

MEMORANDUM

To: City Planning Commission, Committee of the Whole
Prepared By: Hilary Dvorak, Principal City Planner, (612) 673-2639
Date: December 12, 2019
Subject: 600 and 612 University Avenue Southeast

SITE DATA

Existing Zoning	R5 Multiple-family District UA University Area Overlay District MR Mississippi River Overlay District
Lot Area	21,722 square feet / .5 acres
Ward(s)	3
Neighborhood(s)	Marcy Holmes
Designated Future Land Use	Mixed Use (600 University Avenue Southeast) Urban Neighborhood (612 University Avenue Southeast)
Designated Built Form	Corridor 4
Land Use Features	Good and Services Corridor (University Avenue Northeast / University Avenue Southeast)

SITE DESCRIPTION

The site is located on the southeast corner of University Avenue Southeast and 6th Avenue Southeast. The property located at 600 University Avenue Southeast is currently occupied by a five-story, 43-unit residential building and a surface parking lot. This building will remain but the property configuration will be altered. The property located at 612 University Avenue Southeast is currently occupied by a two-story residential building and a surface parking lot. This building will be demolished. The overall lot size is 33,066 square feet. In the future, 600 University Avenue Southeast will be 11,344 square feet in size and 612 University Avenue Southeast will be 21,722 square feet in size.

PROJECT DESCRIPTION

The applicant is proposing to construct a six-story, 110-unit residential building on the property with one level of underground parking and a partially exposed level of parking at street level. The building provides amenity space for the residents on the first floor and on the sixth floor. The resident amenity spaces include community kitchens, laundry with adjacent lounge space, bike storage with maintenance equipment and a furnished roof deck. 49 parking spaces will be located below ground accessed from 6th Avenue Southeast (across the 600 University Avenue Southeast property), while 33 spaces are located on the first floor accessed from University Avenue Southeast. A portion of these 33 spaces are enclosed while the rest are located in a surface parking lot towards

the back of the building. The existing building and the proposed building will share the parking spaces located on both properties.

The 110 units will be located on floors one through six and will consist of studios and one-bedroom apartments. Metal balconies are provided at select units to take advantage of the downtown views.

The exterior materials on University Avenue Southeast will resemble those used currently on 600 University Avenue Southeast. A five-story brick pier anchors the corner, and glass is used to emphasize the ground floor amenities. Fiber cement panel, metal panel, and lap siding are also used on all facades.

APPLICATIONS

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

1. Conditional use permit to increase the height of the building from 4 stories/56 feet to 6 stories/approximately 70 feet.
2. Variance to increase the allowed FAR from 2.0 to 2.97.
3. Variance to exceed the maximum lot coverage allowance from 70 percent to 76 percent.
4. Variance to reduce the front yard setback from 15 feet to 8 feet.
5. Variance to reduce the west interior side yard setback from 15 feet to 5 feet.
6. Variance to reduce the rear yard setback from 15 feet to 14 feet.
7. Site plan review.
8. Preliminary and final plat

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

APPLICATIONS

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

1. Variance to increase the allowed FAR from 2.0 to 2.69.
2. Variance to reduce the east interior side yard setback from 13 feet to 10 feet.

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

APPLICABLE POLICIES

The future land use guidance in the *Minneapolis 2040 Plan* is Corridor Mixed Use for 600 University Avenue Southeast and Urban Neighborhood for 612 University Avenue Southeast. The Corridor Mixed Use category serves a larger market area than Neighborhood Mixed Use, and may have multiple competing uses of the same type. Commercial zoning is appropriate, mixed use multi story development is encouraged, and contiguous expansion of commercial zoning is allowed. The Urban Neighborhood category is a predominantly residential area with a range of allowed building types. May include small-scale institutional and semi-public uses (for example, schools, community centers, religious institutions, public safety facilities, etc.) scattered throughout. Like the Neighborhood Mixed Use category, commercial uses can continue serving their existing commercial function. Commercial zoning is appropriate for these properties, while expansion of commercial uses and zoning into surrounding areas is not encouraged.

The built form guidance in the *Minneapolis 2040 Plan* is Corridor 4. This built form category says: The Corridor 4 district is typically applied along high frequency transit routes farther from downtown, that are on narrower rights of way, and on select streets with local transit service. It is also applied near downtown in areas between transit routes, and serves as a transition between lower intensity residential areas and areas immediately surrounding METRO stations. New and remodeled buildings in the Corridor 4 district should reflect a variety of building types

on both small and moderate-sized lots, including on combined lots. Building heights should be 1 to 4 stories. Requests to exceed 4 stories will be evaluated on the basis of whether or not a taller building is a reasonable means for further achieving Comprehensive Plan goals.

University Avenue Southeast is a designated Goods and Services Corridor. This specific corridor serves two purposes: To indicate where commercial uses should front in relation to properties guided for commercial future land uses. And, to identify where the establishment or expansion of commercial uses can be considered. Properties immediately adjacent to a Goods and Services Corridor may be considered for commercial activity, allowing for uses similar in scale and scope to the Neighborhood and Corridor Mixed Use categories.



600 & 612 UNIVERSITY AVE SE MINNEAPOLIS, MINNESOTA

PROJECT NARRATIVE

The proposed apartment building is located in the Marcy Holmes neighborhood at the intersection of University Avenue SE and 6th Avenue SE. The site is currently zoned R5 and is located within the University Area Overlay (UA) district. The Future Land Use map notes this site as Corridor Mixed Use with a Corridor 4 built form. The 6-story apartment building currently located at the corner of University and 6th will remain; however, the existing parking lot and 2-story apartment building will be removed to allow for new construction.

The proposed project provides 110 units distributed over floors 1-6, with two levels of parking. The building provides ample amenity space for the residents at Level 1, as well as an Amenity room and roof top patio overlooking downtown Minneapolis at Level 6. The resident common space includes community kitchens, laundry with adjacent lounge space, bike storage with maintenance equipment, and a furnished roof deck. 49 parking spaces are located below ground accessed from 6th Avenue, while 33 spaces are located on the first floor accessed from University Avenue. The existing building at 600 University will remain and will use parking spaces provided with the new construction.

The 110 units will be located on floors 1-6 and will consist of studios and 1-bedroom apartments. Each unit will have its own bathroom and kitchen. Metal balconies are provided at select units to take advantage of the downtown views.

The exterior materials on University Avenue will resemble those used currently on 600 University. A 5-story brick pier anchors the corner, and glass is used to emphasize the ground floor amenities. Fiber cement panel, metal panel, and lap siding are also used on all facades.

Required Applications:

- Conditional Use Permit for height & to increase from 4 to 6 stories
- Variance to provide over 50% compact spaces
- Side yard variance- west to existing building
- Front yard variance- University Avenue
- FAR variance for existing 600 University due to proposed property line relocation

Parcels: 2302924410010
2402924320087

PROJECT RECAP

Zoning Recap

Current Primary Zoning:	R5
Current Overlay Zoning:	UA
2040 Land Use:	Corridor Mixed Use & Urban Neighborhood Corridor 4
2040 Built Form:	Corridor 4

Site

Total Area - Existing	11,344 SF (0.26 acres)
Total Area - New Construct.	21,722 SF (0.5 acres)

*Based on Hennepin Co. Data Verify w/ Survey

FAR

Required FAR	2.0
Allowed Existing	22,688 SF
Proposed Existing	30,510 SF (2.69)
Allowed New Construction	43,444 SF
Proposed New Construct.	64,432 SF (2.97)

Parking

Parking Required (1/2 per bedroom)	81 Stalls
Parking Provided	82 Stalls

Building Height

R5 Allowed	4 Stories, 56'-0"
Proposed	6 Stories, 69'-4"

Unit Recap

Existing (600 University SE)	
1BR	33
2BR	10
Total Units (Existing)	43
New Construction (612 University SE)	
Studios	93
1BR	17
Total Units (New Const.)	110



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600-612
University Ave
Minneapolis, Minnesota

19-011.00

Project Information



1- 516 University



2- 600 University



3- 625 University



4- 707 University



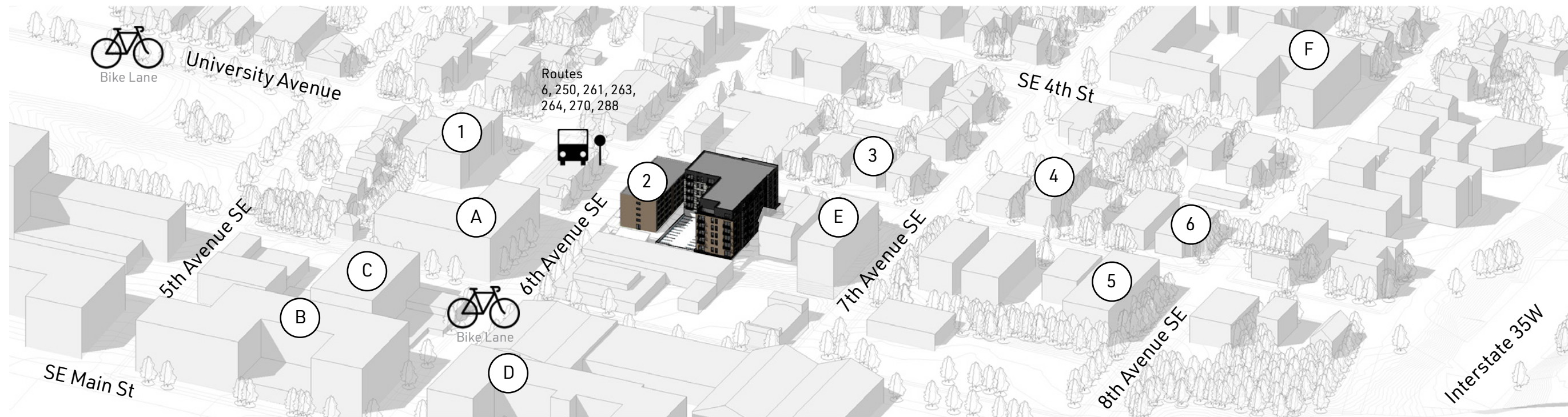
5- 718 University



6- 727 University



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A- Flour Sack Flats
5 stories



B- Mill & Main
7 stories



C- Stone Arch 2
7 stories



D- Stone Arch Apartments
5 stories



E- Coze Flats
4 stories



F- Elysian Apts
5 stories

Neighborhood
Context



A



B



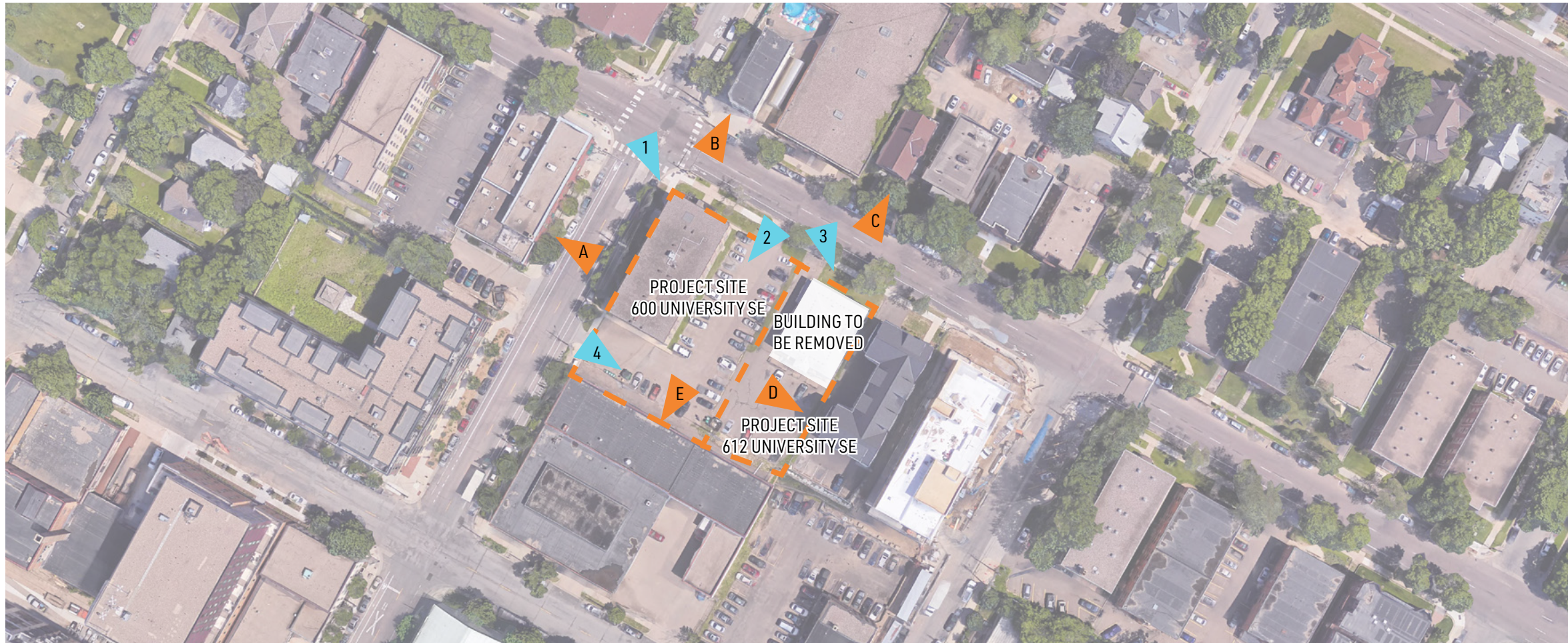
C



D



E



EXISTING SITE CONTEXT



1



2



3



4



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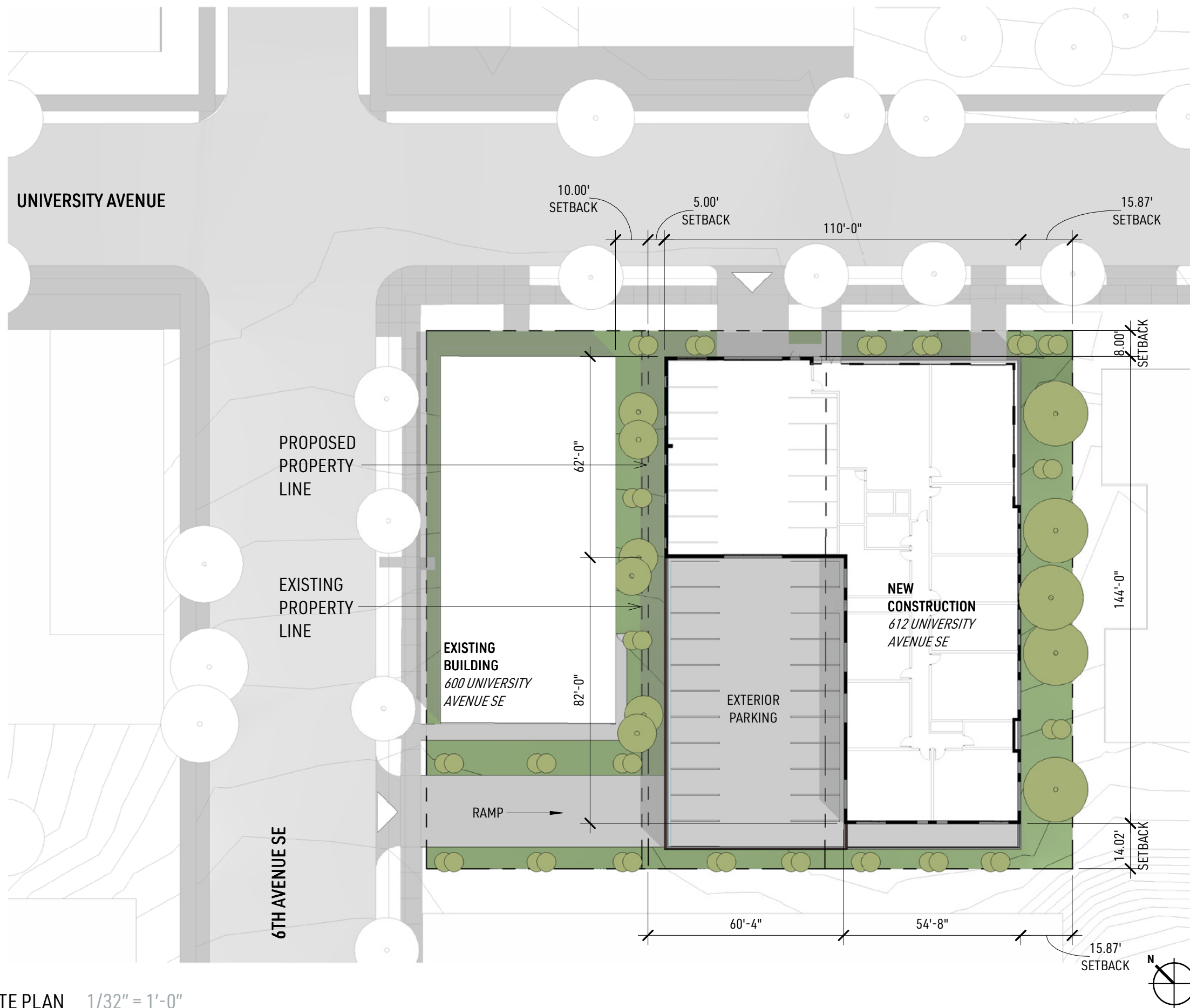
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Site Context



SITE PLAN 1/32" = 1'-0"



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Site Plan



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6TH AVENUE SE STREET ELEVATION 1" = 50'-0"



UNIVERSITY AVENUE SE STREET ELEVATION 1" = 50'-0"

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Site Elevations

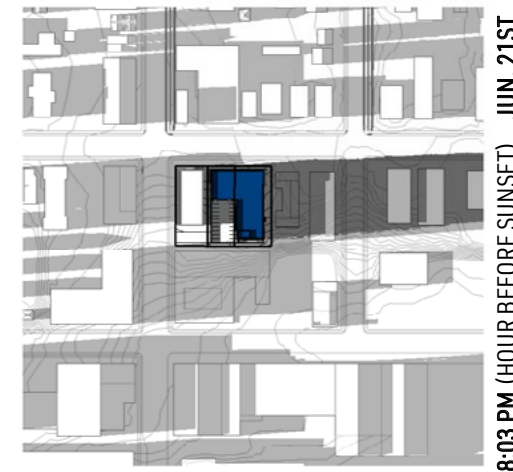
SHADOW STUDIES



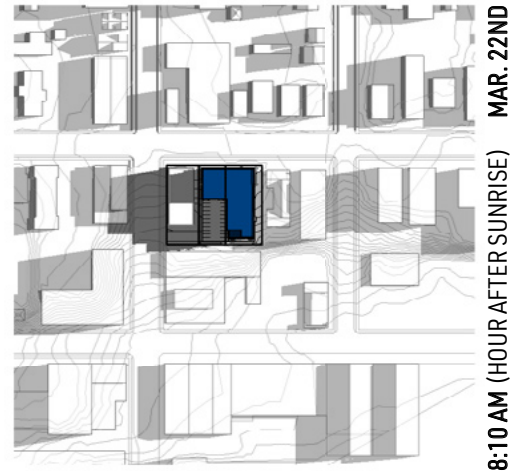
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12:00 PM JUN. 21ST



8:03 PM (HOUR BEFORE SUNSET) JUN. 21ST



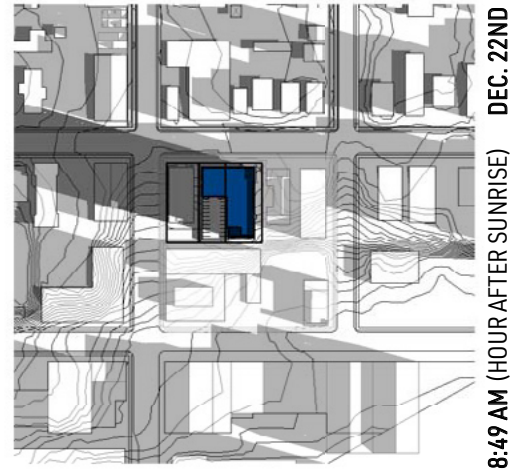
8:10 AM (HOUR AFTER SUNRISE) MAR. 22ND



12:00 PM MAR. 22ND



6:25 PM (HOUR BEFORE SUNSET) MAR. 22ND



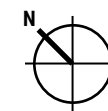
8:49 AM (HOUR AFTER SUNRISE) DEC. 22ND



12:00 PM DEC. 22ND



3:35 PM (HOUR BEFORE SUNSET) DEC. 22ND



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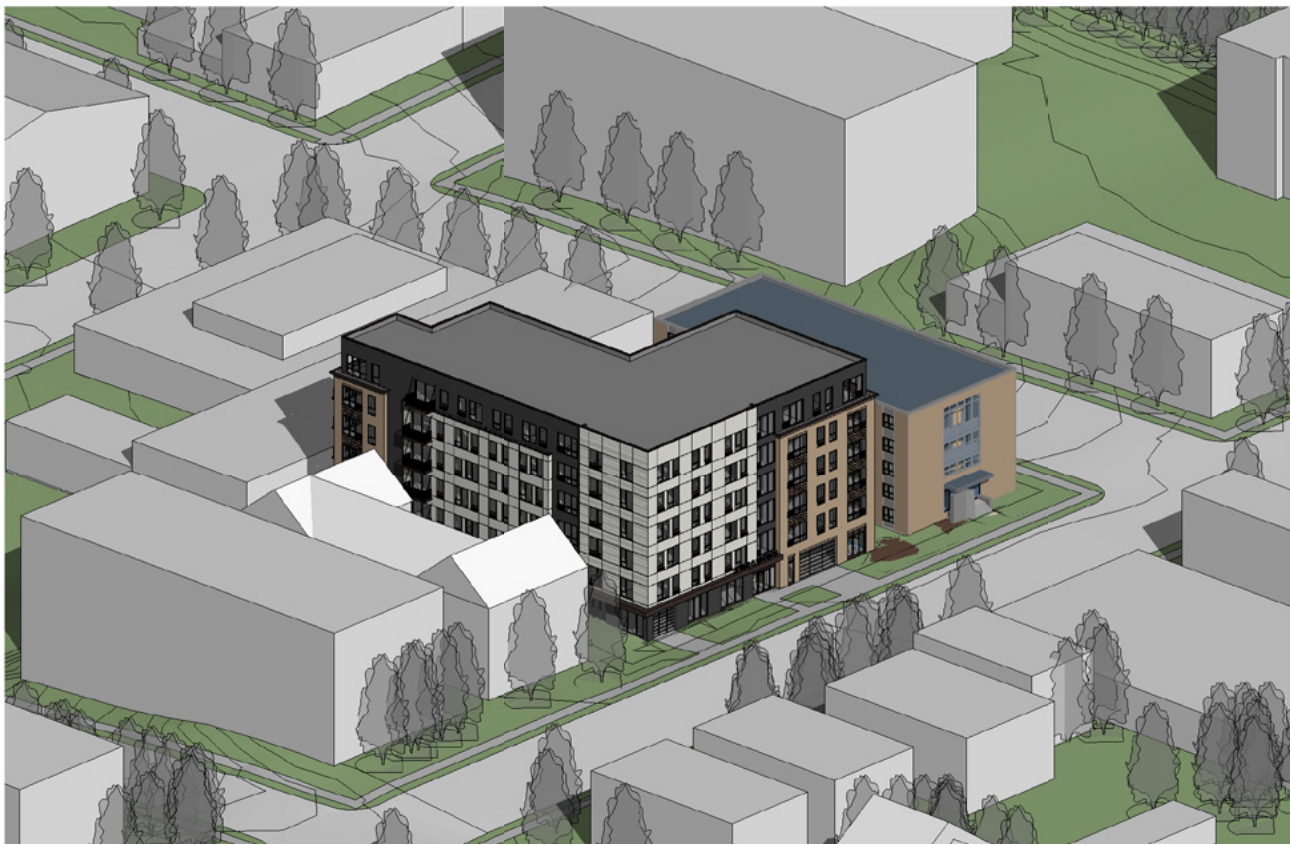
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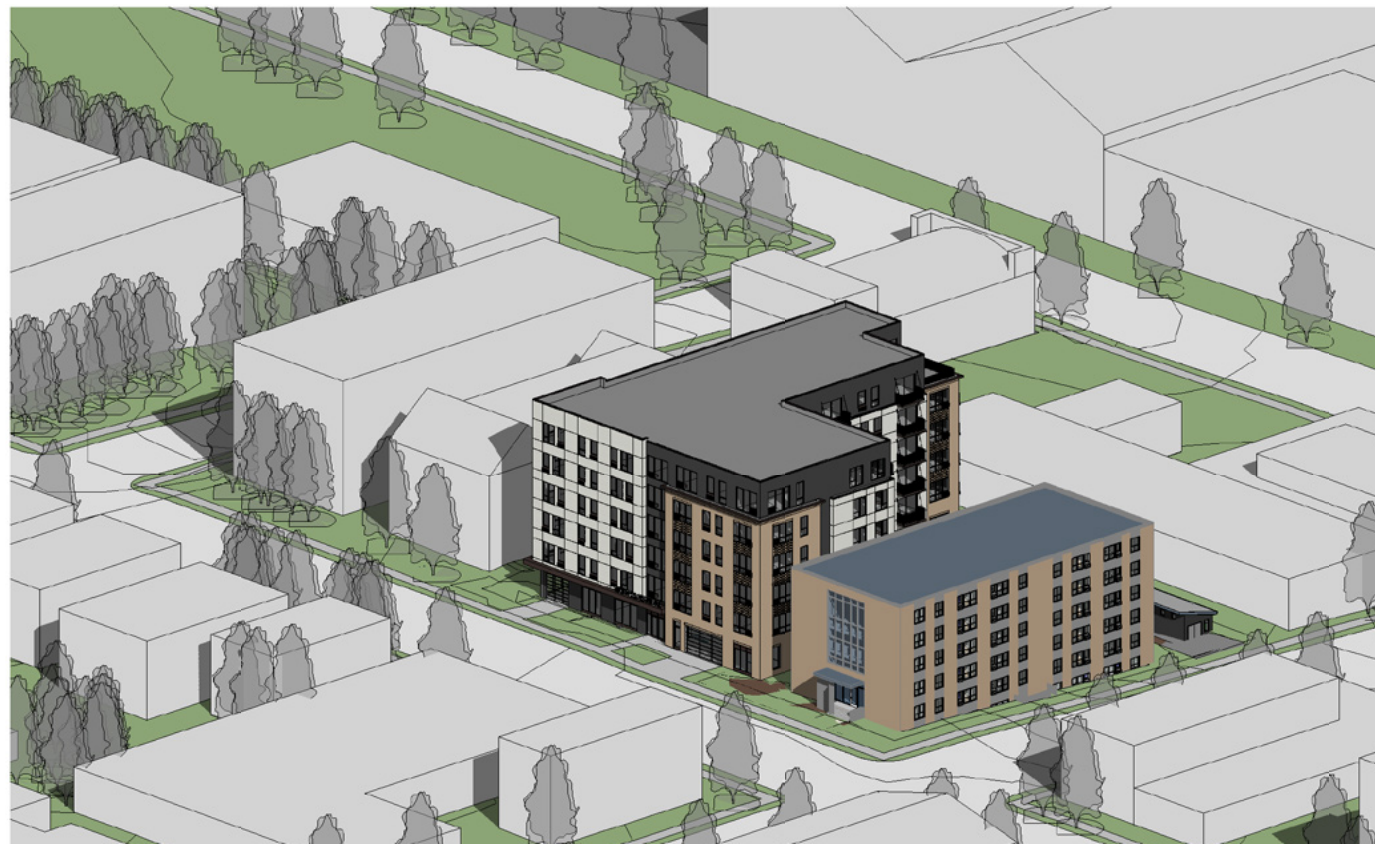
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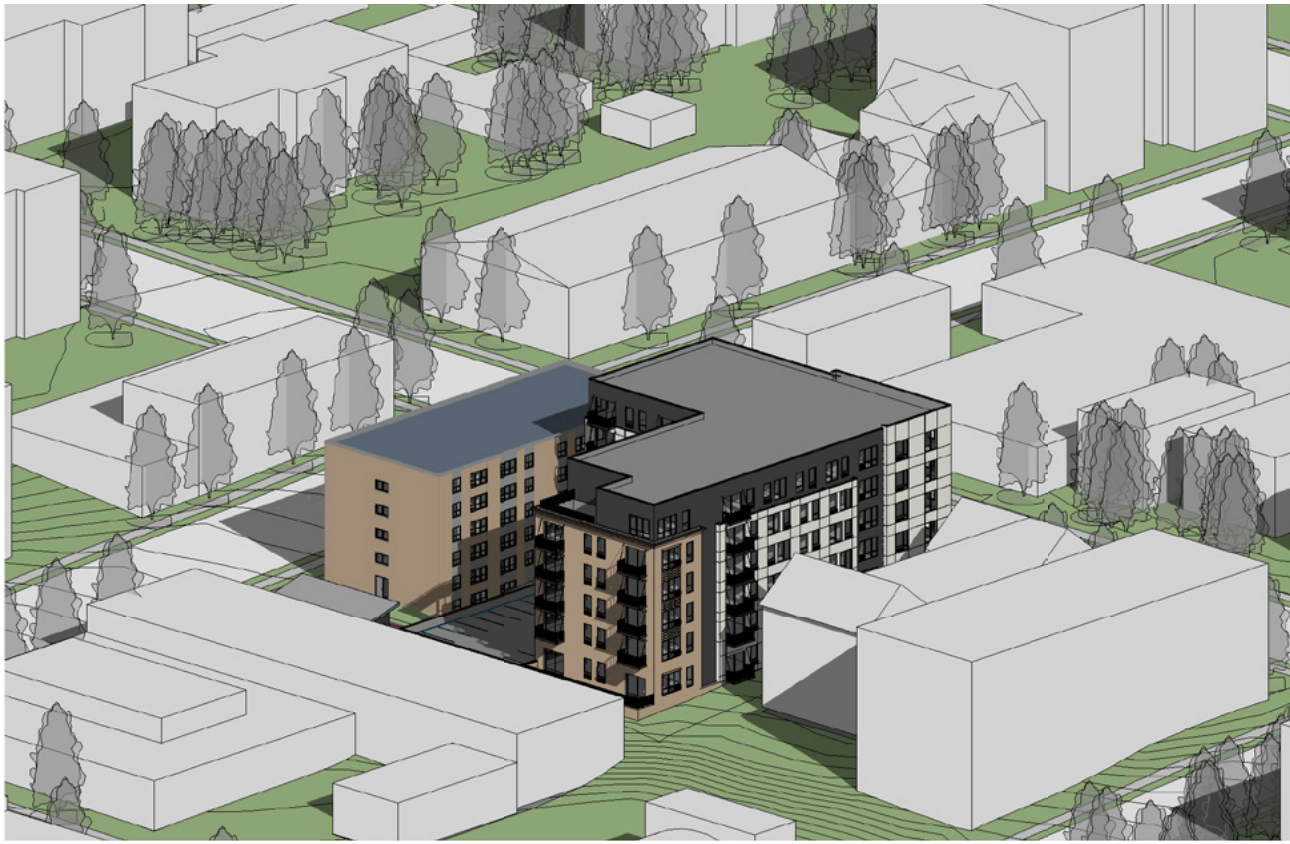
Shadow Study



NE VIEW



NW VIEW



SE VIEW



SW VIEW



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Bird's Eye View of
Neighborhood



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NORTHBAY

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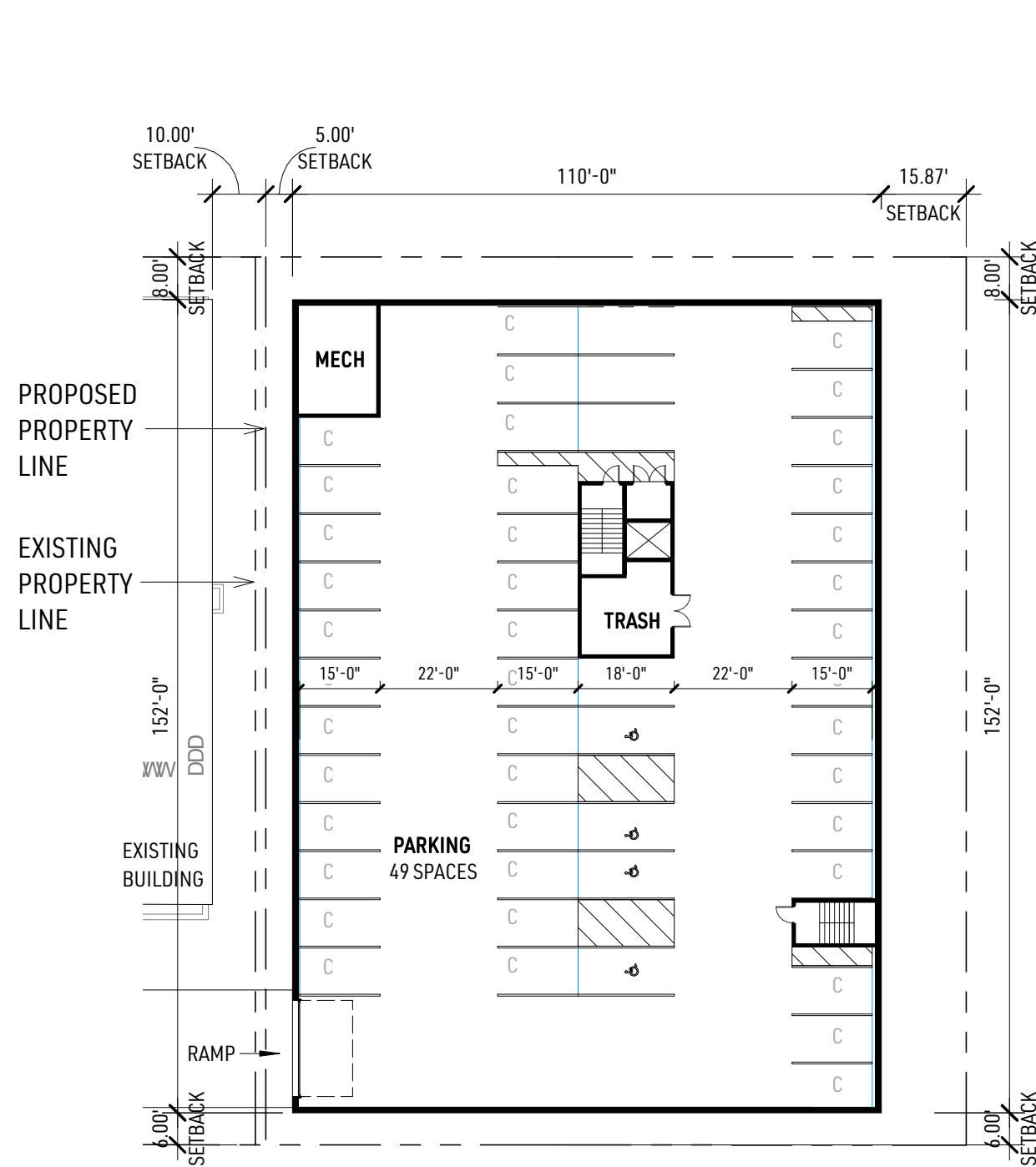
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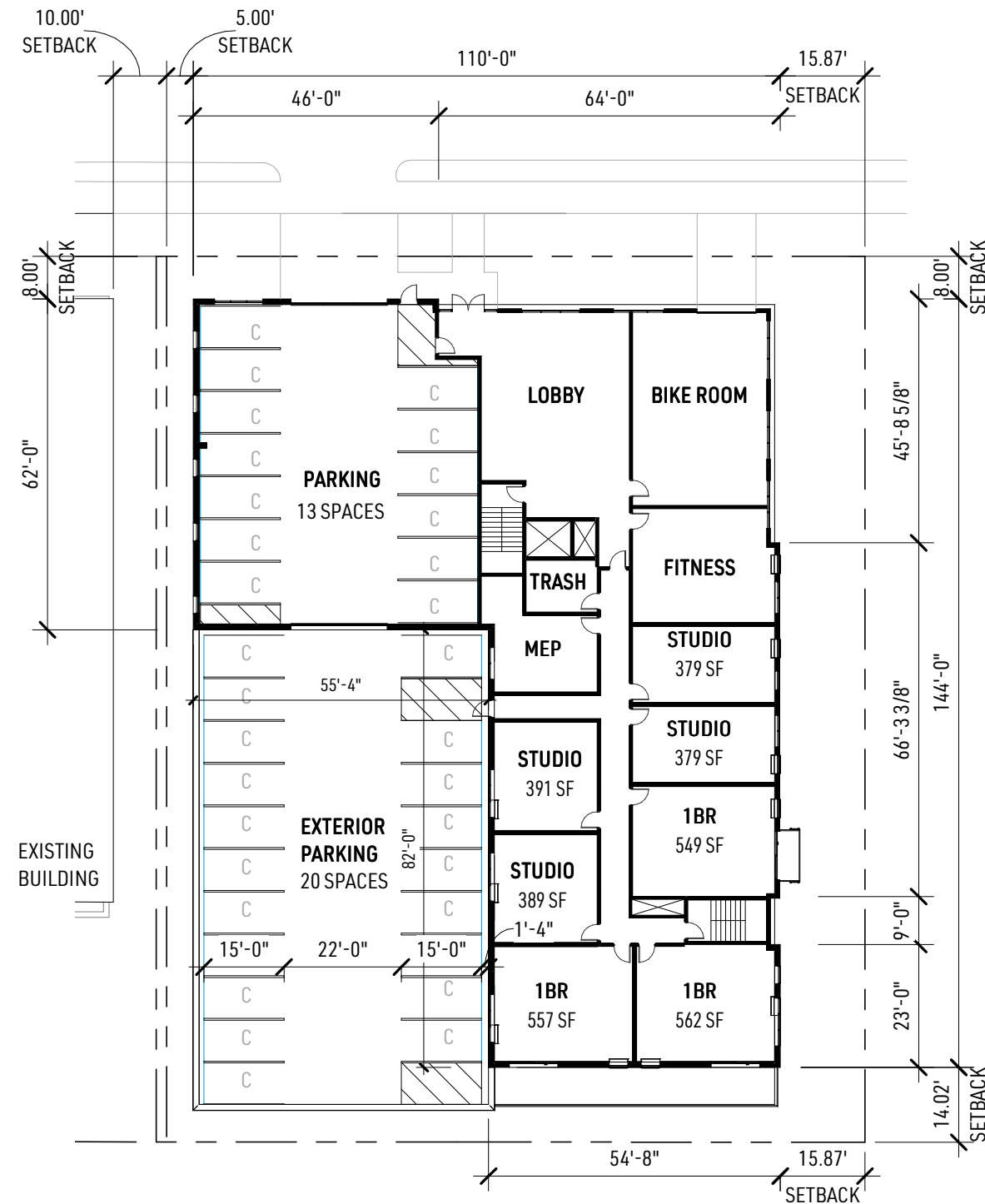
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1103 4th Street SE
Building Plans

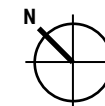
© 2019 DJR Architecture



LEVEL P1 1" = 30'-0"



LEVEL 1 1" = 30'-0"





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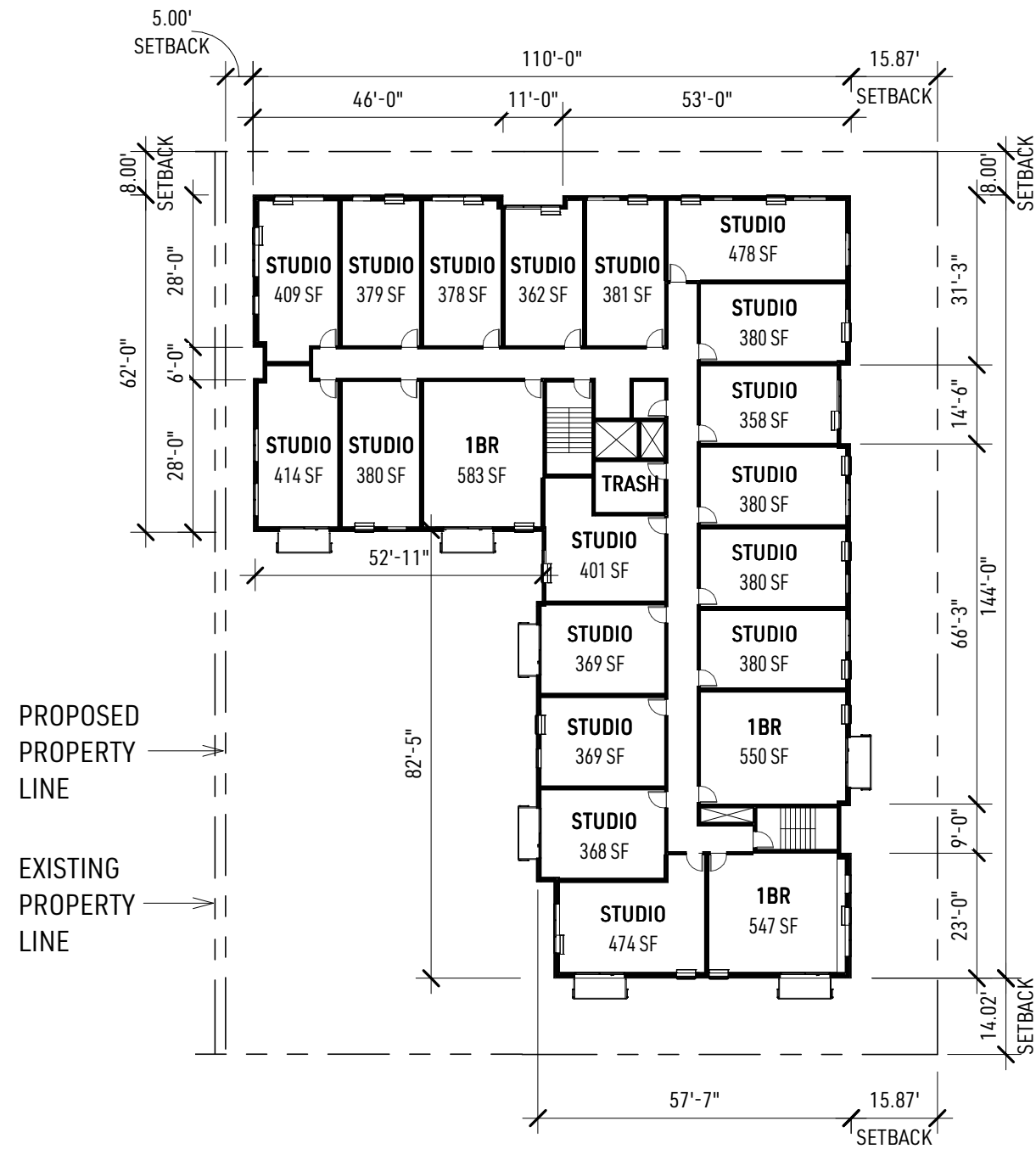
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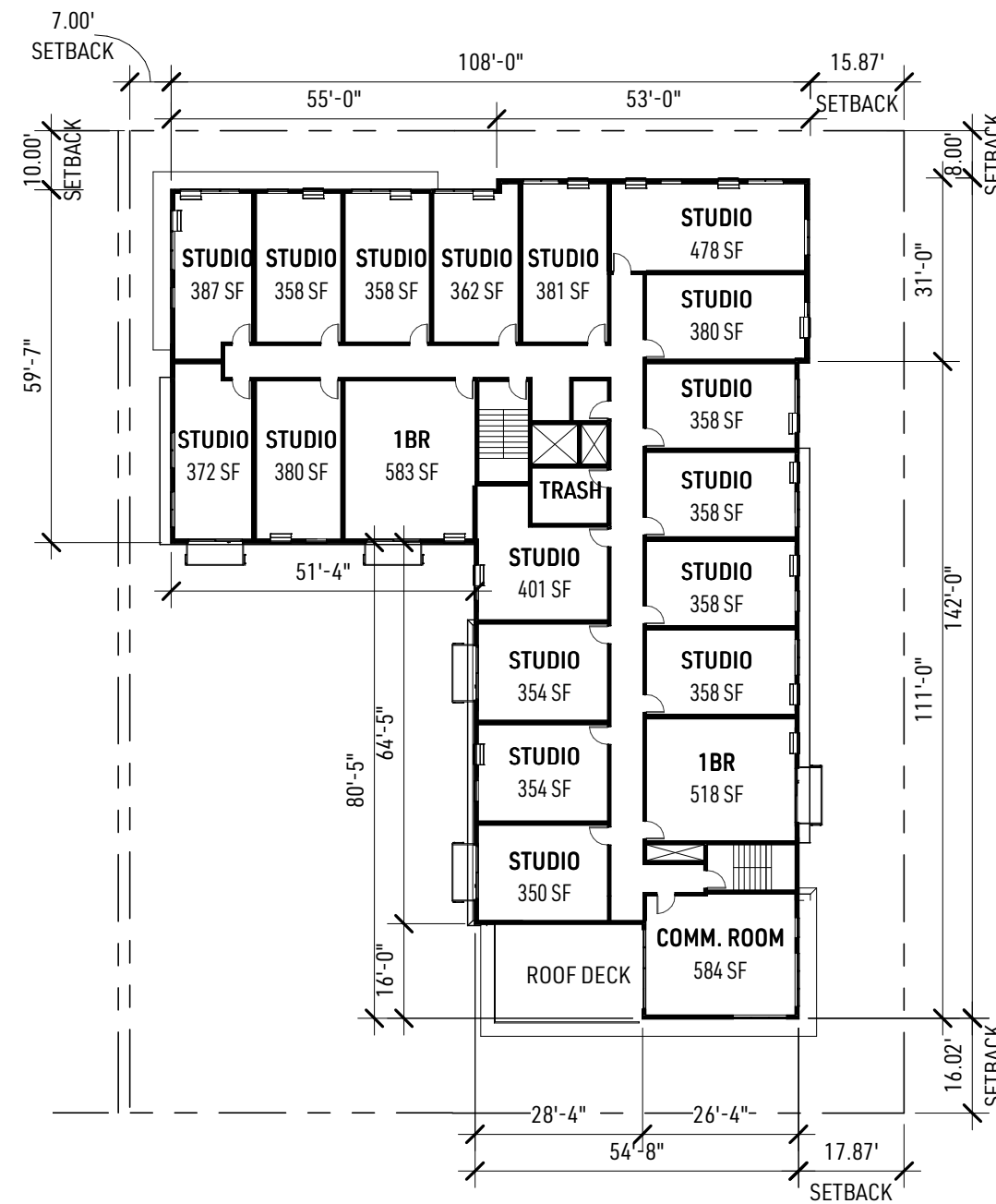
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Exterior Elevations



LEVEL 2-5 1" = 30'-0"



LEVEL 6 1" = 30'-0"



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NORTH ELEVATION - MATERIAL CALCULATIONS		
MATERIAL	AREA	PERCENTAGE
5/8" FIBER CEMENT BOARD	2,105 SF	28%
BRICK	1,567 SF	21%
GLASS	3,002 SF	40%
METAL	807 SF	11%
	7,482 SF	100%

NORTH ELEVATION 1" = 20'-0"



EAST ELEVATION - MATERIAL CALCULATIONS		
MATERIAL	AREA	PERCENTAGE
5/8" FIBER CEMENT BOARD	1,356 SF	14%
BRICK	946 SF	9%
GLASS	3,109 SF	31%
LAP SIDING	2,282 SF	23%
METAL	2,298 SF	23%
	9,992 SF	100%

EAST ELEVATION 1" = 20'-0"

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1103 4th Street SE
Exterior Elevations



SOUTH ELEVATION - MATERIAL CALCULATIONS		
MATERIAL	AREA	PERCENTAGE
BRICK	3,003 SF	38%
GLASS	2,254 SF	28%
LAP SIDING	1,489 SF	19%
METAL	1,180 SF	15%
	7,926 SF	100%



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Exterior Elevations

SOUTH ELEVATION 1" = 20'-0"



WEST ELEVATION - MATERIAL CALCULATIONS		
MATERIAL	AREA	PERCENTAGE
BRICK	3,000 SF	30%
GLASS	2,670 SF	27%
LAP SIDING	2,427 SF	24%
METAL	1,954 SF	19%
	10,052 SF	100%

WEST ELEVATION 1" = 20'-0"



VIEW FROM EAST



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Rendering



BIKE ROOM WITH OVERHEAD DOOR



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Rendering



VIEW FROM INTERSECTION



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Rendering