

Land Use Committee – Project/Land use Review and Submittal Form
The Stone Arch Hotel
10/1/15

A. Land Use and Contact Information:

1. Date of DMNA Review Submittal:
 - a. 10/1/15
2. Name of Project and Land use:
 - a. The Stone Arch Hotel – Hotel and Restaurant usage
3. Address of the property and name of adjacent streets:
 - a. Property: 903 Washington Ave S.
 - b. Adjacent Streets: Chicago to the Northeast, 10th Ave to the Northwest
4. Applicant/property owner's name, address, phone, email:
 - a. 903 Washington Partners, LLC, Michael Roess, Chief Manager
 - b. Address: 11935 West River Hills Dr, Burnsville, MN 55337
 - c. Phone: 952-994-3238
 - d. Email: Michael@TheStoneArchHotel.com
5. Applicant/Submitter point of contact's name, address, phone, email: Same as #4 above
6. City Council Ward number and city council member for the ward:
 - a. Ward #3, Member is Jacob Frey
7. Name of City of Mpls. CPED staff reviewer:
 - a. Lisa Steiner
8. City of Mpls. Project file number - unknown

B. Site Data:

1. Existing/proposed primary, overlay zoning districts:
 - a. B4 n
2. Land use designation
 - a. DP - Downtown Parking Overlay District
3. Small area plan - unknown
4. Corridor designation - unknown

C. Background Information:

1. Provide a written description of the proposed project/land use.
 - a. The proposed project consists of a boutique style hotel (The Stone Arch Hotel) that will be attached to the current building and will be situated in the triangular shaped parking lot on the west side of the building. The Stone Arch Hotel is an independently owned and managed boutique hotel offering a distinct alternative for business travelers and upscale guests of Minneapolis. The 121-room hotel will be settled in the vibrant Stadium District of Minneapolis, just a short walk to the Guthrie Theater and the new US Bank Stadium. The Stone Arch Hotel will offer open spaces, including an outdoor patio overlooking US Bank Stadium and a rooftop experience with

breathtaking views of the skyline. The hotel's triangular footprint provides tenants with bright, window-lined spaces, perfectly suited for unique creative opportunities for restaurant and retail ventures. Note that the first level is on grade with Washington Avenue. It is currently a parking lot (~25 spaces) and will turn into a valet area/motor lobby. Valet will have the option to keep limited cars in that space, valet them to our other parking lot East of the building (~30 spaces), or take them to the public ramp across the street. Also of note, Dunn Bros Coffee is in the existing building. We thought they would be a great fit for the 1st level (Valet level), out near the triangle point.

Our second floor, the main lobby level where our main restaurant space will be is on grade with 9th St, out the rear of the hotel just a block and a half to US Bank Stadium. There will be an outdoor patio facing directly down 9th with amazing views of US Bank Stadium. We have intentions of capitalizing on that space seasonal and certainly during events, be it at the stadium or during the Guthrie show season. We also look at 9th St (a dead end stub) as the perfect opportunity to host infamous Minneapolis block parties.

As an independent, boutique hotel, we are very interested in making a statement with our local and independent partners. We plan to engage a local independent restaurant group to partner with us on the restaurant and food service areas and of course, Dunn Brothers is already a part of that plan.

2. Describe the current site and use:
 - a. Currently, the site includes a building in the center of the property surrounded to the east and west by two surface lots. The tenants in the building include Stonebridge Bank, Wasabi Restaurant, Dunn Brothers Coffee, Sanctuary Restaurant and Level Salon.
3. Describe the surrounding properties and land uses:
 - a. The surrounding properties include a large surface lot to the south and west. Across from the property is a municipal parking lot on 9th Ave and the A-Loft hotel. To the east of the property is Periscope, a local marketing and advertising agency.
4. Identify the permits, variances and all other approvals needed for this project:
 - a. This project will need to garner approval from the City Planning Commission in which a side yard variance will be requested so that the building may be built on or closer to the lot line. Currently, there is a 15-foot side yard setback required. We are working closely with our neighbor to the south to cooperate on this variance. Building permits will need to be obtained as well.

5. Identify if Minneapolis HPC approval is needed:
 - a. HPC approval is not required.
6. Identify if demolition of a building/s is proposed:
 - a. Demolition of a building is not proposed.

D. Site Plan Information

1. Architectural design and materials:
 - a. Propose architectural designs are attached.
 - b. Building height.
 - i. Proposed building height is 10 stories
 - c. Site Access and circulation for pedestrians, vehicles and service.
 - i. The site access and pedestrian traffic will not change for the most part. Vehicles will enter the property in the same location they do today in to a valet parking lot. Entry to the hotel will exist on Washington Avenue and through the valet lot. Deliveries will occur at the back of the building from 9th Avenue. See attached plans for visual detail.
 - d. Landscape design and screening:
 - i. TBD
 - e. Site hardscape design:
 - i. TBD
 - f. Site storm water drainage/retention
 - i. TBD
 - g. Impact on existing views:
 - i. Since flat parking lots surround the building, there will be no impact on existing views.
 - h. Parking for vehicles and loading docks.
 - i. See attached plans for visual details
 - i. Parking for bicycles
 - i. TBD
 - j. Signage
 - i. TBD
 - k. Lighting
 - i. TBD

E. Proposed Project Schedules:

- a. Public and private entitlements and approval steps. List the specific approvals and their sequence.
 - i. The use for the property is a permitted use within the B4 n zoning district. We will be meeting with neighborhood groups, the submit to the city of Minneapolis PDR, then subsequently the Minneapolis City Planning Commission and City Counsel.
- b. Construction schedule.
 - i. It is our goal to break ground on this project in the early spring with a 12-month construction schedule. We've engaged two

separate contractors experienced in downtown development and have obtained preliminary bids from each.

F. Letter to Neighborhood Group

- a. See attached

G. Attachments

- a. See attached

October 1, 2015

DMNA
40 S 7th St, Suite 212, PMB 712
Minneapolis, MN 55402

Re: The Stone Arch Hotel

To: DMNA Land Use Committee,

Thank you in advance for your time reviewing this exciting new project in the up and coming Stadium District of downtown Minneapolis. It is a dynamic time in this neighborhood and we are pleased to share with you our plans for The Stone Arch Hotel. The proposed project consists of a boutique style hotel that will be attached to the current building and will be situated in the triangular shaped parking lot on the west side of the building situated at 903 Washington Ave S. The Stone Arch Hotel is an independently owned and managed boutique hotel offering a distinct alternative for business travelers and upscale guests of Minneapolis. The 121-room hotel will be settled in the vibrant Stadium District of Minneapolis, just a short walk to the Guthrie Theater and the new US Bank Stadium.

The Stone Arch Hotel will offer open spaces, including an outdoor patio overlooking US Bank Stadium and a rooftop experience with breathtaking views of the skyline. The hotel's triangular footprint provides tenants with bright, window-lined spaces, perfectly suited for unique creative opportunities for restaurant and retail ventures. Note that the first level is on grade with Washington Avenue. It is currently a parking lot (~25 spaces) and will turn into a valet area/motor lobby. Valet will have the option to keep limited cars in that space, valet them to our other parking lot East of the building (~30 spaces), or take them to the public ramp across the street. Also of note, Dunn Bros Coffee is in the existing building. We thought they would be a great fit for the 1st level (Valet level), out near the triangle point.

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As an independent, boutique hotel, we are very interested in making a statement with our local and independent partners. We plan to engage a local independent

restaurant group to partner with us on the restaurant and food service areas and of course, Dunn Brothers is already a part of that plan.

There are currently no HPC approvals needed for this project to move forward. The use for the property is a permitted use within the B4 n zoning district. We will be meeting with neighborhood groups, then submit to the city of Minneapolis PDR, then subsequently the Minneapolis City Planning Commission and City Counsel.

The address of the proposed property is 903 Washington Ave S, Minneapolis, MN 55402.

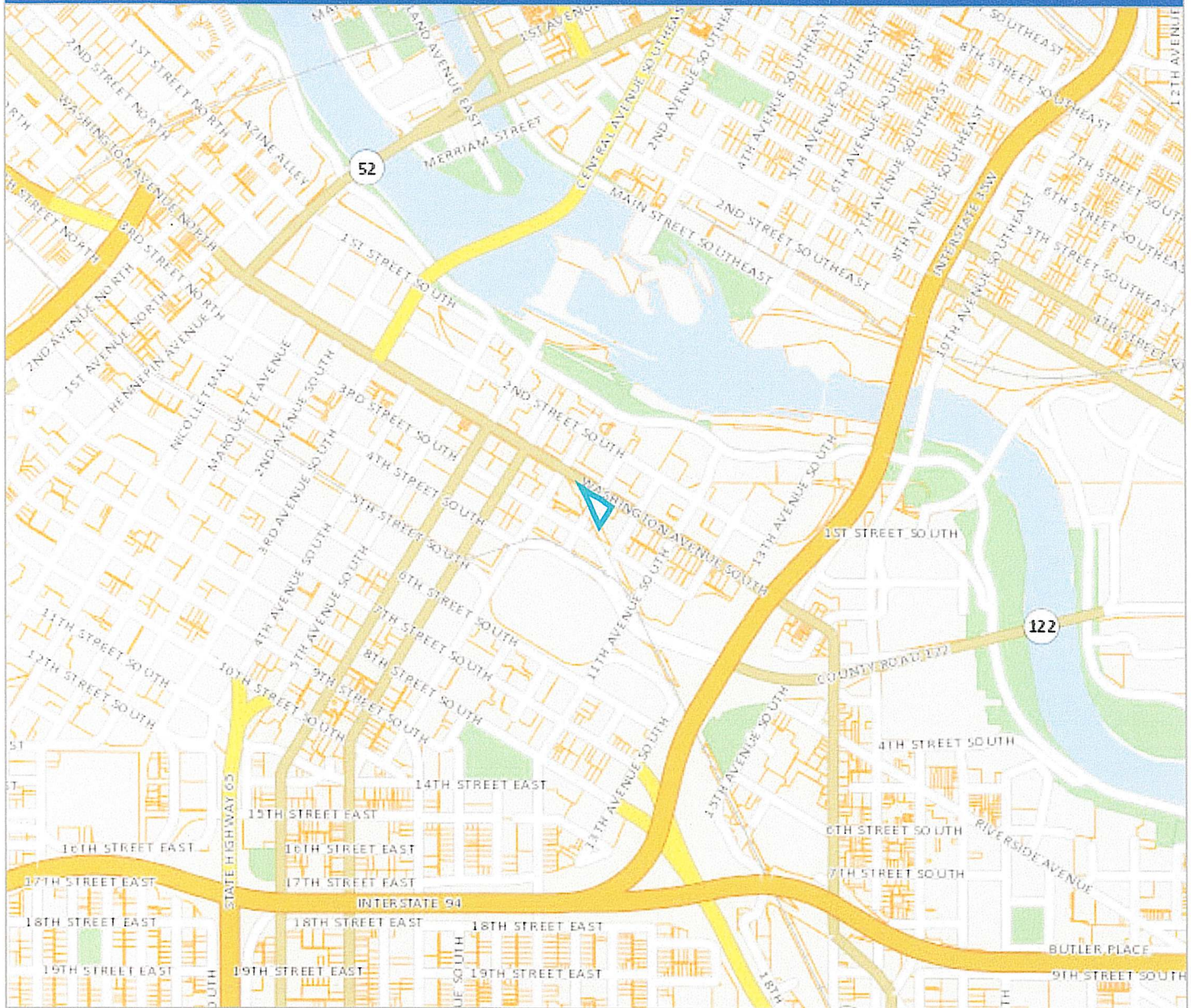
Sincerely,

903 Washington Partners, LLC
Michael Roess – Chief Manager
11935 West River Hills Drive
Burnsville, MN 55337
Ph 952-994-3238
Michael@thestonearchhotel.com



Interactive
Maps

Property
Map



Parcel ID: 26-029-24-12-0081

Owner Name: 903 Wash Partners Llc Et Al

Parcel Address: 901 Washington Ave S
Minneapolis, MN 55415

Property Type: Commercial-Preferred

**Home-
stead:** Non-Homestead

A-T-B: Torrens

Market Total: \$3,077,800

Tax Total: \$128,934.62
(Payable: 2015)

Sale Price: \$2,000,000

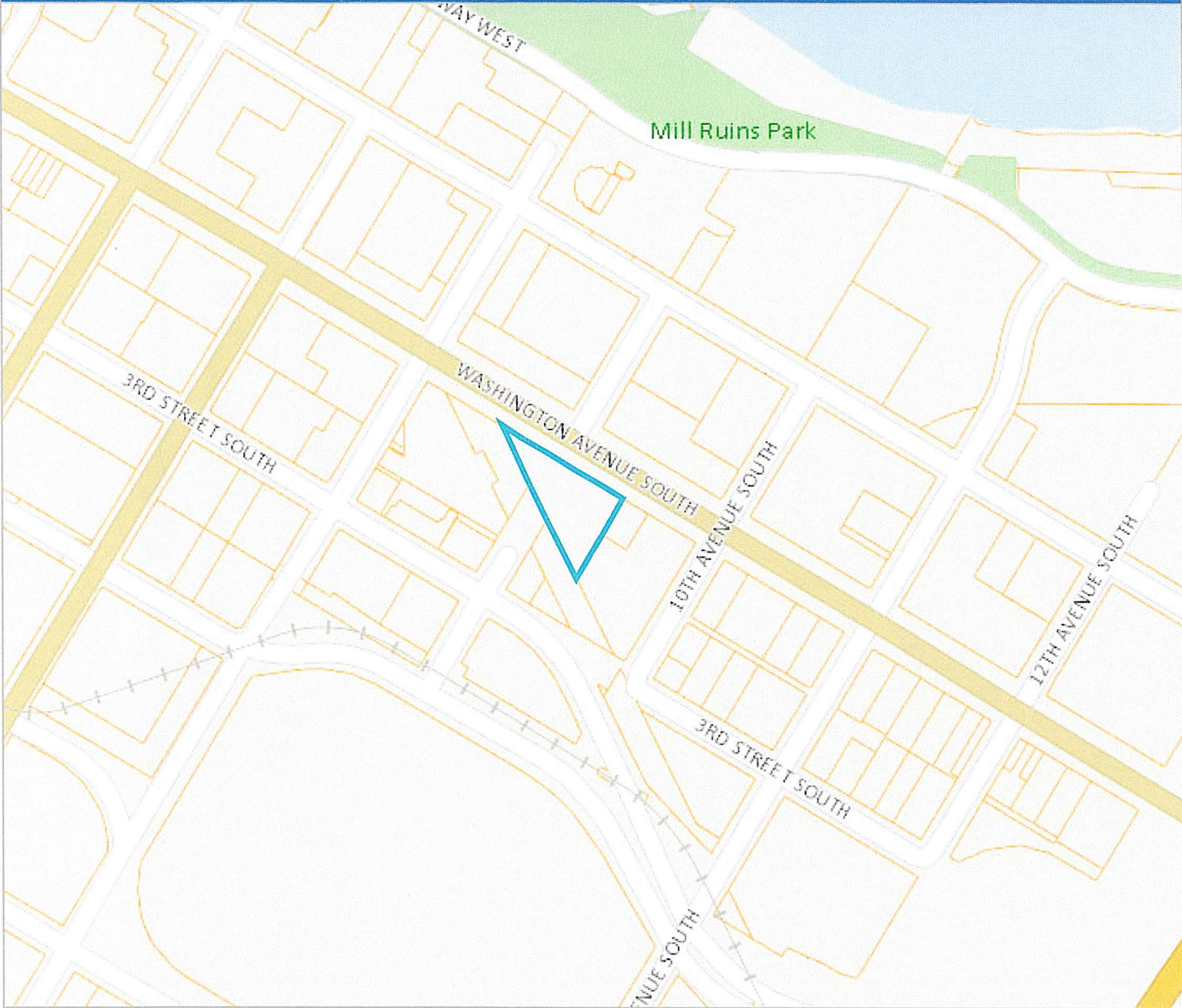
Sale Date: 05/2004

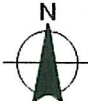
Map Scale: 1" ≈ 1600 ft.

Print Date: 10/1/2015



This map is a compilation of data from various sources and is furnished "AS IS" with no representation or warranty expressed or

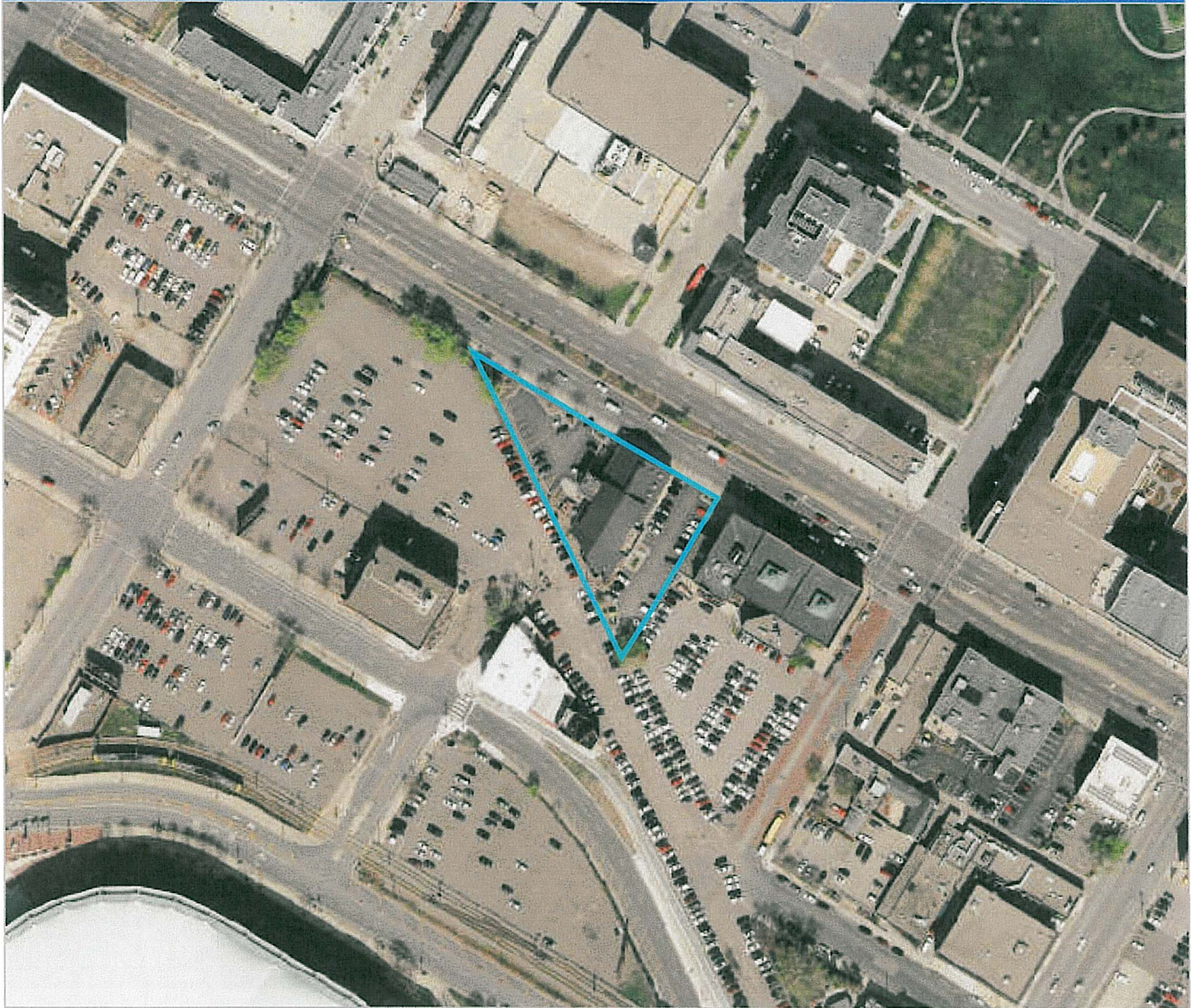


Parcel ID: 26-029-24-12-0081	A-T-B: Torrens	Map Scale: 1" ≈ 400 ft.	
Owner Name: 903 Wash Partners Llc Et Al	Market Total: \$3,077,800	Print Date: 10/1/2015	
Parcel Address: 901 Washington Ave S Minneapolis, MN 55415	Tax Total: \$128,934.62 (Payable: 2015)	This map is a compilation of data from various sources and is furnished "AS IS" with no representation or warranty expressed or	
Property Type: Commercial-Preferred	Sale Price: \$2,000,000		
Home- stead: Non-Homestead	Sale Date: 05/2004		



Interactive
Maps

Property
Map



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Parcel Address: 901 Washington Ave S
Minneapolis, MN 55415

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**Home-
stead:** Non-Homestead

A-T-B: Torrens

Market Total: \$3,077,800

Tax Total: \$128,934.62
(Payable: 2015)

Sale Price: \$2,000,000

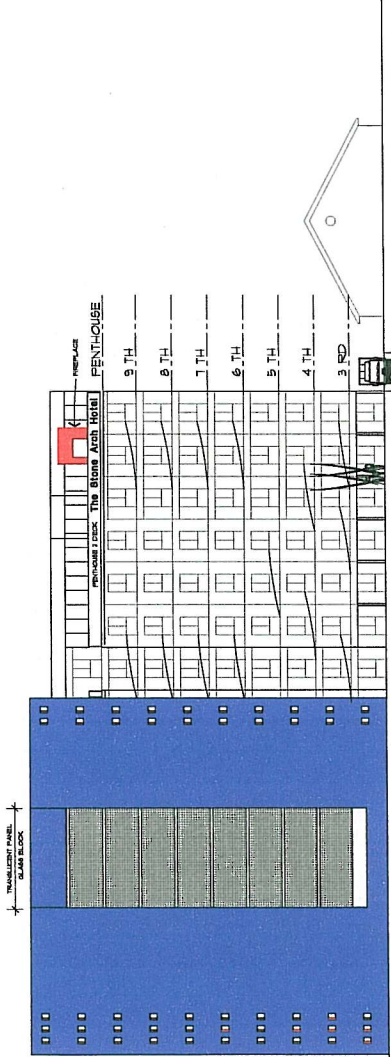
Sale Date: 05/2004

Map Scale: 1" ≈ 200 ft.

Print Date: 10/1/2015



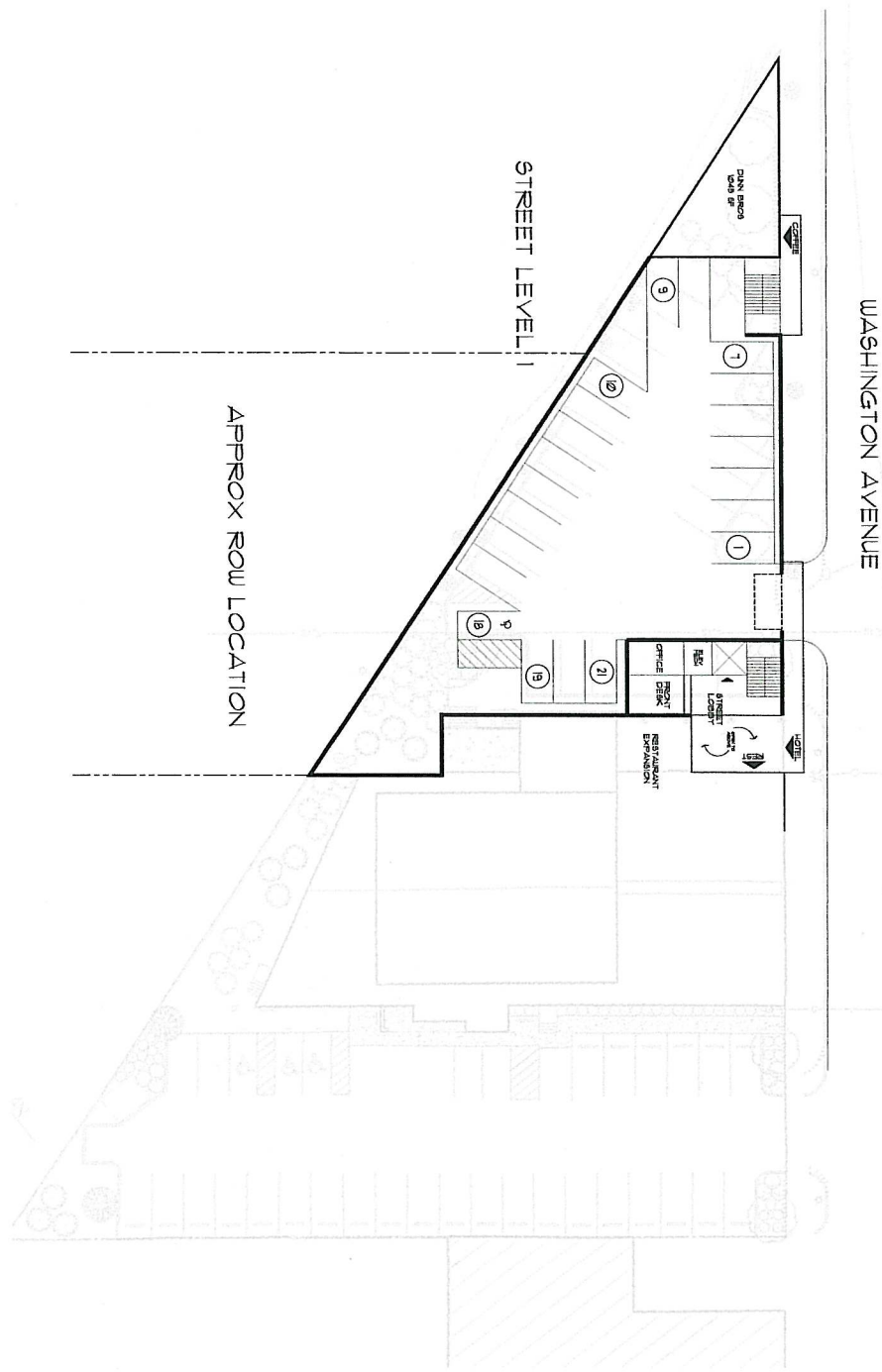
This map is a compilation of data from various sources and is furnished "AS IS" with no representation or warranty expressed or



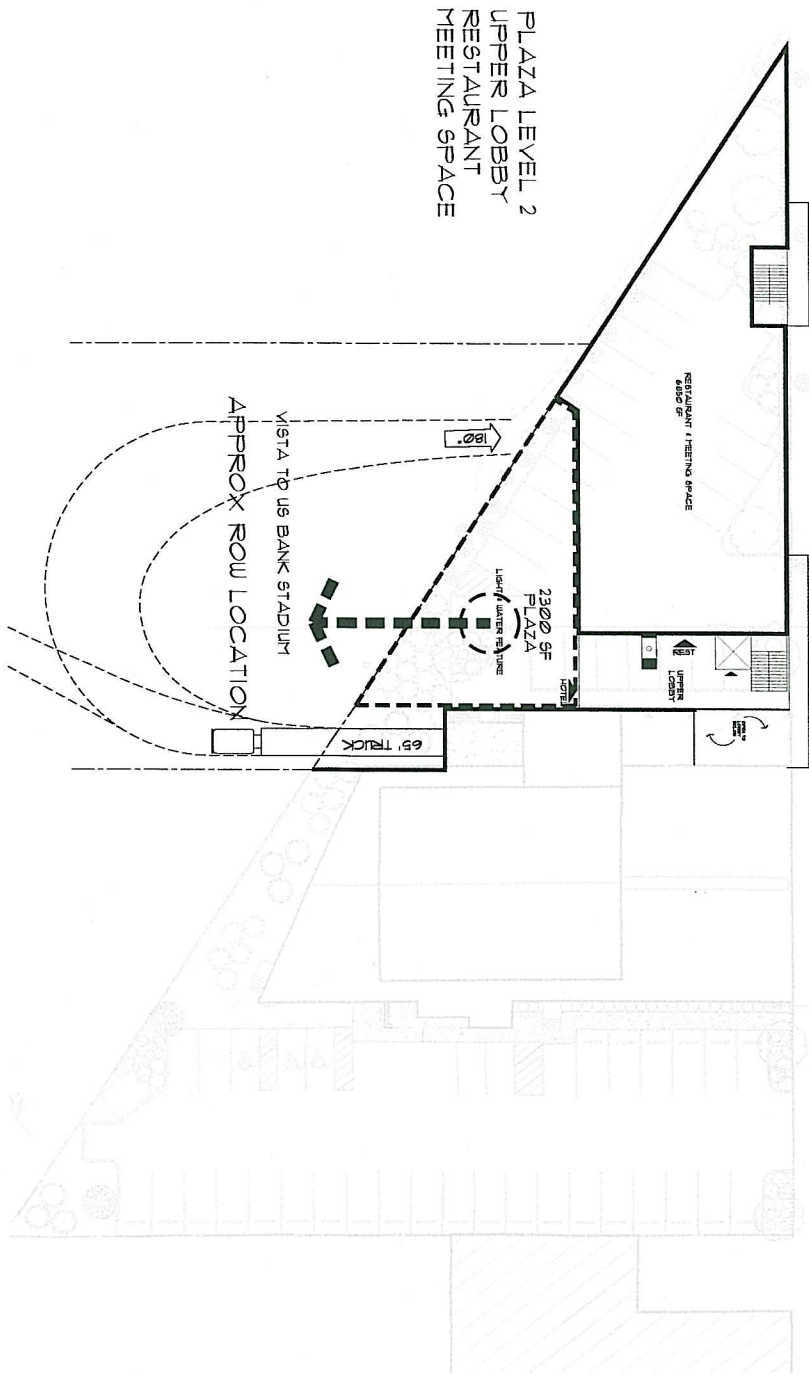
1 PLAZA ELEVATION - SOUTH - 9TH AVENUE SOUTH
 1/8" = 1'-0"



2 STREET ELEVATION - NORTH - WASHINGTON AVENUE
 1/8" = 1'-0"

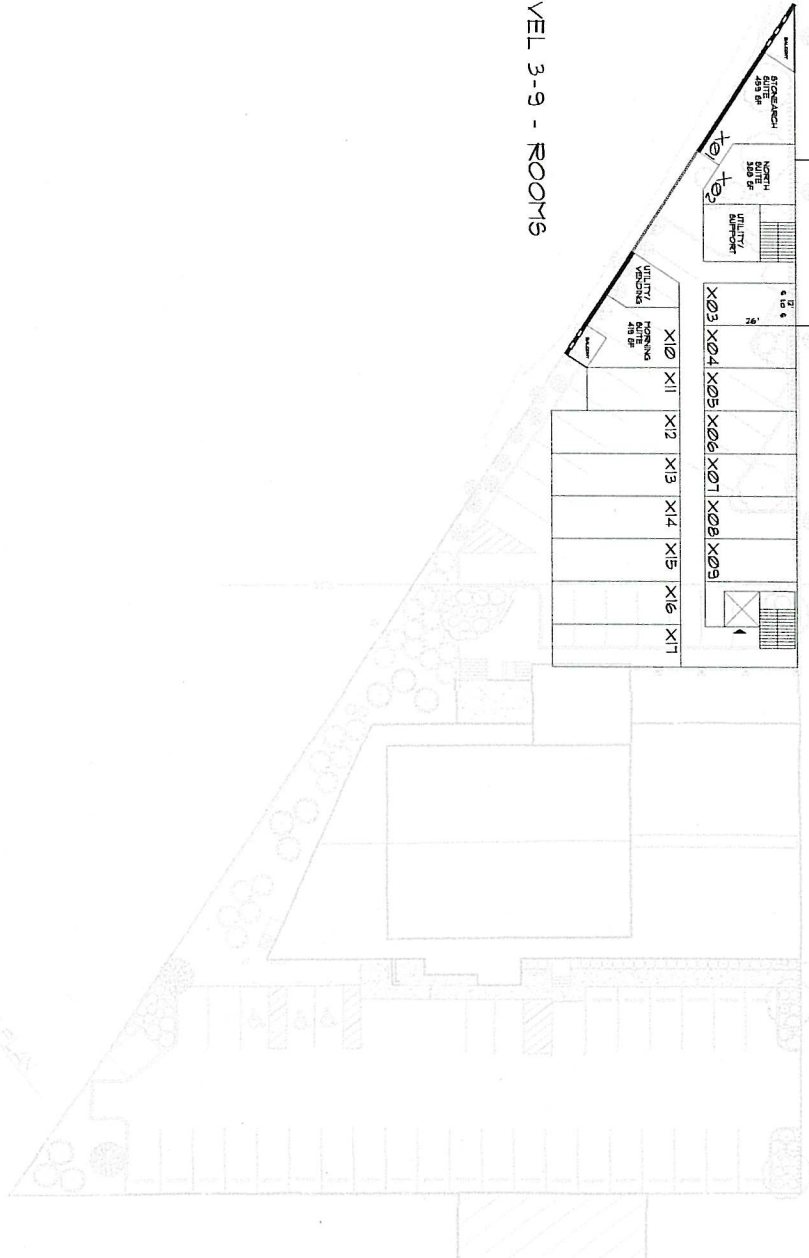


1 CONCEPTUAL STREET LEVEL FLOOR PLATE - WASHINGTON AVENUE
1/8" = 1'-0"



1 CONCEPTUAL PLAZA LEVEL FLOOR PLATE
1/8" = 1'-0"

LEVEL 3-9 - ROOMS



1 CONCEPTUAL LEVELS 3-6 FLOOR PLATE
1/8" = 1'-0"

DRAWN BY: [blank]
CHECKED BY: [blank]
DATE ISSUED: [blank]
SCALE: AS NOTED
SHEET NO.: 13127

A300

SHEET 07

HOTEL SCHEMATIC DESIGN STUDIES
903 WASHINGTON AVE
MINNEAPOLIS, MN

CONCEPTUAL LEVELS 3-6 FLOOR PLATE

reprise
DESIGN
Architecture, Inc.
12000 Portland Avenue South
Suite 100, Portland Corporate Center
Portland, MN 55103
Phone: (612) 251-4042
Fax: (612) 251-4043

PENTHOUSE LEVEL 10



1 CONCEPTUAL LEVEL 7 PENTHOUSE
1/8" = 1'-0"

DRAWN BY:
 CHECKED BY:
 DATE ISSUED:
 SCALE:
 SHEET NO.:
 15187

A400

SHEET OF

HOTEL SCHEMATIC DESIGN STUDIES

903 WASHINGTON AVE
MINNEAPOLIS, MN

CONCEPTUAL LEVEL 7 PENTHOUSE

reprise
 Architecture, Inc.
 12401 Portland Avenue
 Suite 100, Portland, Maine 04106
 Phone: (207) 253-4042
 Fax: (207) 253-4043