MEMORANDUM

To: City Planning Commission, Committee of the Whole
Prepared By: Mei-Ling Smith, Senior City Planner, (612) 673-5342
Date: June 17, 2021
Subject: 2603 Bloomington Ave

SITE DATA

<table>
<thead>
<tr>
<th>Existing Zoning</th>
<th>C4 General Commercial District</th>
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<tbody>
<tr>
<td></td>
<td>BFC4 Corridor 4 Built Form Overlay District</td>
</tr>
<tr>
<td>Lot Area</td>
<td>29,230 square feet / 0.67 acres</td>
</tr>
<tr>
<td>Ward(s)</td>
<td>9</td>
</tr>
<tr>
<td>Neighborhood(s)</td>
<td>East Phillips Improvement Coalition</td>
</tr>
<tr>
<td>Future Land Use</td>
<td>Corridor Mixed Use</td>
</tr>
<tr>
<td>Goods and Services Corridor</td>
<td>Bloomington Ave</td>
</tr>
<tr>
<td>Built Form</td>
<td>Corridor 4</td>
</tr>
</tbody>
</table>

SITE DESCRIPTION

The site currently contains a two-story, mixed-use building with six commercial uses and two apartments. It is located at the southeast corner of the intersection of E 26th Street and Bloomington Ave, which is a designated Goods and Services Corridor. There is a bus shelter located in the adjacent right-of-way along Bloomington Ave. The existing structure has been listed as a potential historic resource in the Philips historic survey.

PROJECT DESCRIPTION

The applicant is proposing a six-story (75-foot, 4-inches tall), mixed-use building with 79 residential units and 12,000 square feet of commercial space. The commercial uses would include general retail (coffee shop, cell phone store), an adult daycare (developmental achievement center), and a child care center. The upper levels of the building would form a C-shape and would include a rooftop amenity space above the first floor. The exterior materials would be metal siding on the upper floors, a brick veneer base, and wood look panel accents.

The applicant is proposing a total of 85 enclosed parking stalls (77 below-grade and eight (8) at-grade) that would be accessed off of the alley. The at-grade parking area also includes a drop-off area for the adult daycare and childcare center.

The gross floor area of the building is 123,654 square feet for a floor area ratio of 4.15, where 2.4 is allowed in the BFC4 Corridor 4 Built Form Overlay District. The applicant is proposing the following three premiums (worth 1 story, 14 feet and 0.4 per premium, respectively) to administratively increase the permitted building height from 4 stories/56 feet to 6 stories/84 feet, and to increase the permitted floor area ratio from 2.4 to 3.6:
1. Affordable housing
   a. The development shall comply with the City's inclusionary housing requirements by providing affordable units on-site rather than utilizing one of the compliance alternatives.
   b. The development must include at least twenty (20) dwelling units to qualify for the affordable housing bonus. In developments with fewer than fifty (50) units, all inclusionary housing standards that apply to developments with fifty (50) or more units shall apply to the development.
   c. The premium value shall be double when the affordable units are on-site and affordable at or below thirty (30) percent of the area median income, without income averaging.

2. Mixed-use commercial and residential
   a. The commercial space within the development must comply with at least two (2) of the following three (3) standards:
      1) The commercial space shall occupy at least sixty (60) percent of the building's ground-floor street frontage and a minimum interior depth of twenty (20) feet.
      2) The commercial spaces shall occupy at least twenty (20) percent of the floor area of the building footprint or one thousand (1,000) square feet, whichever is greater.
      3) The commercial space shall occupy at least five (5) percent of the gross floor area of the building or one thousand (1,000) square feet, whichever is greater.
   b. The development shall include no fewer than four (4) residential units above the commercial space.

3. Child care center
   a. The development includes a child care center that meets the following standards:
      1) Not less than two thousand (2,000) square feet of enclosed space.
      2) The use shall comply with the specific development standards for child care centers in Chapter 536, Specific Development standards.

At least six (6) of the units would need to qualify as affordable according to the City's inclusionary housing requirements.

Due to the lot size of the existing property exceeding 28,000 square feet, the property must be developed as a planned unit development.

APPLICATIONS

Based on staff's preliminary review, the following land use applications have been identified:

1. Administrative review to increase height (from 4 stories/56 feet to 6 stories/84')
2. Conditional use permit to allow a planned unit development
   i. Points required = 15 points total
      1. Establishment of the PUD (10 pts)
      2. Increase maximum floor area of an individual building in Corridor 4 above 89,600 sq. ft. (5 pts)
   ii. Proposed amenities:
      1. Active liner uses as part of a parking garage (10 pts). Inclusion of housing, office, or other active uses around the perimeter of all floors of a parking garage that face a public street, sidewalk, or pathway. In any district where liner uses are already required on the first floor, points shall only be awarded for liner uses on all other floors above the first where parking is located. False or display windows shall not qualify.
         a. Staff comment: This amenity appears to be provided.
      2. Underground parking (10 pts). All parking shall be located underground. Where the grade of the site slopes significantly, all parking shall be enclosed in a floor level of the building that does not meet the definition of a story. Further, exterior parking garage
walls adjacent to the public street shall not extend more than three (3) feet above the adjacent grade measured from the finished floor of the first level.

a. **Staff comment:** The development does not appear to meet the proposed underground parking amenity, as not all spaces are located underground.

3. **Outdoor children’s play area** (5 pts). An active, outdoor children’s play area with a minimum of fifty (50) square feet for each unit containing three or more bedrooms but not less than five hundred (500) square feet of play area to a maximum required area of five thousand (5,000) square feet. The play area shall be secure, shall be separated from parking and maneuvering areas, and shall be designed to facilitate adult supervision. The play area shall include play equipment, installed to the manufacturer’s specifications, or natural features suitable for children in both preschool and elementary school. Play equipment shall not be located in a required yard and not more than twenty-five (25) percent of the required square footage of the play area may be located in a required yard. Play areas should be designed for winter use and relate to the built form with consideration given to elements such as providing shelter from wind, utilizing seasonally appropriate materials, maximizing access to sunlight and providing for snow and ice removal.

a. **Staff comment:** There are 32 units with three or more bedrooms, making the required area of the play area 1,600 square feet. The applicant would need to provide additional detail on the floor plans to demonstrate compliance with this amenity.

3. Variance to reduce the required front yard and rear yard setbacks to allow the building wall and outdoor terraces

4. Variance to increase the maximum floor area ratio from 3.6 to 4.15

5. Site plan review

Note that a minor Travel Demand Management Plan is required for this development, as well as historic review letter prior to the submission of land use application. Land use applications may be required, depending on the plans that the applicant formally submits.

**APPLICABLE POLICIES**

The following policies from the comprehensive plan, *Minneapolis 2040* (2020), apply to future development on this site:

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<th>Future Land Use</th>
<th>Guidance</th>
<th>Staff Comment</th>
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</thead>
<tbody>
<tr>
<td><strong>Corridor Mixed Use</strong></td>
<td>Corridor Mixed Use serves a larger market area than Neighborhood Mixed Use, and may have multiple competing uses of the same type. Commercial zoning is appropriate, mixed use multi story development is encouraged, and contiguous expansion of commercial zoning is allowed.</td>
<td>The site is currently zoned C4 General Commercial District and a mixed-use multi-story development is proposed. The proposed use is consistent with the Corridor Mixed Use Future Land Use designation.</td>
</tr>
<tr>
<td><strong>Goods and Services Corridor</strong></td>
<td>Guidance</td>
<td>Staff Comment</td>
</tr>
<tr>
<td><strong>Bloomington Ave</strong></td>
<td>Goods and Services Corridors serve two purposes: 1) To indicate where commercial</td>
<td>The ground floor of the development is comprised of</td>
</tr>
</tbody>
</table>
uses should front in relation to properties guided for commercial future land uses, and 2) In addition to the guidance for the mixed use land use categories found in this section, Goods and Services Corridors identify where the establishment or expansion of commercial uses can be considered. Properties immediately adjacent to a Goods and Services Corridor may be considered for commercial activity, allowing for uses similar in scale and scope to the Neighborhood and Corridor Mixed Use categories.

## Built Form

| Corridor 4 | \begin{itemize} 
| 
| New and remodeled buildings in the Corridor 4 district should reflect a variety of building types on both small and moderate-sized lots, including on combined lots. Building heights should be 1 to 4 stories. Requests to exceed 4 stories will be evaluated on the basis of whether or not a taller building is a reasonable means for further achieving Comprehensive Plan goals. |
| \end{itemize} | \begin{itemize} 
| 
| The development appears to meet the premiums necessary to achieve a height increase from 4 stories to 6 stories. Staff has concerns about the compatibility of the height of the building with the Corridor 4 Built Form District designation. |

### FEEDBACK REQUESTED

Staff is requesting feedback on the following items:

1. Staff is concerned that the overall height, bulk, and length of the building greatly exceed the limits of the Corridor 4 Built Form district, even with the requested premiums.
   a. Staff does not see a practical difficulty to justify the bulk increase.
   b. Do the proposed PUD amenities (active liner uses and outdoor children’s play area) do enough to address the request to increase the maximum size of an individual building above 89,600 sq. ft.?
   c. Is the height increase request from 4 to 6 stories a reasonable means for further achieving comprehensive plan goals?

2. The applicant is requesting a premium to increase height/floor area ratio by providing an outdoor play area for residents. Can the outdoor play space be used for both the child care center and the residents?

3. The walk-out patios/terrace on patios on level 2 require a variance. Does this or any other setback variance request along the east and south sides of the building pose a negative impact to adjacent residential uses (especially with the proposed bulk/height)?
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INTRODUCTION - PROJECT INFORMATION

06.03.2021

26th and Bloomington

Minneapolis, Minnesota

06.03.2021

2603 Bloomington Ave S, Minneapolis

N

SITE

E 26th St

E 27th St

15th AVE S

16th AVE S

17th AVE S

18th AVE S

CEDAR AVE S

14th AVE S

13th AVE S

LONGFELLOW AVE

The project proposes a six-story apartment building with a commercial storefront, located at the southeast corner of E 26th Street and Bloomington Ave S in Minneapolis' East Phillips neighborhood.

The project site is a single lot with an existing building consisting of six commercial businesses, and two apartments. It is framed by Bloomington Avenue S, E 26th Street, existing single-family homes, and an alley.

The proposed building will consist of approximately 12,000 SF of commercial space including retail, adult and child daycare, and a residential lobby on the street level. The upper levels 2-6 will consist of 79 residential units, common amenity space, and a roof deck amenity. All parking will be enclosed with 77 parking stalls in the sublevel parking garage and 8 stalls on grade in a drop-off/pick-up area accessed from the alley. Although this at-grade parking increases the FAR to 4.15 from 3.9, it achieves two goals referenced in city code/2040: as required for licensure related to day care, the area off of 26th St. creates a safe and covered drop-off and pick-up for both the children and adult day cares under the building's canopy. Additionally, please note the at-grade parking and drop-off areas are completely shielded from view on both Bloomington Ave and 26th St. The commercial storefronts and residential lobby entrance will create a pedestrian-scaled street front along Bloomington Ave and E 26th Street, complimenting the step back on L2. Additionally, the amenity deck and C-shaped design significantly reduce the feeling of mass from a pedestrian or streetscape perspective.

The site is currently zoned C4 and the project will be requesting variances for building height, setbacks, and FAR.
SITE ANALYSIS - ZONING AND ADJACENT USES
26th and Bloomington
Minneapolis, Minnesota
06.03.2021

Primary Zoning Map, Zoning Plan 26

Overlay Zoning Map

Usage Map

KEY
- Green: Public and Cultural
- Yellow: Single Family Housing
- Orange: Multi-Family Housing
- Blue: Commercial and Industrial
Located south of downtown Minneapolis, the East Phillips neighborhood has a diverse and dense population of approximately 4,600 residents. This neighborhood is very community-driven with an abundance of recreational, community, and cultural centers. East Phillips has faced a host of challenges related to the pandemic and social unrest. This public right of way adjacent to this site, has placed enormous strain on the site from homeless encampments on the 2600 block of Bloomington Ave.

**FAMILY ORIENTED DEVELOPMENT & COMMUNITY FOCUS**

The building’s owner is a first generation immigrant. She’s a Somali woman addressing her neighborhood’s needs for larger 2, 3, and 4 bedroom units. The intent is to provide market affordable rents to the existing multi-generational immigrant community. Additionally, the current commercial businesses will be retained in the new building. There will be no displacement of existing tenants.

**SITE ANALYSIS**

- **WALK SCORE**: 83
- **TRANSIT SCORE**: 62
- **BIKE SCORE**: 95

- **KEY**
  - Site
  - Recent Projects
  - Protected Bikeway
  - Transit Route
  - Bus Stop
  - Areas of Activity (walkscore.com)
SITE ANALYSIS - SURROUNDING BUILDINGS

1. 2600 Bloomington Ave
2. 2552 Bloomington Ave
3. 2533 Bloomington Ave
4. 2603 Bloomington Ave
5. 1539 E 26th St
6. 1530 E 26th St
7. 2916 38th St E
8. 1508 E 16th St
9. 2500 Bloomington Ave
10. 2511 Bloomington Ave
11. 2402 s 15th Ave
12. 2647 Bloomington Ave
SITE ANALYSIS - EXISTING CONDITIONS

1. VIEW OF SITE FROM E 26th St LOOKING SOUTH
2. VIEW OF FROM BLOOMINGTON AVE LOOKING WEST
3. VIEW OF SITE FROM E 26th St LOOKING NORTH
4. VIEW OF FROM BLOOMINGTON AVE LOOKING EAST
The project will be constructed with a precast podium for the sublevel and Level 1. L2-L6 will be an innovative modular construction method for the residential units. The Architect and Developer will be working with Rise Modular. This will be just the second modular building in Minneapolis, the first being Mod42 located at 2343 42nd Ave S. It will be the first modular mixed use multifamily building in the city. Modular construction was chosen for two reasons: The cost and the construction timeline. The development teams contends that the lower cost associated with modular construction permits large footprint 3 and 2 bedroom family units to be viable.
SITE PLAN

SITE AREA ............... 29,760 SF
PODIUM .................. 26,799 SF
5 STORIES ................ 19,371 SF

123,654 / 29,760 SF .... FAR OF 4.15

0' SETBACK
AT LEVELS 1-6

20' REQUIRED
SETBACK ADJACENT TO RESIDENTIAL

4' REQUIRED
SETBACK AT LEVEL 1

2'-10" PROPOSED
SETBACK AT LEVEL 1

15' SETBACK REQUIRED
AT LEVELS 2-6

8' SETBACK PROPOSED
SETBACK AT LEVELS 2-6

(VARIANCE REQUESTED)

5' SETBACK REQUIRED
AT LEVEL 1

15' SETBACK REQUIRED
AT LEVELS 2-6

17'-0" PROPOSED
SETBACK AT LEVELS 2-6

15'-2"

29'-9"

25'-0"

25' REQUIRED
SETBACK
ADJACENT TO RESIDENTIAL

25' REQUIRED
SETBACK
ADJACENT TO RESIDENTIAL

BUILDING FOOTPRINT
UPPER LEVELS

0' SETBACK
AT LEVELS 1-6

0' SETBACK
AT LEVELS 1-6

NY
**ALLOWED**

**FAR = 2.4**

<table>
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<th>Site Area</th>
<th>29,760 SF</th>
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<tbody>
<tr>
<td>Podium</td>
<td>26,799 SF</td>
</tr>
<tr>
<td>2 Stories</td>
<td>22,387 SF</td>
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71,573 / 29,760 SF = FAR OF 2.4

**ALLOWED AFTER PREMIUMS**

**FAR = 3.6**

<table>
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<tr>
<th>Site Area</th>
<th>29,760 SF</th>
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<tbody>
<tr>
<td>Podium</td>
<td>26,799 SF</td>
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<tr>
<td>4 Stories</td>
<td>19,833 SF</td>
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106,131 / 29,760 SF = FAR OF 3.6

**PROPOSED**

**FAR = 4.15**

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<th>Site Area</th>
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<tr>
<td>Podium</td>
<td>26,799 SF</td>
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<tr>
<td>5 Stories</td>
<td>19,371 SF</td>
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123,654 / 29,760 SF = FAR OF 4.15
## Zoning Requirements

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<th>FAR</th>
<th>Stories</th>
<th>Total FAR Feet</th>
<th>Stalls</th>
<th>Side 0'-15'</th>
<th>5'-15'</th>
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<tbody>
<tr>
<td>Allowable</td>
<td>2.4</td>
<td>3.6</td>
<td>3.6</td>
<td>4</td>
<td>84'</td>
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<tr>
<td>Proposed</td>
<td>4.15</td>
<td>6</td>
<td>75'-80'</td>
<td>85</td>
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Variance Needed: Yes Yes No No Yes Yes

* 25' setback when next to residential hence both sides are pulled back for 25'

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## Parking Requirements

### Site Area

- **PID Number**: 3502324410053
- **SF**: 29,760
- **Acres**: 0.67

### Parking Data

<table>
<thead>
<tr>
<th>Vehicular Parking</th>
<th>Bike Parking</th>
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<tbody>
<tr>
<td>Stalls Standard</td>
<td>ADA Compact Lg. Term Sh. Term</td>
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<tr>
<td>B1</td>
<td>77 75 2</td>
</tr>
<tr>
<td>L1</td>
<td>8 7 1</td>
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<tr>
<td>Total</td>
<td>85 82 3</td>
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### Zoning & Building Data

- **26th and Bloomington**
- **ZONING REQUIREMENTS**
- **BUILDING DATA**

### Unit Count

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<th>3BR Alc.</th>
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<th>1BR Alc.</th>
<th>Studio</th>
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<tbody>
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<td>25</td>
<td>5</td>
<td>30</td>
<td>11</td>
<td>5</td>
</tr>
</tbody>
</table>

### Percentage

- **3%** - 4BR
- **32%** - 3BR
- **6%** - 2BR
- **38%** - 1BR
- **14%** - Studio
- **6%** - 1BR Alc.
- **1%** - 1BR
- **100%** - Total

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**AFFORDABLE HOUSING**

**MIXED USE COMMERCIAL & RESIDENTIAL**

**CHILD CARE CENTER**

- **ACTIVE LINER USES AS PART OF A PARKING GARAGE** 10pts
  The main street fronting facades of the project along 26th & Bloomington Ave are lined with commercial keeping the parking and drop off/loading areas sheltered from view.

- **UNDERGROUND PARKING** 10pts
  85 stalls of enclosed parking to be provided in the sublevel parking garage and the at-grade drop-off/pick-up area.

- **OUTDOOR CHILDREN’S PLAY AREA** 5pts
  Outdoor playground to be constructed on the Level 2 Amenity Deck.
  Per requirements, the playground will be no less than 1,600 SF.
  (50 SF / each unit containing three or more bedrooms)

**ENVIRONMENTAL SUSTAINABILITY - CLIMATE RESILIENCY - BUILDING STANDARDS**

**RENEWABLE ENERGY (REC)**

**ART FEATURE - NORTH ELEVATION MURAL**

Opportunity for Mural along North elevation on 26th.

**LIVING WALL SYSTEM**

Green wall planned for south elevation facing residential homes

**REFLECTIVE ROOF**

White TPO membrane roof system

**SHARED BICYCLES AND E-VEHICLE CHARGERS**

Shared bicycles at the at-grade drop-off/pick-up location and E-vehicle charger to be located in sublevel parking.

**DECORATIVE FENCING**

Decorative fencing at Level 2 Amenity Deck.

**RECYCLING STORAGE AREA**

Trash and Recycling chutes will be provided on each level and a main trash/recycling room on Level 1 where they are collected.
LEVEL P1

LEVEL 1

LEVEL 2

Building Area Legend
- 1BD
- 1BD ALC.
- 2BD
- 3BD
- 3BD ALC.
- 4 BD
- BIKE
- AMENITY
- COMMERCIAL
- FITNESS
- MEP
- CIRCULATION
- STORAGE
- PARKING
- TRASH
THANK YOU