



MEMORANDUM

TO: City Planning Commission, Committee of the Whole
FROM: [Becca Farrar- Hughes](#), Senior City Planner, (612) 673-3594
DATE: October 30, 2014
SUBJECT: Portland & 8th – 516 8th Street South

The applicant, Portland Tower, LLC, proposes to construct a new 17-story, condominium building that includes an approximate 3,000 square foot ground level retail/commercial space and provides a total of 344 parking spaces to serve the proposed building and the existing Sexton building located on the adjacent parcel to the north (521 7th Street South). The subject parcel is currently vacant. The property is zoned B4N (Downtown Neighborhood) District and is located in the DP (Downtown Parking) Overlay District.

The proposed project consists of the following:

- Below grade: Three levels of underground parking. This parking would be reserved for the residential condominium owners in the adjacent Sexton building.
- At grade: A retail/commercial space, ground level lobbies for both the proposed building and the Sexton building (to access the parking), amenity space including a community room and exercise room for the proposed development as well as parking located interior to the building to serve the retail/commercial use and residential guest parking.
- Floors 2-5: Four full levels of fully enclosed above-grade parking for the proposed condominium building. The floors also include mechanical systems and storage lockers.
- Floors 6-17: Residential units, with ten units per floor on floors 6-13 and eight units per floor on floors 14-17. Rooftop amenity space is planned on floor 6.

The exterior materials proposed on the new building include two types of brick and various colors of metal panels. The base of the building as proposed would consist of storefront glazing with dark gray brick. The exposed parking floors would be fully enclosed with various colors of metal panel with some window openings and the remainder of the building's exterior would be composed of red brick.

Formal land use applications have been submitted and the project is scheduled for the November 10, 2014, City Planning Commission meeting. The following land use applications are required based on the proposed development:

- (1) Conditional Use Permit to allow an increase in height in the B4N District from 10 stories or 140 feet to 17 stories or approximately 177 feet;
- (2) A variance of the west interior side yard setback requirement from 15 feet to 10 feet for the residential floors;
- (3) A variance of the maximum parking requirement;

- (4) Site plan review to allow for the construction of a new 17-story, condominium building that includes a ground level commercial space and provides a total of 344 parking spaces to serve the proposed building and the existing Sexton building located on the adjacent parcel to the north (521 7th Street South). The property is zoned B4N (Downtown Neighborhood) District and is located in the DP (Downtown Parking) Overlay District.

PROJECT DESCRIPTION

Date: October 8, 2014

TO: Ms. Becca Farrar
Minneapolis City Planner

FROM: Lynn Leegard
Portland Tower, LLC

RE: Project Description
Portland and 8th Street S., Minneapolis

Developer: Portland Tower, LLC (“Portland Tower”) is proposing to construct a new condominium project in downtown Minneapolis. Mr. James Stanton, the owner of Portland Tower has constructed eight other condominium projects in Minneapolis. The first six were located in the North Loop (Lindsay Lofts, Rock Island Lofts, 212 Lofts, Security Warehouse Lofts, 5th Avenue Lofts and Riverwalk). The two most recent projects were located in the Mill City District (Bridgewater and Stonebridge).

Location: On August 15, 2014 Portland Tower acquired from Rock Properties Management, LLC the parcel of land located on the corner of Portland and 8th Street S. Specifically the address of the parcel is:

516 8th Street S., Minneapolis, MN

The parcel contains approximately .62 acres (27,225 square feet). The property is currently vacant.

Historic Preservation: There is no historic preservation concern since the property is currently vacant.

Zoning: The property is currently zoned B4-N with the overlay district of DP. The proposed project will not require any re-zoning.

Building Description: The proposed project includes both parking and residential units. The residential units are located on twelve (12) floors (Floors 6-17) and includes 112 condominiums. There is no maximum residential unit requirement. The residential floors contain ten (10) units per floor on floors 6-13 and eight units per floor on floors 14-17. The first floor will contain a commercial space along with the community room and exercise room, an office, mail room and package room all for the use by the condominium owners. Although the unit floor plans have not been finalized the units will range in size from approximately 1100 to 1680 square feet. The exterior of the project is red brick, three-tone tan metal panel for above-ground parking, black and clear anodized aluminum window frames and will be consistent in design with previous projects such as Bridgewater and Stonebridge.

Building Details: Under B4-N zoning, the minimum Floor Area Ratio is 2.0 for a minimum required FAR of 54,450 square feet. The site contains 27,225 square feet and the proposed project includes 337,975 total square feet of above grade square footage and 193,152 square feet of above grade residential square footage which exceeds the minimum amount required.

Amenities: The proposed project includes a community room including a kitchen, an exercise room, bike storage and roof-top deck.

Parking: The proposed project includes parking that will be located on three (3) underground levels and five (5) floors above ground. The three (3) underground parking levels will be reserved for the residential condominium owners in the Sexton Association. The first floor parking will be reserved for the commercial tenant and residential guest parking and the parking on floors 2-5 will be reserved for owners in the new condominium project. (Please see Letter of Findings for Parking Variance).

New Signage: At this time the final signage for the proposed project has not been designed however all signage will comply with the city code.

Applications: As part of the project Portland Tower has filed with the City a Land Use Application including a CUP for height and variance for parking.



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PORTLAND & 8th

MINNEAPOLIS, MN

PLANNING COMMISSION
SUBMITTAL
OCTOBER 8, 2014

C.O.W. SUBMITTAL
OCTOBER 22, 2014

PROJECT NUMBER: 14-18

DATE ISSUED:

DRAWN BY: DLB

CHECKED BY: JLO

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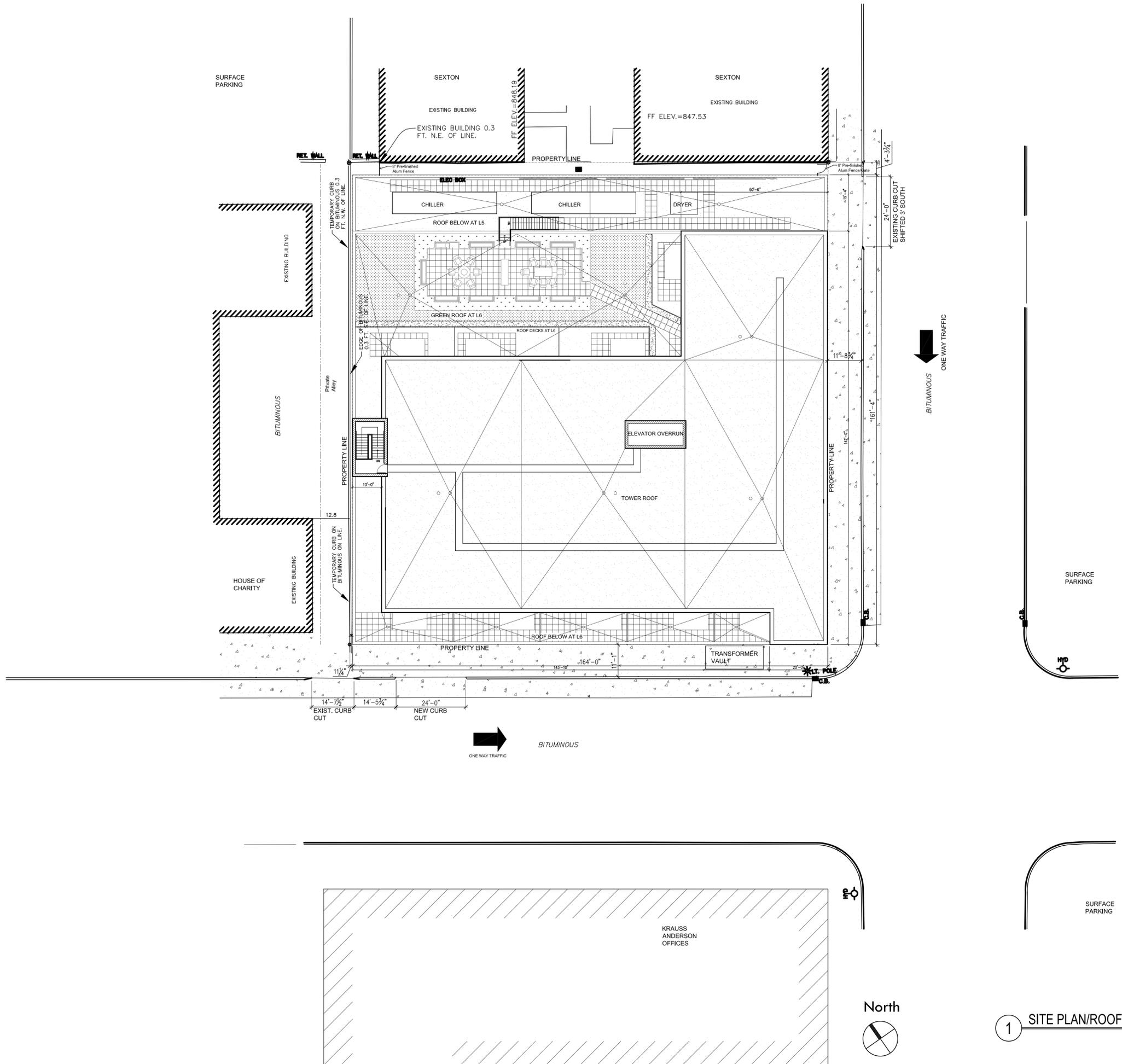
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SHEET NO:

A0.0



1 SITE PLAN/ROOF PLAN

1/16" = 1'-0"



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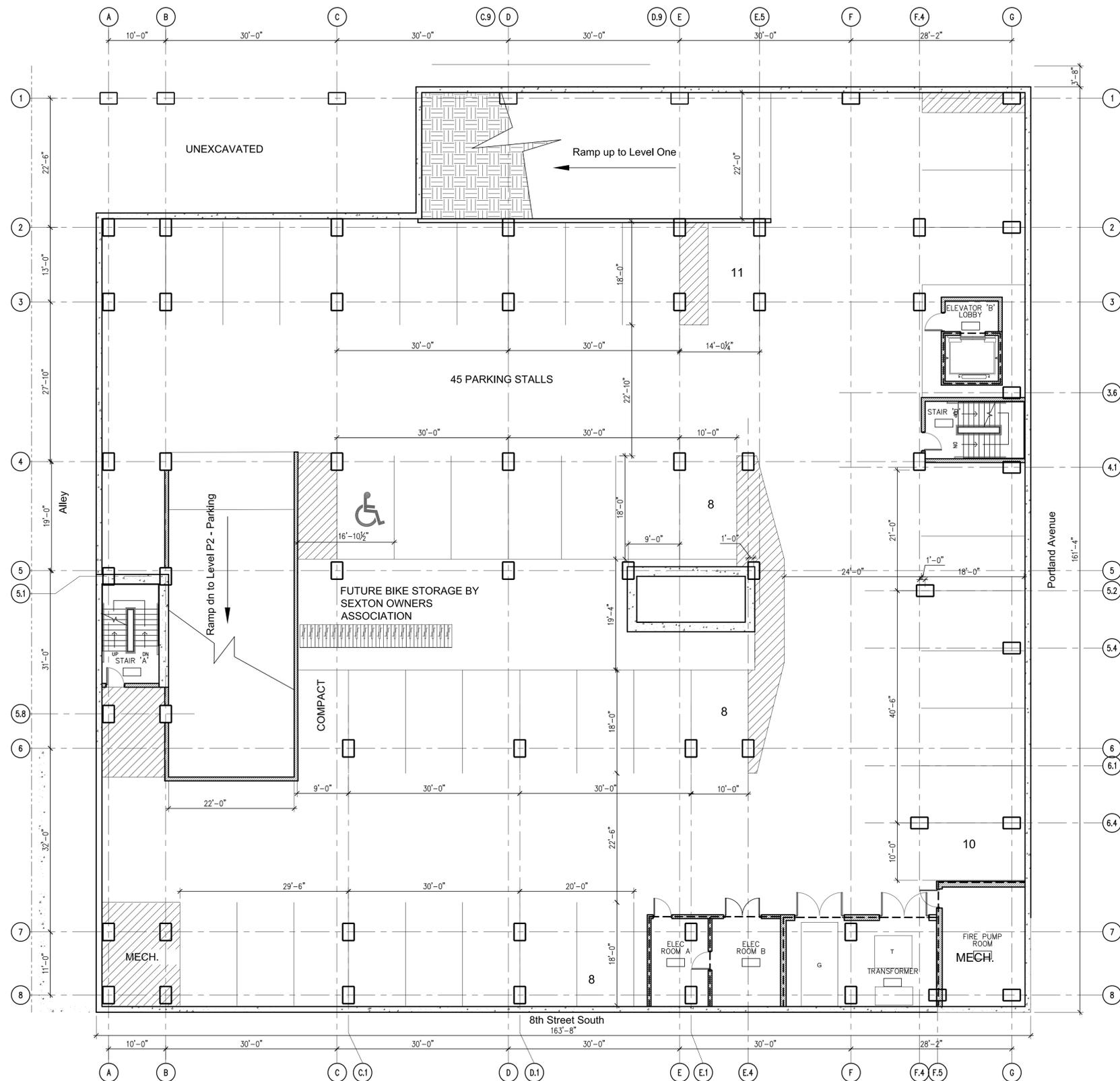
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SHEET NAME:

SHEET NO:

A0.1



1 LEVEL P1 OPTION

North



1" = 10'



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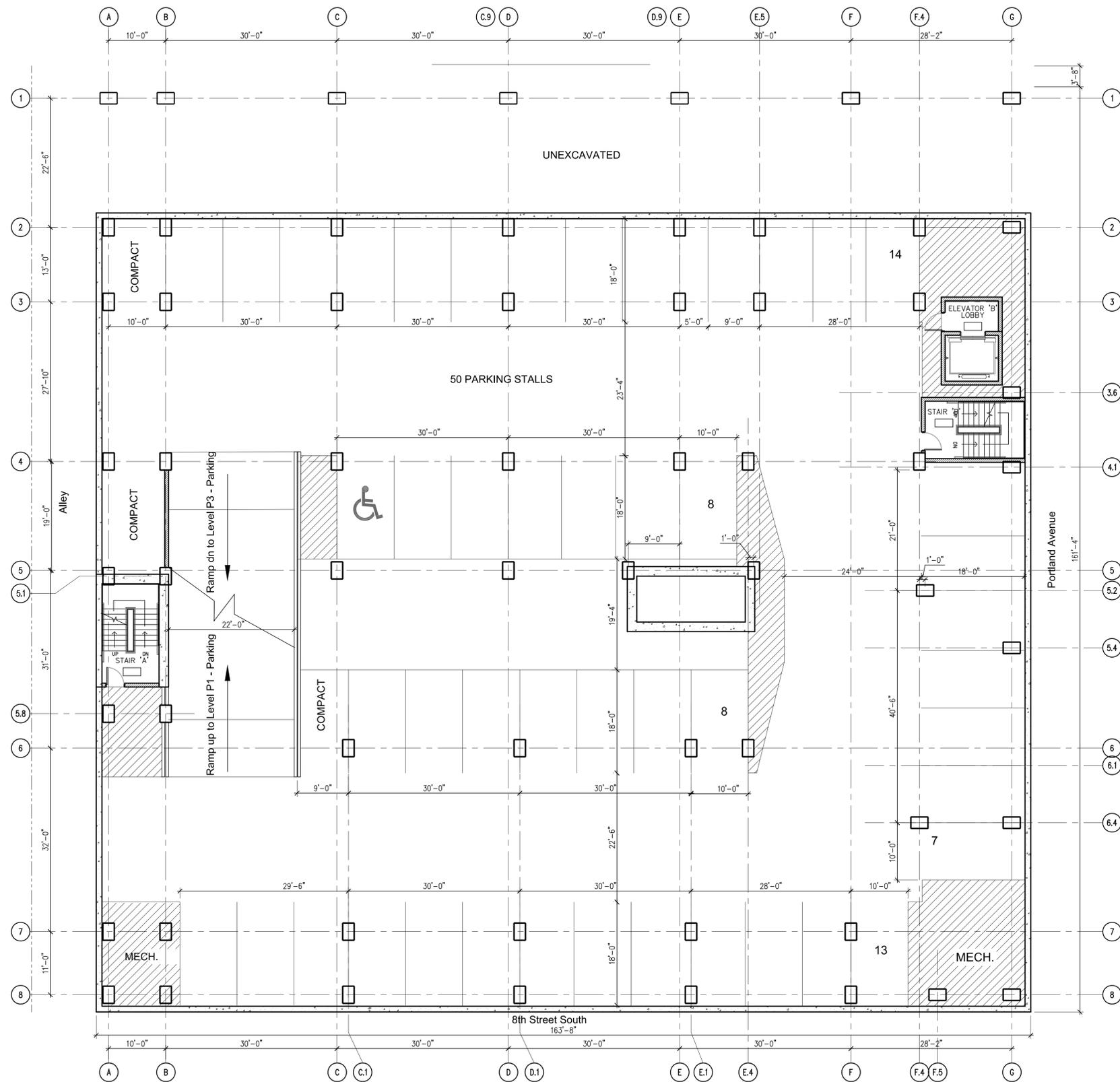
DATE: _____

REGISTRATION: _____

SHEET NAME:

SHEET NO:

A0.2



1 LEVEL P2 OPTION

North



1" = 10'



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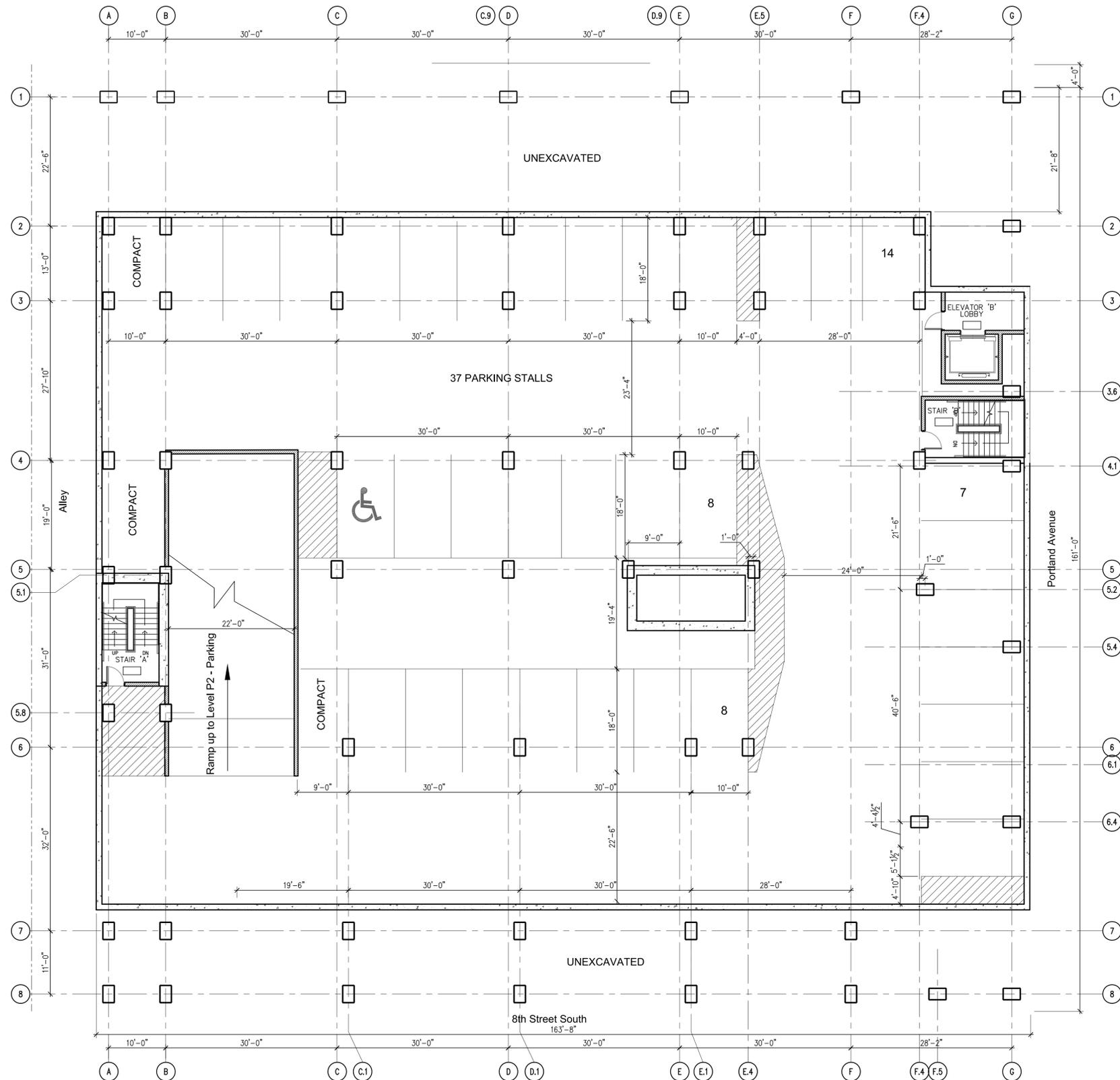
DATE: _____

REGISTRATION: _____

SHEET NAME:

SHEET NO:

A0.3



1 LEVEL P3 OPTION

North





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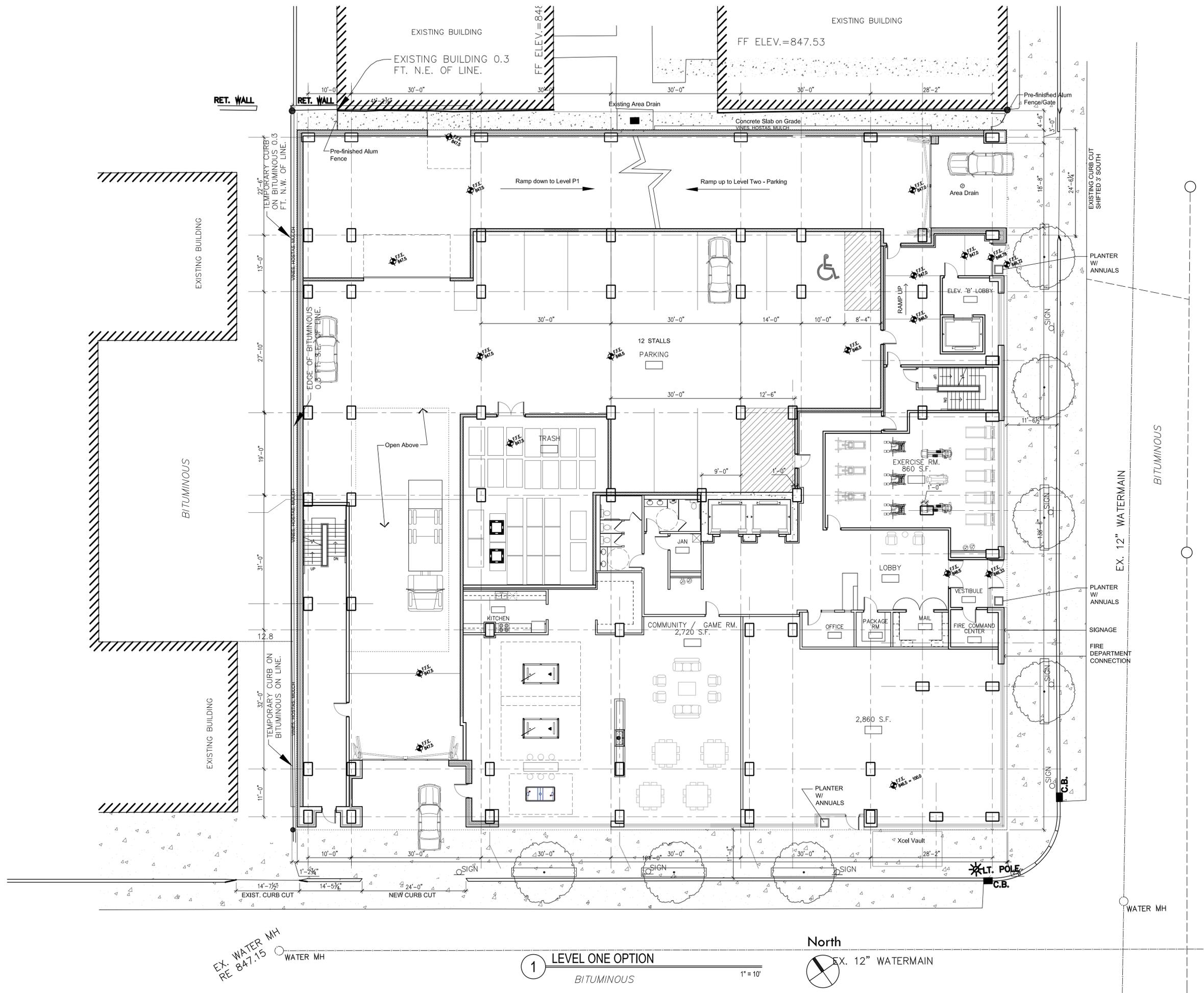
DATE _____

REGISTRATION _____

SHEET NAME:

SHEET NO:

A1.1



1 LEVEL ONE OPTION

BITUMINOUS

1" = 10'

North



EX. 12" WATERMAIN

EX. WATER MH
RE 847.15

WATER MH



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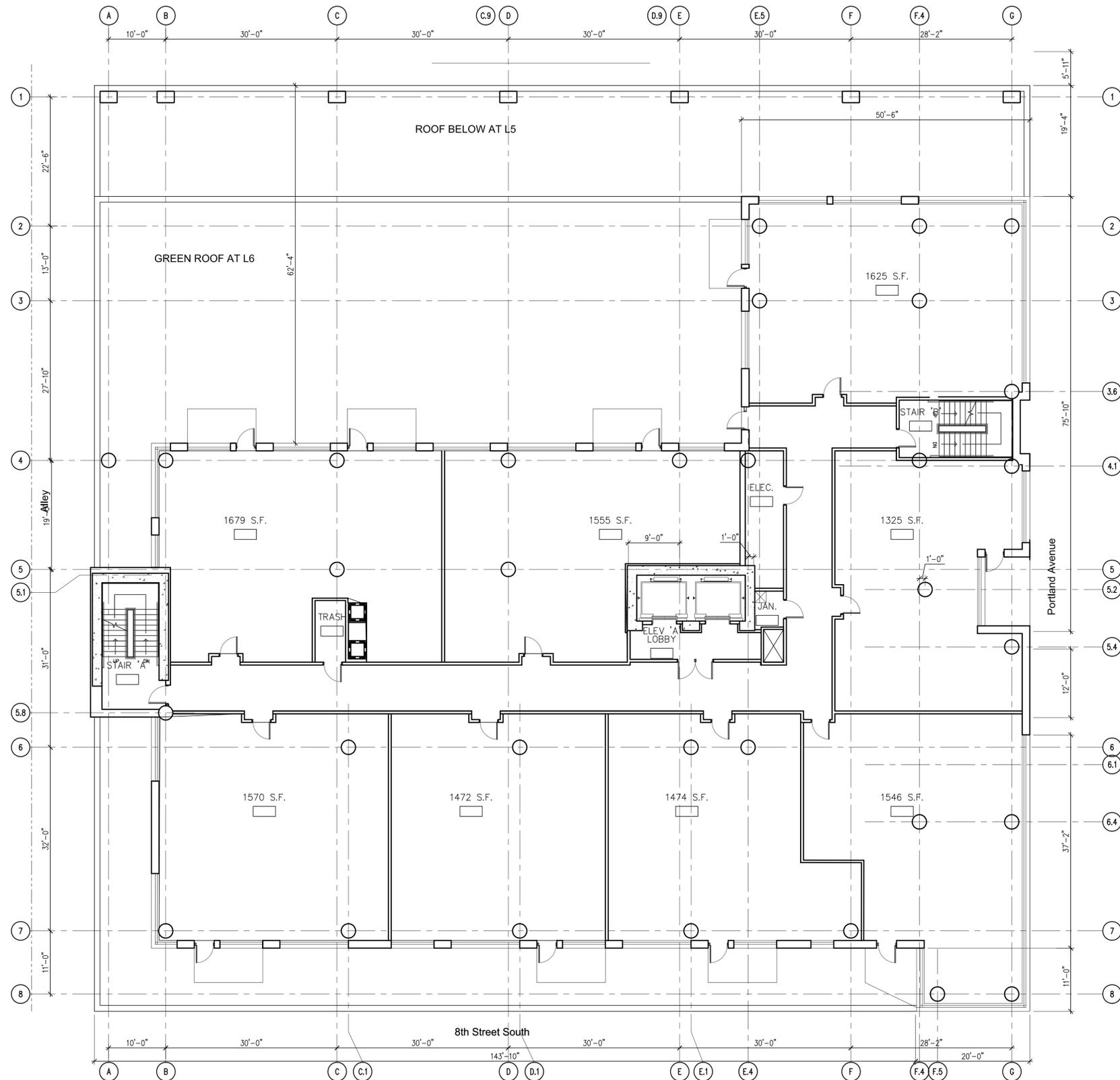
DATE: _____

REGISTRATION: _____

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SHEET NO:

A1.14



1 L14-L17

North



1" = 10'



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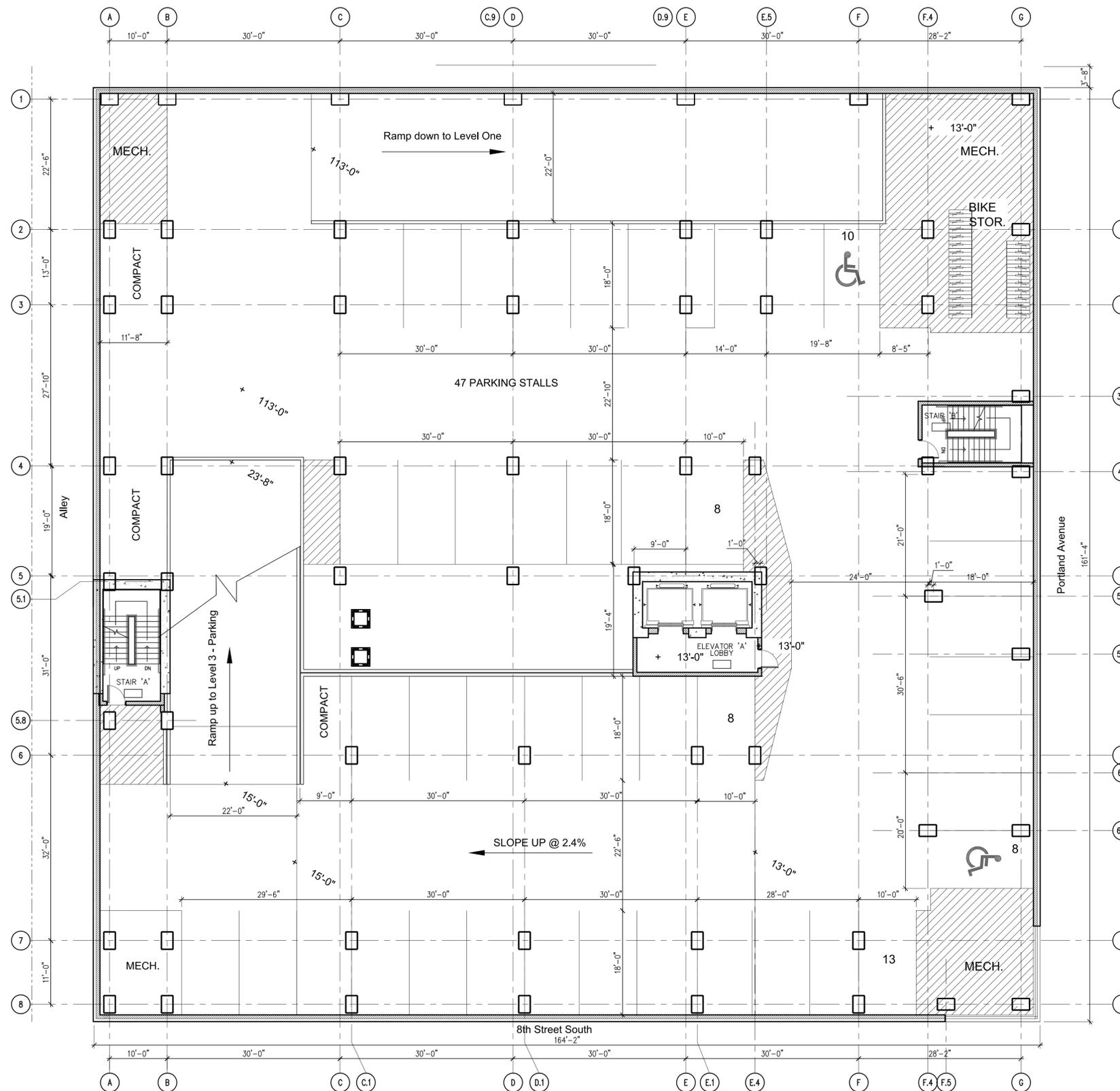
DATE _____

REGISTRATION _____

SHEET NAME:

SHEET NO:

A1.2



1 LEVEL L2 OPTION

North



1" = 10'



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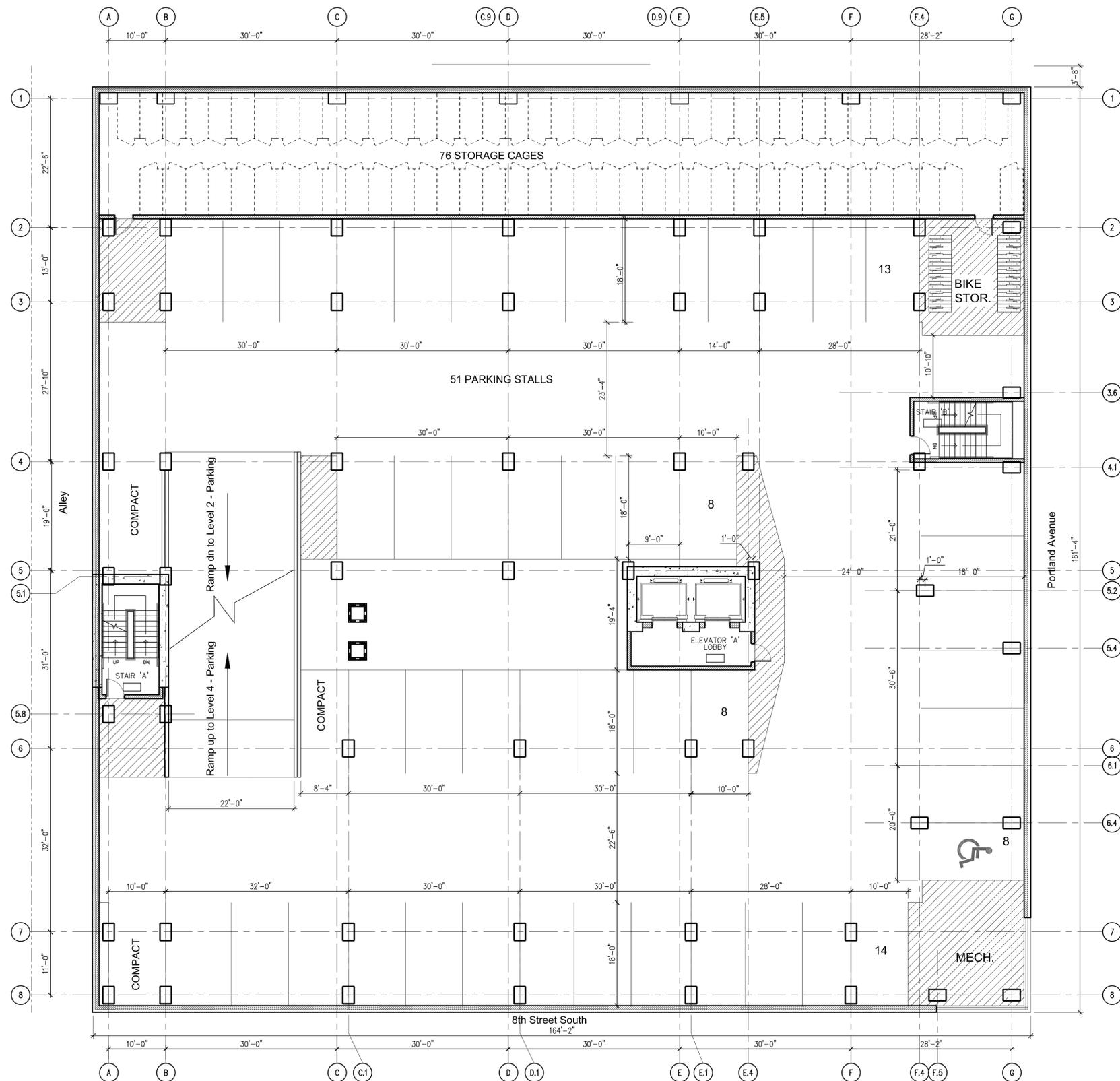
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REGISTRATION _____

SHEET NAME:

SHEET NO:

A1.3



1 LEVEL L3 OPTION

1" = 10'

North





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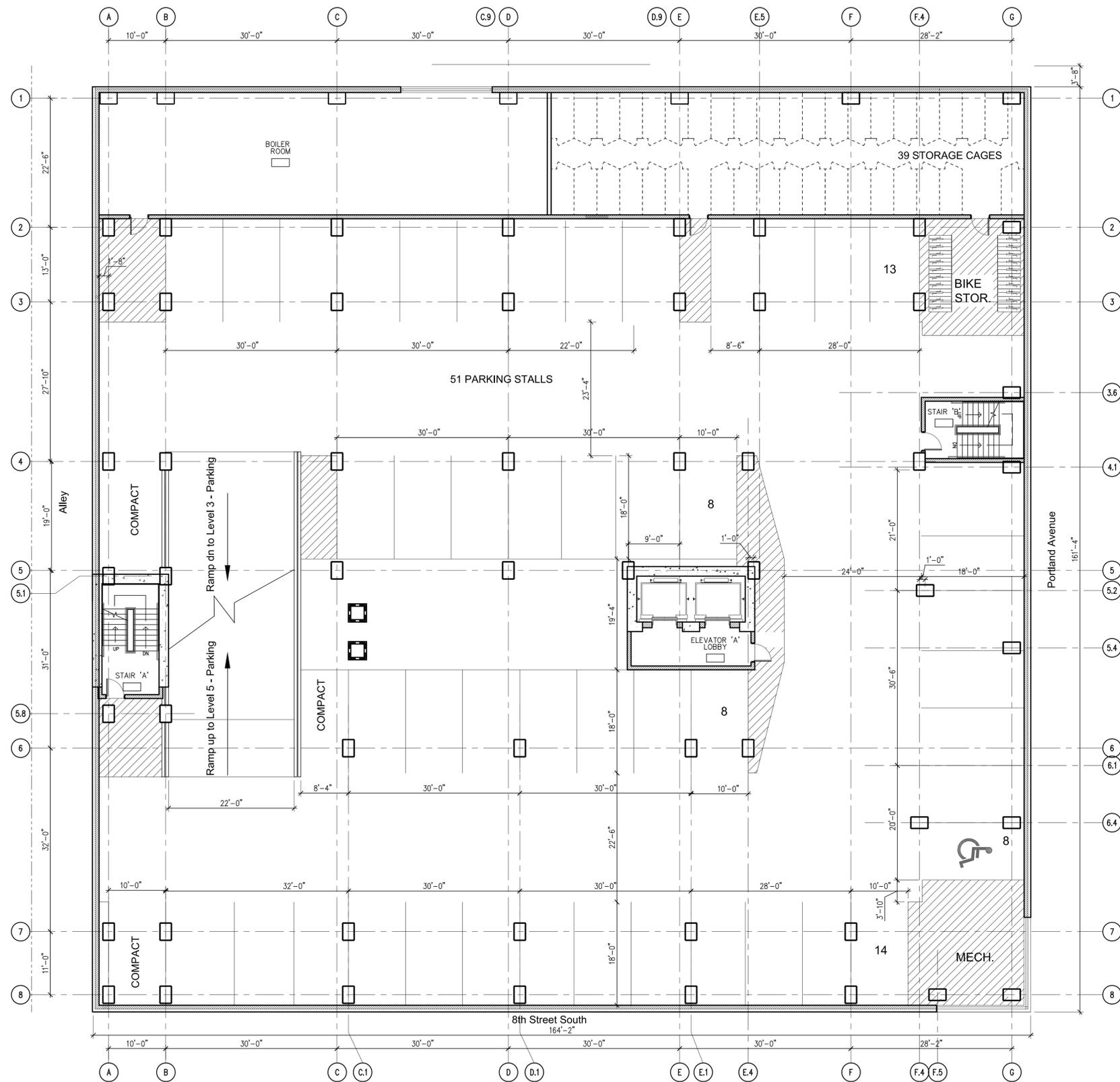
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SHEET NAME:

SHEET NO:

A1.4



1 LEVEL L4 OPTION

North





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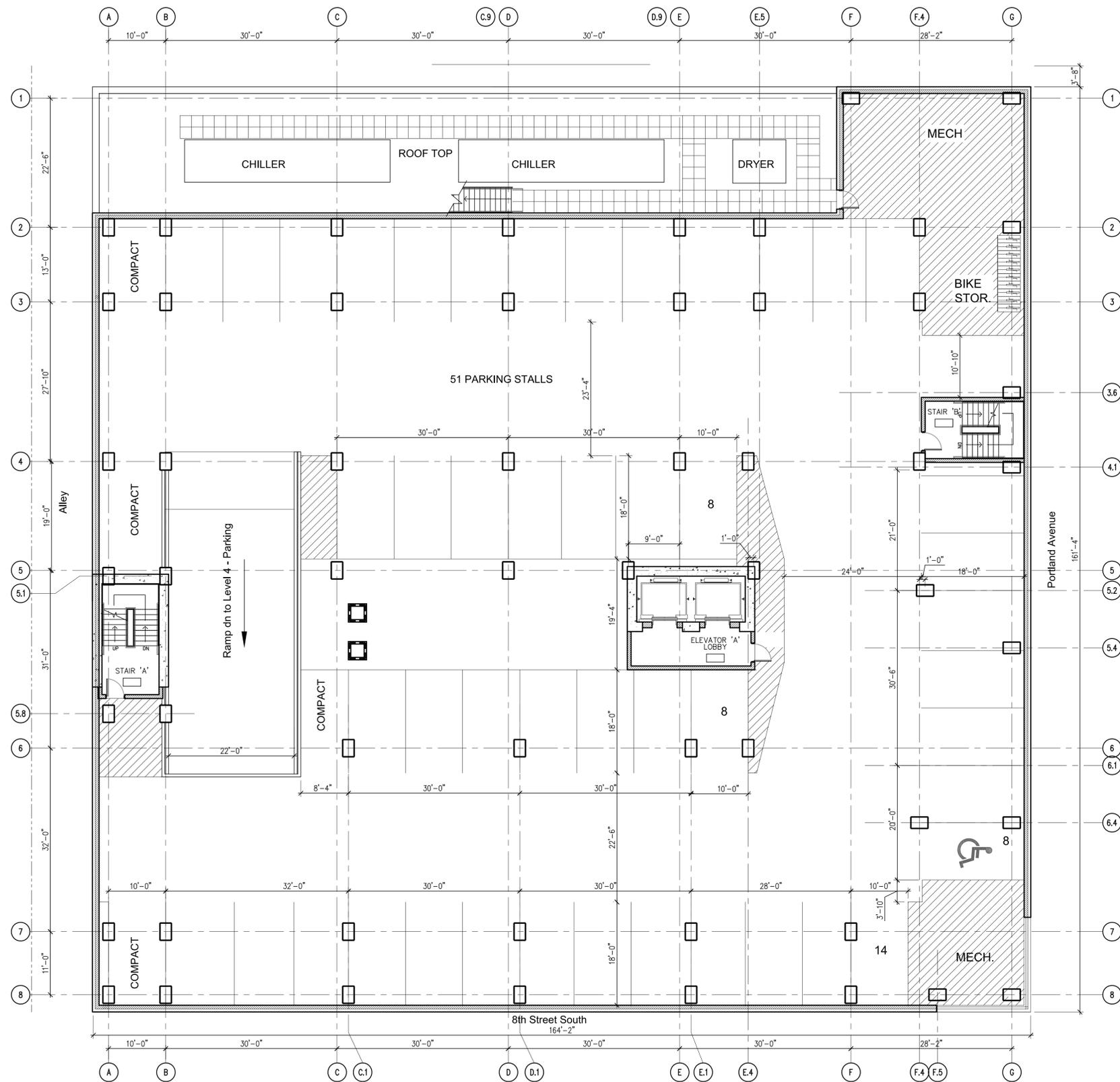
DATE _____

REGISTRATION _____

SHEET NAME:

SHEET NO:

A1.5



1 LEVEL L5 OPTION

1" = 10'

North





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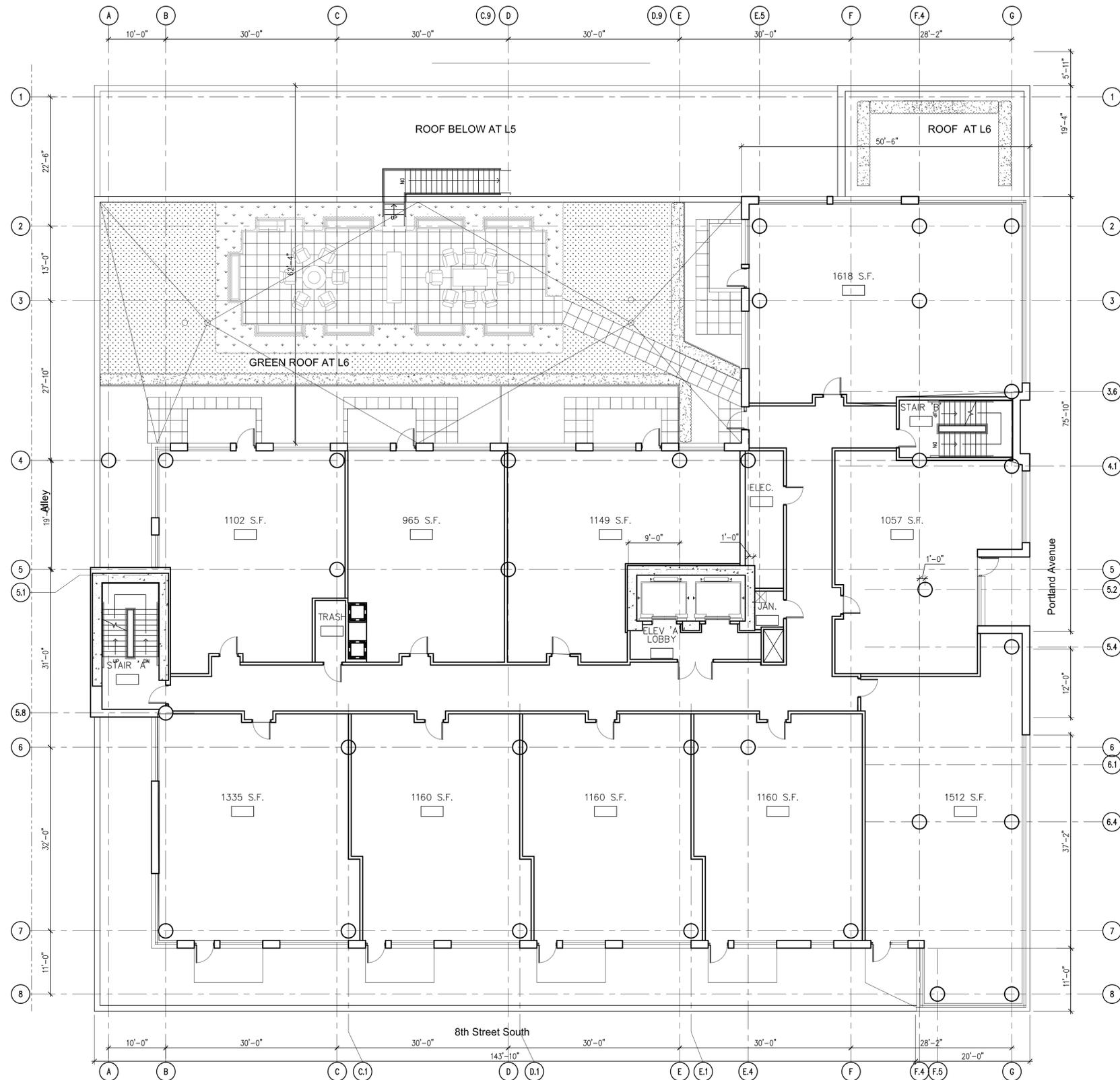
DATE: _____

REGISTRATION: _____

SHEET NAME:

SHEET NO:

A1.6



1 L6-L13
1" = 10'

North





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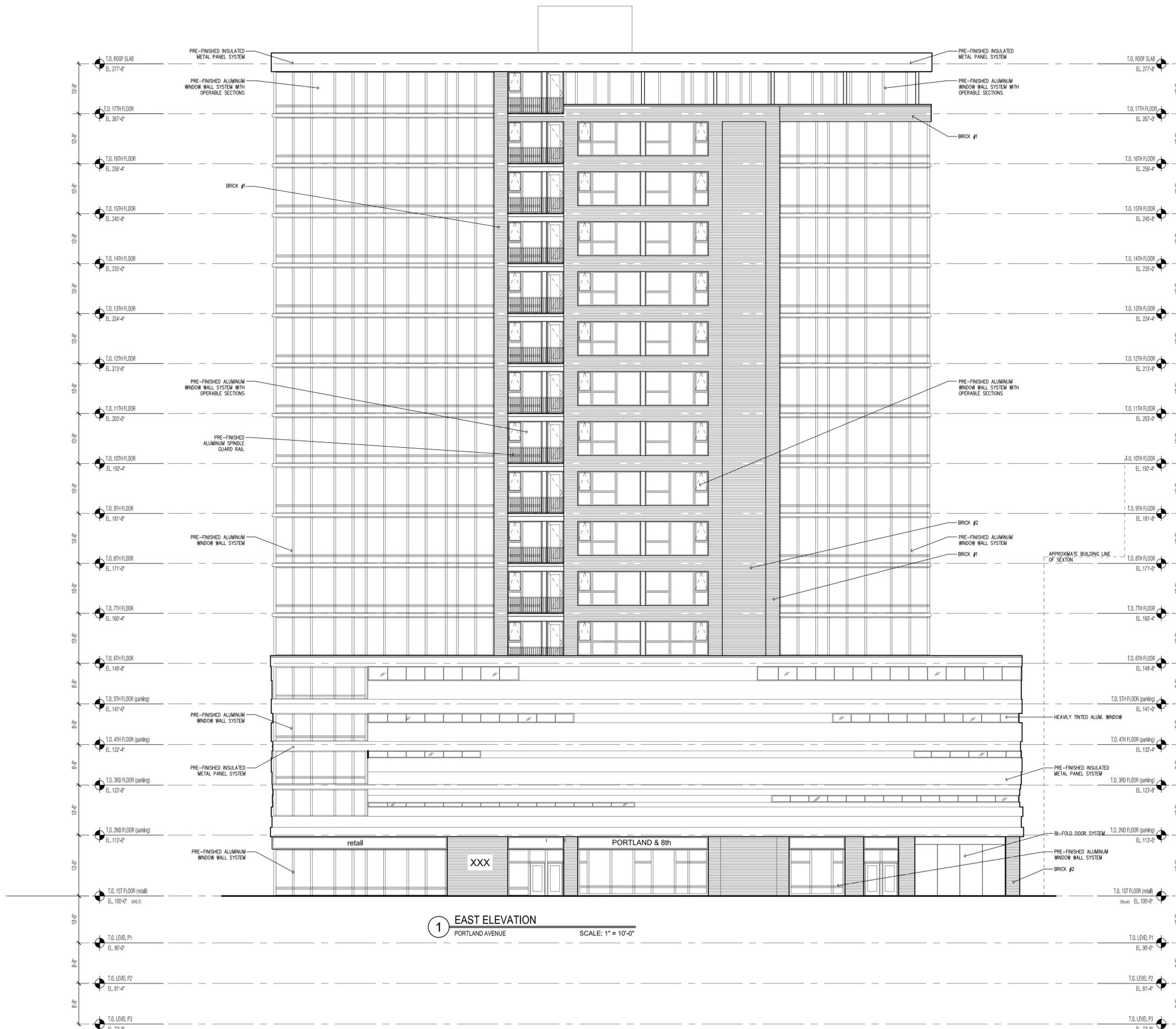
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A3.1





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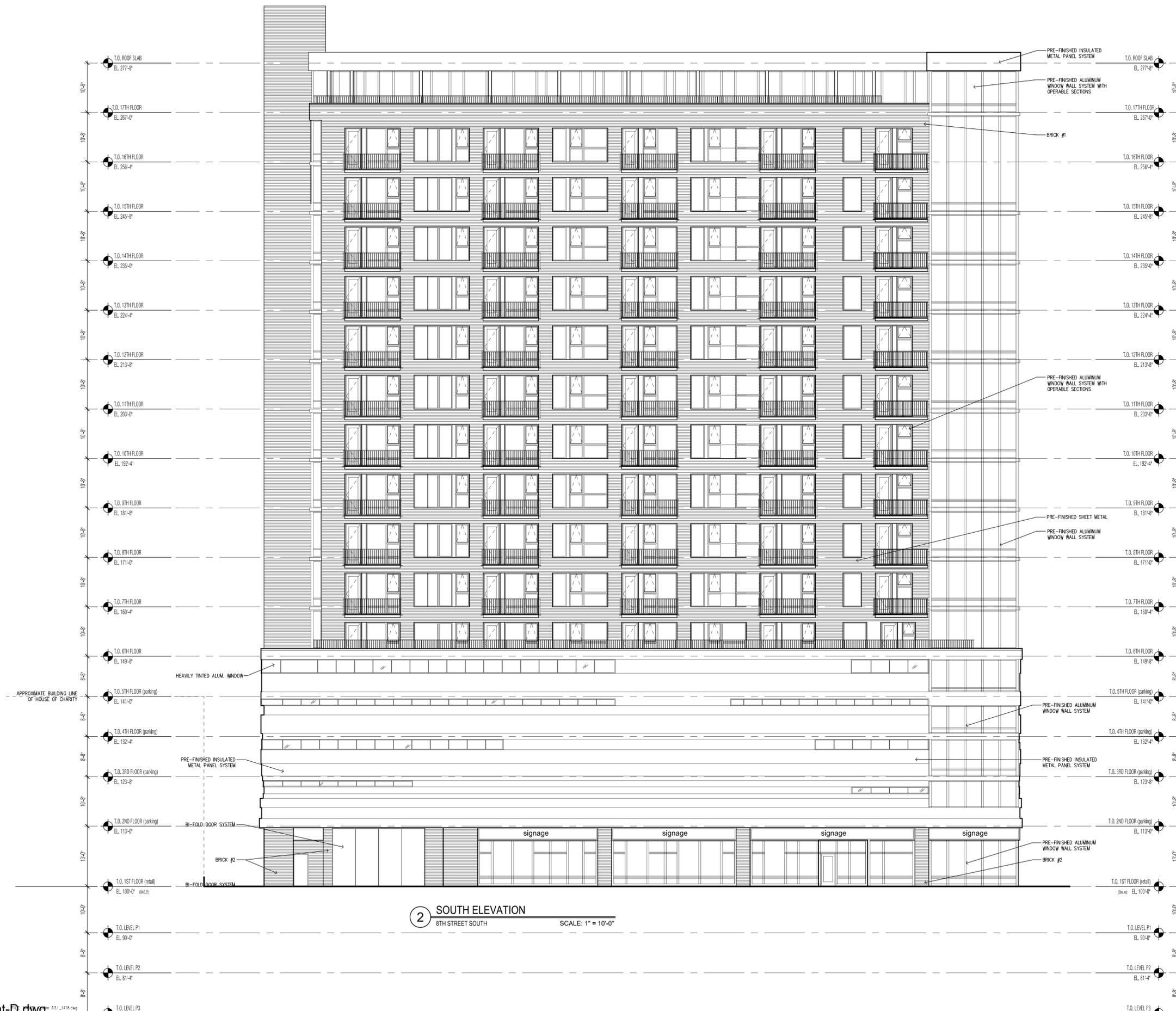
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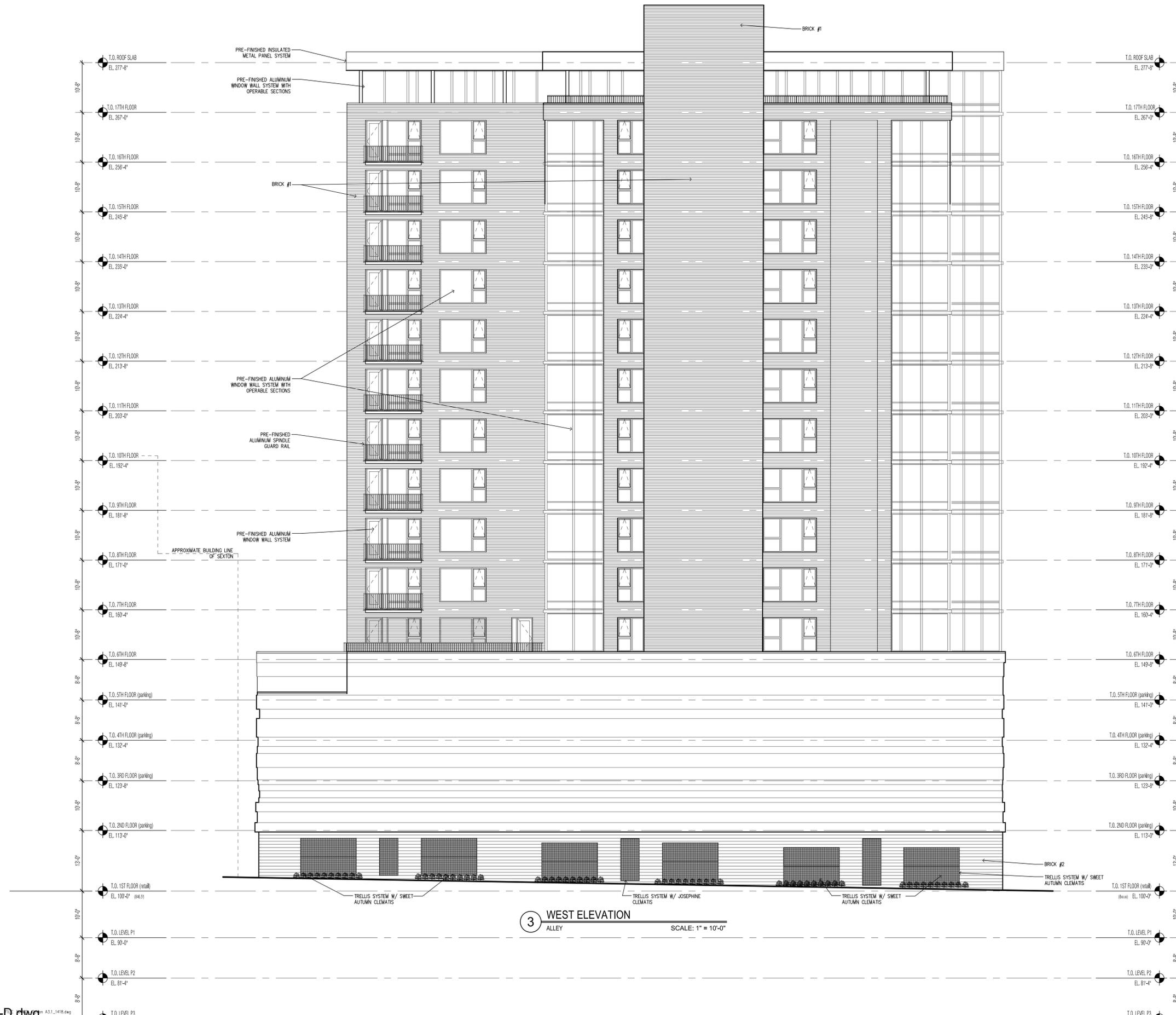
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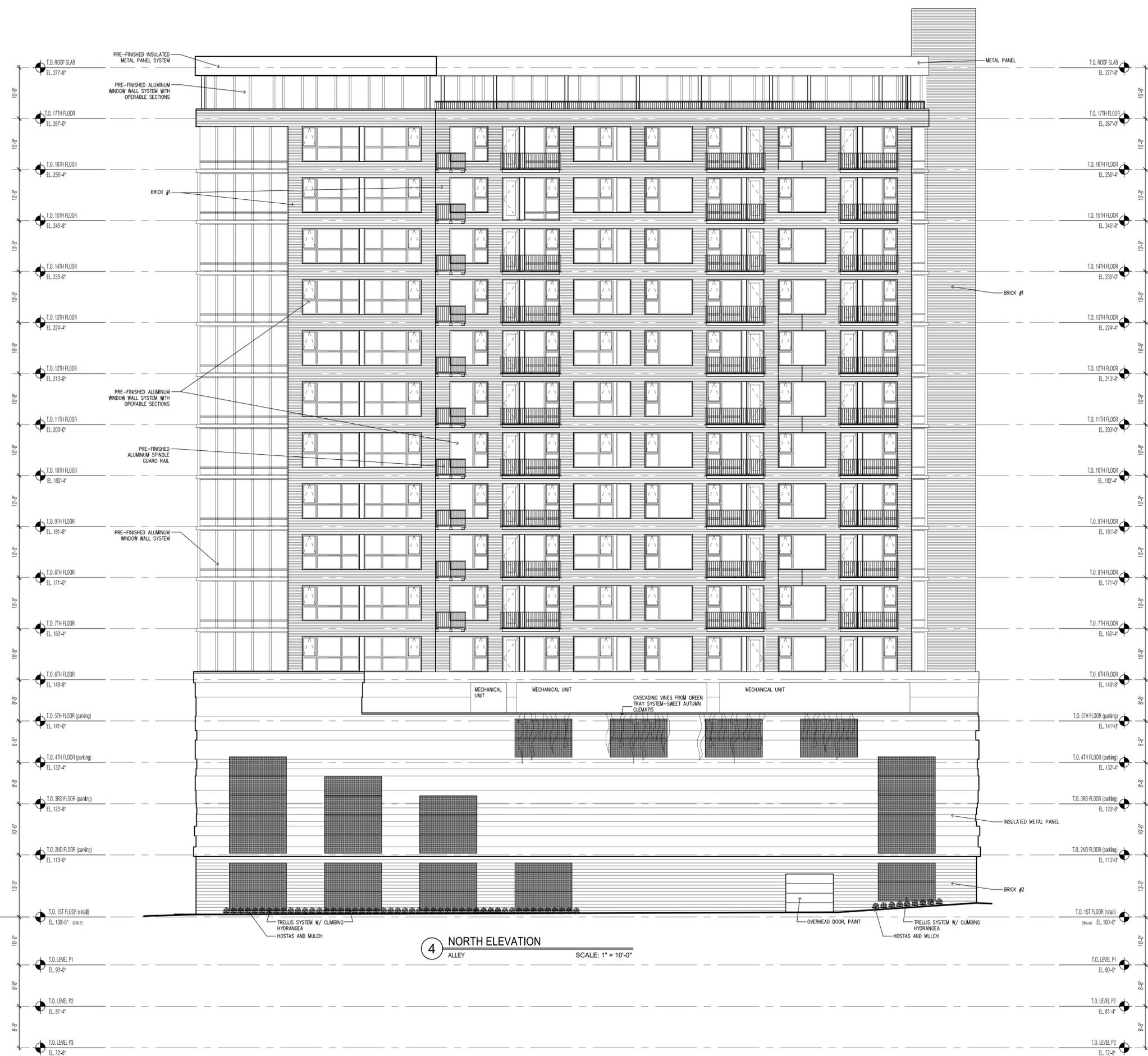
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A3.4



4 NORTH ELEVATION
ALLEY SCALE: 1" = 10'-0"



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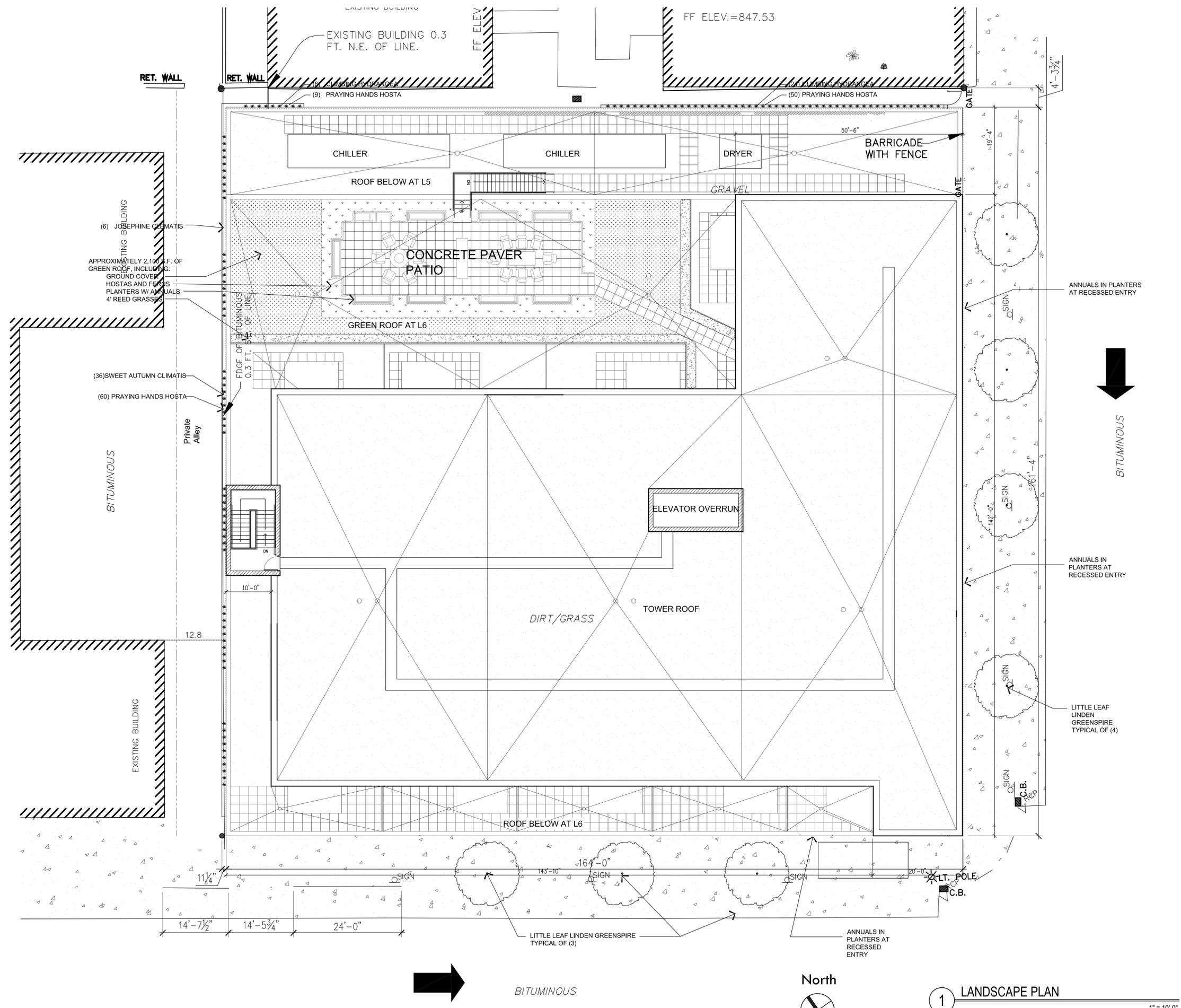
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SHEET NO: **L.O**



BITUMINOUS



1 LANDSCAPE PLAN

1" = 10'-0"



portland & 8th condos

aerial view from south

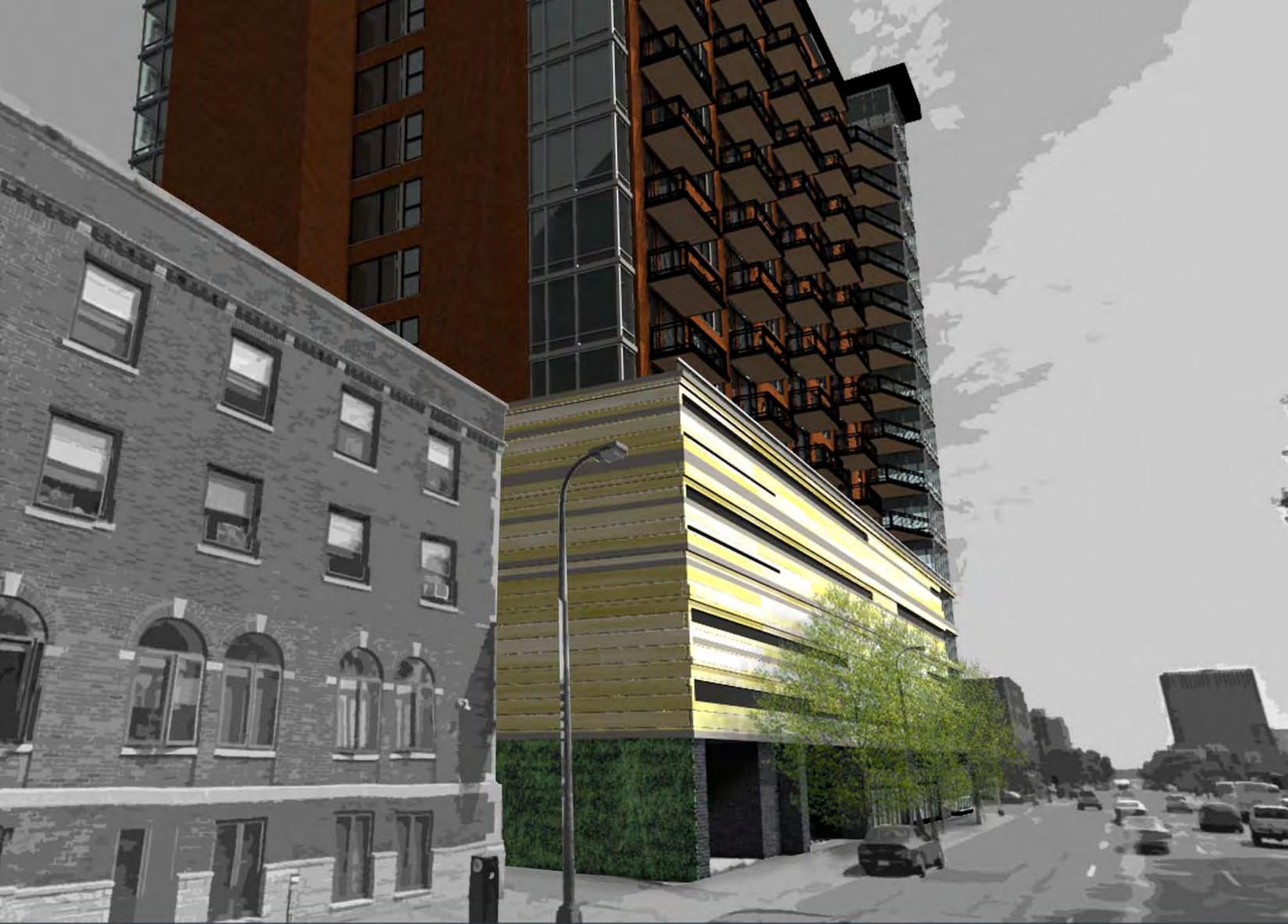




portland & 8th condos

aerial view from north





portland & 8th condos

view from 8th street

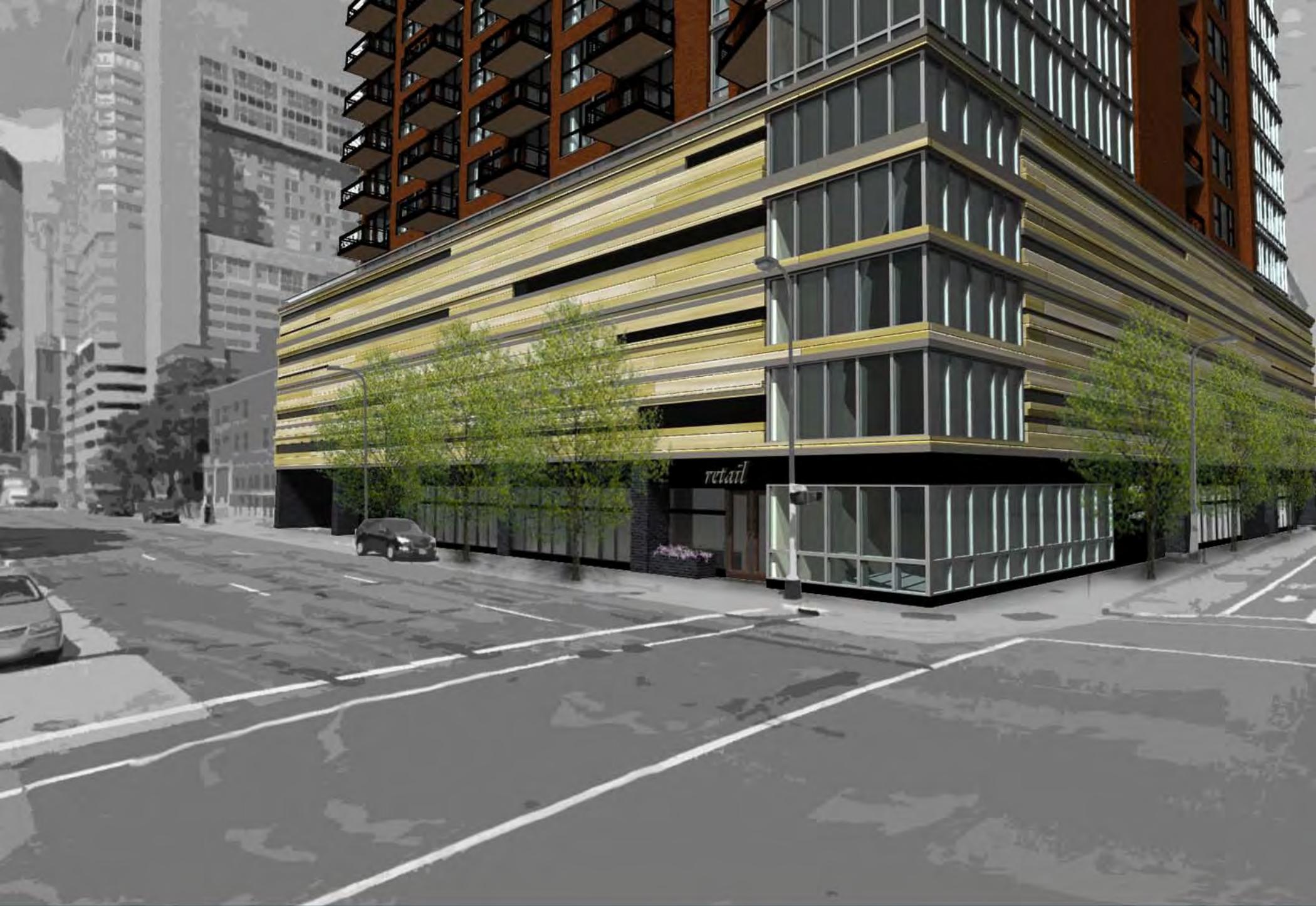




portland & 8th condos

view from portland avenue





portland & 8th condos

view from portland avenue





portland & 8th condos

view from 7th street





portland & 8th condos

view from 8th street & park avenue

