

**Date:** February 5, 2016

**TO:** Downtown Minneapolis Neighborhood Association  
Minneapolis Planner

**FROM:** Deb Brandwick  
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**RE:** Legacy

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## PROJECT SUMMARY

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**Developer:** Riverdale Ventures, LLC Inc. is proposing to construct its tenth condominium project in downtown Minneapolis. The first six are located in the North Loop (Lindsay Lofts, Rock Island Lofts, 212 Lofts, Security Warehouse Lofts, 5<sup>th</sup> Avenue Lofts and Riverwalk), one in Downtown East (Portland Tower) and two previous in the Mill City District (Bridgewater and Stonebridge)

**Location:** The site is on the corner of 13<sup>th</sup> Avenue and 2<sup>nd</sup> Street S. The site is currently occupied by the now empty Cenveo building and a 148 stall surface parking lot. The site contains approximately 186,121 s.f. (4.273 acres). There are also power lines (12 total) along the 13<sup>th</sup> Avenue property line that may impact the development.

**Zoning:** The parcels are zoned I1 with DH, DP and IL overlays. The developer will be requesting to rezone to C3A

**Building Description:** The proposed project is a residential project including 374 condominium units in twelve (14) stories with the units in the building as follows:

First Floor:	24 Units
Second Floor:	26 Units
Third-11th Floors:	33 Units/Floor
12 <sup>th</sup> -14th Floors:	9 Units/Floor
<b>Total Units:</b>	<b>374 Units</b>

No commercial use is proposed. Although the unit floor plans have not been finalized the units will range in size from approximately 950 to 3,900 square feet. The exterior of the project is proposed to be stone, glass, metal panel, phenolic (wood grain) panel and fiber cement composite panels and will compliment both the Bridgewater and Stonebridge projects.

**Building Details:** The allowable Floor Area Ratio is 4.0. The site contains 186,121 square feet and the proposed project includes 725,326 square feet of above grade square footage resulting in a FAR of the proposed project of 3.89.

**Amenities:** The proposed project includes a playground, pet exercise area, pool and spa, bike racks, a community room, game room, green roof, lawn bowling and an exercise room.

**Parking:** The proposed project includes three (3) levels of underground parking with a total of 697 parking stalls (8 guest stalls, 14 handicap stalls and 675 residential stalls). As part of the application for this property, Shamrock Development will be requesting an increase in the allowable parking ratio from 1.7 to 1.82.

**Applications Required:**

Rezoning from I1 to C3A. Remove IL Overlay District

CUP to increase height from 84' to 155' (May pursue PUD)

Parking variance to increase from 636 to 697 enclosed spaces. (May pursue PUD)

Site Plan Review