a Conditional Use Permit (CUP). The development will apply for land use approvals under the OR3 zoning designation. Zoning bulk standards of the OR3 zoning district may need to be addressed with variances to meet the goals of the Minneapolis 2040 Comprehensive Plan.

City Code Section 536.20 – Specific Development Standards for Colleges or Universities requires the submittal of a master development plan that describes proposed physical development for a period of five (5) years and a period from five (5) to ten (10) years and shall include a description of proposed development phases and plans, including development priorities, the probable sequence for proposed development, estimated dates of construction, and anticipated interim use of property awaiting to be developed.

The development is proposing 8 bicycle parking spaces and one large loading space on the site. Bicycle parking and loading spaces are approved by Conditional Use Permit for this use.

The Land Use Application required for the development include:

- General Land Use Application
- Conditional Use Permit
- Variances (height and setbacks?)
- Site Plan Review
- Preliminary and Final Plat
- Vacation of Public Right of Way (Alley)
- Campus-wide Travel Demand Management Plan (TDMP)

### Bulk Standards for OR3

<table>
<thead>
<tr>
<th>Bulk Standard</th>
<th>Required</th>
<th>Proposed</th>
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<tbody>
<tr>
<td>Site Area</td>
<td>37,704 SF</td>
<td>3,520 SF</td>
</tr>
<tr>
<td>Alley Area</td>
<td>3,520 SF</td>
<td>1.99</td>
</tr>
<tr>
<td>Total Site Area</td>
<td>41,224 SF</td>
<td></td>
</tr>
<tr>
<td>Building Area</td>
<td>82,000 SF</td>
<td></td>
</tr>
<tr>
<td>FAR</td>
<td>3.5</td>
<td>1.99</td>
</tr>
<tr>
<td>Building Height</td>
<td>6 stories (84’)</td>
<td>6 stories (92’ + penthouse)</td>
</tr>
<tr>
<td>Lot Coverage</td>
<td>70%</td>
<td>37.6 %</td>
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<tr>
<td>Impervious Coverage</td>
<td>89%</td>
<td>52.6 %</td>
</tr>
<tr>
<td>Front Setback</td>
<td>15 feet</td>
<td>17’-6”</td>
</tr>
<tr>
<td>Rear Setback</td>
<td>5’+2X + 15 feet</td>
<td>0’-0”</td>
</tr>
<tr>
<td>Corner Side Setback</td>
<td>8’+2X + 18 feet</td>
<td>9’-8”</td>
</tr>
</tbody>
</table>

X = Number of stories above the first floor

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Existing Site

14th Street
Chicago Avenue
Proposed Site Plan

Front Setback: 15'
Rear Setback: 15'
Corner Side Setback: 18'

Required
Proposed Landscape Plan

MATERIALS

1. BROOMED CONCRETE SIDEWALK
2. ACID ETCH CONCRETE BIKEWAY
3. DECORATIVE PAVING
4. SANDBLASTED CONCRETE
5. PLANT BED
6. STREET TREES
7. TURF
8. BENCH SEATING
9. BIKE RACK
10. DECORATIVE ROCK
11. ART OR WATER FEATURE
12. VEGETATED SCREEN TO ADJACENT BUILDING
13. CAFE SEATING
14. SCREEN WALL
15. PEDESTRIAN-SCALE LIGHTING
Landscape Materials

- GRANITE SEAMBACK BOULDERS
- SEATING ELEMENTS
- BIKE RACK
- GRANITE RIP RAP

Plants:
- 'ESPRESSO' COFFETREE
- FIRESPIRE HORNBEEAM
- RIVER BIRCH
- ASTER
- SEDUM
- RUDBECKIA
- PRAIRIE DROPSEED
- PREMIUM GRASS
- DOGWOOD
- SEM FALSESPIREA
- EXTENSIVE GREEN ROOF
Proposed Floor Plans

Level 0 (basement)

Level 1
Exterior Materials

1. **Stone Veneer 1**  
   Kasota Glacier Buff, Hone  
   32.92% Stone

2. **Stone Veneer 2**  
   Charcoal Gray, Flamed  
   1.15% Granite

3. **Metal Panel 1**  
   Colored Stainless Steel, Brushed  
   12.25% Stainless

4. **Metal Panel 2**  
   Zinc, Charcoal Gray  
   15.25% Zinc

5. **Glass w/ Prefinished Alumn. Mullion**  
   Insulated Glass Unit, Low-E  
   27.53% Vision Glass  
   10.90% Spandrel Glass
Proposed Elevations

Elevation - West

Elevation - North
Proposed Elevations

Elevation - South

Elevation - East
Renderings
Perspective Views
Context Studies
Context Studies

Zoning Analysis

Building Heights (looking northwest)

Building Heights (looking southeast)

Building Setbacks

- Buildings above 6 stories
- Proposed project location

- Buildings with zero lot line
- Lot Line
Rendered Site Section north-south
Shadow Studies

March

@9am
@12pm
@3pm

June

@9am
@12pm
@3pm

December

@9am
@12pm
@3pm