

MEMORANDUM

To: City Planning Commission, Committee of the Whole
Prepared By: Peter Crandall, Senior City Planner, (612) 673-2247
Date: April 12th, 2018
Subject: Eleven on the River, 1101 W River Parkway

SITE DATA

Existing Zoning	I1 District Industrial Living Overlay District Downtown Height Overlay District Downtown Parking Overlay District
Lot Area	70,350 square feet / 1.61 acres
Ward(s)	3
Neighborhood(s)	Downtown East
Designated Future Land Use	Mixed-Use
Land Use Features	n/a
Small Area Plan(s)	Historic Mills District Master Plan (1998, 2001)

The project site is a proposed subdivision of an existing parcel currently occupied by a 4 story office building and surface parking lot, constructed in 2001.. The existing site is 145,652 square feet with street frontage on both W River Parkway and 11th Avenue S. The proposed subdivided project site would be 70,350 square feet and would have street frontage on West River Parkway. The project site is located in the 3rd Ward within the Downtown East neighborhood. Several large scale residential projects have been recently constructed, or are currently under construction, in the immediate area.

PROJECT DESCRIPTION

The proposed project is a 43-story mixed-use tower with 2,500 square feet of commercial space and 105 residential units. The project is proposing to provide 415 structured parking stalls in 7-story above-grade enclosed parking podium. 185 of those spaces would be reserved for the office tenants of the existing building as a replacement for the existing surface parking lot. The remaining 230 parking spaces would be reserved for the residential units.

The commercial tenant space is located along the W River Parkway frontage on the ground level. Residential amenity space, including a bike storage room, makes up the remainder of the ground-level frontage facing the parkway. Primary vehicle access to the residential parking is proposed off of W River Parkway. The parkway access leads to a large motor court with an additional principle residential entrance. The office tenant parking will be accessed off of 11th Avenue S, as will the loading area. The project is proposing 12 surface parking stalls for guest parking as well as a small dog recreation area.

The project is proposing to establish a new public access pathway from the rear of the site connecting to West River Parkway. Depending on agreements reached with adjacent property owners this right-of-way could connect through the block to adjacent properties and streets. There are currently no windows or active uses proposed along this public right-of-way.

The tower design employs limestone and granite at the base with an architectural precast concrete on the upper floors. The design utilizes a variety of setbacks and recesses to create balconies and terraces for the residential units. The parking garage will be treated with false residential windows on all facades in order to create the appearance of active residential uses. The windows are not evenly distributed on the non-river facing facades. 7 floors of “accessory suites” are proposed at the northeast corner of the parking garage fronting partially on W River Parkway and partially onto the proposed motor court.

APPLICATIONS

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

1. Conditional Use Permit for a Planned Unit Development
 - a. Planned Unit Development **(10 points)**
 - b. Exception to increase the maximum height **(5 points)**
 - c. Exception to exceed the maximum allowable parking in the Downtown Parking Overlay District **(0 points)**
 - d. Total of **15 amenity points required**
2. Conditional Use Permit to allow a surface parking lot in the Downtown Parking Overlay District
3. Site Plan Review
4. Preliminary and Final Plat
 - a. Variance to the subdivision standards to allow a parcel with more than 5 sides.

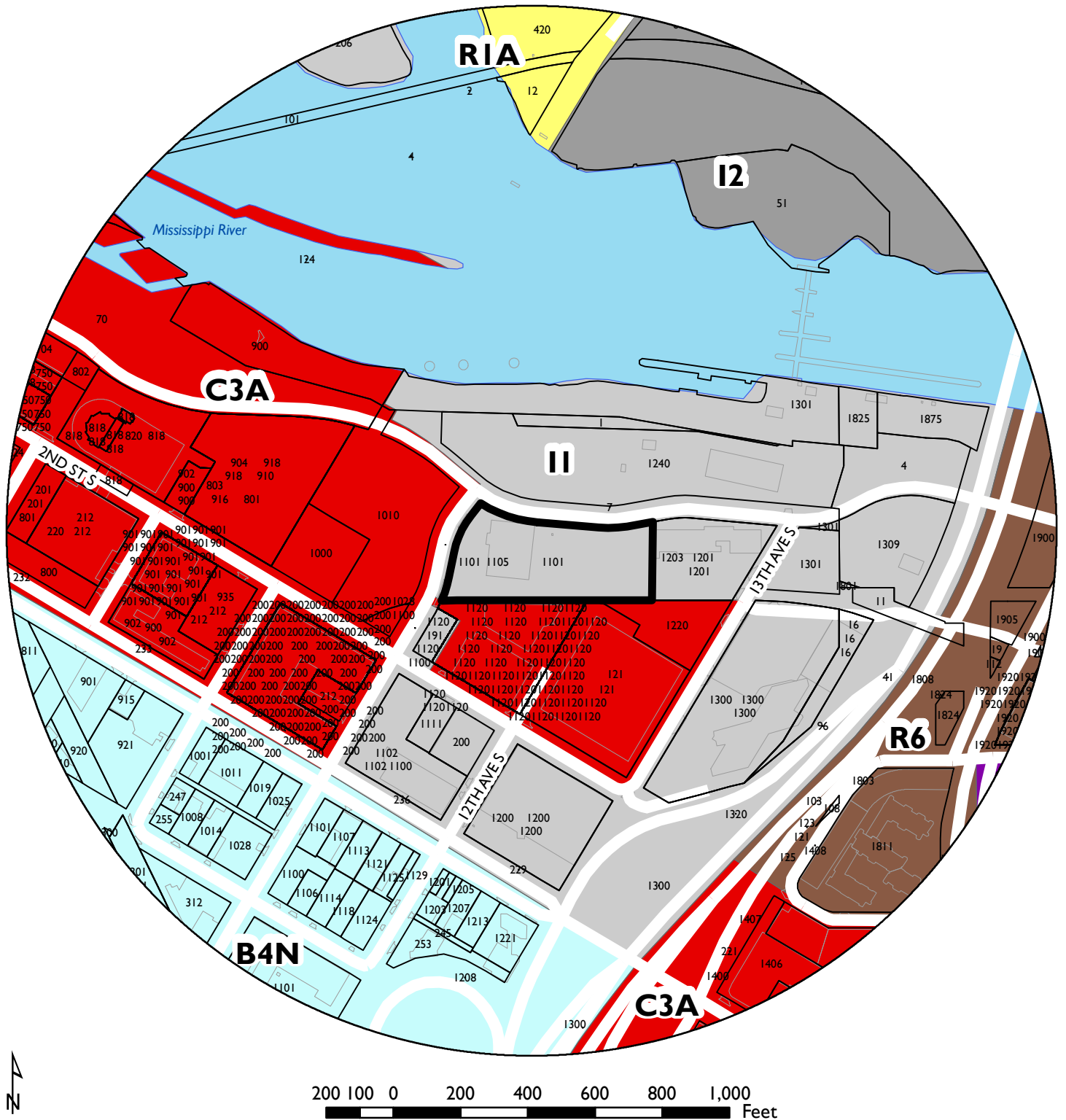
Additional applications may be required, depending on the plans that the applicant formally submits.

APPLICABLE POLICIES

The project is located within the Historic Mills District Master Plan, approved by the Minneapolis City Council in 1998 and updated in 2001. The land use guidance for the site is for commercial development with a continuation of the parks and open space along the W River Parkway. The plan originally envisioned this area as a technology park. There is no building height guidance in the plan for this parcel.

FEEDBACK REQUESTED

- Vehicle access and motor court off of West River Parkway
- The parking garage does not meet the recently adopted site plan review guidelines for active uses lining 70% percent of the frontage facing a public right-of-way.
- The surface parking lot at the rear of the structure



PROPERTY ADDRESS

1101 W River Parkway

FILE NUMBER

PLANX



RYAN

RAMSA
ROBERT A.M. STERN ARCHITECTS

DF/

COMMITTEE OF THE WHOLE
Eleven on the River | Minneapolis, Minnesota
4.2.2018



PROJECT NARRATIVE

Eleven is a 105-unit owner-occupied condominium tower proposed on an existing surface parking lot on the eastern edge of downtown Minneapolis' riverfront. A slender and stately tower, Eleven is designed by Robert A.M. Stern Architects in collaboration with Ryan A+E.

Eleven will bring urban living to a new level in Minneapolis, creating a visually powerful statement on the east end of the downtown riverfront. The development will enliven this rapidly transforming area of the Mill District, filling a key gap between a vibrant mixed-use neighborhood and West River Parkway. Active ground-floor uses and attractive new pedestrian environments will provide a high-quality connection to the Grand Rounds trail system and Gold Medal Park, culminating in a new public plaza and raised crosswalk for safer pedestrian and bicycle access across West River Parkway.

The base of Eleven, with a mix of parking and active uses along West River Parkway, matches the scale of the adjacent office building. In addition to parking for the new residences, office stalls lost in the redevelopment will be replaced within the base of Eleven. These replaced office stalls are accessed from the west, from the office building property, and will be available to the public on nights and weekends. Residential parking access is off a motor court to the east, via a proposed curb cut off of West River Parkway positioned where 12th Ave would naturally extend on this oversized block. While predominantly for parking, the base of Eleven matches the character and material palette of the tower itself. And above the parking and active uses along West River Parkway, the largest outdoor amenity terrace in the Twin Cities market is proposed, featuring lush plantings and gathering spaces.

Compatible with its surroundings in terms of use, Eleven presents a different approach to achieving similar density. A slender tower rises from the base on the northeast corner of the site, yielding no more than five residences per floor. The site area is 68,000 sf and the tower has a footprint of approximately 12,000 sf, less than one-fifth the size of the site. Large bay windows provide dramatic views of the river and surrounding context. And beyond a mix of punched windows and other accents, each unit celebrates its spectacular location with large outdoor terraces. The tower massing steps back towards the sky, as penthouse units rise to a sculpted crown.

Eleven will be a masonry building with punched windows. Pale architectural precast and glass are the predominant palette, with stone and granite accents at the base. High-quality public realm is further achieved through landscape design, with paths and ground-level spaces promoting pedestrian and bike activity.

With recent demand for more options in downtown living, Eleven brings a mature urban approach to the market. Truly a collection of homes in the sky, Eleven both celebrates and adds to the drama of the Minneapolis riverfront and skyline.

PROJECT STATISTICS

Building Height
83'-0" at amenity deck (901.00' AMSL)
528'-4" to top of tower (1,346.3 AMSL)

Number of Floors -
43 total above grade
41 occupiable
1 below grade

Floor Area
623,815 GSF
322,356 Residential Unit SF
2,500 SF Commercial Space

Site Area
70,350 SF

Dwelling Units
105 Units

Parking
185 Replaced Public / Office Stalls
230 Residential Stalls

ANTICIPATED PUD AMENITIES

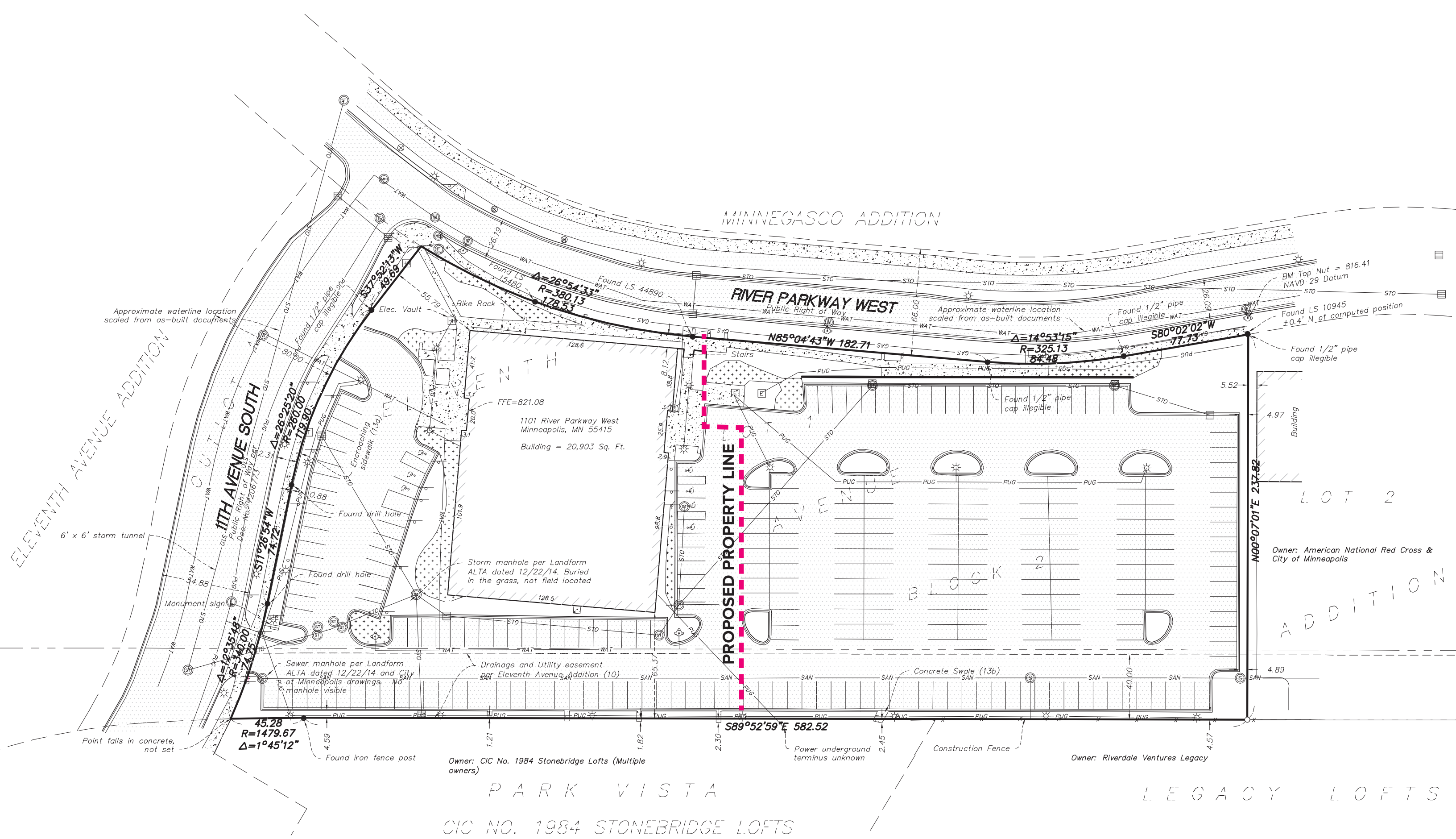
Public right of way dedication (10)
Pet exercise area (1)
Recycling storage in building (1)
Decorative fencing (1)
Enhanced lighting (1)
Enhanced landscape (1)

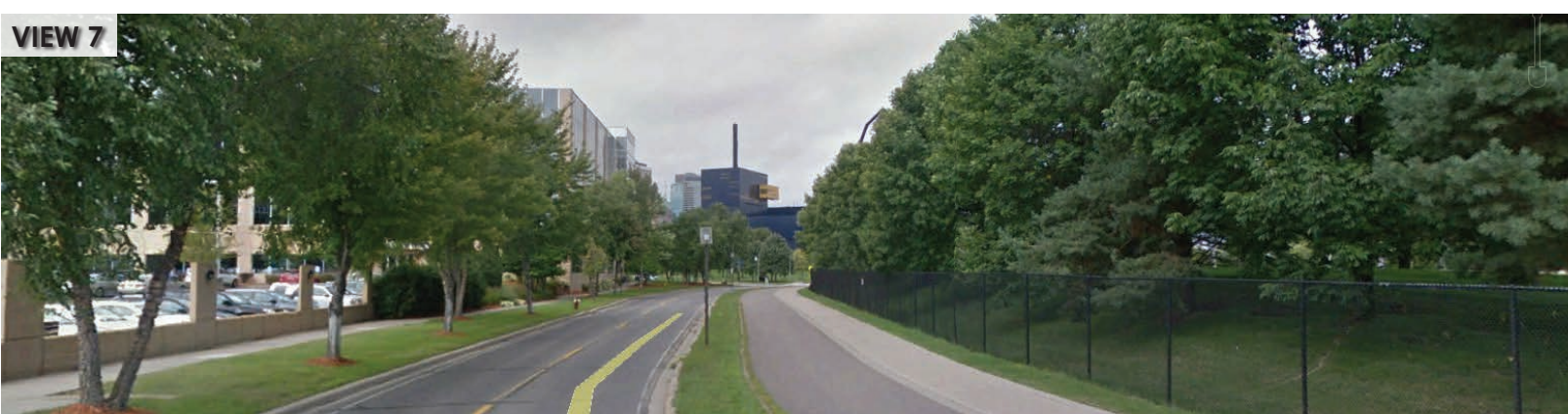
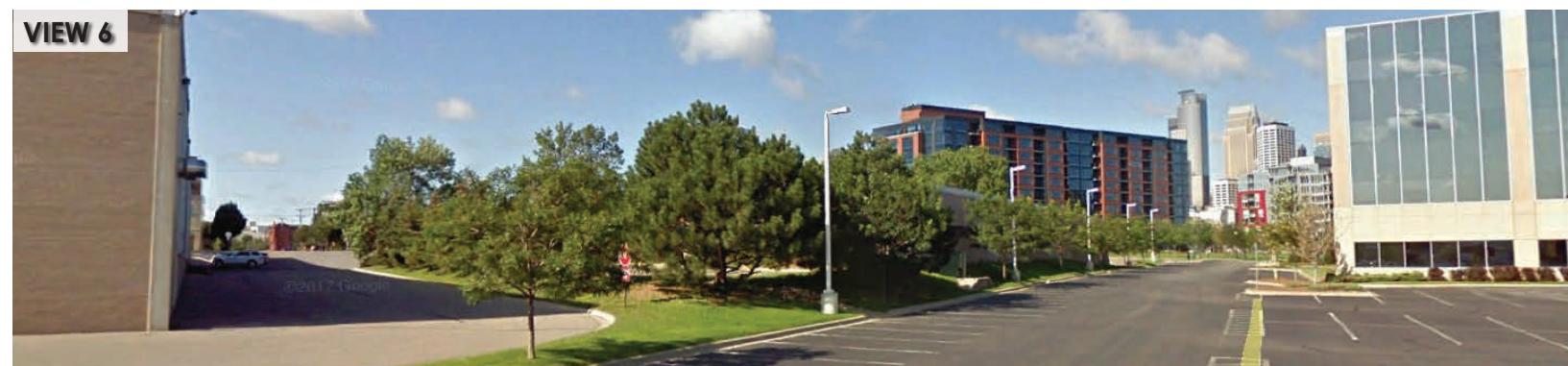
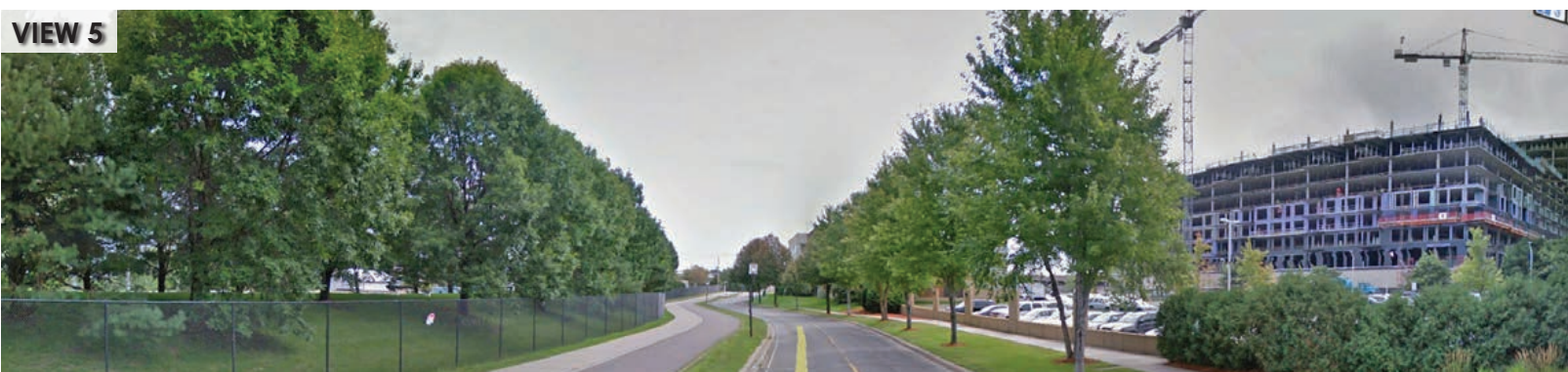
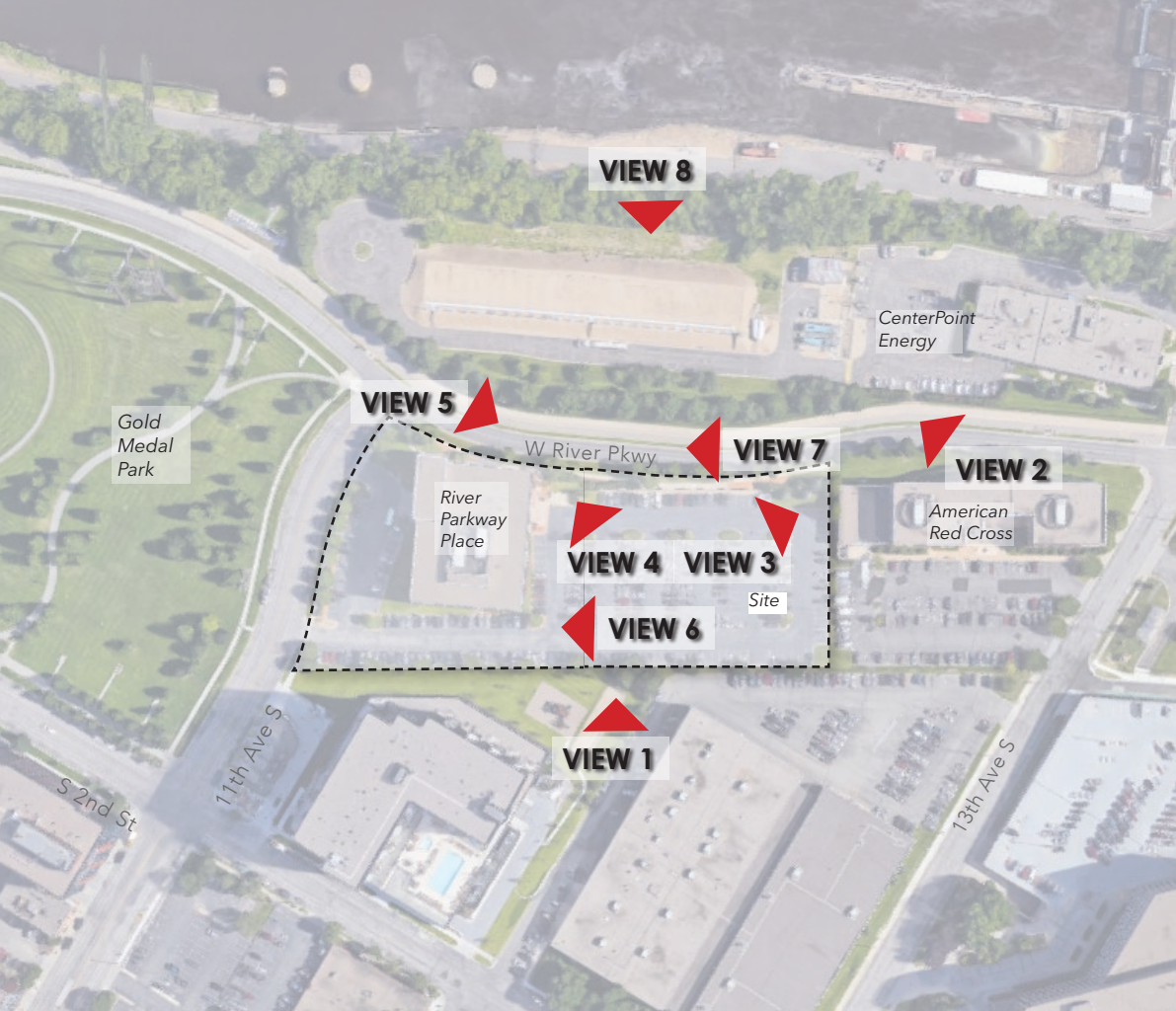
PROJECT BENEFITS

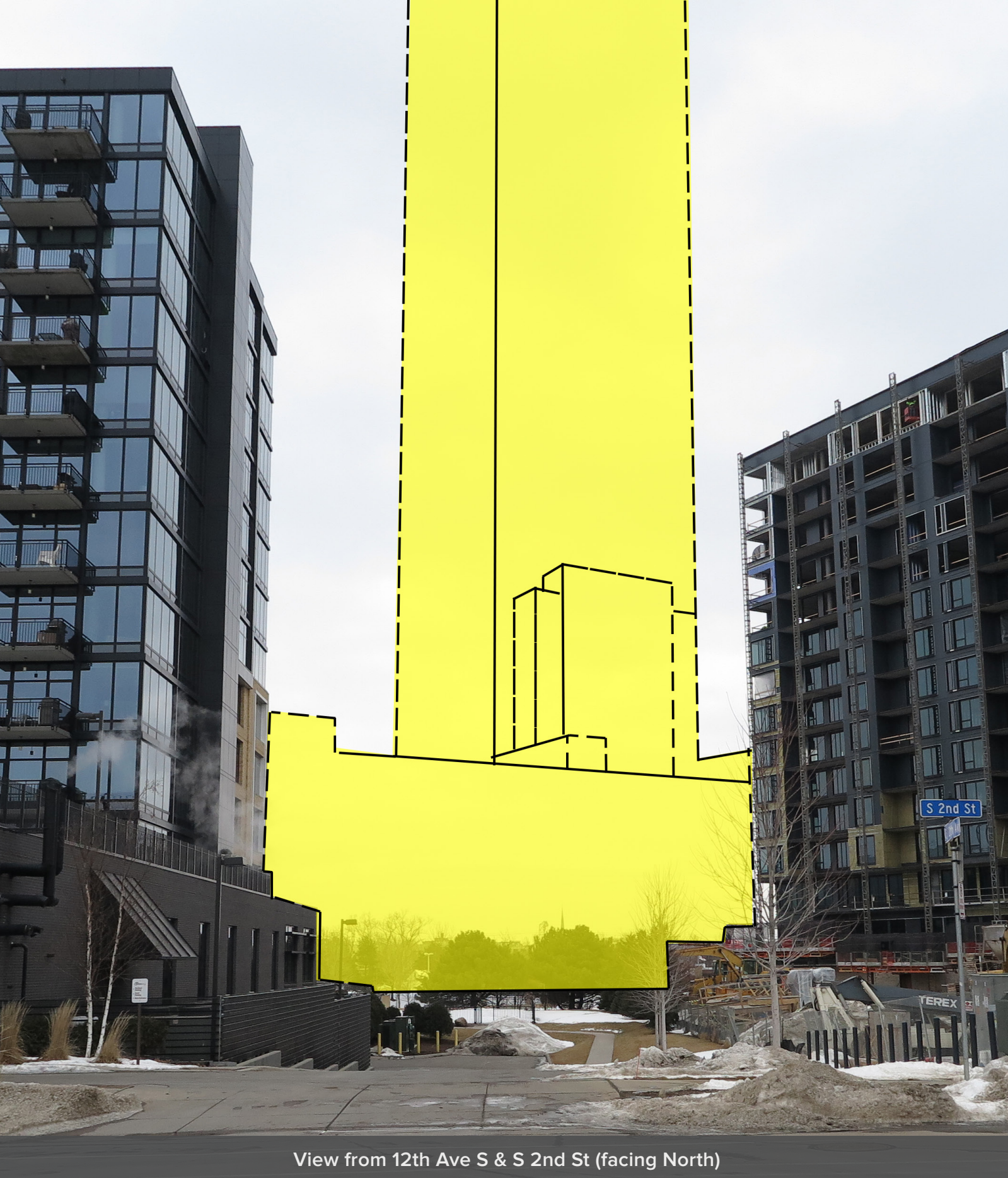
- Population growth
- Density growth
- Tax base growth
- Reduced surface parking
- Iconic architectural statement
- New / enhanced public realm











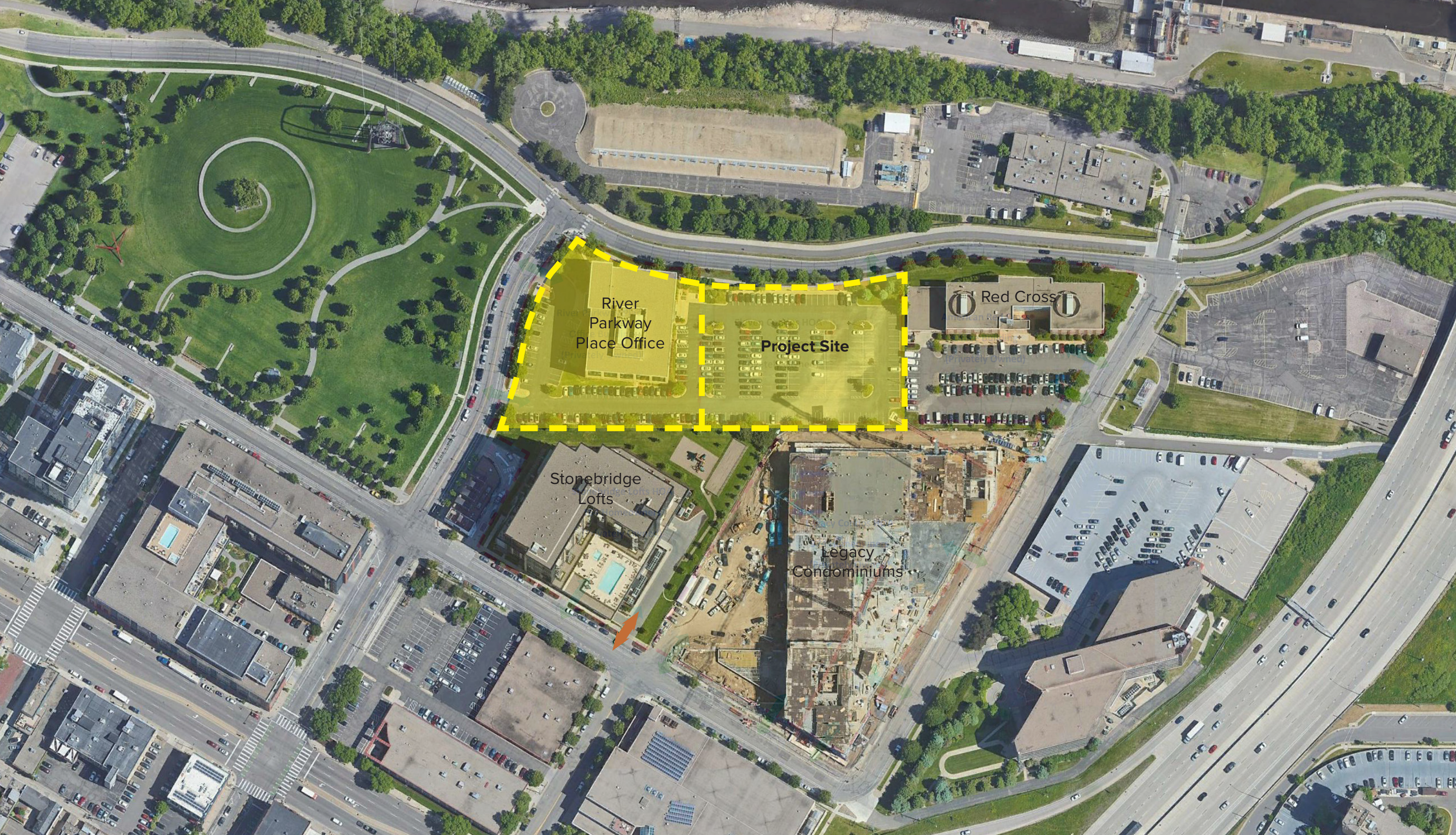
View from 12th Ave S & S 2nd St (facing North)

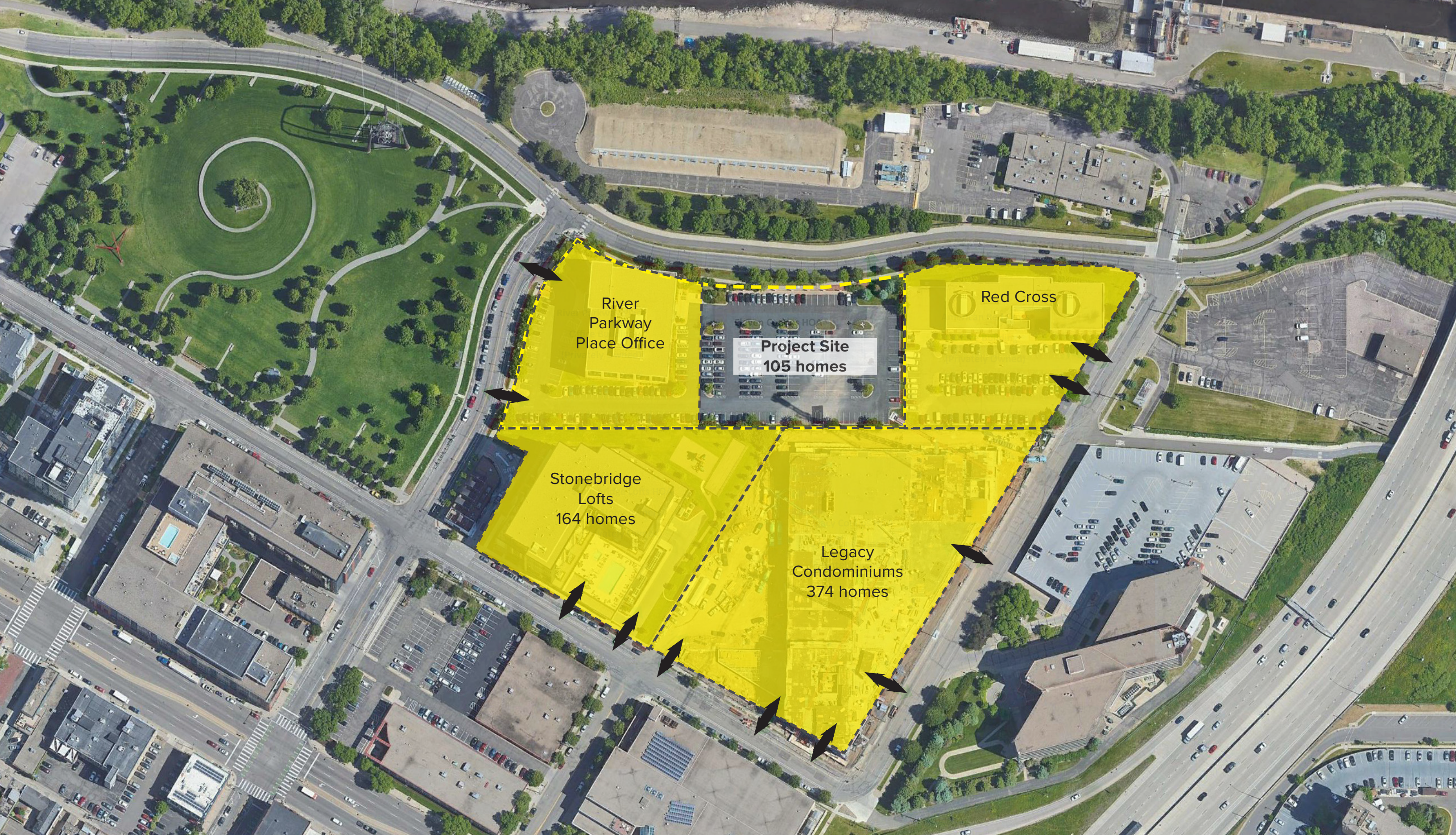


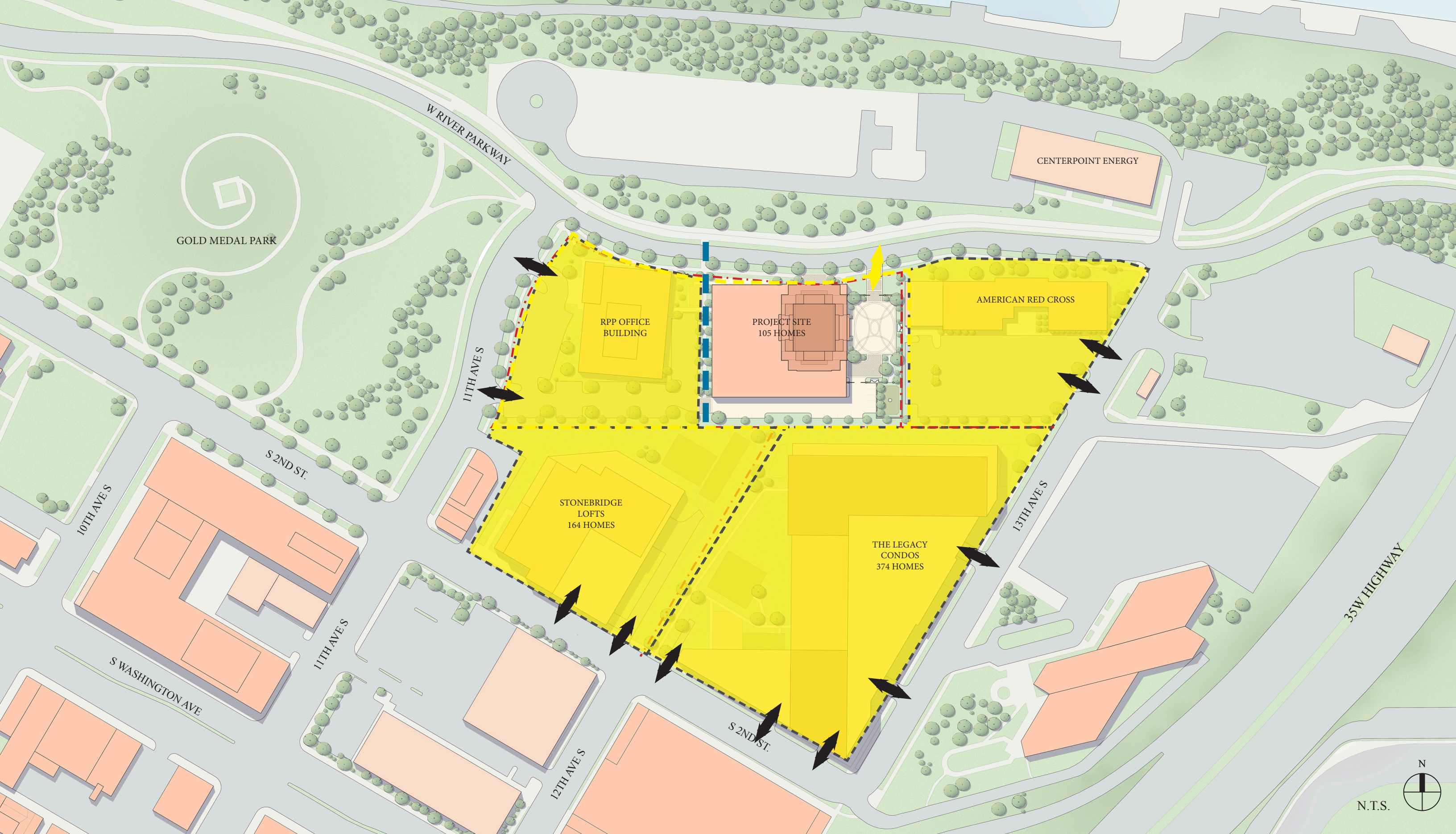
View from Gold Medal Park (facing East)



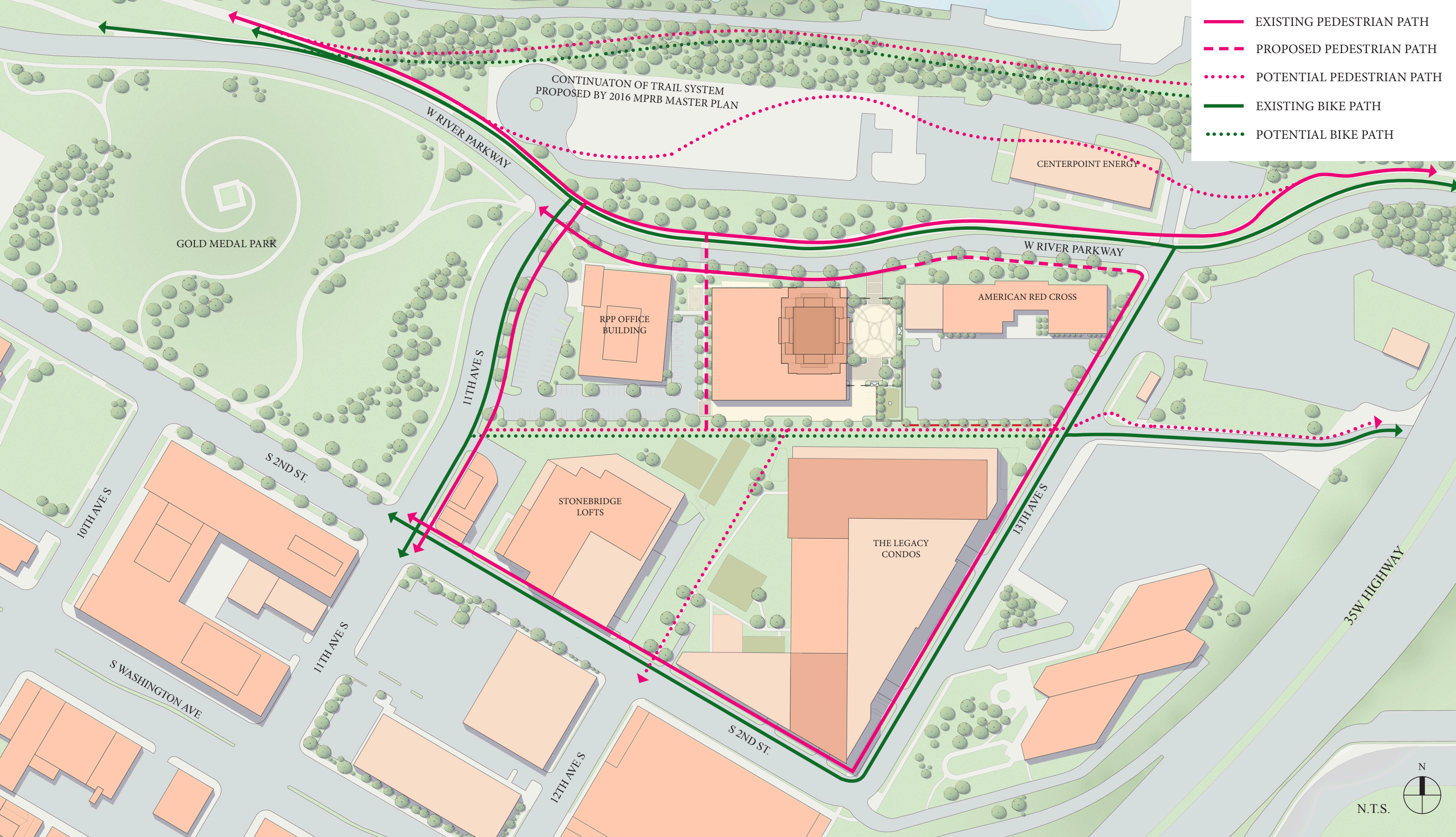
View from West River Parkway (facing West)

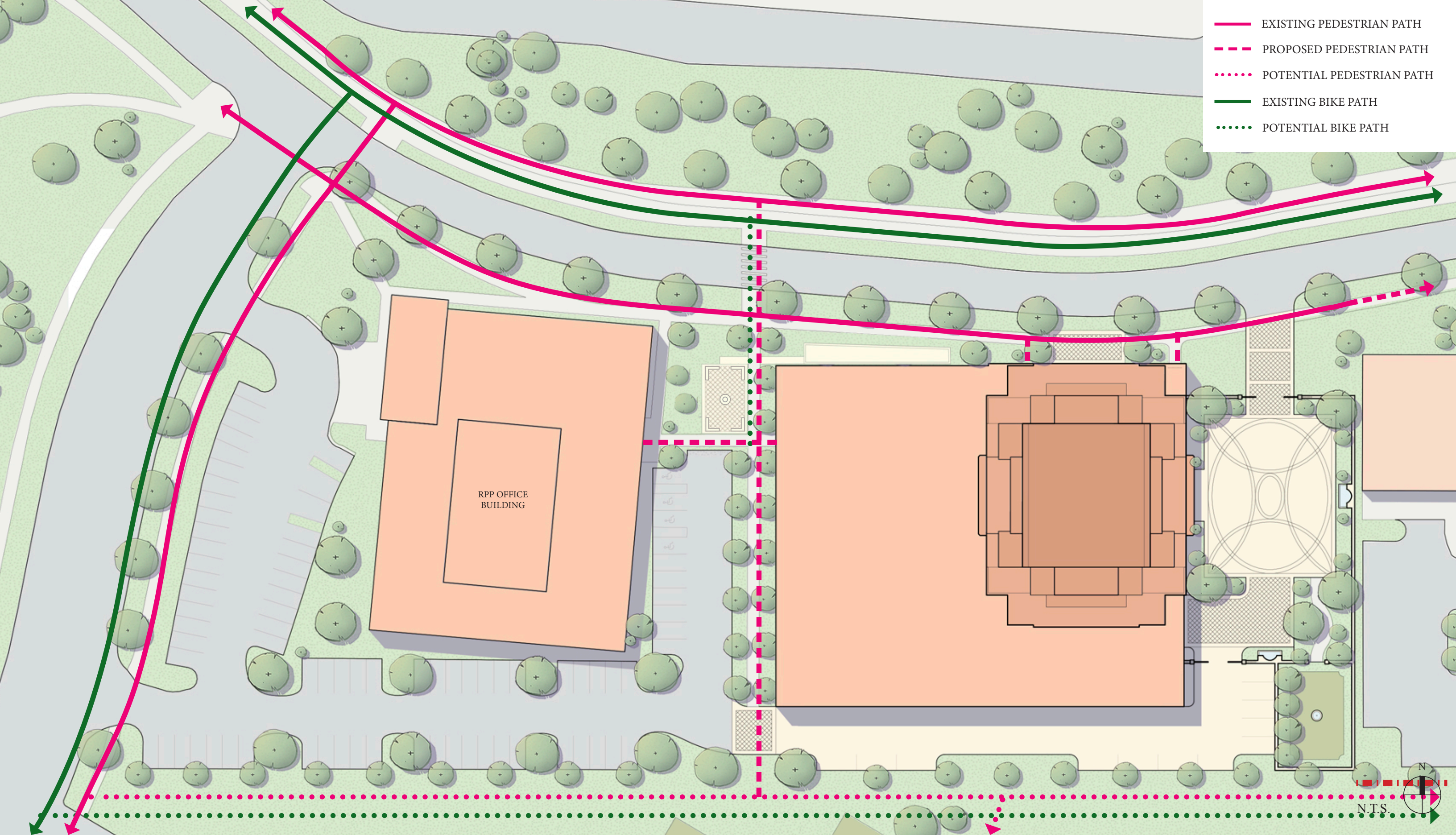


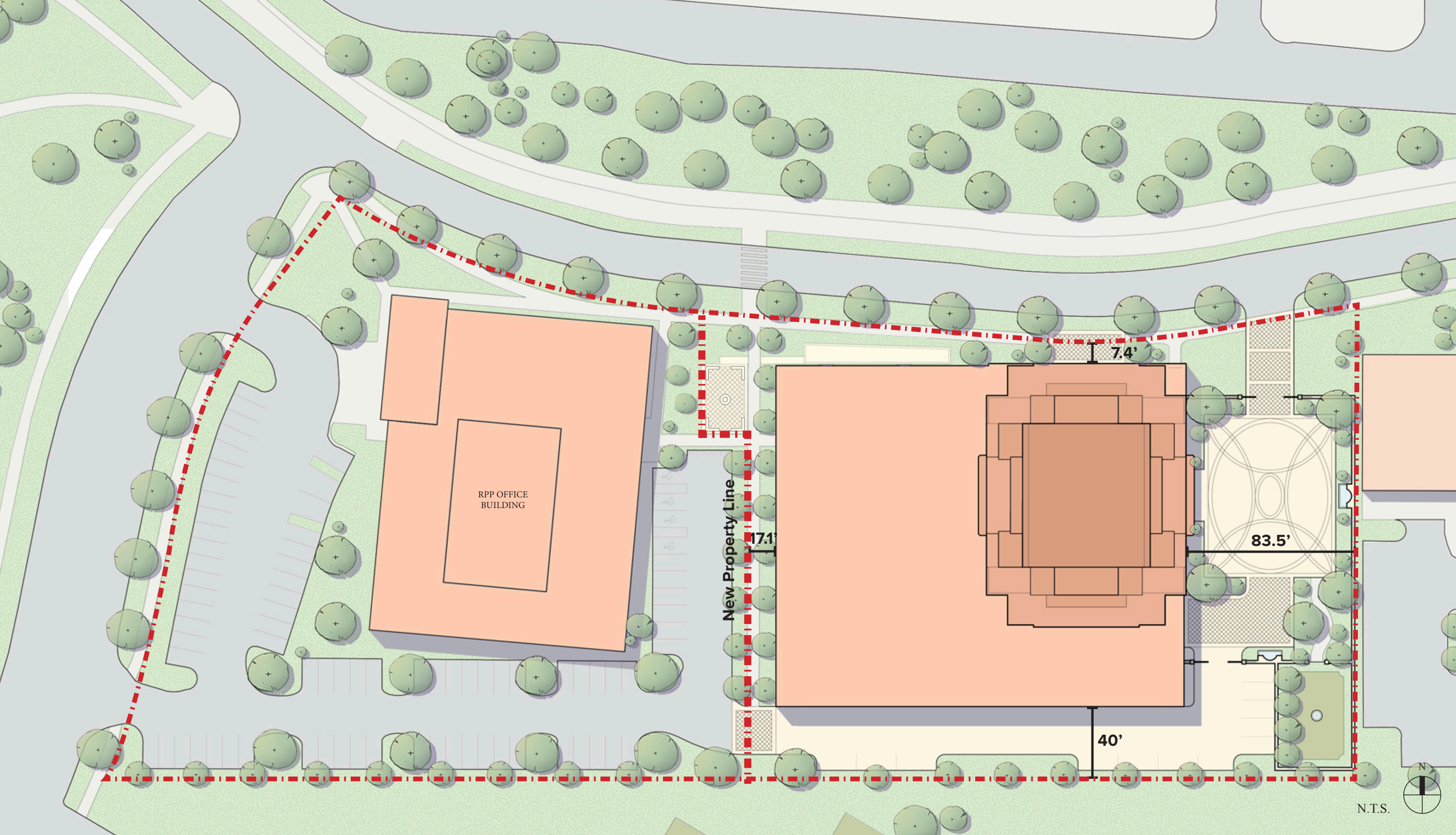


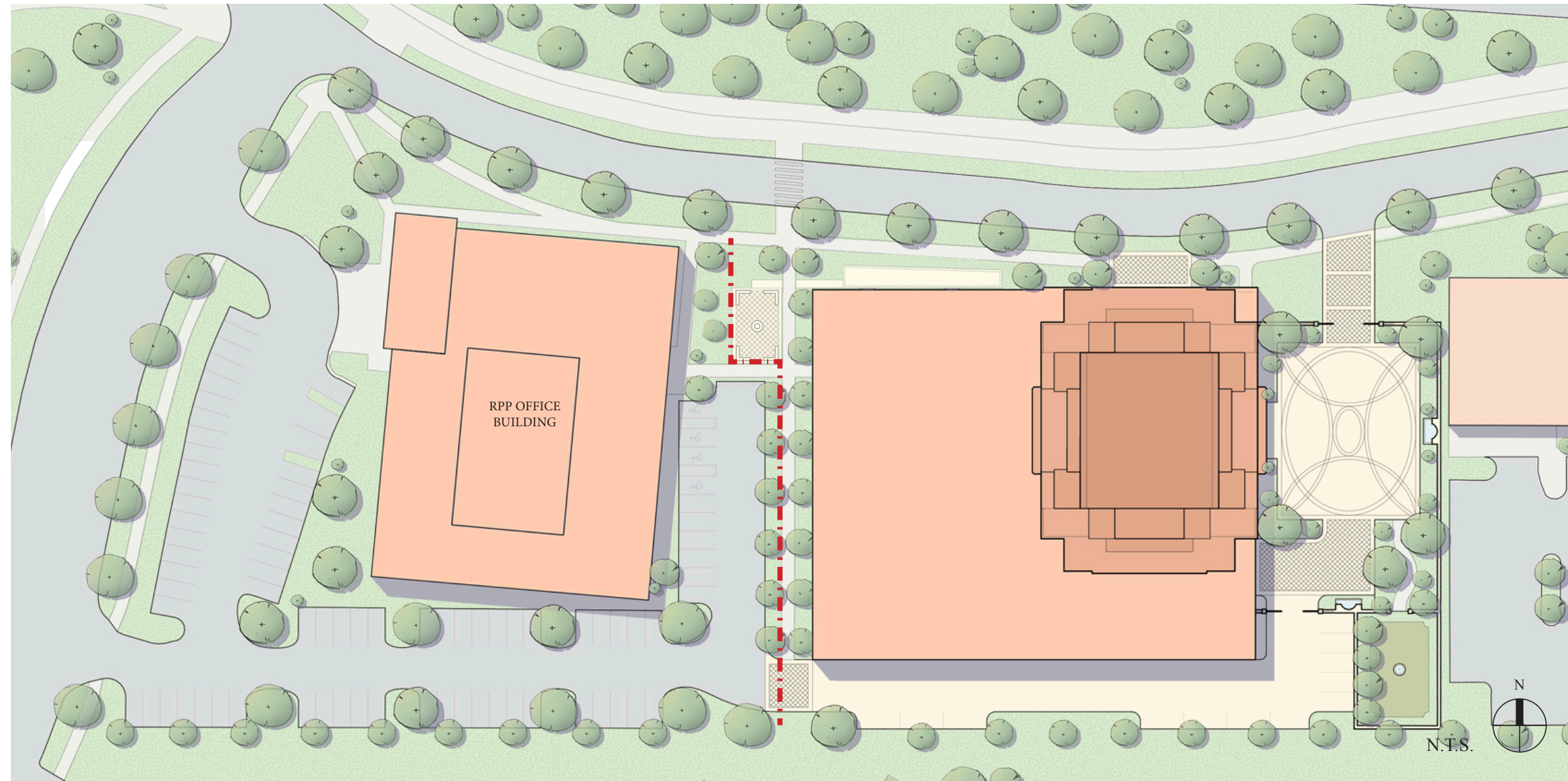
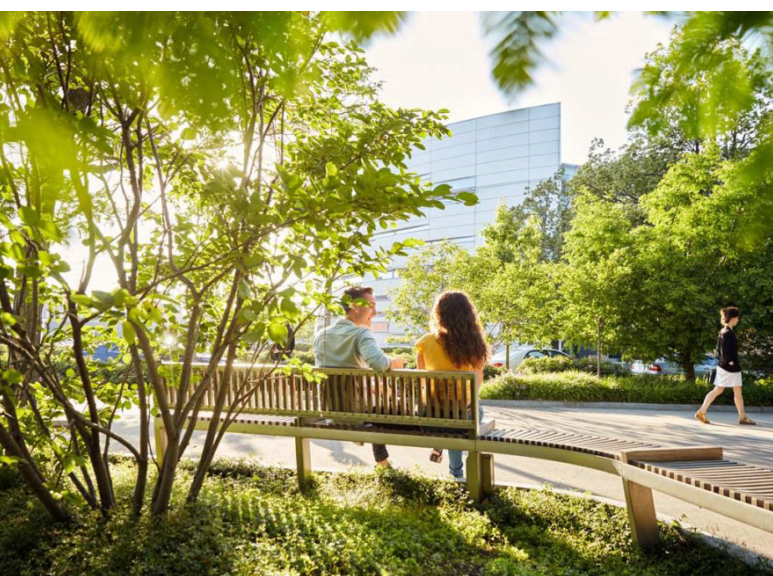














River Trails



Water Works Park



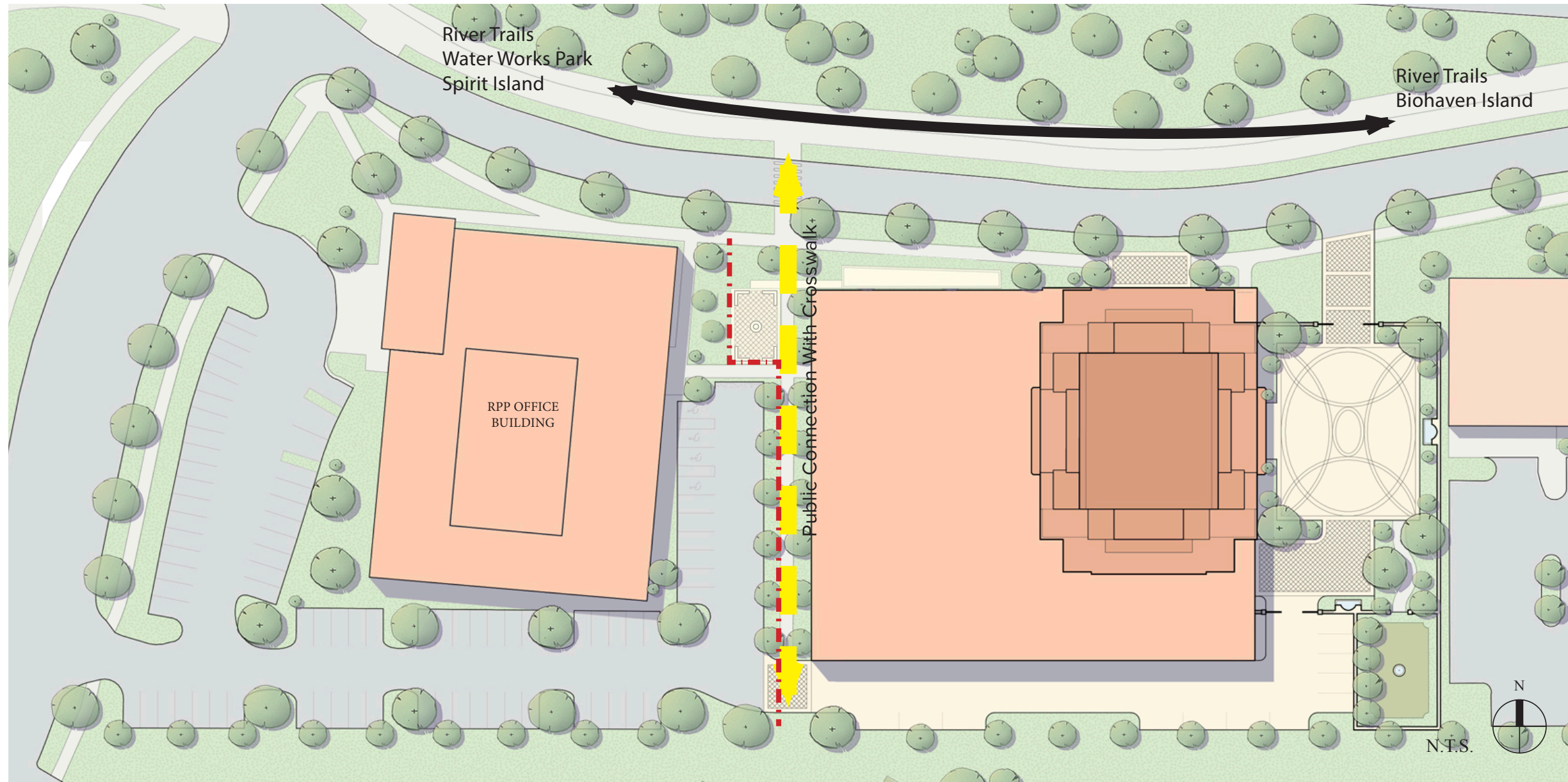
Spirit Island



Biohaven Island



River Trails



River Trails



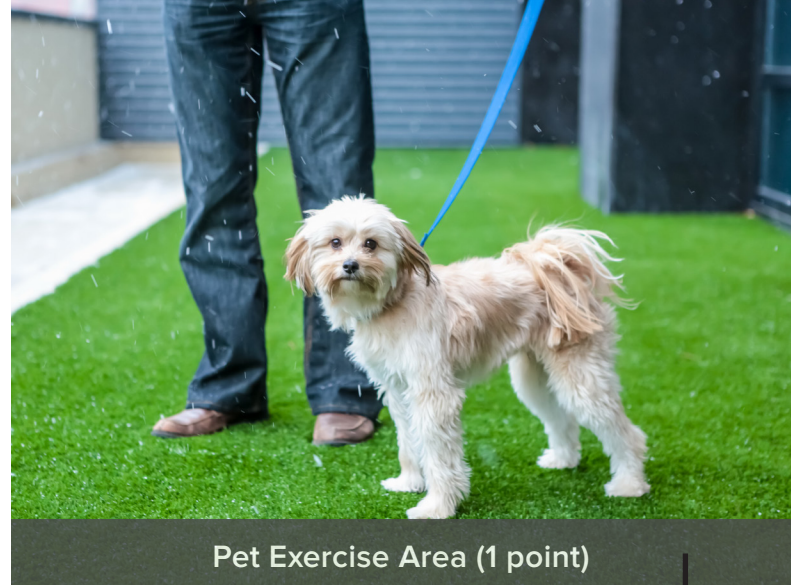
Enhanced Landscape (1 point)



Enhanced Lighting (1 point)



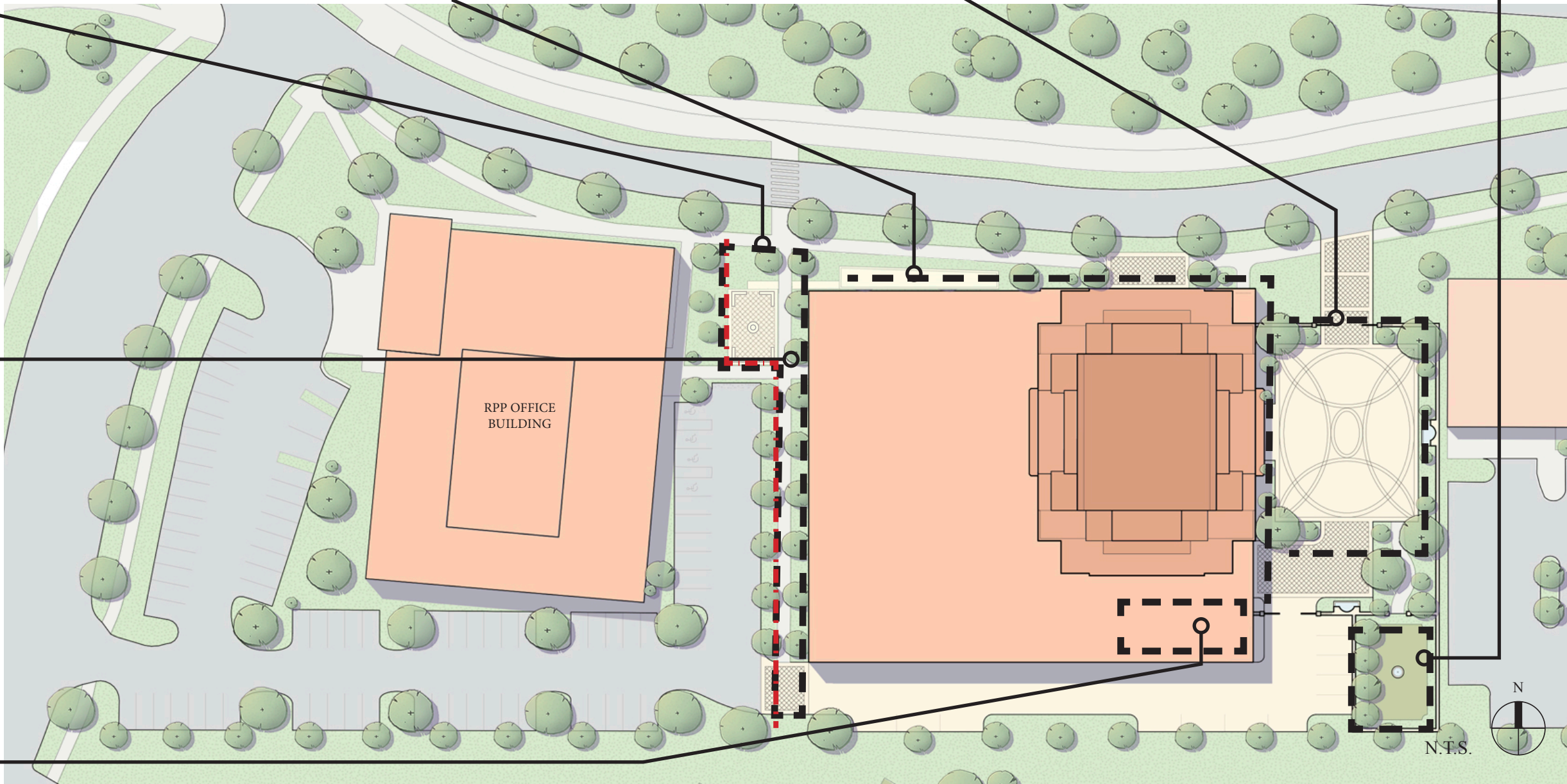
Decorative Fencing (1 point)



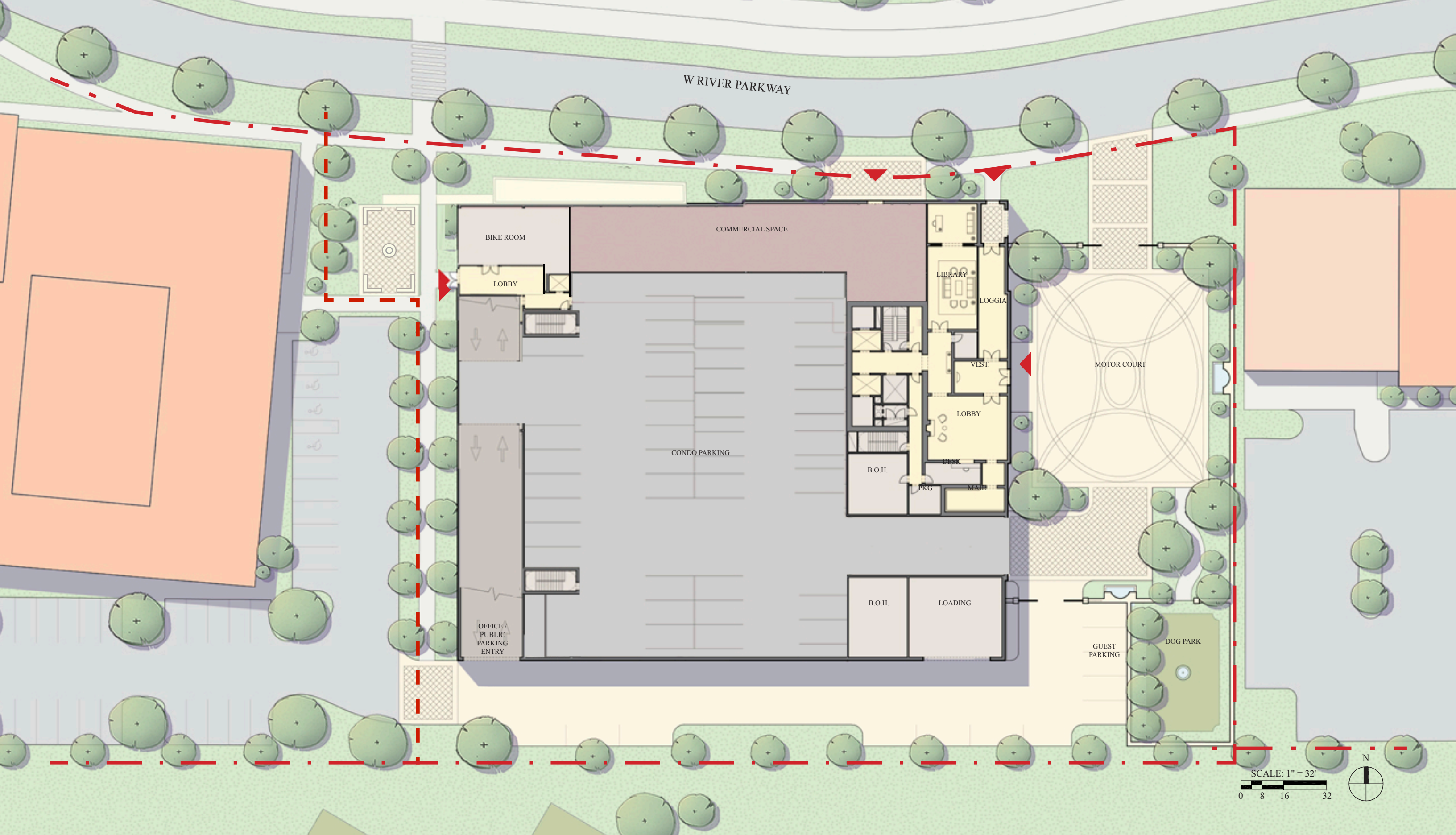
Pet Exercise Area (1 point)

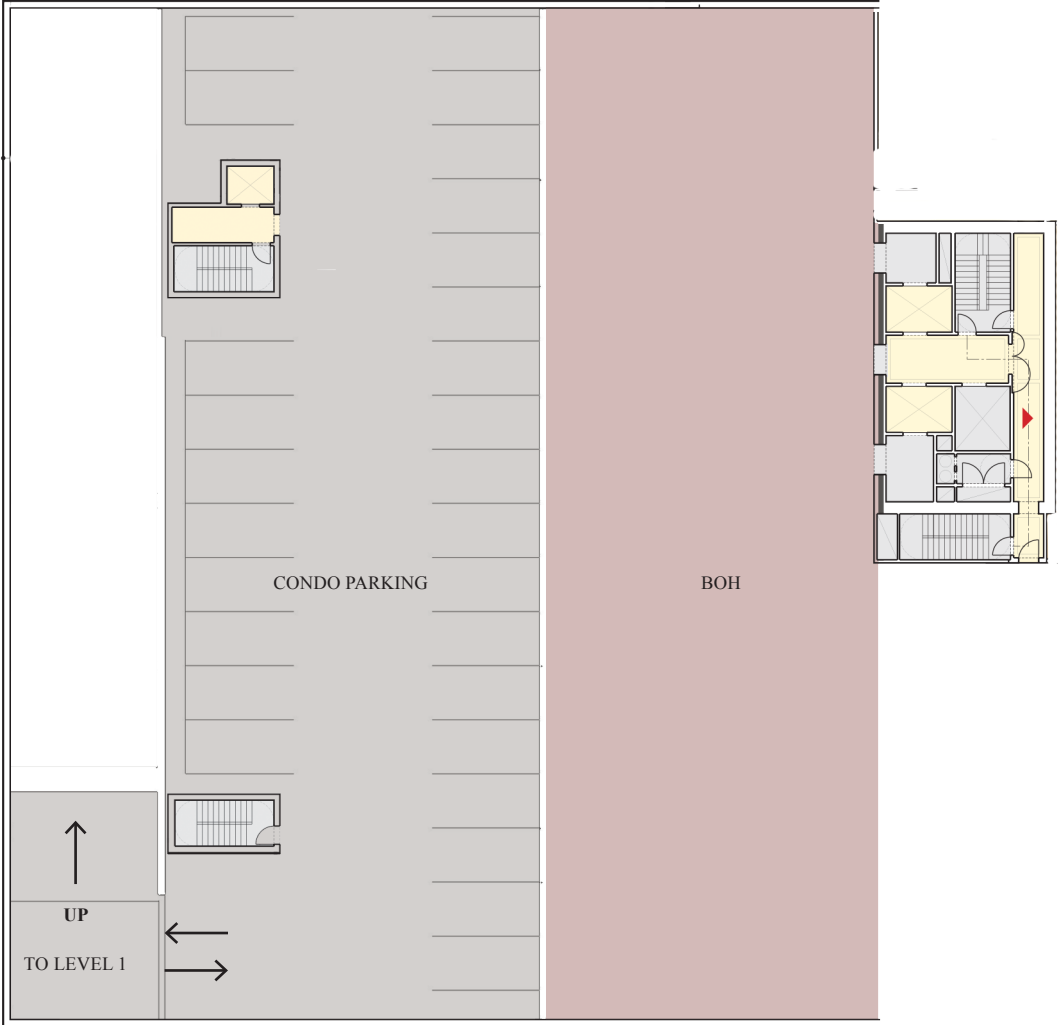


Public Right of Way Dedication (10 points)

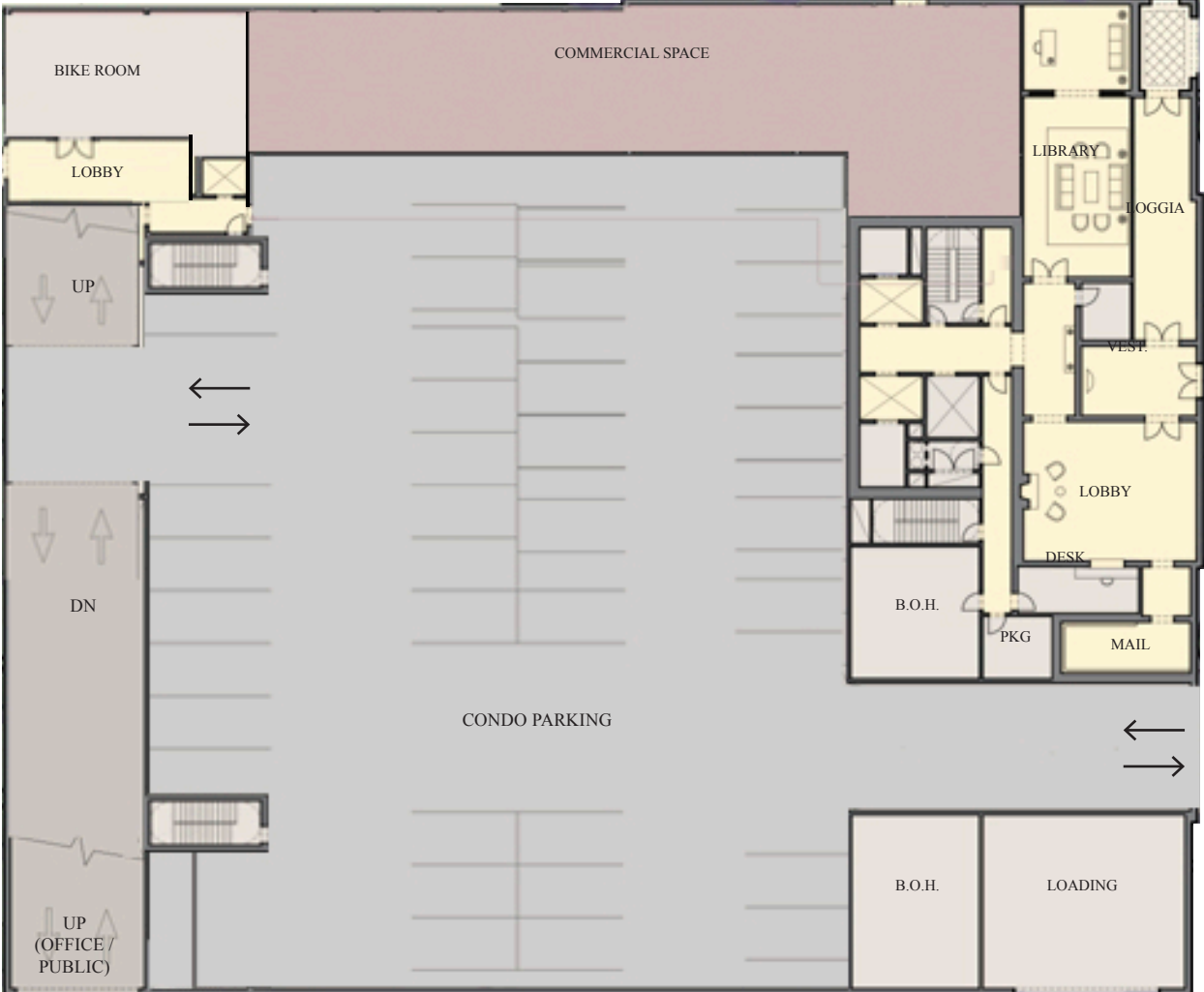


Recycling in Building (1 point)

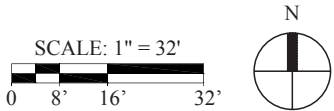


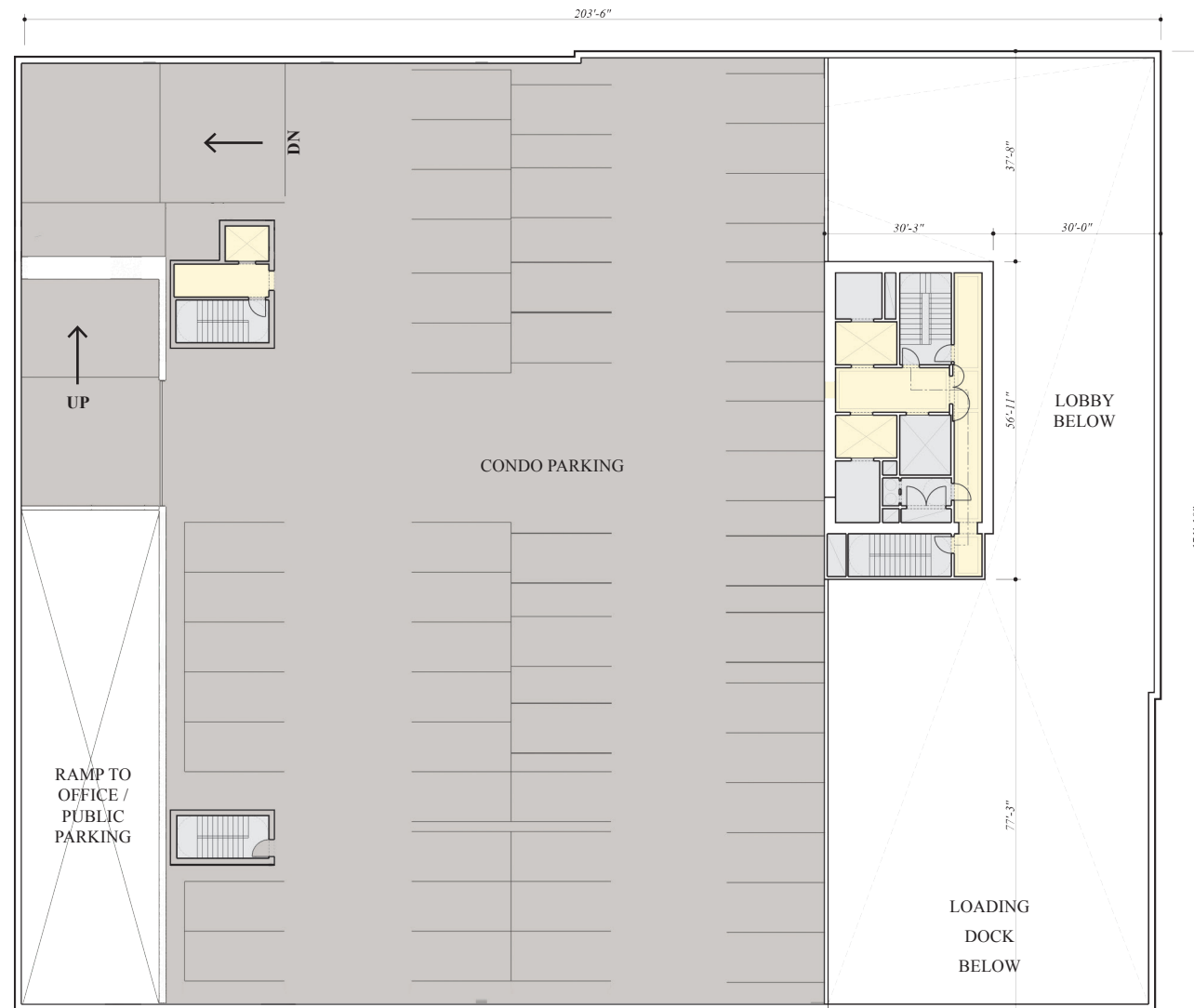


LEVEL P1
 PARKING
 23,382 GROSS SF

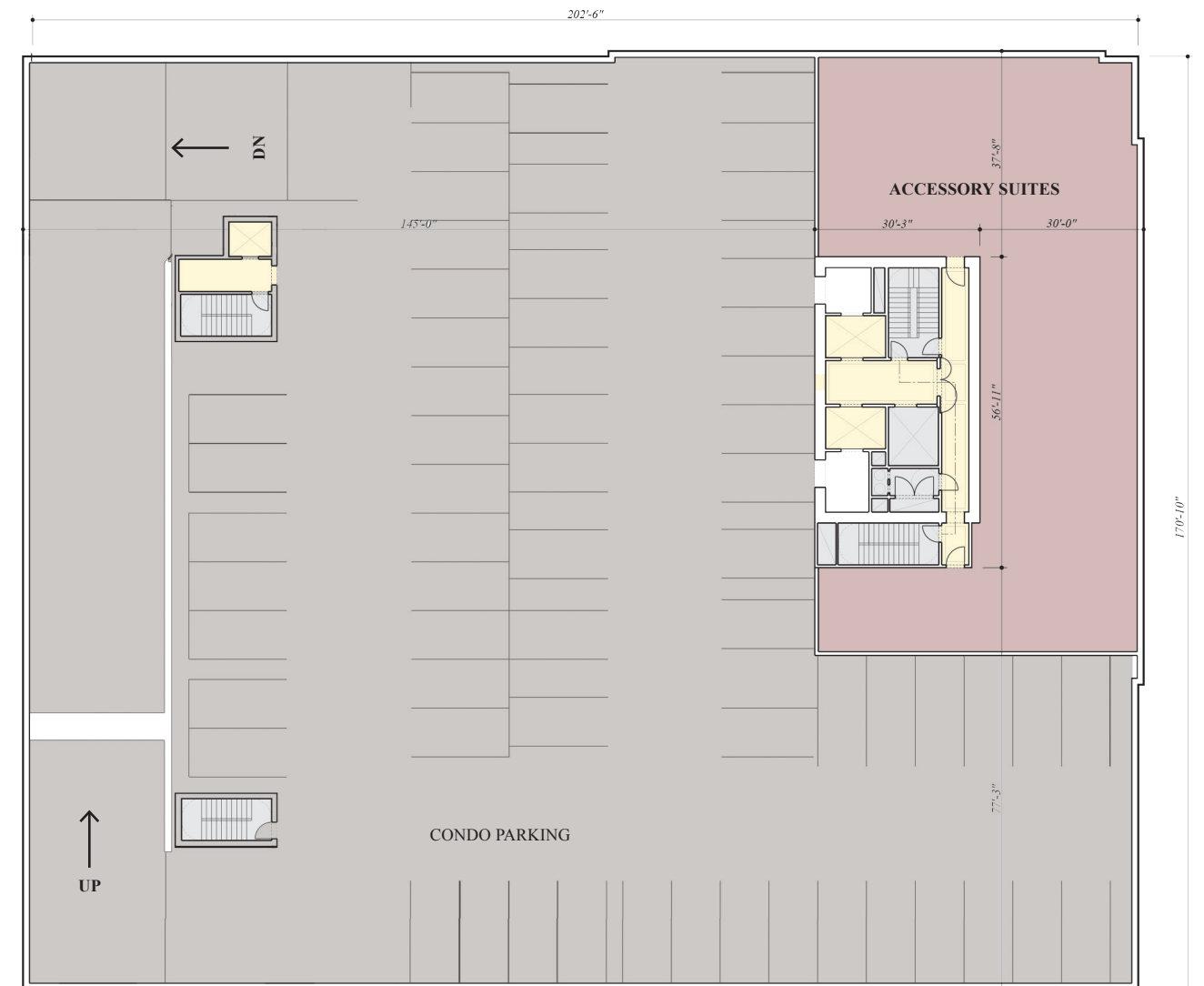


LEVEL 1
 PARKING / LOBBY / COMMERCIAL / BOH
 35,084 GROSS SF

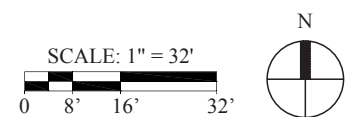


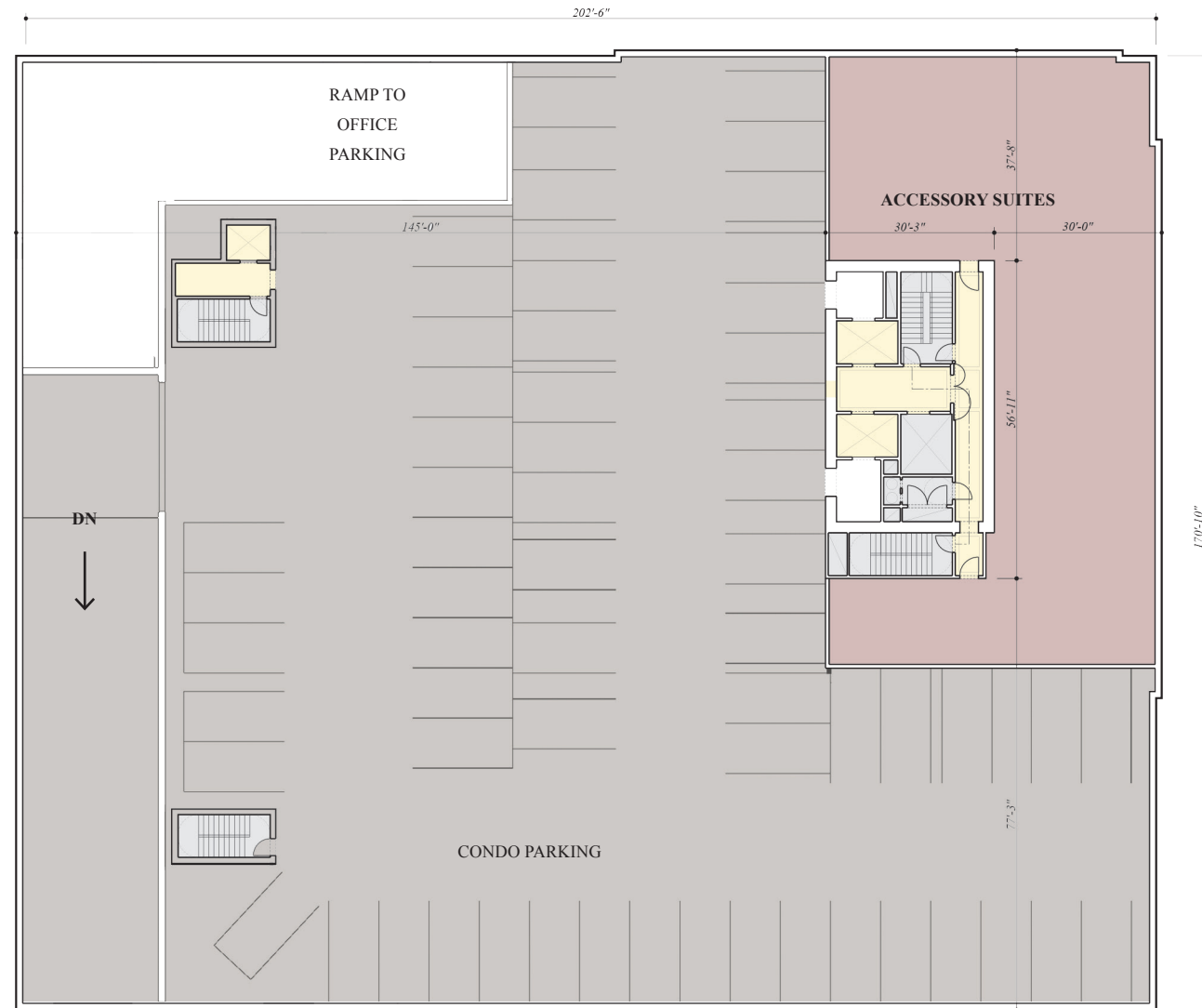


LEVEL 2
PARKING
22,582 GROSS SF



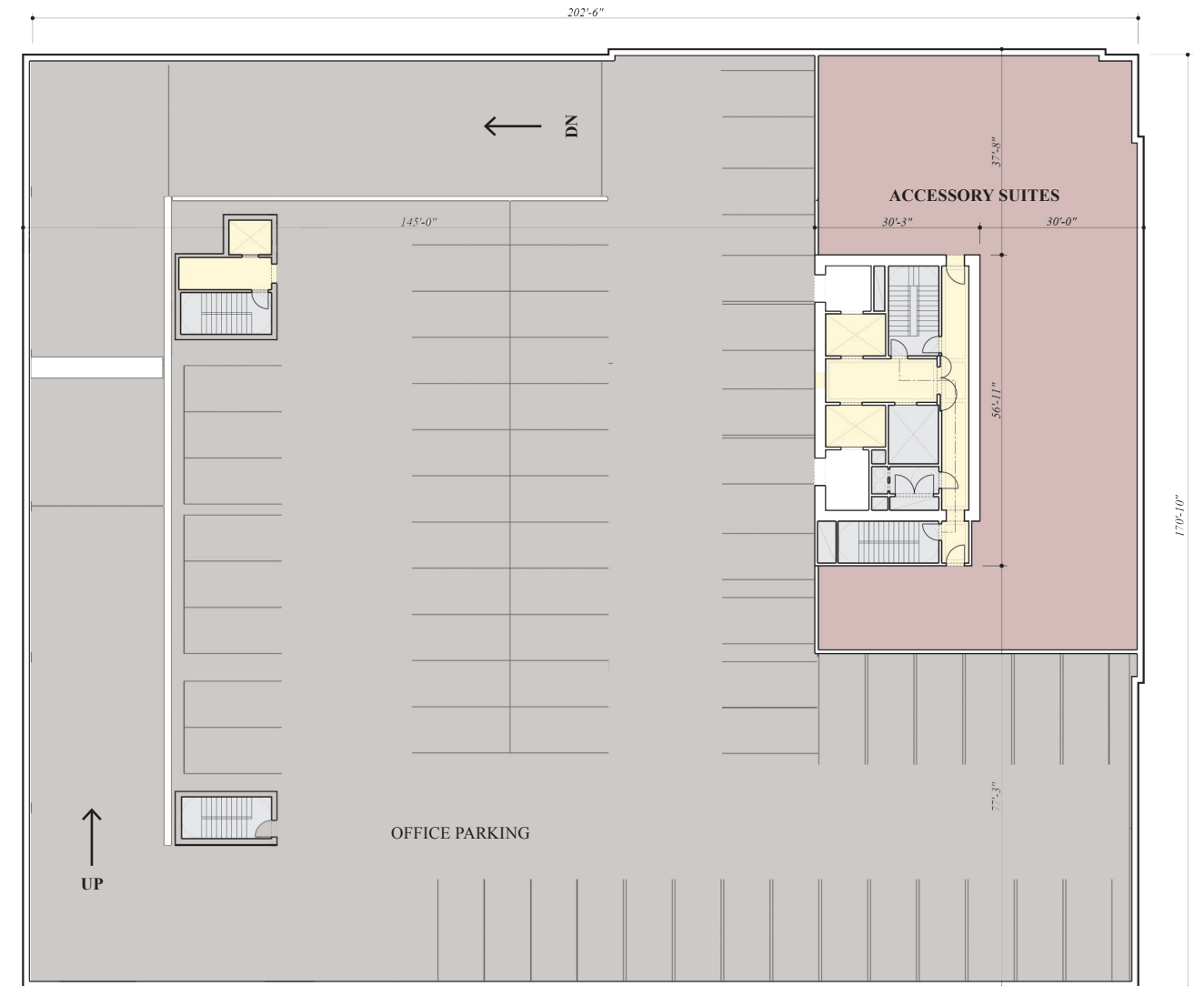
LEVEL 3
4,916 SF ACCESSORY UNITS + PARKING
35,084 GROSS SF





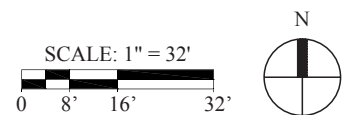
LEVEL 4

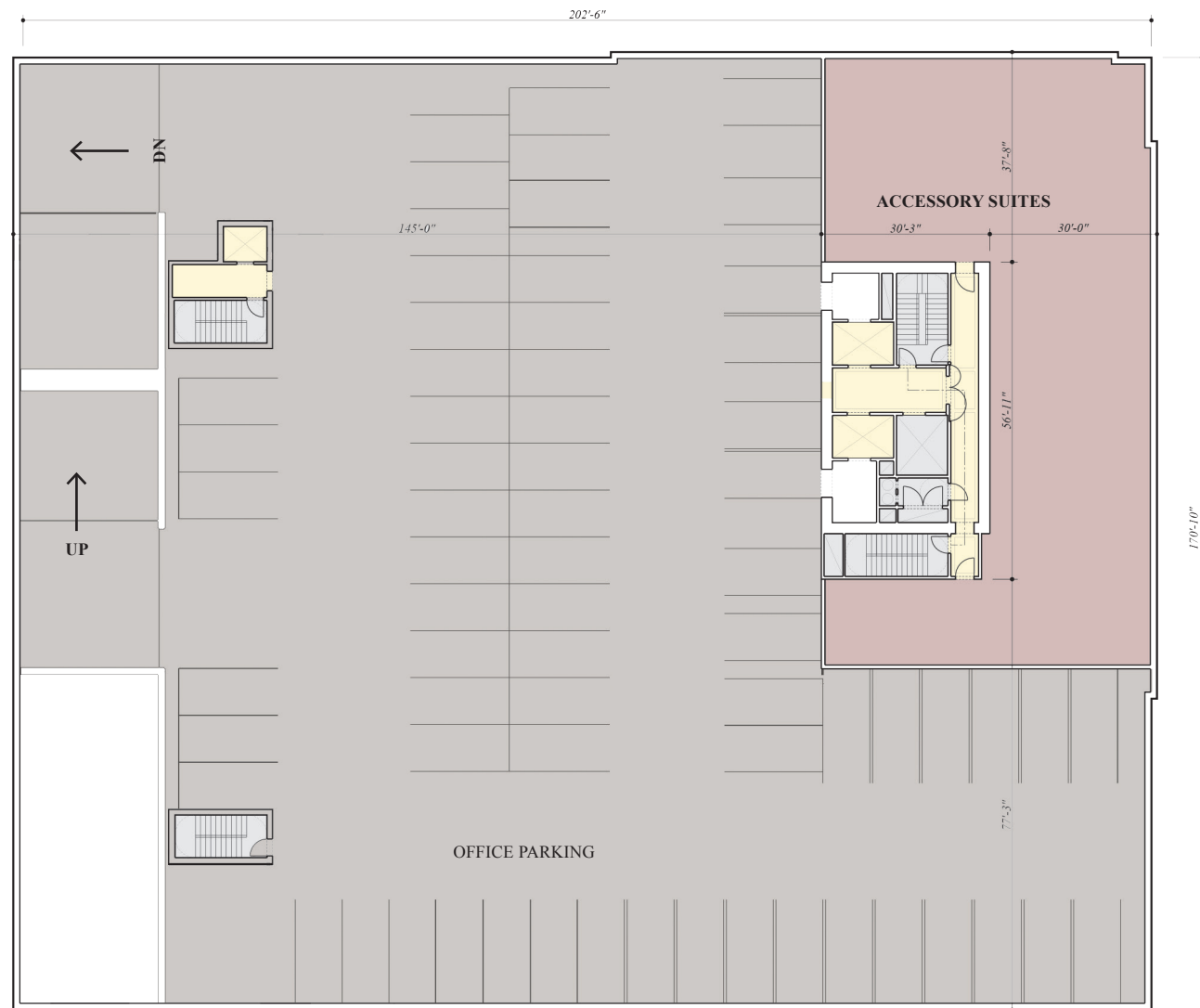
4,916 SF ACCESSORY UNITS + PARKING
35,084 GROSS SF



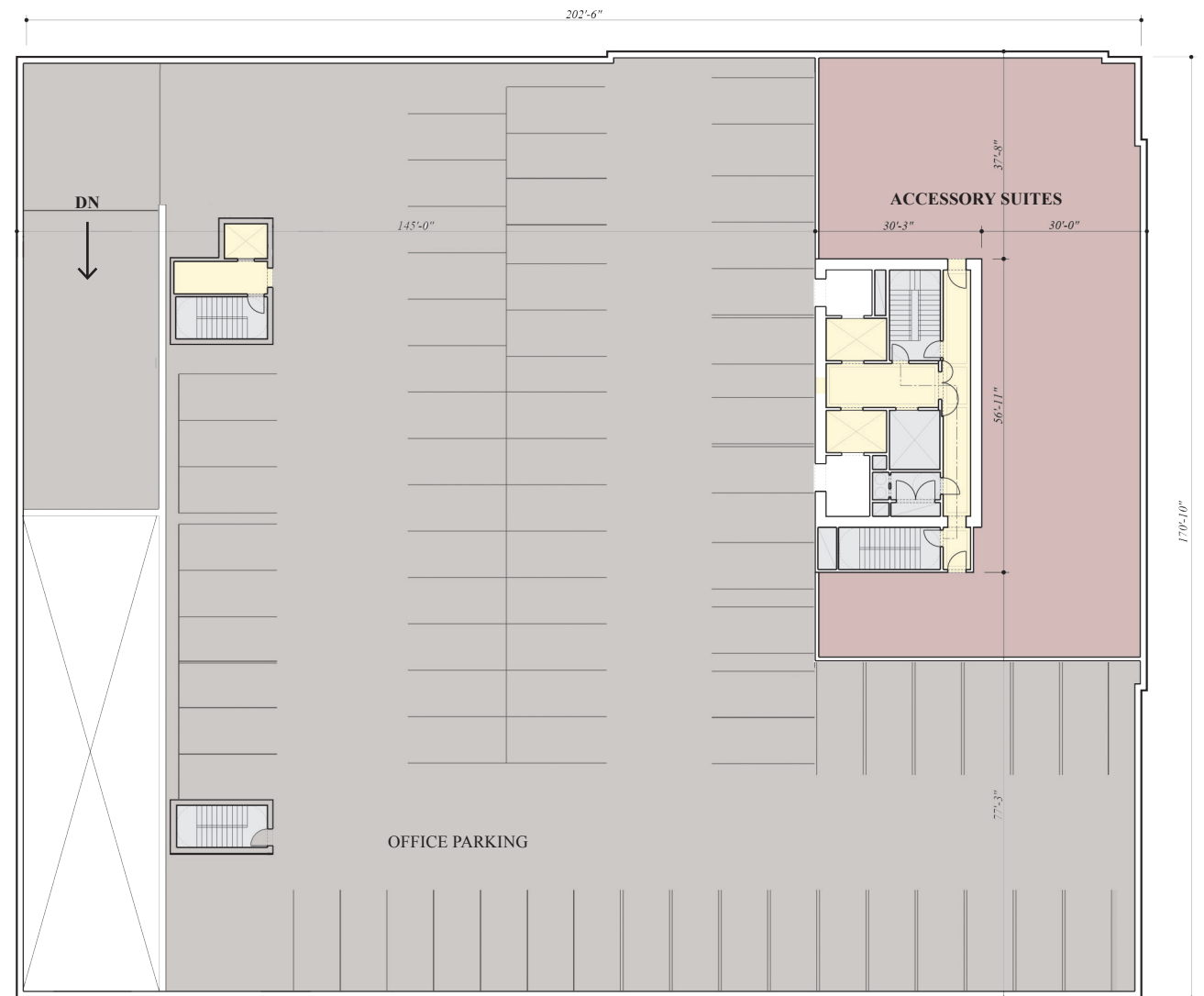
LEVEL 5

4,916 SF ACCESSORY UNITS + PARKING
35,084 GROSS SF

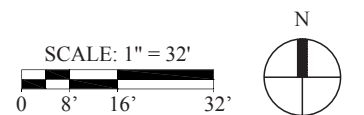




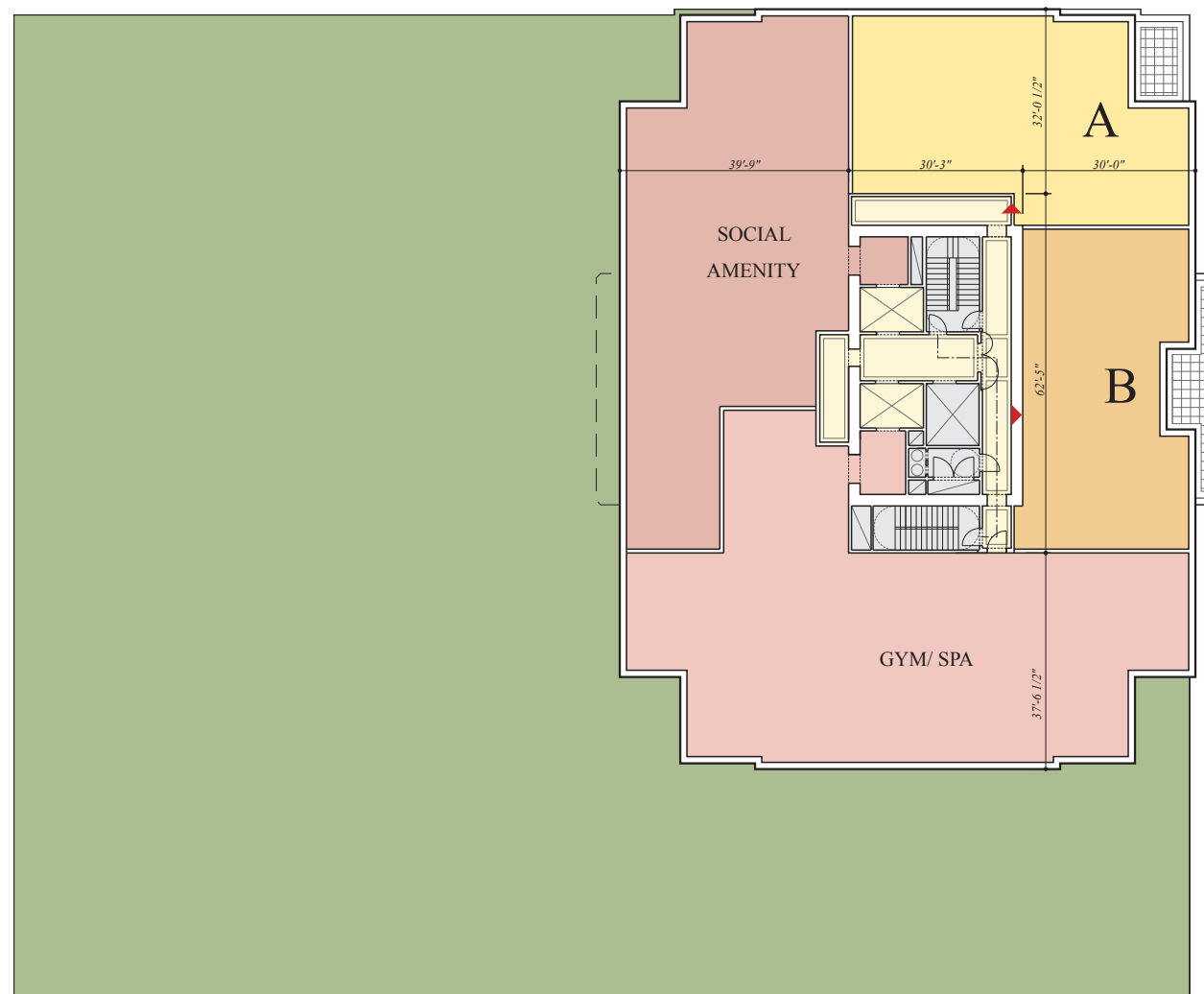
LEVEL 6
4,916 SF ACCESSORY UNITS + PARKING
35,084 GROSS SF



LEVEL 7
4,916 SF ACCESSORY UNITS + PARKING
35,084 GROSS SF



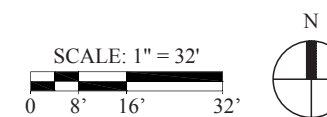
AMENITIES:
6910.71 SF



UNIT A:
2 BR, 2.5 BA
1975.28 SF

UNIT B:
2BR, 2 BA
1633.17 SF

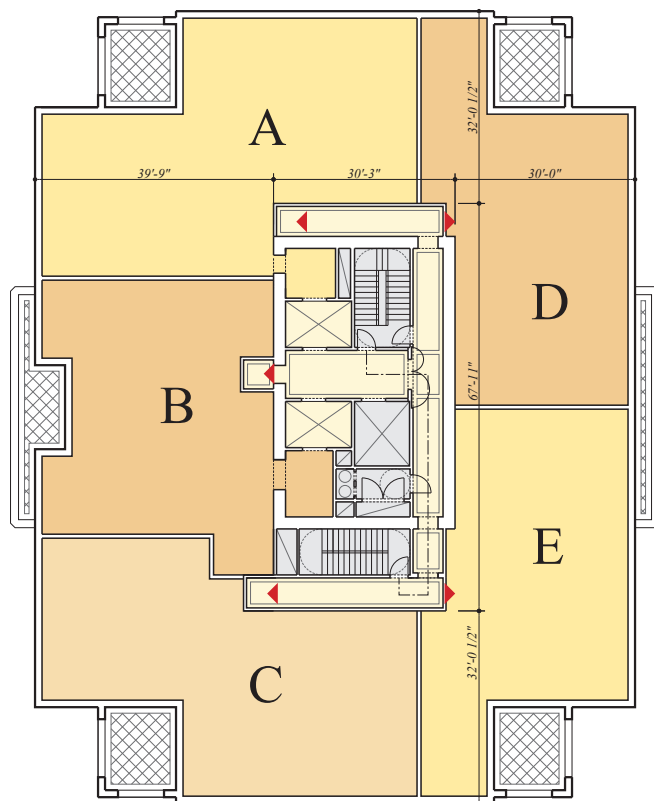
LEVEL 8
2 UNITS/FLOOR + AMENITIES
13,286 GROSS SF



UNIT A:
3BR, 3.5 BA
2269.96 SF

UNIT B:
2 BR, 2.5 BA
1800 SF

UNIT C:
3 BR, 3.5 BA
2088.47 SF



LEVEL 9-13
5 UNITS/FLOOR
13,449 GROSS SF

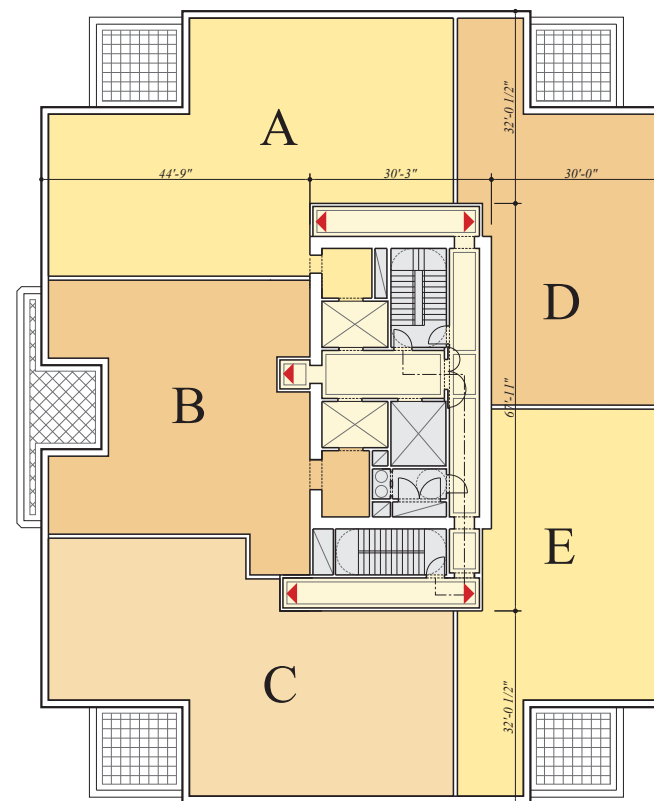
UNIT D:
2 BR, 2.5 BA
1809.25 SF

UNIT E:
2BR, 2.5 BA
1821.51 SF

UNIT A:
3BR, 3.5 BA
2490.61 SF

UNIT B:
2 BR, 2.5 BA
1800 SF

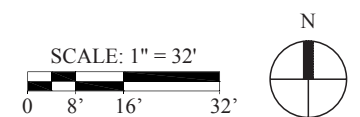
UNIT C:
3 BR, 3.5 BA
2311.03 SF

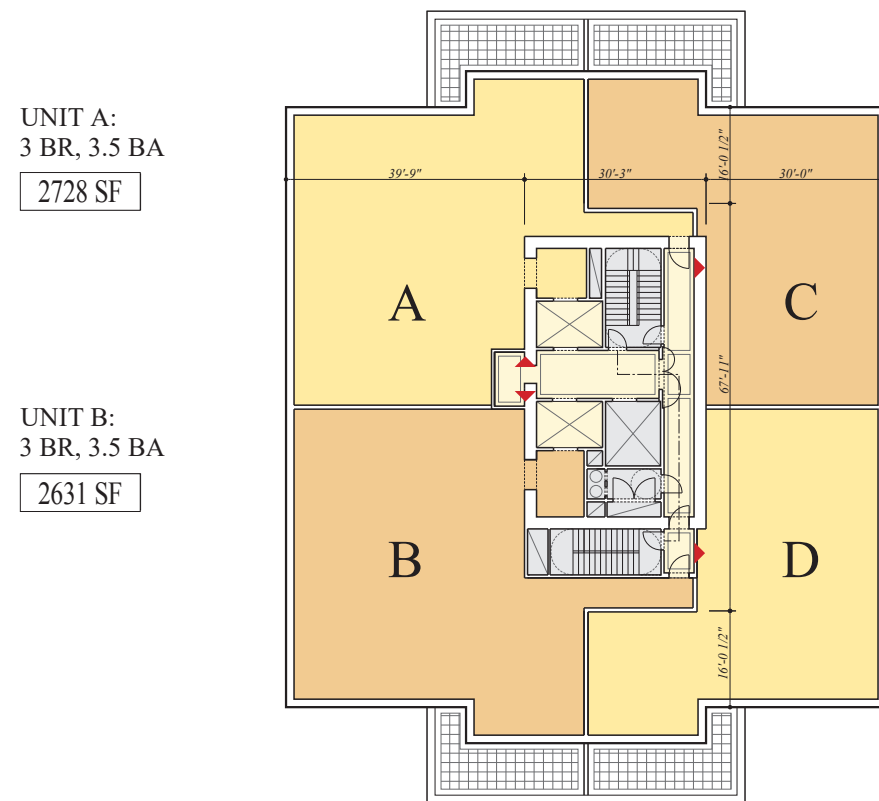


LEVEL 14
5 UNITS/FLOOR
13,449 GROSS SF

UNIT D:
2 BR, 2.5 BA
1809.25 SF

UNIT E:
2BR, 2.5 BA
1825.59 SF





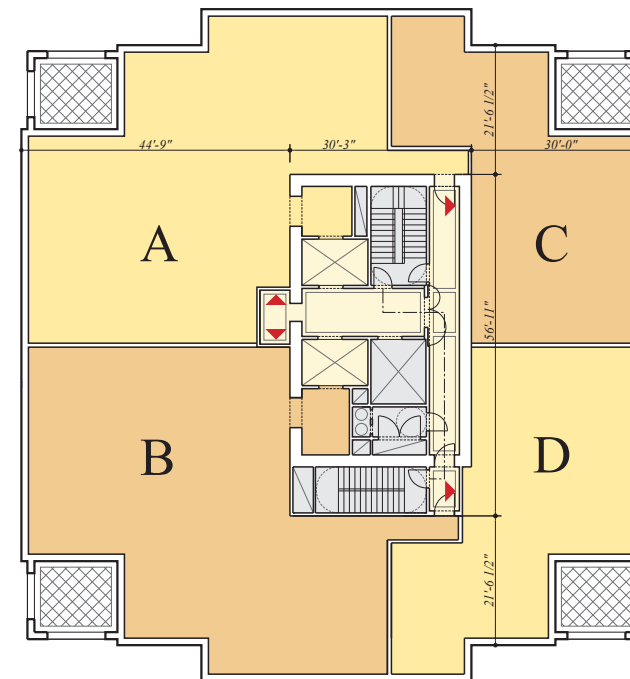
UNIT C:
3 BR, 3.5 BA
1972.14 SF

UNIT D:
3 BR, 3.5 BA
1970.17 SF

LEVEL 15
4 UNITS/FLOOR
12,356 GROSS SF

UNIT A:
3 BR, 3.5 BA
2728 SF

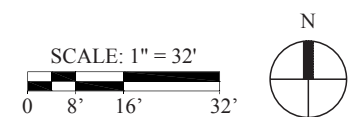
UNIT B:
3 BR, 3.5 BA
2631 SF



UNIT D:
2 BR, 2 BA
1550 SF

UNIT E:
2 BR, 2 BA
1681 SF

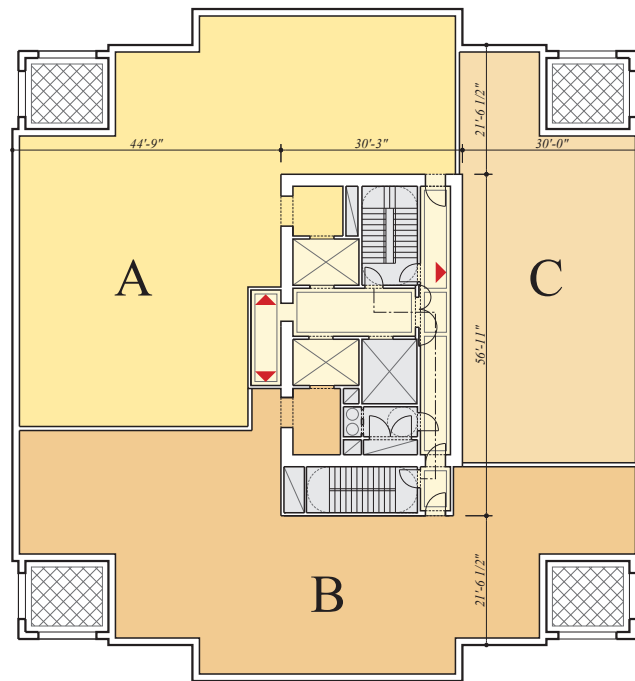
LEVEL 16-22
4 UNITS/FLOOR
10,924 GROSS SF



UNIT A:
3.5 BR, 3.5 BA
3517.73 SF

UNIT B:
3.5 BR, 3.5 BA
3149.45 SF

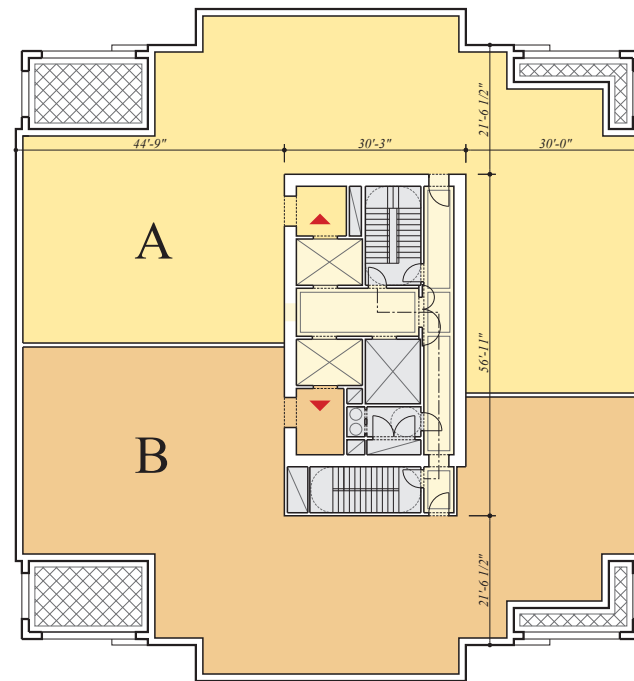
UNIT C:
2 BR, 2.5 BA
1893.25 SF



LEVEL 23-30
3 UNITS/FLOOR
10,924 GROSS SF

UNIT A:
4.5 BR, 4.5 BA
4511.51 SF

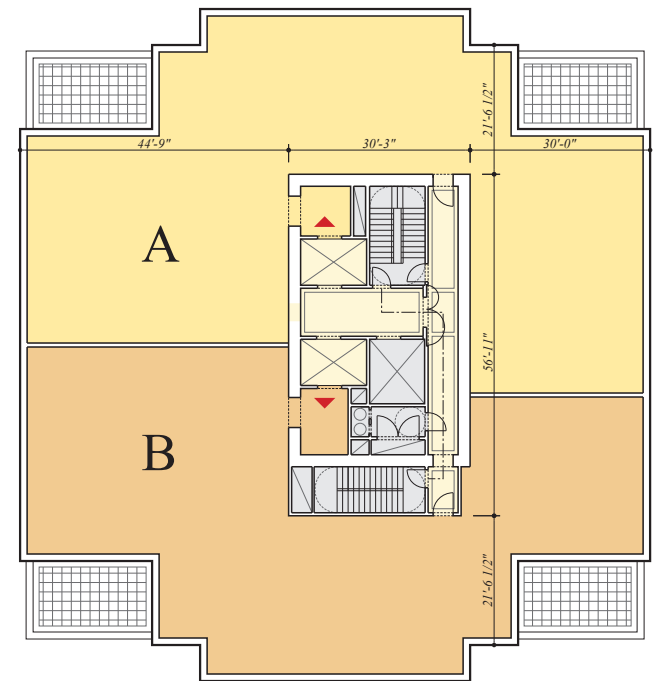
UNIT B:
3.5 BR, 3.5 BA
4058.63 SF



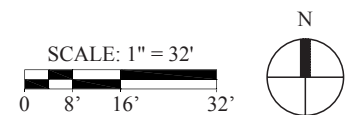
LEVEL 31-36
2 UNITS/FLOOR
10,900 GROSS SF

UNIT A:
4.5 BR, 4.5 BA
4387.48 SF

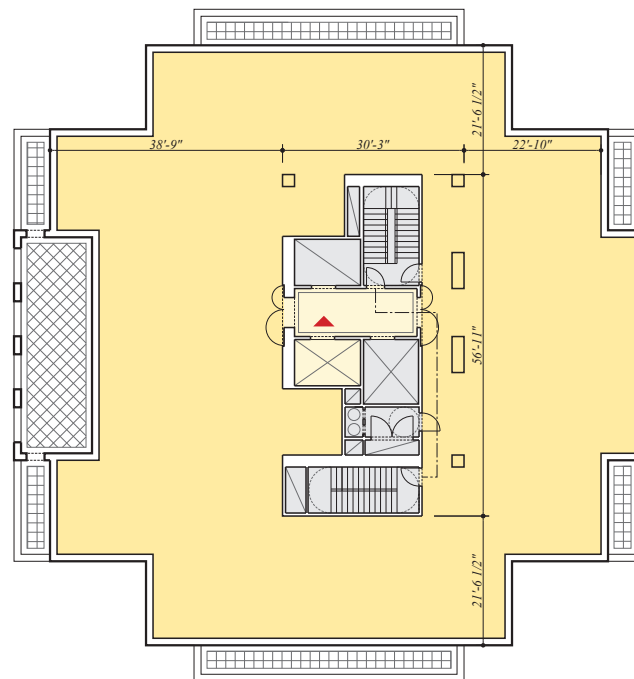
UNIT B:
3.5 BR, 3.5 BA
3918.97 SF



LEVEL 37
2 UNITS/FLOOR
10,900 GROSS SF

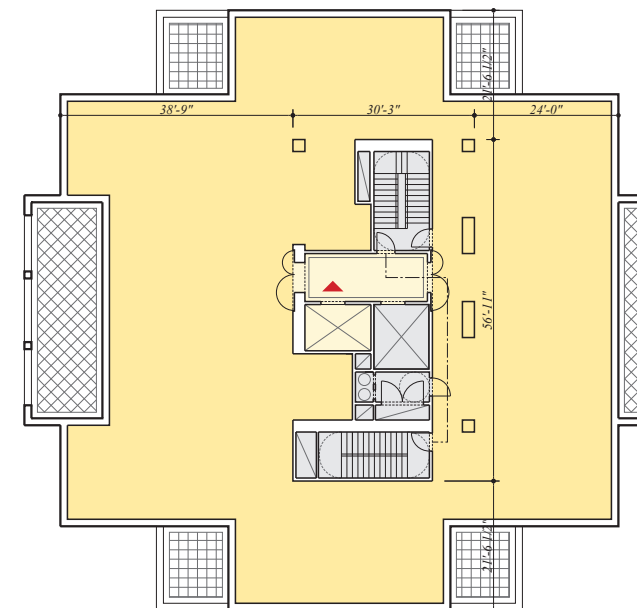


SIMPLEX:
5.5 BR, 6.5 BA
7298.29 SF

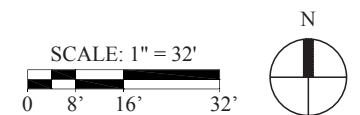


LEVEL 38
SIMPLEX
9,808 GROSS SF

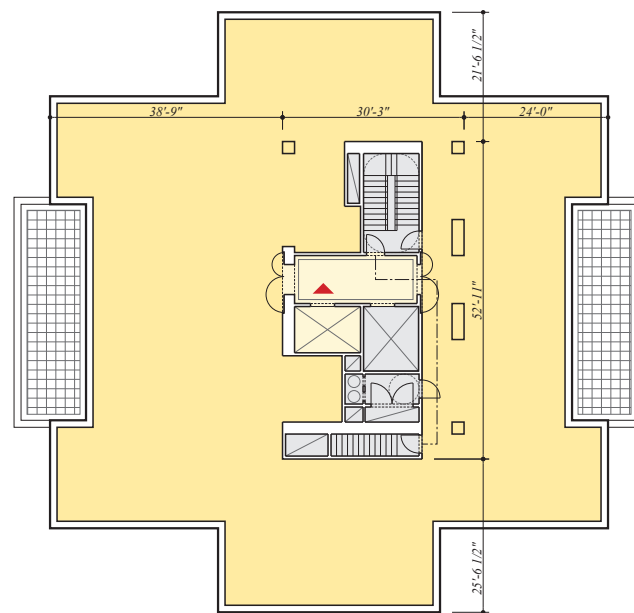
SIMPLEX:
5.5 BR, 6.5 BA
6499.66 SF



LEVEL 39
SIMPLEX
8,864 GROSS SF

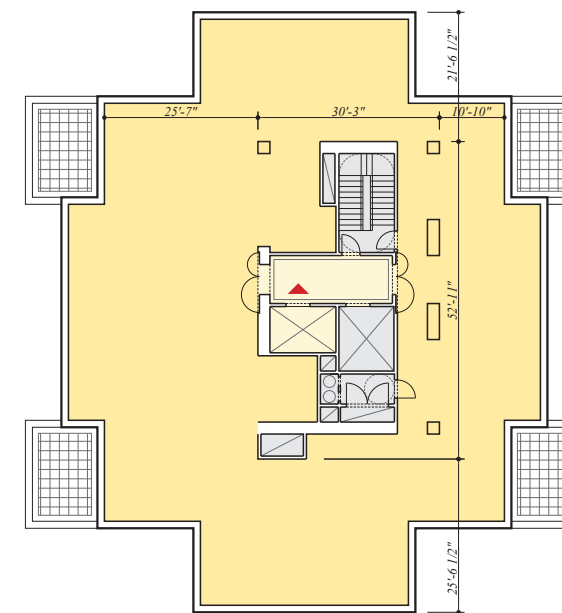


LEVEL 1:
6 BR, 7.5 BA
6412.49 SF

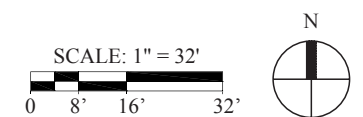


LEVEL 40
DUPLEX LEVEL 1
8,192 GROSS SF

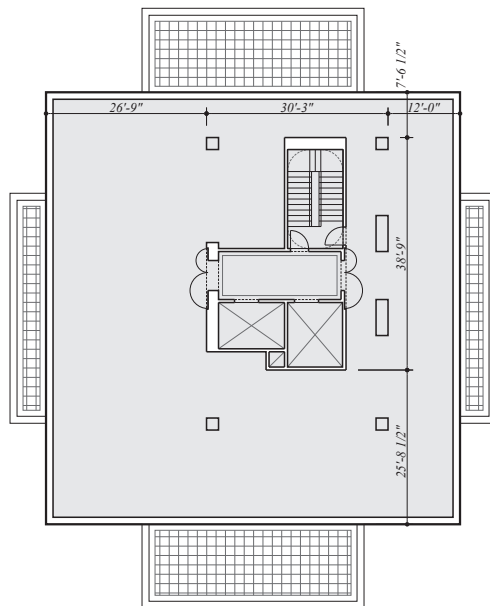
LEVEL 2:
6.5 BR, 7.5 BA
5639.86 SF



LEVEL 41
DUPLEX LEVEL 2
7,300 GROSS SF

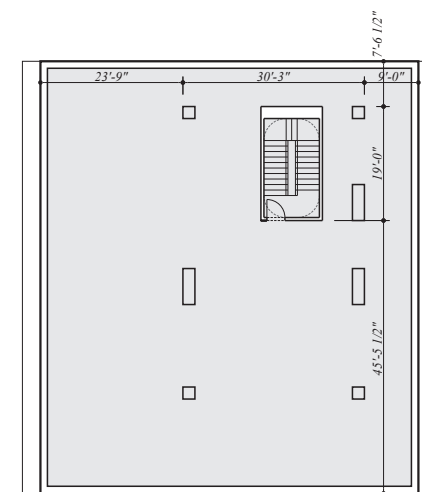


MECHANICAL
4017.25 SF

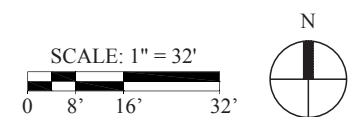


LEVEL 42
MECHANICAL
6,464 GROSS SF

MECHANICAL
4033.19 SF



ROOF
MECHANICAL
4,968 GROSS SF





One Bennett Park, Chicago



One St. Thomas Residences, Toronto



220 Central Park South, New York

T.O. MECHANICAL
528' - 4"

MECHANICAL
498' - 4"

LEVEL 40 (DUPLEX)
469' - 8"

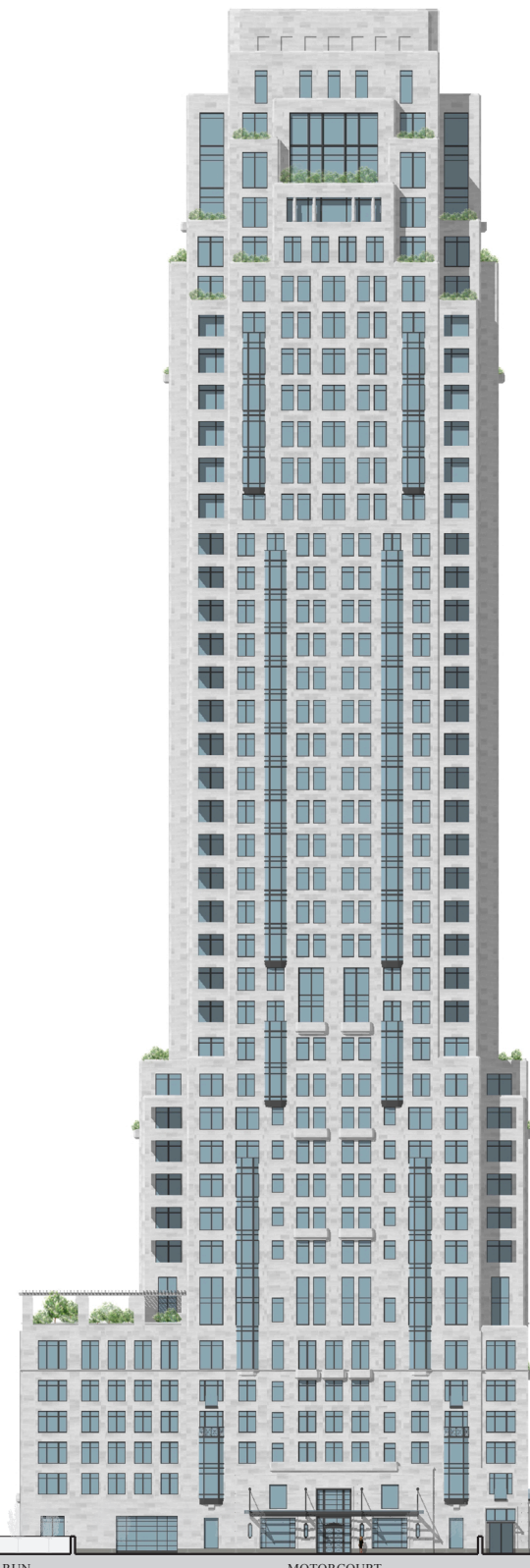
LEVEL 38 (SIMPLEX)
443' - 0"

LEVEL 31 (2 UNITS)
355' - 8"

LEVEL 23 (3 UNITS)
264' - 0"

LEVEL 15 (4 UNITS)
172' - 4"

AMENITY
83' - 0"



EAST ELEVATION



NORTH ELEVATION

SCALE: 1" = 64'
0 16 32 64

T.O. MECHANICAL
528' - 4"

MECHANICAL
498' - 4"

LEVEL 40 (DUPLEX)
469' - 8"

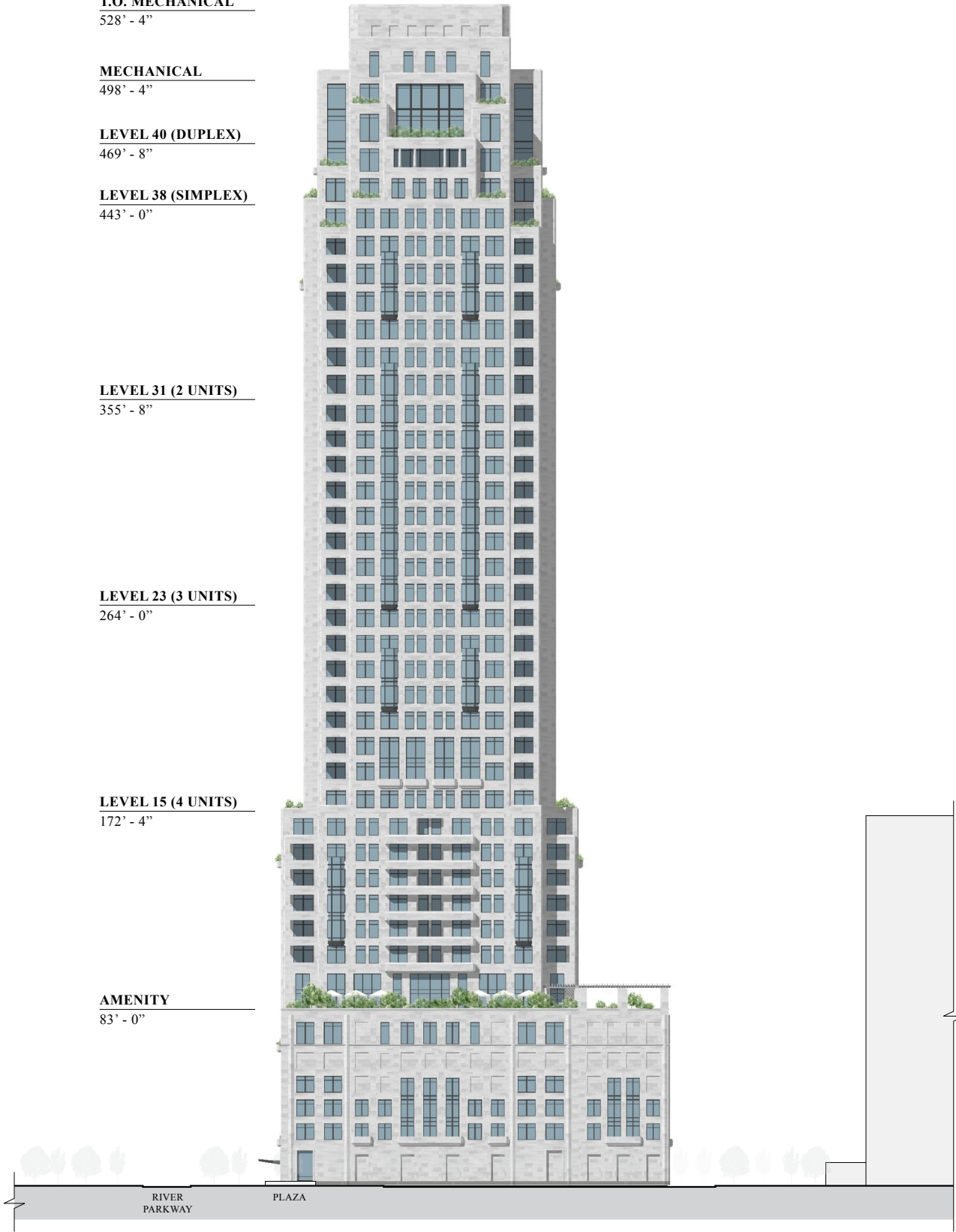
LEVEL 38 (SIMPLEX)
443' - 0"

LEVEL 31 (2 UNITS)
355' - 8"

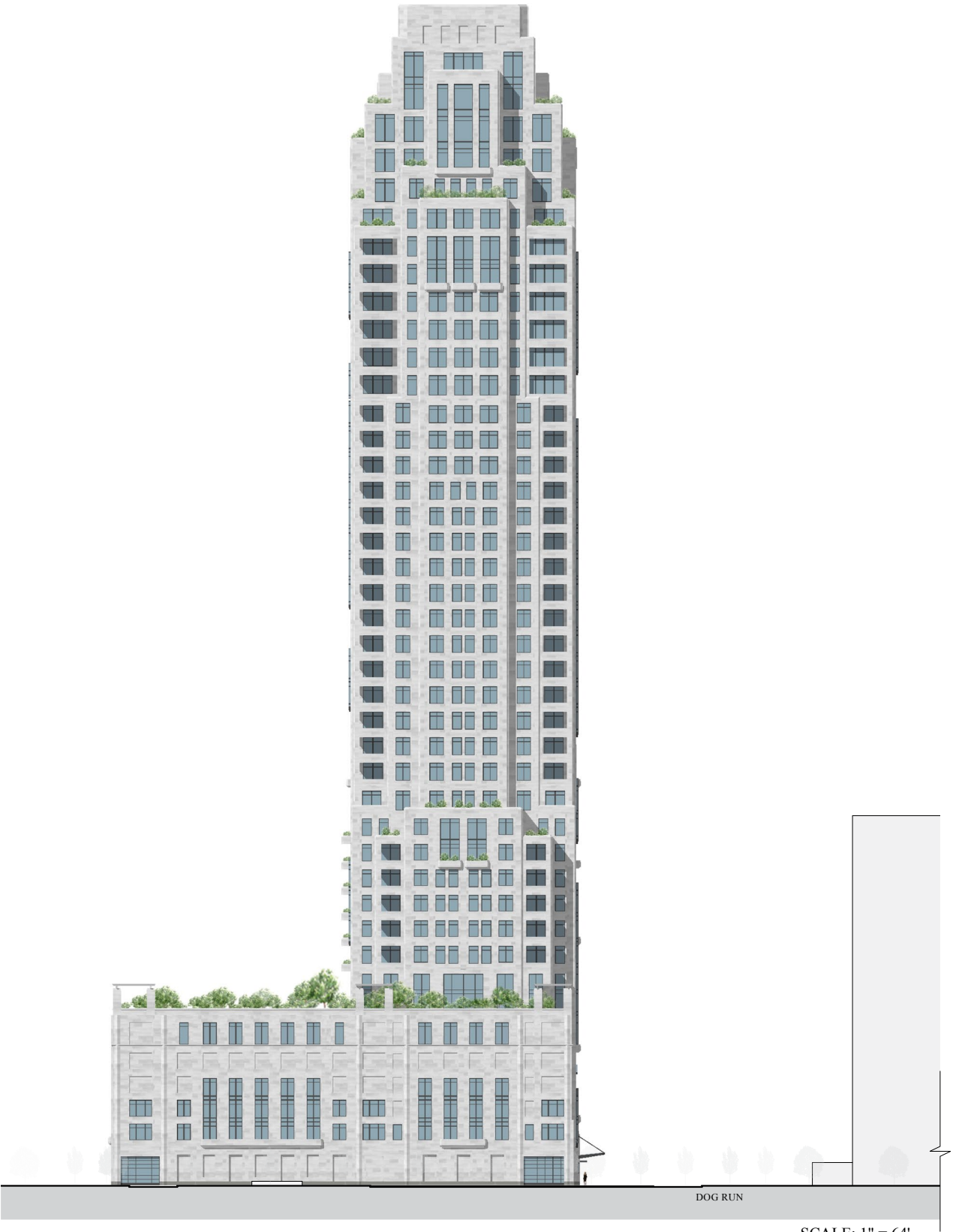
LEVEL 23 (3 UNITS)
264' - 0"

LEVEL 15 (4 UNITS)
172' - 4"

AMENITY
83' - 0"



WEST ELEVATION

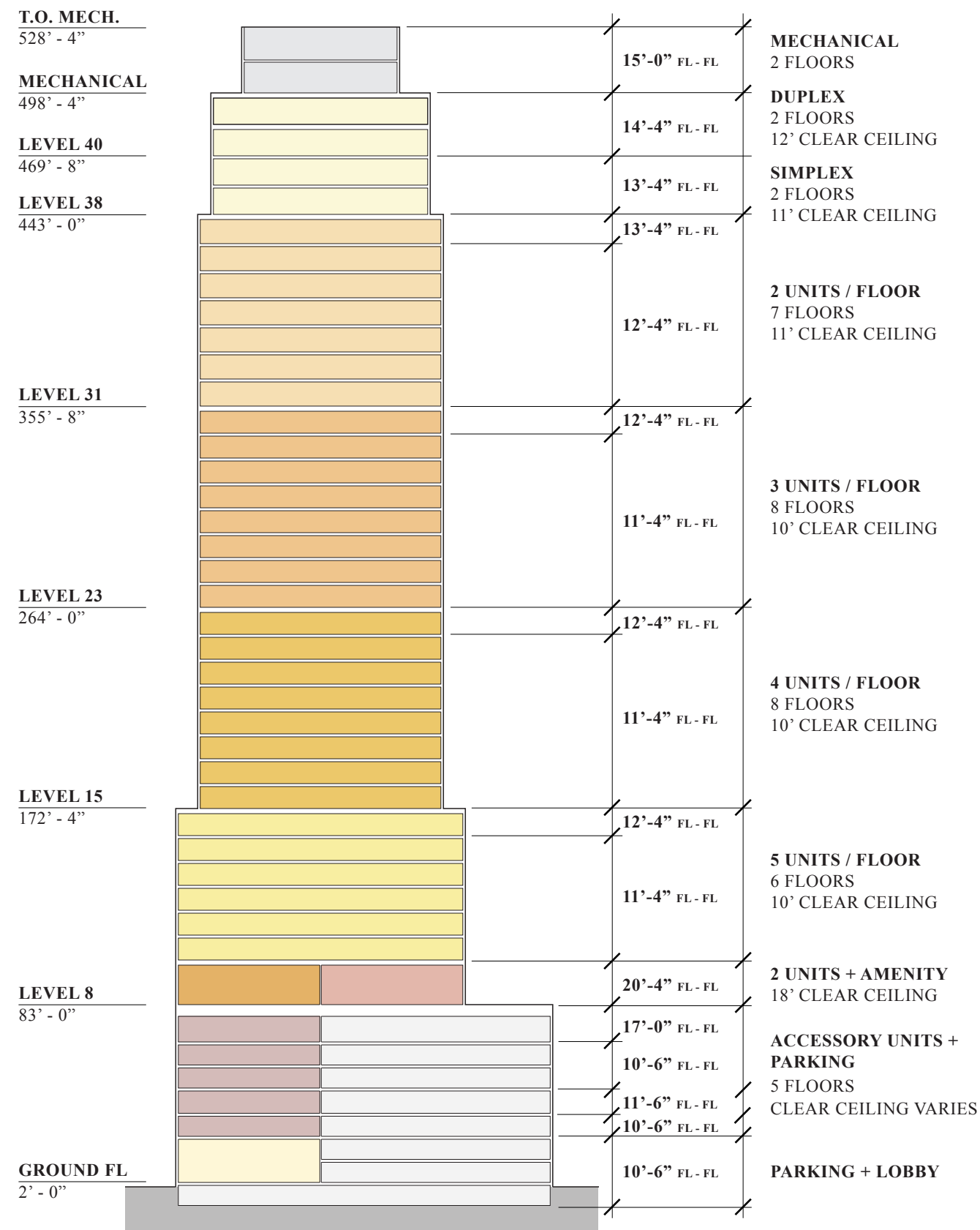


SOUTH ELEVATION

SCALE: 1" = 64'

0 16 32 64

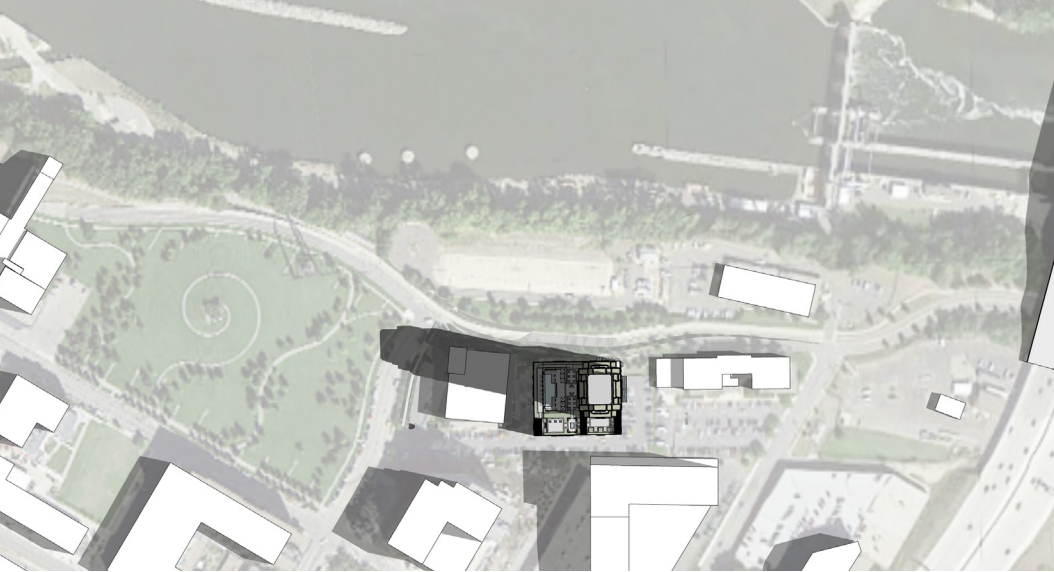








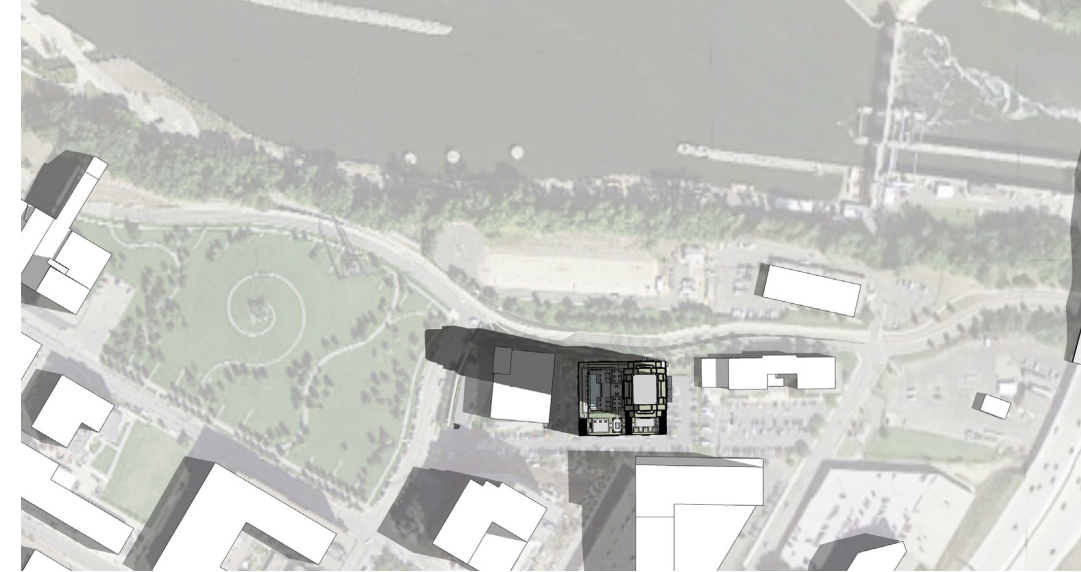




SUMMER SOLSTICE - 9AM



SUMMER SOLSTICE - 12PM



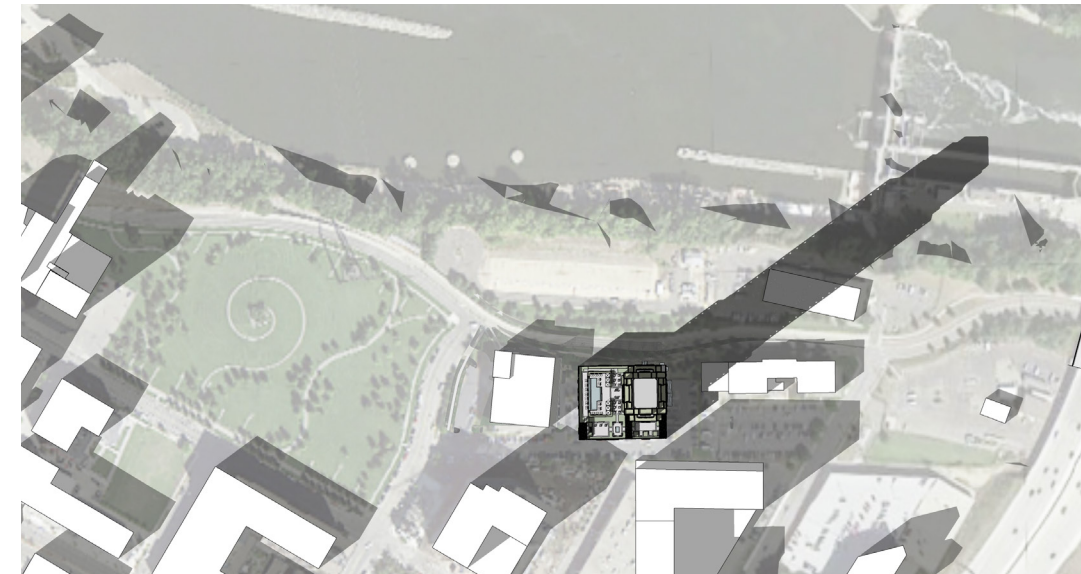
SUMMER SOLSTICE - 3PM



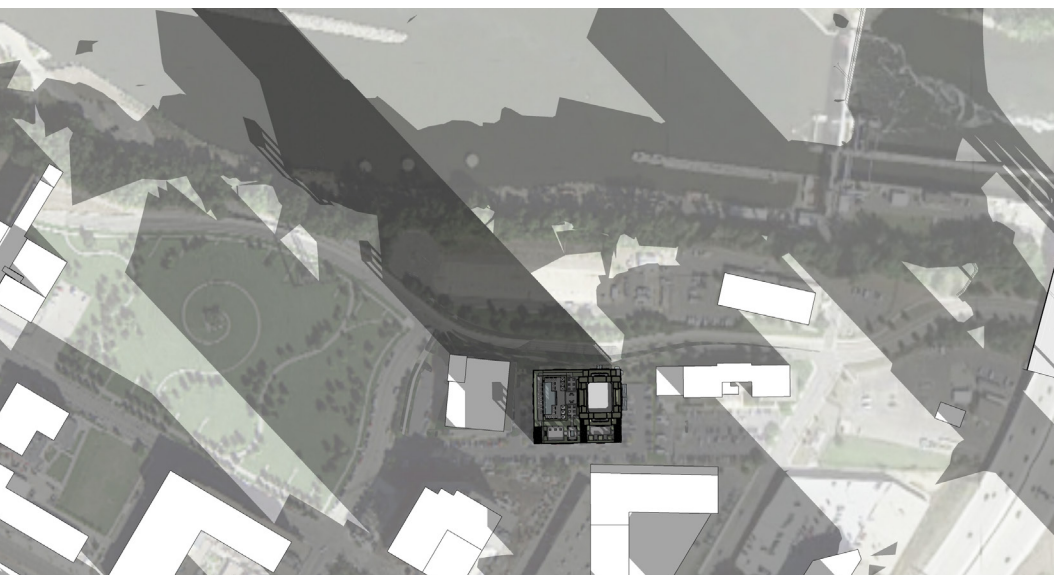
EQUINOX - 9AM



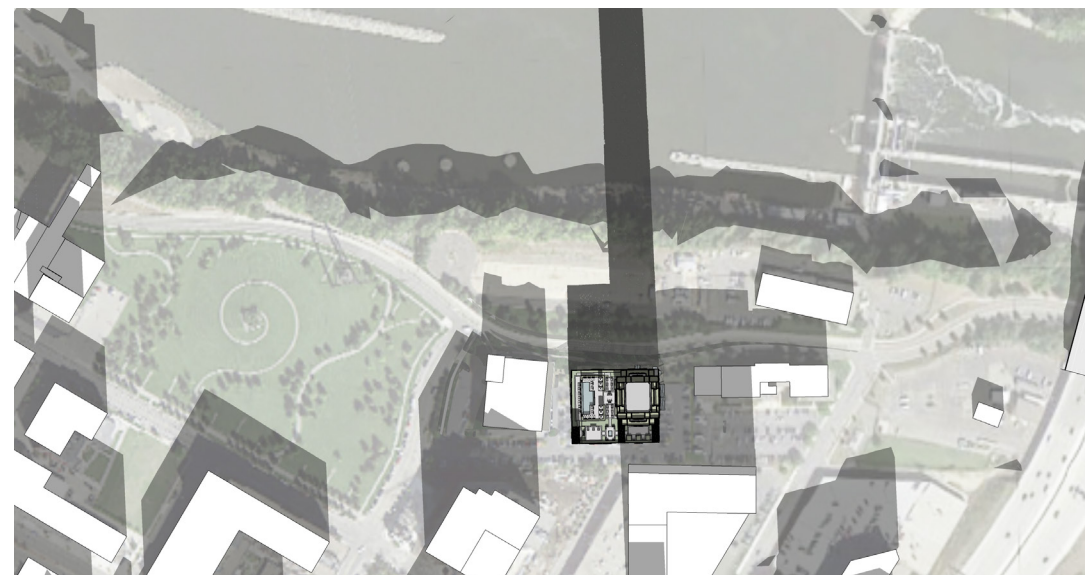
EQUINOX - 12PM



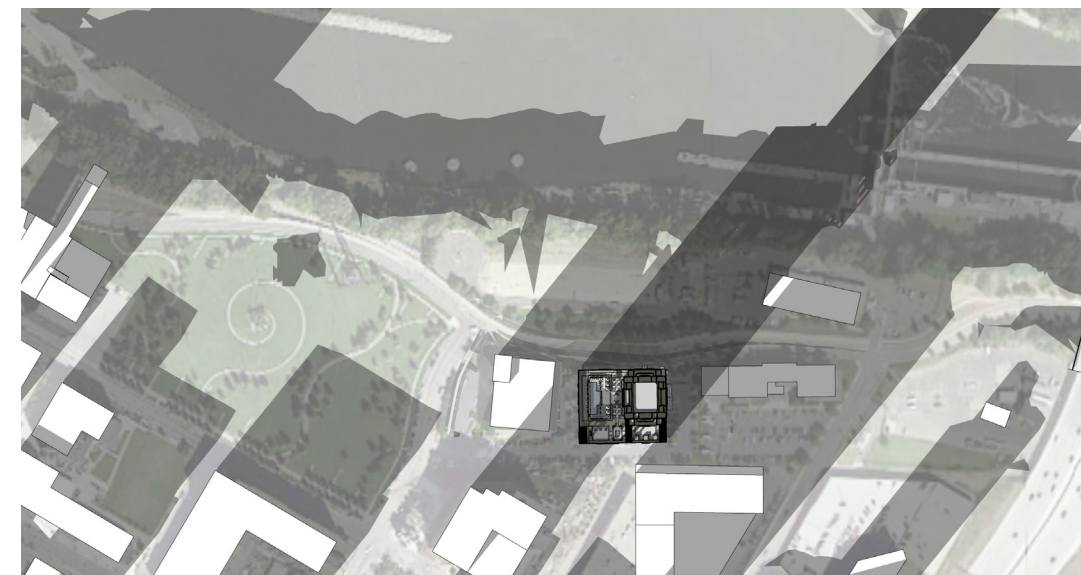
EQUINOX - 3PM



WINTER SOLSTICE - 9AM



WINTER SOLSTICE - 12PM



WINTER SOLSTICE - 3PM



Limestone at Base



Granite at Base



White Architectural Precast Concrete



Black Exterior Window Frames