

1721 W Lake

Project Description

ECCO Livability Committee
February 10th, 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 Commercial), 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, 26,552 sf mixed retail, office and residential development. In the lower level there will be approximately (14) parking spaces accessible from the alley. The ground floor will contain approximately 2,876 sf retail space fronting West Lake Street and Knox Avenue South with an entry lobby for the office and residential uses. Approximately (13), indoor parking spaces will be located on the lots southeast corner and accessible from the alley. The second and third floor will be approximately 7,421 sf of office space each. The fourth floor will be approximately 6,019 sf of office space. On the fifth floor will be an approximately 2,815 sf residential penthouse. The proposed structure has a footprint of 7,421 sf, a FAR of 2.6 and a height of approximately 61'-0" plus elevator over-run.

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. Each floor offers large windows to create quality, sun filled space. The Lake Street facade will feature high quality masonry, metal panel, and aluminum windows, and a distinctive glass entry. 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.