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 24 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 color changes 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, of a complementary color to the brick, 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: 28,764 SF (0.48 acres)
* Based on Hennepin Co. Data Verify w/ Survey
Building Footprint: 13,550 SF
Impervious Site Area: 15,420 SF 74.3%
Pervious Site Area: 5,344 SF 25.7%

FAR
Allowed FAR: 1.7 Basic
2.84 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)
Studies: 74
Total Bedrooms: 74

Parking (New & Existing)
Parking Required: 37 Stalls
.5*(74 bedrooms)
Parking Provided: 24 Stalls

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

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Site Context

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.

2316
4th Avenue S
Minneapolis, Minnesota

Washburn Fair Oaks Historic District
Site Context

Washburn Fair Oaks Historic District

A

B

C

PROJECT SITE
2316 South 4th Ave
Site Elevations

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"
**Exterior Elevations**

**NORTH ELEVATION**

- **Level 1**: 100’-0”
- **Level 2**: 113’-7 7/8”
- **Level 3**: 123’-7 7/8”
- **Level 4**: 134’-3 3/4”
- **Roof Truss Bearing**: 143’-4 7/8”

**SOUTH ELEVATION**

- **Level 1**: 100’-0”
- **Level 2**: 113’-0”
- **Level 3**: 123’-7 7/8”
- **Level 4**: 134’-3 3/4”
- **Roof Truss Bearing**: 143’-4 7/8”

**Material Calculation**

**North Elevation**

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<tr>
<th>Material</th>
<th>Area</th>
<th>Percentage</th>
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<tbody>
<tr>
<td>5/8” Lap Siding</td>
<td>936 SF</td>
<td>20%</td>
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<tr>
<td>7/16” Lap Siding</td>
<td>673 SF</td>
<td>14%</td>
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<tr>
<td>Brick Color 1</td>
<td>1,270 SF</td>
<td>27%</td>
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<tr>
<td>Burnished Block</td>
<td>786 SF</td>
<td>17%</td>
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<tr>
<td>Glass</td>
<td>1,055 SF</td>
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<td><strong>Total</strong></td>
<td>4,721 SF</td>
<td>100%</td>
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**South Elevation**

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<tr>
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<th>Area</th>
<th>Percentage</th>
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<tbody>
<tr>
<td>5/8” Lap Siding</td>
<td>1,166 SF</td>
<td>24%</td>
</tr>
<tr>
<td>7/16” Lap Siding</td>
<td>673 SF</td>
<td>14%</td>
</tr>
<tr>
<td>Brick Color 1</td>
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<td>746 SF</td>
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<tr>
<td>Glass</td>
<td>1,082 SF</td>
<td>22%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>4,956 SF</td>
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SHADOW STUDIES
The alteration is compatible with the designation of the historic district, including the period and criteria of significance.

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 building currently on the site was built in the late 1940s, well past the period of significant growth of the district in the 1870s. The proposed building transitions the site from a single-story office building, to a 4-story residential building that more closely mimics the massing, materiality, and use of the surrounding urban fabric.

The alteration will ensure the continued integrity of the historic district.

The majority of the proposed site is currently used as surface parking and exterior storage for the office tenant. Through the redevelopment of this site, the proposed project will add a building that better aligns with the urban nature of the historic district. Walk-out units and large amenity spaces on the ground floor will add to the vitality of the street life. Because of its proximity to the Interstate's sound wall, the site is currently underutilized as part of an urban neighborhood. By adding 74 units that face this street, the project will extend the feel of the historic district to the edge of designated area.

The alteration is consistent with the applicable design guidelines adopted by the commission.

The standards deal mostly with preservation, rehabilitation, restoration, and reconstruction of historic buildings. However, since the building to be replace is not a contributing building, nor is it located in close proximity to a historic building only a few of the standards apply. The Preservation chapter of the standards includes a section on the preservation of the building site. Most of the recommendations speak about retaining historic relationship between buildings and landscaping. The proposed setbacks align with the adjacent buildings and provide space for landscaping. As shown in the landscaping plan, planting will be provided that complements the neighborhood and avoid damage to nearby structures.

The alteration is consistent with the spirit and intent of the preservation ordinance, the applicable policies of the comprehensive plan, and the applicable preservation policies in small area plans adopted by the city council.

This apartment building changes a car-dominant existing development with a project that responds to many goals of the Minneapolis 2040 plan. Most importantly, this project improves the public life of a street that has been marred by the dominance of the Interstate, and reintroduces active uses to the street. This project places pedestrians and cyclists first by orienting the building entrance towards the sidewalk. A spacious bike lounge is given easy direct access to the street. The location of the building close to high frequency bus routes like the 2 and the 11 ensures that residents have alternate modes of transportation throughout the year. The car is relegated to the back of the building. Finally, this project offers an increase in housing options through a project that addresses the human scale.
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 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.

The development team will submit signage that complies with the Design Guidelines for On-Premise Signs and Awnings and apply for a Certificate of No Change at a later date.

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 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 will use brown brick. Secondary facades use ship lap siding which offers a modern equivalent to clapboard siding. Burnished block is proposed on the alley side and partially wrapped to the side yard facades.

Guidelines

A selection of comparable residential buildings in the historic district in terms of use, materials, and massing.
WALKOUT UNITS