



CPED STAFF REPORT

Prepared for the City Planning Commission

CPC Agenda Item #6
 April 27, 2015
 BZZ-7099 and PL-290

LAND USE APPLICATION SUMMARY

Property Location: 2225 East Lake Street
Project Name: L&H Station
Prepared By: [Becca Farrar-Hughes](#), Senior City Planner, (612) 673-3594
Applicant: Hennepin County
Project Contact: BKV Group, Inc., Attn: Gretchen Camp
Request: To construct the first phase of a multi-phase development that includes office and commercial space, structured parking and a total of 115 residential units.

Required Applications:

Conditional Use Permit	For a Planned Unit Development in the C3A (Community Activity Center) District and PO (Pedestrian-Oriented) Overlay District;
Site Plan Review	To allow for the construction of the first phase of a multi-phase development that includes office and commercial space, structured parking and a total of 115 residential units.
Preliminary Plat	To combine several underlying platted lots into one lot and one outlot.

SITE DATA

Existing Zoning	C3A (Community Activity Center) District PO (Pedestrian-Oriented) Overlay District
Lot Area	Lot: 147,821 square feet / 3.39 acres PUD: 267,382 square feet / 6.14 acres
Ward(s)	9
Neighborhood(s)	Corcoran Neighborhood Organization (CNO); adjacent to East Phillips Improvement Coalition (EPIC) and Longfellow Community Council
Designated Future Land Use	Mixed Use
Land Use Features	The property is located within the boundaries of the Lake Street/Midtown Transit Station Area (TSA), the Lake Street LRT Station Activity Center, and within the Hiawatha & Lake Major Retail Center. Further, the property is located along East Lake Street, a designated Commercial Corridor.
Small Area Plan(s)	Corcoran Midtown Revival Plan Hiawatha/Lake Station Area Master Plan

Date Application Deemed Complete	March 11, 2015	Date Extension Letter Sent	April 15, 2015
End of 60-Day Decision Period	May 10, 2015	End of 120-Day Decision Period	July 9, 2015

BACKGROUND

SITE DESCRIPTION AND PRESENT USE. The site is currently occupied by a three-story, 51,000 square foot classroom building that is owned by Minneapolis Public Schools (MPS) and serves as the South Campus of the Adult Education Program. The building was constructed in 1986 and was the first building in a planned campus for a technical school; no additional buildings were ever constructed and MPS acquired the property in 1998. The remainder of the site consists of a fenced playground area and an associated 450 space surface parking lot. The parking spaces located east of 23rd Avenue extended have previously been used as a Metro Transit Park & Ride lot since the opening of the Hiawatha/Blue LRT line. These spaces were always deemed to be temporary and the agreement with Metro Transit was terminated in March. In addition, the Midtown Farmer's Market has operated on the northern portion of the parking lot abutting Lake Street on Saturday mornings from May to October, and Tuesday evenings from June through October, since 2003. There is a parcel owned by Metropolitan Council parcel (Figure 3b and 3d) that provides a pedestrian connection between the station and the former Park & Ride Lot. Hennepin County is working to acquire this parcel in order to include it as part of the second phase of development on the site. Further, two remaining residences located on the properties at 3049 and 3055 22nd Avenue South are currently not part of the MPS site, but are envisioned as part of a future development phase.

SURROUNDING PROPERTIES AND NEIGHBORHOOD. The subject property is surrounded by various land uses including low to medium density residential developments, various commercial/retail businesses including Hi-Lake Center and various big box retailers, institutional uses and surface parking lots. The zoning classifications are also varied and include C2, C3A, C3S, OR2, R6, R5, R4, R2B and R1A.

PROJECT DESCRIPTION. As proposed, the L&H Station project would result in the redevelopment of a six and one half-acre site at the intersection of Lake Street and Hiawatha Avenue adjacent to the Lake Street/Midtown Blue Line LRT Station. The proposed phased development would incrementally result in the construction of 565 residential units, a 100,000 square foot office building, up to 16,075 square feet of retail space and a public plaza/market square. The proposed public plaza/market square would be located adjacent to the LRT station and would also serve as the permanent home of the Midtown Farmer's Market. The redevelopment would be served by up to 840 structured parking spaces.

Construction on the first phase is anticipated to begin in 2015, and continue incrementally over ten years with the fourth phase concluding in 2025. The initiation of each phase after Phase One would be determined based on the timing of the relocation of MPS and their functions that currently operate out of the existing building on the premises, and on market acceptance and conditions.

The project is being continued one cycle until the May 11, 2015, City Planning Commission meeting. This is due to inconsistencies and other issues that were identified during the writing of the report.

RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt staff findings for the applications by Hennepin County for the property located at 2225 East Lake Street:

A. Conditional Use Permit for a Planned Unit Development.

Recommended motion: Continue to the application until the May 11, 2015, City Planning Commission meeting.

B. Site Plan Review.

Recommended motion: Continue to the application until the May 11, 2015, City Planning Commission meeting.

C. Preliminary Plat.

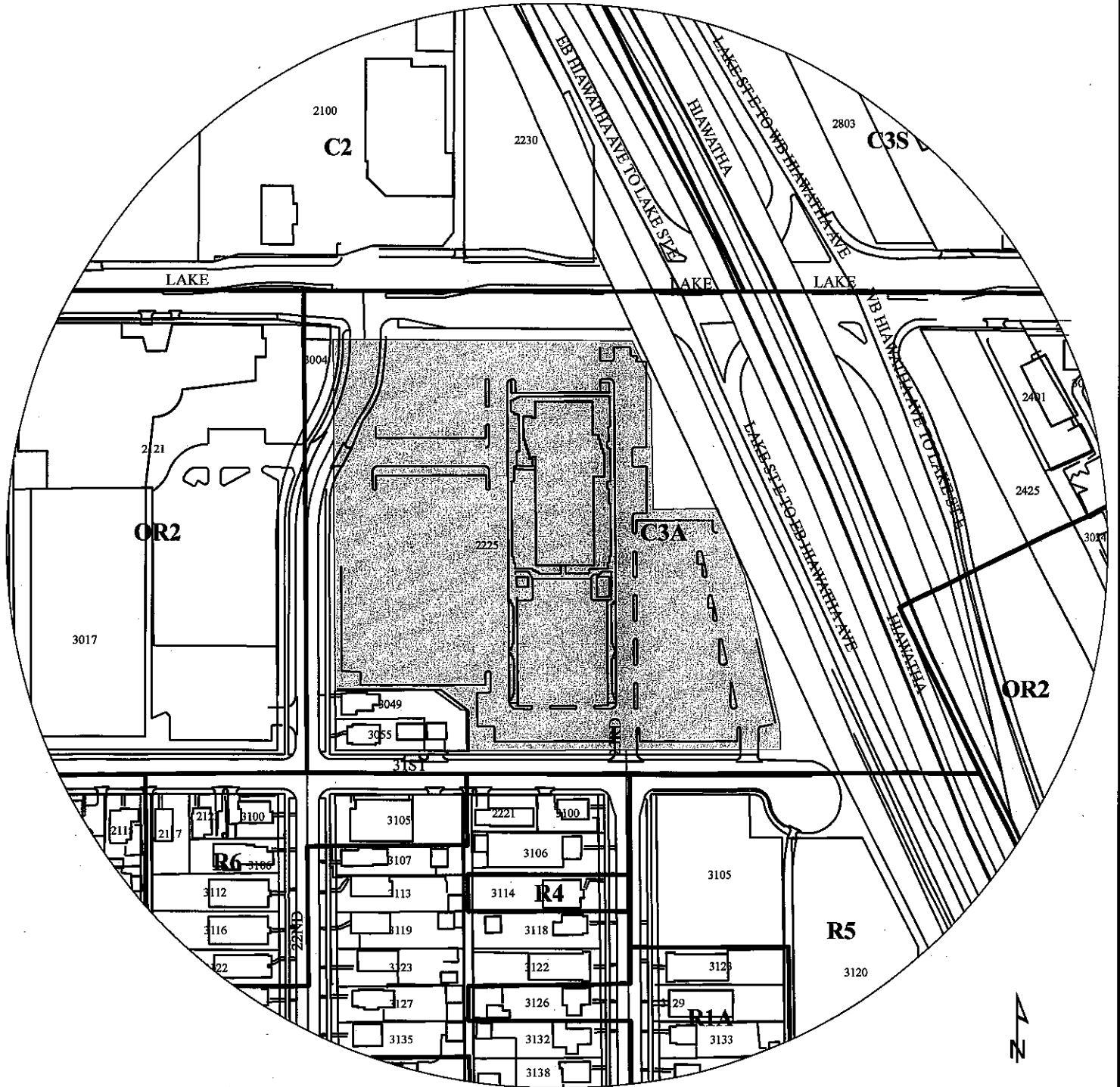
Recommended motion: Continue to the application until the May 11, 2015, City Planning Commission meeting.

L&H Station

9th

NAME OF APPLICANT

WARD



PROPERTY ADDRESS
2225 East Lake Street

FILE NUMBER
BZZ-7099