



## MEMORANDUM

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**TO:** Heritage Preservation Commission

**FROM:** [Becca Farrar- Hughes](#), Senior City Planner, (612) 673-3594

**DATE:** June 9, 2015

**SUBJECT:** 729 & 753 Washington Avenue North

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ESG Architects, on behalf of Greco, has submitted preliminary plans for discussion as an informational item in order to acquire feedback on a proposed new development to be located on the vacant properties at 729 & 753 Washington Avenue North. As proposed, the mixed-use structure would be 10 stories in height, with a total of 142 dwelling units, nearly 10,000 square feet of ground level commercial space, an amenity deck on the 5<sup>th</sup> floor, and includes a total of 337 off-street parking stalls. The property is zoned B4N (Downtown Neighborhood) District and is located in the DP (Downtown Parking) Overlay District.

The primary exterior material on the proposed building would be brick—one buff color and one a deep red color—with an option for the red brick to be corten steel. The rear elevation would be a larger format masonry material matching the buff brick. The rear elevation, with recesses, murals, black painted steel detailing, and windows, would have a similar rhythm to the other façades. No sample material/color board has been provided to date.

The subject properties are non-contributing sites located in the Minneapolis Warehouse Historic District, specifically in the Twentieth Century Warehouse character area. The Twentieth Century Warehouse Area represents the later history of the district when width of the buildings grew up to half a city block and their heights were typically between four and ten stories tall. The proposal is subject to the [Minneapolis Warehouse Historic District Design Guidelines](#) which were adopted by the City Council in 2010. In the plan, Washington Avenue is designated as a commercial street which represents the traditional development patterns of downtown Minneapolis whereas the buildings developed a public façade by locating primary entrances along all the street facing facades and used the alleys for the loading and distribution of goods. The plan recommends that when constructing a new building on commercial streets that the primary building access and entryways be located on the street.

In addition, the following design guidelines for new buildings on infill sites are applicable for the proposal:

### **Infill Guidelines**

#### **Street wall - Building Placement on Site:**

##### *Requirement:*

- 3.1. The building shall be built to the property line adjacent to the public right-of way (zero setback). A maximum setback of five feet is allowed for recessed entryways.
- 3.6. Side courtyards, seating areas and spaces that support pedestrian activities are will be considered as long as they do not interrupt the historic rhythm of the block face. A setback of up to 20 feet will be considered.

**Access Points - Pedestrian Interface:**

*Requirement:*

- 3.7. Buildings shall be oriented such that principal facades and entrances face public streets.
- 3.8. Primary building entrances shall be located along commercial or mixed streets.

**Access Points -Vehicular Interface & Parking:**

*Requirement:*

- 3.11. Vehicular access to a site shall be obtained using existing alleys.
- 3.12. New vehicular access to a site shall not be made from commercial or mixed streets.
- 3.13. Parking shall be located below grade or to the rear of the buildings.
- 3.14. Off-street parking shall not be located along a principal facade or between the building and the right-of-way.

**Access Points - Loading Areas:**

*Requirement:*

- 3.17. Loading areas shall be located to the rear of the property, accessed through alleys or by freight streets.

**Massing**

*Requirement:*

- 3.20. Buildings shall have a singular rectangular shape and volume.
- 3.21. Building facades or portions of facades that are stepped back along street facing facades are not allowed.

**Scale**

Twentieth Century Warehouse:

- 3.25. Height of buildings shall be between two (2) and ten (10) stories.
- 3.26. The first floor height shall be between 14 and 21 feet and upper story height between 10 and 14 feet.

**Rhythm**

*Requirement:*

- 3.28. Building facades shall display a defined base, top and middle portions, differentiated by variations in architectural treatment, materials or details. An appropriate façade composition of base, middle and top is:
  - Base: The portion from grade level to the top of the first floor or to the top of the second floor if the second floor is designed as a mezzanine.
  - Top: The portion above the window of the upper most floor to the top of the parapet.
  - Middle: The portion between the base and the top.
- 3.30. Fenestration shall be grouped into vertical bays.
- 3.31. Buildings shall have flat roofs.
- 3.33. Rooftop equipment, decks, or penthouse structures that project above the roof line including, antennas, or other service devices or equipment such as solar panels or wind turbines, shall be set back from the primary building facade(s) by one structural bay on all sides of the building. The equipment, decks, or penthouses shall not be visible from the right of way adjacent to the primary facade(s).

**Fenestration – Building Envelope**

*Requirement:*

- 3.37. The total first floor street facing facade glazed fenestration shall range between 50% and 75% of first floor facade area.
- 3.38. The total facade fenestration shall range between 35% and 60% of total facade area.
- 3.39. Louvers or other openings in the facades for mechanical equipment such as fireplace, heating ventilation air condition (HVAC) and laundry vents are not appropriate and shall not be permitted on primary (street facing) facades.

**Fenestration – Balconies:**

*Requirement:*

- 3.58. Projecting balconies on secondary facades shall be set back one structural bay from the primary (street facing) facade(s).

**Fenestration - Canopies & Awnings:**

*Requirement:*

- 3.63. Canopies and awnings shall complement the fenestration patterns of the building.
- 3.64. Awnings shall be attached above the fenestration but below the cornice, sign panel, or below the transom of the storefront.
- 3.65. The awning area, in elevation, shall not exceed 20% of the first floor facade elevation area.

**Materials**

*Requirement:*

- 3.69. Building facades that face a public street shall have one principal material, excluding door and window openings, and may have up to one additional material for trims and details. Permitted materials include, but are not limited to brick, stone, terracotta, painted metal, hardy board panels, poured concrete and precast concrete.
- 3.70. Vinyl, wood, and hardy board lap siding, stucco, EIFS, exposed metals and materials with shiny finishes shall not be allowed for facade materials.

**Design for New Buildings Guidelines**

**Setback**

- 4.15. The Washington Avenue North street wall shall be reinforced with new development along this portion of the site. A built-to-line setback of zero feet is required.

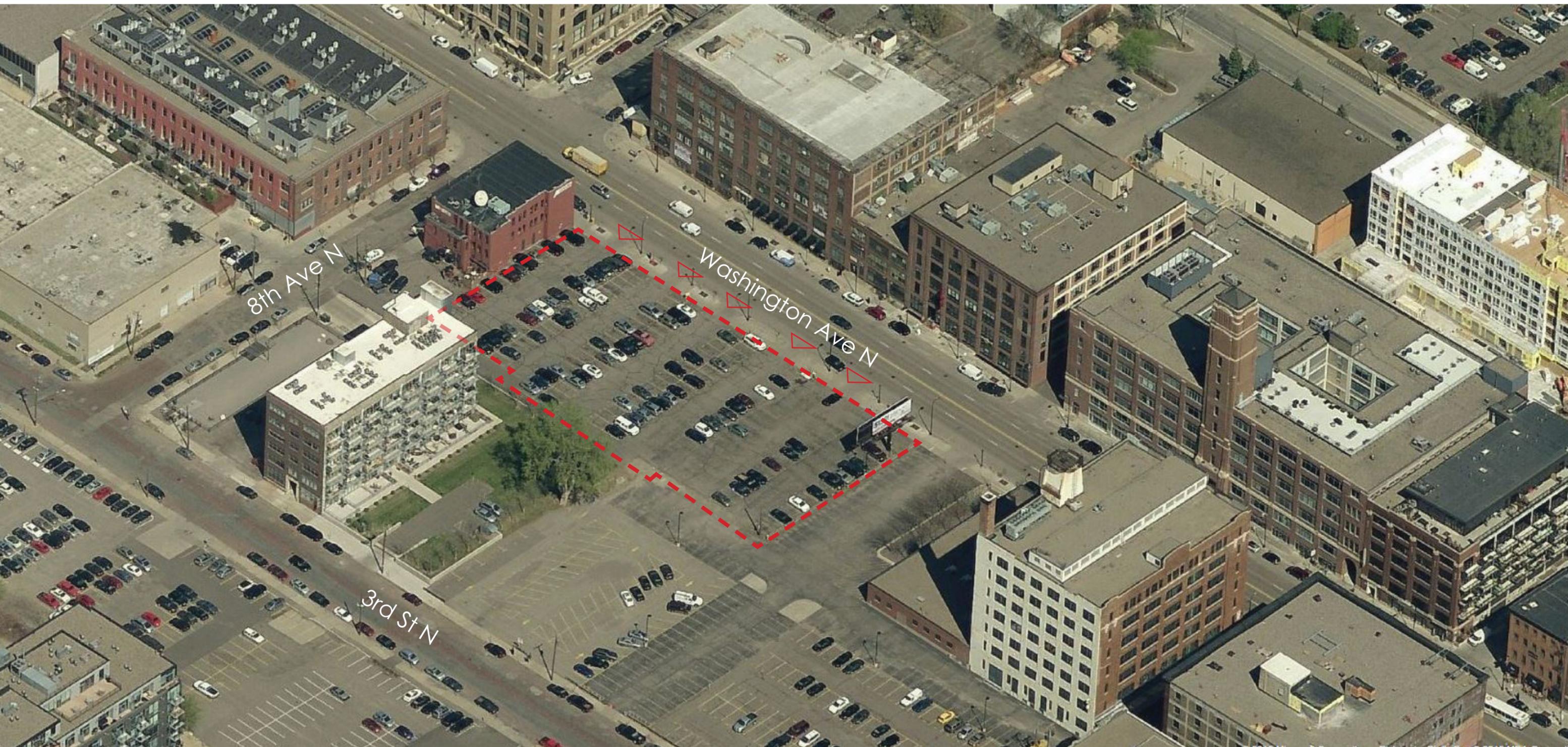
**Height**

- 4.18. The height of new buildings shall not exceed 20 stories.

Based on the very preliminary level of detail provided, Staff would request that the Commission evaluate and provide feedback on the following items at this time: (1) proposed exterior building materials and colors; (2) the design of the building – base, middle and top – is it lacking or acceptable to the Commission; (3) the proposed drop off along Washington Avenue North resulting in two additional 16 foot wide curb cuts; (4) proposed above grade parking – location and treatment – one underground level is proposed, along with parking proposed at the first, mezzanine and floors two through four.

**Attachments:**

- I. ESG submittal –basic written summary and associated plans





Greco Development is working ESG Architects to redevelop the 729 and 753 Washington Ave N site in the Minneapolis North Loop. The 47,770 square foot is currently covered entirely with surface parking.

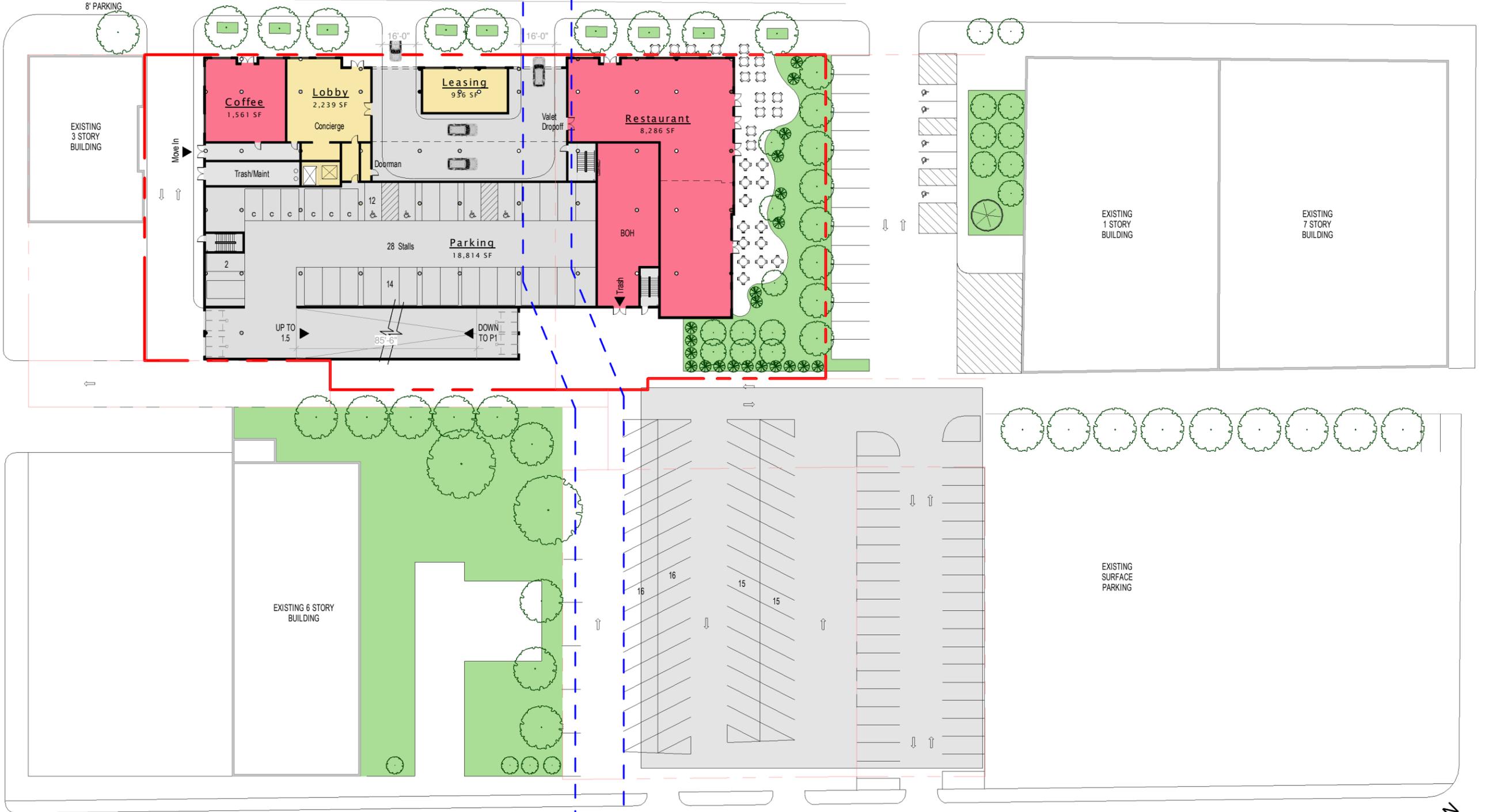
A new Type I, 10-story mixed-use apartment building will fill in a major gap along Washington Avenue. The design is sensitive to the Warehouse guidelines, yet modern in aesthetic. A proposed restaurant and coffee shop will anchor both corners of the building. Curb cuts will be reduced from five to three. A drop off loop will ensure safety of those coming and going from the site. All parking is stacked to the rear of the site, with active uses along Washington and wrapping the sides of the building.



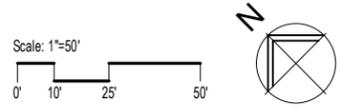
LOT SIZE		SF	Acres	
729 Washington Ave N		19,440	0.45	
753 Washington Ave N		28,330	0.65	
<b>Total Site</b>		<b>47,770</b>	<b>1.10</b>	
RESIDENTIAL		Units	Beds	GSF
		142	219	163,034
COMMERCIAL		Tenants	GSF	
		2	9,847	
PARKING		Stalls	Stalls/Unit	GSF
Residential		237	1.7	135,582
Copham/Elsewarehouse @ Level P1		100		
Commercial		valet parking		
DENSITY		Total GSF	Units/Acre	FAR
		194,823	129	4.08
UNIT MIX		# Units	%	Avg NRSF
Convertible		6	4%	501
Alcove		17	12%	551
One Bedroom		42	30%	684
One Bedroom + Den		5	4%	968
Two Bedroom		47	33%	1154
Two Bedroom + Den		7	5%	1364
Three Bedroom		9	6%	1533
Penthouse		9	6%	1906
		<b>142</b>		<b>991</b>



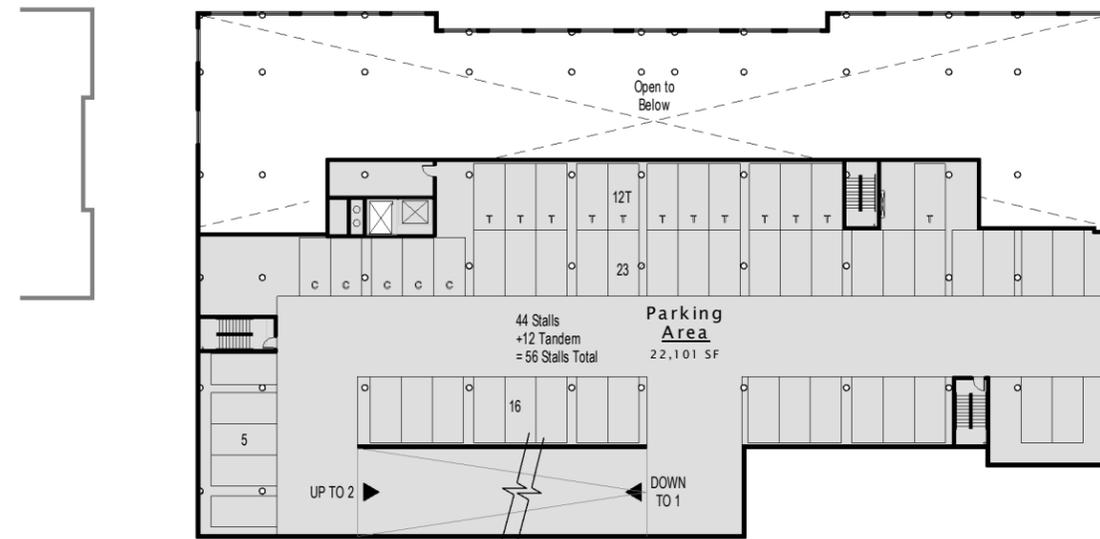
FUTURE WASHINGTON AVENUE SHOWN  
**WASHINGTON AVENUE NORTH**



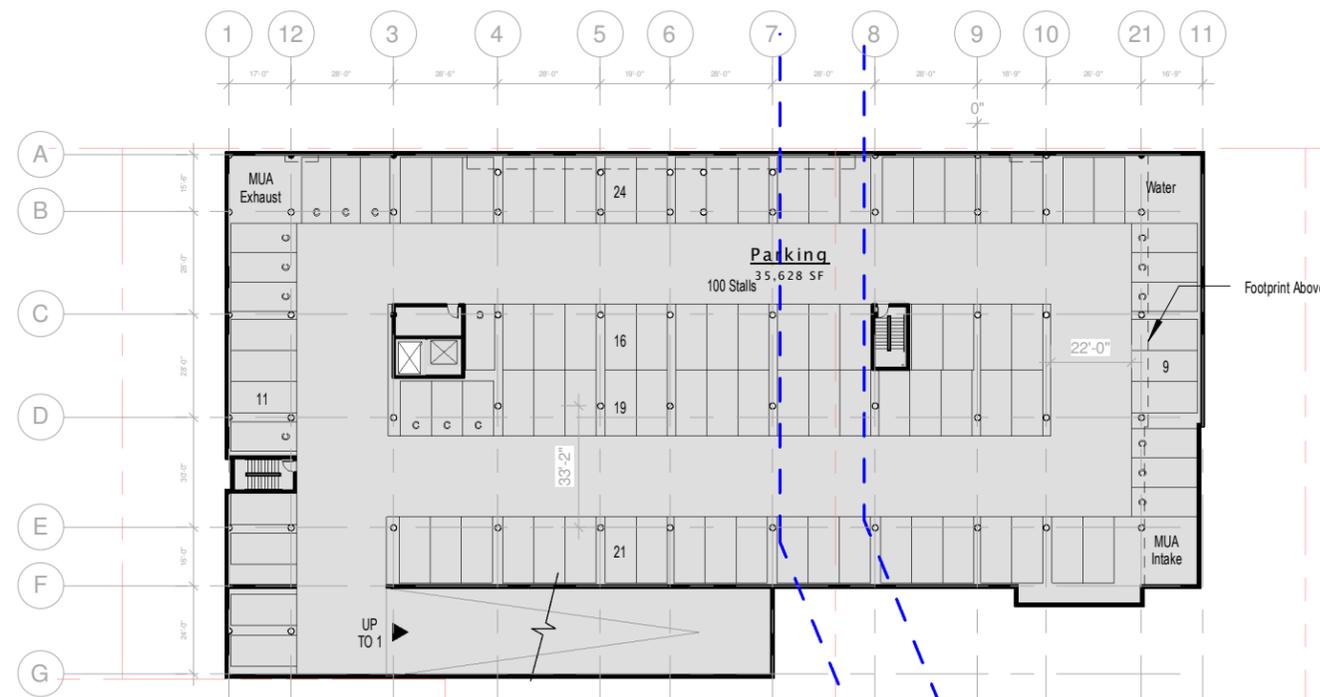
**NORTH 3rd STREET**



**NORTH 8th AVENUE**



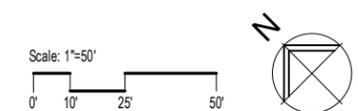
LEVEL 1.5 PLAN

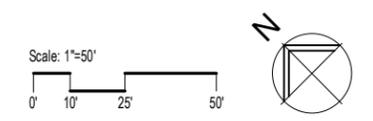
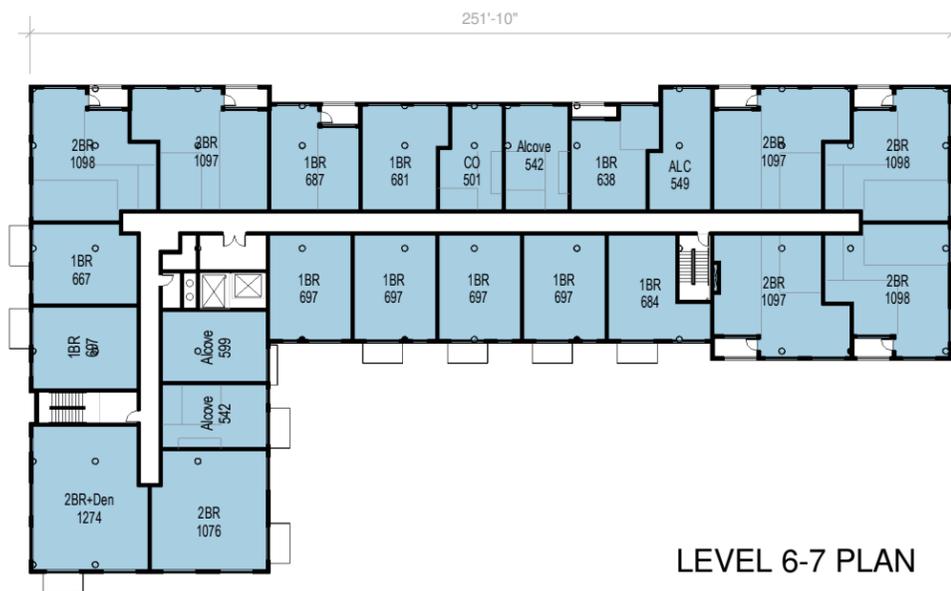
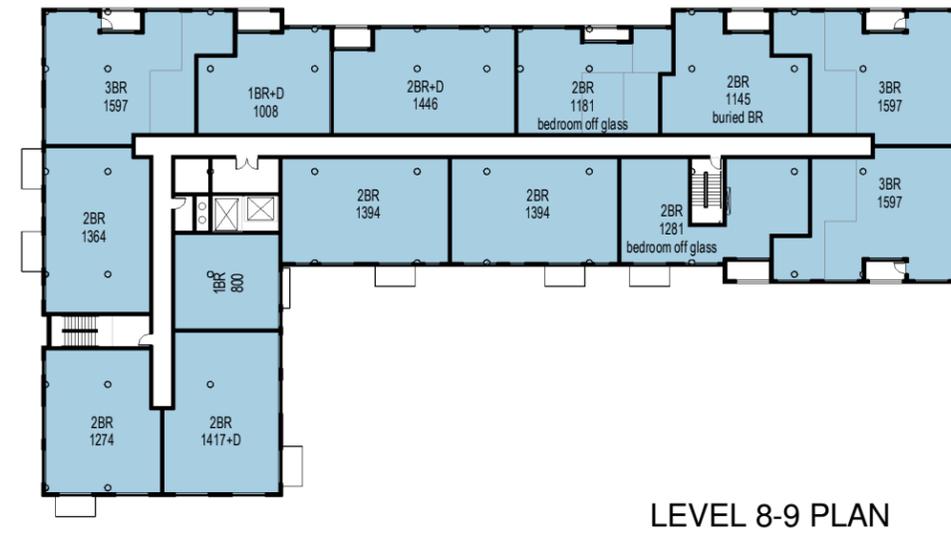


LEVEL P1 PLAN



LEVEL 2-4 PLAN













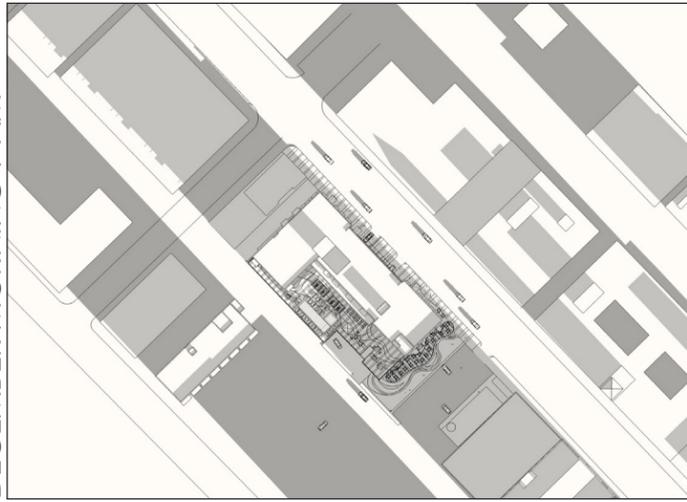








DECEMBER MORNING 9 AM



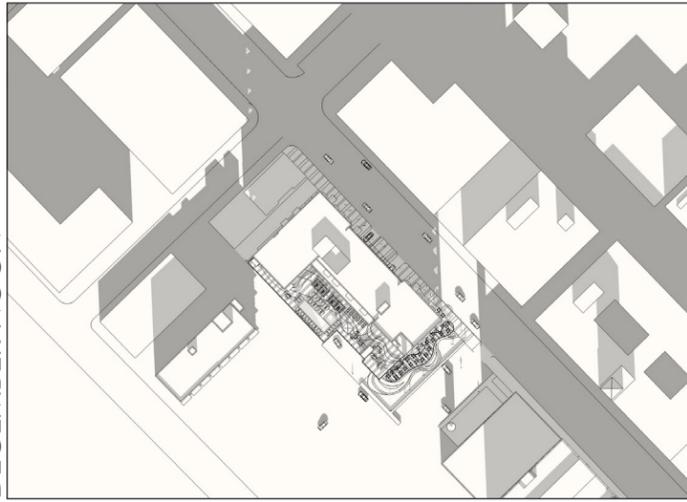
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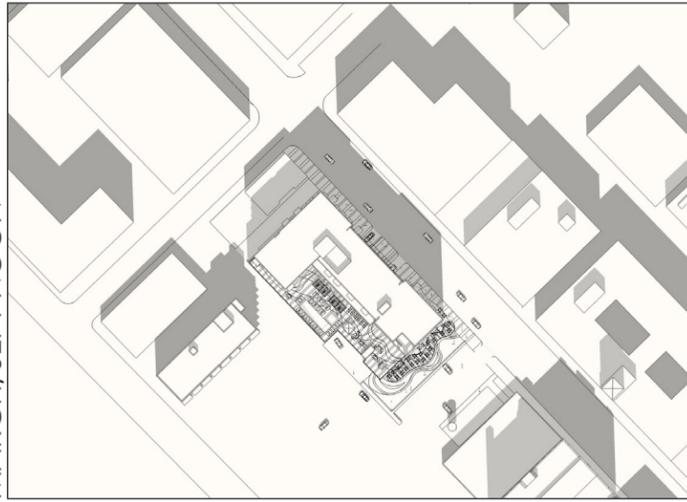
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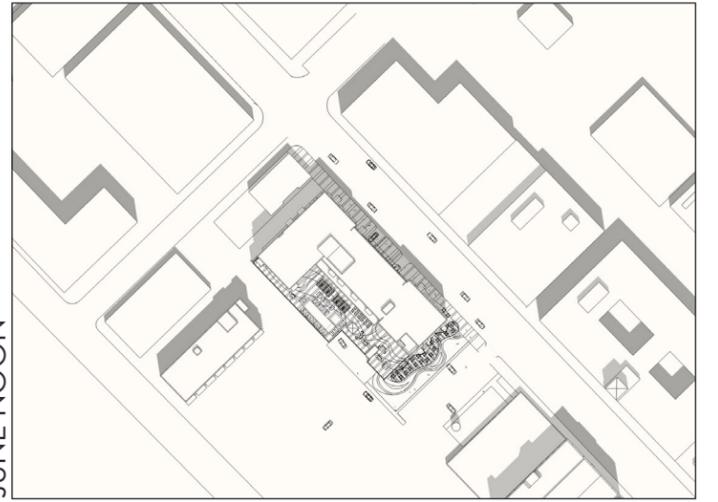
DECEMBER NOON



MARCH/SEPT NOON



JUNE NOON



DECEMBER EVENING 3 PM

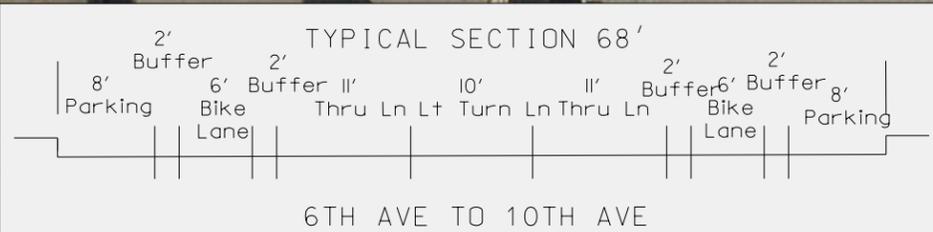


MARCH/SEPT EVENING 4 PM



JUNE EVENING 5 PM





Loss of Parking Space

Potential for Addition of Pedestrian and Bicycling Treatments as a result of this Planning Project

Potential for 1 Parking

Basic Proposed Section Washington Ave – 5th Ave North to Plymouth Ave

