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ARCHITECTURE



COMMITTEE OF THE
WHOLE SUBMISSION &
HISTORIC PRESERVATION
COMMISSION

01.15.2020

2316
4th Avenue S
Minneapolis, Minnesota

19-068.00

Project Information

1

2316 4th AVENUE S, MINNEAPOLIS, MINNESOTA

PROJECT NARRATIVE

The proposed apartment building is located in the Washburn Fair Oaks District of the Whittier neighborhood of Minneapolis. The main elevation faces S 4th Avenue and Interstate 35W close to the E 24th Street intersection. The site is currently zoned C2 and is located in the Washburn Fair Oaks Historic District. The Future Land Use map notes this site as Public, Office & Institutional Use with an Interior 3 built form. The proposed building will redevelop existing surface parking lots, storage areas, as well as a one-story office building.

The proposed project provides 74 units distributed over floors 1-4, with 26 enclosed parking spaces located on the alley side of the first floor. The building has ample amenity space for the residents at Level 1, as well as four walkout units on 4th Avenue to enliven the street. The 74 units will consist of studios apartments. Each unit will have its own bathroom and kitchen.

Due to its location in the Washburn Fair Oaks Historic District, the design of the building is a modern interpretation of the historic design aesthetics of the area. Brick will be the primary material used on the street facing elevation. Brick patterns, and corbelling will be used to add interest to the brick elevations. The windows used in the project also have a similar language

as those located within the District. Canopies over the walkout units and the main entrance add depth to the building facade, and partially shelter the tenants. Ship lap siding is used on the secondary elevations.

Required Applications:

- Variance to provide over 50% compact spaces
- Parking Variance

Parcels: 3402924110149

PROJECT RECAP

Zoning Recap

Current Primary Zoning:	C2
Historic District:	Washburn Fair Oaks
2040 Land Use:	Public, Office & Institutional
2040 Built Form:	Interior 3

Site

Total Area -	20,754 SF (0.48 acres)
*Based on Hennepin Co. Data Verify w/ Survey	
Building Footprint -	13,550 SF
Impervious Site Area -	15,334 SF 73.9%
Pervious Site Area -	5,420 SF 26.1%

FAR

Allowed FAR	1.7 Basic
	2.04 W/bonus for enclosed parking

Allowed New Construction	42,338 SF
Proposed New Construct.	42,317 SF

Unit Recap

New Construction (2316 4th Avenue S)	
Studios	74
Total Bedrooms	74

Parking (New & Existing)

Parking Required	37 Stalls
.5*(74 bedrooms)	
Parking Provided	26 Stalls

Building Height

C2 Allowed	4 Stories, 56'-0"
Proposed	4 Stories, 48'-0"



1- 35 E Franklin Avenue



2- The Pinger Apartments



3- 2409 1st Avenue S



4- The Estate at Chateau



5- 2432 1st Avenue S



6- Arts Quarter Lofts



Washburn Fair Oaks Historic District



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Washburn Fair Oaks
Historic District



1- Fair Oaks Apartment Homes



2- Bauhaus Flats



3- 2101 3rd Avenue S



4- Wayside Family Treatment Center



5- Stevens Community Apartments



6- Hennepin Schools



Washburn Fair Oaks Historic District



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Washburn Fair Oaks
Historic District



1- Hennepin Schools



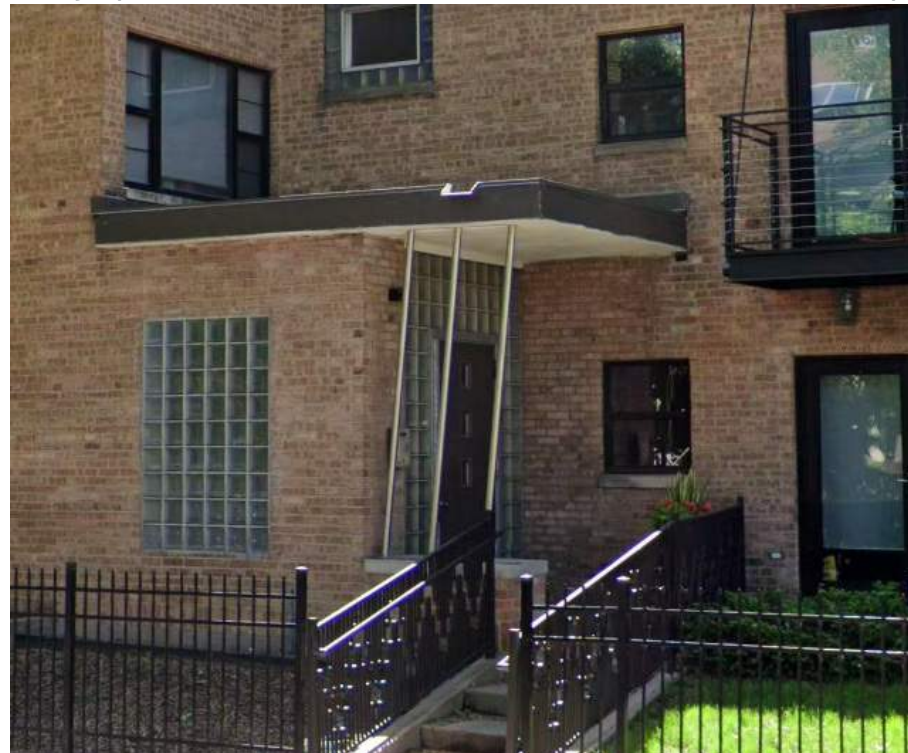
2- Stevens Community Apartments



3- Fair Oaks Apartment Homes



4- Hennepin History Museum



5- Bauhaus Flats



6- Wayside Family Center



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Brick Detailing
4



1- 2323 Clinton Ave



2 - 332 E 24th St



3- K & J Auto Repair 2324 S 4th Ave.



4- 2318 S 4th Ave



5- 2214 S 4th Ave.



6- 2315 Clinton Ave.



7- 2309 Clinton Ave.



8- 2305 Clinton Ave.



Washburn Fair Oaks Historic District



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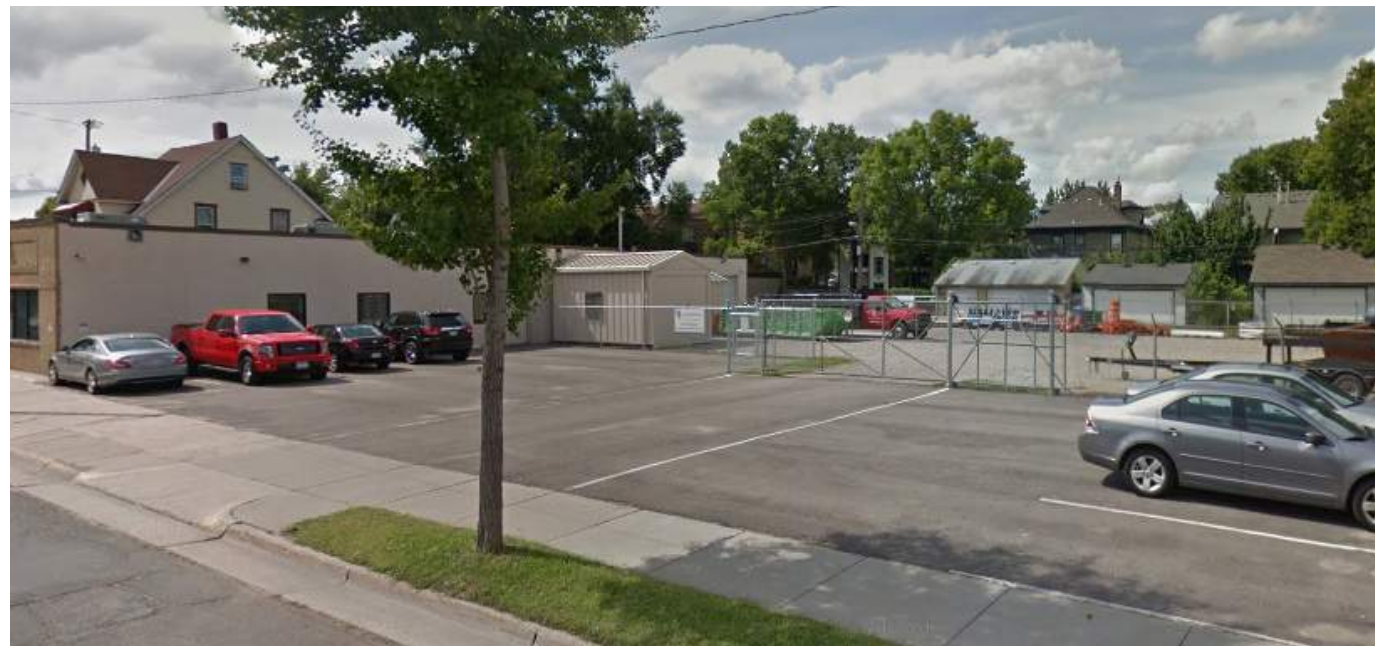
Site Context



A



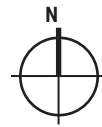
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C



Washburn Fair Oaks Historic District



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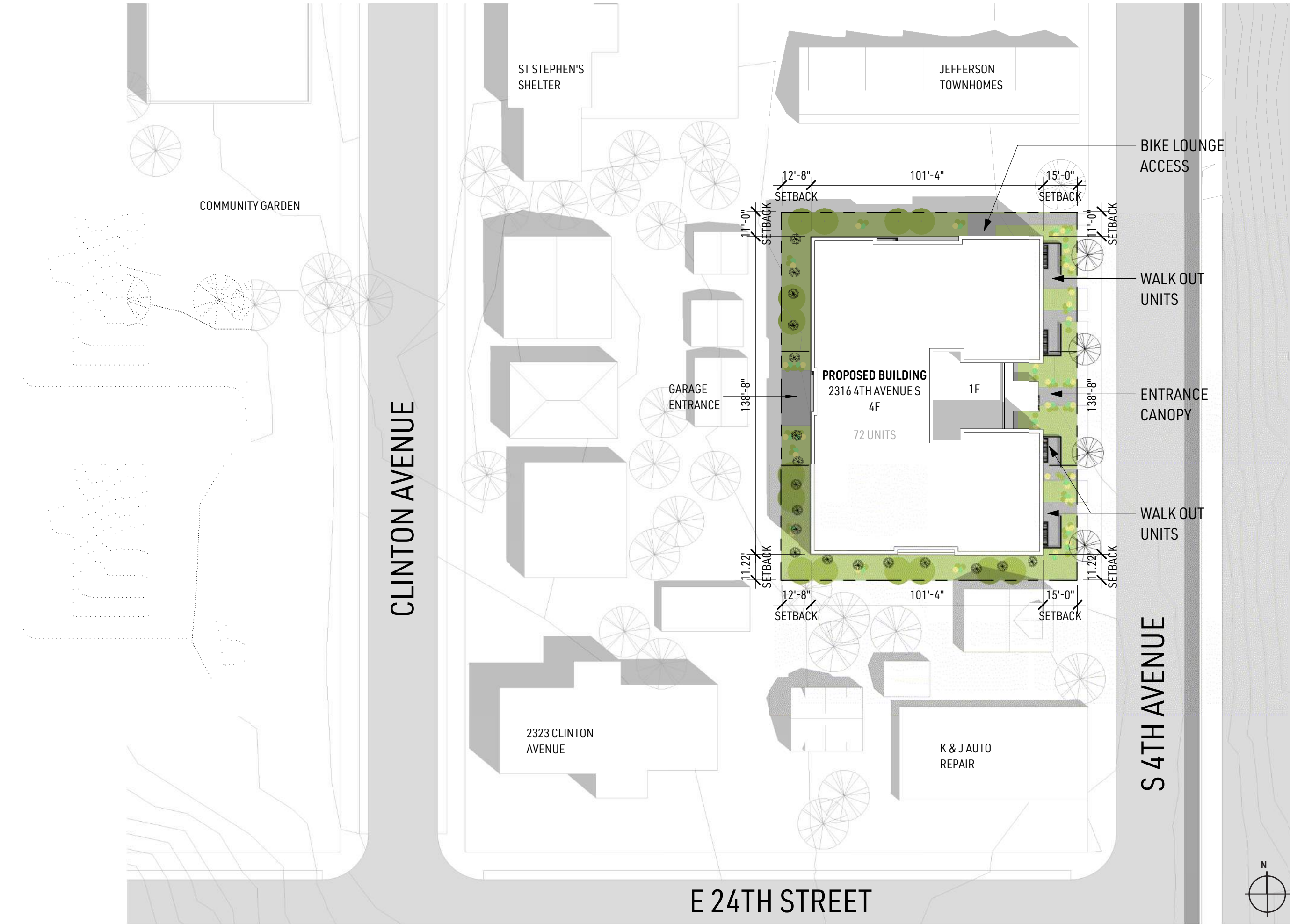
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Site Context



SITE PLAN 1/32" = 1'-0"



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Site Elevations

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K & J AUTO REPAIR
2324 S 4th Avenue

PROPOSED PROJECT
2316 S 4th Avenue

JEFFERSON TOWNHOMES
2214 S 4th Avenue

SIGNAL SYSTEMS INC.
2210 S 4th Avenue

S 4TH AVENUE STREET ELEVATION 1" = 40'-0"



NE VIEW



NW VIEW



SE VIEW



SW VIEW



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Bird's Eye View of
Neighborhood



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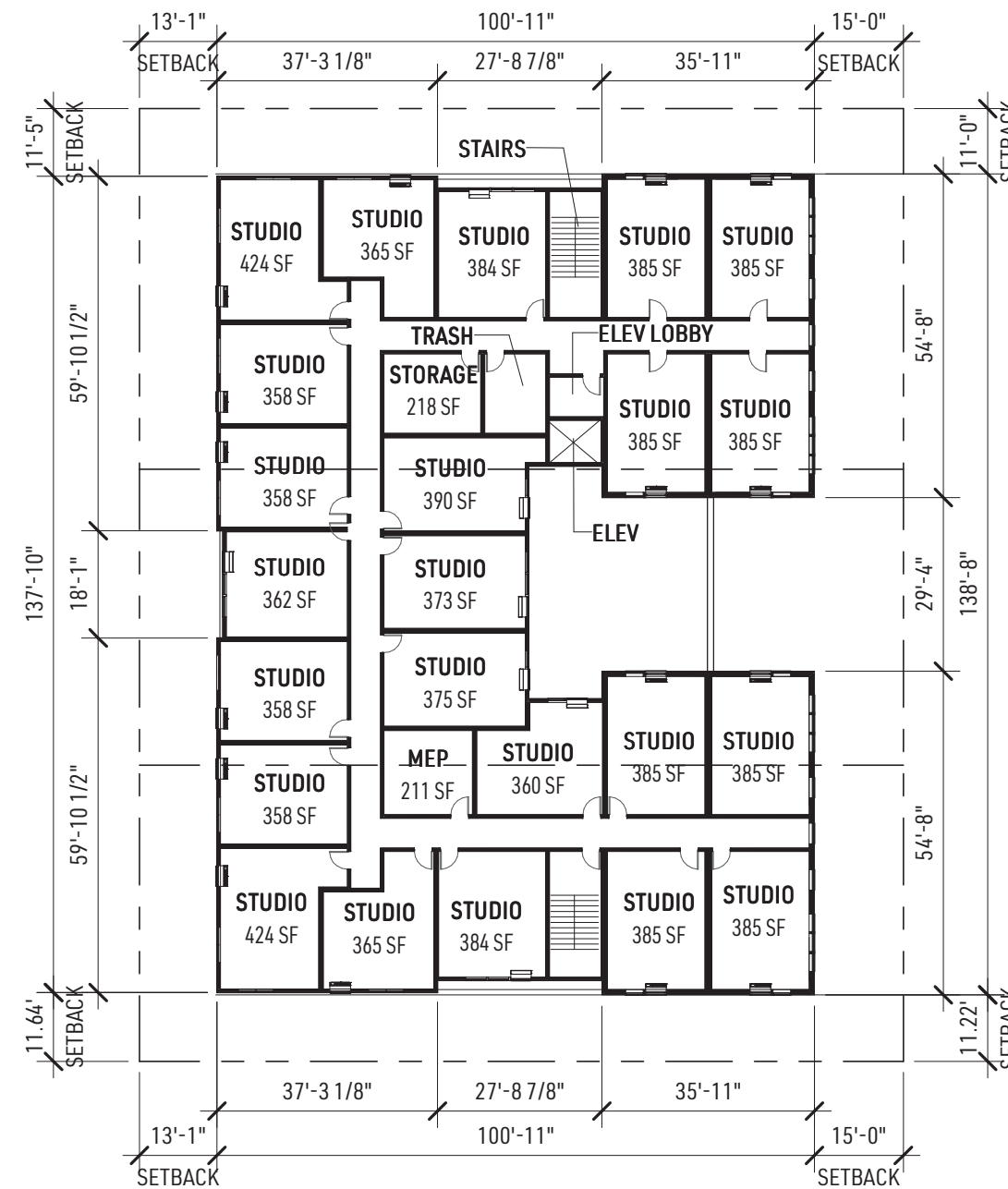
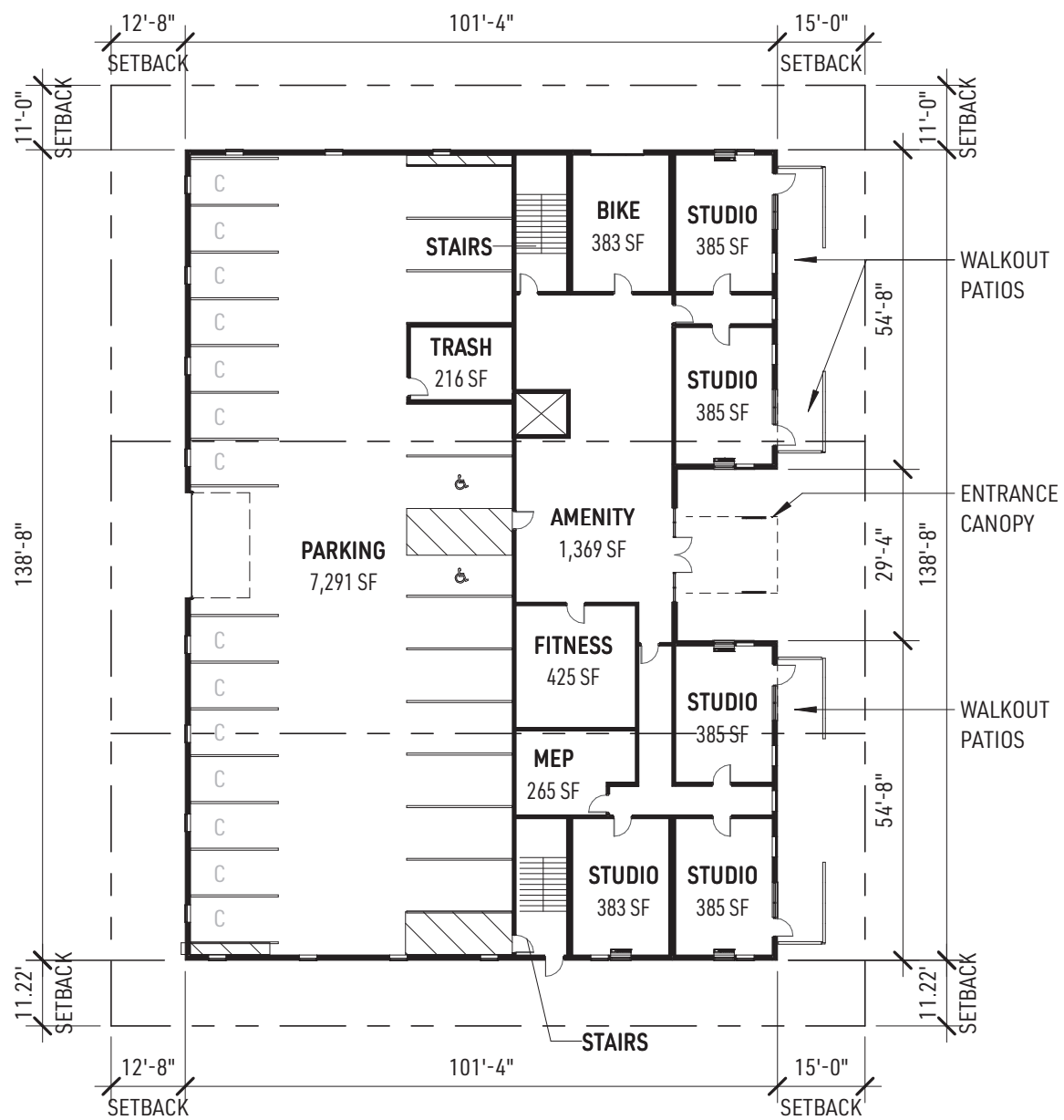
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Floor Plan
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Exterior Elevations

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NORTH ELEVATION 1" = 20'-0"



SOUTH ELEVATION 1" = 20'-0"

EAST ELEVATION - MATERIAL CALCULATIONS		
MATERIAL	AREA	PERCENTAGE
7/16" LAP SIDING	518 SF	8%
BRICK	3,870 SF	59%
GLASS	2,172 SF	33%
	6,559 SF	100%

WEST ELEVATION - MATERIAL CALCULATIONS		
MATERIAL	AREA	PERCENTAGE
5/8" LAP SIDING	2,887 SF	46%
7/16" LAP SIDING	353 SF	6%
BRICK	1,416 SF	23%
GLASS	1,596 SF	26%
	6,252 SF	100%



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Exterior Elevations

12

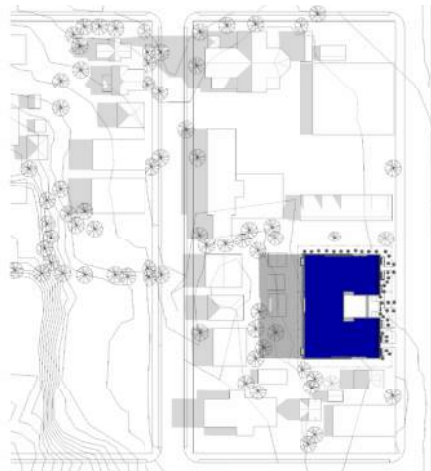
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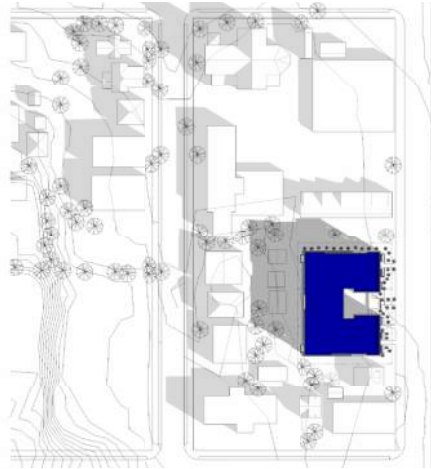
NORTH ELEVATION - MATERIAL CALCULATIONS		
MATERIAL	AREA	PERCENTAGE
5/8" LAP SIDING	936 SF	20%
7/16" LAP SIDING	702 SF	15%
BRICK	2,095 SF	44%
GLASS	1,031 SF	22%
	4,764 SF	100%

SOUTH ELEVATION - MATERIAL CALCULATIONS		
MATERIAL	AREA	PERCENTAGE
5/8" LAP SIDING	1,166 SF	23%
7/16" LAP SIDING	673 SF	14%
BRICK	2,076 SF	42%
GLASS	1,054 SF	21%
	4,969 SF	100%

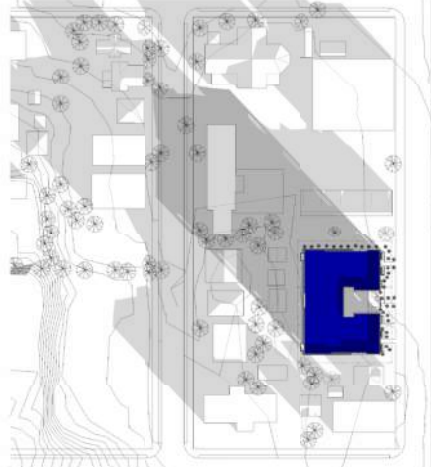
SHADOW STUDIES



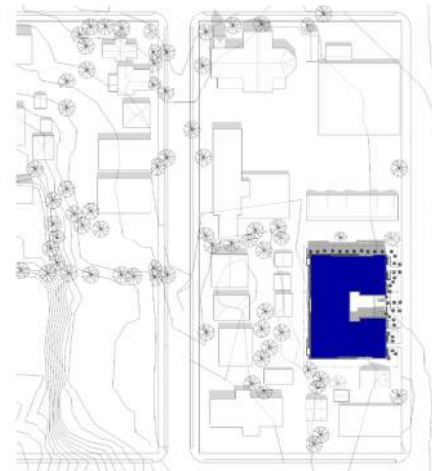
6:26 A.M. (Hour After Sunrise) Jun. 21



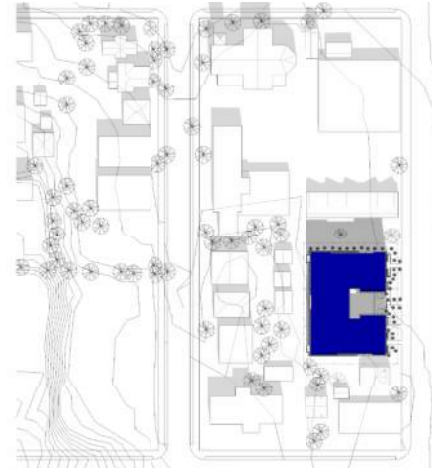
8:13 A.M. (Hour After Sunrise) Mar. 21



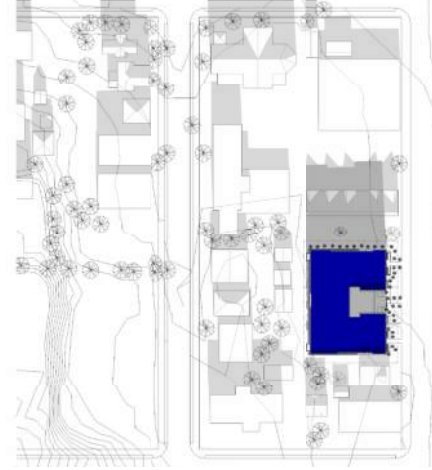
8:49 A.M. (Hour After Sunrise) Dec. 22



12:00 P.M. Jun. 21



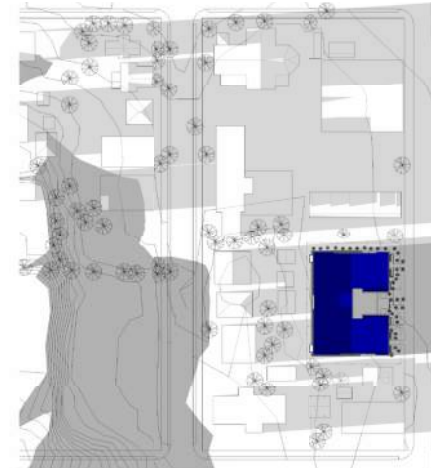
12:00 P.M. Mar. 21



12:00 P.M. Dec. 22



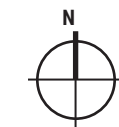
6:27 P.M. (Hour Before Sunset) Jun. 21



6:27 P.M. (Hour Before Sunset) Mar. 21



3:31 P.M. (Hour Before Sunset) Dec. 22



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11.15..2019

600-612
University Ave
Minneapolis, Minnesota

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Shadow Study

WASHBURN FAIR OAKS GUIDELINES

New Building

Proposed new buildings shall not "materially impair the architectural or historic value of buildings on adjacent sites or in the immediate vicinity within the preservation district."

The HPC wishes to encourage contemporary design that is compatible with the nature of the preservation area.

The proposed apartment building is located on S 4th Avenue across the street from the sound wall for Interstate 35W. Because of its proximity to the Interstate, the adjacent buildings are not the iconic Washburn Fair Oaks buildings that contribute to the historic designation of the District. The proposed development replaces a single-story building and its parking lot with a building that responds to the massing and the design aesthetics of the surrounding neighborhood. Careful consideration has been placed on the brick detailing and the window proportions to have a similar design language as the nearby historic buildings.

Signs

The type of sign shall complement the structure, enhancing the building's design and materials.

There will only be one sign used at the entrance canopy of the apartment building. The size and material of the aluminium sign does not detract from the design of the building.

Design Considerations

Dimensions- New construction shall take into consideration the directionality of adjacent and nearby structures.

The proposed development places the main facade and entrance facing the street. The setbacks proposed for the building are similar to those of the townhomes and the single-family house directly adjacent. The walkout units & the exterior balconies face the street which helps add vitality to the public realm.

Scale- New construction shall be consistent with the existing pattern in the neighborhood

As seen in the site context images, most of the buildings in the historic district are 3-4 story brick apartment buildings. The massing and materiality of the proposed building offers a modern interpretation of the existing building pattern.

Setbacks- New buildings shall be constructed at the legal setbacks for both front and side yards

No setback variance is requested for this project. The proposed setback closely matches those of the adjacent buildings.

Spacing- between buildings shall be consistent with existing codes.

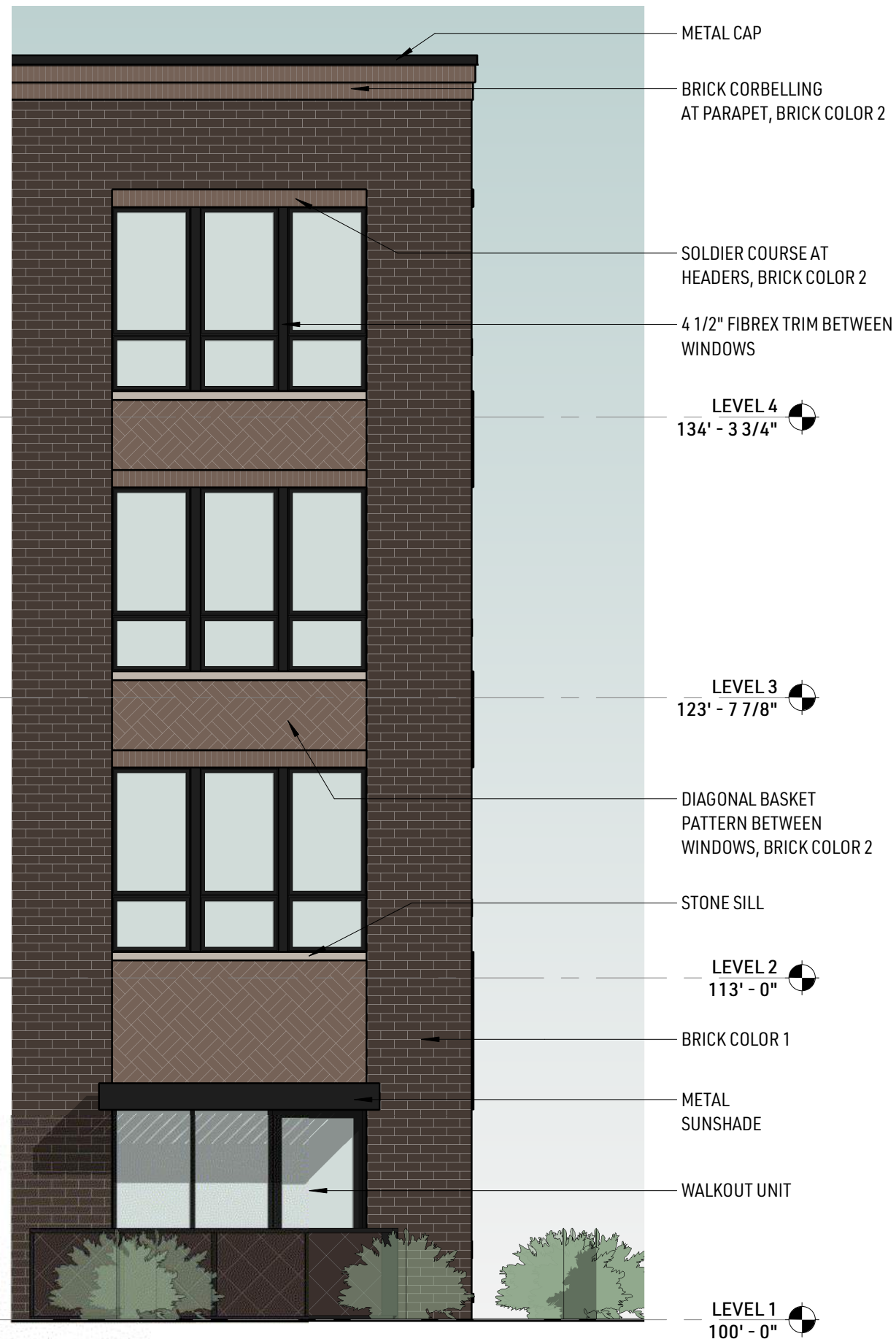
No side yard variances are requested in this application. The proposed building is set further back from the south neighbor than the existing office building. This expanded side yard will give both properties more privacy and additional landscaping.

Building plan- There is no uniform plan for the buildings in either district, so this area is open for discussion

The proposed floor plan shows an efficient unit layout with the most valuable units facing the street. The U-layout of the building gives the profile of the wings a similar proportion as those found in nearby buildings like the Fair Oaks Apartment Homes or the Bauhaus Flats.

Materials- New materials shall be compatible with the existing (Brick, Stone, Clapboard, Stucco, Windows)

The proposed materials complement those found in the neighborhood in terms of scale, color, and type. Most of the visible facades and all of the ground floor will use brown brick. Secondary facades use ship lap siding which offers a modern equivalent to clapboard siding.



BRICK DETAIL (EAST ELEVATION)

3/16" = 1'-0"



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Guidelines

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VIEW FROM 4TH AVENUE



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Rendering
15



MAIN ENTRANCE



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Rendering
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WALKOUT UNITS



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Rendering
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