

Department of Community Planning and Economic Development – Planning Division
Site Plan Review
BZZ – 5726

Date: September 19, 2012

Applicant: T.E. Miller Development, LLC

Address of Property: 901 2nd Street North

Project Name: 815 2nd Street Apartments

Contact Person and Phone: Dan Pellinen, Tushie Montgomery Architects (612) 861-9636

Planning Staff and Phone: Janelle Widmeier, (612) 673-3156

Date Application Deemed Complete: August 24, 2012

End of 60-Day Decision Period: October 23, 2012

Ward: 7 **Neighborhood Organization:** North Loop

Existing Zoning: B4N Downtown Neighborhood District and DP Downtown Parking Overlay District

Zoning Plate Number: 13

Legal Description: Not applicable for this application.

Proposed Use: Multiple-family dwelling with 137 units.

Concurrent Review: Site plan review.

Applicable zoning code and subdivision provisions: Chapter 530, Site Plan Review.

Background: The applicant proposes to construct a 6-story multiple-family dwelling with 137 units located at the property of 901 2nd Street North. The site is currently occupied by a surface parking lot and fleet maintenance facility for the Star Tribune. In conjunction with this development proposal, the site is proposed to be subdivided into 4 lots (PL-269), one of which this development will be located on. Site plan review is required for any building or use containing 5 or more new dwelling units. Correspondence from the North Loop Neighborhood Association was received and is attached to this report. Staff will forward additional comments, if any are received, at the City Planning Commission meeting.

SITE PLAN REVIEW

Findings as required by the Minneapolis Zoning Code for the site plan review:

- A. The site plan conforms to all applicable standards of Chapter 530, Site Plan Review. (See Section A Below for Evaluation.)**
- B. The site plan conforms to all applicable regulations of the zoning ordinance and is consistent with applicable policies of the comprehensive plan and applicable small area plans adopted by the city council. (See Section B Below for Evaluation.)**

Section A: Conformance with Chapter 530 of the Zoning Code

BUILDING PLACEMENT AND DESIGN:

- Placement of the building shall reinforce the street wall, maximize natural surveillance and visibility, and facilitate pedestrian access and circulation.
- First floor of the building shall be located not more than eight (8) feet from the front lot line (except in C3S District or where a greater yard is required by the zoning ordinance). If located on corner lot, the building wall abutting each street shall be subject to this requirement.
- The area between the building and the lot line shall include amenities.
- The building shall be oriented so that at least one (1) principal entrance faces the public street. In the case of a corner lot, the principal entrance shall face the front lot line.
- Except in the C3S District, on-site accessory parking facilities shall be located to the rear or interior of the site, within the principal building served, or entirely below grade.
- For new construction, the building walls shall provide architectural detail and shall contain windows as required by Chapter 530 in order to create visual interest and to increase security of adjacent outdoor spaces by maximizing natural surveillance and visibility.
- In larger buildings, architectural elements, including recesses or projections, windows and entries, shall be emphasized to divide the building into smaller identifiable sections.
- Blank, uninterrupted walls that do not include windows, entries, recesses or projections, or other architectural elements, shall not exceed twenty five (25) feet in length.
- Exterior materials shall be durable, including but not limited to masonry, brick, stone, stucco, wood, metal, and glass.
- The exterior materials and appearance of the rear and side walls of any building shall be similar to and compatible with the front of the building.
- The use of plain face concrete block as an exterior material shall be prohibited fronting along a public street, public sidewalk, public pathway, or adjacent to a residence or office residence district.
- Entrances, windows, and active functions:
 - Residential uses:

Principal entrances shall be clearly defined and emphasized through the use of architectural features such as porches and roofs or other details that express the importance of the entrance. Multiple entrances shall be encouraged. Twenty (20) percent of the walls on the first floor and ten (10) percent of the walls on each floor above the first that face a public street, public sidewalk, public pathway, or on-site parking lot, shall be windows as follows:

 - a. Windows shall be vertical in proportion.
 - b. Windows shall be distributed in a more or less even manner.
 - Nonresidential uses:

Principal entrances shall be clearly defined and emphasized through the use of architectural features such as roofs or other details that express the importance of the entrance. Multiple entrances shall be encouraged. Thirty (30) percent of the walls on the first floor and ten (10) percent of the walls on each floor above the first that face a public street, public sidewalk, public pathway, or on-site parking lot, shall be windows as follows:

 - a. Windows shall be vertical in proportion.

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- b. Windows shall be distributed in a more or less even manner.
- c. The bottom of any window used to satisfy the ground floor window requirement may not be more than four (4) feet above the adjacent grade.
- d. First floor or ground floor windows shall have clear or lightly tinted glass with a visible light transmittance ratio of 0.6 or higher.
- e. First floor or ground floor windows shall allow views into and out of the building at eye level. Shelving, mechanical equipment or other similar fixtures shall not block views into and out of the building in the area between four (4) and seven (7) feet above the adjacent grade. However, window area in excess of the minimum required area shall not be required to allow views into and out of the building.
- f. Industrial uses in Table 550-1, Principal Industrial Uses in the Industrial Districts, may provide less than thirty (30) percent windows on the walls that face an on-site parking lot, provided the parking lot is not located between the building and a public street, public sidewalk or public pathway.
- g. In multiple tenant buildings, each individual ground level tenant space that faces a public street, public sidewalk, public pathway, or on-site parking lot shall comply with the minimum window requirements of this section.

Minimum window area shall be measured as indicated in section 530.120 of the zoning code.

- **Ground floor active functions:**
Except for industrial uses in Table 550-1, Principal Industrial Uses in the Industrial Districts, the first floor or ground level of buildings shall be designed to accommodate active functions by ensuring that parking, loading, storage, or mechanical equipment rooms are limited to no more than thirty (30) percent of the linear building frontage along each wall facing a public street, public sidewalk, or public pathway.
- **The form and pitch of roof lines shall be similar to surrounding buildings.**
- **Parking Garages:** The exterior design shall ensure that sloped floors do not dominate the appearance of the walls and that vehicles are screened from view. In addition to compliance with minimum window requirements, principal and accessory parking garages shall comply with provisions requiring active functions on the ground floor. In the downtown districts, the more restrictive parking garage provisions of Chapter 549, Downtown Districts, shall apply.

Conformance with above requirements:

- The first floor of the building would be within 8 feet of the front line.
- The area between the building and the front lot line adjacent to 2nd Street would contain landscaping and decks with stairs that provide direct access from the first floor units to the street.
- A main entrance and individual unit entrances would face 2nd Street.
- The accessory parking would be located at the rear of the site.
- Architectural elements, including recesses and projections, balconies, windows, and change of materials, would be emphasized to divide the building into smaller identifiable sections.
- Blank, uninterrupted walls that do not include windows, entries, recesses or projections or other architectural elements that exceed 25 feet in length are not proposed.
- The primary exterior materials of the building are brick, metal, fiber cement and glass.
- The principal entrance would be defined and emphasized by a canopy and windows.
- All sides of the building would be compatible with each other.
- Plain faced concrete is not proposed as an exterior material.
- The principal common entrances are recessed and surrounded by glass to emphasize their importance.
- The walls facing the 2nd Street (north) and the parking area (south and east) are subject to the window requirements.
 - First floor facing 2nd Street: 20 percent of wall area measured between 2 and 10 feet above the adjacent grade is equal to 360 square feet.
 - Second through sixth floors facing 2nd Street: 10 percent of each wall is equal to 242.2 square feet.

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- First floor, south elevation facing parking lot: 20 percent of wall area measured between 2 and 10 feet above the adjacent grade is equal to 224 square feet.
- Second through sixth floors, south elevation facing parking lot: 10 percent of each wall is equal to 151 square feet.
- First floor, east elevation facing parking lot: 20 percent of wall area measured between 2 and 10 feet above the adjacent grade is equal to 134.4 square feet.
- Second through sixth floors, east elevation facing parking lot: 10 percent of each wall is equal to 89.6 square feet.

The amount of windows on each of these walls would greatly exceed the minimum amount required. All required windows would be vertical in proportion and distributed in a more or less even manner.

- Active functions would occupy 100 percent of the 2nd Street building frontage.
- The roof is flat, consistent with nearby buildings.

ACCESS AND CIRCULATION:

- Clear and well-lighted walkways of at least four (4) feet in width shall connect building entrances to the adjacent public sidewalk and to any parking facilities located on the site.
- Transit shelters shall be well lighted, weather protected and shall be placed in locations that promote security.
- Vehicular access and circulation shall be designed to minimize conflicts with pedestrian traffic and surrounding residential uses.
- Traffic shall be directed to minimize impact upon residential properties and shall be subject to section 530.150 (b) related to alley access.
- Site plans shall minimize the use of impervious surfaces.

Conformance with above requirements:

- The building entrances would connect to the public sidewalk and parking facility with walkways that exceed four feet in width.
- No transit shelters are proposed.
- Vehicle access would be from 2nd Street North through a shared curb cut with the adjacent property (Lot 1). The proposed curb cut width is 22 feet. The proposed access should have little effect on the nearby residential properties and minimal impact on pedestrians.
- The site is not adjacent to an alley.
- The amount of impervious surface would be reduced from what currently exists within the confines of the boundaries of Lot 2. The proposed amount of impervious surfaces for the parking and loading areas is not excessive.

LANDSCAPING AND SCREENING:

- The composition and location of landscaped areas shall complement the scale of the development and its surroundings.
 - Not less than twenty (20) percent of the site not occupied by buildings, including all required landscaped yards, shall be landscaped as specified in section 530.160 (a).
- Required screening shall be six (6) feet in height, unless otherwise specified, except in required front yards where such screening shall be three (3) feet in height.
- Except as otherwise provided, required screening shall be at least ninety-five (95) percent opaque throughout the year.
- Screening shall be satisfied by one or a combination of the following:
 - A decorative fence.
 - A masonry wall.
 - A hedge.

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- **Parking and loading facilities located along a public street, public sidewalk or public pathway shall comply with section 530.170 (b), including providing landscape yards along a public street, public sidewalk or public pathway and abutting or across an alley from a residence or office residence district, or any permitted or conditional residential use.**
- **The corners of parking lots where rows of parking spaces leave areas unavailable for parking or vehicular circulation shall be landscaped as specified for a required landscaped yard. Such spaces may include architectural features such as benches, kiosks or bicycle parking.**
- **In parking lots of ten (10) spaces or more, no parking space shall be located more than fifty (50) feet from the center of an on-site deciduous tree. Tree islands located within the interior of a parking lot shall have a minimum width of seven (7) feet in any direction.**
- **All other areas not governed by sections 530.160 and 530.170 and not occupied by buildings, parking and loading facilities or driveways, shall be covered with turf grass, native grasses or other perennial flowering plants, vines, mulch, shrubs or trees.**
- **Installation and maintenance of all landscape materials shall comply with the standards outlined in section 530.210.**
- **The city planning commission may approve the substitution or reduction of landscaped plant materials, landscaped area or other landscaping or screening standards, subject to section 530.80, as provided in section 530.220.**

Conformance with above requirements:

- **Because the building would contain more than 50,000 square feet of gross floor area, the development is exempt from the general landscaping requirements. However, over 30 percent of the net lot area would be landscaped and more than one tree for every 500 square feet of landscaped area and more than one shrub for every 100 square feet of landscaped area would be provided on-site. The applicant is also proposing to landscape the 2nd Street boulevard and areas on the adjacent lots where the site would be disturbed. All other areas not covered by the building, parking, driveways, and walkways would be landscaped with perennials.**
- **All surface parking and loading spaces would be located within 50 feet of an on-site tree.**
- **Installation and maintenance of all landscape materials must comply with the standards outlined in section 530.210.**

ADDITIONAL STANDARDS:

- **All parking lots and driveways shall be designed with wheel stops or discontinuous curbing to provide on-site retention and filtration of stormwater. Where on-site retention and filtration is not practical, the parking lot shall be defined by six (6) inch by six (6) inch continuous concrete curb.**
- **To the extent practical, site plans shall minimize the blocking of views of important elements of the city.**
- **To the extent practical, buildings shall be located and arranged to minimize shadowing on public spaces and adjacent properties.**
- **To the extent practical, buildings shall be located and arranged to minimize the generation of wind currents at ground level.**
- **Site plans shall include crime prevention design elements as specified in section 530.260 related to:**
 - **Natural surveillance and visibility**
 - **Lighting levels**
 - **Territorial reinforcement and space delineation**
 - **Natural access control**
- **To the extent practical, site plans shall include the rehabilitation and integration of locally designated historic structures or structures that have been determined to be eligible to be locally designated. Where rehabilitation is not feasible, the development shall include the reuse of significant features of historic buildings.**

Conformance with above requirements:

- The parking and loading area would be defined by 6 inch by 6 inch continuous concrete curbing. Grading would direct stormwater runoff to an underground filtration system.
- The building should not impede any views of important elements of the city.
- The applicant has provided a shadow study. The study shows that the building would not significantly shadow the adjacent streets or properties.
- The building design incorporates recesses and projections and the site design includes vertical landscaping to minimize the generation of wind currents.
- The site will include crime prevention design elements. An abundant amount of windows would be provided on all sides of the building to increase natural surveillance. Adequate lighting would be provided around the site. Landscaping would distinguish between public and private spaces. Also, individual unit entrances would be elevated to indicate they are private.
- No buildings exist on the lot where the new building is proposed.

Section B: Conformance with All Applicable Zoning Code Provisions and Consistency with the Comprehensive Plan and Applicable Small Area Plans Adopted by the City Council

ZONING CODE: The property of 901 2nd Street North is zoned B4N with the DP overlay district. A multifamily dwelling with 5 or more units in the B4N district is a permitted use. In the DP overlay district, an accessory parking lot is a conditional use. The parking lot must be located on the same zoning lot as the principal use served and the number of spaces can not exceed 20. The existing parking lot is deemed to have a conditional use permit. It contains a total of 214 parking spaces. Where Lot 2 is proposed for the new development, 78 spaces exist. As part of this project, the amount of surface parking will be reduced to six spaces on Lot 2.

Parking and Loading:

Minimum automobile parking requirement: No parking is required for residential uses in the downtown districts, except that multiple-family dwellings of 50 or more units that provide off-street parking for residents are also required to provide visitor parking at a ratio of not less than one visitor space per 50 dwelling units. In the enclosed parking garage, 173 spaces would be provided for residents. With 137 dwelling units, at least 3 visitor spaces are required. Six surface spaces are proposed that would be available for visitor parking. Of the spaces provided, at least four must be accessible. Five accessible spaces, one surface and four enclosed spaces, would be provided. All other spaces would be standard in size.

Maximum automobile parking requirement: The maximum parking requirement for residential uses in the B4N district is 1.6 spaces per dwelling unit. Accessible spaces required for residential uses by the Minnesota State Building Code and visitor parking spaces required by this ordinance do not count toward the maximum parking requirement. Excluding the required accessible and visitor parking spaces, the applicant is proposing 1.25 spaces per unit.

Bicycle parking requirement: The minimum bicycle parking requirement is equal to one space per two dwelling units. Not less than 90 percent of the required bicycle parking must meet the standards for long term parking. All required bicycle parking spaces must be accessible without moving another bicycle and its placement shall not result in a bicycle obstructing a required walkway. Bicycle racks shall be installed to the manufacturer's specifications, including the minimum recommended distance

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from other structures. In addition, required long-term bicycle parking spaces must be located in enclosed and secured or supervised areas providing protection from theft, vandalism and weather and shall be accessible to intended users. Required long-term bicycle parking for residential uses shall not be located within dwelling units or within deck or patio areas accessory to dwelling units. The total minimum requirement is 68 spaces, of which at least 61 must meet the long-term parking requirements. The applicant would provide 276 long-term spaces and 6 short-term spaces.

Loading: One small loading space (10 feet wide by 25 feet deep) is required for multiple family dwellings with 100 to 250 units. One small loading space would be provided on-site.

Proposed Lot Area: The proposed lot area is 42,941 square feet.

Maximum Floor Area: There is no maximum FAR in the B4N District.

Minimum Floor Area: The proposed lot area is 42,941 square feet. The minimum FAR required in the B4N District is 2.0. The proposed gross floor area is 129,700 square feet. Therefore, the FAR is 3.02.

The minimum gross floor area required for a dwelling unit is 500 square feet. The minimum gross floor area required for an efficiency unit is 350 square feet. Most units would exceed 500 square feet of area, but a few units will be efficiencies.

Minimum Lot Area: The minimum lot area requirement for dwellings in the B4N district is 5,000 square feet. The minimum lot width requirement is 40 feet. The proposed lot would have 42,941 square feet of lot area and would be 269 feet wide.

Dwelling Units per Acre: The applicant proposes a density of 135.6 dwelling units per acre.

Lot Coverage: Not applicable.

Impervious Surface Coverage: Not applicable.

Building Height: In the B4N district, the maximum height allowed is 10 stories or 140 feet, whichever is less. The proposed building height is 7 stories and 86 feet 8 inches, including the elevator tower/lobby.

Yard Requirements: Uses located in the downtown districts are not subject to yard requirements unless they are adjacent to residential or office residential districts or the use is a residential use with windows facing an interior or rear lot line. The subject site is not adjacent to a residence or office residence district. The building would have windows on each floor facing the interior side and rear lot lines. The minimum yard requirement is equal to $5+2x$, where x is equal to the number of stories above the first floor, but not to exceed 15 feet. The proposed building height is 7 stories; therefore the minimum yard requirement is 15 feet. All walls with windows would be at least 15 feet from the interior and rear lot lines.

Specific Development Standards: Not applicable.

Refuse screening: Refuse storage containers are required to be screened from the street and adjacent residential uses as required by section 535.80. Refuse containers would be stored in the building.

Screening of mechanical equipment: All mechanical equipment is required to be arranged so as to minimize visual impact by using screening and must comply with Chapter 535 and district requirements including:

535.70. Screening of mechanical equipment. (a) *In general.* All mechanical equipment installed on or adjacent to structures shall be arranged so as to minimize visual impact using one (1) of the following methods. All screening shall be kept in good repair and in a proper state of maintenance.

- (1) *Screened by another structure.* Mechanical equipment installed on or adjacent to a structure may be screened by a fence, wall or similar structure. Such screening structure shall comply with the following standards:
 - a. The required screening shall be permanently attached to the structure or the ground and shall conform to all applicable building code requirements.
 - b. The required screening shall be constructed with materials that are architecturally compatible with the structure.
 - c. Off-premise advertising signs and billboards shall not be considered required screening.
- (2) *Screened by vegetation.* Mechanical equipment installed adjacent to the structure served may be screened by hedges, bushes or similar vegetation.
- (3) *Screened by the structure it serves.* Mechanical equipment on or adjacent to a structure may be screened by a parapet or wall of sufficient height, built as an integral part of the structure.
- (4) *Designed as an integral part of the structure.* If screening is impractical, mechanical equipment may be designed so that it is balanced and integrated with respect to the design of the building.

The proposed transformer needs to be screened from 2nd Street.

Lighting: Proposed lighting must comply with Chapter 535 and Chapter 541 of the zoning code including:

535.590. Lighting. (a) *In general.* No use or structure shall be operated or occupied as to create light or glare in such an amount or to such a degree or intensity as to constitute a hazardous condition, or as to unreasonably interfere with the use and enjoyment of property by any person of normal sensitivities, or otherwise as to create a public nuisance.

(b) *Specific standards.* All uses shall comply with the following standards except as otherwise provided in this section:

- (1) Lighting fixtures shall be effectively arranged so as not to directly or indirectly cause illumination or glare in excess of one-half (1/2) footcandle measured at the closest property line of any permitted or conditional residential use, and five (5) footcandles measured at the street curb line or nonresidential property line nearest the light source.

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- (2) Lighting fixtures shall not exceed two thousand (2,000) lumens (equivalent to a one hundred fifty (150) watt incandescent bulb) unless of a cutoff type that shields the light source from an observer at the closest property line of any permitted or conditional residential use.
- (3) Lighting shall not create a sensation of brightness that is substantially greater than ambient lighting conditions as to cause annoyance, discomfort or decreased visual performance or visibility to a person of normal sensitivities when viewed from any permitted or conditional residential use.
- (4) Lighting shall not create a hazard for vehicular or pedestrian traffic.
- (5) Lighting of building facades or roofs shall be located, aimed and shielded so that light is directed only onto the facade or roof.

Signs: The B4N district allows up to 2.5 square feet of signage for every one linear foot of primary building wall. For individual signs attached to buildings, the maximum size allowed is 120 square feet and the maximum height allowed is 28 feet. Signage can be illuminated, but not backlit. Three wall signs are proposed on the north elevation facing 2nd Street North, which is a primary building wall 225 feet in length. The proposed size of the signs is 3 square feet, 28 square feet and 48 square feet for a total of 79 square feet of sign area. They would be located 15 feet above the adjacent grade and would not be illuminated. Any new signage will require Zoning Office review, approval, and permits.

MINNEAPOLIS PLAN: The proposed zoning would be consistent with the applicable policies of the comprehensive plan, *The Minneapolis Plan for Sustainable Growth*. Downtown is designated as a growth center. The future land use of the subject site is designated as mixed use. Specific to the downtown growth center, the plan states:

As the physical and economic center of the city, Downtown is a logical place for a concentration of employment, housing, and other complementary uses....The land use pattern strengthens the concentrated office core with surrounding entertainment, cultural, and residential development. High intensity uses are encouraged to make the best use of the premium location and to strengthen the city's core.

According to the principles and policies outlined in the comprehensive plan, the following apply to this proposal:

Land Use Policy 1.3: Ensure that development plans incorporate appropriate transportation access and facilities, particularly for bicycle, pedestrian, and transit.

- 1.3.1 Require safe, convenient, and direct pedestrian connections between principal building entrances and the public right-of-way in all new development and, where practical, in conjunction with renovation and expansion of existing buildings.
- 1.3.2 Ensure the provision of high quality transit, bicycle, and pedestrian access to and within designated land use features.

Land Use Policy 1.8: Preserve the stability and diversity of the city's neighborhoods while allowing for increased density in order to attract and retain long-term residents and businesses.

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- 1.8.1 Promote a range of housing types and residential densities, with highest density development concentrated in and along appropriate land use features.

Land Use Policy 1.15: Support development of Growth Centers as locations for concentration of jobs and housing, and supporting services.

- 1.15.1 Support development of Growth Centers through planning efforts to guide decisions and prioritize investments in these areas.

- 1.15.3 Encourage the development of high- to very high-density housing within Growth Centers.

Housing Policy 3.1: Grow by increasing the supply of housing.

- 3.1.1 Support the development of new medium- and high-density housing in appropriate locations throughout the city.

Housing Policy 3.2: Support housing density in locations that are well connected by transit, and are close to commercial, cultural and natural amenities.

- 3.2.1 Encourage and support housing development along commercial and community corridors, and in and near growth centers, activity centers, retail centers, transit station areas, and neighborhood commercial nodes.

Urban Design Policy 10.6: New multi-family development or renovation should be designed in terms of traditional urban building form with pedestrian scale design features at the street level.

- 10.6.4 Orient buildings and building entrances to the street with pedestrian amenities like wider sidewalks and green spaces.

- 10.6.5 Street-level building walls should include an adequate distribution of windows and architectural features in order to create visual interest at the pedestrian level.

- 10.6.6 Integrate transit facilities and bicycle parking amenities into the site design.

Urban Design Policy 10.18: Reduce the visual impact of automobile parking facilities.

- 10.18.3 Locate parking lots to the rear or interior of the site.

- 10.18.4 Provide walkways within parking lots in order to guide pedestrians through the site.

Urban Design Policy 10.19: Landscaping is encouraged in order to complement the scale of the site and its surroundings, enhance the built environment, create and define public and private spaces, buffer and screen, incorporate crime prevention principles, and provide shade, aesthetic appeal, and environmental benefits.

- 10.19.1 In general, larger, well-placed, contiguous planting areas that create and define public and private spaces shall be preferred to smaller, disconnected areas.

- 10.19.2 Plant and tree types should complement the surrounding area and should include a variety of species throughout the site that include seasonal interest. Species should be indigenous or proven adaptable to the local climate and should not be invasive on native species.

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10.19.7 Boulevard landscaping and improvements, in accordance with applicable city polices, are encouraged.

The property is also located within the boundaries of the *North Loop Small Area Plan* that was adopted in 2010 by the City Council into the comprehensive plan. The recommended land use for the site is high density mixed use in the area referred to as Warehouse West. In this area, the plan calls for the removal of surface parking lots and other underdeveloped sites to continue the eclectic mix of commercial, residential, and industrial uses. The small area plan categorizes the 901 2nd Street North property in the Development Intensity District B. Appropriate building types in this district include housing, commercial, and industrial structures of 2 to 10 stories. According to the principles and polices outlined in the plan, the following guidance applies to this proposal:

- Design new and rehabbed buildings to have an urban street frontage with direct access to the public sidewalk.
- Improve greening and landscaping along public sidewalks.
- Include prominent front entrances and abundant window glass on building facades.
- Face principal entrances of buildings – commercial, industrial, residential – to the street and public sidewalk.
- Build structured parking below, or embedded within, development projects.
- Better connect the neighborhood to the river through a combination of a pedestrian, bicycle, and automobile connection that extends 8th Avenue North under the viaducts from 5th Street North to and through the north portion of the neighborhood. A public/private partnership should be developed to make this opportunity a reality.

Staff comment: Between 2nd Street North and Washington Avenue North, most of 8th Avenue North was previously vacated. A one-story building located on the adjacent property and a significant grade change currently prevents any access between 2nd Street North and Washington Avenue North. Locating the vehicle access on the south side of the development leaves an opportunity for a future pedestrian and bicycle connection if the one-story building were ever removed.

ALTERNATIVE COMPLIANCE:

The Planning Commission or zoning administrator may approve alternatives to any site plan review requirement upon finding any of the following:

- The alternative meets the intent of the site plan chapter and the site plan includes amenities or improvements that address any adverse effects of the alternative. Site amenities may include but are not limited to additional open space, additional landscaping and screening, green roof, decorative pavers, ornamental metal fencing, architectural enhancements, transit facilities, bicycle facilities, preservation of natural resources, restoration of previously damaged natural environment, rehabilitation of existing structures that have been locally designated or have been determined to be eligible to be locally designated as historic structures, and design which is similar in form, scale and materials to existing structures on the site and to surrounding development.
- Strict adherence to the requirements is impractical because of site location or conditions and the proposed alternative meets the intent of this chapter.
- The proposed alternative is consistent with applicable development plans or development objectives adopted by the city council and meets the intent of this chapter.

No alternative compliance is requested.

RECOMMENDATION:

Recommendation of the Department of Community Planning and Economic Development – Planning Division:

The Department of Community Planning and Economic Development – Planning Division recommends that the City Planning Commission adopt the above findings and **approve** the application for site plan review for a multiple-family dwelling with 137 units for the property located at 901 2nd Street North, subject to the following conditions:

1. Department of Community Planning and Economic Development – Planning Division staff review and approval of the final building elevations, floor, site and landscape plans.
2. Site improvements required by Chapter 530 or by the City Planning Commission shall be completed by September 19, 2014, or the permit may be revoked for non-compliance.
3. Mechanical equipment shall be screened as required by section 535.70 of the zoning code.

Attachments:

1. PDR comments
2. Applicants statement of use and findings
3. Correspondence
4. Zoning map
5. Plans
6. Photos