
LAND USE APPLICATION SUMMARY

Property Location: 500, 506 and 528 Washington Avenue North
Project Name: Duffey Lofts
Prepared By: Hilary Dvorak, Principal City Planner, (612) 673-2639
Applicant: Duffey Cedar Property Owner LLC
Project Contact: Jeremiah Smith with BKV Group
Request: To convert the existing buildings into a mixed-use development including 188 dwelling units and 24,000 square feet of commercial space

Required Applications:

Variance	To reduce the off-street loading requirement from two small spaces to one small space.
Site Plan Review	To convert the existing buildings into a mixed-use development including 188 dwelling units and 24,000 square feet of commercial space.

SITE DATA

Existing Zoning	B4N Downtown Neighborhood District DP Downtown Parking Overlay District
Lot Area	56,746 square feet / 1.3 acres
Ward(s)	3
Neighborhood(s)	North Loop
Designated Future Land Use	Destination Mixed Use
Goods and Services Corridor	Washington Avenue/Cedar Avenue
Built Form Guidance	Transit 10

Date Application Deemed Complete	January 2, 2020	Date Extension Letter Sent	Not applicable
End of 60-Day Decision Period	March 1, 2020	End of 120-Day Decision Period	Not applicable

BACKGROUND

SITE DESCRIPTION AND PRESENT USE. The site is located along the north side of Washington Avenue North between 5th Avenue North and 6th Avenue North. The site encompasses the entire half-block. There was a public alley on the block but it was vacated at some point in the past. There is an easement agreement in place between the subject property and the property to the north for cross access purposes. The buildings are currently vacant.

SURROUNDING PROPERTIES AND NEIGHBORHOOD. The site is surrounded by a variety of commercial uses, offices and residential properties of varying densities. The site is located in the North Loop neighborhood.

PROJECT DESCRIPTION. The applicant is proposing to rehabilitate the existing buildings on the site and convert them into 188 dwelling units and 24,000 square feet of commercial space. There would be residential amenity spaces located in the lower level of the Minneapolis Iron Store building and on the rooftops. The commercial spaces will be located in the Minneapolis Iron Store buildings and in the Lindsay Brothers Warehouse building. As part of the renovation, the Minneapolis Iron Store Building, located at 528 Washington Avenue North, would have a one-story addition built on top of it along with mechanical overruns. A one-story addition and mechanical overruns would also be added to the Lindsay Brothers Warehouse building. All of the buildings would be connected to one another internally.

In total, there will be 118 parking spaces provided as part of the development. There would be one level of underground parking beneath the Lindsay Brothers Warehouse building and the Minneapolis Iron Store building located at 520 Washington Avenue North, as well as one level of at-grade parking located toward the backs of the two buildings. The applicant is also proposing to make improvements to the existing surface parking lot at 500 Washington Avenue North.

After noticing the project for a public hearing, it was identified that the dwelling units do not meet the minimum size of 500 square feet per unit as required by the Minneapolis Zoning Code. Given this, a variance of the minimum gross floor area of a dwelling unit is required. CPED is recommending that the project be continued to the February 10, 2020, City Planning Commission meeting.

RELATED APPROVALS.

Planning Case #	Application(s)	Description	Action
PLAN10069	Certificate of Appropriateness Historic variance	To rehabilitate the existing buildings on the site and add rooftop additions. For signage on the building that exceeds the dimensional limitations of the zoning code and to allow a roof sign that exceeds the dimensional limitations of the zoning code and to allow it on a non-	Approved, January 21, 2020

		primary building wall.	
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PUBLIC COMMENTS. No comments have been received as of the writing of this report. Any correspondence received prior to the public meeting will be forwarded on to the Planning Commission for consideration.

RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt staff findings for the applications by Duffey Cedar Property Owner LLC for the properties located at 500, 506 and 528 Washington Avenue North:

A. Variance to reduce the off-street loading requirement.

Recommended motion: **Continue** the variance to reduce the off-street loading requirement from two small spaces to one small space to the February 10, 2020, City Planning Commission hearing.

B. Site Plan Review.

Recommended motion: **Continue** the site plan review convert the existing buildings into a mixed-use development including 188 dwelling units and 24,000 square feet of commercial space to the February 10, 2020, City Planning Commission hearing.