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MEMORANDUM

DATE: November 14, 2013

TO: Planning Commission – Committee of the Whole Members

FROM: Janelle Widmeier – Senior City Planner

SUBJECT: Push @ Glenwood, 225-301 Thomas Avenue North and 2601 Glenwood Avenue North

The Push @ Glenwood project is a proposal to repurpose the former Glenwood Water facility located at the property of 225-301 Thomas Avenue. The site is bordered by two railroad right-of-ways and Bassett's Creek. Part of the existing 1-2 story building will be demolished to make way for a 4-story infill addition. The addition would be occupied by an internet distribution company. The remainder of the existing building would be occupied by other tenants, which could include a tap room, offices and warehouse. A total of 66 parking spaces would be provided, split between the subject property and the property of 2601 Glenwood Avenue North. Forty bicycle parking spaces are also proposed.

The site is zoned I1 Light Industrial District, SH Shoreland Overlay District and FP Floodplain Overlay District. In the *Minneapolis Plan for Sustainable Growth*, the future land use designation for this site is urban neighborhood. It is not adjacent to any designated land use features.

The following applications have been identified at this time:

- Conditional use permit to increase the maximum height of a building located in the SH Shoreland Overlay District from 2.5 stories, 35 feet to 4 stories, 62 feet.
- Variance to allow development to be located within 50 feet of the ordinary high water mark in the SH Shoreland Overlay District.
- Variance to reduce the minimum parking requirement (the minimum parking requirement is approximately 86 spaces and does not account for any bicycle incentive reductions).
- Site plan review.

At the time of writing this memo, the applicant has not submitted a land use application. City staff would like to introduce the project to the Planning Commission and discuss any issues before the application is submitted.