

DATE: Feb. 5, 2016
TO: Downtown Minneapolis Neighborhood Association
FROM: Deb Brandwick
RE: **Legacy**
13th Street & 2nd Avenue South
Minneapolis, MN 55415

A. Land Use and Contact Information:

1. Submitted Feb. 5th, 2016
2. Legacy.
Condominium development.
3. 13th St. and 2nd Avenue South (address has not yet been assigned.
4. Riverdale Ventures, LLC
Jim Stanton
3200 Main St. NW, #300, Coon Rapids, MN 55448
763.421.3500
jstanton@shamrockcompanies.com
5. Deb Brandwick, Oertel Architects
1795 St. Clair Avenue
St. Paul, MN 55105
651.696.5186, ext. 315
dbrandwick@oertelarchitects.com
6. City Council Ward #3
Jacob Frey
7. City Planner, Hilary Dvorak
8. Unknown

B. Site Data

1. Current zoning is I1. Requesting rezoning to C3A.
Overlay Districts - DH, DP, IL
2. Mixed Use
3. Historic Mills District
4. Unknown / NA

C. Background Information:

1. The proposed project includes 374 condominium units with enclosed/below grade parking. No retail use is planned. The site also includes a dog run enclosure and a playground. Building amenities include a pool, spa, green roof with lawn bowling, game room, exercise room, community room, shared office space, and dog grooming area.
2. Current site includes the now vacant Cenveo building and a surface parking lot.
3. Surrounding properties:
 - NW – Stonebridge (condos)
 - SW – Three story commercial building
 - SE – U of M building and parking ramp
 - NE – Red Cross building
4. Rezoning from I1 to C3A. Remove IL Overlay District
CUP to increase height from 84' to 155'
Parking variance to increase from 636 to 697 enclosed spaces.
5. No HPC approval required.
6. Existing Cenveo building will need to be demo'd.

D. Site Plan Information:

1. Building façade materials to include stone, multi-toned metal panel, wood grain phenolic panel, fiber cement panels and aluminum window wall.
2. Building height proposed at 121' at 2nd Street Elevation. 165' at NE elevation due to three story step in building, and 10' drop in grade.
3. A porte cochere is proposed at the front entry on 2nd St. with a walkway for pedestrians and sized for moving truck access. Two vehicle access points along 13th Avenue, one for access to street level guest parking and the second for below grade resident parking. A fifth curb cut is proposed for utility access.
Accessible pedestrian access provide from three building access points and public sidewalk to dog run and playground areas.
4. The dog run/playground area to be landscaped with shade trees and coniferous trees for a wind block and visual block at utility area. Shrubbery proposed against building. Enhanced landscaping to be provided in setback area along 13th. Landscape design is in progress by Alliant Engineering.
5. Paving at all drive area and public sidewalks proposed to be decorative/colored concrete. Exact design tbd.
Generator area to be screened with decorative expanded mesh panels. Exposed areas of parking level to include green screen material with vines.
6. Below ground storm water tanks to be located in NE area (low point) of site. Storm water also held in areas of green roof, and held on tower roof by flow rate control drains.

7. The commercial building to the SW has very few windows facing the project site. The U of M building to the SE will retain its major views toward the main campus and views towards the river. Due to grade differential, the Red Cross building views do not extend beyond the current Cenveo building. Stonebridge major views are towards the river and Gold Medal park. Stonebridge views towards the 35W bridge will be limited.
 8. The porte cochere provides an area for moving trucks. No other loading/unloading anticipated. Enclosed parking will be provided for all residents plus a minimum of 8 guest parking stalls. An increase in the parking ratio is requested from 1.7 to 1.82 to allow additional guest parking and resident parking stalls.
 9. Bike racks are to be provided in the resident parking areas. A combination of group bike racks and individual wall mounted racks will be provided.
 10. One building sign is anticipated near the entry on 2nd Street. Approximately 4'x16' in size.
 11. City standard street lighting will be provided along 2nd and 13th. Down lights will be provided at the porte cochere along with decorative wall sconces near the entry doors. Pole mounted lights will be provided at the pool deck per code, along with bollard style path lights at the green roof area.
- E. Proposed Project Schedules:
1. Land has been purchased.
1st Committee of the Whole meeting on February 11th. Remainder of Planning Commission and PDR process yet to be completed.
 2. Not yet developed.
- F. Letter to the Neighborhood Group.
See attached.
- G. Attachments:
- Site Map 1
 - Site Map 2
 - Aerial Photo
 - Site Plan
 - Landscape Plan - Not included. Design in progress by Alliant Engineering.
 - Renderings and Cad Elevations
 - Hardscaping – Notes on site plan. Design in progress.
 - Signage – See renderings and elevations. One sign anticipated.