



Agenda Item:

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COUNCIL COMMUNICATION City Manager's Office

GENERAL INFORMATION

Agenda Date: 9/12/05
Agenda Item Type: Resolution

Communication No.:05-490
Roll Call No.:

Submitted by: Richard A. Clark, Acting City Manager

SUBJECT—

Resolution Approving the Revised Conceptual Development Plan for Metro Lofts (Lander-Sherman Urban Development LLC, George Sherman, President and Owner, Sherman Associates, 233 Park Ave./ South Suite 201, Minneapolis, MN), a project containing at least 70 residential condominium units immediately north of Vine Street between 2nd and 3rd Streets.

SYNOPSIS—

On the September 12, 2005 Council agenda is a resolution approving the August 2005 revised Conceptual Design Plans for the Metro Lofts project that reduces the amount of exterior brick on the north and south (non-street facing) facades. The revised conceptual development plan is on file in the office of the City Clerk.

FISCAL IMPACT—

These actions do not change the City's financial obligations for this project.

RECOMMENDATION—

Approval.

BACKGROUND—

On February 7, 2005 by Roll Call 05-352, the Council approved an Urban Renewal Development Agreement with the developer, Lander-Sherman Urban Development LLC, for the property owned by the Neighborhood Improvement Corporation north of Vine Street between 2nd and 3rd Streets.

The project, known as Metro Lofts, consists of a first phase of development that is 70-80 condominiums with underground parking. The total construction cost is over \$20 million, including underground parking.

On May 9, 2005 by Roll Call No. 05-1157, the Council approved the Conceptual Development Plan for Phase I of the project.

On June 20, 2005 by Roll Call No. 05-1527, revised conceptual design plans were approved; the changes were to the building massing, number of units, exterior materials and brick percentages.

In late August 2005, developer requested a reduction of the amount of brick on the exterior facades due to additional costing issues. Specifically, the amount of brick on the non-street facing facades (the north and south sides of the structure) is reduced to 21% brick from the previously approved 42%. The street facing facades will continue to be about 63% brick (excluding window and door openings).

The Urban Design Review Board, at its September 6, 2005 meeting approved this change noting:

1. Phase I Development: The developers' proposed architectural revisions for the Metro Lofts project meets the spirit of the Court Ave. design guidelines that are formulated to retain the look and feel of an older industrial warehouse district. The Metro Lofts project uses materials such as corrugated metal sheeting and lap siding as well as having architectural features such as massing, differing height parapets and brick wraparounds that provide a strong reference to the look and feel of an older warehouse district.
2. Future Construction on the Site: This recommendation to allow a reduction of exterior brick on this less-visible structure is not to be taken as a recommendation for the exterior appearance of the to-be constructed two buildings on the southern portion of this block. These two structures will have at least two street faces (Vine St. and 2nd and 3rd St.) and be more visible.

Accordingly, the exterior material that will be used on these two future structures should clearly address the Court Ave. Design Standards, especially with regard to the minimum 75% brick requirement on street facades and 50% on non-street facades.

The Board has forwarded these recommendations on a consensus basis (vote of 4-0) because the Board

did not have quorum.

