



November 3, 2016

Peter Crandall  
City Planner, City of Minneapolis  
Department of Community Planning & Economic Development - Planning Division  
250 South 4th Street, Room 300  
Minneapolis, MN 55415

Dear Mr. Crandall:

Please find enclosed the summary for our proposed multifamily development at 3009-3013 Holmes Avenue, and a description of the requested variances and conditional use permit.

**Project Description:**

**3009-3013 Holmes Avenue, Minneapolis, Minnesota**

We are proposing a 71 unit multifamily building consisting of six stories and approximately 66,805 square feet. The new building will be constructed on the site of two existing non-historic homes converted to commercial buildings. We are expecting to break ground in April of 2017 and complete construction in the summer of 2018.

**The existing site:**

The proposed project is located at 3009-3013 Holmes Avenue. This site is in the ECCO neighborhood, Council Ward 10. The site is zoned C3A with a Pedestrian Overlay District and is made up of two lots. The site is located in the Uptown activity district, with two additional 6 story residential buildings on the same block. The proposed project will replace two existing commercial buildings and an asphalt parking lot. The combined site is 11,261 square feet (.26 acres). The existing pavement will be removed for construction of the proposed building.

**The proposed building:**

The proposed building is a 6-story, 71 unit, market rate apartment building, with half a story of above ground parking and one story of underground parking. The total gross proposed building square footage excluding garage is 51,525. Including the garage the total square footage is 66,805. There will be 39 parking stalls in the project, and 90 bike parking stalls.

The car parking ratio for the building is .55. The proposed FAR for the building is 4.58. The six-story building will be constructed of wood framing over a concrete podium.

**Proposed architectural details of the new building:**

The building height and street front elevation will complement the scale and massing of the nearby recently constructed residential buildings on Holmes Avenue. The building massing is consistent with the site's location within the C3A Activity Center as identified in the 2008 Uptown Small Area Plan. The active-use first floor and mezzanine will appear as a one-story base that creates a street presence similar to that of the adjacent buildings on Lake Street. This area of the building will use a regularly-patterned window system surrounded by masonry. The upper floors of the building will be clad in stucco and lap cementitious siding with metal panel accents and cornice. The building structure follows the typology of 1920s buildings along Lake Street. The stepped-back facade at the center and south side of the building add depth and texture and transition the building from the commercial Lake Street to the residential uses southward along Holmes Avenue.



The rooftop holds mechanical systems and an elevator lobby area for the rooftop patio, which will face north to the Lake Street commercial district.

**Proposed site work:**

The site is approximately 11,261 square feet. The first floor footprint of the proposed building is approximately 9,344 square feet. The building will have a public entrance off of Holmes Avenue. The building will have a parking entrance off of the alleyway between Holmes Avenue and Hennepin Avenue - the existing curb cuts along Holmes Avenue will be eliminated. Landscaping will be consistent with other buildings along Holmes Avenue and include boulevard trees and plantings, a wide pedestrian-friendly sidewalk, and side yard plantings.

**Proposed variances and CUP's:**

The project will require a variance for FAR of 4.64, which exceeds the FAR of 3.24 allowed by ordinance; side yard setbacks, reducing the allowed setback from 15' to 5'; and rear yard setback reducing the allowed setback from 15' to 1'. The project will require a CUP for a height of 90' 2" for an elevator overrun; the main roof height is 74' 1". The project will require site plan review.

We are seeking a conditional use permit and variances in order to develop this site in a manner consistent with long-range planning and small area plan guidelines for the city and neighborhood. We share a common goal with the neighborhood in that we intend to create a project that is thoughtfully laid out, visually appealing, and respectful of small area plan guidelines.

The building will use high quality, long-lasting materials typically found in the neighborhood: brick, stucco, metal, glass, and concrete lap siding.

Our previous developments have met many LEED requirements and include the first LEED Gold apartment building in the city. 3009 Holmes Ave will be built to a level of sustainability similar to that of our previous projects.

The streetscape landscaping, transparent first floor with live/work loft style walkups, and strong street presence will provide an inviting pedestrian experience and greatly enhance the public realm along Holmes Avenue. It will provide a harmonious transition from the Lake Street commercial area to the primarily residential uses to the south.

We look forward to a thoughtful discussion about this site and the potential benefits of its development. Thank you for your consideration.

Sincerely,

Curt Gunsbury