MEMORANDUM

To: City Planning Commission, Committee of the Whole

Prepared By: Hilary Dvorak, Principal City Planner, (612) 673-2639

Date: September 20, 2018

Subject: 240 Park Avenue

SITE DATA

<table>
<thead>
<tr>
<th>Existing Zoning</th>
<th>B4N Downtown Neighborhood District</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>DP Downtown Parking Overlay District</td>
</tr>
<tr>
<td>Lot Area</td>
<td>32,901 square feet / .76 acres</td>
</tr>
<tr>
<td>Ward(s)</td>
<td>3</td>
</tr>
<tr>
<td>Neighborhood(s)</td>
<td>Downtown East</td>
</tr>
<tr>
<td>Designated Future Land Use</td>
<td>Mixed use</td>
</tr>
<tr>
<td>Land Use Features</td>
<td>Commercial Corridor (Lyndale Avenue)</td>
</tr>
<tr>
<td>Small Area Plan(s)</td>
<td>Update to the Historic Mills Master Plan (2001)</td>
</tr>
<tr>
<td></td>
<td>Downtown East/North Loop Neighborhood Master Plan (2003)</td>
</tr>
</tbody>
</table>

The property is located on the southwest corner of Park Avenue and Washington Avenue South. The site is currently utilized as a surface parking lot.

PROJECT DESCRIPTION

The applicant is proposing to construct a 17-story (188 feet), 204-unit residential building with approximately 4,770 square feet of ground floor commercial space along Washington Avenue South. The development would include a total of 275 structured parking spaces contained in six levels of parking. One level would be located below grade and five would be located above grade. All above grade parking would be screened from the adjacent public streets by dwelling units.

In the B4N Downtown neighborhood District, the height limitation is ten stories or 140 feet. The applicant is proposing to construct a building that is 17 stories or 188 feet tall. A conditional use permit is required to increase the maximum height of the building.

Where a side lot line abuts a commercial, industrial, or downtown zoning district, no minimum side yard shall apply, except that a structure shall not be constructed within ten feet of a window facing the shared lot line and serving a residential use on the adjacent property. In such instance where the adjacent use includes a residential window within ten feet of the side lot line, the ten foot clearance shall also be open to the sky without obstruction above. The adjacent Sawatdee building is located up to the shared west interior side property line and has windows on the building wall. The proposed building would be located up to the shared west interior side property line. A variance is required to reduce the west interior side yard setback.
APPLICATIONS
Based on staff's preliminary review, the following land use applications have been identified:

1. Conditional use permit to increase the height of the building from 10 stories or 140 feet to 17 stories or 188 feet.
2. Variance to reduce the west interior side yard setback from 10 feet to 0 feet.
3. Site plan review.

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

APPLICABLE POLICIES
The site is located within the boundaries of the Update to the Historic Mils Master Plan adopted by the City Council in 2001. This plan calls for residential development on the site. The plan calls for building heights between eight and nine stories.

The site is located within the boundaries of the Downtown East/North Loop Neighborhood Master Plan adopted by the City Council in 2003. The plan divides the land into different Development Precincts. This site is listed in the Washington Village Development Precincts. This plan calls for mixed use development with an emphasis on housing and with building heights between five and 13 stories. The plan also says that there should be retail uses located along the Washington Avenue South side of the building on the ground floor.

REQUESTED FEEDBACK
CPED staff would like design feedback on the following elements:

- The design of the south and west walls of the building given their proximity to adjacent residential buildings.
- The location of the transformer. In the plans, the transformer is located along Park Avenue but in front of the building. This location will obstruct views for those leaving the building and the adjacent driveway.
- The overall height of the building.
TO: Committee of the Whole

PROJECT: 240 Park Avenue

DATE: September 5th, 2018 (9/20 Meeting & Presentation)

FROM: Chris Palkowitsch AIA, BKV Group

CC: Don Becker, Garden Homes, Patrick Mascia, Briggs & Morgan
    Steve Fletcher, City Council Member, Hilary Dvorak, CPED

Committee Members,

We are pleased to present the new mixed-use project at 240 Park Avenue. We believe this will be a great addition to the neighborhood. 240 Park Avenue site is located on Washington Avenue S, between Park Avenue and Portland Avenue. Located in B4N Downtown Neighborhood District, DP- Downtown Parking overlay district.

The proposal is to convert an existing parking lot into a 17 story Mixed use building with 204 unit luxury apartments with 6 levels of parking (including 1 below grade, total of 275 spaces). The project GFA is 431,000 SF which includes 4,770 SF flexible retail/restaurant space along Washington Avenue.

The project is seeking Conditional Use Permit for Height for 17 stories height at 187’-6”. Base zoning allows for 10 stories or 140’ whichever is less. (Minneapolis Zoning Code Chapter 549.560 Additional Height)

The vision for this project is a high-quality design, larger units and quality materials for long term tenants as well as long term ownership. The architectural design is inspired by the neighboring Chicago Warehouse style Northern Implement Company Building (American Trio Lofts). The historic building has solid corners and vertical arched glass window bays. This proposal creates glass filled corners with white brick vertical bays.

Thank you for your time and we look forward to continuing the discussion with you on September 20th.

Chris Palkowitsch, BKV Group

[End of Memo]
240 Park Avenue
Minneapolis, MN
2018-09-06

Site Context

- Washington Avenue/Bike Route
- Recent Housing & Hotel
- Historic/Older Buildings
- Gold Medal Park
- West River Parkway
- Stone Arch Bridge
- Portland Ave
- 5th Ave S
- Chicago Ave
- S 2nd Street
- West River Parkway
- The Commons Park
- Downtown
240 Park Avenue
Minneapolis, MN
2018-09-06

Site Photos
240 Park Avenue
Minneapolis, MN
2018-09-06

Architectural Site Plan

240 PARK AVE - OPTION 2  9/6/18

UNIT TABULATION

<table>
<thead>
<tr>
<th>UNIT NAME</th>
<th>UNIT TYPE</th>
<th>UNIT COUNT</th>
<th>BED COUNT</th>
<th>PERCENTAGE</th>
<th>TOTAL AREA</th>
</tr>
</thead>
<tbody>
<tr>
<td>UNIT A</td>
<td>1br/1ba</td>
<td>20</td>
<td>0</td>
<td>9.00%</td>
<td>204</td>
</tr>
<tr>
<td>UNIT B</td>
<td>2br/2ba</td>
<td>74</td>
<td>2</td>
<td>37.25%</td>
<td>210.979</td>
</tr>
<tr>
<td>UNIT C</td>
<td>3br/2ba</td>
<td>19</td>
<td>3</td>
<td>9.31%</td>
<td></td>
</tr>
<tr>
<td>TOTAL UNIT</td>
<td></td>
<td>204</td>
<td></td>
<td>100.0%</td>
<td>210.979</td>
</tr>
</tbody>
</table>

UNIT AVERAGE NET: 1,034.2 S.F.

PROJECT DATA

ACREAGE: 32,469 0.75 ACRES
DENSITY: 272.0 UNITS/ACRE
BUILDING BASE FOOTPRINT: 29,916 S.F. 91.65%
FAR: 12.40
PARKING:
  RESIDENTIAL PARKEING: 257 STALLS
  RETAIL/GUEST PARKING: 15 STALLS
  FUTURE RESIDENT: 3 STALLS
  TOTAL PARKING PROVIDED: 275 STALLS

RETAIL (SF): 4,876 S.F.
AMENITY (COMMON AREA) (SF): 8,481 S.F.
LOBBY (SF): 2,245 S.F.
MEP/LOADING & TRASH (SF): 12,471 S.F.
PARKING SERVICES (SF): 135,412 S.F.
GROSS RESIDENTIAL AREA (SF): 240,026 S.F.
NET RESIDENTIAL AREA (SF): 210,579 S.F.
EFFICIENCY: 87.90% [96.23%]

TOTAL BUILDING AREA (SF): 405,000 S.F.

SCALE: 1"=30'-0"
Washington Avenue Streetscape:
Based on the developed design of blocks west of the site
- **Materials:**
  - Dark colored paving on the bike lane,
  - Pervious pavers in the amenity zone,
  - Plantings and furnishings within the paver amenity zone,
  - Concrete sidewalk behind the amenity zone,
  - & Plantings between the building wall and edge of sidewalk
- **Raised planters**, providing added interest and articulation of the space and giving plants a deeper root zone within which to grow.
- **Free-standing planters**, where space does not allow for raised or cut-out planters, vegetation in these free-standing planters will likely rotate with seasons.
- **A colored concrete plaza** highlights the primary residential area with space for seating, ornamental lighting, and plantings to create an inviting space at entry

*Plant materials will be selected from a palette of plantings found on nearby recent sites and based on successful establishment of plants at those sites.
**Tree species will be chosen in conjunction with the City Forester based on where this block fits in the City's overall urban forestry plan.
240 Park Avenue
Minneapolis, MN
2018-09-06

Design Concept
240 Park Avenue
Minneapolis, MN
2018-09-06

East Elevation

<table>
<thead>
<tr>
<th>METAL</th>
<th>GLASS</th>
<th>BRICK</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>East</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>12,498</td>
<td>15,539</td>
<td>9,730</td>
<td>37,767</td>
</tr>
<tr>
<td>33%</td>
<td>41%</td>
<td>26%</td>
<td>100%</td>
</tr>
<tr>
<td>North</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>10,888</td>
<td>18,440</td>
<td>9,471</td>
<td>38,800</td>
</tr>
<tr>
<td>28%</td>
<td>48%</td>
<td>24%</td>
<td>100%</td>
</tr>
</tbody>
</table>

* Decorative Precast / CMU / Art Wall
8,480 (3215+5265) 22%

North Elevation

<table>
<thead>
<tr>
<th>METAL</th>
<th>GLASS</th>
<th>BRICK</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>West</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>8,125</td>
<td>8,859</td>
<td>4,848</td>
<td>21,833</td>
</tr>
<tr>
<td>37%</td>
<td>41%</td>
<td>22%</td>
<td>100%</td>
</tr>
<tr>
<td>South</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>7,609</td>
<td>9,631</td>
<td>13,303</td>
<td>39,024</td>
</tr>
<tr>
<td>19%</td>
<td>25%</td>
<td>34%</td>
<td>100%</td>
</tr>
</tbody>
</table>

South Elevation

SCALE: 1"=50'-0"