

1721 W Lake

Project Description ECCO Livability Committee March 16th, 2016

Site Information

The proposed 1721 W Lake Street development sits at the southeast corner of West Lake Street and Knox Avenue South. The site includes two properties, 1721 W Lake and 3005 Knox Ave S, with a combined area of 10,187 sf. Both sites currently contain multi-family structures.

Zoning and Land Use Plan Information

The 1721 W Lake Street property is zoned C-1 (Neighborhood 1000Commercial), lies within the Shoreland Overlay District and is designated “Mixed-Use” per The *Minneapolis Plan for Sustainable Growth*. The 3005 Knox Ave. S property is zoned R-4 (Medium Density Residential), lies within the Shoreland Overlay District and is designated “Urban Neighborhood” per The *Minneapolis Plan for Sustainable Growth*. This area of Lake Street is designated as a “Commercial Corridor”. The site is in the West Lake Street Live/Work character area of the *Uptown Small Area Plan* (the USAP). Land use guidance in the USAP calls for mixed use redevelopment. Policy guidance for this area states that buildings should be intentionally eclectic and diverse and be between two to five stories in height. Buildings are encouraged to have balconies, roof terraces, large bay windows and tower rooms in order to capture views of the lake and street.

Proposed Development

1721 is a 5-story, 27,000 sf mixed retail, office and residential development. In the lower level there will be (14) parking spaces accessible from Knox Ave S. The ground floor will contain approximately 2,700 sf retail space fronting West Lake Street and Knox Avenue South with a common lobby located at the northwest corner. (9) Indoor parking spaces, accessible from the alley, will be located on the lots southeast corner. The second and third floor will be approximately 7,500 sf of office space each. The fourth floor will be approximately 6,000 sf of office space. The fifth floor will be an approximately 3,100 sf residential penthouse. The proposed structure has a footprint of 8,020 sf, an FAR of 2.7 and a height of approximately 75'-6" to the top of the mechanical screens. This height is measure from the lowest part of the site at the northwest corner.

Design Features

1721 W Lake is designed to integrate into the existing neighborhood fabric and add high quality storefront to W Lake Street. The contemporary design pulls materials from the neighboring structures with quality materials, large windows, and stepped massing. The ground floor bridges the intent of the *Uptown Small Area Plan* to build the property line and acknowledge the setback

of the adjacent structure. The buildings scale steps down towards the residential neighborhood and also respects existing, neighboring setbacks. Additional landscaping will provide shade to the sidewalks and buffer pedestrians from the street. Public bicycle parking will be added to Knox Ave S. Each floor offers large windows to create quality, sun filled space. The Lake Street facade will feature high quality masonry, metal panel, aluminum windows, and a distinctive glass entry. As suggested by neighborhood feedback the building will feature a large, east facing mural that reflects the spirit of uptown. As a final mural is developed we will consult the neighborhood for feedback. A patio and roof deck will give users and residences views up and down Lake Street as called for in the '*Uptown Small Area Plan*'. A signature, rooftop penthouse will offer a unique living option to the uptown area.

Proposed Variance / CUP Requests

1. Rezoning of 3005 Knox from R4 to C1.
2. CUP for height from 2.5 stories/35 feet to 5 stories/approx. 70.5 feet top of parapet + 5 feet top of mechanical screen – Total height of 75.5 feet
3. FAR variance from 1.7 to 2.7
4. Parking variance from 37 required to 23 provided, variance of 14
5. Loading variance from 1 large space to 0 spaces.
6. Yard variance from 5 feet to 0 feet for the uncovered driveway.
7. Site plan review.

Schedule

The 1721 Development team has begun the process for selecting consulting engineers and will contact City Planning soon to request assignment of a Development Planner. We anticipate presenting to the Planning Commission Committee of the Whole (CoW) in the next 8 - 10 weeks, submitting zoning applications shortly thereafter, and going in front of the Planning Commission for the public hearing in July or early August. Construction start is anticipated for late summer to fall with a construction period of 9-12 months. As the design progresses, we will keep the neighborhood aware of updated schedules.