CPED STAFF REPORT

Prepared for the City Planning Commission

CPC Agenda Item #7
September 29, 2014
BZZ-6767 and RLS-74

LAND USE APPLICATION SUMMARY

Property Location: 1320 Lagoon Avenue, 1350 Lagoon Avenue and 2900 Fremont Avenue South

Project Name: MoZaic East

Prepared By: Hilary Dvorak, Principal Planner, (612) 673-2639

Applicant: The Ackerberg Group

Project Contact: Justin Fincher with The Ackerberg Group

Request: Phase III of a Planned Unit Development that includes a new 199,000 square foot office building with ground floor commercial space and 52 underground parking spaces.

Required Applications:

Conditional Use Permit	For Phase III of a Planned Unit Development that includes a new 199,000 square foot office building with ground floor commercial space and 52 underground parking spaces.
Site Plan Review	For a new 199,000 square foot office building with ground floor commercial space.
Registered Land Survey	RLS-74.

SITE DATA

Existing Zoning	C3A, Commercial Activity Center District and PO, Pedestrian Oriented Overlay District
Lot Area	109,212 square feet - 2.5 acres
Ward(s)	10
Neighborhood(s)	Lowry Hill East
Designated Future Land Use	Mixed Use
Land Use Features	Activity Center (Uptown) Commercial Corridor (Lagoon Avenue, West Lake Street one block south and Hennepin Avenue one block west)
Small Area Plan(s)	Midtown Greenway Land Use and Development Plan Uptown Small Area Plan

Date Application Deemed Complete	September 3, 2014	**Date Extension Letter Sent**	Not Applicable
End of 60-Day Decision Period	November 2, 2014	**End of 120-Day Decision Period**	Not Applicable

BACKGROUND

SITE DESCRIPTION AND PRESENT USE. The property occupies the majority of the block bounded by Lagoon Avenue, Hennepin Avenue, The Midtown Greenway and Fremont Avenue South. The proposed development will be constructed on the eastern portion of the property. The western portion of the site is occupied by a mixed use building including ground level commercial space, structured parking and office space. There is also a movie theater on the southern portion of the site.

SURROUNDING PROPERTIES AND NEIGHBORHOOD. The site is surrounded by a variety of commercial uses, high-density residential properties and the Midtown Greenway. The site is located in the Lowry Hill East neighborhood.

PROJECT DESCRIPTION. The applicant is proposing to construct the third phase of the Planned Unit Development (PUD) on the site that includes a new 199,000 square foot office building with ground floor commercial space and 52 underground parking spaces. The proposed parking area would connect to the existing parking ramp below ground.

In order to develop the site as proposed a conditional use permit is required for the third phase of the PUD proposed on the site. As part of the PUD, the applicant is requesting an alternative from the zoning code standards which includes an increase in the allowed floor area ratio (FAR). Site plan review is also required for the proposed development. The applicant is also proposing to vertically subdivide the building so a Registered Land Survey (RLS) also needs to be reviewed.

A Travel Demand Management Plan (TDMP) was approved by both CPED and Public Works for the first two phases of the PUD. The TDMP was updated in 2013 to include the third phase. As a goal, a mode split of up to 45 percent of trips made via non-single occupant automobiles through the strategies outlined in the TDMP is desired. A list of travel demand management strategies has been developed, which the applicant will implement in order to help them to achieve the SOV goal. The updated TDMP was reviewed and approved by both CPED and Public Works in 2013. Since the building has increased in size the trip generation estimates have been updated to reflect the larger building. Both CPED and Public Works have reviewed and approved these updates.

RELATED APPROVALS. In 2010, the City of Minneapolis approved the first phase of the MoZaic PUD which included ground floor restaurant/commercial space with six floors of above grade parking, as well as a public plaza and a pedestrian bridge over the Midtown Greenway (BZZ-4954). That same year the second phase of the PUD was approved which included the addition of 3-stories of office space on top of the above grade parking ramp (BZZ-4954). Although it existed before any phase of the PUD was constructed, the Lagoon Theater is part of the development.

In 2013, the City of Minneapolis approved land use applications (BZZ-6322) for the third phase of the PUD. Since the approvals were granted the size of the building has increased, the building composition and materials have changed, the amount of ground floor commercial space has decreased and the amount of green space on the site has decreased. Given this, new land use applications need to be reviewed.

PUBLIC COMMENTS. No comments have been submitted in regards to this application. Any additional correspondence received prior to the public meeting will be forwarded on to the Planning Commission for consideration.

ANALYSIS

CONDITIONAL USE PERMIT

The Department of Community Planning and Economic Development has analyzed the application to amend the previously approved Planned Unit Development to allow for Phase III of a Planned Unit Development that includes a new 199,000 square foot office building with ground floor commercial space and 52 underground parking spaces based on the following findings:

1. *The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare.*

   The establishment of the third phase of a PUD that includes a new 199,000 square foot office building with ground floor commercial space and 52 underground parking spaces will not be detrimental to or endanger the public health, safety, comfort or general welfare. The proposed development will replace a surface parking lot. Constructing this development will provide activity on the site during all hours of the day which will improve the overall area.

2. *The conditional use will not be injurious to the use and enjoyment of other property in the vicinity and will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.*

   The establishment of the third phase of a PUD that includes a new 199,000 square foot office building with ground floor commercial space and 52 underground parking spaces will not be injurious to the use and enjoyment of other property in the vicinity or impede the normal or orderly development and improvement of surrounding property. Surrounding uses include office and commercial buildings, residential developments of varying densities and structured and surface parking lots. The proposed development will complement the existing uses in the area.

3. *Adequate utilities, access roads, drainage, necessary facilities or other measures, have been or will be provided.*

   The applicant will be working closely with CPED, the Public Works Department and the various utility companies during the duration of the development to ensure that all procedures are followed in order to comply with city and other applicable requirements.

4. *Adequate measures have been or will be taken to minimize traffic congestion in the public streets.*

   Prior to considering reductions authorized by the zoning code, the minimum parking requirement for the entire development is 784 spaces. A total of 498 spaces are required for the office portion, 77 spaces are required for the food and beverage portion and 129 spaces are required for the theater. The applicant is also obligated to provide an additional 80 spaces for the properties located at 1300 and 1400 Lagoon Avenue. The site is located in the PO, Pedestrian Oriented Overlay District which further reduces the minimum parking requirement by 25 percent. After calculating this reduction the parking requirement is 529 spaces plus the 80 contractual spaces for a total of 609. The zoning code encourages shared parking. The formula for shared parking distributes the parking requirement for different uses across the week and times of day based on their peak demand characteristics. After calculating this reduction the parking requirement is 454 spaces plus the 80 contractual spaces for a total of 534. There will be a total of 486 parking spaces provided on the site. Five points worth of amenities were provided in 2010 to allow for a reduction in the minimum parking requirement.

   The loading space requirement for the entire development is two large (12' by 50') spaces and one small (10' by 25') space. There will be a total of one large and two small loading spaces provided on the site. The applicant is also proposing to have an on-street loading zone along Fremont Avenue South. To accommodate the loading zone, the existing lanes of traffic and the on-street parking

along the existing westernmost curb line will be moved towards the west. Five points worth of amenities were provided in 2010 to allow for a reduction in the minimum loading space requirement.

The minimum bicycle parking requirement for the entire development is 32 spaces. Seventeen spaces are required for the office portion, 12 spaces are required for the food and beverage portion and three spaces are required for the theater. There will be a total of 76 bicycle parking spaces provided on site.

Given the site's location, there are several transit options available for the employees and customers of the PUD. The Uptown Transit Station is located immediately adjacent to the development. Several of the bus routes that stop at the transit station connect to the Metro Transit Blue (Hiawatha) Line. This light rail line connects downtown Minneapolis to the Minneapolis-St. Paul International Airport. The development site is also located immediately adjacent to the Midtown Greenway. There is a Nice Ride Minnesota station located within one block of the site and an HourCar hub.

A TDMP was approved by both CPED and Public Works for the first two phases of the PUD. The TDMP was updated in 2013 to include the third phase. As a goal, a mode split of up to 45 percent of trips made via non-single occupant automobiles through the strategies outlined in the TDMP is desired. A list of travel demand management strategies has been developed, which the applicant will implement in order to help them to achieve the SOV goal. The updated TDMP was reviewed and approved by both CPED and Public Works in 2013. Since the building has increased in size the trip generation estimates have been updated to reflect the larger building. Both CPED and Public Works have reviewed and approved these updates.

5. *The conditional use is consistent with the applicable policies of the comprehensive plan.*

The proposed development would be consistent with the following policies of *The Minneapolis Plan for Sustainable Growth*:

Land Use Policy 1.1: Establish land use regulations to achieve the highest possible development standards, enhance the environment, protect public health, support a vital mix of land uses, and promote flexible approaches to carry out the comprehensive plan.

Land Use Policy 1.2: Ensure appropriate transitions between uses with different size, scale, and intensity.

1.2.1 Promote quality design in new development, as well as building orientation, scale, massing, buffering, and setbacks that are appropriate with the context of the surrounding area.

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.

1.3.3 Encourage above-ground structured parking facilities to incorporate development that provides active uses on the ground floor.

Land Use Policy 1.4: Develop and maintain strong and successful commercial and mixed use areas with a wide range of character and functions to serve the needs of current and future users.

1.4.1 Support a variety of commercial districts and corridors of varying size, intensity of development, mix of uses, and market served.

1.4.2 Promote standards that help make commercial districts and corridors desirable, viable, and distinctly urban, including: diversity of activity, safety for pedestrians, access to desirable goods and amenities, attractive streetscape elements, density and variety of uses to encourage walking, and architectural elements to add interest at the pedestrian level.

1.4.4 Continue to encourage principles of traditional urban design including site layout that screens off-street parking and loading, buildings that reinforce the street wall, principal entrances that face the public sidewalks, and windows that provide "eyes on the street".

Land Use Policy 1.5: Promote growth and encourage overall city vitality by directing new commercial and mixed use development to designated corridors and districts.

1.5.1 Support an appropriate mix of uses within a district or corridor with attention to surrounding uses, community needs and preferences, and availability of public facilities.

Land Use Policy 1.10: Support development along Commercial Corridors that enhances the street's character, fosters pedestrian movement, expands the range of goods and services available, and improves the ability to accommodate automobile traffic.

1.10.1 Support a mix of uses – such as retail sales, office, institutional, high-density residential and clean low-impact light industrial – where compatible with the existing and desired character.

1.10.4 Encourage a height of at least two stories for new buildings along Commercial Corridors, in keeping with neighborhood character.

Land Use Policy 1.12: Support Activity Centers by preserving the mix and intensity of land uses and by enhancing the design features that give each center its unique urban character.

1.12.1 Encourage a variety of commercial and residential uses that generate activity all day long and into the evening.

1.12.3 Encourage active uses on the ground floor of buildings in Activity Centers.

1.12.5 Encourage a height of at least two stories for new buildings in Activity Centers, in keeping with neighborhood character.

1.12.8 Support district parking strategies in Activity Centers, including shared parking facilities with uniform signage, and other strategies.

1.12.9 Encourage architectural design, building massing and site plans to create or improve public and semi-public spaces in Activity Centers.

There are two additional plans that must be considered when evaluating the proposal which include the *Midtown Greenway Land Use & Development Plan*, which was adopted by the City Council on February 23, 2007, and the *Uptown Small Area Plan* which was adopted by the City Council on February 1, 2008. A portion of the *Uptown Small Area Plan* study area overlaps with the *Midtown Greenway Land Use & Development Plan* area. Parcels north of Lagoon Avenue, east of Humboldt Avenue South, south of West 28th Street, and west of Bryant Avenue South are included in both plans.

The *Midtown Greenway Land Use & Development Plan*, includes parcels on each side of the Midtown Greenway from the western boundary of the City to Hiawatha Avenue and designates the subject site as a commercial, mixed-use site on the future land use plan as well as a Transit-Oriented Development District which allows density typically allowed in the R6, C3A or OR3 districts. There are three building types that are identified within the plan that would be considered suitable based on those designations which include: (1) apartments (which include for-sale and rental buildings 3 to 5 stories in height, etc.); (2) Tall apartments (which include for-sale and rental building that exceed 5 stories); and (3) Greenway buildings (which are structures that effectively form part of the wall of the greenway trench and that have a lower level with doors or windows that face the Greenway. The guidelines outlined in the *Midtown Greenway Land Use & Development Plan* are more general, whereas those identified in the *Uptown Small Area Plan* are more specific and focus on the Greenway in relation to the retail center and the four neighborhoods of Uptown.

The *Uptown Small Area Plan* locates this property within the boundaries of an Activity Center. The future land use identified for this specific site is commercial mixed use, and the recommended development intensity is for transit oriented development. The plan suggests that development up to 84' feet is appropriate on major corridors. However, the plan treated previously approved projects such as MoZaic as existing conditions and did not suggest new development guidelines for those sites. The small area plans states that if plans for previously approved projects change they should be evaluated based on the initial approval, merits of the new design, and the recommendations in the plan.

The proposed development is in general conformance with the adopted policies of The Minneapolis Plan for Sustainable Growth, the Midtown Greenway Land Use & Development Plan and the Uptown Small Area Plan.

6. *The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located.*

   With the approval of the conditional use permit and site plan review this development will meet the applicable regulations of the C3A, Commercial Activity Center District and PO, Pedestrian Oriented Overlay District.

<u>Findings Required for Planned Unit Developments:</u>

A. *The planned unit development conforms to the applicable standards for* <u>alternatives and amenities</u>.

   In 2010, the applicant needed to provide **20 points** worth of amenities for the following exceptions to the zoning code:

   - Minimum required amenity(ies) – **10 points.**
   - Placement and number of principal residential structures – **5 points.**
   - Bulk regulations, height - **5 points.**

   1. Access to light and air of surrounding properties.

      The height of the proposed building will not impede access to light and air that surrounding properties receive. The nearest buildings are commercial in nature and are separated from the proposed building by an alley and the on-site plaza. All other surrounding properties are separated from the site by public streets.

   2. Shadowing of residential properties, significant public spaces, or existing solar energy systems.

A shadow study was done that depicts shadowing impacts at 9 am, 12 noon and 3 pm in June, March/September and December. The shadow study indicates that there will be shadows cast on the Midtown Greenway and the residential buildings on the north side of the Midtown Greenway during the afternoons during the winter months. As expected, the shadowing impacts are more substantial during these months due to the angle of the sun. The shadowing impacts have been minimized by the proposed placement and design of the building on the site.

3. The scale and character of surrounding uses.

   The overall height of the proposed building is eight stories or 111 feet. At this height, the building will be taller than most of the other buildings in the area. However, the proposed building is similar in scale to the building that was constructed in the first two phases of the PUD which is 10 stories or 112 feet in height. To alleviate the impact of the proposed building on the surrounding area it has been designed to step back from the Midtown Greenway and Fremont Avenue South. The character of the buildings in the area is varied.

4. Preservation of views of landmark buildings, significant open spaces or water bodies.

   There are no landmark buildings, significant open spaces or water bodies that the proposed building would block views of. The Midtown Greenway is located in the trench between Fremont Avenue South and vacated Girard Avenue South so the building will not block views of this regional trail from surrounding properties.

The applicant provided **20 points** worth of amenities in 2010:

- Pedestrian and bicycle bridge over the Midtown Greenway – **10 points.**
- Plaza – 5 points.
- Living wall system – **3 points.**
- Enhance exterior lighting – **1 point.**
- Recycling storage area – **1 point.**

In 2012, the applicant needed to provide **5 points** worth of amenities for the following exceptions to the zoning code:

- Signs – 5 points.

The applicant provided **6 points** worth of amenities in 2012:

- Art feature – **3 points.**
- Reflective roof – **3 points.**

In 2013, the applicant needed to provide 10 points worth of amenities for the following exceptions to the zoning code:

- Minimum parking and loading – **5 points.**
- Driveway width in the PO, Pedestrian Oriented Overlay District – **5 points.**

The applicant provided **15 points** worth of amenities in 2014:

- Leadership in Energy and Environmental design (LEED) – **5 points.**
- Expanded plaza – **3 points.**
- Public Art – **3 points.**
- Pedestrian improvements –**3 points.**
- Water feature – **1 point.**

In 2013, the zoning code did not require additional amenity points for exceptions that had already been analyzed and approved for phased PUD's. The following exceptions were approved as part of the 2013 application for Phase III and are still valid for this application:

- Placement and number of principal residential structures.
- Bulk regulations, height.

For this proposal the applicant needs to provide 5 points worth of amenities for the following exceptions to the zoning code:

- Bulk regulations, floor area – **5 points.**

The maximum FAR in the C3A zoning district is 2.7. The proposed FAR of the building is 2.74. The applicant is proposing to provide five points worth of amenities to allow an increase in the maximum FAR.

Amenities provided:

In 2013, the applicant needed to provide 10 points worth of amenities and the Planning Commission awarded 15 points worth of amenities. The additional 5 points worth of amenities that were provided in 2013 will be used to meet the required points for this exception.

B. *Additional uses are not proposed for this PUD.*

C. *The planned unit development conforms to the* required findings *for a planned unit development:*

(1) That the planned unit development complies with all of the requirements and the intent and purpose of this chapter. In making such determination, the following shall be given primary consideration:

a. The character of the uses in the proposed planned unit development, including in the case of residential uses, the variety of housing types and their relationship to other site elements and to surrounding development.

The mix of office and commercial uses within the development will fit in well with the surrounding area which includes office, commercial and residential uses that are of varying heights, styles, and designs. The uses are similar to others that exist in the area and the proposed site elements are accessible to both employees and customers of the development as well as the general public. Office uses that generate daytime activity are encouraged in the Uptown area.

b. The traffic generation characteristics of the proposed planned unit development in relation to street capacity, provision of vehicle access, parking and loading areas, pedestrian access, bicycle facilities and availability of transit alternatives.

The development would not be expected to have a negative impact on traffic movement in the vicinity according to the approved TDMP. Further, a total of 76 bicycle parking spaces will be provided. The site is adjacent to the Uptown Transit Station and the Midtown Greenway. The proposed pedestrian improvements will improve accessibility to and through the site and the broader Uptown area.

c. The site amenities of the proposed planned unit development, including the location and functions of open space, the preservation or restoration of the natural environment or historic features, sustainability and urban design.

The site amenities for this phase include pedestrian improvements, water feature, Leadership in Energy and Environmental Design (LEED), plaza, and public art.

d. *The appearance and compatibility of individual buildings and parking areas in the proposed planned unit development to other site elements and to surrounding development, including but not limited to building scale and massing, microclimate effects of the development, and protection of views and corridors.*

The appearance of the proposed building is compatible in scale, massing and materials to the other buildings within the PUD. The building that was constructed in the first two phases of the PUD is 10 stories or 112 feet in height and the proposed building will be eight stories or 111 feet in height. Both of these buildings are taller than most of the other buildings in the area. To alleviate the impact of the proposed building on the surrounding area it has been designed to step back from the Midtown Greenway and Fremont Avenue South.

e. *An appropriate transition area shall be provided between the planned unit development and adjacent residential uses or residential zoning that considers landscaping, screening, access to light and air, building massing, and applicable policies of the comprehensive plan and adopted small area plans.*

There are no residential uses adjacent to the site however; the Midtown Greenway is residentially zoned. The Midtown Greenway provides a separation as there are residential uses to the north across the Midtown Greenway. The surrounding land uses and zoning classifications on the south side of the Midtown Greenway are commercial.

f. *The relation of the proposed planned unit development to existing and proposed public facilities, including but not limited to provision for stormwater runoff and storage, and temporary and permanent erosion control.*

The applicant will be working closely with CPED, the Public Works Department and the various utility companies during the duration of the development to ensure that all procedures are followed in order to comply with city and other applicable requirements. The City of Minneapolis will review and approve the applicant's stormwater management plan and erosion control plan and erosion control plan. The applicant has stated that the project would comply with all applicable City requirements for permanent and temporary erosion control.

g. *The consideration, where possible, of sustainable building practices during the construction phases and the use of deconstruction services and recycling of materials for the demolition phase.*

The applicant will contract with a waste removal company that has off site sorting and recycling operations.

(2) *That the planned unit development complies with all of the applicable requirements contained in Chapter 598, Land Subdivision Regulations.*

A RLS was completed for this PUD as part of the 2010 approvals. However, since a new building will be constructed on the site the applicant has submitted a new RLS to accommodate the new building footprint and to help facilitate leasing within the new building.

SITE PLAN REVIEW

The Department of Community Planning and Economic Development has analyzed the application based on the required findings and applicable standards in the site plan review chapter:

1. Conformance to all applicable standards of Chapter 530, Site Plan Review.

Building Placement and Design – *Requires alternative compliance*

- The building reinforces the street wall, facilitates pedestrian access and maximizes natural surveillance. The building will be set relatively close to the east property line along Fremont Avenue South. There will be an entrance and exit at street level that can be accessed by employees and customers. There will be large windows and rooftop terraces on all sides of the building that maximize the opportunities for people to observe adjacent spaces and the public sidewalks. There will be lights located near all of the pedestrian entrances and throughout the site.
- The building wall fronting along a front or corner side property line is required to be located within eight feet of the property line except where a greater yard is required by the zoning ordinance. The proposed building will be set back between 15.5 feet and 87 feet from the property line along Fremont Avenue South. Alternative compliance is needed.
- The area in between the building and the front property line along Fremont Avenue South will contain public art, landscaping, bicycle racks and driveways. A portion of the landscape area will be surfaced in turf block as the applicant is proposing to use it for truck maneuvering. However, the applicant is proposing to have an on-street loading zone along Fremont Avenue South. To accommodate the loading zone, the existing lanes of traffic and the on-street parking along the existing westernmost curb line will be moved towards the west. The additional street width can be used to maneuver in and out of the loading dock. CPED is recommending that the turf block located between the principal entrance and the loading door be removed and replaced with landsacping.
- The principal entrance to the building faces Fremont Avenue South. While the entrance is set back from the front wall of the building it is located in a three-story glass atrium space which helps emphasize its location. There are additional entrances into the building located on the plaza side and the north side of the building.
- All of the additional parking that will be constructed for the development will be located below ground.
- The overall size of the building is articulated with recesses and projections, varying roof heights, varying window patterns and different materials.
- The majority of the building does not contain areas that are over 25 feet in length and void of windows, entries, recesses or projections, or other architectural elements. However, there are areas along the 1st floor on the south side of the building and along the upper levels of the building on all four sides that are blank. Alternative compliance is needed.
- The exterior materials of the building include weathering steel, white metal panels, glass, and brick along the ground floor. The sides and rear of the building are similar to and compatible with the front of the building.
- Plain face concrete block is not being proposed as an exterior building material.
- At least 30 percent of the walls on the first floor and at least 10 percent of the walls on the upper floors that face a public street, public sidewalk, public pathway or on-site parking lot shall be windows. Because the site is located in the PO, Pedestrian Oriented Overlay District the percentage of windows that is required for the building facing a public street or sidewalk is 40 percent. The minimum window calculation for the first floor of the building is measured

between two and ten feet above the adjacent grade. First floor or ground floor windows shall have clear or lightly tinted glass with a visible light transmittance ratio of six-tenths (0.6) or higher. The Fremont Avenue South and north side of the building facing the Midtown Greenway sides of the building are subject to the window requirements. The window requirement is not being met on the first floor facing either Fremont Avenue South or the Midtown Greeway however, the window requirement is being met on the upper floors of both sides of the buildign. Given the amount of windows provided on the first floor of the building facing both Fremont Avenue South and the Midtown Greenway, not a lot of additional window area would need to be added to meet the minimum requirement. CPED is recommending that the window requirement on the first floor of the building be met on both sides of the building. The windows in the development are vertical in nature and are evenly distributed along the building walls. See **Table 1**.

- Seventy percent of the building frontage along Fremont Avenue South contains active functions and 100 percent of the building frontage along the Midtown Greenway contains active functions.
- The principal roof line of the building will be flat. The majority of the commercial and multiple-family buildings in the area have flat roofs and the majority of the single- and two-family dwellings have pitched roofs.

Table 1. Percentage of Windows Required for Elevations Facing a Public Street, Sidewalk, Pathway, or On-Site Parking

	Code Requirement		**Proposed**	
Residential Uses				
1st Floor facing Fremont Avenue South	**40% minimum**	**438 sq. ft.**	**36 %**	**392 sq. ft.**
2nd Floor and Above facing Fremont Avenue South	**10% minimum**	**Between 77 and 172 sq. ft.**	**More than 10 % per floor**	
1st Floor facing the Midtown Greenway	**40% minimum**	**627 sq. ft.**	**39 %**	**608 sq. ft.**
2nd Floor and Above facing the Midtown Greenway	**10% minimum**	**432 sq. ft.**	**More than 10 % per floor**	

Access and Circulation – *Meets requirements*

- All of the entrances leading into the building are directly connected to a public sidewalk.
- No transit shelters are proposed as part of this development.
- All of the additional parking that will be constructed for the development will be located below ground.
- There is no public alley on this block.
- There is no maximum impervious surface requirement in the C3A zoning district. According to the materials submitted by the applicant 97 percent of the site will be impervious.

Landscaping and Screening – *Requires alternative compliance*

- The zoning code requires that at least 20 percent of the site not occupied by the building be landscaped. According to the applicant's landscaping plan there is 3,850 square feet of landscaping on the site or approximately eight percent of the site not occupied by the building. Alternative compliance is required.

- The zoning code requires at least 1 canopy tree for each 500 square feet of required green space and at least 1 shrub for each 100 square feet of required green space be planted on the site. The tree and shrub requirement for this site is 18 and 92 respectfully. The applicant is proposing to have 18 canopy trees and a minimum of 117 shrubs on the site. Of the proposed trees and shrubs there are three species of trees but only one species of shrubs proposed. CPED is recommending that a wider variety of shrubs be used on site to provide seasonal interest.

Table 2. Landscaping and Screening Requirements

	Code Requirement	Proposed Lot	Proposed PUD
Lot Area	**--**	**57,300 sq. ft.**	**109,212 sq. ft.**
Building footprint	**--**	**27,849 sq. ft.**	**63,225 sq. ft.**
Remaining Lot Area	**--**	**29,451 sq. ft.**	**45,987 sq. ft.**
Landscaping Required	**Lot 5,890 sq. ft. PUD 9,197 sq. ft.**	**3,164 sq. ft. – 11%**	**3,850 sq. ft. -/ 8 %**
Canopy Trees (1: 500 sq. ft.)	**Lot 12 trees PUD 18 trees**	**13 trees**	**45 trees**
Shrubs (1: 100 sq. ft.)	**Lot 59 shrubs PUD 92 shrubs**	**117 shrubs**	**337 shrubs**

Additional Standards – *Meets requirements*

- All of the additional parking that will be constructed for the development will be located below ground.
- There are no landmark buildings, significant open spaces or water bodies that the proposed building would block views of. The Midtown Greenway is located in the trench between Fremont Avenue South and vacated Girard Avenue South so the building will not block views of this regional trail from surrounding properties.
- A shadow study was done that depicts shadowing impacts at 9 am, 12 noon and 3 pm in June, March/September and December. The shadow study indicates that there will be shadows cast on the Midtown Greenway and the residential buildings on the north side of the Midtown Greenway during the afternoons during the winter months. As expected, the shadowing impacts are more substantial during these months due to the angle of the sun. The shadowing impacts have been minimized by the proposed placement and design of the building on the site.
- The building has been designed with different stepbacks at different levels of the building which should help minimize wind effects on the surrounding area.
- The site plan complies with crime prevention design elements as there will be walkways that direct people to the building entrances, there will be large windows and rooftop terraces on all sides of the building that maximize the opportunities for people to observe adjacent spaces and the public sidewalks, there will be lights located near all of the pedestrian entrances and there will be new pedestrian scaled lighting installed around the site.
- This site is neither historically designated nor located in a historic district.

2. Conformance with all applicable regulations of the zoning ordinance.

The proposed use is *conditional* in the C3A District.

Off-street Parking and Loading – *Meets requirements*

- Prior to conisidering reductions authorized by the zoning code, the minimum parking requirement for the entire development is 784 spaces. A total of 498 spaces are required for

the office portion, 77 spaces are required for the food and beverage portion and 129 spaces are required for the theater. The applicant is also obligated to provide an additional 80 spaces for the properties located at 1300 and 1400 Lagoon Avenue. The site is located in the PO, Pedestrian Oriented Overlay District which further reduces the minimum parking requirement by 25 percent. After calculating this reduction the parking requirement is 529 spaces plus the 80 contractual spaces for a total of 609. The zoning code encourages shared parking. The formula for shared parking distributes the parking requirement for different uses across the week and times of day based on their peak demand characteristics. After calculating this reduction the parking requirement is 454 spaces plus the 80 contractual spaces for a total of 534. There will be a total of 486 parking spaces provided on the site. Five points worth of amenities were provided in 2010 to allow for a reduction in the minimum parking requirement.

- The maximum parking requirement for the entire development is 1,924 spaces. A total of 1,286 spaces are allowed for the office portion, 299 spaces are allowed for the food and beverage portion and 259 spaces are allowed for the theater. The applicant is also obligated to provide an additional 80 spaces for the properties located at 1300 and 1400 Lagoon Avenue. The site is located in the PO, Pedestrian Oriented Overlay District which further reduces the maximum parking requirement by 25 percent. After calculating this reduction the parking requirement is 1,383 spaces plus the 80 contractual spaces for a total of 1,463. There will be a total of 486 parking spaces provided on the site.
- The minimum bicycle parking requirement for the entire development is 32 spaces. Seventeen spaces are required for the office portion, 12 spaces are required for the food and beverage portion and three spaces are required for the theater. There will be a total of 76 bicycle parking spaces provided on site.
- The loading space requirement for the entire development is two large (12' by 50') spaces and one small (10' by 25') space. There will be a total of one large and two small loading spaces provided on the site. The applicant is also proposing to have an on-street loading zone along Fremont Avenue South. To accommodate the loading zone, the existing lanes of traffic and the on-street parking along the existing westernmost curb line will be moved towards the west. Five points worth of amenities were provided in 2010 to allow for a reduction in the minimum loading space requirement.

Building Bulk and Height – *Requires conditional use permit*

- The maximum FAR in the C3A zoning district is 2.7. The proposed FAR of the PUD is 2.74. The applicant is proposing to provide five points worth of amenities to allow an increase in the maximum FAR.
- The proposed height of the building is eight stories or 111 feet. Although this exceeds the height limitation in the C3A zoning district, five points worth of amenities were provided in 2010 for this excpetion.

Table 3. Building Bulk and Height Requirements

	Code Requirement	Proposed Lot	Proposed PUD
Lot Area	**--**	**57,300 sq. ft. / 3.32 acres**	**109,212 sq. ft. / 2.51 acres**
Gross Floor Area (GFA)	**--**	**198,172 sq. ft.**	**298,844 sq. ft.**
Maximum Floor Area Ratio (GFA/Lot Area)	**2.7**	**3.46**	**2.74**
Maximum Building Height	**4 stories or 56 feet, whichever is less**	**8 stories or 111 ft.**	**10 stories or 112 ft.**

Yard Requirements – *Not applicable*

Signs – *Meets requirements*

- Signs are subject to the requirements of Chapter 543, On-Premise Signs. \In the C3A zoning district there can be one-and-a-half square feet of signage for every one foot of primary building wall. However, if there is a freestanding sign on the zoning lot then signage is limited to one square foot for every one foot of primary building wall. Wall signs are limited to 180 square feet in size. Projecting signs are limited to 48 square feet in size and shall not extend outward from the building more than four feet. There is no height limitation for either wall signs or projecting signs. Freestanding monument signs are limited to 80 square feet in size and can be no taller than 8 feet. The zoning code limits the number of freestanding signs on a zoning lot to one. Backlit signs are prohibited. Further the PO Overlay District prohibits pole signs, backlit awning and canopy signs as well as backlit insertable panel projecting signs.
- A comprehensive sign plan was approved for the development as an amendment to the PUD in January of 2012 and then again in December of 2012. \At this time no signage is proposed for the third phase of the PUD.

Dumpster Screening – *Meets requirements*

- There will be a refuse and recycling storage area provided in the building.

Screening of Mechanical Equipment – *Meets requirements*

- The mechcnical equipment will be located on the roof of the building. The mechanical equipment will be enclosed with a white perforated metal panel that will be compatible with the rest of the building.

Lighting – *Meets requirements*

- A lighting plan showing footcandles was submitted as part of the application materials. The lighting plan meets the requirements of Chapter 535 of the Zoning Code.

Impervious Surface Area – *Meets requirements*

- There is no maximum impervious surface requirement in the C3A zoning district. According to the materials submitted by the applicant 97 percent of the site will be impervious.

Plaza – *Meets requirements*

- The applicant is proposing to expand the size of the existing plaza. The overall size of the lot is 109,212 square feet. The combined footprint of the buildings is 63,225 square feet. Ten percent of 45,987 square feet is 4,599 square feet. The existing plaza is 7,230 square feet in size. Once expanded, the plaza will be 11,650 square feet in size or 25 percent of the site not occupied by the buildings. The size of the plaza does not include those areas dedicated for outdoor dining associated with any of the food and beverage uses. The plaza is located towards the interior of the site between the existing and proposed buildings. An existing walkway from Lagoon Avenue, the existing pedestrian bridge over the Midtown Greenway and the proposed pedestrian and bicycle paths from Fremont Avenue South provide direct access to the plaza from the public streets and sidewalks. The plaza will be designed in accordance with the accessibility requirements of the Americans with Disabilities Act. The plaza has been designed to promote natural surveillance and visibility as it is primarily hardscaped and there aren't any aerial obstructions with the exception of public art pieces, water features, fixed seating and landscaping. The surfacing materials proposed for the plaza include colored concrete and decorative pavers. In terms of seating, a minimum of 233 linear feet of seating is required in the plaza, 47 feet of which must be fixed seating and 47 feet must include backs. The applicant is providing approximately 510 linear feet of seating in the plaza, all 510 feet of the seating is fixed and 84 feet of it has a back. Seating types include benches with backs, backless benches and planter seat walls. The minimum planting requirement for the plaza is one tree for each 1,000 square feet of plaza space, or 11 trees. The plaza will contain 11 trees and numerous shrubs and perennials. Two additional amenities are required for plazas that are larger than 5,000 square feet. The additional amenities, flexible seating and a drinking fountain, were provided as part of the first two phases of the development. The lighting in the plaza will conform to the requirements of Chapter 535, Regulations of General Applicability. The plaza has been designed for winter use. The plaza is located towards the interior of the site between the existing and proposed buildings which provide protection from the elements. The minimum trash receptacle requirement for the plaza is one trash receptacle and one recycling receptacle for each 2,000 square feet of plaza space, or six each. The plaza will contain six trash and recycling receptacles. The plaza has been designed to be free of mechanical equipment.

Specific Development Standards – *Not applicable*

PO Pedestrian Oriented Overlay District Standards – *Not applicable*

3. Conformance with the applicable policies of *The Minneapolis Plan for Sustainable Growth*.

The Minneapolis Plan for Sustainable Growth identifies the site as Mixed Use on the future land use map. The proposed development is consistent with the following principles and policies outlined in the comprehensive plan:

Urban Design Policy 10.9: Support urban design standards that emphasize traditional urban form with pedestrian scale design features at the street level in mixed-use and transit-oriented development.

Urban Design Policy 10.10: Support urban design standards that emphasize a traditional urban form in commercial areas.

10.10.1 Enhance the city's commercial districts by encouraging appropriate building forms and designs, historic preservation objectives, site plans that enhance the pedestrian environment, and by maintaining high quality four season public spaces and infrastructure.

10.10.3 Enhance pedestrian and transit-oriented commercial districts with street furniture, street plantings, plazas, water features, public art and improved transit and pedestrian and bicycle amenities.

10.10.4 Orient new buildings to the street to foster safe and successful commercial nodes and corridors.

10.10.6 Require storefront window transparency to assure both natural surveillance and an inviting pedestrian experience.

Urban Design Policy 10.14: Encourage development that provides functional and attractive gathering spaces.

10.14.3 Encourage the creation of new parks and plazas.

Urban Design Policy 10.16: Design streets and sidewalks to ensure safety, pedestrian comfort and aesthetic appeal.

10.16.1 Encourage wider sidewalks in commercial nodes, activity centers, along community and commercial corridors and in growth centers such as Downtown and the University of Minnesota.

10.16.2 Provide streetscape amenities, including street furniture, trees, and landscaping, that buffer pedestrians from auto traffic, parking areas, and winter elements.

10.16.3 Integrate placement of street furniture and fixtures, including landscaping and lighting, to serve a function and not obstruct pedestrian pathways and pedestrian flows.

Urban Design Policy 10.17: Provide sufficient lighting to reflect community character, provide a comfortable environment in a northern city and promote environmentally friendly lighting systems.

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.

4. Conformance with applicable development plans or objectives adopted by the City Council.

There are two additional plans that must be considered when evaluating the proposal which include the *Midtown Greenway Land Use & Development Plan*, which was adopted by the City Council on February 23, 2007, and the *Uptown Small Area Plan* which was adopted by the City Council on February 1, 2008. A portion of the *Uptown Small Area Plan* study area overlaps with the *Midtown Greenway Land Use & Development Plan* area. Parcels north of Lagoon Avenue, east of Humboldt Avenue South, south of West 28th Street, and west of Bryant Avenue South are included in both plans.

The *Midtown Greenway Land Use & Development Plan*, includes parcels on each side of the Midtown Greenway from the western boundary of the City to Hiawatha Avenue and designates the subject site as a commercial, mixed-use site on the future land use plan as well as a Transit-Oriented Development District which allows density typically allowed in the R6, C3A or OR3 districts. There are three building types that are identified within the plan that would be considered suitable based on those designations which include: (1) apartments (which include for-sale and rental buildings 3 to 5 stories in height, etc.); (2) Tall apartments (which include for-sale and rental building that exceed 5 stories); and (3) Greenway buildings (which are structures that effectively form part of the wall of the greenway trench and that have a lower level with doors or windows that face the Greenway. The guidelines outlined in the *Midtown Greenway Land Use & Development Plan* are more general, whereas those identified in the

Uptown Small Area Plan are more specific and focus on the Greenway in relation to the retail center and the four neighborhoods of Uptown.

The *Uptown Small Area Plan* locates this property within the boundaries of an Activity Center. The future land use identified for this specific site is commercial mixed use, and the recommended development intensity is for transit oriented development. The plan suggests that development up to 84' feet is appropriate on major corridors. However, the plan treated previously approved projects such as MoZaic as existing conditions and did not suggest new development guidelines for those sites. The small area plans states that if plans for previously approved projects change they should be evaluated based on the initial approval, merits of the new design, and the recommendations in the plan.

Other recommendations in the plan that are applicable to the site are that buildings be stepped back to minimize shadowing of the Midtown Greenway, and that buildings have modest step backs on the north side of Lagoon Avenue and Lake Street to prevent a "canyon" effect; and that there be a healthy mix of residential and office uses in upper floors. The site is also identified in the plan as a site that could potentially accommodate shared parking. This would assist with the overall goals of the plan for promoting better management of existing parking resources, promoting transit options as well as promoting shared parking practices between complimentary uses such as entertainment and offices.

The proposed development is in general conformance with the adopted policies of *The Minneapolis Plan for Sustainable Growth*, the *Midtown Greenway Land Use & Development Plan* and the *Uptown Small Area Plan*.

5. Alternative compliance.

The Planning Commission or zoning administrator may approve alternatives to any site plan review requirement upon finding that the project meets one of three criteria required for alternative compliance. Alternative compliance is requested for the following requirements:

- **Building Placement:** The building wall fronting along a front or corner side property line is required to be located within eight feet of the property line except where a greater yard is required by the zoning ordinance. The proposed building will be set back between 15.5 feet and 87 feet from the property line along Fremont Avenue South. This is the same setback that was proposed in 2013. Given the buildings overall height of eight stories or 111 feet the varying setback from the property line is complementary. In the area between the building and the property line there will be public art, landscaping, bicycle racks and driveways. CPED recommends that the City Planning Commission grant alternative compliance.
- **Blank Walls:** The majority of the building does not contain areas that are over 25 feet in length and void of windows, entries, recesses or projections, or other architectural elements. However, there are areas along the 1st floor on the south side of the building and along the upper levels of the building on all four sides that are blank. The back of house operations for the building have been located on the south side of the building at the ground level. Given that this side of the building faces two existing buildings it will not be as visible as the other three sides of the building. The areas that are blank on the upper levels of the building surround the mechanical equipment. The applicant is proposing to install a custom perforated white metal panel around the equipment, similar to what was used to surround the mechanical equipment on Phase II. While the material will be continuous for more than 25 linear feet the building has been designed with a lot of movement so as to not appear blank. CPED recommends that the City Planning Commission grant alternative compliance.
- **Twenty Percent Landscaping:** The zoning code requires that at least 20 percent of the site not occupied by the building be landscaped. According to the applicant's landscaping plan there is 3,850 square feet of landscaping on the site or approximately eight percent of the site not occupied by the building. In 2013, the applicant was proposing to have nine percent of the site not occupied by the building landscaped. The landscaped areas are dispersed throughout the plaza and along Fremont

Avenue South. Additional square footage could be taken out of the plaza and converted to green space. However, the plaza is an amenity that provides public gathering space in a high-density area. CPED recommends that the City Planning Commission grant alternative compliance.

PRELIMINARY/FINAL REGISTERED LAND SURVEY

The Department of Community Planning and Economic Development has analyzed the application for a Preliminary and Final Plat based on the following findings:

1. *The subdivision is in conformance with these land subdivision regulations, the applicable regulations of the zoning ordinance and policies of the comprehensive plan.*

   The applicant is proposing to vertically subdivide the proposed building into different tracts for ownership purposes. Individual lots within PUD's are exempt from the public street frontage requirement of section 598.230 and the design requirements of sections 598.240 and 598.250. The subdivision is in conformance with the design requirements of the land subdivision regulations.

   Section 598.260 Planned unit developments and cluster design, requires the design of a subdivision for a planned unit development or cluster development to implement the site plan as approved by the Planning Commission and shall include a deed restriction designating the following:

   1. *The relationship between all common spaces and each individual lot (rights in the common spaces and proportionate ownership accruing to the individual lot).*

      The applicant will own all of the land where the buildings will be located so this provision is not necessary.

   2. *Provision for access to each lot that does not have frontage on a public street.*

      All of the lots will have frontage on a public street.

   3. *A requirement that an owner's association be created. The duties and responsibilities of the owner's association shall include maintaining the elements of the cluster development as authorized under the zoning ordinance or other applicable regulations.*

      The applicant will own all of the land where the buildings will be located so this provision is not necessary.

   4. *A provision that the taxes, special assessments, and other charges and fees that would normally be levied against the common spaces shall be levied against the individual lot occupied or to be occupied by buildings in direct proportion to the interest that is stated in the deed restriction and shall provide that such levies shall be a lein against the individual lots.*

      The applicant will own all of the land where the buildings will be located so this provision is not necessary.

   5. *A requirement that any disposition of any of the common property situated within the cluster development shall not be made without the prior approval of the Planning Commission.*

      If an amendment is made to the PUD the proposed amendments shall be reviewed and approved by the City Planning Commission.

2. *The subdivision will not be injurious to the use and enjoyment of other property in the immediate vicinity, nor be detrimental to present and potential surrounding land uses, nor add substantially to congestion in the public streets.*

The applicant is proposing to vertically subdivide the proposed building into different tracts for ownership purposes.

3. *All land intended for building sites can be used safely without endangering the residents or users of the subdivision or the surrounding area because of flooding, erosion, high water table, soil conditions, improper drainage, steep slopes, rock formations, utility easements or other hazard.*

   The land intended for building can be used safely without endangering the residents or users of the subdivision or the surrounding area because of flooding, erosion, high water table, soil conditions, improper drainage, steep slopes, rock formations, utility easements or other hazard. The site is relatively flat.

4. *The lot arrangement is such that there will be no foreseeable difficulties, for reasons of topography or other conditions, in securing building permits and in providing driveway access to buildings on such lots from an approved street. Each lot created through subdivision is suitable in its natural state for the proposed use with minimal alteration.*

   The parcels created by this application present no foreseeable difficulties for this development. No significant alterations to the land appear necessary.

5. *The subdivision makes adequate provision for stormwater runoff, and temporary and permanent erosion control in accordance with the rules, regulations and standards of the city engineer and the requirements of these land subdivision regulations. To the extent practicable, the amount of stormwater runoff from the site after development will not exceed the amount occurring prior to development.*

   The Surface Water and Sewers Division of the Public Works Department will review and approve the drainage and sanitary system plans for this development prior to building permits being issued.

RECOMMENDATIONS

Recommendation of the Department of Community Planning and Economic Development for the Conditional Use Permit:

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt the above findings and **approve** the application for a conditional use permit to amend the previously approved Planned Unit Development to allow for Phase III of a Planned Unit Development that includes a new 199,000 square foot office building with ground floor commercial space and 52 underground parking spaces located at 1320 Lagoon Avenue, 1350 Lagoon Avenue and 2900 Fremont Avenue South, subject to the following conditions:

1. The conditional use permit shall be recorded with Hennepin County as required by Minn. Stat. 462.3595, subd. 4 before building permits may be issued or before the use or activity requiring a conditional use permit may commence. Unless extended by the zoning administrator, the conditional use permit shall expire if it is not recorded within two years of approval.

2. As required by section 527.120 of the zoning code, the development shall comply with the standards for some combination of the following amenities from Table 527-1, Amenities totaling a minimum of 5 points: pedestrian improvements, water feature, Leadership in Energy and Environmental Design (LEED), plaza, and public art.

Recommendation of the Department of Community Planning and Economic Development for the Site Plan Review:

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt the above findings and **approve** the site plan review application for Phase III of a Planned Unit Development that includes a new 199,000 square foot office building with ground floor commercial space and 52 underground parking spaces located at 1320 Lagoon Avenue, 1350 Lagoon Avenue and 2900 Fremont Avenue South, subject to the following conditions:

1. Approval of the final site plan, elevations, floor plan, landscaping plan and lighting plan by the Department of Community Planning and Economic Development.

2. All site improvements shall be completed by September 29, 2016, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.

3. The minimum window requirement shall be met on the first floor of the building facing both Fremont Avenue South and the Midtown Greenway per Section 551.120 of the zoning code.

4. A wider variety of shrubs shall be used on site to provide seasonal interest.

5. The turf block located between the principal entrance and the loading door along Fremont Avenue South shall be removed and replaced with landscaping.

6. The mechanical equipment shall be screened as required by section 535.70 of the zoning code.

Recommendation of the Department of Community Planning and Economic Development for the Registered Land Survey:

1. The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt the above findings and **approve** the Registered Land Survey application for the properties located at 1320 Lagoon Avenue, 1350 Lagoon Avenue and 2900 Fremont Avenue South.

ATTACHMENTS

1. Project purpose and description submitted by applicant
2. Public art and LEED information
3. Plaza description submitted by applicant
4. RLS information
5. Zoning map
6. Plans
7. Photos
8. Correspondence

MoZaic Mixed-Use Development
Phase III – MoZaic East
Statement of Purpose and Description of Project

September 2014

Project Purpose and Description

In December of 2013 the Minneapolis City Planning Commission reviewed the development proposal from The Ackerberg Group for the MoZaic East project, the third phase of a mixed-use Planned Unit Development (PUD) located in the Uptown area behind the Lagoon Theater between Hennepin and Fremont Avenues. The Planning Commission approved a site plan review and Conditional use permit for the Planned Unit Development located at 1320 Lagoon Avenue, 1350 Lagoon Avenue, and 2900 Fremont Avenue South. The project had included 175,900 SF of office, 9,538 SF of restaurant and retail space, 20,000 SF (40 stalls) of underground parking, and a plaza expansion.

Since the December approvals, the applicant has undergone leasing negotiations with a substantial single-office tenant user for the MoZaic East building as well as several rounds of pricing estimates from their general contractor. These negotiations and pricing exercises have involved adjustments to the overall design of the building and site plan that have triggered the need to resubmit applications for the project to reflect changes in the East building relating to floor area, plaza design and parking. These adjustments can more readily be seen in the attached data comparison matrix in Attachment 1 and the architectural drawings.

The primary change involves increasing the square footage of the building to promote a more efficient floor plan while also providing for the tenant's expanding workforce requirements. The redesign preserves the originally approved aesthetic of the building involving the building's stepped-back design and overall building height. The increased floor area results in an increase in the parking requirement for the project, which is mitigated by provision of additional parking stalls. An increase in the building footprint and other design changes relate to the plaza.

MoZaic East remains the third phase of a mixed-use PUD. Phases I and II consist of a ten-story complex (MoZaic West) with approximately 12,000 SF of ground level restaurants, 169,000 SF of parking (Floors 1-7), and 71,000 SF of office space (Floors 8-10 and Floor 1 Lobby). The existing Lagoon Theater is included within the PUD site. The success of the commercial and office space (currently 100% leased), as well as significant interest from a major office tenant is driving the development of the third phase of the project.

The project will replace the remaining surface parking lot in the PUD with an 8-story building and an expansion of the public art plaza. Phase III's underground parking will supplement the 434 spaces already provided by Phase I with an additional 52 spaces. The project now includes 186,053 SF of office, 12,748 SF of restaurant area, 23,930 SF of underground parking, and a plaza expansion.

In recognition of the demonstrated demand for alternative forms of transit, the third phase will provide an additional 40 bike racks (minimum of 10 spaces indoors) and enhanced bicycle

amenities, such as showers and lockers, while maintaining the previously-installed Greenway Pedestrian Bridge and the covered walkway to the Uptown Transit Center.

The East building continues to be harmonious with Phases I & II. The design concept remains very similar to previous approvals with weathering steel panels and a high-performance curtain-wall glazing system. White face-brick and white metal panel have been introduced to the building's exterior material pallet to further promote the balance of roughness and refinement and to introduce a gentler, finished material to be recognizable at the first floor, pedestrian scale.

The design continues to be arranged in the three, scaled rectangular volumes tiered back from the Midtown Greenway. These tiered sections were approved in an arrangement at floor levels of 4, 6, and 8 stories with terraces at rooftops 4 and 6. The prospective major office tenant has required a very specific set of programmable spaces that has caused the buildings floor levels to slightly vary from this program. The design is now organized around levels of *3*, 6, and 8 stories with the roof top terrace only at the 6 floor rooftop. Doing so allows for a larger contiguous and programmable terrace space for the office tenant. The applicant has designed the building with the ability to add a terrace at the fourth floor level at a later date.

The building continues to achieve the requirements for a LEED certifiable building at the Silver level or above. The office floor plate continues to enhance user's experience by focusing on naturally lit spaces while also using a high efficiency HVAC system.

REQUIRED APPLICATIONS

The applications required for the project remain the same as the 2013 application:

1. Amended conditional use permit for a planned unit development ("PUD")
2. Site plan review

SUMMARY OF PUD ALTERNATIVES AND AMENITIES

The following alternatives were approved for Phases I/II and for signs for the MoZaic PUD:

- Increased height for the 10-story MoZaic West building.
- Building placement of MoZaic West greater than 8 feet from the street in a Pedestrian Oriented ("PO") Overlay District.
- Sign standards.

Twenty-five amenity points were required for Phases I/II/Signs. The following amenities were provided and awarded 26 points:

Greenway ramp and bridge	10 points
Plaza	5
Living wall	3
Art features	3
Reflective roof	3
Enhanced lighting	1
Recycling storage	1

Total provided:	26 points

The following alternatives were approved for Phase III's December 2013 application for the MoZaic PUD which required a total of 10 additional amenity points:

- Minimum parking and loading requirement (5 points)
- Driveway width in the PO, Pedestrian Overlay District (5 points)

Fifteen additional amenity points were awarded for Phase III in 2013 for the following amenities:

Pedestrian Improvements	3
Water Feature	1
LEED	5
Expanded Plaza	3
Public Art	3
Total provided	15 points

The proposed amendment to the MoZaic PUD requires an additional alternative to increase the permitted FAR from 2.7 to 2.74. The 5 amenity points required for this alternative will be covered by the 15 points awarded in 2013.

PHASE III PUD AMENITIES

LEED Certification for MoZaic East (Phase III) Building

The proposed Phase III building shall meet or exceed the minimum standards for LEED Silver Certification. The following design strategies will be included in Phase III: high efficiency HVAC and plumbing systems, emphasis on alternative transportation design, bicycle storage and changing rooms, potential green roof, natural daylight design, pervious pavement, and high albedo roofs. Please see attached preliminary LEED checklist. Because the entire project site will not meet the LEED amenity standard, 5 points were awarded for this as an amenity proposed by applicant

Pedestrian Improvements

Phase III will enhance pedestrian and bicycle access through and around the site, improving connections between Uptown, the Midtown Greenway, the Metro Transit bus station, and the surrounding residential neighborhoods. Phases I and II of the Project established connections between Lagoon Avenue and the Greenway bridge and transit station through the Plaza. Phase III will add separated pedestrian and bike paths along the north side of the site to Fremont Avenue. In addition to this improvement, these design features will also enhance the pedestrian experience by providing rooftop terraces, "eyes-on-the-greenway," decorative landscape materials, lighting, and unobstructed entrances from the Plaza to all principal

structures. The site will comply with ADA accessibility requirements. Three amenity points were awarded for this amenity.

Expanded Plaza

The existing public Plaza built in Phase I/II consists of approximately 7,230 square feet. Phase III will expand this to approximately 11,650 square feet (23% of the total site not occupied by buildings). (The minimum standard for this amenity only requires a plaza area of 10% of the site not occupied by buildings, but not less than 2,000 square feet.) The expansion of the Plaza will provide additional public seating, interactive sculptures, added bike-racks, landscaping, and improved surface materials. This calculation excludes outdoor dining. The expansion will also support the goal of the Uptown Small Area Plan to make Hennepin and Lagoon Avenues places for social interaction and urban activity. Three amenity points were awarded for this amenity that significantly exceeds the standards.

Provision of Public Art

The minimum standard for this amenity requires that 0.25 of 1% of the capital cost of the principal structure be allocated to public art. Phase I/II's allocation to art was 2.48% ($507,930) of the capital costs incurred ($20.5 Million). Phase III's current estimated capital cost is $39.5 Million which would require a minimum art allocation of $98,690 or a total of $149,940 for the existing and proposed principal structures. While the existing art amenities more than make up for the required ratio of art amenities for all phases combined, The Ackerberg Group will install additional public art features in the expanded Plaza and Phase III area. The investment in additional public art will far exceed the minimum cost requirements. Three amenity points were awarded for this amenity that significantly exceeds the standards.

Water Feature

The existing water feature constructed during Phase I/II consists of approximately 35' linear feet of a waterfall feature that surrounds the restaurant outdoor seating area. In addition to this feature, a reflection pool was installed within the restaurant's outdoor seating area. These water features were not included in prior amenity point calculations and therefore we request 1 point for providing a water feature amenity.

CONDITIONAL USE PERMIT FOR PLANNED UNIT DEVELOPMENT
REQUIRED FINDINGS

The project meets the following required findings for a CUP for a planned unit development.

1) *The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare.*

   Completion of Phase III of the MoZaic development will be beneficial to the public. Replacement of the remaining surface parking area in the PUD with a 198,800 SF office/commercial building of unique and high quality architectural design will bring substantially more daytime users to Uptown, enhance the built character of the area, and increase the City's tax base. The expanded plaza, additional bike and pedestrian connections and improvements to the Fremont streetscape will enrich Uptown's pedestrian realm and public open space. The MoZaic West parking ramp will continue to serve as a much needed district parking resource through shared parking for daytime office demand and night/weekend entertainment uses. The new construction will comply with all building and site development codes.

2) *The conditional use will not be injurious to the use and enjoyment of other property in the vicinity and will not impede the normal and orderly development and improvement of surrounding property of uses permitted in the district.*

   Addition of the MoZaic East office/commercial building will not be injurious to the use and enjoyment of other property in the vicinity. The proposed building and uses are compatible with the existing character and uses in the Core of Uptown. The building will add active uses along the Greenway and its stepped-down design mitigates shadow impacts. Because it is consistent with City goals and responsive to the land use policies for this area, the project will promote the orderly development of the area.

3) *Adequate utilities, access roads, drainage, necessary facilities or other measures, have been or will be provided.*

   Adequate utilities, access, drainage and other facilities will be provided. The development team will continue to work closely with Public Works, Plan Review and Planning staff to comply with City and other applicable requirements. All appropriate and required stormwater management and erosion control measures will be implemented. Access to the parking facilities will be provided in two locations: ingress only from Lagoon to the West parking ramp; ingress from Fremont to the garage under the East building; and egress to Fremont from both parking facilities. Pedestrian connections to the Uptown Transit Center established in Phase I/II will be extended to Fremont Avenue.

4) *Adequate measures have been or will be taken to minimize traffic congestion in the public streets.*

A TDMP was prepared in 2008 when the proposed project anticipated that Phase III would be a mixed-use residential building. At that time, the traffic analysis concluded that the additional traffic generated by the proposed redevelopment would not have a significant adverse impact on the adjacent roadway network operations, with a recommendation that signal timing improvements be made at key intersections. The updated TDMP determined that the trip generation estimates for the revised Phase III office development are relatively close to or less than what was expected for the 2008 development plan. Additionally, the updated traffic study found that traffic volumes in the study area have decreased since the 2008 study. Therefore, no additional traffic analysis or mitigation measures are required.

Parking for the office, restaurant, retail and theater uses in the PUD will be provided in the existing 434-space parking ramp and proposed 52-space underground garage, for a total of 486 parking spaces to be provided in the PUD. The 2013 TDMP concluded that the shared parking facilities are sufficient to accommodate anticipated peak demand for all phases of the project and will continue to have excess capacity for district parking users. The proposed revisions to Phase III result in an increase in the parking requirement of approximately 22 parking spaces (after PO reduction of 25% but without application of shared parking analysis). Twelve underground spaces have been added compared to the 2013 plan. Based on the 2013 TDMP, the slight increase in parking requirement should not alter the conclusion that the shared parking facilities will provide sufficient parking for the project and excess availability for the district. Bike parking facilities will meet or exceed minimum requirements.

The loading requirement for the existing and proposed uses in the PUD is 3 large and 1 small loading berths. There is currently 1 large and 1 small berth in MoZaic West. One small loading berth and a dedicated on-street loading/drop zone on Fremont are proposed for MoZaic East, for a total of 1 large and 2 small loading berths in the PUD. Experience with MoZaic West shows that large trucks rarely make deliveries to the existing uses in the PUD due to the limited maneuverability and congestion of the Uptown area street system. Deliveries are made by smaller trucks and by FedEx type delivery vans that typically park on the street. In consultation with CPED and Public Works staff, it was determined that the preferred plan is to create a loading zone on Fremont adjacent to the West building for small truck/van loading and pedestrian drop off. The loading zone will be offset from the travel lanes in Fremont Avenue by widening the street to the west in order to prevent traffic conflicts. On site there will be a service plaza and small loading area enclosed in the building which will accommodate the staging needs for MoZaic East on the occasions when larger deliveries are made.

5) The conditional use is consistent with the applicable policies of the comprehensive plan.

The project site is located within the Uptown Activity Center, at the junction of three Commercial Corridors (Lagoon, Lake and Hennepin), next to a major transit hub, and adjacent to the Midtown Greenway. The 2010 staff report for Phase I/II of the project found it to be consistent with the applicable policies of the *The Minneapolis Plan for Sustainable Growth*. Completion of the PUD with the proposed MoZaic East

office/commercial building continues to promote these policies and implementation steps.

Land Use Policy 1.1: Establish land use regulations to achieve the highest possible development standards, enhance the environment, protect public health, support a vital mix of land uses, and promote flexible approaches to carry out the comprehensive plan.

Land Use Policy 1.2: Ensure appropriate transitions between uses with different size, scale, and intensity.

(1.2.1) Promote quality design in new development, as well as building orientation, scale, massing, buffering, and setbacks that are appropriate with the context of the surrounding area.

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.

(1.3.3) Encourage above-ground structured parking facilities to incorporate development that provides active uses on the ground floor.

Land Use Policy 1.4: Develop and maintain strong and successful commercial and mixed use areas with a wide range of character and functions to serve the needs of current and future users.

(1.4.1) Support a variety of commercial districts and corridors of varying size, intensity of development, mix of uses, and market served.

(1.4.2) Promote standards that help make commercial districts and corridors desirable, viable, and distinctly urban, including: diversity of activity, safety for pedestrians, access to desirable goods and amenities, attractive streetscape elements, density and variety of uses to encourage walking, and architectural elements to add interest at the pedestrian level.

Land Use Policy 1.5: Promote growth and encourage overall city vitality by directing new commercial and mixed use development to designated corridors and districts.

(1.5.1) Support an appropriate mix of uses within a district or corridor with attention to surrounding uses, community needs and preferences, and availability of public facilities.

Land Use Policy 1.10: Support development along Commercial Corridors that enhances the street's character, fosters pedestrian movement, expands the range of goods and services available, and improves the ability to accommodate automobile traffic.

(1.10.1) Support a mix of uses – such as retail sales, office, institutional, high-density residential and clean low impact light industrial – where compatible with the existing and desired character.

(1.10.4) Encourage a height of at least two stories for new buildings along Commercial Corridors, in keeping with neighborhood character.

Land Use Policy 1.12: Support Activity Centers by preserving the mix and intensity of land uses and by enhancing the design features that give each center its unique urban character.

(1.12.1) Encourage a variety of commercial and residential uses that generate activity all day long and into the evening.
(1.12.3) Encourage active uses on the ground floor of buildings in Activity Centers.
(1.12.5) Encourage a height of at least two stories for new buildings in Activity Centers, in keeping with neighborhood character.
(1.12.8) Support district parking strategies in Activity Centers, including shared parking facilities with uniform signage, and other strategies.
(1.12.9) Encourage architectural design, building massing and site plans to create or improve public and semi-public spaces in Activity Centers.

Land use guidance for the project site is also found within the *Uptown Small Area Plan* (USAP). The USAP embraced and incorporated the then-proposed MoZaic Plaza as an important open space feature and identifies the proposed taller MoZaic development as signature buildings in the Uptown Core. The proposed design for MoZaic East further supports the goals of the USAP in several key ways. The project supports Uptown's goal of growth, particularly desired growth of the daytime population in the Uptown Activity Center, by providing high quality, well designed commercial density. Per the USAP, this density is well-located at Lagoon Avenue and Fremont Avenue in the Core of Uptown. The project's expanded public art plaza also supports the goal to prioritize Hennepin Avenue and Lagoon Avenue, as well as the Girard Meander, as places for social interaction and urban activity. Bike amenities, parking and connections to mass transit support the goal to balance transit options in Uptown. Finally, through material and scale, the design will strengthen Uptown's eclectic urban character.

6) The conditional use shall in all other respects, conform to the applicable regulations of the district in which it is located.

Upon approval of the submitted applications, the project will conform with the applicable regulations of the C3A and PO Overlay zoning districts.

In addition to the CUP standards the project complies with the additional findings required for planned unit developments.

1) That the planned unit development complies with all of the requirements and the intent and purpose of the PUD chapter. In making such determination, the following shall be given primary consideration:

a. The character of the uses in the proposed planned unit development, including in the case of residential uses, the variety of housing types and their relationship to other site elements and to surrounding development.

The character of the proposed office and restaurant uses in Phase III is highly consistent with the MoZaic West development and the surrounding area. The site is within the Uptown business district and Activity Center, located on a block that contains numerous similar uses and a transit station. The site is identified in the USAP as a preferred location for a district parking facility. The buildings relate well to the plaza, the Greenway bridge, the public streets and other amenities in the project. The pedestrian and bike connections through and around the site integrate it with the surrounding community and make its amenities easily accessible to the public.

b. The traffic generation characteristics of the proposed planned unit development in relation to street capacity, provisions of vehicle access, parking and loading areas, pedestrian access, bicycle facilities and availability of transit alternatives.

As discussed in the updated TDMP and CUP finding # 4, the traffic generation of the project is not expected to have adverse impacts on the area road network. The parking provided in the project will usually substantially exceed the actual demand for on-site uses, thereby providing a district parking resource. The vehicle access points are limited to one at Lagoon and one at Fremont. Loading areas have been minimized and located to minimize conflicts with street traffic and pedestrians. The site provides exceptional pedestrian and bike access and is located adjacent to the Uptown Transit Center and the Midtown Greenway. Substantial bike facilities will be provided outside and within the project buildings.

c. The site amenities of the proposed planned unit development, including the location and functions of open space, the preservation or restoration of the natural environment or historic features, sustainability and urban design.

As detailed previously, the planned unit development will provide an extraordinary range and quality of amenities.

d. The appearance and compatibility of individual buildings and parking areas in the proposed planned unit development to other site elements and to surrounding development, including but not limited to building scale and massing, microclimate effects of the development and protection of view and corridors.

The MoZaic East building will balance and be harmonious with MoZaic West, but be architecturally distinct, supplementing the diverse building character of the Uptown area. MoZaic is a unique infill development, established behind the existing smaller scale buildings along Lagoon and Hennepin. MoZaic is designed to step down in scale toward the Greenway and residential development to the north, mitigating shadow impacts. MoZaic West is designed to frame and integrate with an expanded central plaza and with pedestrian and bike connections to the Greenway.

e. An appropriate transition area shall be provided between the planned unit development and adjacent residential uses or residential zoning that considers landscaping, screening, access to light and air, building massing and applicable policies of the comprehensive plan and adopted small area plans.

There are no adjacent residential uses or zoning within the immediate vicinity. The Midtown Greenway lies between the commercial zoning of MoZaic and the Uptown Core and the residentially-zoned areas to the north.

f. The relation of the proposed planned unit development to existing and proposed public facilities, including but not limited to provision for stormwater runoff and storage, and temporary and permanent erosion control.

As discussed above in proposed CUP finding #3, the project will comply with all requirements for stormwater management and erosion control. Existing public facilities will be utilized.

g. The consideration, where possible, of sustainable building practices during the construction phases and the use of deconstruction services and recycling of materials for the demolition phase.

In addition to a building design that is sensitive to the neighborhood and the Greenway, the project will respond to the ever growing sensibilities of our environment through sustainable design and technologies. Green roofs and pervious pavement will absorb excess storm water and provide an area for indigenous plants to prosper. The office floorplate will enhance user experience with access to natural daylight and views to the outdoors. The abundant daylight will also reduce the energy demand of electric lighting. High efficiency HVAC and plumbing systems will minimize energy and water use. The project will be seeking LEED Certification (LEED Silver or above). The construction area is a surface parking lot; asphalt removed from the site will be recycled.

2) That the planned unit development complies with all of the applicable requirement contained in Chapter 598, Land Subdivision Regulations.

A registered land survey was previously approved in accordance with all of the applicable requirements contained in Chapter 598, Land Subdivision Regulations.

Additional factors to be considered when determining the maximum height per §548.110:

(1) Access to light and air of surrounding properties.

Access to light and air will not be negatively impacted by the proposed height of the building because MoZaic East will be separated from the West building by the expanded plaza, from the properties to the east by Fremont Avenue, and from development to the north by the transit station bus lane and the Greenway. The existing buildings to the

south will not be negatively impacted because they front on Lagoon and only have back-of-house functions adjacent to the proposed building.

(2) Shadowing of residential properties, significant public spaces, or existing solar energy systems.

A shadow study has been submitted that shows that some additional shadowing of the Greenway will occur in Spring and Fall, but that the shadowing impacts during Winter will not be significantly greater than occur in current conditions. Shadow impacts on the residential project across the Greenway will be limited to Winter and will be similar to those typical in an urban environment. There will be no shadow impacts on existing solar energy systems.

(3) The scale and character of surrounding uses.

The 8-story section of MoZaic East will be similar in scale to MoZaic West, but the East building will step down to 3 stories on the north. The height of the MoZaic project is compatible with its surroundings because it is an infill development in the interior of the block that preserves the existing low-rise streetscape. The USAP recognizes the increased height of the project as a signature feature of the Uptown Core.

(4) Preservation of views of landmark buildings, significant open spaces or water bodies.

The Project will not block views of landmark buildings, significant open spaces or water bodies.

MoZaic East

Summary of Total Hard Costs

August 27, 2014

Development Costs	COSTS	PSF	%
LAND ACQUISITION			
Land Acquisition	$4,106,640	$21.27	7.23%
MoZaic East Land Improvements	$0	$0.00	0.00%
Total Land Acquisition	**$4,106,640**	**$21.27**	**7.23%**
HARD COSTS			
Site work	$2,594,495	$13.44	4.57%
Shell Construction	$32,993,131	$170.85	58.07%
Parking	$3,888,289	$20.13	6.84%
Demo/Utilities	$0	$0.00	0.00%
Total Hard Costs	**$39,475,915**	**$204.42**	**69.48%**

PROVISION FOR PUBLIC ART

.25 of 1% of Total Captial Cost of Project	**$98,689.79**

MoZaic West - Public Art		
Captial Costs Incurred		*20,500,000*
.25 of 1% of Total Captial Cost of Project	*$*	*51,250*
Total Required Capital allocated to artwork		***$149,940***

LEED 2009 for Core and Shell

Preliminary Project Forecast

PERKINS + WILL

MOZAIC EAST

August 26, 2014

Sustainable Sites — Possible Points: 28

Y	?	N			
25	1	2			
Y			Prereq 1	Construction Activity Pollution Prevention	
1			Credit 1	Site Selection	1
5			Credit 2	Development Density & Community Connectivity	5
1			Credit 3	Brownfield Redevelopment	1
6			Credit 4.1	Alternative Transport--Public Transportation Access	6
2			Credit 4.2	Alt. Transport--Bicycle Storage & Changing Rooms	1
3			Credit 4.3	Alt. Transport--Low-Emitting & Fuel-Efficient Vehicles	3
2			Credit 4.4	Alternative Transportation--Parking Capacity	2
		1	Credit 5.1	Site Development-Protect or Restore Habitat	1
		1	Credit 5.2	Site Development-Maximize Open Space	1
1			Credit 6.1	Stormwater Design--Quantity Control	1
	1		Credit 6.2	Stormwater Design--Quality Control	1
1			Credit 7.1	Heat Island Effect--Non-roof	1
1			Credit 7.2	Heat Island Effect--Roof	1
1			Credit 8	Light Pollution Reduction	1
1			Credit 9	Tenant Design and Construction Guidelines	1

Water Efficiency — Possible Points: 10

Y	?	N			
10	0	0			
Y			Prereq 1	Water Use Reduction--20% Reduction	
4			Credit 1	Water Efficient Landscaping	2 to 4
2			Credit 2	Innovative Wastewater Technologies	2
4			Credit 3	Water Use Reduction	2 to 4

Energy and Atmosphere — Possible Points: 37

Y	?	N			
9	17	11			
Y			Prereq 1	Fundamental Commissioning of Building Energy Systems	
Y			Prereq 2	Minimum Energy Performance	
Y			Prereq 3	Fundamental Refrigerant Management	
5	5	11	Credit 1	Optimize Energy Performance	3 to 21
	4		Credit 2	On-Site Renewable Energy	4
2			Credit 3	Enhanced Commissioning	2
2			Credit 4	Enhanced Refrigerant Management	2
	6		Credit 5	Measurement and Verification	6
	2		Credit 6	Green Power	2

Materials and Resources — Possible Points: 13

Y	?	N			
4	1	8			
Y			Prereq 1	Storage and Collection of Recyclables	
		5	Credit 1.1	Building Reuse--Maintain Existing Walls, Floors, & Roof	1 to 5
2			Credit 2	Construction Waste Management	1 to 2
		1	Credit 3	Materials Reuse	1

Materials and Resources, Continued

Y	?	N			
1		1	Credit 4	Recycled Content	1 to 2
	1	1	Credit 5	Regional Materials	1 to 2
1			Credit 7	Certified Wood	1

Indoor Environmental Quality — Possible Points: 12

Y	?	N			
9	2	1			
Y			Prereq 1	Minimum Indoor Air Quality Performance	
Y			Prereq 2	Environmental Tobacco Smoke (ETS) Control	
1			Credit 1	Outdoor Air Delivery Monitoring	1
		1	Credit 2	Increased Ventilation	1
1			Credit 3.1	Construction IAQ Management Plan-During Construction	1
1			Credit 4.1	Low-Emitting Materials-Adhesives and Sealants	1
1			Credit 4.2	Low-Emitting Materials-Paints and Coatings	1
1			Credit 4.3	Low-Emitting Materials-Flooring Systems	1
1			Credit 4.4	Low-Emitting Materials-Composite Wood & Agrifiber	1
	1		Credit 5	Indoor Chemical and Pollutant Source Control	1
	1		Credit 6	Controllability of Systems--Thermal Comfort	1
1			Credit 7	Thermal Comfort--Design	1
1			Credit 8.1	Daylight and Views--Daylight	1
1			Credit 8.2	Daylight and Views--Views	1

Innovation and Design Process — Possible Points: 6

Y	?	N			
6	0	0			
1			Credit 1.1	Innovation in Design: Exemplary Public Transit	1
1			Credit 1.2	Innovation in Design: Exemplary Water Use Reduction 45%	1
1			Credit 1.3	Innovation in Design: Green Education Center	1
1			Credit 1.4	Innovation in Design: Toxic Reduction - Green Cleaning	1
1			Credit 1.5	Innovation in Design: Other	1
1			Credit 2	LEED Accredited Professional	1

Regional Priority Credits — Possible Points: 4

Y	?	N			
4	0	0			
1			Credit 1.1	IEQc8.1 - Daylight & Views - Daylight	1
1			Credit 1.2	MRc2 - Construction Waste Management - 75% Recycled or Salva	1
1			Credit 1.3	WEc1 - Water Efficient Landscaping - No Potable Water Use for	1
1			Credit 1.4	SSc6.1 - Stormwater Design - Quantity Control	1

Total: GOLD — Possible Points: 110

Y	?	N			
67	21	22			

Certified 40 to 49 points - Silver 50 to 59 points - Gold 60 to 79 points - Platinum 80 to 110

Signed by: Russell Philstrom

Russell Philstrom, AIA, CDT, LEED AP BD+C

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MoZaic Mixed-Use Development

Phase III – MoZaic East Plaza Expansion

September 2014

STATEMENT OF PROPOSED USE & PROJECT DESCRIPTION

The foremost objective of the plaza expansion is to enhance the original concept of providing a multi-seasonal, multi-sensory outdoor experience. The spatial organization strives to offer a variety of year-round activities. The existing public plaza built in Phase I/II consists of approximately 7,230 square feet. The proposed Phase III project will expand the plaza to a square footage of 11,650 (25.4% of the total area of the PUD not occupied by buildings). It is worth noting these numbers exclude outdoor dining to prevent confusion as to the required amount of seating designated to the public realm. The overall design will provide visitors with a variety of amenities and site features including: public outdoor seating, landscaping, enhanced exterior lighting, several pedestrian connections, and additional site features explained below. The plaza expansion will support the goal of the Uptown Small Area Plan to make Hennepin and Lagoon Avenues places for social interaction and urban activity.

Placement and Access

Visitors will retain access at their current locations: to the south-an expanded sidewalk at Lagoon Avenue, to the north-the Girard Avenue Pedestrian Bridge, and to the northwest-a covered walkway that leads to the Metro Transit Center on Hennepin Avenue. Phase III's plaza expansion will add additional access points with divided pedestrian and bicycle paths along the north side of the site, connecting Fremont Avenue with the plaza and the Girard Avenue Pedestrian Bridge. An additional connection between the plaza and Fremont will be provided via an enclosed atrium through the ground floor of the MoZaic East building. One of the expansion's overall goals will be to increase the interaction between pedestrians and adjacent building users.

Natural Surveillance, Visibility & Aerial Obstructions

The plaza expansion incorporates additional public, open space at the northern center of the site to provide more opportunities for people to observe adjacent spaces and public access points. A proposed seventh floor rooftop terrace on Phase III will provide additional surveillance opportunities with "eyes on the plaza" as well as on the Greenway. The design team has structured the building to accommodate a future fourth floor terrace.

Minimal aerial obstructions are used in the outdoor dining areas to provide shading and artificial lighting opportunities for its users. The vast majority of the plaza is unobstructed to the sky. The design takes into consideration the importance of open space to create a collection of formal and informal landscapes that are experienced by a diversity of users to improve safety and enhance the pedestrian experience.

Surface Materials, Plantings & Lighting

Surface materials will enhance the pedestrian experience with a variety of characteristics. Special consideration will be given to durable and pervious surfacing systems. The pervious pavers will allow for a greater amount of storm-water permeability. Durable concrete finishes will be incorporated to withstand every day wear and tear.

Landscaped planting beds will help soften the hard spaces in the plaza with a variety of different indigenous plantings as well as places for visitors to sit, relax, and enjoy a good book, a conversation with a friend, etc.

Exterior lighting will be added to enhance landscaping and architectural features. These fixtures will take into consideration the unique uses throughout the plaza whether formal, informal, or a mixture of the two.

Encroachment and Setbacks
The plaza expansion does not encroach into the public right-of-way. .

Additional Amenities
The administrative plaza application requires at least two amenities in the plaza for spaces over 5,000 square feet. The two amenities, a public drinking fountain and flexible seating, were provided as part of the original plaza in Phases I/II. These two amenity features are in addition to the amenities provided for approval of the PUD alternatives for the project.

Winter Use
The property management team at The Ackerberg Group has and will continue to service the plaza on a year-round basis. Special consideration is given in the winter months to remove snow and ice build-up with emphasis placed on clear and safe pedestrian movement. Staff also properly maintains permanent and temporary seating to provide visitors with the feeling of having a well-kept public plaza throughout the entire year.

APPLICATION OF THE ACKERBERG GROUP FOR APPROVAL OF REGISTERED LAND SURVEY FOR THE MOZAIC DEVELOPMENT

STATEMENT OF PROPOSED USE

The MoZaic Development is a planned unit development that will, upon completion, be comprised of three buildings:

- MoZaic West, an already constructed, ten-story complex with approximately 12,000 SF of ground level restaurants, 169,000 SF of parking (Floors 1-7), and 71,000 SF of office space (Floors 8-10 and Floor 1 Lobby);
- MoZaic East, an 8-story building to be constructed with approximately 186,000 SF of office, 9,500 SF of restaurant and/or retail space, and 20,000 SF (40 stalls) of underground parking;
- The existing Lagoon Theater.

The buildings surround a large public art plaza. Vehicle and pedestrian access points to the site are located on Fremont Avenue South and Lagoon Avenue. Pedestrians are also able to access the site from a pedestrian and bicycle bridge over the Midtown Greenway. A bicycle path will direct bicyclists from the bridge along the north side of the site to Fremont.

A registered land survey (RLS) for the MoZaic site was approved and recorded in 2010. A new RLS has been prepared in order to re-divide the tracts to correspond with the new MoZaic East development plan. The new RLS will facilitate leasing of MoZaic East and maintain separate tracts required for financing and ownership of the remainder of the site.

STATEMENT OF REQUIRED FINDINGS

The proposed RLS complies with the applicable findings for subdivision of property.

(1) The RLS is in conformance with the land subdivision regulations, the applicable regulations of the zoning ordinance and policies of the comprehensive plan. RLS tracts proposed for a planned unit development are exempt from the street frontage and design requirements of the Subdivision Ordinance. The project has received all required development approvals under the zoning ordinance and was determined to be in compliance with the comprehensive plan.

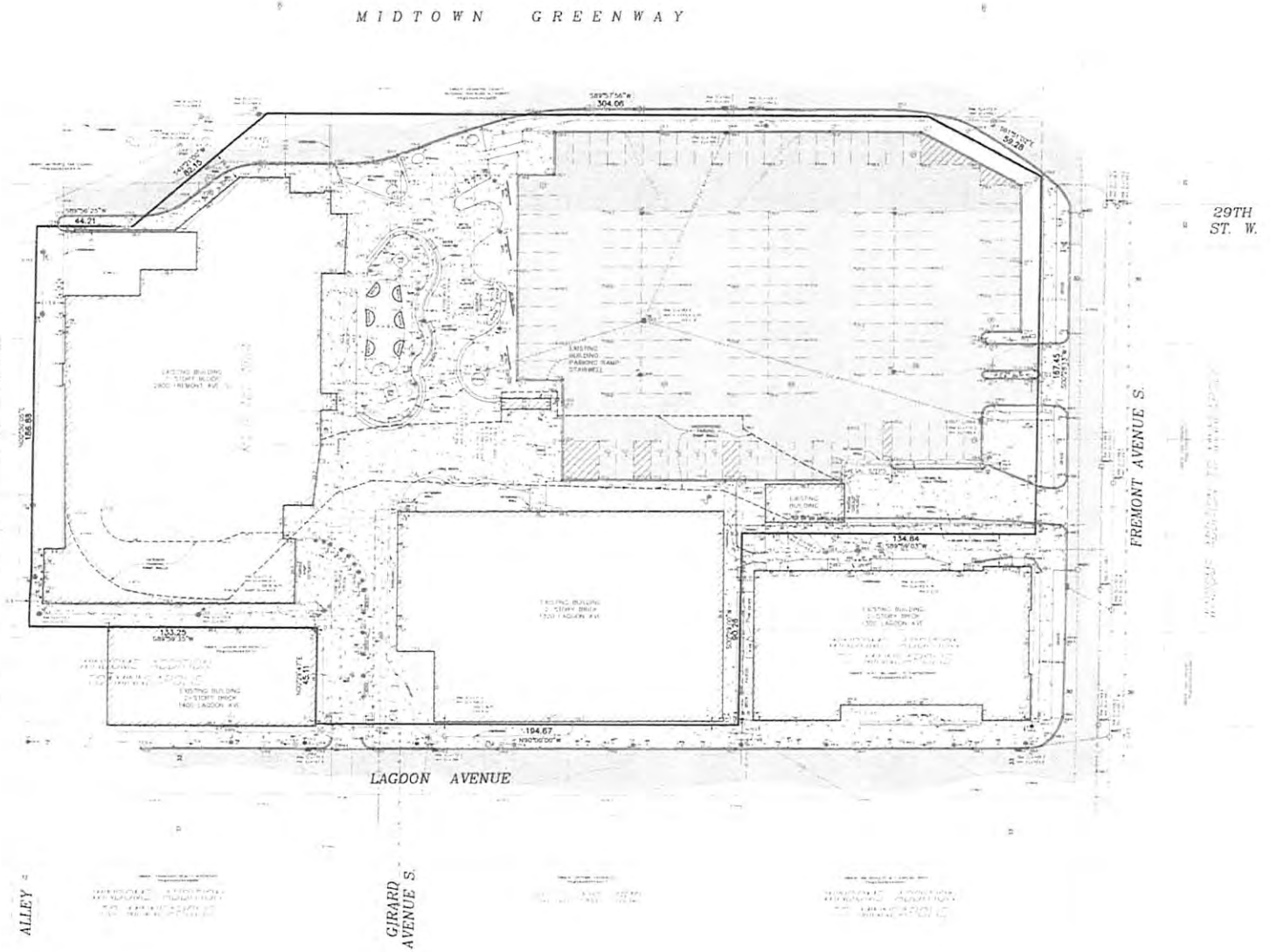
(2) The subdivision will not be injurious to the use and enjoyment of other property in the immediate vicinity, nor be detrimental to present and potential surrounding land uses, nor add substantially to congestion in the public streets. Allowing division of the project site through the RLS will not alter the approved development plan or uses previously approved by the City and found to comply with this finding, and will not impact surrounding properties.

(3) All land intended for building sites can be used safely without endangering the residents or users of the subdivision or the surrounding area because of flooding, erosion, high water table,

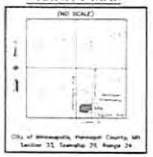
soil conditions, improper drainage, steep slopes, rock formations, utility easements or other hazard. The land within the RLS is being developed in accordance with all necessary permits for site plan, building construction, storm-water and erosion control, and utilities. Division of the property by RLS will not affect those development plans or permits.

(4) The lot arrangement is such that there will be no foreseeable difficulties, for reasons of topography or other conditions, in securing building permits and in providing driveway access to buildings on such lots from an approved street. Each lot created through subdivision is suitable in its natural state for the proposed use with minimal alteration. Building permits for MoZaic East will be reviewed by city staff in due course and suitable driveway access for the project have already been approved.

(5) The subdivision will make adequate provision for stormwater runoff and temporary and permanent erosion control in accordance with the rules, regulations and standards of the city engineer and the requirements of the subdivision regulations. Stormwater management and erosion control plans will be approved with the final site plan and building permits for MoZaic East.



VICINITY MAP



PROPERTY DESCRIPTION:

Registered Land Survey No. 780+

GENERAL NOTES:

1) The field work for this survey was completed on August 5th, 2013.
2) Bearings shown hereon are based on an assumed datum.
3) Surveyed property address: Plat Hennepin County, MN and also 1320 Lagoon Ave, Minneapolis, MN.
4) Surveyed property contains 15,927 Sq. Ft. (0.25 acres).
5) Above ground utilities have been field located as shown. Underground utilities shown hereon are those which were taken from utility plans provided by R.K. Inc. All underground locations shown hereon are APPROXIMATE. Prior to any excavations or digging, contact Gopher State One Call for an onsite location (651-454-0002).
6) Improvements in the right-of-ways are shown per observed evidence together with evidence from plans prepared by R.K. Inc. dated 10/26/2012 R.K. Project # 2006-42-M.

LEGEND

- Denotes Hydrant
- Denotes Monitor Wells Monument, as noted
- Denotes Found Scribed "X" in Concrete
- Denotes Top of Curb
- Denotes Building Entrance
- Denotes Transformer
- Denotes Light Pole
- Denotes Miscellaneous Sign
- Denotes Existing Spot Elevation
- Denotes Fire Hydrant
- Denotes Gate Valve
- Denotes Check Valve
- Denotes Gas Meter
- Denotes Electric Box
- Denotes Catch Basin
- Denotes Electric Meter
- Denotes Telephone Box
- Denotes Utility Pole
- Denotes Miscellaneous Manhole
- Denotes Sprinkler Box
- Denotes Downspout
- Denotes Sensor
- Denotes Bike Rack Post
- Denotes Parking Meter
- Denotes Guard Post
- Denotes Speaker Post
- Denotes Automatic Sprinkler
- Denotes Roof Drain
- Denotes Pop Box
- Denotes Parking Tower Post
- Denotes Stop Arm & Box
- Denotes Landscaped Parking Stall
- Denotes Existing Parking Stall Count (Includes Handicap Stall)
- Denotes Underground Telephone
- Denotes Underground Electric
- Denotes Manhole
- Denotes Sanitary Sewer
- Denotes Underground Gas
- Denotes Storm Sewer
- Denotes Existing Fence as noted
- Denotes Landscaped Area
- Denotes Concrete Surface
- Denotes Bituminous Surface
- Denotes Existing F.H. Center
- Denotes Existing S.H. Center

1 IN FEET

Carlson McCain
ENVIRONMENTAL ENGINEERING SURVEYING
248 Apollo Dr, Suite 100, Lino Lakes, MN 55014
Phone: 763-489-7900 Fax: 763-489-7959

BOUNDARY & TOPOGRAPHIC SURVEY

TUNNEL & AS-BUILD SURVEY
Minneapolis, MN

THE ACKERBERG GROUP
3033 Excelsior Boulevard
Minneapolis, MN 55416

REVISIONS:
1
2
3
4
5
6

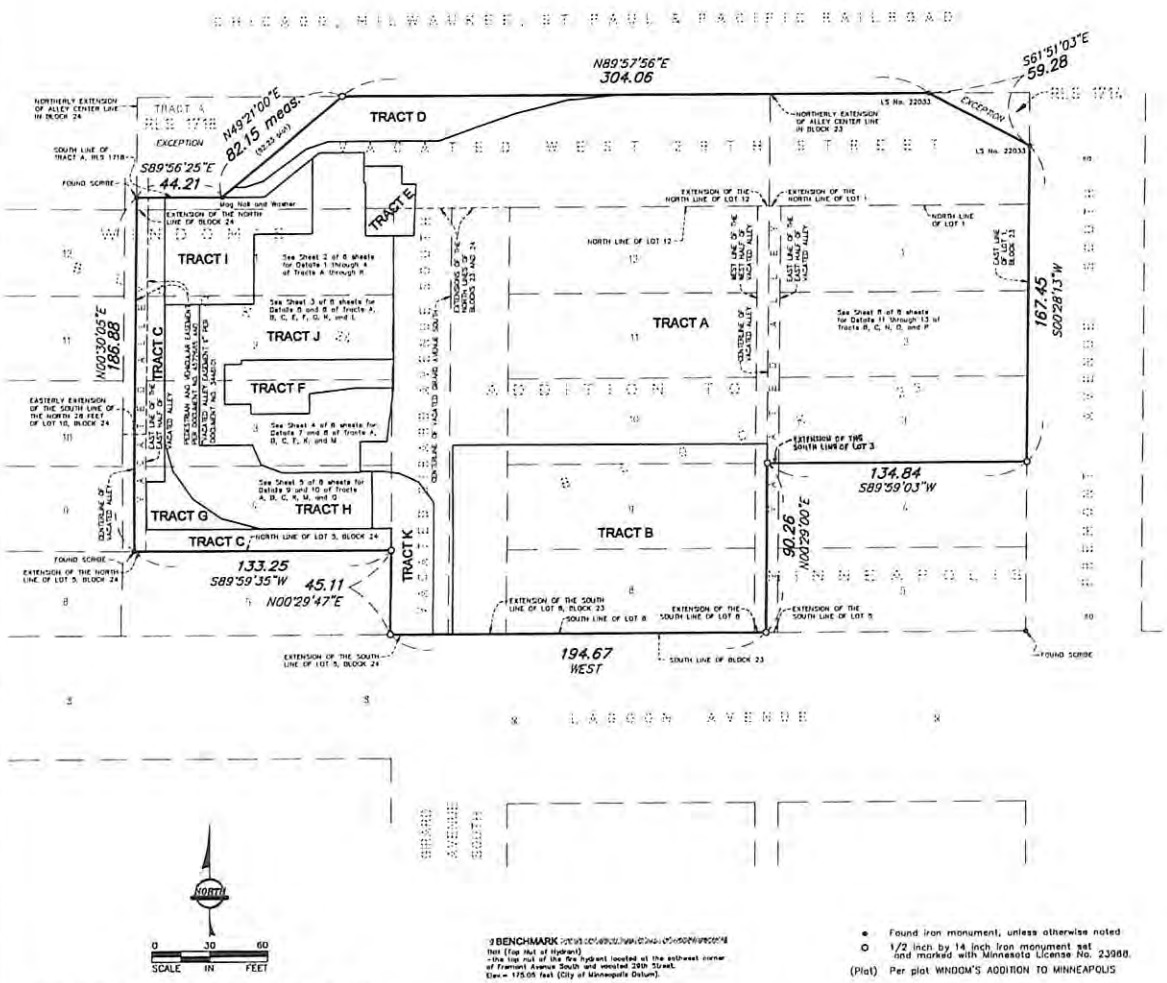
DRAWN BY: MLK
DESIGNED BY:
DRAW DATE: 11/15/13

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Surveyor under the laws of the State of Minnesota.

Name: Paul Kieffer, Jr.
Signature:
Date: 11/15/13 License # 13000

REGISTERED LAND SURVEY NO. 1804

DOC No. 4819854
CTF Nos. 1072328
1329884



I hereby certify that, in accordance with the provisions of Chapter 508, Minnesota Statutes of 1949 as amended, I have surveyed the following described property situated in the County of Hennepin, State of Minnesota to wit:

Lots 8 to 12 inclusive, Block 23, and

That part of the vacated alley in Block 23, lying West of the center line thereof and Between the extensions across it of the Northerly line of Lot 12 and the Southerly line of Lot 8, said Block 23, Windom's Addition to Minneapolis.

and

Lots 1 to 4 inclusive, Block 24, and

That part of the East half of the vacated alley in Block 24 lying between extensions across it of the North line of Block 24 and the North line of Lot 5 in said Block, Windom's Addition to Minneapolis.

and

That part of vacated Girard Avenue South lying between extensions across it of the North lines of Block 23 and 24, Windom's Addition to Minneapolis, and the South lines of Lot 8, said Block 23 and Lot 5, said Block 24.

and

That part of vacated West 29th Street dedicated in the plat of Windom's Addition to Minneapolis, lying between the Northerly extensions across it of the center line of vacated alley in Block 23, said addition and the center line of the vacated alley in Block 24, said addition, except that part thereof embraced within Registered Land Survey No. 1716.

and

Lots 1, 2 and 3, Block 23

and

That part of the East half of the vacated alley lying between the extension across it of the North line of said Lot 1 and the South line of said Lot 3.

That part of vacated West 29th Street lying between the extensions across it of the center line of the alley in Block 23 and the East line of Lot 1, Block 23, except that part thereof embraced within Registered Land Survey No. 1714, all in Windom's Addition to Minneapolis.

I hereby certify that this Registered Land Survey is a correct representation of the property described hereon; that this Registered Land Survey was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Dated this 29th day of December, 20 10.

Kurt M. Klisch, Land Surveyor
Minnesota License No. 23968

MINNEAPOLIS, MINNESOTA

I, The Secretary of the Planning Commission of the City of Minneapolis, Minnesota, do hereby certify that on this 10th day of November, 20 10, the City of Minneapolis acting by and through its City Planning Commission duly approved this Registered Land Survey, and duly authorized such action on the Commission by its Secretary. The prescribed ten-day period for appeal has elapsed without receipt of an appeal, as provided by Title 22, Section 598.320 of the Minneapolis Code of Ordinances.

Secretary of Planning Commission

MINNEAPOLIS, MINNESOTA

I hereby certify that this Registered Land Survey was approved by the City Planning Commission of the City of Minneapolis at a meeting thereof held this 15 day of November, 20 10.

CITY CLERK OF MINNEAPOLIS, MINNESOTA

By _____ Assistant City Clerk

TAXPAYER SERVICES DEPARTMENT, Hennepin County, Minnesota

I hereby certify that taxes payable in 2010 and prior years have been paid for land described on this Registered Land Survey. Dated this 30th day of December, 20 10.

Jill L. Alverson, Hennepin County Auditor

By _____ Deputy

SURVEY DIVISION, Hennepin County, Minnesota

Pursuant to Mn. STAT. Sec. 383B.565(1969), this Registered Land Survey has been approved this 30th day of December, 20 10.

William P. Brown, Hennepin County Surveyor

By _____

REGISTRAR OF TITLES, Hennepin County, Minnesota

I hereby certify that the within Registered Land Survey No. 1804 was filed in this office this 30TH day of DECEMBER, 20 10, at _____ o'clock P. M.

Michael H. Cunniff, Registrar of Titles

By _____ Deputy

RLK INC

SCALE 0 30 60 IN FEET

For the purposes of this plat the south line of Tract A, RLS 1718, according to the recorded plat thereof, Hennepin County, Minnesota, is assumed to bear S89°56'25"E.

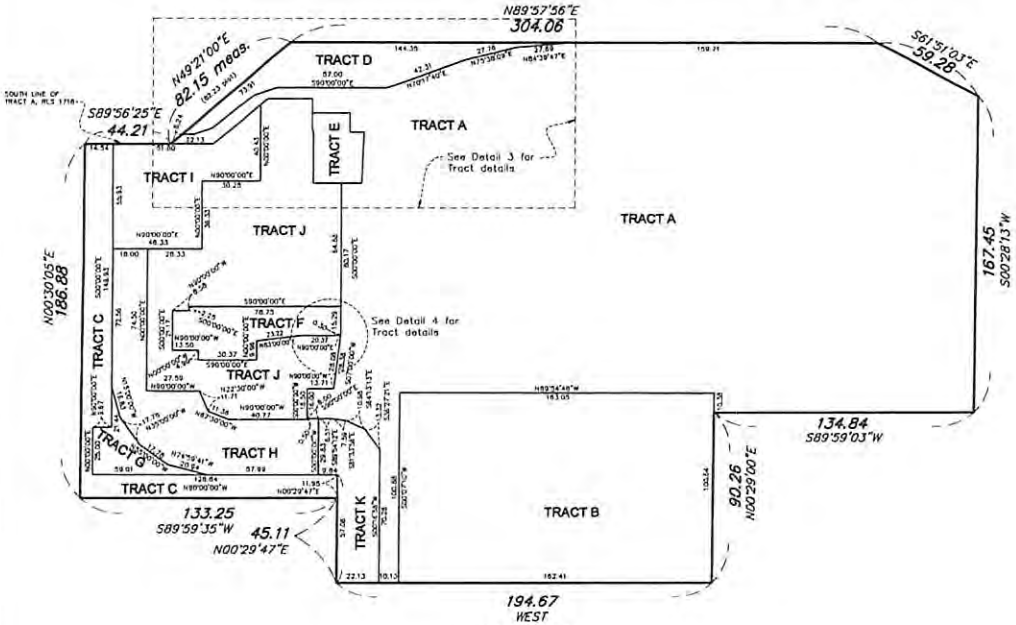
BENCHMARK
(Top Nut of Hydrant)
-the top nut of the fire hydrant located at the southeast corner of Fremont Avenue South and vacated 28th Street.
Elev.= 175.05 feet (City of Minneapolis Datum).

● Found iron monument, unless otherwise noted
○ 1/2 inch by 14 inch iron monument set and marked with Minnesota License No. 23968.
(Plat) Per plat WINDOM'S ADDITION TO MINNEAPOLIS

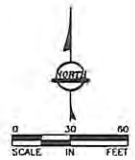
10-108

REGISTERED LAND SURVEY NO. 1804

Doc No. 4819854
CTF Nos. 1072328
1329884



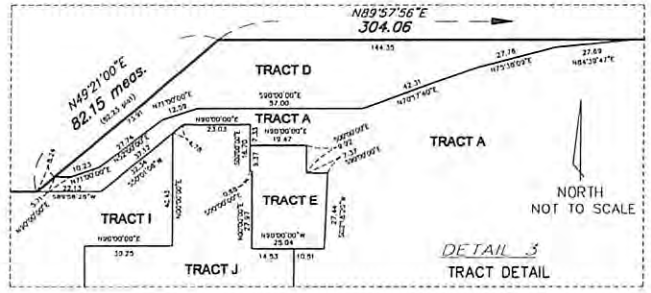
DETAIL 1
FIRST FLOOR



For the purposes of this plat the south line of Tract A, RLS 1718, according to the recorded plat thereof, Hennepin County, Minnesota, is assumed to bear S89°56'25"E.

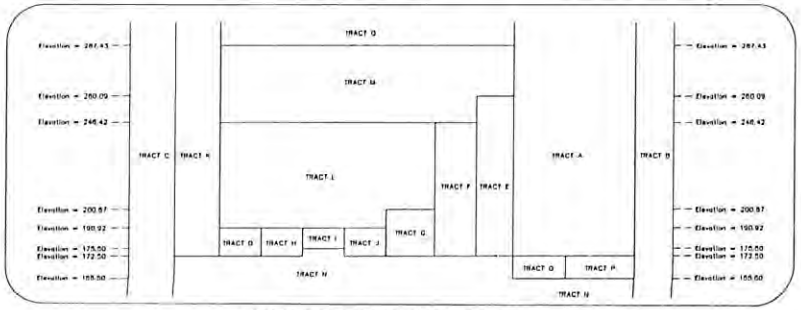
BENCHMARK
Thill (Top Nut of Hydrant)
-the top nut of the fire hydrant located at the southwest corner of Fremont Avenue South and vacated 29th Street.
Elev.= 175.05 feet (City of Minneapolis Datum).

(Plat) Per plat WINDOM'S ADDITION TO MINNEAPOLIS



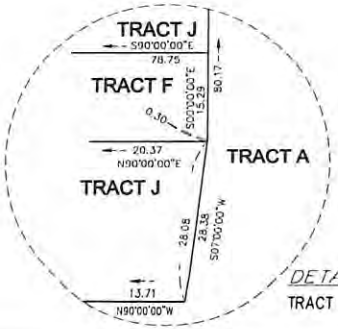
DETAIL 3
TRACT DETAIL

DETAIL 2
NO SCALE



Tract A lies above 172.50 feet
Tract B has no upper or lower limits
Tract C has no upper or lower limits
Tract D lies above 172.50 feet and below 190.92 feet
Tract E lies above 172.50 feet and below 260.09 feet
Tract F lies above 172.50 feet and below 246.42 feet
Tract G lies above 172.50 feet and below 200.87 feet
Tract H lies above 172.50 feet and below 190.92 feet
Tract I lies above 175.50 feet and below 190.92 feet
Tract J lies above 172.50 feet and below 190.92 feet
Tract K lies above 172.50 feet
Tract L lies above 190.92 feet and below 246.42 feet
Tract M lies above 246.42 feet and below 287.43 feet
Tract N lies below 175.50 feet
Tract O lies above 155.50 feet and below 172.50 feet
Tract P lies above 155.50 feet and below 172.50 feet
Tract Q lies above 287.43 feet

NOTE: This detail does not purport to show any horizontal relationship.



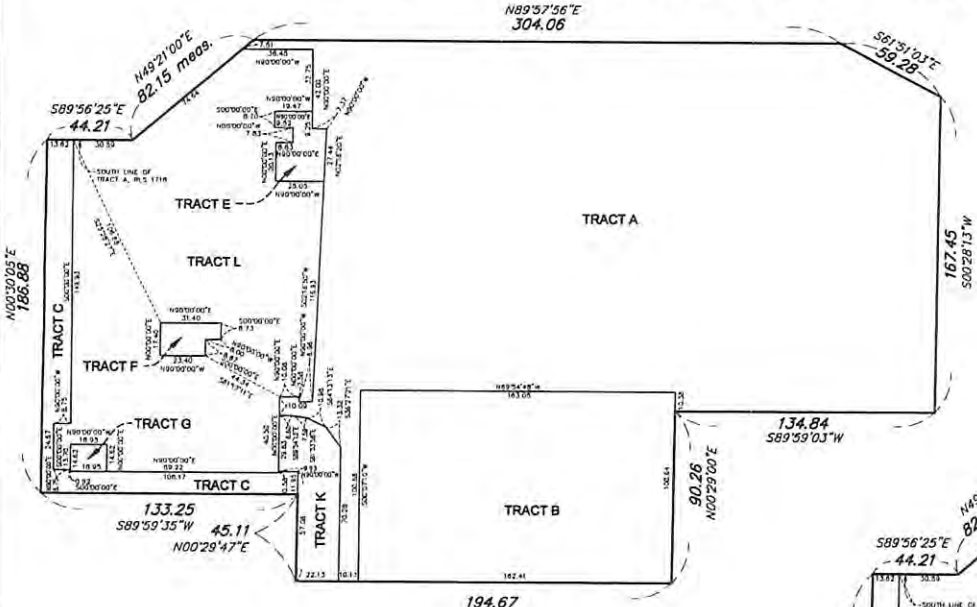
DETAIL 4
TRACT DETAIL

RLK INC

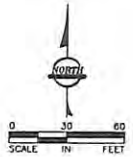
10-108

REGISTERED LAND SURVEY NO. 1804

Doc. No. 4819854
CTF Nos. 1072328
1329884



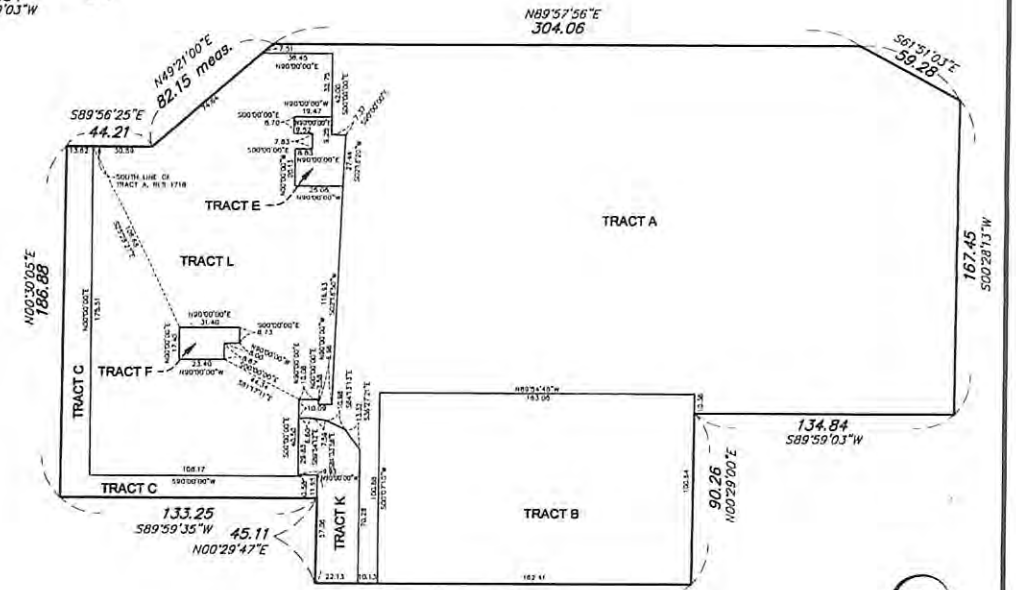
DETAIL 5
SECOND FLOOR



For the purposes of this plat the south line of Tract A, RLS 1718, according to the recorded plat thereof, Hennepin County, Minnesota, is assumed to bear S89°56'25"E.

-9 BENCHMARK
Top Nut of Hydrant)
-the top nut of the fire hydrant located at the southwest corner of Fremont Avenue South and located 28th Street.
Elev.= 175.00 feet (City of Minneapolis Datum).

(Plat) Per plat WHDOM'S ADDITION TO MINNEAPOLIS



DETAIL 6
THIRD THROUGH SEVENTH FLOORS

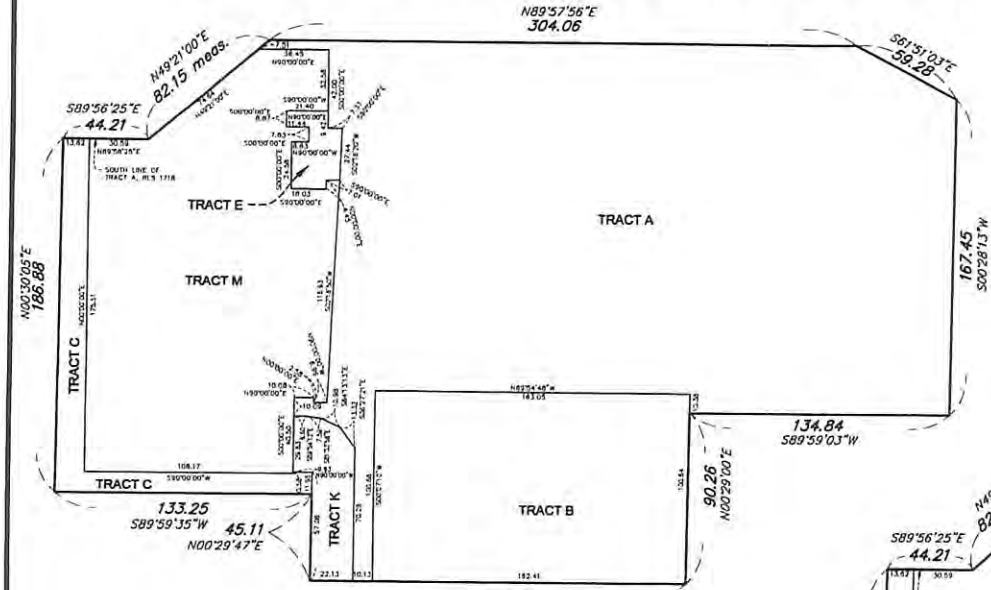
RLK INC

10-108

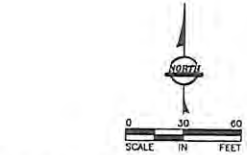
09528

REGISTERED LAND SURVEY NO. 1804

DOC NO. 4819854
CTF NOS. 1072328
1329884



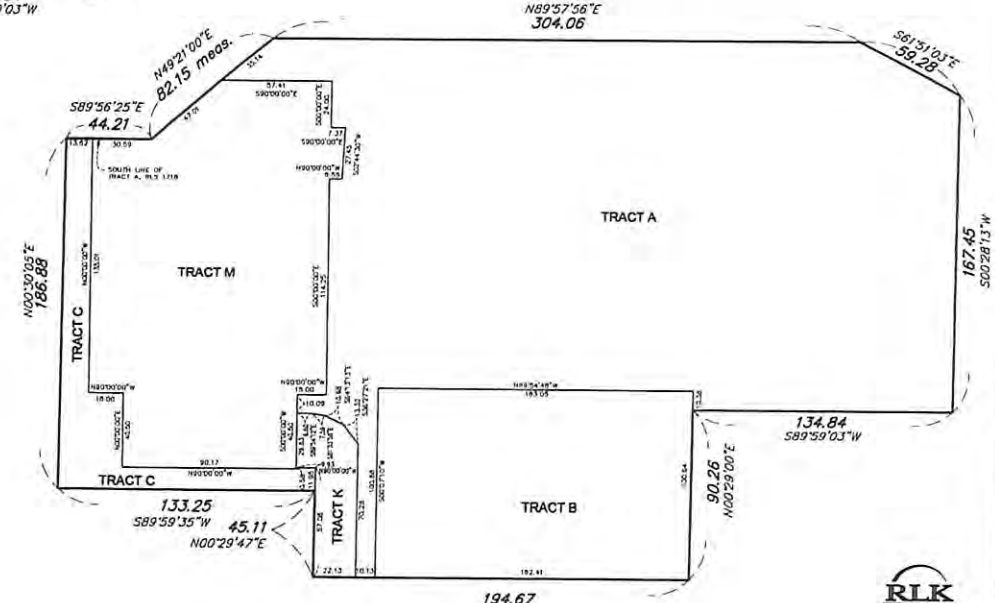
DETAIL 7
EIGHTH FLOOR



For the purposes of this plat the south line of Tract A, RLS 1718, according to the recorded plat thereof, Hennepin County, Minnesota, is assumed to bear S89°56'25"E

BENCHMARK
THF (Top Nut of Hydrant)
-the top nut of the fire hydrant located at the southwest corner of Fremont Avenue South and vacated 26th Street.
Elev= 123.00 feet (City of Minneapolis Datum)

(Plat) Per plat WINDOM'S ADDITION TO MINNEAPOLIS



DETAIL 8
NINTH FLOOR

RLK INC

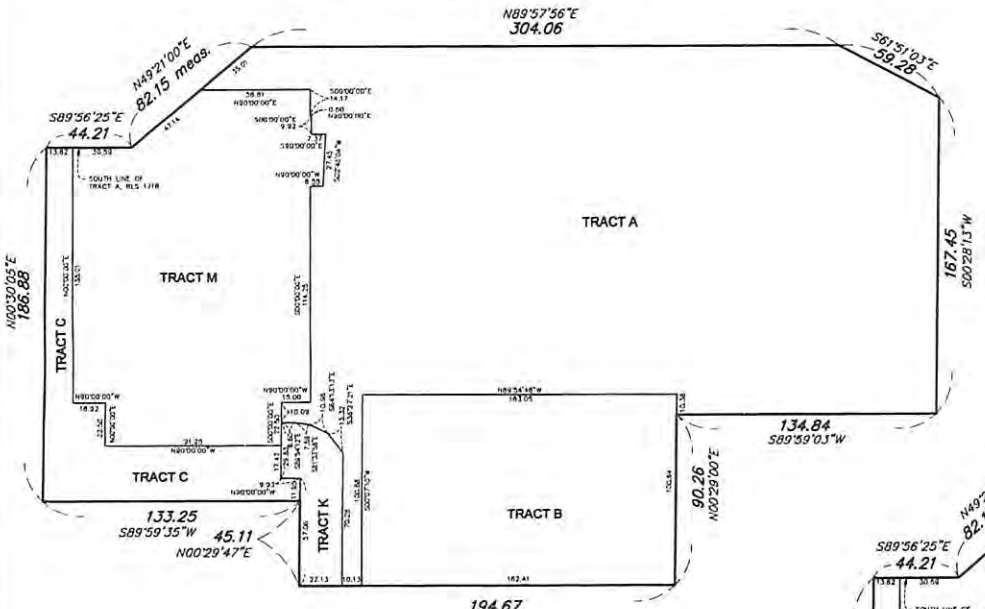
0-108

OFFICIAL

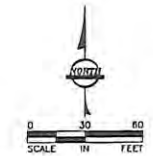
09628

REGISTERED LAND SURVEY NO. 1804

DOC No. 4819854
CTF NOS. 1072328
1329884



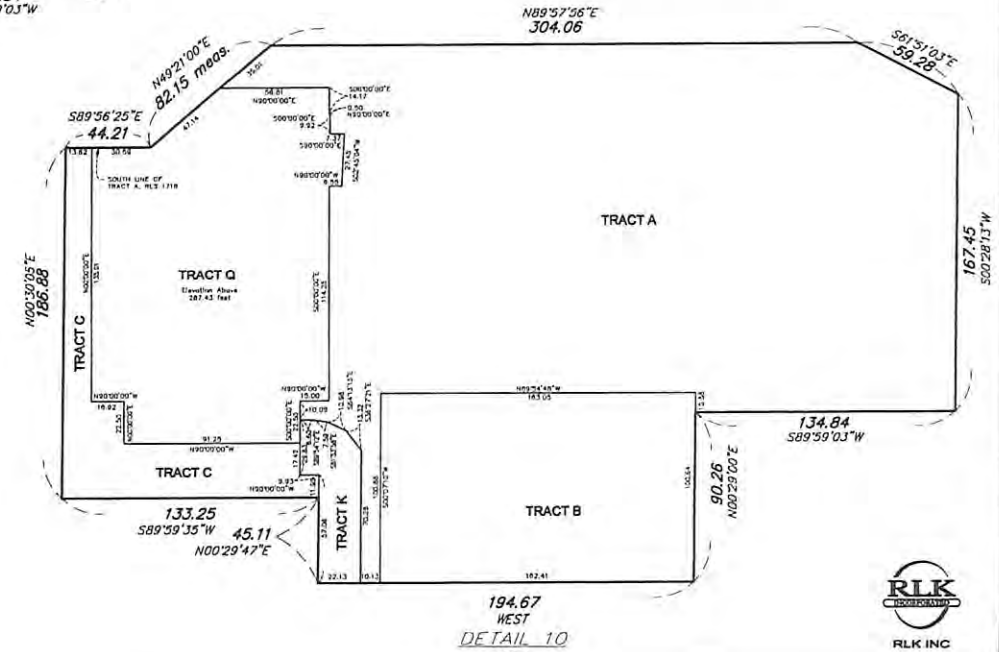
DETAIL 9
TENTH FLOOR



For the purposes of this plat the south line of Tract A, RLS 1718, according to the recorded plat thereof, Hennepin County, Minnesota, is assumed to bear S89°56'25"E.

BENCHMARK
Elev.= 175.05 feet (City of Minneapolis Datum)

(Plat) Per plat WINDOM'S ADDITION TO MINNEAPOLIS



DETAIL 10
ROOF

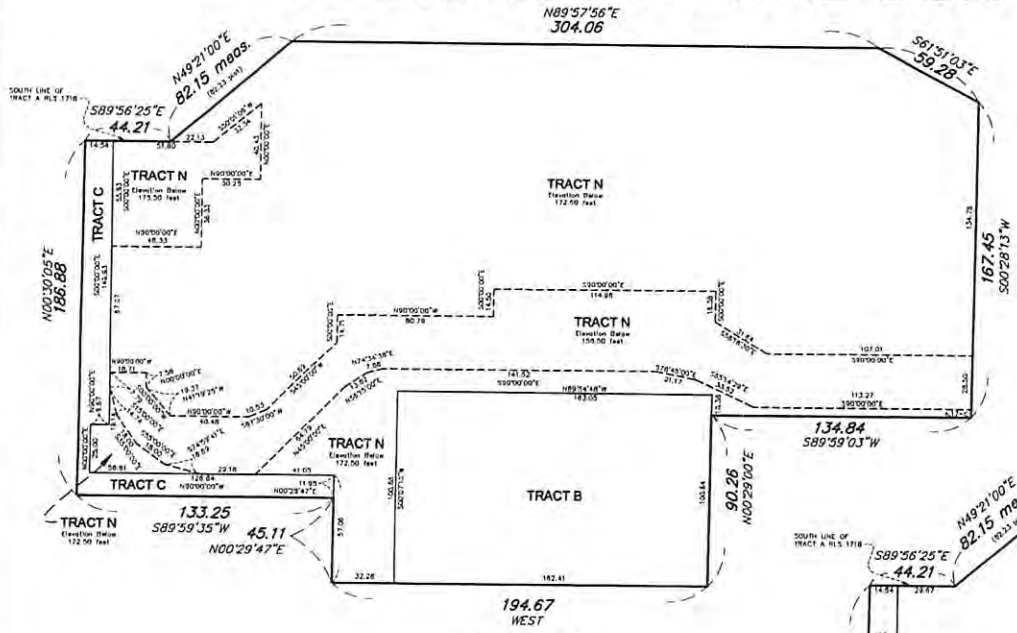
RLK
RLK INC

OFFICIAL

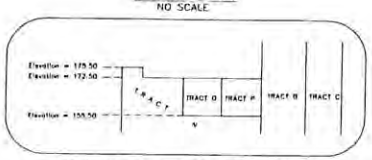
09528

REGISTERED LAND SURVEY NO. 1804

Doc No. 4819854
CTF Nos. 1072328
1329884



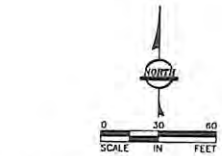
DETAIL 12
BASEMENT



DETAIL 11
NO SCALE

NOTE: This detail does not purport to show any horizontal relationship.

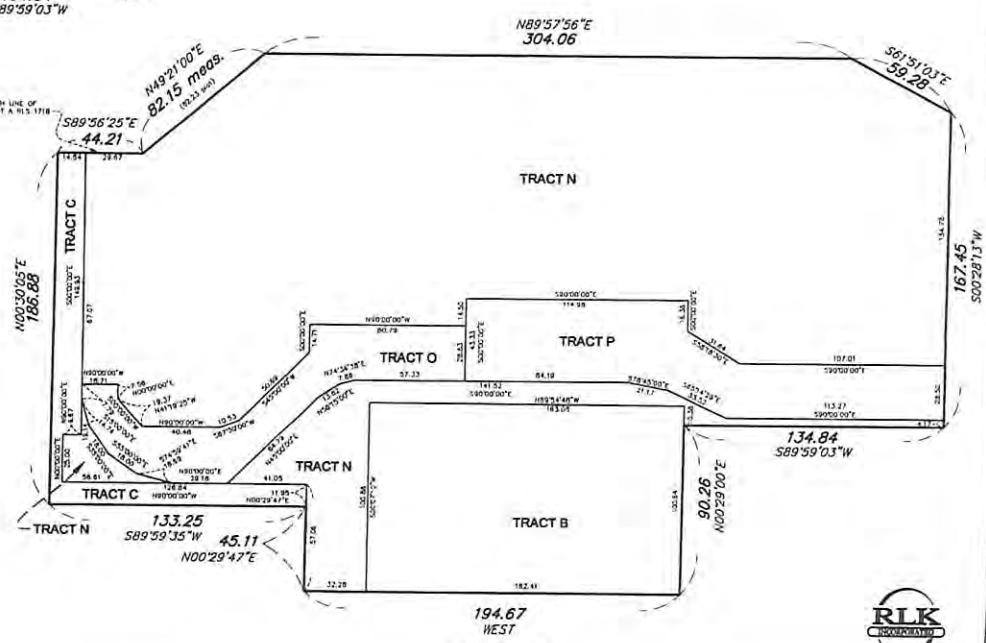
Tract B has no upper or lower limits
Tract C has no upper or lower limits
Tract N lies below 175.50 feet
Tract O lies above 155.50 feet and below 172.50 feet
Tract P lies above 155.50 feet and below 172.50 feet



For the purposes of this plat the south line of Tract A, RLS 1718, according to the recorded plat thereof, Hennepin County, Minnesota, is assumed to bear S89°56'25"E

BENCHMARK
Top Nut of Hydrant
—the top nut of the fire hydrant located at the southwest corner of Fremont Avenue South and westbound 28th Street.
Elev= 175.05 feet (City of Minneapolis Datum)

(Plat) Per plat WINDOM'S ADDITION TO MINNEAPOLIS

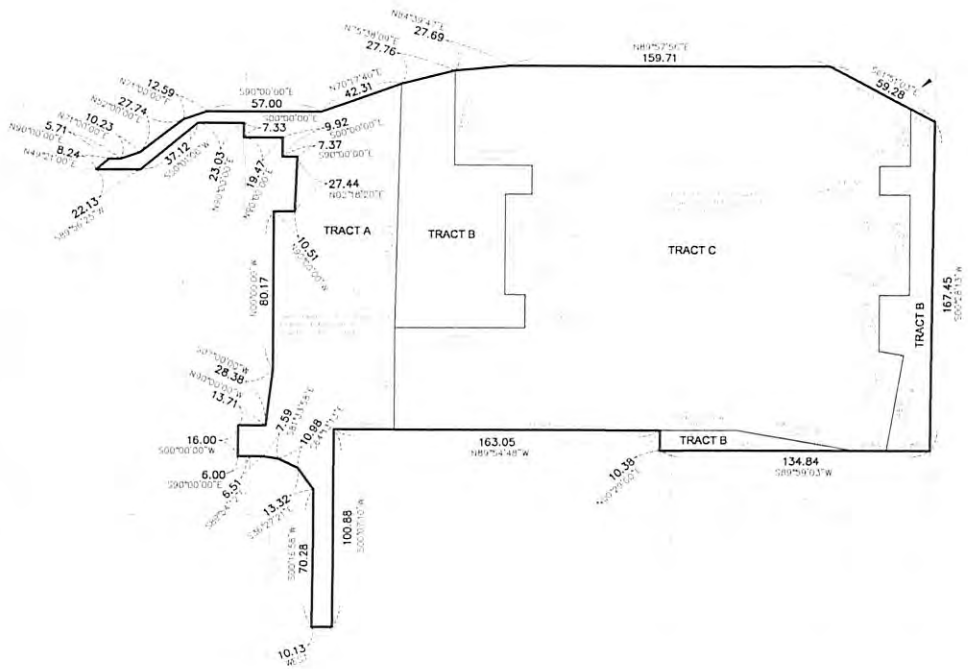


DETAIL 13
BASEMENT

RLK INC

SHEET 6 OF 6 SHEETS

REGISTERED LAND SURVEY NO. _____



For the purposes of this plat the east line of Tract A, RLS 1804, according to the recorded plat thereof, Hennepin County, Minnesota, is assumed to bear S00°28'13"W

BENCHMARK:
TNH (Top Nut of Hydrant)
=the top nut of the fire hydrant located at the sothwest corner of Fremont Avenue South and vacated 29th Street
Elev.= 175.05 feet (City of Minneapolis Datum)

● Denotes Found Iron Monument unless otherwise noted

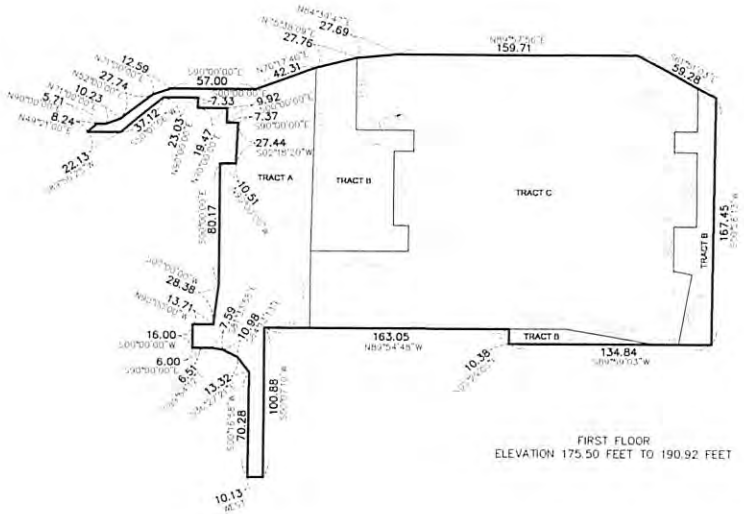
○ 1/2 inch by 14 inch iron monument set and marked with Minnesota License No. 23968

(Plat) Per REGISTERED LAND SURVEY NO. 1804

PRELIMINARY
NOT FOR RECORDING

Carlson McCain

REGISTERED LAND SURVEY NO. _____



FIRST FLOOR
ELEVATION 175.50 FEET TO 190.92 FEET

ELEVATION 190.92 FEET TO 260.09 FEET

PRELIMINARY
NOT FOR RECORDING

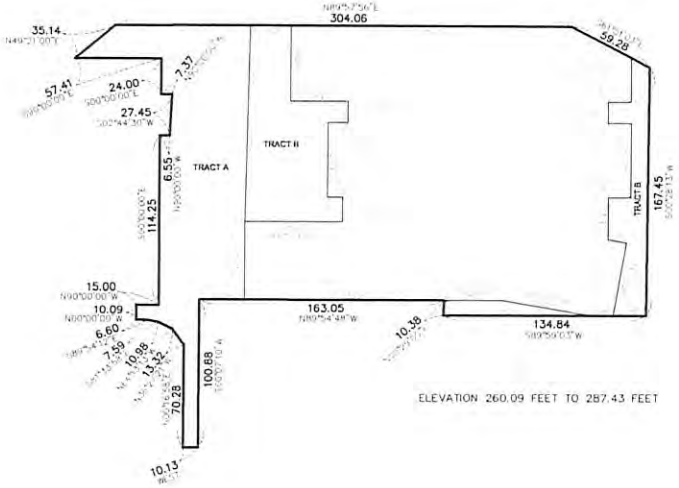
For the purposes of this plat the east line of Tract A, RLS 1804, according to the recorded plat thereof, Hennepin County, Minnesota, is assumed to bear S00°28'13"W

BENCHMARK:
TNH (Top Nut of Hydrant)
=the top nut of the fire hydrant located at the southwest corner of Fremont Avenue South and vacated 24th Street
Elev = 175.05 feet (City of Minneapolis Datum)

(Plat) Per REGISTERED LAND SURVEY NO. 1804

Carlson McCain

REGISTERED LAND SURVEY NO. _____

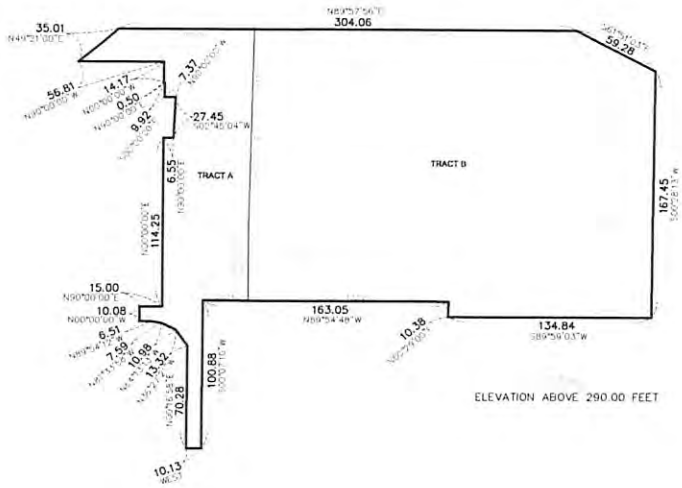


ELEVATION 260.09 FEET TO 287.43 FEET

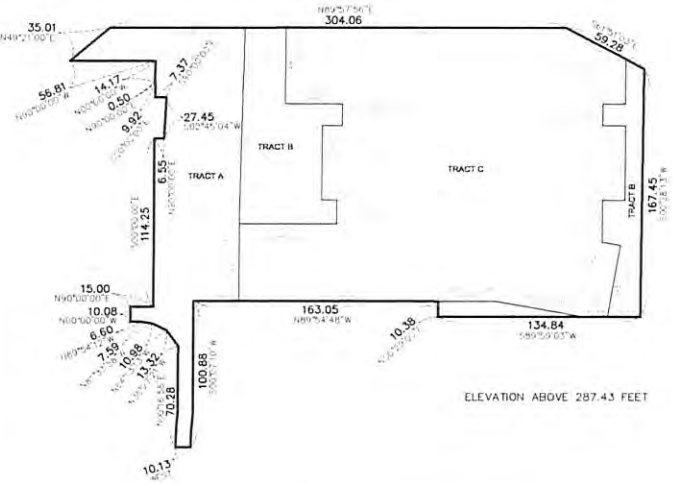
PRELIMINARY
NOT FOR RECORDING

For the purposes of this plat the east line of Tract A, RLS 1804, according to the recorded plat thereof, Hennepin County, Minnesota, is assumed to bear S00°28'13"W

BENCHMARK
The cap nut of Hydrant
-the top nut of the fire hydrant located at the northwest corner of Fremont Avenue South and vacated 29th Street
Elev. = 975.05 feet (City of Minneapolis Datum)



ELEVATION ABOVE 290.00 FEET



ELEVATION ABOVE 287.43 FEET

ELEVATION BELOW 175.50 FEET

Carlson McCain

Dvorak, Hilary A.

From: Nilsson, Erik A.
Sent: Thursday, September 18, 2014 2:24 PM
To: Dvorak, Hilary A.
Subject: RE: RLS for MoZaic Phase III

Hilary-

It is approved on my end.

Thank you-

Erik E. Nilsson | Assistant Minneapolis City Attorney | Phone: 612.673.2192 | Fax: 612.673.3362

Privileged and/or Confidential and/or Private Information:
This electronic message may contain information that is attorney-client or work product privileged and/or confidential and/or private. Only the intended recipient of this communication may waive the attorney-client privilege. To preserve the privilege, only distribute copies to those employees whose input on the issues is necessary.

If you are not the intended recipient of this e-mail: (1) do not read the content of the message; (2) immediately notify the sender that you incorrectly received the message; and (3) do not disseminate, distribute or copy this e-mail.

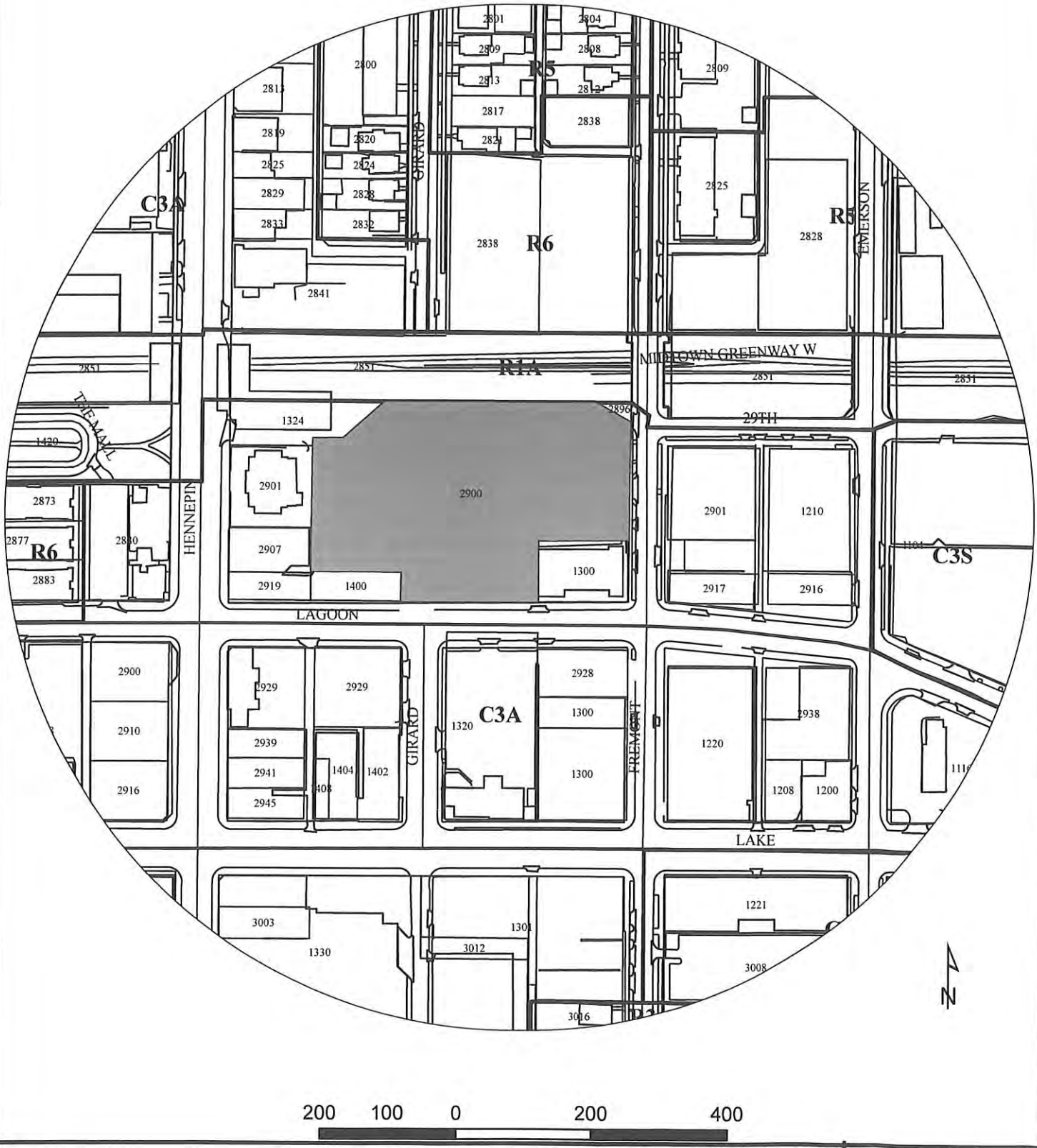
-----Original Message-----
From: Dvorak, Hilary A.
Sent: Wednesday, September 17, 2014 3:55 PM
To: Nilsson, Erik A.; Graykowski, Scott J.
Subject: RLS for MoZaic Phase III
Importance: High

Erik, Scott, could you review the RLS for the MoZaic Phase III development? I thought I had sent this out but now that I'm looking at my files I don't think that I did. My report is due Tuesday so if possible can you review this by noon on Monday and let me know if there are any issues? There is an approved RLS for this site already. Thanks, Hilary

Hilary Dvorak | Principal City Planner| City of Minneapolis | CPED – Land Use, Design and Preservation
250 South 4th Street | Room 300 | Minneapolis, MN 55415
Phone: 612-673-2639 | Fax: 612-673-2526 | hilary.dvorak@minneapolismn.gov The City's website is now: www.minneapolismn.gov

The Ackerberg Group, MoZaic East — **10th**

NAME OF APPLICANT — WARD



PROPERTY ADDRESS

1320 Lagoon Ave, 1350 Lagoon Ave and 2900 Fremont Ave S

FILE NUMBER

BZZ-6767

MoZaic East (Phase 3)

2900 Fremont Avenue
Minneapolis, MN 55408

GENERAL LAND USE APPLICATION 2014

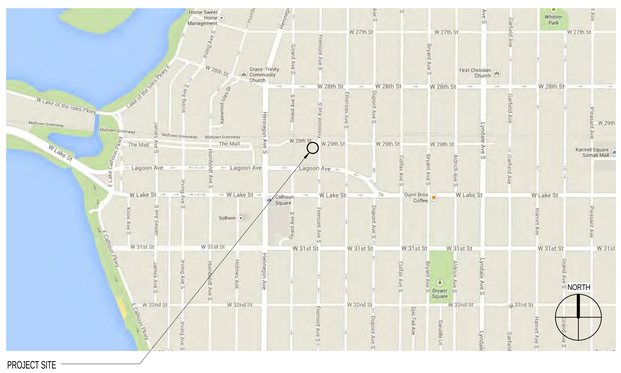
INDEX OF DRAWINGS - PDR

SHEET NUMBER	SHEET NAME	GEN. LAND USE APP.
01-General		
A-001	COVER SHEET	●
02-Civil		
C100	CIVIL NOTES AND LEGEND	●
C200	SITE DEMOLITION PLAN	●
C301	SWPPP - EXISTING CONDITIONS	●
C302	SWPPP - PROPOSED CONDITIONS	●
C303	SWPPP DETAILS	●
C400	GRADING AND DRAINAGE PLAN	●
C500	UTILITY PLAN	●
C600	PAVING PLAN	●
C601	CURB PROFILE PLAN	●
C602	TURNING SIMULATION PLAN	●
C700	CIVIL DETAILS	●
C701	CITY STANDARD DETAILS	●
03-Landscape		
L01-01	OVERALL LANDSCAPE PLAN	●
L01-02	PLAZA EXPANSION PLAN	●
L01-03	TERRACE PLAN	●
L02-01	ENLARGED PLANS, SECTIONS & ELEVATIONS	●
04-Architectural		
A00-01	ARCHITECTURAL ABBREVIATIONS, SYMBOLS & NOTES	●
A00-19	CODE COMPLIANCE SOUTH PROPERTY LINE EQUIVALENCY	●
A00-20	CODE COMPLIANCE SOUTH PROPERTY LINE EQUIVALENCY	●
A01-01	ARCHITECTURAL SITE PLAN	●
A03-L1	LEVEL P1 FLOOR PLAN	●
A03-01	LEVEL 01 FLOOR PLAN	●
A03-02	LEVEL 02 FLOOR PLAN	●
A03-03	LEVEL 03 FLOOR PLAN	●
A03-04	LEVEL 04 FLOOR PLAN	●
A03-05	LEVEL 05 FLOOR PLAN	●
A03-06	LEVEL 06 FLOOR PLAN	●
A03-07	LEVEL 07 FLOOR PLAN	●
A03-08	LEVEL 08 FLOOR PLAN	●
A03-09	ROOF PLAN	●
A03-10	OVERALL ROOF PLAN	●
A11-00A	OVERALL EXTERIOR BUILDING ELEVATIONS	●
A11-00B	OVERALL EXTERIOR BUILDING ELEVATIONS	●
A11-01	NORTH EXTERIOR ELEVATIONS	●
A11-02	SOUTH EXTERIOR ELEVATIONS	●
A11-03	EAST AND WEST EXTERIOR ELEVATIONS	●
A11-04	EXTERIOR ELEVATIONS	●
A13-02	PERSPECTIVES	●
A13-05	SHADOW STUDIES - EXISTING	●
A13-06	SHADOW STUDY - PROPOSED	●
10-Electrical		
E100	ELECTRICAL SITE PLAN	●
E100ILL	ILLUMINATION DISTRIBUTION PLAN	●
E207	LEVEL 07 TERRACE LIGHTING PLAN	●
E207ILL	LEVEL 07 TERRACE LIGHTING DISTRIBUTION PLAN	●

PROJECT SUMMARY

FLOOR	GFA	PARKING STALLS
P1 LEVEL	23,392	52
01 LEVEL	26,037	
02 LEVEL	34,504	
03 LEVEL	34,543	
04 LEVEL	24,337	
05 LEVEL	24,754	
06 LEVEL	23,286	
07 LEVEL	15,905	
08 LEVEL	14,806	

TOTAL GFA (WITH PARKING)	221,564
TOTAL GFA (WITHOUT PARKING)	198,172



PROJECT DIRECTORY

OWNER	ARCHITECT	CIVIL ENGINEERS	STRUCTURAL ENGINEERS	MEP ENGINEERS
ACKERBERG GROUP	PERKINS + WILL	PIERCE PINI & ASSOCIATES, INC.	BKBM ENGINEERS	GAUSMAN & MOORE
LAKE CALHOUN CENTER	84 10TH STREET SOUTH	9298 CENTRAL AVE NE	5930 BROOKLYN BOULEVARD	700 ROSEDALE TOWER
SUITE #10	SUITE 200	SUITE 202	MINNEAPOLIS, MN 55429	1700 HIGHWAY 36 WEST
3033 EXELSIOR BOULEVARD	MINNEAPOLIS, MN 55403	BLAINE, MN 55434	CONTACT: ANDY RAUCH	ST. PAUL, MN 55113
MINNEAPOLIS, MN 55416	CONTACT: TONY LAYNE	CONTACT: RHONDA PIERCE	t 763.843.0420	CONTACT: JIM MANNING
	t 612.851.5000	t 763.537.1331	f 763.843.0421	t 651.639.9690
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Roseville, MN 55113
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GENERAL LAND USE APPLICATION

AUGUST 27, 2014

Revisions

NO	ISSUE	DATE

Sheet Information

Date	08/08/2014
Job Number	051467.001
Drawn	Author
Checked	Checker
Approved	Approver

Title

COVER SHEET

Sheet

A-001

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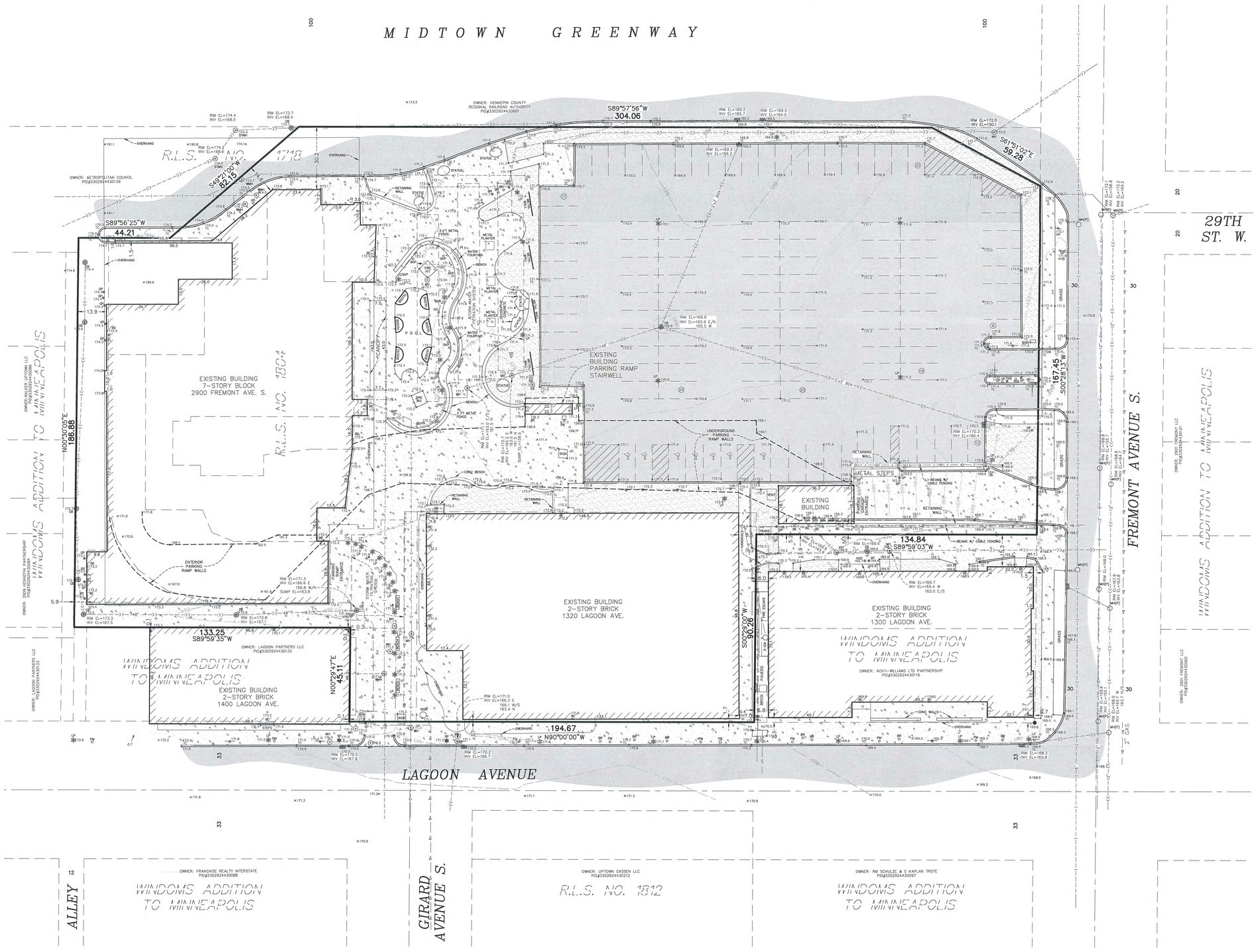
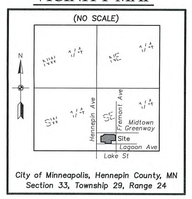


VICINITY MAP

(NO SCALE)



City of Minneapolis, Hennepin County, MN
Section 33, Township 29, Range 24

PROPERTY DESCRIPTION:

Registered Land Survey No. 1804

GENERAL NOTES:

1) The field work for this survey was completed on August 5th, 2013.

2) Bearings shown hereon are based on an assumed datum.

3) Surveyed property address – Per Hennepin County, MN web site, 1320 Lagoon Ave, Minneapolis, MN.

4) Surveyed property contains 10,9212 Sq. Ft. (2.5 acres).

5) Above ground utilities have been field located as shown. Underground utilities shown hereon are those which were taken from utility plans provided by RLK, Inc. All underground locations shown hereon are APPROXIMATE. Prior to any excavations or digging, contact Gopher State One Call for an on-site location (651-454-0002).

6) Improvements in the right-of-ways are shown per observed evidence together with evidence from plans prepared by RLK, Inc., dated 10/06/2010 RLK Project # 2005-142-M.

LEGEND

- Denotes Bench Mark
- Denotes Morrison County Monument, as noted
- Denotes Found Scribbed "X" in Concrete
- TC – Denotes Top of Curb
- BE – Denotes Building Entrance
- TRANS – Denotes Transformer
- Denotes Light Pole
- Denotes Miscellaneous Sign
- x0000.0 – Denotes Existing Spot Elevation
- Denotes Fire Hydrant
- Denotes Gate Valve
- Denotes Clean outs
- Denotes Gas Meter
- Denotes Electric Box
- Denotes Catch Basin
- Denotes Electric Meter
- Denotes Telephone Box
- Denotes Utility Pole
- Denotes Miscellaneous Manhole
- Denotes Sprinkler Box
- Denotes Semaphore
- Denotes Service
- Denotes Bike Rack Pole
- Denotes Parking Meter
- Denotes Guard Pole
- Denotes Speaker Pole
- Denotes Automatic Sprinkler
- Denotes Roof Drain
- Denotes Pay Box
- Denotes Parking Ticket Box
- Denotes Stop Arm & Box
- Denotes Handicapped Parking Stall
- Denotes Existing Parking Stall Count (includes Handicap Stalls)
- Denotes Underground Telephone
- Denotes Underground Electric
- Denotes Watermain
- Denotes Sanitary Sewer
- Denotes Underground Gas
- Denotes Storm Sewer
- Denotes Existing Fence as noted
- Denotes Landscaped Area
- Denotes Concrete Surface
- Denotes Bituminous Surface
- Denotes Existing 1 Ft. Contour
- Denotes Existing 5 Ft. Contour

STATE OF MINNESOTA
KURT L. S. KISCH
PLS No. 23968
LICENSED PROFESSIONAL LAND SURVEYOR

N

0 10 20 40
(IN FEET)

Carlson McCain
ENVIRONMENTAL · ENGINEERING · SURVEYING
248 Apollo Dr, Suite 100, Lino Lakes, MN 55014
Phone: 763-489-7900 Fax: 763-489-7959

BOUNDARY & TOPOGRAPHIC SURVEY

TUNNEL & AS-BUILD SURVEY
Minneapolis, MN

THE ACKERBERG GROUP
3033 Excelsior Boulevard
Minneapolis, MN 55416

REVISIONS	
1.	
2.	
3.	
4.	
5.	
6.	
DRAWN BY:	MLS
DESIGNED BY:	
ISSUE DATE:	XX/XX/XX

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Survey under the laws of the State of Minnesota

Name: Kurt Kisch, L. S.

Signature:

Date: 9/23/13 License #: 23968

CITY OF MINNEAPOLIS EROSION CONTROL NOTES

1. CONTRACTOR MUST CALL A CONSTRUCTION START 48 HOURS PRIOR TO ANY LAND DISTURBANCES 612-673-3867. FAILURE TO DO SO MAY RESULT IN FINES, THE REVOCATION OF PERMIT AND A STOP WORK ORDER BEING ISSUED.
2. INSTALL PERIMETER EROSION CONTROL AT THE LOCATIONS SHOWN ON THE PLANS PRIOR TO THE COMMENCEMENT OF ANY LAND DISTURBANCE OR CONSTRUCTION ACTIVITIES. (HAY BALES ARE NOT AN ACCEPTABLE PERIMETER CONTROL)
3. BEFORE BEGINNING CONSTRUCTION, INSTALL A TEMPORARY ROCK CONSTRUCTION ENTRANCE AT EACH POINT WHERE VEHICLES EXIT THE CONSTRUCTION SITE. USE 2 INCH OR GREATER DIAMETER ROCK IN A LAYER AT LEAST 12 INCHES THICK ACROSS THE ENTIRE WIDTH OF THE ENTRANCE. EXTEND THE ROCK ENTRANCE AT LEAST 50 FEET INTO THE CONSTRUCTION ZONE USING A GEO-TEXTILE FABRIC BENEATH THE AGGREGATE TO PREVENT MIGRATION OF SOIL INTO THE ROCK FROM BELOW.
4. REMOVE ALL SOILS AND SEDIMENTS TRACKED OR OTHERWISE DEPOSITED ONTO PUBLIC AND PRIVATE PAVEMENT AREAS. REMOVAL SHALL BE ON A DAILY BASIS WHEN TRACKING OCCURS AND MAY BE ORDERED BY MINNEAPOLIS INSPECTORS AT ANY TIME IF CONDITIONS WARRANT. SWEEPING SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE CONSTRUCTION AND DONE IN A MANNER TO PREVENT DUST BEING BLOWN TO ADJACENT PROPERTIES.
5. INSTALL INLET PROTECTION AT ALL PUBLIC AND PRIVATE CATCH BASIN INLETS, WHICH RECEIVE RUNOFF FROM THE DISTURBED AREAS. CONTRACTOR SHALL CLEAN, REMOVE SEDIMENT OR REPLACE STORM DRAIN INLET PROTECTION DEVICES ON A ROUTINE BASIS SUCH THAT THE DEVICES ARE FULLY FUNCTIONAL FOR THE NEXT RAIN EVENT. SEDIMENT DEPOSITED IN AND/OR PLUGGING DRAINAGE SYSTEMS IS THE RESPONSIBILITY OF THE CONTRACTOR. HAY BALES OR FILTER FABRIC WRAPPED GRATES ARE NOT ALLOWED FOR INLET PROTECTION.
6. LOCATE SOIL OR DIRT STOCKPILES NO LESS THAN 25 FEET FROM ANY PUBLIC OR PRIVATE ROADWAY OR DRAINAGE CHANNEL. IF REMAINING FOR MORE THAN SEVEN DAYS, STABILIZE THE STOCKPILES BY MULCHING, VEGETATIVE COVER, TARPS, OR OTHER MEANS. CONTROL EROSION FROM ALL STOCKPILES BY PLACING SILT BARRIERS AROUND THE PILES. TEMPORARY STOCKPILES LOCATED ON PAVED SURFACES MUST BE NO LESS THAN TWO FEET FROM THE DRAINAGE/GUTTER LINE AND SHALL BE COVERED IF LEFT MORE THAN 24 HOURS.
7. MAINTAIN ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES IN PLACE UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED. INSPECT TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES ON A DAILY BASIS AND REPLACE DETERIORATED, DAMAGED, OR ROTTED EROSION CONTROL DEVICES IMMEDIATELY.
8. TEMPORARILY OR PERMANENTLY STABILIZE ALL CONSTRUCTION AREAS WHICH HAVE UNDERGONE FINAL GRADING, AND ALL AREAS IN WHICH GRADING OR SITE BUILDING CONSTRUCTION OPERATIONS ARE NOT ACTIVELY UNDERWAY AGAINST EROSION DUE TO RAIN, WIND AND RUNNING WATER WITHIN 7-14 DAYS. USE SEED AND MULCH, EROSION CONTROL MATTING, AND/OR SODDING AND STAKING IN GREEN SPACE AREAS. REMOVE ALL TEMPORARY SYNTHETIC, STRUCTURAL, NON-BIODEGRADABLE EROSION AND SEDIMENT CONTROL DEVICES AFTER THE SITE HAS UNDERGONE FINAL STABILIZATION WITH PERMANENT VEGETATION ESTABLISHMENT. FINAL STABILIZATION FOR PURPOSES OF THIS REMOVAL IS 70% ESTABLISHED COVER OVER DENUDED AREA.
9. READY MIXED CONCRETE AND CONCRETE BATCH/MIX PLANTS ARE PROHIBITED WITHIN THE PUBLIC RIGHT OF WAY. ALL CONCRETE RELATED PRODUCTION, CLEANING AND MIXING ACTIVITIES SHALL BE DONE IN THE DESIGNATED CONCRETE MIXING/WASHOUT LOCATIONS AS SHOWN IN THE EROSION CONTROL PLAN. UNDER NO CIRCUMSTANCE MAY WASHOUT WATER DRAIN ONTO THE PUBLIC RIGHT OF WAY OR INTO ANY PUBLIC OR PRIVATE STORM DRAIN CONVEYANCE.
10. CHANGES TO APPROVED EROSION CONTROL PLAN MUST BE APPROVED BY THE EROSION CONTROL INSPECTOR PRIOR TO IMPLEMENTATION. CONTRACTOR TO PROVIDE INSTALLATION AND DETAILS FOR ALL PROPOSED ALTERNATE TYPE DEVICES.
11. IF DEWATERING OR PUMPING OF WATER IS NECESSARY, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS AND/OR APPROVALS PRIOR TO DISCHARGE OF ANY WATER FROM THE SITE. IF THE DISCHARGE FROM THE DEWATERING OR PUMPING PROCESS IS TURBID OR CONTAINS SEDIMENT LADEN WATER, IT MUST BE TREATED THROUGH THE USE OF SEDIMENT TRAPS, VEGETATIVE FILTER STRIPS, OR OTHER SEDIMENT REDUCING MEASURES SUCH THAT THE DISCHARGE IS NOT VISIBLY DIFFERENT FROM THE RECEIVING WATER. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED AT THE DISCHARGE POINT TO PREVENT SCOUR EROSION. THE CONTRACTOR SHALL PROVIDE A DEWATERING/PUMPING PLAN TO THE EROSION CONTROL INSPECTOR PRIOR TO INITIATING DEWATERING ACTIVITIES.
12. EROSION CONTROL SHALL BE PLACED ALONG THE PERIMETER OF THE SITE EXCAVATION. EROSION CONTROL SHALL BE PLACED SO IT DOES NOT DISTURB THE EXISTING PAVEMENT OR DRIVE LANES THAT ARE TO REMAIN. MANY METHODS OF EROSION CONTROL WILL WORK AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSTALL THE MEASURE MOST APPROPRIATE TO THE SITE CONDITIONS AND THAT WHICH MEETS CITY OF MINNEAPOLIS AND MPCA STANDARDS. GRAPHICALLY SHOWN ON THE PLANS FOR CLARITY BUT SHALL BE PLACED IN THE MOST APPROPRIATE LOCATIONS NOT TO DAMAGE EXISTING PAVEMENT AND/OR CURBS TO REMAIN. DAMAGED PAVEMENT AND/OR CURBS SHALL BE PAID FOR SOLELY BY THE CONTRACTOR. SEE DETAILS AND SPECIFICATIONS.
13. REMOVE ALL TEMPORARY SYNTHETIC, STRUCTURAL, NON-BIODEGRADABLE EROSION AND SEDIMENT CONTROL DEVICES AFTER THE SITE HAS UNDERGONE FINAL STABILIZATION AND PERMANENT VEGETATION HAS BEEN ESTABLISHED, MINIMUM VEGETATION ESTABLISHMENT IS 70% COVER, MAINTAIN ALL TEMPORARY EROSION CONTROL DEVICES UNTIL 70% ESTABLISHED COVER IS ACHIEVED.
14. ALL EROSION CONTROL ELEMENTS ARE TEMPORARY. CONTRACTOR TO INSTALL EROSION CONTROL ELEMENTS PRIOR TO START OF LAND DISTURBING ACTIVITIES, MAINTAIN IN GOOD CONDITION DURING CONSTRUCTION AND REMOVE FROM THE SITE UPON COMPLETION OF FINAL PAVING AND TURF ESTABLISHMENT.
15. CONTRACTOR TO PROVIDE TEMPORARY SEED AND MULCH ON ALL NON-PAVED AREAS WITHIN 7 DAYS AFTER ROUGH GRADING IS COMPLETED. SEED WITH ANNUAL RYE SEED AT 60 LBS PER ACRE AND WOOD MULCH FIBER AT 45 LBS PER 1,000 SF.
16. CONTRACTOR TO PREVENT DIRT AND/OR DEBRIS FROM ENTERING STORM SEWER OR BEING TRANSPORTED OFF-SITE IN AN UNCONTROLLED MANNER. CONTRACTOR TO VERIFY AT PROJECT CLOSEOUT THAT STORM SEWER SYSTEM IS CLEAR OF SEDIMENT AND/OR DEBRIS AND IS FULLY FUNCTIONAL.
17. STRAWBALES ARE NOT ALLOWED ON SITE IN ANY CAPACITY.

NOTES

1. ALL EXISTING INFORMATION TAKEN FROM SURVEY BY CARLSON MCCAIN DATED SEPTEMBER 23, 2013.
2. AN ADDENDUM TO THE SUBSURFACE GEOTECHNICAL INVESTIGATION FOR THIS PROJECT WAS COMPLETED BY AMERICAN ENGINEERING AND TESTING INC., REPORT #20-04954, DATED MARCH 25TH, 2005.
3. CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS INCLUDING LOCATIONS OF EXISTING UTILITIES, AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION.
4. ALL AREAS DISTURBED BY CONSTRUCTION WHICH ARE OUTSIDE THE LIMITS OF PAVING ARE TO BE RESTORED AND REVEGITATED.
5. ALL UTILITY DEMOLITION AND/OR ABANDONMENT TO BE PERFORMED IN ACCORDANCE WITH CITY OF MINNEAPOLIS AND STATE OF MINNESOTA REGULATIONS AND STANDARDS.
6. EXISTING UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS. CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL EXISTING UTILITIES WHICH MAY INCLUDE BUT IS NOT LIMITED TO: ELECTRIC, TELEPHONE, GAS, CABLE TV, COMPUTER CABLE, FIBER OPTIC CABLE, SANITARY SEWER, STORM SEWER, STEAM, CONDENSATE, ELECTRICAL DUCTBANK AND WATERMAIN. CONTRACTOR TO CONTACT GOPHER ONE-CALL BEFORE EXCAVATING.
7. ALL EXISTING UTILITIES AND OTHER IMPROVEMENTS ARE TO REMAIN UNLESS NOTED OTHERWISE.
8. CONTRACTOR TO PROTECT FROM DAMAGE ALL EXISTING IMPROVEMENTS, LANDSCAPING, STRUCTURES AND UTILITIES THAT ARE TO REMAIN. CONTRACTOR TO REPAIR ANY DAMAGE AT OWN EXPENSE.
9. CONTRACTOR TO FIELD VERIFY THE EXACT LOCATION AND ELEVATION OF EXISTING STORM AND SANITARY SEWER PRIOR TO THE START OF CONSTRUCTION.
10. ALL WORK TO CONFORM WITH CITY OF MINNEAPOLIS AND STATE OF MINNESOTA STANDARDS AND REGULATIONS.
11. CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO STARTING CONSTRUCTION.
12. PROVIDE BARRICADES AT STREETS AND SIDEWALKS PER CITY OF MINNEAPOLIS REQUIREMENTS.
13. WASTE MATERIALS INCLUDING PAVEMENT REMOVED DURING CONSTRUCTION, WASTE PIPING AND SUPPLIES, CONSTRUCTION DEBRIS AND EXCESS EXCAVATED MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE PROJECT SITE AND DISPOSED OF PROPERLY BY THE CONTRACTOR.
14. ADEQUATE DRAINAGE SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION AND ANY DRAINAGE DITCH OR STRUCTURE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO THE SATISFACTION OF THE OWNING AUTHORITY. ALL CONSTRUCTION STORM RUNOFF SHALL COMPLY WITH THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) REQUIREMENTS.
15. WHEN WORKING AROUND EXISTING TELEPHONE OR ELECTRICAL POLES, THE CONTRACTOR SHALL BRACE THE POLE FOR SUPPORT.
16. WHEN WORKING AROUND EXISTING UTILITIES THAT BECOME EXPOSED, THE CONTRACTOR SHALL PROVIDE SUFFICIENT SUPPORT TO PREVENT EXCESSIVE STRESS ON THE PIPING. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY DAMAGES CAUSED BY FAILURE TO EXACTLY LOCATE AND PRESERVE THESE UNDERGROUND FACILITIES.
17. ALL EXCAVATIONS MUST COMPLY WITH THE REQUIREMENTS OF OSHA 29 CFR, PART 1926, SUBPART P "EXCAVATIONS AND TRENCHES". THIS DOCUMENT STATES THAT EXCAVATION SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
18. CATCHBASINS AND MANHOLES ARE SHOWN ON PLAN LARGER THAN ACTUAL SIZE. COORDINATE LOCATION OF MANHOLE COVER AND CASTING SO THAT IT IS PROPERLY LOCATED AT THE BACK OF CURBLINE FOR THE CURB INLETS OR CENTERED IN THE AREA AS SHOWN ON THE PLAN FOR THE AREA DRAINS AND MANHOLE COVERS.
19. SITE UTILITY CONTRACTOR TO FURNISH AND INSTALL ALL WATERMAIN, SANITARY SEWER AND STORM SEWER FACILITIES AND APPURTENANCES TO WITHIN FIVE FEET OUTSIDE THE BUILDING. COORDINATE WITH MECHANICAL CONTRACTOR FOR EXACT LOCATION AND DEPTH OF CONNECTION WITHIN BUILDING.
20. CONTRACTOR SHALL COORDINATE WITH ARCHITECT'S DRAWINGS TO VERIFY LOCATION, SIZE AND QUANTITY OF ALL ROOF DRAINS AND UTILITY CONNECTIONS. LIMITS OF PROPOSED SITE PLUMBING FACILITIES SHALL BE FIVE FEET FROM EDGE OF BUILDING UNLESS OTHERWISE NOTED.
21. ALL MATERIALS FOR PROPOSED CONSTRUCTION OR REPAIR OF EXISTING FACILITIES SHALL BE NEW PRODUCTS DIRECT FROM THE FACTORY AND FREE FROM DEFECTS.
22. CONTRACTOR SHALL NOT BLOCK DRAINAGE FROM OR DIRECT EXCESS DRAINAGE ONTO ADJACENT PROPERTY.
23. PROVIDE THE FOLLOWING MINIMUM COVER OVER THE TOP OF PIPE AS FOLLOWS:
    A. 8' OVER WATERMAIN
    B. 5' OVER SANITARY SEWER
    C. 1' OVER STORM SEWER
24. SANITARY SEWER PIPE AND FITTINGS TO BE POLYVINYL CHLORIDE, SDR-26, UNLESS OTHERWISE NOTED. JOINTS TO BE SOLVENT CEMENT OR FLEXIBLE WATERTIGHT.
25. STORM SEWER PIPE TO BE REINFORCED CONCRETE PIPE (RCP), ASTM C76, CLASS 5, WITH GASKETED JOINTS OR PIPE MATERIAL AS NOTED.
26. WATERMAIN TO BE DUCTILE IRON PIPE (DIP), ANSI A-21.51, 150 PSI WORKING PRESSURE MINIMUM.
27. MAXIMUM CROSS-SLOPES FOR SIDEWALKS AND ADA ACCESS ROUTES SHALL NOT EXCEED 2.00%. RAMPS SLOPES SHALL NOT EXCEED 1" PER FOOT (8.33%). MAXIMUM SLOPES FOR HANDICAP PARKING STALLS AND ACCESS AISLES SHALL NOT EXCEED 2.00% IN ANY DIRECTION.
28. ANY CONCRETE CONSTRUCTION WORK WITHIN THE PUBLIC RIGHT-OF-WAY MUST BE PERFORMED BY A LICENSED AND BONDED CONCRETE CONTRACTOR.
29. A $15,000 SIDEWALK CONTRACTOR'S BOND MUST BE OBTAINED FROM PUBLIC WORKS SIDEWALK INSPECTIONS PRIOR TO THE START OF ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY. PLEASE LOG ON TO: WWW.SIDEWALK.MPLS.MNROWAY.NET AND FOLLOW THE INSTRUCTIONS ON THE WEB SITE
30. A SIDEWALK CONSTRUCTION PERMIT MUST BE OBTAINED PRIOR TO THE START OF ANY WORK IN THE PUBLIC RIGHT-OF-WAY. LOG ON TO: WWW.SIDEWALK.MPLS.MN.ROWAY.NET FOR A PERMIT.
31. AN OBSTRUCTION PERMIT IS REQUIRED ANYTIME CONSTRUCTION WORK IS PERFORMED IN THE PUBLIC RIGHT-OF-WAY. PLEASE CONTACT SCOTT KRAMER AT (612)673-2383 REGARDING DETAILS OF SIDEWALK AND LANE CLOSURES. LOG ON TO HTTP://MINNEAPOLIS.MN.ROWAY.NET FOR A PERMIT.
32. ALL COSTS FOR RELOCATION AND/OR REPAIR OF CITY FACILITIES SHALL BE BORNE BY THE CONTRACTOR AND/OR PROPERTY OWNER.
33. EXISTING UTILITY CONNECTIONS (WATER AND SEWER) PROPOSED FOR ABANDONMENT SHALL BE REMOVED PER THE REQUIREMENTS OF THE UTILITY CONNECIONS DEPARTMENT CALL (612)673-2451 FOR MORE INFORMATION.
34. PRIOR TO STARTING ANY CONSTRUCTION, CALL THE FORESTRY PRESERVATION COORDINATOR (FPC) TO DETERMINE IF A TREE WORK PERMIT IS NEEDED AND TO ENSURE THAT PUBLIC TREES ARE PROTECTED OR COMPENSATED FOR. A PUBLIC TREE IS ANY TREE THAT IS GROWING IN THE BOULEVARD OR PUBLIC RIGHT-OF-WAY AS WELL AS ON ANY OTHER MUNICIPAL PUBLIC PROPERTY.
35. IT IS ILLEGAL TO REMOVE, PRUNE OR PLANT A PUBLIC TREE PER ORDINANCE WITHOUT RECEIVING A PERMIT FROM THE MPRB. REMOVAL, PRUNING AND PLANTING VIA PERMIT MUST CONFORM TO MPRB FORESTRY DIVISION SPECIFICATIONS.
36. APPROVAL OF PLANS THAT ARE SUBMITTED TO THE PRELIMINARY DEVELOPMENT REVIEW (PDR) PROCESS DOES NOT NEGATE THE NEED TO ACQUIRE A TREE WORK PERMIT. TREE WORK PERMITS ARE HANDLED SOLELY BY THE MPRB AND NOT PART OF THE PDR PROCESS.
37. TREE WORK THAT OCCURS ON PUBLIC TREES WITHOUT A PERMIT WILL BE STOPPED AND THE POLICE WILL BE NOTIFIED. IF NECESSARY, COMPENSATION THAT RESULTS FROM ILLEGAL TREE WORK WILL BE COLLECTED THROUGH LITIGATIONS.
38. PUBLIC TREES HAVE A MONETARY VALUE. THE ROOT ZONE, TRUCK AND BRANCHES OF ALL PUBLIC TREES GROWING WITHIN THE PUBLIC RIGHT-OF-WAY NEED TO BE PROTECTED WITH CONSTRUCTION FENCE THAT EXTENDS AS FAR AS THE SPREAD OF THE OUTER MOST BRANCHES. IF A PUBLIC TREE CAN NT BE PRESERVED, COMPENSATION WILL B REQUIRED FOR THE VALUE OF THE TREE OR DAMAGE TO IT.
39. IF A CRANE IS USED ON SITE AND IS WITHIN 50 FEET OF A PUBLIC TREE, THE FPC NEEDS TO BE NOTIFIED
40. MULCH PLACED AROUND EXISTING OR NEWLY PLANTED PUBLIC TREES MUST BE WOOD CHIPS AND MUST NOT TOUCH THE TRUNK OF THE TREE
41. CONTACT BILL PRINCE (612)673-3901 REGARDING IMPACTS TO THE EXISTING STREET LIGHTING SYSTEM
42. CONTACT DOUG MADAY AT (612)673-5755 PRIOR TO CONSTRUCTION FOR THE REMOVAL OF ANY CITY OF MINNEAPOLIS RIGHT OF WAY SIGNS THAT MAY BE IN THE WAY OF CONSTRUCTION
43. AN ENCROACHMENT PERMIT SHALL BE REQUIRED FOR ALL STREETSCAPE ELEMENTS IN THE PUBLIC RIGHT-OF-WAY SUCH AS PLANTS & SHRUBS, PLANTERS, TREE GRATES AND OTHER LANDSCAPING ELEMENTS, SIDEWALK FURNITURE (INCLUDING BIKE RACKS AND BOLLARDS), AND SIDEWALK ELEMENTS OTHER THAN STANDARD CONCRETE WALKWAYS SUCH AS PAVERS. PLEASE CONTACT BOB BOBLETT AT (612)673-2428.
44. ANY ELEMENTS OF AN EARTH RETENTION SYSTEM AND RELATED OPERATIONS (SUCH AS CONSTRUCTION CRANE BOOM SWINGS) THAT FALL WITHIN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE AN ENCROACHMENT PERMIT APPLICATION. IF THERE ARE TO BE ANY EARTH RETENTION SYSTEMS WHICH WILL EXTEND OUTSIDE THE PROPERTY LINE OF THE DEVELOPMENT THEN A PLAN MUST BE SUBMITTED SHOWING DETAILS OF THE SYSTEM. ALL SUCH ELEMENTS SHALL BE REMOVED FROM THE PUBLIC RIGHT-OF-WAY FOLLOWING CONSTRUCTION WITH THE EXCEPTION OF TIE-BACKS WHICH MAY REMAIN BUT MUST BE UNCOUPLED AND DE-TENSIONED. PLEASE CONTACT BOB BOBLETT AT (612)673-2428 FOR FURTHER INFORMATION.
45. ANY ELEMENTS OF AN EARTH RETENTION SYSTEM AND RELATED OPERATIONS THAT FALL WITHIN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE A RIGHT-OF-WAY EXCAVATION PERMIT.
46. CONTACT PAUL MARTINSON (612-221-9295) REGARDING REMOVAL OR PROTECTION OF TREES IN THE CITY RIGHT OF WAY
47. PERMITS AND APPROVAL ARE REQUIRED FROM ENVIRONMENTAL SERVICES FOR THE FOLLOWING ACTIVITIES: AFTER HOURS WORK; TEMPORARY STORAGE OF IMPACTED SOILS ON SITE PRIOR TO DISPOSAL OR REUSE; REMEDIATION OF CONTAMINATED SOIL AND GROUNDWATER, REUSE OF IMPACTED SOILS ON SITE; DEWATERING AND DISCHARGE OF ACCUMULATED STORM WATER OR GROUND WATER TO CITY SEWERS; FLAMMABLE WASTE TRAPS, UNDERGROUND OR ABOVEGROUND TANK INSTALLATION OR REMOVAL; WELL CONSTRUCTION OR SEALING; ON-SITE ROCK CRUSHING. CONTACT TOM FRAME AT TOM.FRAME@MINNEAPOLISMN.GOV. FOR PERMIT APPLICATIONS AND APPROVALS
48. NO CONSTRUCTION, DEMOLITION OR COMMERCIAL POWER MAINTENANCE EQUIPMENT SHALL BE OPERATED WITHIN THE CITY BETWEEN THE HOURS OF 6:00PM AND 7:00AM ON WEEKDAYS OR DURING ANY HOURS ON SATURDAYS, SUNDAYS AND STATE AND FEDERAL HOLIDAYS, EXCEPT UNDER PERMIT. CONTACT ENVIRONMENTAL SERVICES AT 612-673-3867 FOR PERMIT INFORMATION.

LEGEND

- EXISTING PROPERTY LINE
- EXISTING CATCH BASIN
- EXISTING CLEANOUT
- EXISTING BENCH
- EXISTING ELECTRICAL TRANSFORMER
- EXISTING FIRE HYDRANT
- EXISTING GUARD POST
- EXISTING LIGHT
- EXISTING MANHOLE
- EXISTING PARKING METER
- EXISTING POWER POLE
- EXISTING RETAINING WALL
- 171.94 EXISTING SPOT ELEVATION
- EXISTING WATER MANHOLE
- EXISTING BUILDING LINE
- 171 EXISTING CONTOUR LINE
- EXISTING FENCE
- ohe EXISTING ELECTRICAL OVERHEAD LINE
- ug EXISTING UNDERGROUND GAS LINE
- tel EXISTING TELEPHONE LINE
- EXISTING SANITARY SEWER LINE
- EXISTING STORM SEWER LINE
- EXISTING WATER LINE
- EXISTING CURB TO BE REMOVED
- EXISTING LIGHT TO BE REMOVED
- EXISTING TREE TO BE REMOVED
- EXISTING UTILITY TO BE REMOVED
- CONCRETE WALK TO BE REMOVED
- BITUMINOUS PAVEMENT TO BE REMOVED
- PROPOSED CATCH BASIN
- PROPOSED CLEAN OUT
- PROPOSED CONSTRUCTION LIMITS
- 882 PROPOSED CONTOUR
- PROPOSED DRAINTILE
- PROPOSED EROSION CONTROL AT CB/MH
- PROPOSED MANHOLE
- PROPOSED PERIMETER EROSION CONTROL
- PROPOSED RETAINING WALL
- PROPOSED SANITARY SEWER
- PROPOSED SAWCUT LINE
- PROPOSED SURFACE DRAINAGE
- + 81.4 PROPOSED SPOT ELEVATION
- PROPOSED STORM SEWER
- PROPOSED TRENCH DRAIN
- PROPOSED WATERMAIN
- PROPOSED HYDRANT
- PROPOSED BITUMINOUS PAVEMENT
- PROPOSED 4" CONCRETE SIDEWALK
- PROPOSED 5" CONCRETE SIDEWALK
- PROPOSED CONCRETE PAVEMENT
- PROPOSED PERVIOUS PAVERS
- PROPOSED CONSTRUCTION ENTRANCE

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AUGUST 27, 2014

Revisions

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C	LAND USE APPLICATION	08/27/2014
B	DESIGN DEVELOPMENT	08/08/2014
A	SCHEMATIC DESIGN	06/27/2014

Sheet Information

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CIVIL NOTES AND LEGEND

Sheet

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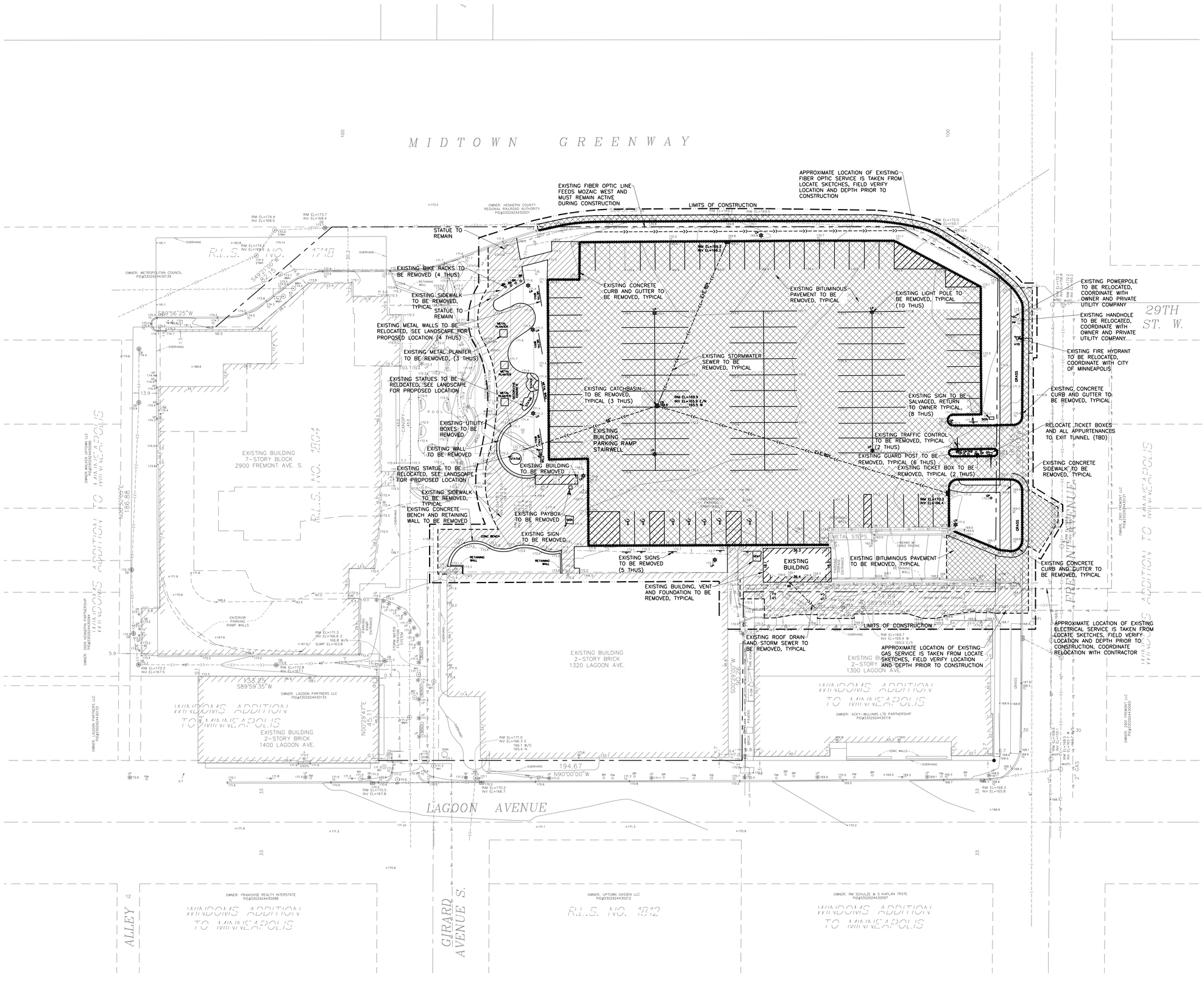

1 C200 SITE DEMOLITION PLAN

PERKINS + WILL

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f 763.843.0421

MEP Engineers

Gausman & Moore
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f 651-631-9618

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DEMOLITION PLAN

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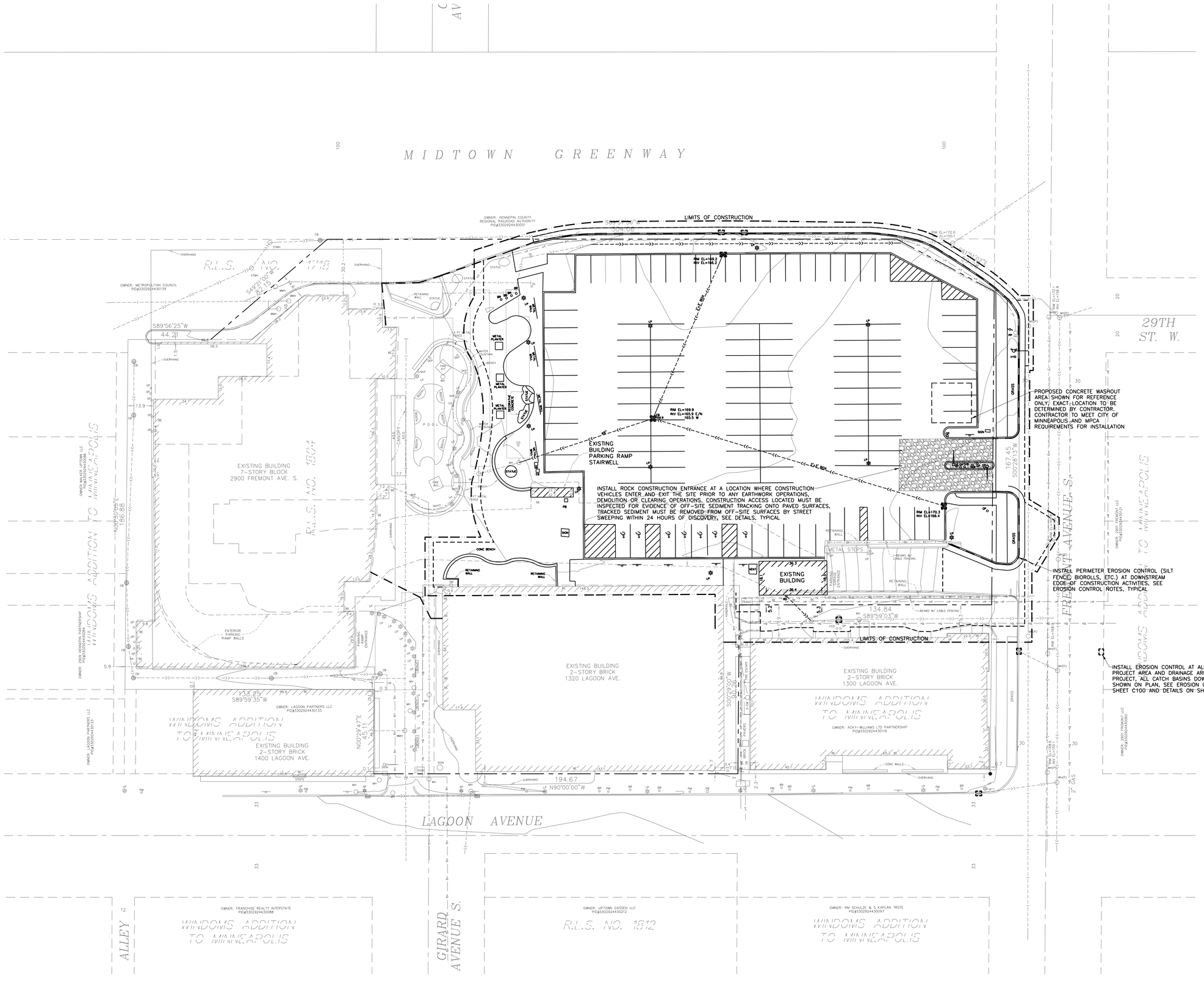

1 C301 SWPPP – EXISTING CONDITIONS

1"=20'

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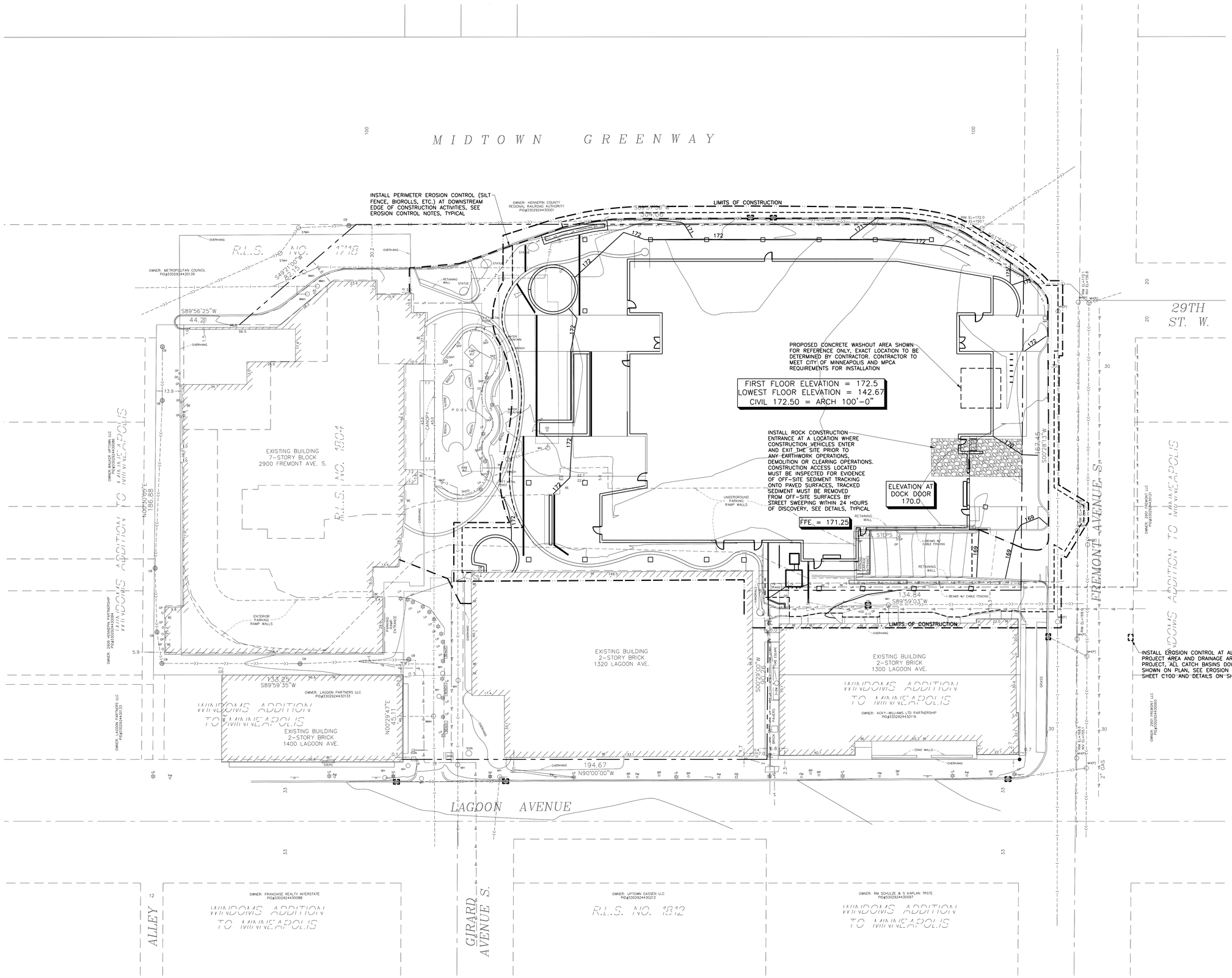

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SWPPP - PROPOSED CONDITIONS

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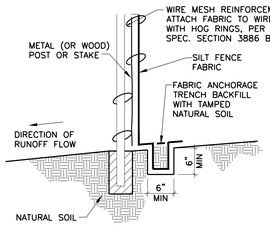

NOTE: SILT FENCE SHALL FOLLOW MNDOT SPEC. SECTION 3886.

FIGURE 1 TYPICAL INSTALLATION FOR SILT FENCE

DESIGN RECOMMENDATIONS

1. SILT FENCES SHOULD BE INSTALLED ON THE CONTOUR (AS OPPOSED TO UP AND DOWN A HILL) AND CONSTRUCTED SO THAT FLOW CANNOT BYPASS THE ENDS.
2. ENSURE THAT THE DRAINAGE AREA IS NO GREATER THAN 1/4 ACRE PER 100 FT OF FENCE.
3. MAKE THE FENCE STABLE FOR THE 10-YEAR PEAK STORM RUNOFF.
4. WHERE ALL RUNOFF IS TO BE STORED BEHIND THE SILT FENCE, ENSURE THAT THE MAXIMUM SLOPE LENGTH BEHIND THE FENCE DOES NOT EXCEED THE SPECIFICATIONS SHOWN IN TABLE 1.

TABLE 1 MAXIMUM SLOPE LENGTH AND SLOPE FOR WHICH SILT FENCE IS APPLICABLE

		BY CALCULATION	BY CALCULATION	BY ACCEPTED DESIGN PRACTICES
SLOPE H:V	PERCENT	SILT FENCE STORAGE EQUALES 2 FT FOR A 100-YEAR EVENT	SILT FENCE STORAGE EQUALS 2 FT FOR A 2-YEAR EVENT OR 3 FT FOR A 100-YEAR EVENT	MAXIMUM SLOPE LENGTH
100:1	1%	400 FT	900 FT	100 FT
50:1	2%	200 FT	450 FT	75 FT
25:1	4%	100 FT	225 FT	75 FT
20:1	5%	80 FT	180 FT	75-50 FT
17:1	6%	67 FT	150 FT	50 FT
12.5:1	8%	50 FT	112 FT	50 FT
10:1	10%	40 FT	90 FT	50-25 FT
5:1	20%	20 FT	45 FT	25-15 FT
4:1	25%	16 FT	36 FT	15 FT
3:1	33%	12 FT	27 FT	15 FT
2:1	50%	8 FT	18 FT	15 FT

1 C303 HEAVY DUTY SILT FENCE DETAIL

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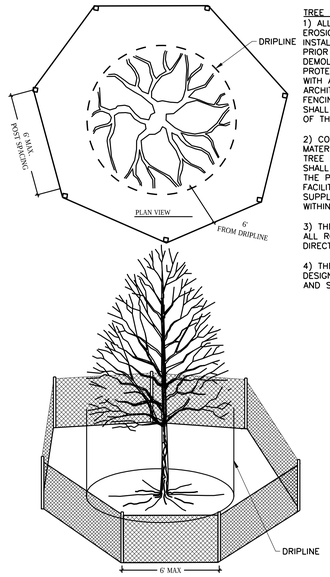


TREE PROTECTION NOTES:

1) ALL TREE PROTECTION FENCING AND EROSION CONTROL FENCING SHALL BE INSTALLED ACCORDING TO THE PLANS PRIOR TO ANY DEMOLITION. AFTER DEMOLITION OR AS NECESSARY, TREE PROTECTION FENCING MAY BE RELOCATED WITH APPROVAL FROM THE LANDSCAPE ARCHITECT. ALL TREE PROTECTION FENCING AND EROSION CONTROL DEVICES SHALL BE MAINTAINED FOR THE DURATION OF THE CONSTRUCTION PERIOD.

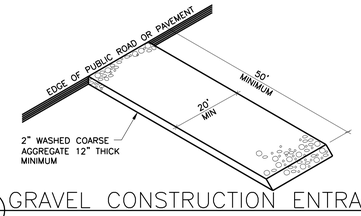
2) CONTRACTOR SHALL NOT STORE ANY MATERIALS OR PARK ANY VEHICLES IN TREE PROTECTION ZONES. THE FENCE SHALL PREVENT TRAFFIC MOVEMENT AND THE PLACEMENT OF TEMPORARY FACILITIES, EQUIPMENT, STOCKPILES AND SUPPLIES FROM HARMING VEGETATION WITHIN THE LIMITS OF PROTECTION.

3) THE CONTRACTOR SHALL CLEANLY CUT ALL ROOTS EXPOSED BY GRADING AS DIRECTED BY THE LANDSCAPE ARCHITECT.

4) THE CONTRACTOR SHALL USE DESIGNATED CONSTRUCTION ENTRANCES AND STAGING AREAS.

2 C303 TREE PROTECTION DETAIL

NO SCALE



3 C303 GRAVEL CONSTRUCTION ENTRANCE

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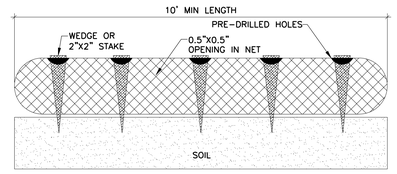
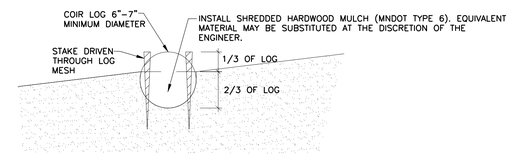
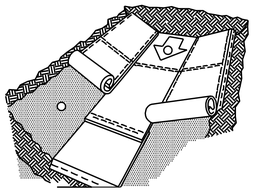




4 C303 COIR LOG

NO SCALE



1. BEFORE INSTALLATION APPLY TOPSOIL, FERTILIZER AND SEED TO SURFACE.
2. BEGIN AT THE TOP OF THE CHANNEL, INSTALL MATS BY ANCHORING IN A 6" DEEP BY 6" WIDE TRENCH WITH APPROXIMATELY 12" OF MAT EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR WITH A ROW OF STAPLES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF MAT BACK OVER SEED AND SOIL. SECURE MATS WITH A WITH A ROW OF STAPLES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE MATS.
3. ROLL CENTER MATS IN DIRECTION OF WATER FLOW IN BOTTOM OF CHANNEL.
4. PLACE CONSECUTIVE AND ADJACENT MATS END OVER END (SHINGLE STYLE) WITH A MINIMUM 6" OVERLAP. USE A DOUBLE ROW OF STAPLES STAGGERED 4" APART AND 4" ON CENTER TO SECURE OVERLAPPED MATS.
5. FULL LENGTH EDGE OF MATS AT TOP OF SIDE SLOPES MUST BE ANCHORED WITH A ROW OF STAPLES APPROXIMATELY 12" APART IN A 6" DEEP BY 6" WIDE TRENCH.
6. THE TERMINAL END OF MATS MUST BE ANCHORED WITH A ROW OF STAPLES APPROXIMATELY 12" APART IN A 6" DEEP BY 6" WIDE TRENCH.
7. BACKFILL AND SEED AFTER STAPLING.
8. FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR PROPER INSTALLATION.

5 C303 EROSION STABILIZATION MATS

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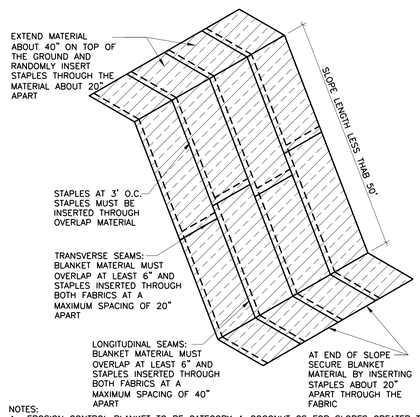
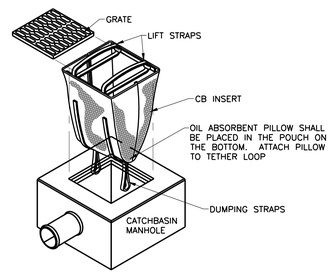


NOTES:
1. EROSION CONTROL BLANKET TO BE CATEGORY 4-COCONUT 2S FOR SLOPES GREATER THAN 5:1 AND SIDES AND BOTTOM OF ALL DRAINAGE SWALES AND PONDING AREAS AND CATEGORY 2-STRAW 2S FOR ALL SLOPES LESS THAN 5:1 PER MNDOT SPEC. SECTION 3885.
2. INSTALL PER MNDOT SPEC. SECTION 2575

6 C303 EROSION CONTROL BLANKET

NO SCALE

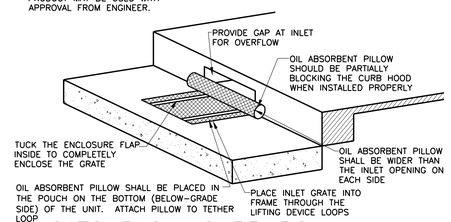


1. OIL ABSORBENT PILLOW SHALL BE REMOVED AND REPLACED WHEN NEAR SATURATION.
2. USE DANDY® BAG II AS MANUFACTURED BY DANDY® PRODUCTS, INC.
3. AN EQUIVALENT CATCHBASIN EROSION CONTROL INSERT METHOD OR PRODUCT MAY BE USED WITH PRIOR APPROVAL FROM ENGINEER.

7 C303 CB INSERT EROSION CONTROL

NO SCALE

1. OIL ABSORBENT PILLOW SHALL BE REMOVED AND REPLACED WHEN NEAR SATURATION.
2. PROVIDE BEAVER DAM AS MANUFACTURED BY DANDY PRODUCTS, INC.
3. AN EQUIVALENT CURB INLET EROSION CONTROL METHOD OR PRODUCT MAY BE USED WITH APPROVAL FROM ENGINEER.



8 C303 CATCHBASIN CURB BOX INLET EROSION CONTROL

NO SCALE

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SWPPP DETAILS

Sheet

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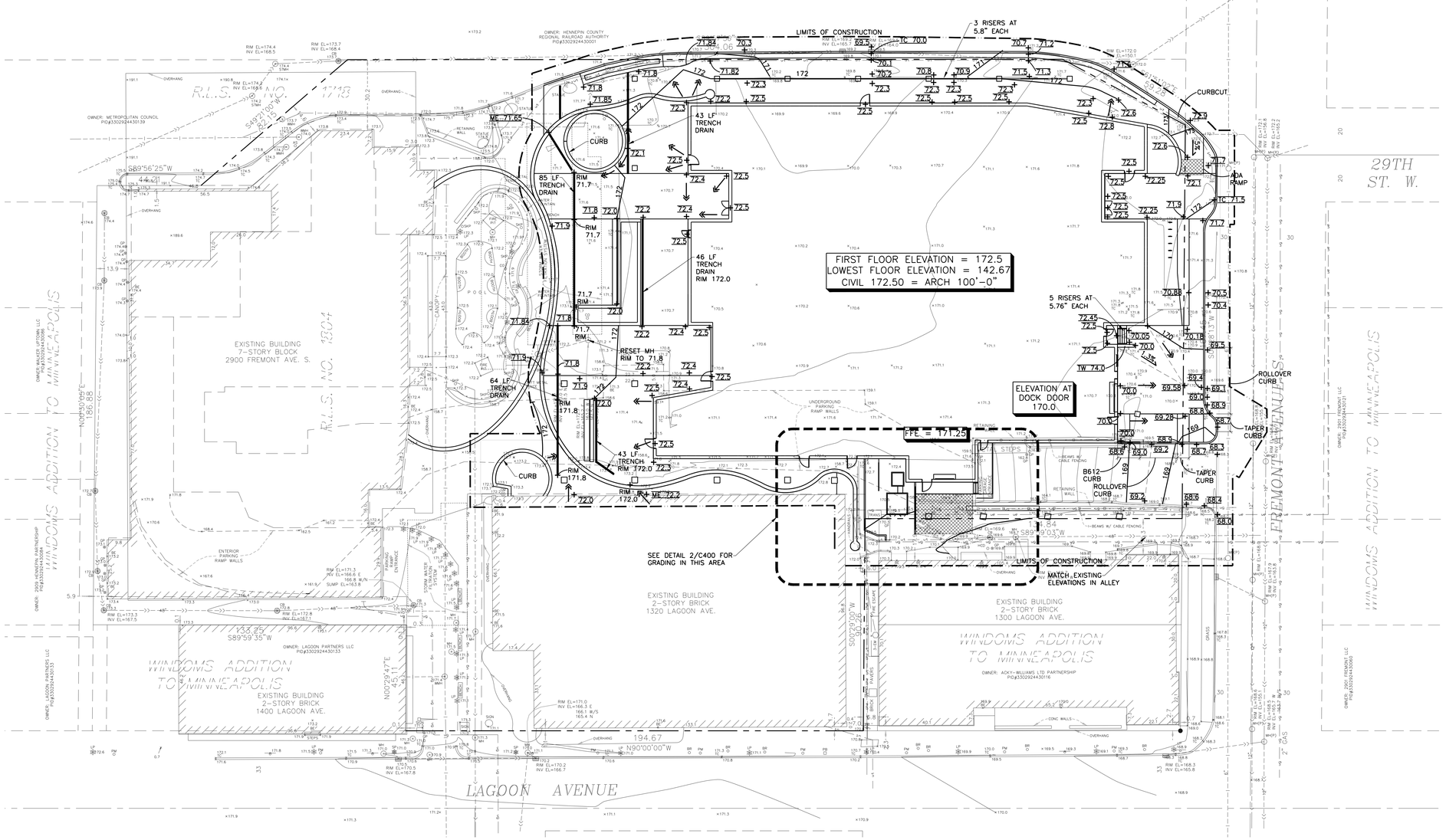

NORTH

1 C400 GRADING AND DRAINAGE PLAN

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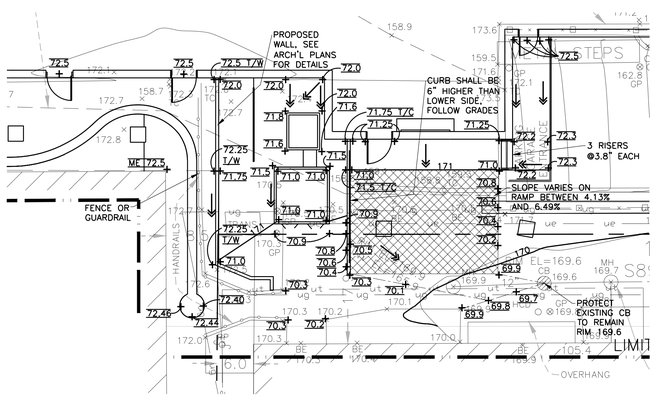

NORTH

2 C400 GRADING AND DRAINAGE PLAN DETAIL

0 10' 20' 30'

1"=10'

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GRADING AND DRAINAGE PLAN

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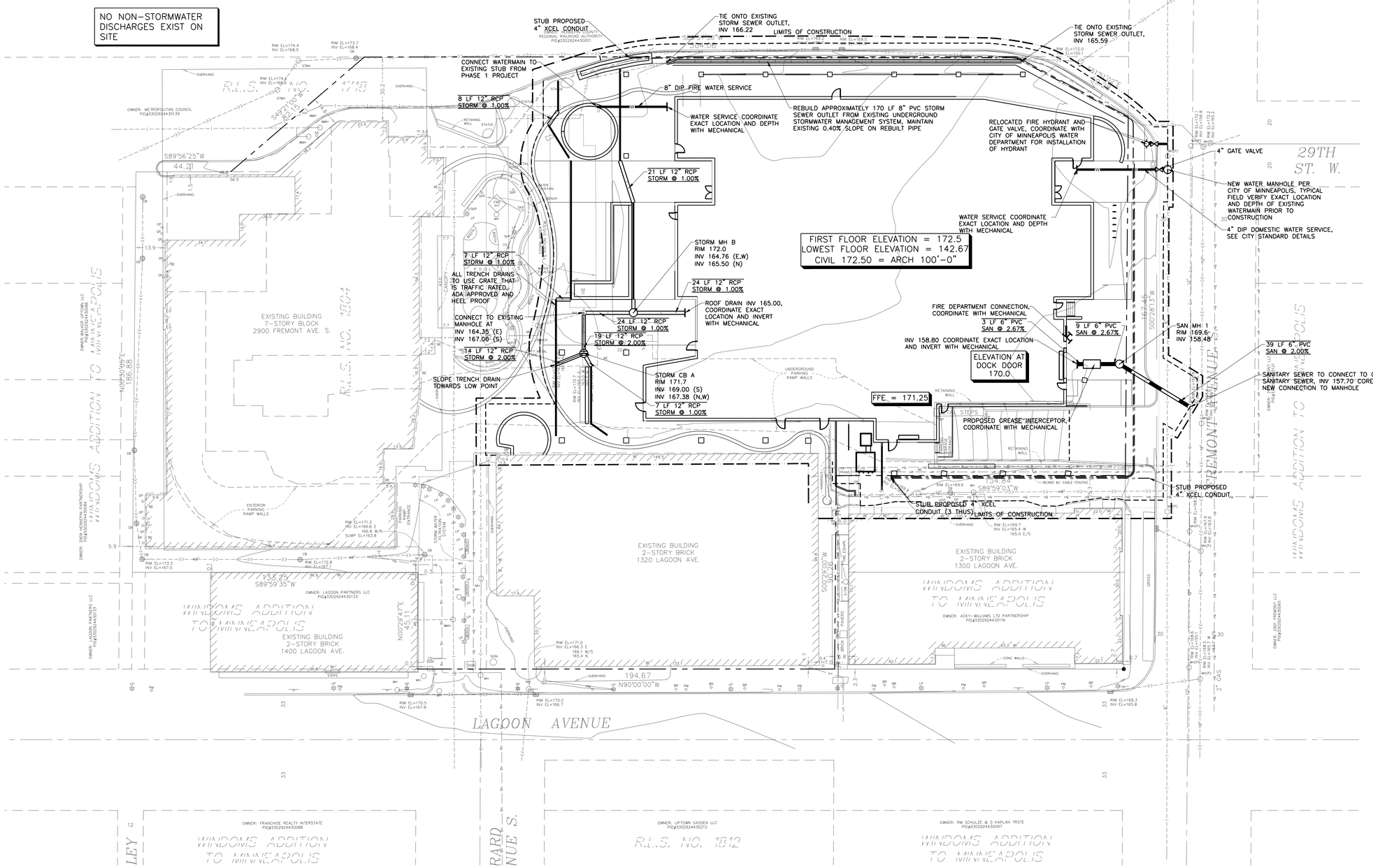
NOTE:
ALL MECHANICAL AND NON-STORMWATER DISCHARGE DETAILS AND PLANS NEED TO BE REVIEWED, APPROVED AND PERMITTED BY THE CITY OF MINNEAPOLIS AND MINNESOTA DEPARTMENT OF HEALTH. NON-STORMWATER DISCHARGES ARE NOT PERMITTED UNLESS APPROVED BY THE CITY AND ARE ONE OF THE ELEVEN ALLOWABLE NON-STORMWATER DISCHARGES PER EPA REQUIREMENTS FOR DISCHARGES TO THE WATERS OF THE STATE. IF THE NON-STORMWATER DISCHARGE OCCURS WITHOUT A SEPARATE PERMIT, THE CONTRACTOR AND OWNER/OPERATOR WILL BE IN VIOLATION OF THE CLEAN WATER ACT. THE PROPOSED NON-STORMWATER DISCHARGE INCLUDES FOUNDATION DRAIN TILE CONSTRUCTED AROUND THE PERIMETER OF THE BUILDING AND BELOW SLAB DRAIN TILE.

CONTRACTOR, PROPERTY OWNER OR RESPONSIBLE PARTY SHALL CONTACT MINNEAPOLIS SURFACE WATERS AND SEWERS 48 HOURS PRIOR TO ANY EXCAVATION OR CONSTRUCTION RELATED TO OR IN THE LOCATION OF THE PROPOSED STORMWATER MANAGEMENT BMP. CONTACT PAUL CHELLSEN, 673-2406 OR PAUL.CHELLSEN@MINNEAPOLISMN.GOV

UPON THE PROJECT'S COMPLETION THE GENERAL CONTRACTOR, PROPERTY OWNER OR RESPONSIBLE PARTY SHALL PROVIDE THE DEPARTMENT OF PUBLIC WORKS A FINAL STORMWATER MANAGEMENT REPORT INCLUDING RECORD DRAWINGS. THIS REPORT WILL SERVE AS A MEANS OF VERIFICATION THAT THE INTENT OF THE APPROVED STORMWATER MANAGEMENT DESIGN HAS BEEN MET. THIS FINAL REPORT SHALL SUBSTANTIATE THAT ALL ASPECTS OF THE ORIGINAL DESIGN HAVE BEEN ADEQUATELY PROVIDED FOR BY THE CONSTRUCTION OF THE PROJECT.

NO NON-STORMWATER DISCHARGES EXIST ON SITE



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UTILITY PLAN

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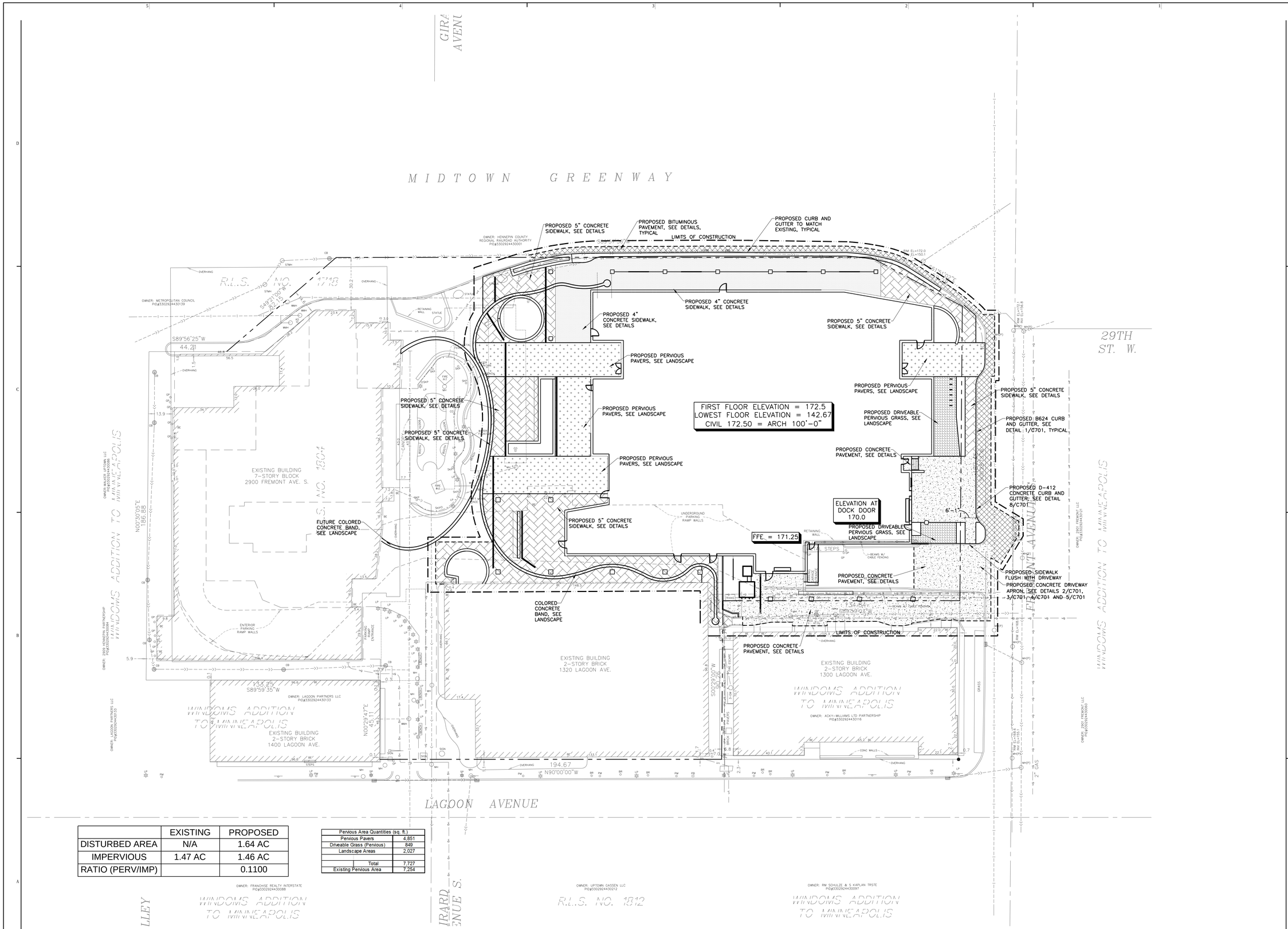

	EXISTING	PROPOSED
DISTURBED AREA	N/A	1.64 AC
IMPERVIOUS	1.47 AC	1.46 AC
RATIO (PERV/IMP)		0.1100

Pervious Area Quantities (sq. ft.)	
Pervious Pavers	4,851
Driveable Grass (Pervious)	849
Landscape Areas	2,027
Total	7,727
Existing Pervious Area	7,254

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PAVING PLAN

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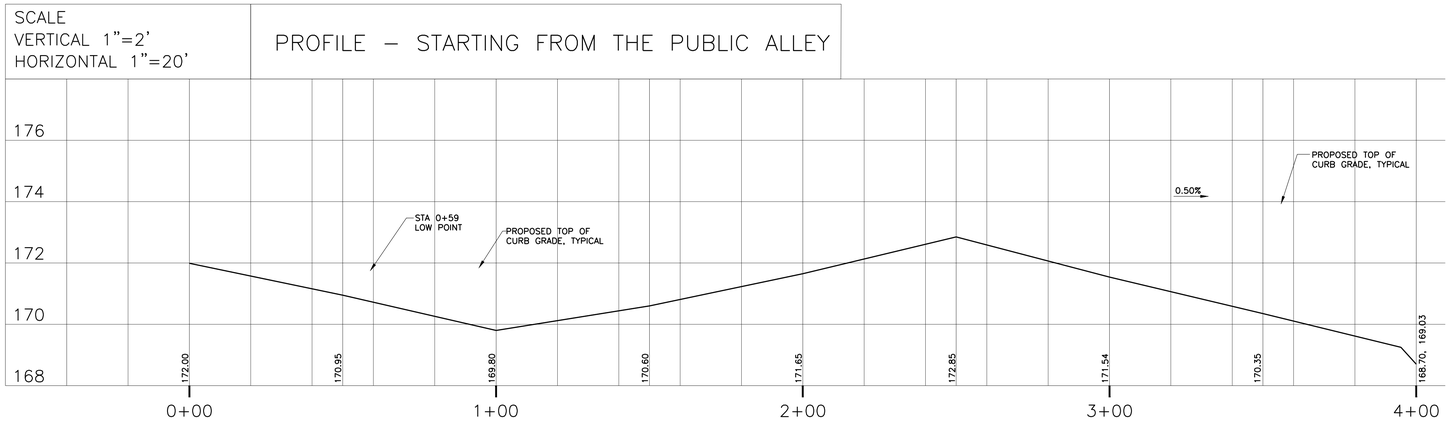

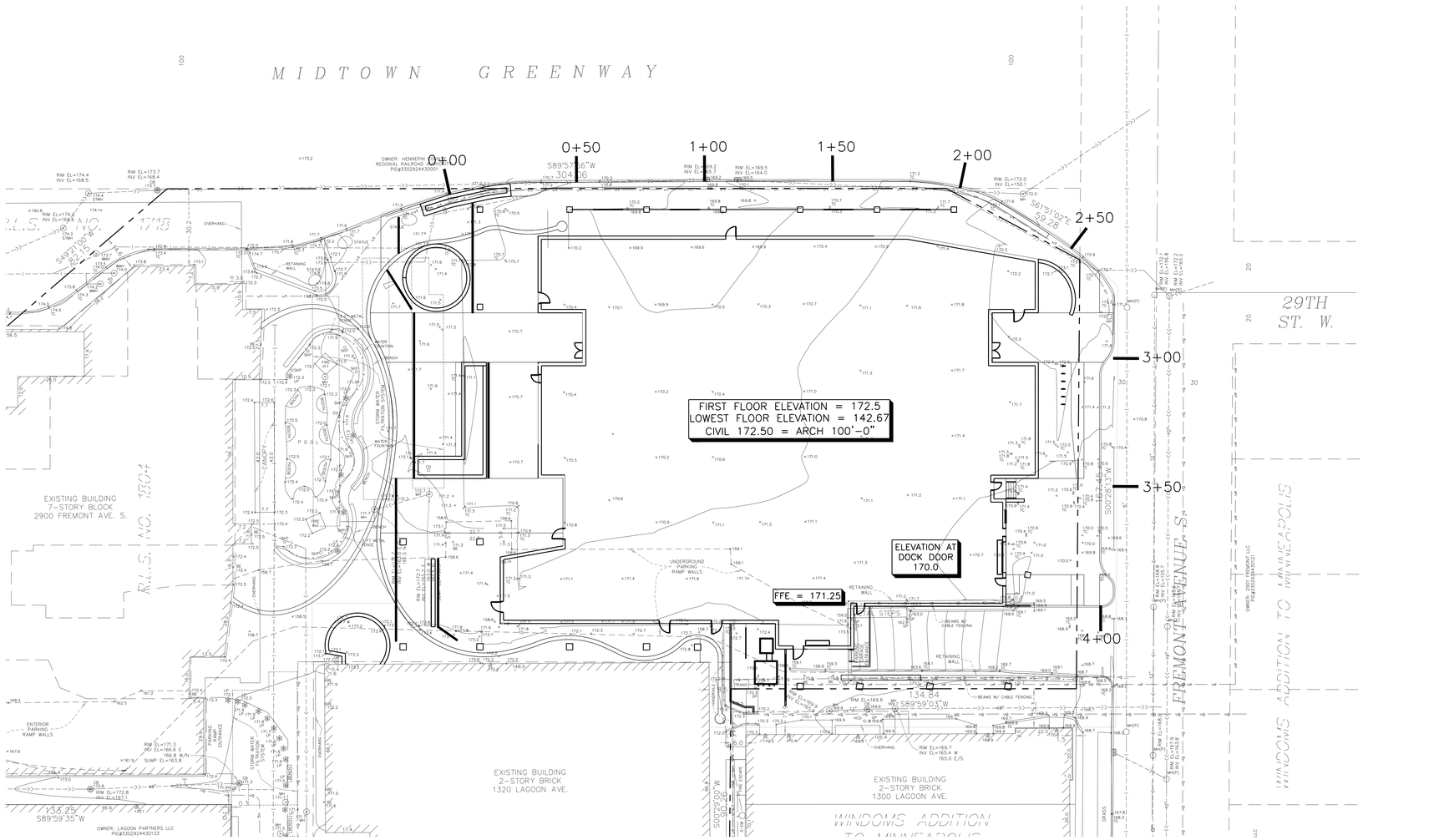

NORTH

1 C601 CURB PROFILE

0 20' 40' 60'

1"=20'

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GENERAL LAND USE APPLICATION

AUGUST 27, 2014

Revisions

NO	ISSUE	DATE
C	LAND USE APPLICATION	08/27/2014
B	DESIGN DEVELOPMENT	08/08/2014
A	SCHEMATIC DESIGN	06/27/2014

Sheet Information

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Checked	RSP
Approved	RSP

Title

CURB PROFILE PLAN

Sheet

C601

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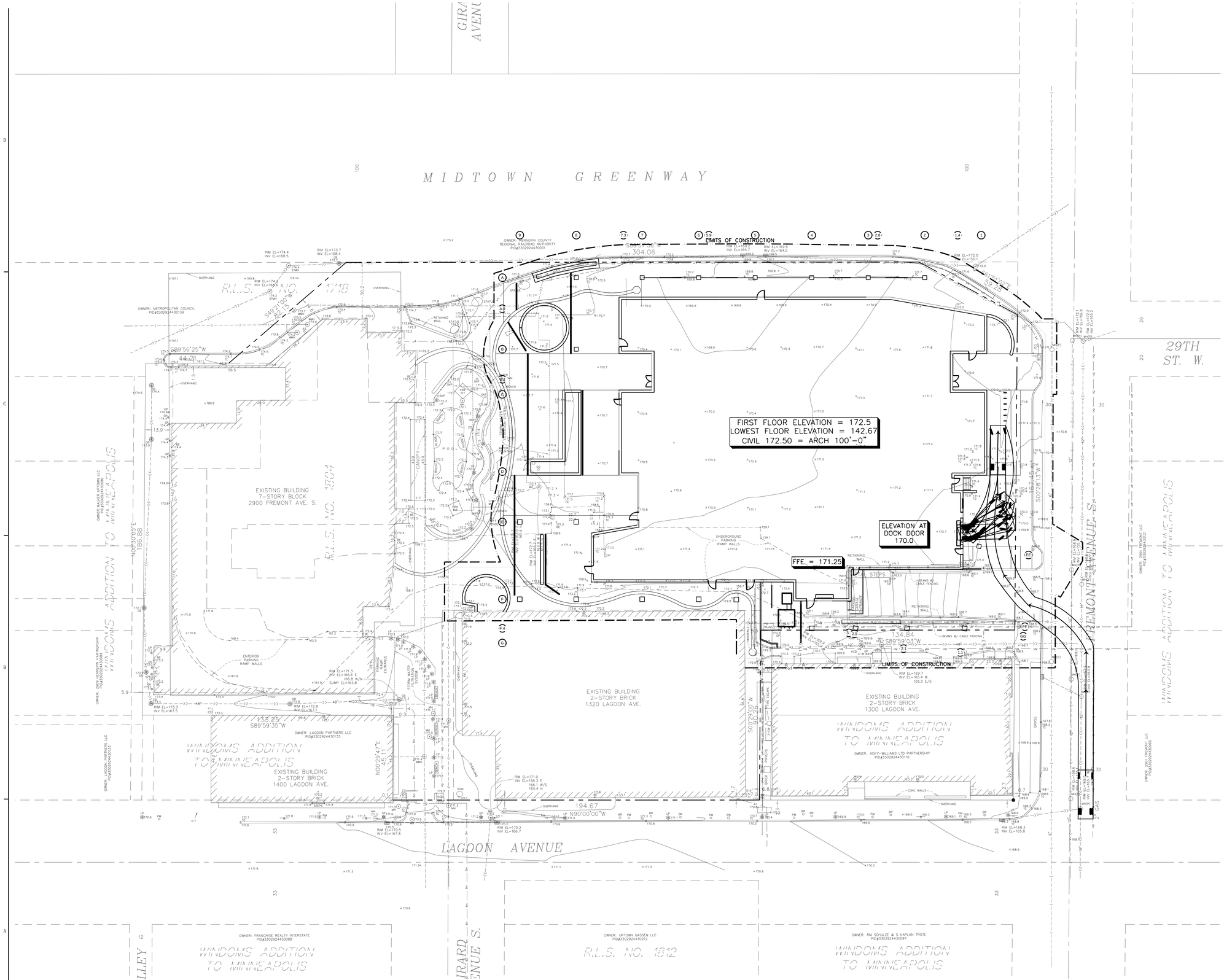

1 C602 TURNING SIMULATION PLAN

0 20' 40' 60'

1"=20'

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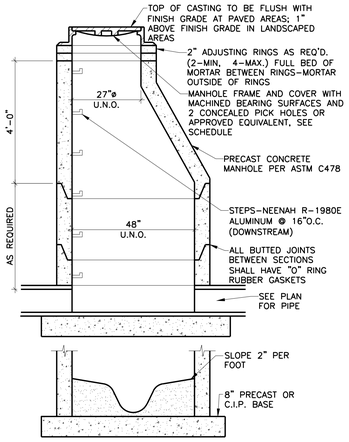
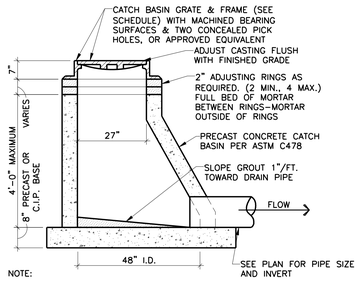


NOTES:
1. MANHOLES 8' OR DEEPER - THE PRECAST SECTION IMMEDIATELY BELOW THE CONCRETE SECTION SHALL BE 1'-0" HIGH.
2. PROVIDE STEPS IN MANHOLES OVER 4-0" IN DEPTH.
3. REINFORCING SHALL BE A MINIMUM OF A SINGLE LINE WIRE FABRIC HAVING AN AREA OF NOT LESS THAN 0.12 SQ. IN. PER FOOT OF HEIGHT.
4. PROVIDE SNAP-IN BOOT AT ALL SANITARY SEWER CONNECTIONS TO MANHOLES.

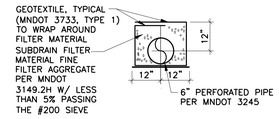
1 C700 STANDARD SEWER MANHOLE
NO SCALE

CASTING SCHEDULE		
CATCH BASIN/MANHOLE	GRATE TYPE (NEENAH)	REMARKS
A	R-2571-B	AREA DRAIN
1,B	R-1642-A	MH CASTING

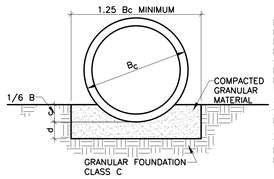


NOTE:
1. REINFORCING SHALL BE A MINIMUM OF A SINGLE LINE WIRE FABRIC HAVING AN AREA OF NOT LESS THAN 0.12 SQ. IN. PER FOOT OF HEIGHT.
2. ALL STORM SEWER PIPING RUNS SHALL USE RESILIENT RUBBER JOINTS AT PIPE CONNECTIONS TO CATCH BASINS FOR WATERTIGHT CONNECTION PER PLUMBING CODE.

2 C700 SHALLOW CATCH BASIN
NO SCALE

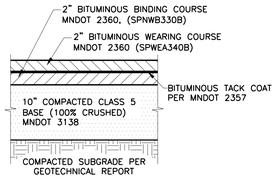


3 C700 DRAIN TILE DETAIL
NO SCALE



NOTE: THE PIPE IS BEDDED IN COMPACTED GRANULAR MATERIAL UP TO A HEIGHT EQUAL TO ONE SIXTH THE OUTSIDE DIAMETER OF THE PIPE. THE DEPTH OF THE BEDDING MATERIAL BELOW THE PIPE IS A MINIMUM OF 3" FOR 27" DIAMETER AND SMALLER PIPE, 6" FOR 66" DIAMETER AND LARGER PIPE, AND 4" FOR INTERMEDIATE SIZES. THE REMAINING EMBANKMENT MATERIAL IS LIGHTLY COMPACTED.

4 C700 CLASS C PIPE BEDDING
NO SCALE



5 C700 BITUMINOUS PAVEMENT DETAIL
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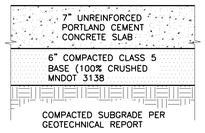
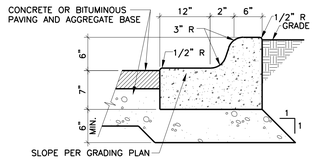
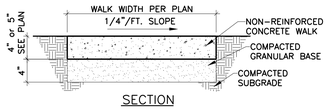


NOTES: PROVIDE CONTRACTION JOINTS AT 10' O.C. MAX. IN BOTH DIRECTIONS

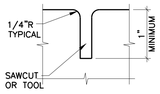
6 C700 CONCRETE PAVEMENT
NO SCALE



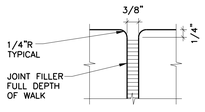
7 C700 CONCRETE CURB & GUTTER (B612)
NO SCALE



SECTION

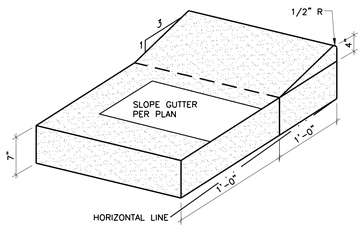


CONTRACTION JOINT
AT 5' O.C. MAXIMUM

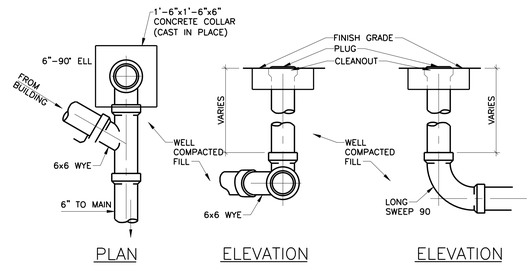


EXPANSION JOINT
AT 20' O.C. MAXIMUM

8 C700 CONCRETE WALK & JOINT DETAILS
NO SCALE



9 C700 ROLLOVER CURB DETAIL
NO SCALE



7 C2.0 DRAINTILE CLEANOUT
NO SCALE

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CIVIL DETAILS

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C700

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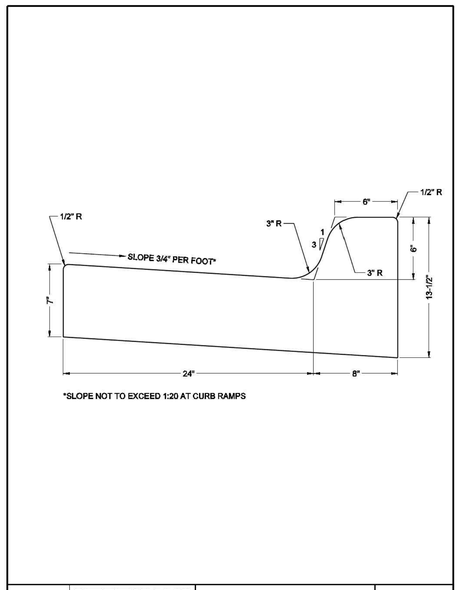

1 C701 B-624 CURB AND GUTTER

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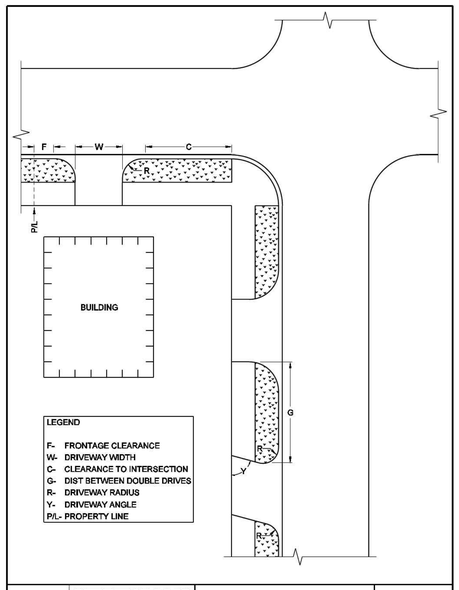

2 C701 DRIVEWAY REFERENCE

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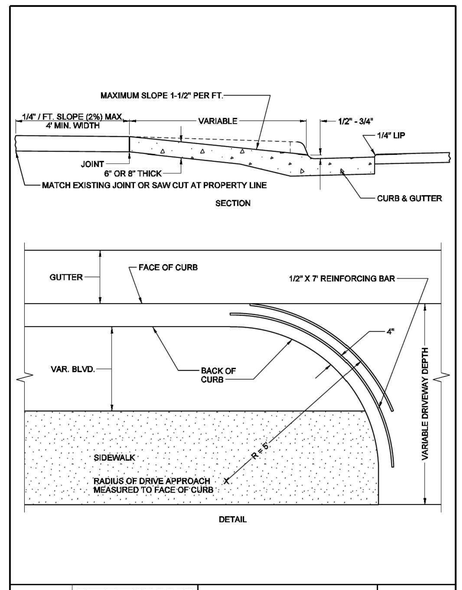

3 C701 TYPICAL DRIVEWAY CONSTRUCTION

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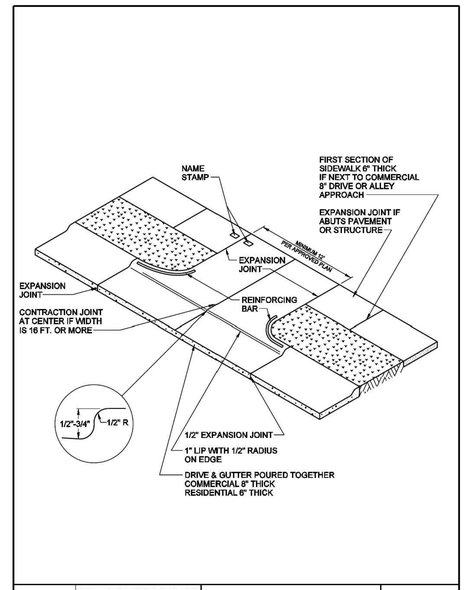

4 C701 TYPICAL DRIVEWAY

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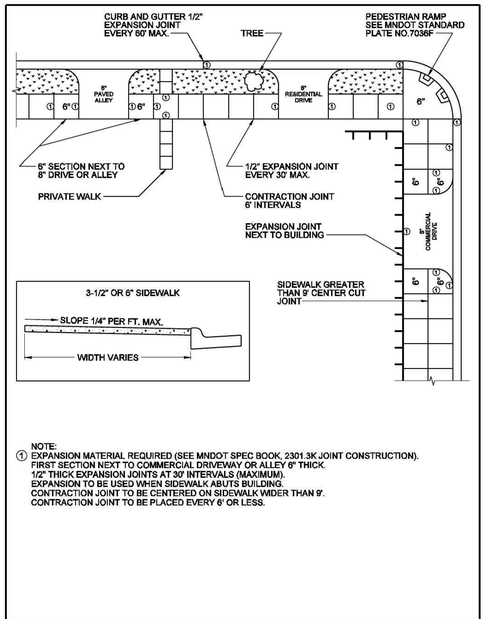

5 C701 TYPICAL SIDEWALK AND DRIVEWAY CONSTRUCTION

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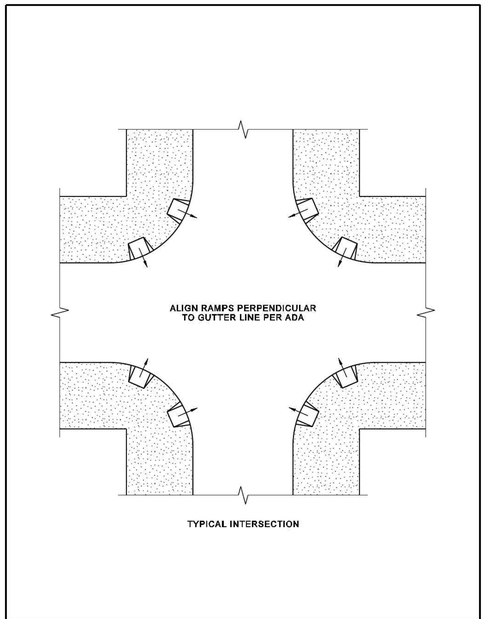
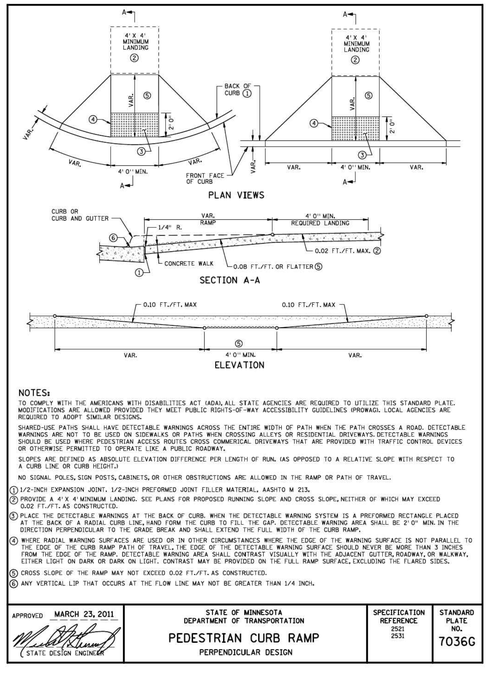


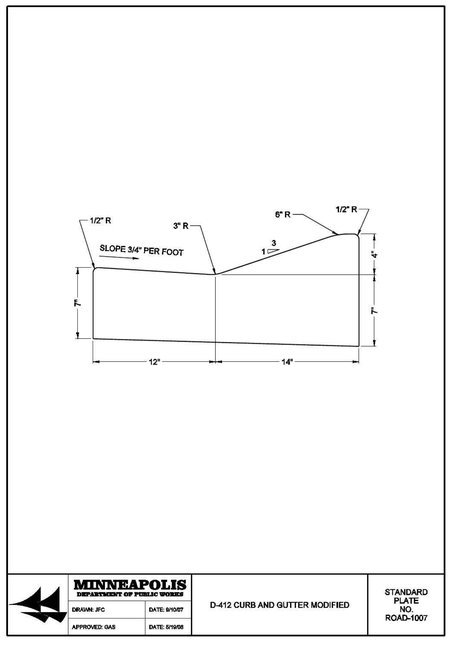
6 C701 TYPICAL PEDESTRIAN RAMP LOCATIONS

NO SCALE



7 C701 PEDESTRIAN CURB RAMP

NO SCALE



8 C701 D-412 CURB AND GUTTER

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CITY STANDARD DETAILS

Sheet

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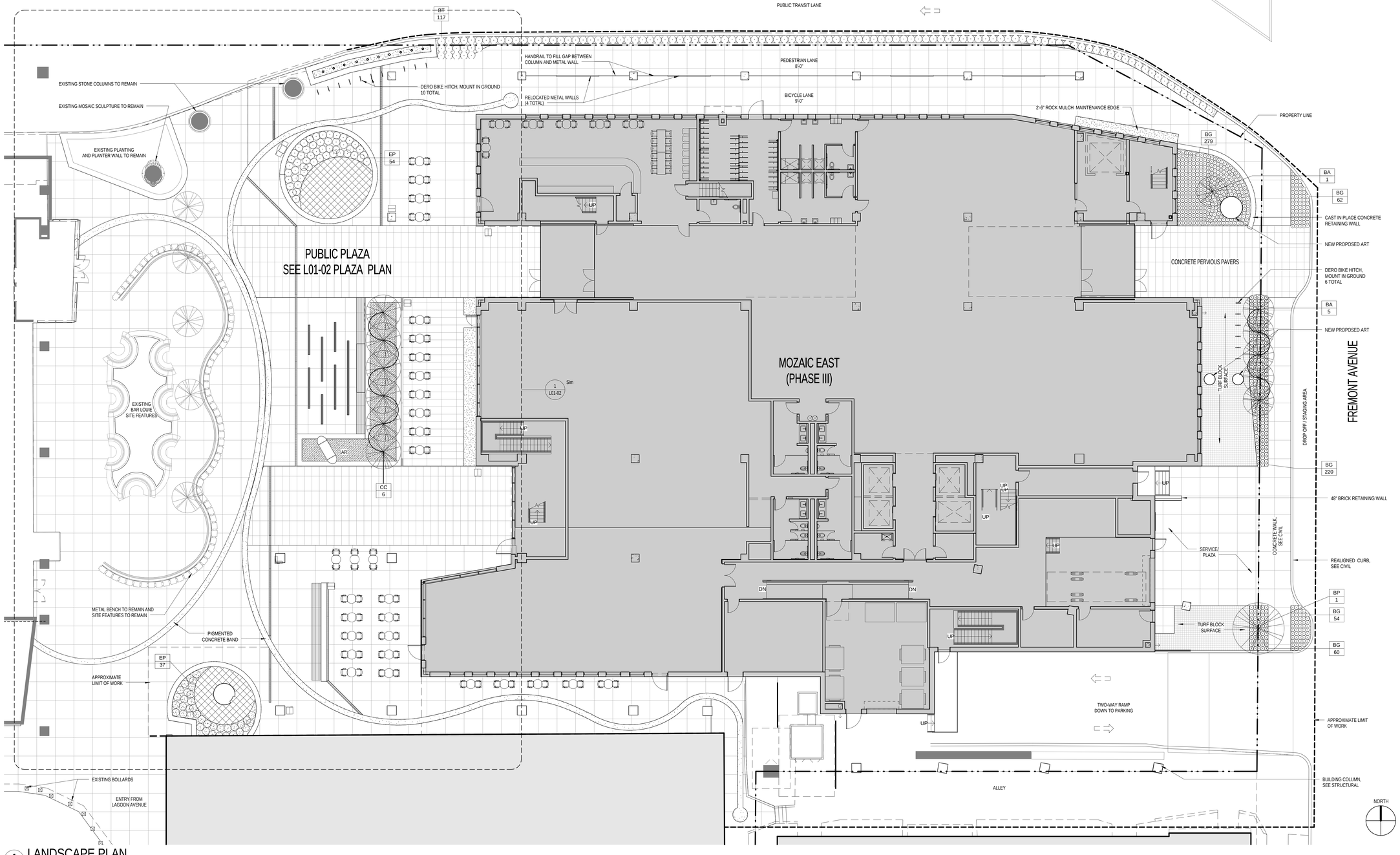

1 LANDSCAPE PLAN

3/32" = 1'-0"

GENERAL PLANTING NOTES:

1. LANDSCAPE CONTRACTOR SHALL VISIT THE SITE PRIOR TO SUBMITTING A BID TO BECOME FAMILIAR WITH SITE CONDITIONS. THE LANDSCAPE CONTRACTOR SHALL HAVE ALL UNDERGROUND UTILITIES LOCATE PRIOR TO ANY DIGGING. THE LANDSCAPE CONTRACTOR SHALL COORDINATE INSTALLATION WITH GENERAL CONTRACTOR.
2. CONTRACTOR SHALL CONTACT THE PARKS DEPARTMENT REGARDING THE PROCESS OF REMOVAL OR PROTECTION OF TREES DURING CONSTRUCTION IN THE CITY RIGHT OF WAY.
3. ALL PLANT MATERIALS SHALL CONFORM TO MOST CURRENT EDITION OF THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS AND SHALL BE OF HARDY STOCK, FREE FROM DISEASE, DAMAGE, AND DISFIGURATION.
4. INSTALL A FOUR (4) FOOT DIAMETER SHREDDED HARDWOOD BARK MULCH DISH AROUND ALL TREES, TO A DEPTH OF FOUR (4") INCHES, UNLESS WITHIN A PLANTING BED, NO EDGING REQUIRED.
5. PLACE THREE (3") INCH SHREDDED HARDWOOD BARK MULCH IN ALL SHRUB AND PERENNIAL BED AREAS, UNLESS OTHERWISE NOTED.
6. QUANTITIES LISTED ON PLANT SCHEDULE ARE APPROXIMATE QUANTITIES FOR DESIGN. PLACE PLANTS ACCORDING TO LAYOUT WITH PROPER SPACING. THE AREA INDICATED AND THE SPACING OF PLANTS SHALL GOVERPINAL QUANTITY OVER QUANTITY LISTED IN SCHEDULE.
7. SEE SPECIFICATIONS FOR PLANTING SOIL. PLACE PLANTING SOIL IN ALL PERENNIAL BED AREAS PRIOR TPLANTING. LANDSCAPE CONTRACTOR IS TO COORDINATE WITH GENERAL CONTRACTOR TO ENSURE THAT DESIGN GRADES ARE MET AS SPECIFIED ON GRADING PLANS.
8. FOLLOW ALL LANDSCAPE DETAILS AS SHOWN, UNLESS OTHERWISE NOTED ON PLANS.
9. STAKE AND GUY TREES ONLY AS NECESSARY, LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING PLUMB AND UPRIGHT POSITION OF ALL TREES THROUGHOUT WARRANTY PERIOD.
10. EDGE PLANTED BEDS WITH COMMERCIAL GRADE STEEL EDGING (1/8" X 4") ONLY AS NOTED IN PLAN. ANCHOR WITH STAKES SPACED NOT MORE THAN 4 FEET O.C. AND DRIVEN INTO AT LEAST 1 INCH BELOW TOP ELEVATION OF EDGING, SEE SPECIFICATIONS.
11. METHOD OF ESTABLISHMENT OF ALL LAWN AND TREE AREAS IS TO BE DETERMINED BY OWNER. SEE SPECIFICATIONS.
12. INSTALL DRIP IRRIGATION IN ALL PERENNIAL BEDS AND SPRAY HEAD IRRIGATION IN ALL TURF AREAS.

TREE SCHEDULE

QTY	KEYNOTE	COMMON NAME	SCIENTIFIC NAME	SIZE
6	BA	Dakota Pinnacle Birch	Betula platyphylla 'Frago'	2" BB
1	BP	Paper Birch	Betula papyrifera 'Renci'	8' BB, Clump
6	CC	Hawthorn	Crataegus crus-galli var inermis	7' BB, Clump

SHRUB SCHEDULE

QTY.	KEYNOTE	COMMON NAME	SCIENTIFIC NAME	SIZE
117	BT	Helmond Pillar Barberry	Berberis thunbergii 'Helmond Pillar'	#2 Cont.

PERENNIAL SCHEDULE

QTY	KEYNOTE	COMMON NAME	SCIENTIFIC NAME	SIZE
743	BG	Blue Grama	Bouteloua gracilis	#1 Cont.
91	EP	Coneflower	Echinacea 'Tomato Soup'	#1 Cont.

GROUNDCOVER SCHEDULE

AREA	KEYNOTE	COMMON NAME	SCIENTIFIC NAME	Comments
354 SF	AR	Bugleweed	Ajuga reptans 'Chocolate Chip'	4" Plug
252 SF	TURF	Turf	Sod	Refer to Specs

LANDSCAPE REQUIREMENTS

TOTAL SITE AREA: 57,300 SQ. FT.
OPEN SPACE AREA: 29,200 SQ. FT.
PLAZA AREA: 11,650 SQ. FT.

	REQUIRED	PROPOSED
TOTAL AREA (20%) NEEDED TO BE LANDSCAPED:	5,840 SQ. FT.	3,910 SQ. FT. (13%) ALTERNATIVE COMPLIANCE PREVIOUSLY APPROVED
TOTAL AREA OF ELEVATED LANDSCAPE:	NOT SPECIFIED	LEVEL 4 ROOF : 4,420 SQ. FT. LEVEL 7 ROOF: 2,464 SQ. FT.
NUMBER OF REQUIRED CANOPY TREES:	12 TREES	13 TREES TOTAL (REFER TO PLANT SCHEDULE)
NUMBER OF REQUIRED STREETFRONT TREES:	7 TREES	7 TREES TOTAL (REFER TO PLANT SCHEDULE)
NUMBER OF REQUIRED SHRUBS:	58 SHRUBS	117 SHRUBS TOTAL (REFER TO PLANT SCHEDULE)
NUMBER OF REQUIRED PERENNIALS:	NOT SPECIFIED	VARIOUS NATIVE, DROUGHT TOLERANT PERENNIALS (REFER TO PLANT SCHEDULE)
PAVED / PERVIOUS SURFACES:	REFER TO CIVIL PLAN	

LANDSCAPE

- PROPERTY LINE
- APPROXIMATE LIMIT OF WORK
- CONCRETE PAVING
- 2' x 4' PERVIOUS PAVER
- TURF BLOCK
- BUGLEWEED GROUNDCOVER
- TURF
- ROCK MULCH

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Approved	T. LAYNE

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OVERALL LANDSCAPE PLAN

Sheet

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PLAZA REQUIREMENTS

PROPOSED PLAZA: 11,650 SF (40% OF OPEN SPACE)

	REQUIRED	PROPOSED
SURFACE MATERIALS:	REFER TO PLAN- CAST IN PLACE CONCRETE & CONCRETE PERVIOUS PAVERS	
SEATING:		
TOTAL LINEAR FEET	233 LINEAR FEET	510 TOTAL FEET 311 NEW LINEAR FEET / 199 EXISTING LINEAR FEET
FIXED SEATING	46 LINEAR FEET	311 NEW FEET / 199 EXISTING FEET
BACKED SEATING	46 LINEAR FEET	63 NEW FEET
SEATING TYPES	MINIMUM OF TWO TYPES	SEAT WALLS / CANTILEVERED BENCH
PLANTINGS:	11 TREES OR 1,165 SQ FT OF PLANTING	11 TREES 6 NEW TREES / 5 EXISTING TREES 1,807 SQ FT OF PLANTING 1,450 NEW SQ FT / 357 EXISTING SQ FT
ADDITIONAL AMENITIES:	MINIMUM OF TWO	TWO TOTAL: WATER FEATURE AND PUBLIC ART FEATURES
LIGHTING:	REFER TO ELECTRICAL PLAN	
TRASH RECEPTACLES:	6 RECEPTACLES	6 RECEPTACLES

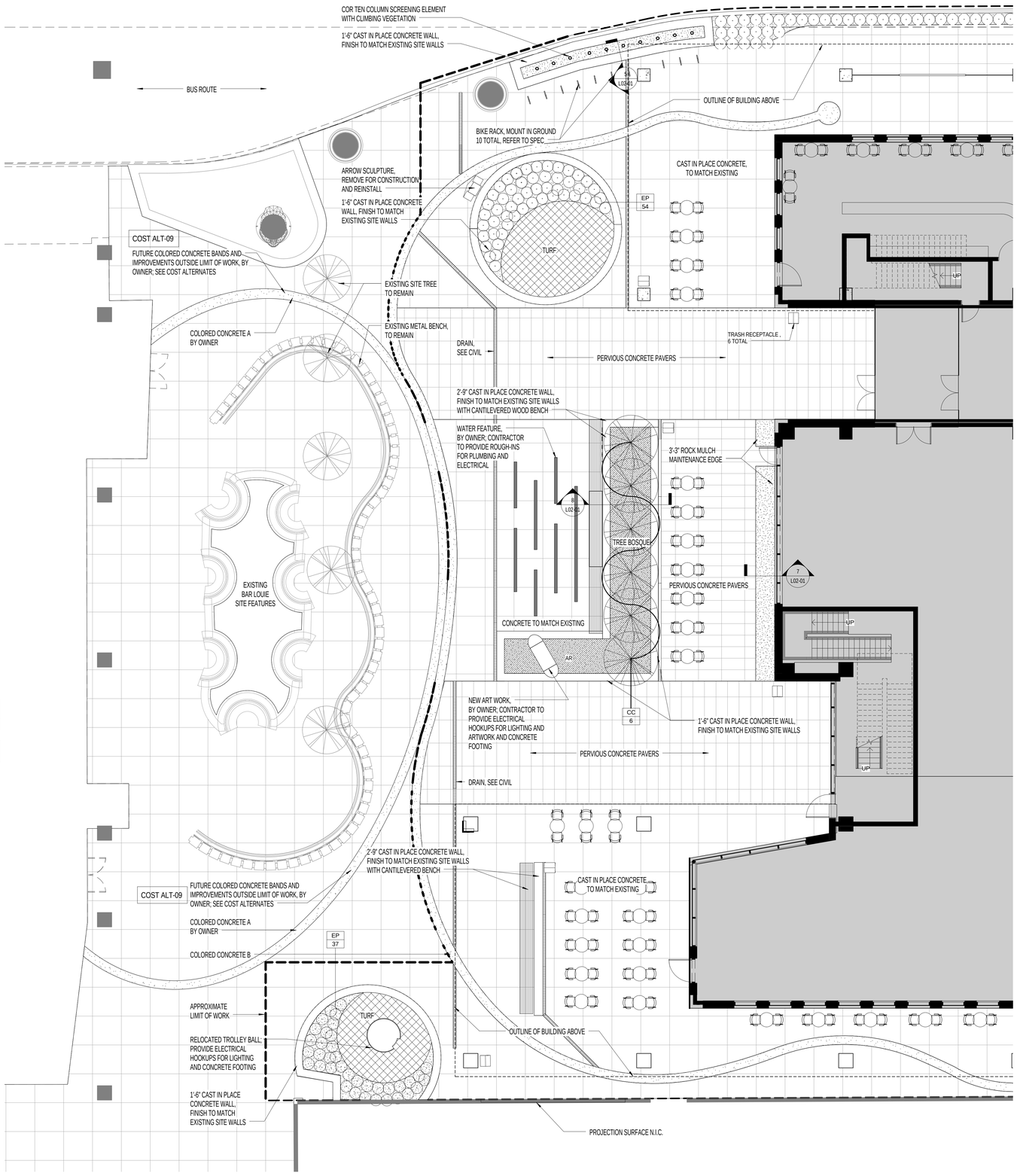
LANDSCAPE

- PROPERTY LINE
- APPROXIMATE LIMIT OF WORK
- CONCRETE PAVING
- 2' x 4' PERVIOUS PAVER
- TURF BLOCK
- BUGLEWEED GROUNDCOVER
- TURF
- ROCK MULCH

TREE SCHEDULE small		
KEYNOTE	COMMON NAME	SCIENTIFIC NAME
BA	Dakota Pinnacle Birch	Betula platyphylla 'Frago'
BP	Paper Birch	Betula papyrifera 'Renci'
CC	Hawthorn	Crataegus crus-galli var inermis

SHRUB SCHEDULE SMALL		
KEYNOTE	COMMON NAME	SCIENTIFIC NAME
BT	Helmond Pillar Barberry	Berberis thunbergii 'Helmond Pillar'

PERENNIAL SCHEDULE SMALL		
KEYNOTE	COMMON NAME	SCIENTIFIC NAME
BG	Blue Grama	Bouteloua gracilis
EP	Coneflower	Echinacea 'Tomato Soup'



1 PLAZA PLAN
1/8" = 1'-0"

NORTH

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GENERAL LAND USE APPLICATION

AUGUST 27, 2014

Revisions

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Date	08/08/2014
Job Number	051467.001
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Checked	A. NELSON
Approved	T. LAYNE

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PLAZA EXPANSION PLAN

Sheet

L01-02

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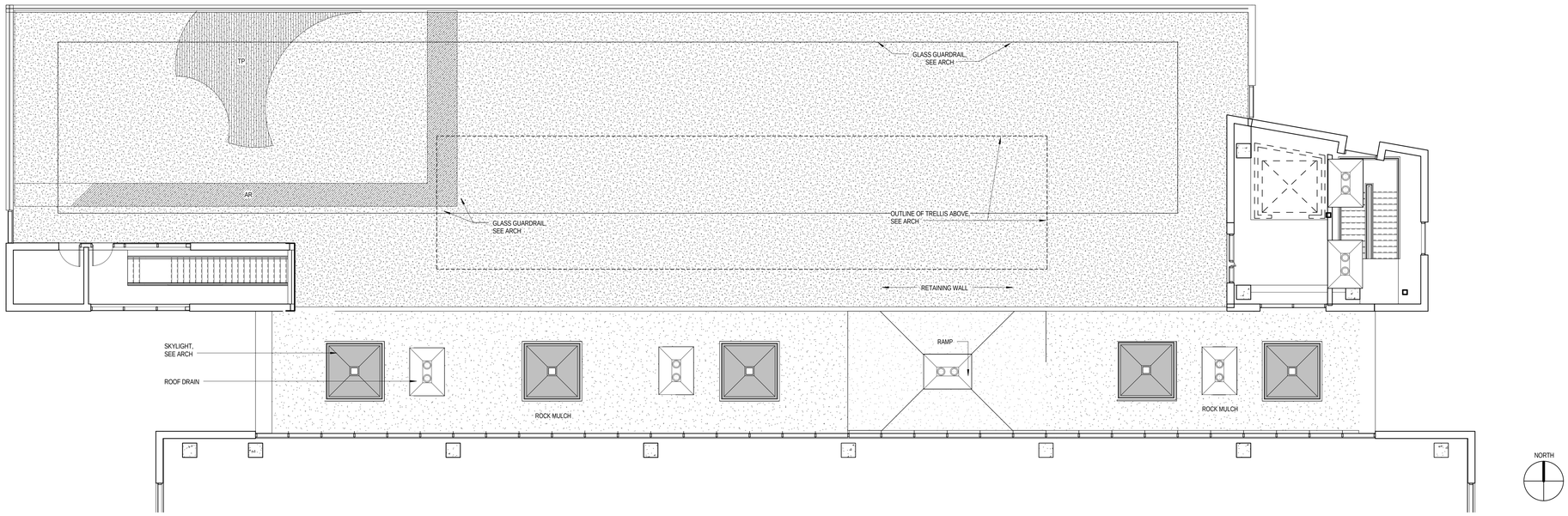

1 FLOOR PLAN-TERRACE @ LEVEL 04
1/8" = 1'-0"

LANDSCAPE

- PROPERTY LINE
- APPROXIMATE LIMIT OF WORK
- CONCRETE PAVING
- 2' x 4' PERVIOUS PAVER
- TURF BLOCK
- BUGLEWEED GROUNDCOVER
- TURF
- ROCK MULCH

PERENNIAL SCHEDULE SMALL		
KEYNOTE	COMMON NAME	SCIENTIFIC NAME
BG	Blue Grama	Bouteloua gracilis
EP	Coneflower	Echinacea 'Tomato Soup'

GROUNDCOVER SCHEDULE_SMALL		
KEYNOTE	COMMON NAME	SCIENTIFIC NAME
AR	Bugleweed	Ajuga reptans 'Chocolate Chip'
TURF	Turf	Sod
TP	Wooly Thyme	Thymus pseudolanuginosus

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DESIGN DEVELOPMENT

AUGUST 8, 2014

NOT FOR CONSTRUCTION

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TERRACE PLAN

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L01-03

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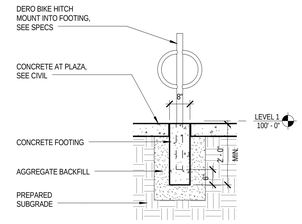
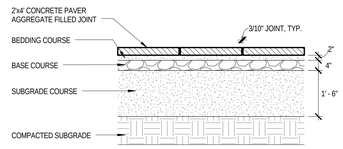
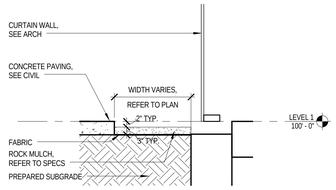


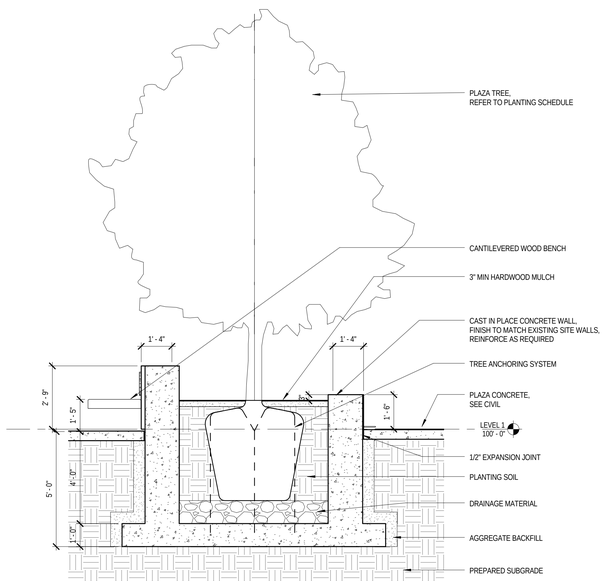
5 SECTION-BIKE RACK
1/2" = 1'-0"



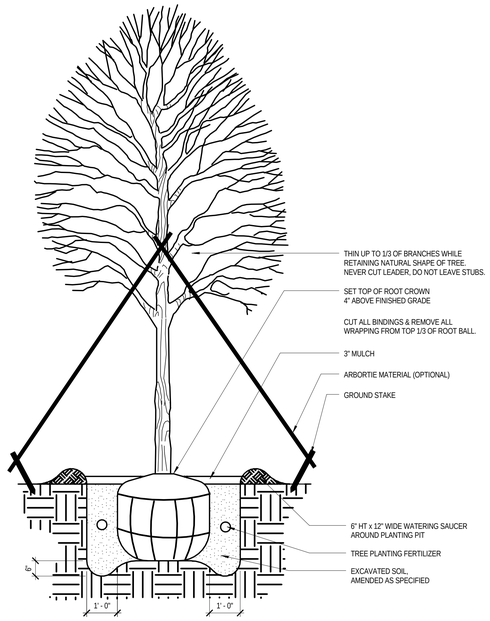
6 SECTION-PERVIOUS PAVING
1/2" = 1'-0"



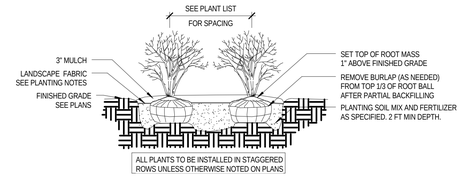
7 ROCK MULCH MAINTENANCE EDGE, TYP.
1/2" = 1'-0"



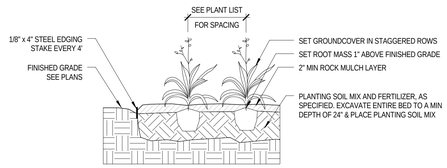
8 SECTION-PLAZA PLANTER WALL
3/8" = 1'-0"



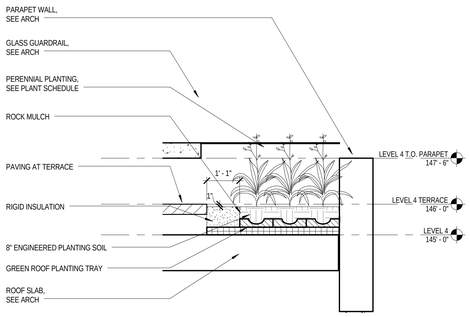
4 SHADE TREE PLANTING, TYP.
1/2" = 1'-0"



3 SHRUB PLANTING, TYP.
1/2" = 1'-0"



2 PERENNIAL PLANTING DETAIL, TYP.
1/2" = 1'-0"



1 SECTION-TERRACE PLANTING BED
1/2" = 1'-0"

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PDR RESUBMITTAL

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ENLARGED PLANS, SECTIONS & ELEVATIONS

Sheet

L02-01

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ABBREVIATIONS LEGEND

ABBREVIATIONS WHEN USED IN COMPOSITION MAY INCLUDE PERIODS FOR CLARIFICATION

AFF	ABOVE FINISHED FLOOR
ADJ	ADJACENT
AHU	AIR HANDLING UNIT
ADA	AMERICANS WITH DISABILITIES ACT
APPROX	APPROXIMATE
ARCH	ARCHITECTURAL
AD	AREA DRAIN
B/B	BACK TO BACK
BI	BOTTOM OF
CUH	CABINET UNIT HEATER
CB	CATCH BASIN
CL	CENTERLINE
C/C	CENTER TO CENTER
CLRM	CLASSROOM*
CO	CLEANOUT
CCTV	CLOSED CIRCUIT TELEVISION
CLO	CLOSET*
COL	COLUMN
COMM	COMMUNICATION*
CONC	CONCRETE
CMU	CONCRETE MASONRY UNIT
CONF	CONFERENCE CONF*
CONT	CONTINUOUS
CJ	CONTROL JOINT
CORR	CORRIDOR*
CU	CUBIC
CUST	CUSTODIAN*
DEG	DEGREE
DEMO	DEMOLISH, DEMOLITION
DEPT	DEPARTMENT DEPT*
DIAG	DIAGONAL
DIA	DIAMETER
DIM	DIMENSION
DBL	DOUBLE
DS	DOWNSPOUT
DF	DRINKING FOUNTAIN
EA	EACH
EOS	EDGE OF SLAB
ELEC	ELECTRICAL(
EWC	ELECTRIC WATER COOLER
EL	ELEVATION
ELEV	ELEVATOR ELEV*
ENCL	ENCLOSURE
EQ	EQUAL
EQUIP	EQUIPMENT
EXH	EXHAUST
EXIST	EXISTING
EJ	EXPANSION JOINT
EXP	EXPOSED
EXT	EXTERIOR
FI	FACE OF
F/F	FACE TO FACE
F/B	FACE BRICK
FT	FEET, FOOT
FIN	FINISH(ED)
FO	FINISHED OPENING
FA	FIRE ALARM
FAAP	FIRE ALARM ANNUNCIATOR PANEL
FACP	FIRE ALARM CONTROL PANEL
FDC	FIRE DEPARTMENT CONNECTION
FDCC	FIRE DEPT. CONNECTION CABINET
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FHC	FIRE HOSE CABINET
FHR	FIRE HOSE RACK
FH	FIRE HYDRANT
FP	FIRE PROTECTION
FD	FLOOR DRAIN
FTG	FOOTING
FDTN	FOUNDATION
FRMG	FRAMING
FURN	FURNISH, FURNITURE
GA	GAUGE
GALV	GALVANIZED
GEN	GENERAL
GL	GLASS
GT	GREASE TRAP
GYP BD	GYPSUM BOARD
HVAC	HEATING, VENTILATION, AIR CONDITIONING
HS	HEAT-STRENGTHENED
HP	HIGH POINT
HO	HOLD OPEN
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HB	HOSE BIBB
H/KPG	HOUSEKEEPING*
INCL	INCLUDE(D), INCLUDING
ID	INSIDE DIAMETER
INT	INTERIOR
JAN	JANITOR*
KIT	KITCHEN*
LAB	LABORATORY*
LAV	LAVATORY
LTG	LIGHTING
LF	LINEAR FOOT, (LINEAR FEET)
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LP	LOW POINT
MACH	MACHINE*
MAINT	MAINTENANCE*
MH	MANHOLE
MFR	MANUFACTURER
MO	MASONRY OPENING
MATL	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL*
MTG	MEETING*
MTL	METAL
MEZZ	MEZZANINE
MIN	MINIMUM
MISC	MISCELLANEOUS
MULL	MULLION
NOM	NOMINAL
N/C	NOT IN CONTRACT
NTS	NOT TO SCALE
OCC	OCCUPY, OCCUPANT OCC*
OFF	OFFICE OFF*
OC	ON CENTER
OPP	OPPOSITE
OPP HD	OPPOSITE HAND OPP
O/O	OUT TO OUT
OD	OUTSIDE DIAMETER
OFCI	OWNER FURNISHED, CONTRACTOR INSTALLED
OFOI	OWNER FURNISHED, OWNER INSTALLED
PR	PAIR
PERP	PERPENDICULAR
PLAS	PLASTER
PTS	PNEUMATIC TUBE SYSTEM
LB(S)	POUND(S)
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PREFAB	PREFABRICATE(D)
PREFIN	PREFINISH(ED)
PRELIM	PRELIMINARY
PROP	PROPERTY
PA	PUBLIC ADDRESS
PS	PULL STATION
R	RADIUS
REF	REFERENCE
REIN	REINFORCE, REINFORCING
REQ	REQUIRED
REV	REVISION/REVISED
ROW	RIGHT OF WAY
R	RISER (Stair)
RM	ROOM*
RO	ROUGH OPENING
SAN	SANITARY
SS	SERVICE SINK
SIM	SIMILAR
STC	SOUND TRANSMISSION CLASS
SPNLR	SPRINKLER
SF	SQUARE FOOT (SQUARE FEET)
SST	STAINLESS STEEL
STOR	STORAGE*
STRUCT	STRUCTURE, STRUCTURAL
SYS	SYSTEM
TEL	TELEPHONE
TV	TELEVISION
TEMP	TEMPORARY
TLT	TOILET
T/	TOP OF
TOPO	TOPOGRAPHY, TOPOGRAPHIC
T	TREAD
TYP	TYPICAL
UL	UNDERWRITERS' LABORATORIES
UH	UNIT HEATER
UNO	UNLESS NOTED OTHERWISE
VENT	VENTILATION
V/F	VERIFY IN FIELD
VERT	VERTICAL
VEST	VESTIBULE*
WC	WATER CLOSET
WH	WATER HEATER
W/	WITH
W/O	WITHOUT
WP	WORKING POINT

SYMBOLS

&	AND
@	AT
x	BY
[	CHANNEL
°	DEGREE
Ø	DIAMETER
∠	DOUBLE ANGLE
"	INCHES
#	NUMBER, POUNDS
d	PENNY (NAIL)
%	PERCENT
±	PLUS OR MINUS
□	TUBE

MATERIALS

COMPACTED SOIL
UNDISTURBED SOIL
COURSE POROUS FILL
SAND
BITUMINOUS PAVING
CONCRETE
TERRAZZO
CUT STONE
BRICK MASONRY
CONCRETE MASONRY UNIT
STRUCTURAL CLAY TILE UNIT MASONRY
STEEL
ALUMINUM
ORNAMENTAL METAL
CONTINUOUS WOOD FRAMING
WOOD BLOCKING
FINISH WOODWORK
PLYWOOD
PARTICLE BOARD
GYPSUM WALLBOARD
WATERPROOFING
RIGID INSULATION
BATT INSULATION
CARPETING
RESILIENT FLOORING
PLASTIC LAMINATE
LEAD-LINED GYPSUM WALLBOARD
GLAZING
GLASS BLOCK
ACOUSTICAL CEILING BOARD
SEALANT AND BACKER ROD
SPRAY-ON FIREPROOFING

SYMBOLS LEGEND

SHEET NUMBER

A10-01

SHEET NUMBER
SHEET GROUP
DISCIPLINE CODE

NORTH ARROW

TRUE NORTH

GRAPHIC SCALE

0 2' 4' 8'
SCALE: 1" = 4'-0"

COLUMN SYMBOL & GRID LINES

1 2 A B

VERTICAL ELEVATION

LEVEL 2
118'-6"

SPOT ELEVATION

LEVEL 2
118'-6"

DATUM POINT

MATCH LINE

MATCH LINE
SEE 1D/A04-09
SHEET NUMBER ON WHICH CONTINUATION IS FOUND

BREAK LINE

DRAWING TITLE

1A DRAWING
TITLE
1/4" = 1'-0"
PLAN OR DETAIL DESIGNATION
SCALE

KEY NOTE

00.00.00.00

ROOM NAME & NUMBER TAG

ROOM NAME
4-309

DOOR NUMBER TAG

5-100A
DOOR NUMBER - USE ROOM NUMBER WITH DOOR MARK
EXISTING DOOR & FRAME

WINDOW TYPE TAG

8
WINDOW TYPE

PARTITION TAG

A41
PARTITION TYPE

BUILDING SECTION TAG

1B A11-15
SECTION DESIGNATION
SHEET NUMBER

DETAIL/WALL SECTION TAG

1D A11-25
SECTION DESIGNATION
SHEET NUMBER

PARTIAL PLAN & DETAIL TAG

1A A10-05
PLAN OR DETAIL DESIGNATION
SHEET NUMBER

EXTERIOR ELEVATION TAG

1 A11-07
ELEVATION DESIGNATION
SHEET NUMBER

INTERIOR ELEVATION TAG

A10-02
1 2 3 4
ELEVATION DESIGNATION
SHEET NUMBER

DRAWING REVISIONS

3
REVISION NUMBER

FIRE HOSE CABINET
(RECESSED AND SURFACE MOUNTED)

FHC FHC

FIRE EXTINGUISHER CABINET
(RECESSED AND SURFACE MOUNTED)

FEC FEC

EQUIPMENT AND FURNITURE TAG

45925C

TOILET ACCESSORY TAG

GB3

SHOWER HEAD

FLOOR DRAIN

FD

POWER ASSIST DOOR CONTROLLER

REFLECTED CEILING LEGEND

ACOUSTIC CEILING TILE AND GRID

GYP. BOARD CEILING

CEILING MATERIAL AND HEIGHT

MATERIAL
9'-0" AFF

CEILING LIGHT FIXTURES

FLUORESCENT LTS: 2 x 4 C1, 2 x 2 C2
FLUOR & INCAND DOWN LTS: D1
WALL WASHER: D2

UPPER CASE LETTERS ADJACENT TO FIXTURE SYMBOL INDICATE FIXTURE TYPE, SEE FIXTURE LIST

ACCESS PANEL

DIFFUSER

RETURN

SMOKE AND HEAT DETECTORS

AND

EXIT SIGN

CEILING MOUNTED OR
WALL MOUNTED OR

SPRINKLER HEAD

FLUSH PENDENT UPRIGHT

FIRE SAFETY LEGEND

PARTITION RATINGS DESIGNATIONS

(RED)	4FW	4-HOUR FIRE WALL
(MAGENTA)	3FW	3-HOUR FIRE WALL
(BLUE)	2FB	2-HOUR FIRE BARRIER
(BLUE)	2FW	2-HOUR FIRE WALL
(GREEN)	1FB	1-HOUR FIRE BARRIER
(GREEN)	1FP	1-HOUR FIRE PARTITION
(GREEN)	SB	1-HOUR SMOKE BARRIER
(CYAN)	SP	SMOKE PARTITION
		NON RATED

EXIT DIMENSION SYMBOL

36"

EXIT SYMBOLS

PATH OF TRAVEL

LIFE SAFETY EGRESS SYMBOL

140 / 280 44" / 72" CORR
ACTUAL CUMULATIVE POPULATION
WIDTH REQ'D BY CODE BASED ON ACTUAL CUMULATIVE POPULATION
ACTUAL WIDTH PROVIDED
POPULATION PERMITTED BASED ON WIDTH PROVIDED

POWER/ DATA LEGEND

WIRING DEVICES

WALL MTD CONVENIENCE OUTLETS @ 18" AFF (UNO)

SINGLE DUPLEX "QUAD" SPECIAL PURPOSE

FLOOR MTD CONVENIENCE OUTLETS

SINGLE DUPLEX "QUAD" SPECIAL PURPOSE

WALL MTD VOICE/DATA OUTLETS @ 18" AFF (UNO)

VOICE (TEL) DATA VOICE & DATA

WALL MTD VOICE/DATA OUTLETS @ 18" AFF (UNO)

VOICE (TEL) DATA VOICE & DATA

LOUDSPEAKERS

LOUDSPEAKER
DENOTES CEILING MOUNTED

JUNCTION/ PULL BOXES

LOUDSPEAKER
DENOTES FLOOR MOUNTED
DENOTES CEILING MOUNTED

LETTER(S) IN SYMBOL DENOTE(S) SYSTEM FOR WHICH JUNCTION/PULL BOX IS INTENDED

FLOOR CORE DRILL

OUTLET BOX(S) MOUNTED ON CONDUITS THROUGH CORE DRILLS. POWER (QUAD)/ VOICE & DATA SHOWN. MODIFY DEVICES AS NECESSARY

CARD READER

CR MOUNTED AT 48" AFF (UNO)

FINISH LEGEND

FLOOR TYPE

TYP ##
FLOOR MATERIAL TYPE
FLOOR MATERIAL NUMBER

WALL TYPE

TYP ##
WALL MATERIAL TYPE
WALL MATERIAL NUMBER

MILLWORK SURFACE TYPE

TYP
MILLWORK SURFACE TYPE & NUMBER

GENERAL NOTES

1. NOTES APPEAR ON VARIOUS DRAWINGS FOR DIFFERENT SYSTEMS AND MATERIALS. REVIEW ALL SHEETS AND APPLY NOTES TO RELATED BUILDING COMPONENTS.

2. REFER TO COMPLETE SET OF ISSUED CONTRACT DOCUMENTS FOR OTHER APPLICABLE NOTES, ABBREVIATIONS, AND SYMBOLS.

3. WHERE MATERIALS ARE APPLIED TO, OR ARE IN DIRECT CONTACT WITH WORK INSTALLED BY ANOTHER SUBCONTRACTOR, COMMENCEMENT OF WORK IMPLIES ACCEPTANCE OF THE SUBSTRATE AS SUITABLE FOR THE APPLICATION INTENDED.

4. ISOLATE DISSIMILAR METALS TO PREVENT GALVANIC CORROSION.

5. PARTITION TYPES AND FIRE RESISTIVE RATINGS INDICATED ON A WALL ARE TO BE CONTINUOUS FOR THE LENGTH AND HEIGHT OF A PARTITION.

6. OPENINGS IN RATED WALL, FLOOR, CEILING AND ROOF ASSEMBLIES SHALL BE SEALED WITH PENETRATION SEALANT SYSTEMS MEETING OR EXCEEDING THE REQUIRED FIRE RESISTIVE RATINGS.

7. MAINTAIN THE FIRE RATING OF CONSTRUCTION AROUND CABINETS, PANELS, AND BOXES RECESSED IN FIRE RATED WALL, FLOOR, AND CEILING ASSEMBLIES.

8. PROVIDE CONTINUOUS PERIMETER FIRE SAFING BETWEEN FLOORS AND COORDINATE THE INSTALLATION WITH THE EXTERIOR WALL. FIRE RATING OF SAFING SHALL MATCH FIRE RATING OF FLOOR CONSTRUCTION.

9. DO NOT SCALE THE DRAWINGS.

10. FIELD MEASURE AND CONFIRM DIMENSIONS FOR OWNER PROVIDED EQUIPMENT AND FURNISHINGS.

11. PROVIDE STIFFENERS, BRACING, BACKING PLATES AND BLOCKING REQUIRED FOR SECURE INSTALLATION OF TOILET PARTITIONS, DOORS AND DOOR HARDWARE INCLUDING WALL-MOUNTED DOOR STOPS, HANDRAILS, WALL-MOUNTED SHELVES, OPERABLE PARTITIONS, MISCELLANEOUS EQUIPMENT, AND SUSPENDED MECHANICAL AND ELECTRICAL EQUIPMENT.

12. COORDINATE ALL BASE AND HOUSEKEEPING PADS WITH MECHANICAL, PLUMBING AND ELECTRICAL EQUIPMENT.

13. LOCATE ACCESS PANELS AS INDICATED ON DRAWINGS. FOR ACCESS PANELS NOT SHOWN BUT REQUIRED BY PROVISIONS OF THE CONTRACT DOCUMENTS, LOCATED IN ACCORDANCE WITH APPLICABLE CODES. SUBMIT PROPOSED LOCATIONS TO THE ARCHITECT FOR REVIEW AND ACCEPTANCE PRIOR TO INSTALLATION.

PARTITION & DOOR NOTES

1. PARTITIONS LOCATED BY DIMENSION STRING ARE DIMENSIONED TO THE UNFINISHED FACE OF THE WALL UNLESS NOTED OTHERWISE.

2. PARTITIONS NOT DIMENSIONED ARE GENERALLY LOCATED BY ONE OF THE FOLLOWING CRITERIA:

- CENTERLINE - CENTER OF PARTITION ALIGNS WITH THE CENTER OF GRIDLINE OR OBJECT CENTERLINE (SUCH AS A COLUMN OR WINDOW MULLION). CENTER THE OVERALL PARTITION WIDTH, RATHER THAN STUD WIDTH ON THE LINE.

- ALIGN - LOCATE PARTITION FLUSH WITH FACE OF GYPSUM BOARD, OR OTHER SURFACE INDICATED.

- MAINTAIN DIMENSIONS NOTED AS "MINIMUM" OR "CLEAR".

1. DOOR OPENINGS ARE DIMENSIONED TO CENTERLINE OF OPENING. IF NOT DIMENSIONED, THE HINGE SIDE OF DOOR JAMBS SHALL BE SPACED 5" FROM THE ADJACENT WALL.

MATERIALS LEGEND

ABBREVIATION	DESCRIPTION	SIZE
ALUM-1	ALUMINUM CURTAINWALL	0'-2 1/2" X 0'-7 1/4"
ALUM-2	ALUMINUM CURTAINWALL	0'-2 1/2" X 0'-6"
FB-1	FACE BRICK	MODULAR
HM-1	HOLLOW METAL FRAME SYSTEM WITH GL-1	0'-1 1/2" x 0'-7 1/4"
MP-1	WEATHERING STEEL METAL PANEL	1'-0" (VERTICAL ORIENTATION)
MP-3	METAL PANEL, BONE WHITE	1'-0" (VERTICAL ORIENTATION)
MP-4	METAL PANEL, CHARCOAL GRAY	1'-0" (VERTICAL ORIENTATION)
MP-5	CUSTOM PERFORATED METAL PANEL, WHITE	1'-0" (VERTICAL ORIENTATION)
VG-1	VISION GLASS, GUARDIAN SUNGUARD, SNX51/23	
VG-2	VISION GLASS, GUARDIAN SUNGUARD, NEUTRAL, 78/65	
SP-1	SPANDREL GLASS, GUARDIAN SUNGUARD, SNX51/23, WARM GRAY FRIT	
SP-2	SPANDREL GLASS, GUARDIAN SUNGUARD, NEUTRAL, 78/65, WARM GRAY FRIT	
AG-1	ALL GLASS SYSTEM WITH VG-2	
GL-1	CLEAR TEMPERED GLASS	3/8"
DEFS-1	DIRECT APPLIED EXTERIOR FINISH SYSTEM; SMOOTH FINISH; WHITE	
ACP-1	EUROSPAN ACOUSTICAL CEILING SYSTEM; 2" INSULATION; WHITE	

COST ALTERNATE LEGEND

ABBREVIATION	DESCRIPTION
ALT-01	NOT USED
ALT-02	NOT USED
ALT-03A	PHOTOVOLTAIC SYSTEM A: ADD TO THE WORK, 5 ROW PV ARRAY, SEE 8J ELECTRICAL SYSTEMS, J10010A
ALT-03B	PHOTOVOLTAIC SYSTEM B: ADD TO THE WORK, 2 ROW PV ARRAY, SEE 8J ELECTRICAL SYSTEMS, J10010B
ALT-04	SOLAR THERMAL SYSTEM. SEE ELEC/MECH NARRATIVE FOR DESCRIPTION.
ALT-05	ELECTRIC VEHICLE (EV) CHARGING STATIONS. PROVIDE (20) EV STATIONS DISTRIBUTED IN PARKING GARAGE. PROVIDE SEPARATE COST FOR PROVIDING CONDUIT TO INSTALL (20) FUTURE EV CHARGING STATIONS.
ALT-06	PROVIDE COST FOR STAIR AND MEZZANINE LEVEL, SEE SHEET A10-01, A12-05
ALT-07	PROVIDE COST FOR 4 SHOWERS IN LOCKER ROOM, SEE SHEET A10-01
ALT-08	PROVIDE COST FOR 2 TOILET ROOMS ON LEVELS 02 & 03. SEE SHEET A10-01
ALT-09	PROVIDE COST FOR COLORED CONCRETE BANDS IN PLAZA OUTSIDE SCOPE OF WORK, SEE SHEET L01-02

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GENERAL LAND USE APPLICATION

AUGUST 27, 2014

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ARCHITECTURAL ABBREVIATIONS, SYMBOLS & NOTES

Sheet

A00-01

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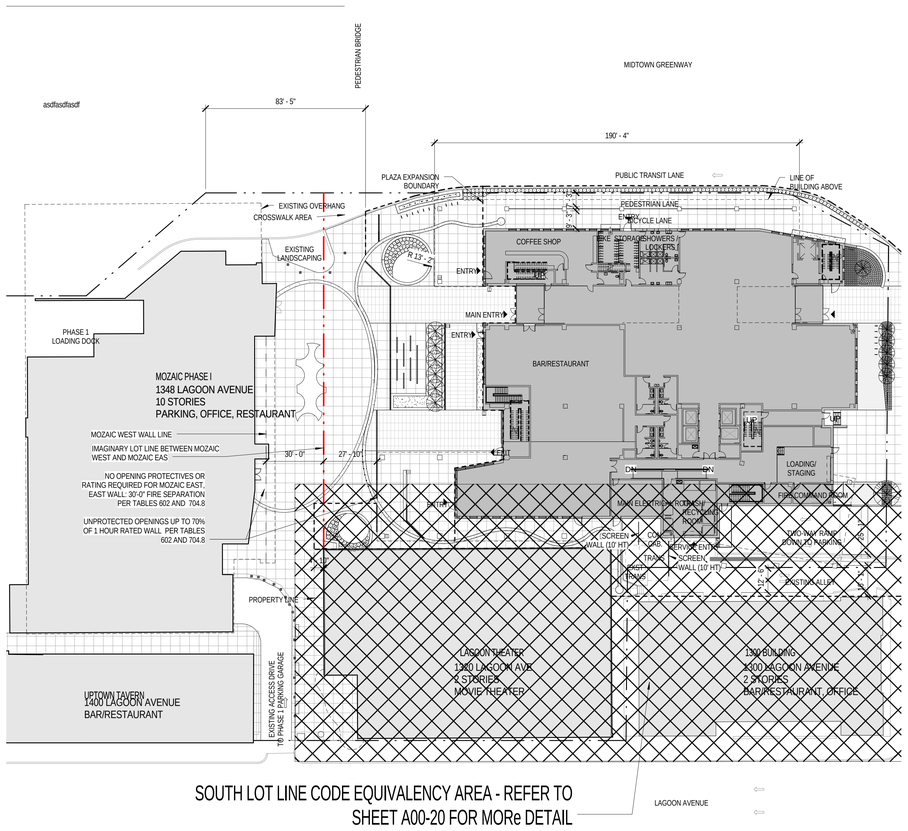

SOUTH LOT LINE CODE EQUIVALENCY AREA - REFER TO SHEET A00-20 FOR MORe DETAIL

1 SOUTH LOT LINE CODE EQUIVALENCY AREA + WEST FIRE-SEPARATION LINE
1/32" = 1'-0"

BUILDING CODE EQUIVALENCY NARRATIVE
For Fire-Separation Distance requirements between buildings on Separate Lots as equal to buildings on the Same Lot using Easements, Imaginary Lot Lines and Letter Agreements.

REFER TO SHEET A00-20 FOR DIAGRAMATIC PLANS AND SECTIONS RELATIVE TO THIS NARRATIVE
The equivalency approach for Fire-Separation along the south lot line between MoZaic East, 1300 Lagoon Avenue and the Lagoon Theater was discussed and reviewed by the City of Minneapolis Authority Having Jurisdiction (City of Minnepolis Regulatory Services, Construction Inspection Services Department), The City of Minneapolis Office of Community Planning and Economic Development and the Property Owner Representatives at a meeting specifically addressing the issue on June 17, 2014.
The meeting resulted in a mutual agreement by all parties that an equivalency approach had merit and would be pursued based on the materials presented and explored in the meeting. The following is a brief summary of key meeting outcomes:

> The City was open to Using No-Build Easements as a vehicle for equivalency relative using Fire-Separation Distance requirements between buildings on separate lots as equal to buildings on the Same Lot using Easements.

> An effective Documentation method that could effectively notify both the present owners and future owners of the No-Build Easements was essential to a successful approach. A Letter Agreement documenting the easements placed on file with the City was identified as one viable vehicle.

> The life-safety design aspects proposed in the meeting were generally agreed to by the city as meeting the intent of the code, pending further development and review.

The City agreed to review the equivalency approach in more depth and provide direction to the property owner representatives in the following weeks. After internal review, the City AHJ offered follow-up direction to the Property Owner Representatives via telephone on Wednesday June 18, 2014. The direction stated that an approach agreeable to the AHJ was to notify the present owner(s) and the future owner(s) about the No-Build Easement (or setback equivalency) through an equivalency document that identified not only the No-Build Easement (setback), but also identified the incremental building setbacks needed for wall openings and the related percentages, along with other salient code criteria. A stipulation of the equivalency would include no roof top occupancy on the properties adjacent to the south lot line (Fire-Separation Line) of MoZaic East.

LIFE-SAFETY DESIGN BASIS FOR THE CODE EQUIVALENCY

The following code articles establish the basis for the Code Equivalency:
PART 1: IBC 704.3 BUILDINGS ON THE SAME LOT: For the purpose of determining the required wall and opening protection and roof-covering requirements, buildings on the same lot shall be assumed to have an Imaginary Line between them.

PART 2: IBC 704.10 VERTICAL EXPOSURE: For buildings on the same lot, opening protectives having a fire-protection rating of not less than 3/4 hour shall be provided in every opening that is less than 15 feet vertically above the roof of an adjoining building or adjacent structure that is within a horizontal fire separation distance of 15 feet of the wall in which the opening is located.

PART 3: TABLE 602 Fire-Resistance Rating Requirements for Exterior Walls based on Fire-Separation Distance defines the following criteria:
- Type 1B Non-Combustible Construction: A 1 Hr Fire Rating is required for Exterior Walls located 30'-0" or less from the Property Line (or Fire-Separation Line).
- Type IIB Non-Combustible Construction: A 1 Hr Fire Rating is required for Exterior Walls located 10'-0" or less from the Property Line (or Fire-Separation Line).

PART 4: IBC 704.8.1 AUTOMATIC SPRINKLER SYSTEM
Use of Automatic Sprinklers to provide opening protectives per Code: In buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1, the maximum allowable area of unprotected openings in occupancies...shall be the same as the tabulated limitation for protected openings.

CODE EQUIVALENCY:
The following descriptions, along with the Diagrammatic Plans and Sections attached to this memo establish the basis for the Code Equivalency:

PART 1: For IBC 704.3 BUILDINGS ON THE SAME LOT:
1300 Lagoon Avenue and MoZaic East: A perpetual No-Build Easement shall be established extending out 30'-3" from the Property Line between 1300 Lagoon and MoZaic East allowing an Imaginary Lot Line defining the Fire-Separation Line for the area between and above 1300 Lagoon and MoZaic East. The Easement shall provide for no new construction (except incidental elements) between the lot line and the area between and over the existing 1300 Lagoon structure following the face, parapet and roof line of the structure and thus allowing openings in the adjacent MoZaic East structure to be unprotected starting 15'-0" above the existing roof.

The Imaginary Lot Line will be established 5'-9" South of the existing property line extending vertically up to 15'-0" above the 1300 Lagoon roof line. The Imaginary Lot Line will then extend horizontally to the south 15'-0" above the roof line of 1300 Lagoon for 30'-3" and then turn up indefinitely.

Exterior Wall Fire-Resistance-Ratings, Opening Percentages and Roof Criteria will be established in accordance to table 704.8 as required by 704.3.

Lagoon Theater and MoZaic East: Provide a Perpetual No-Build Easement applied above The Lagoon Theater allowing for an Imaginary Line (as diagrammed) defining the Fire Separation Line for the Area Above the Lagoon Theater and MoZaic East. The existing Lot Line at the face of the North wall of the Lagoon Theater will continue to define the Fire Separation Line from grade up to 15'-0" above the roof line of the Lagoon Theater.

A Perpetual No-Build Easement and Imaginary Lot Line shall be established as described above for Part 1 of this Equivalency. The Imaginary Lot Line will limit the need for 3/4 Hour Protected opens located in MoZaic East to those less than 15'-0" horizontally from the vertical leg of the Imaginary Lot Line and less than 15'-0" above the roof line of The Lagoon Theater as described by IBC 704.11.

Exterior Wall Fire-Resistance-Ratings, Opening Percentages and Roof Criteria will be established in accordance to table 704.8 as required by 704.3.

The Imaginary Lot Line is to be legally recorded, documented and established in accordance with requirements of Article 704.3. Exterior Wall Fire-Resistance-Ratings, Opening Percentages and Roof Criteria will be established in accordance to table 704.8 as required by 704.3.
The Imaginary Lot Line is to be legally recorded and documented. Documentation shall include but not be limited to a Letter Agreement filed with the City of Minneapolis Office of Regulatory Services, Construction Inspection Services.

PART 2: For IBC 704.10 VERTICAL EXPOSURE:
1300 Lagoon Avenue and MoZaic East: A Perpetual No-Build Easement and Imaginary Lot Line shall be established as described above for Part 1 of this Equivalency. The Imaginary Lot Line will limit the need for 3/4 Hour Protected opens located in MoZaic East to those less than 15'-0" horizontally from the vertical leg of the Imaginary Lot Line and less than 15'-0" above the roof line of 1300 Lagoon as described by IBC 704.11.

PART 3: For Table 602 Fire-Resistance Rating Requirements for Exterior Walls Based On Fire Separation Distance:
> The 30'-3" Imaginary Lot Line distance over 1300 Lagoon allows for 0 Hr Fire-Rating on the South MoZaic East exterior wall starting 15'-0" above the 1300 Lagoon Roof Line, per Table 602.

> The 10'-3" Imaginary Lot Line distance between 1300 Lagoon and MoZaic East allows for 0 Hr Fire-Rating on the North 1300 Lagoon exterior wall, based on Type IIB Non-Combustible Construction per Table 602.

> The 30'-3" Imaginary Lot Line distance over the Lagoon Theater allows for 0 Hr Fire-Rating on the South MoZaic East exterior wall starting 15'-0" above the 1300 Lagoon Roof Line, per Table 602.

Also see Part 4: IBC 704.8.1 Automatic Sprinkler System for information on Protected Openings.

Lagoon Theater and MoZaic East: A Perpetual No-Build Easement and Imaginary Lot Line shall be established as described above for Part 1 of this Equivalency. The Imaginary Lot Line will limit the need for 3/4 Hour Protected opens located in MoZaic East to those less than 15'-0" horizontally from the vertical leg of the Imaginary Lot Line and less than 15'-0" above the roof line of The Lagoon Theater as described by IBC 704.11

PART 3: For Table 602
Fire-Resistance Rating Requirements for Exterior Walls Based on Fire-Separation Distance:
> The 30'-3" Imaginary Lot Line distance over 1300 Lagoon allows for 0 Hr Fire-Rating on the South MoZaic East exterior wall starting 15'-0" above the 1300 Lagoon Roof Line, per Table 602.

> The 10'-3" Imaginary Lot Line distance between 1300 Lagoon and MoZaic East allows for 0 Hr Fire-Rating on the North 1300 Lagoon exterior wall, based on Type IIB Non-Combustible Construction per Table 602.

PART 4: IBC 704.8.1 AUTOMATIC SPRINKLER SYSTEM
Use of Automatic Sprinklers to provide opening protectives per Code. In buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1, the maximum allowable area of unprotected openings in occupancies...shall be the same as the tabulated limitation for protected openings.
Exterior automatic sprinklers will be provided on glazed openings at grade level, Level 2 and Level 3 for compliance with IBC 704.10 Vertical Exposure requirement that opens openings less than 15 feet vertically above the roof of an adjoining building or adjacent structure that is within a horizontal fire separation distance of 15 feet of the wall in which the opening is located be not less than 3/4 hour, exterior automatic sprinklers will be provided.
The glazed exit doors at the Lagoon Theater will have an exterior sprinkler protection provided by the MoZaic East Building.

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DESIGN DEVELOPMENT

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CODE COMPLIANCE SOUTH PROPERTY LINE EQUIVALENCY

Sheet
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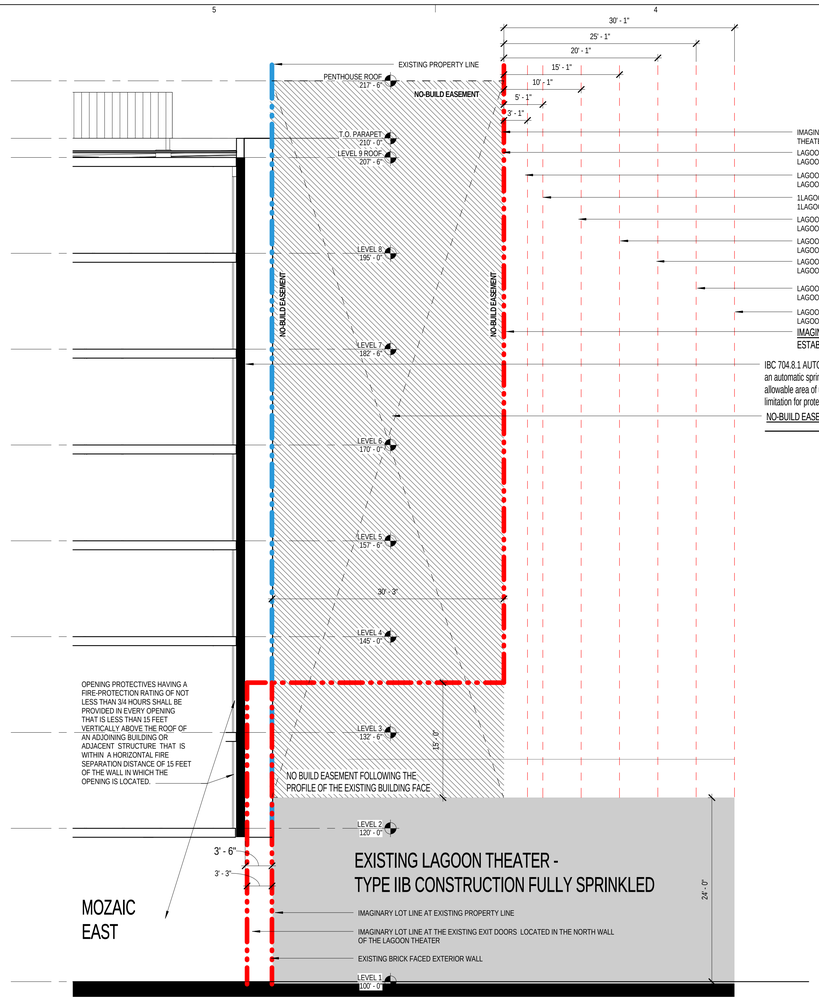
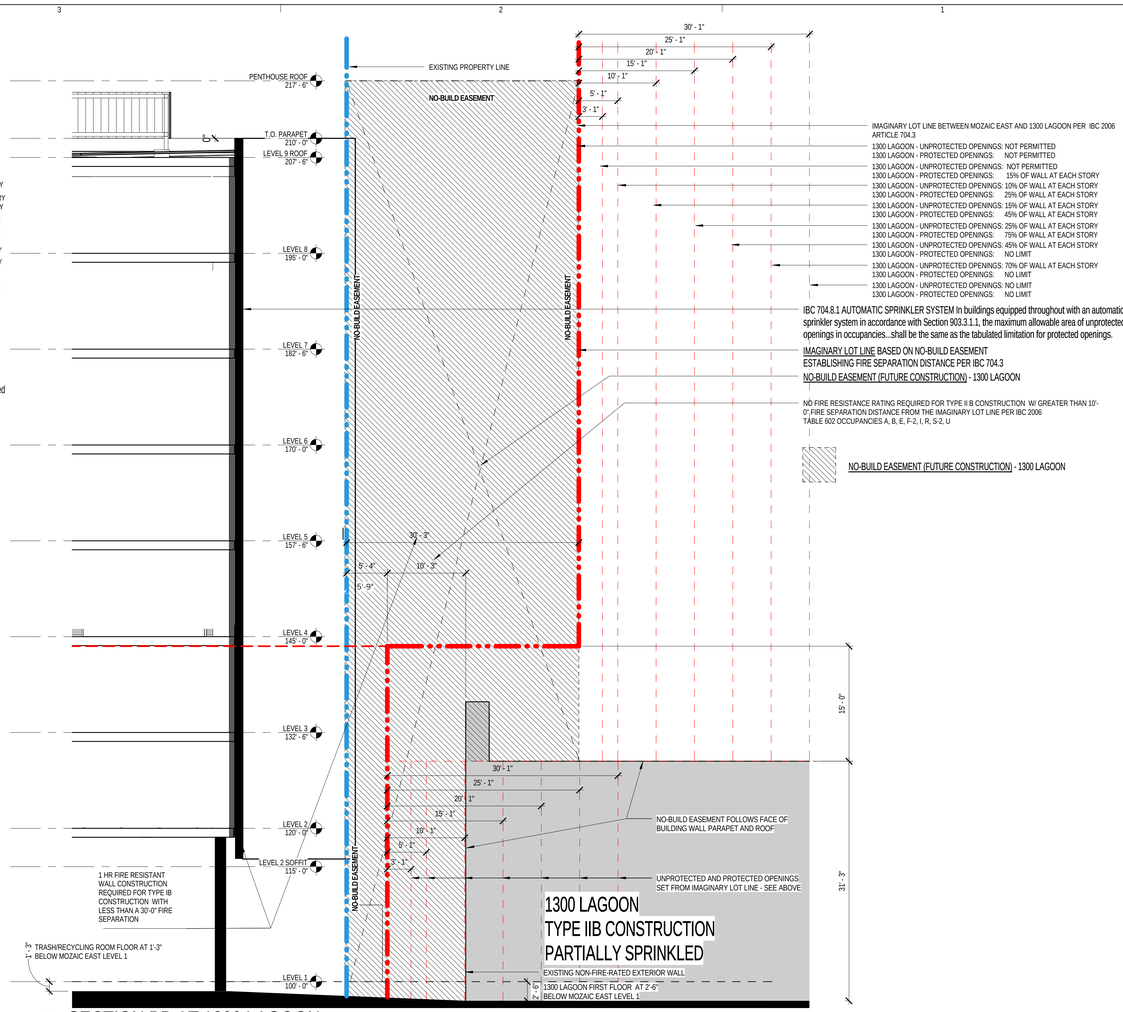
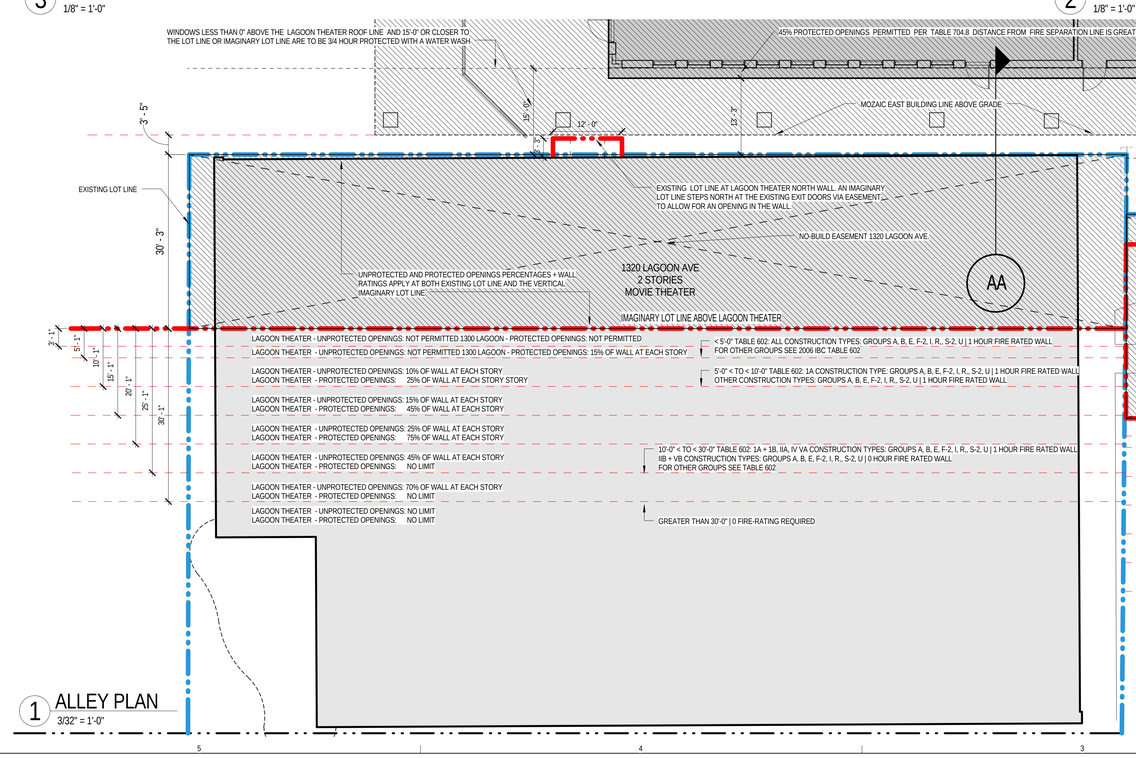


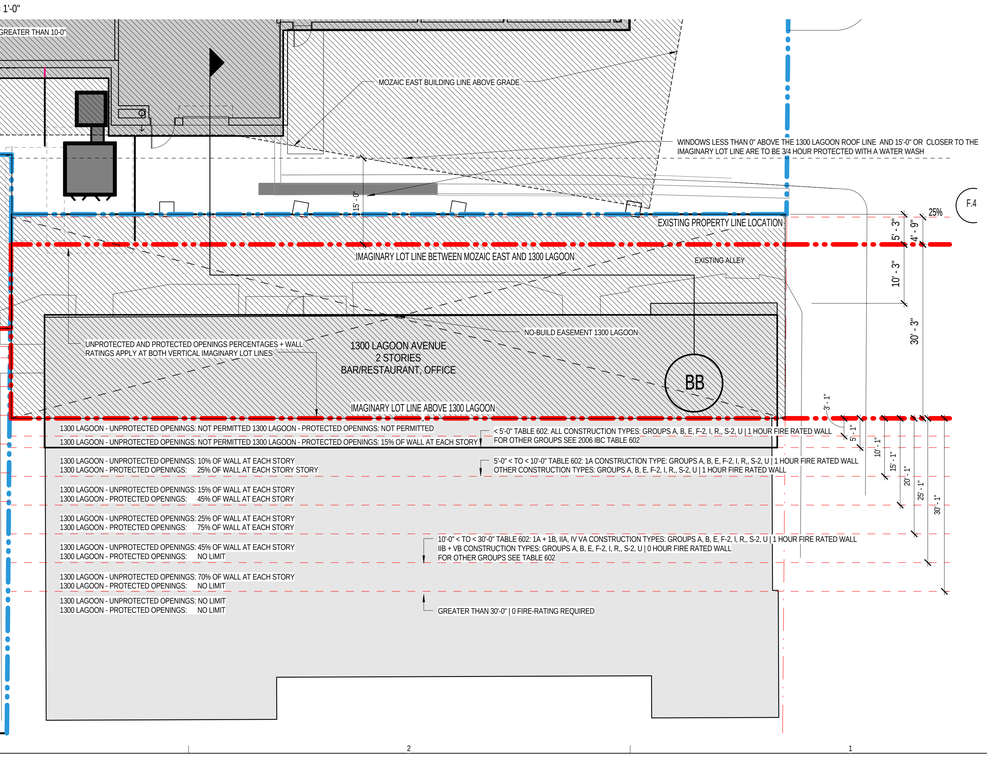
3 SECTION AA AT LAGOON THEATER
1/8" = 1'-0"



2 SECTION BB AT 1300 LAGOON
1/8" = 1'-0"



1 ALLEY PLAN
3/32" = 1'-0"



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CODE COMPLIANCE SOUTH PROPERTY LINE EQUIVALENCY

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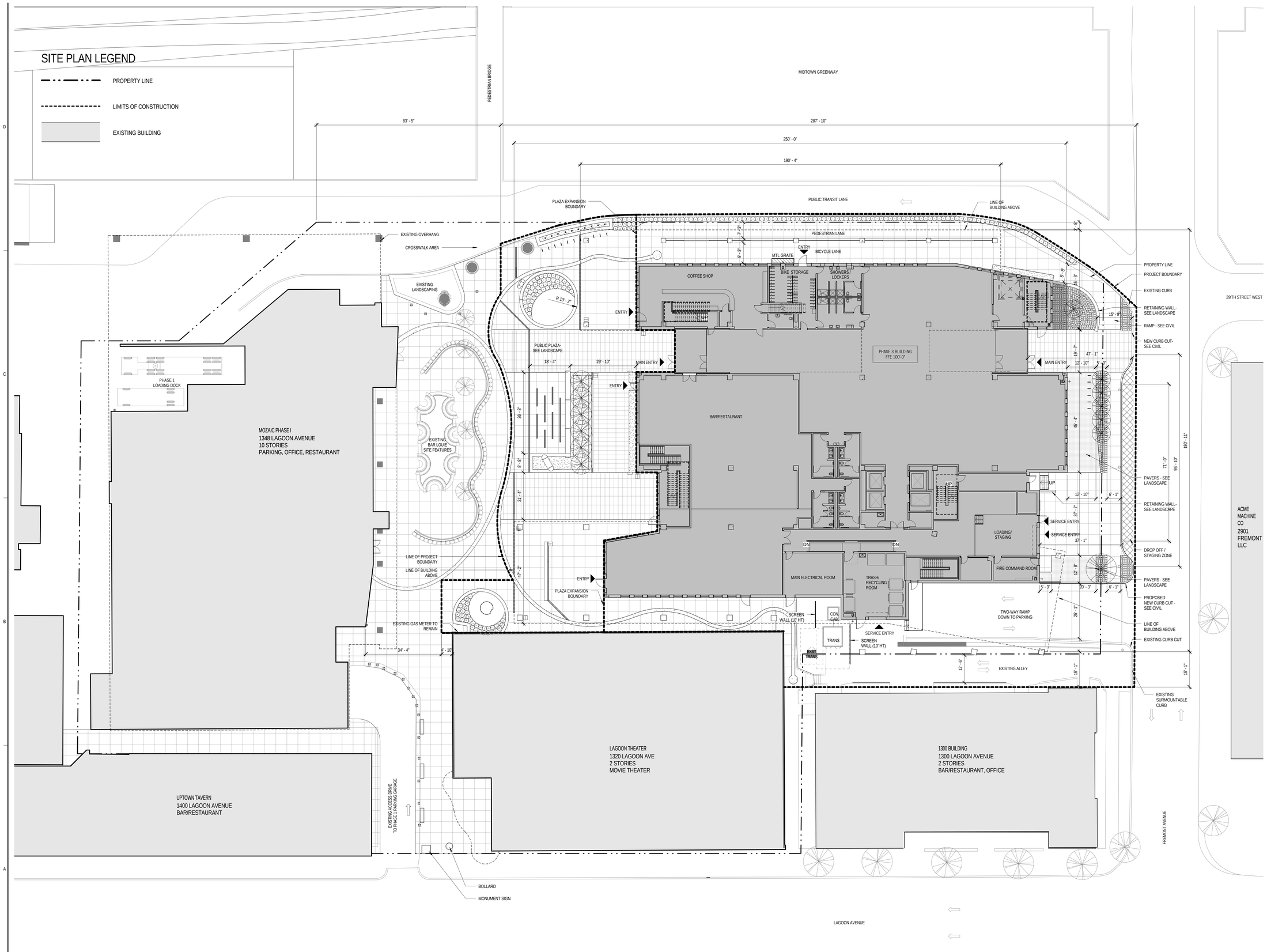

A5 ARCHITECTURAL SITE PLAN
1/16" = 1'-0"

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ARCHITECTURAL SITE PLAN

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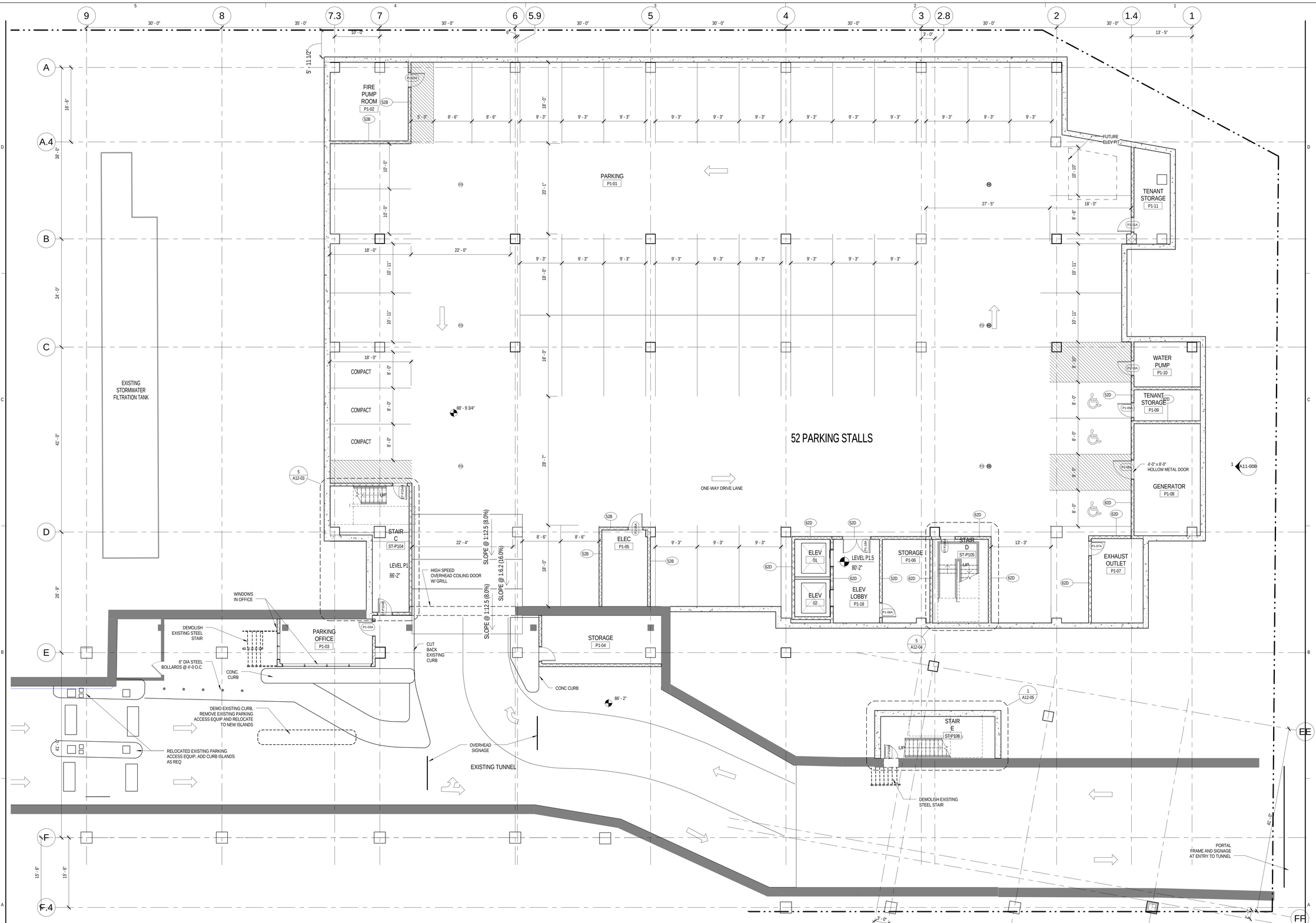

1 LEVEL P1 FLOOR PLAN

1/8" = 1'-0"

PARKING PLAN GENERAL NOTES	PARKING PLAN KEYNOTES	PARKING PLAN LEGEND
1. ALL DOORS TO BE SINGLE OR DOUBLE 3'-0" x 7'-0" HOLLOW METAL UNO	1. 2. 3. 4.	

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LEVEL P1 FLOOR PLAN

Sheet

A03-L1

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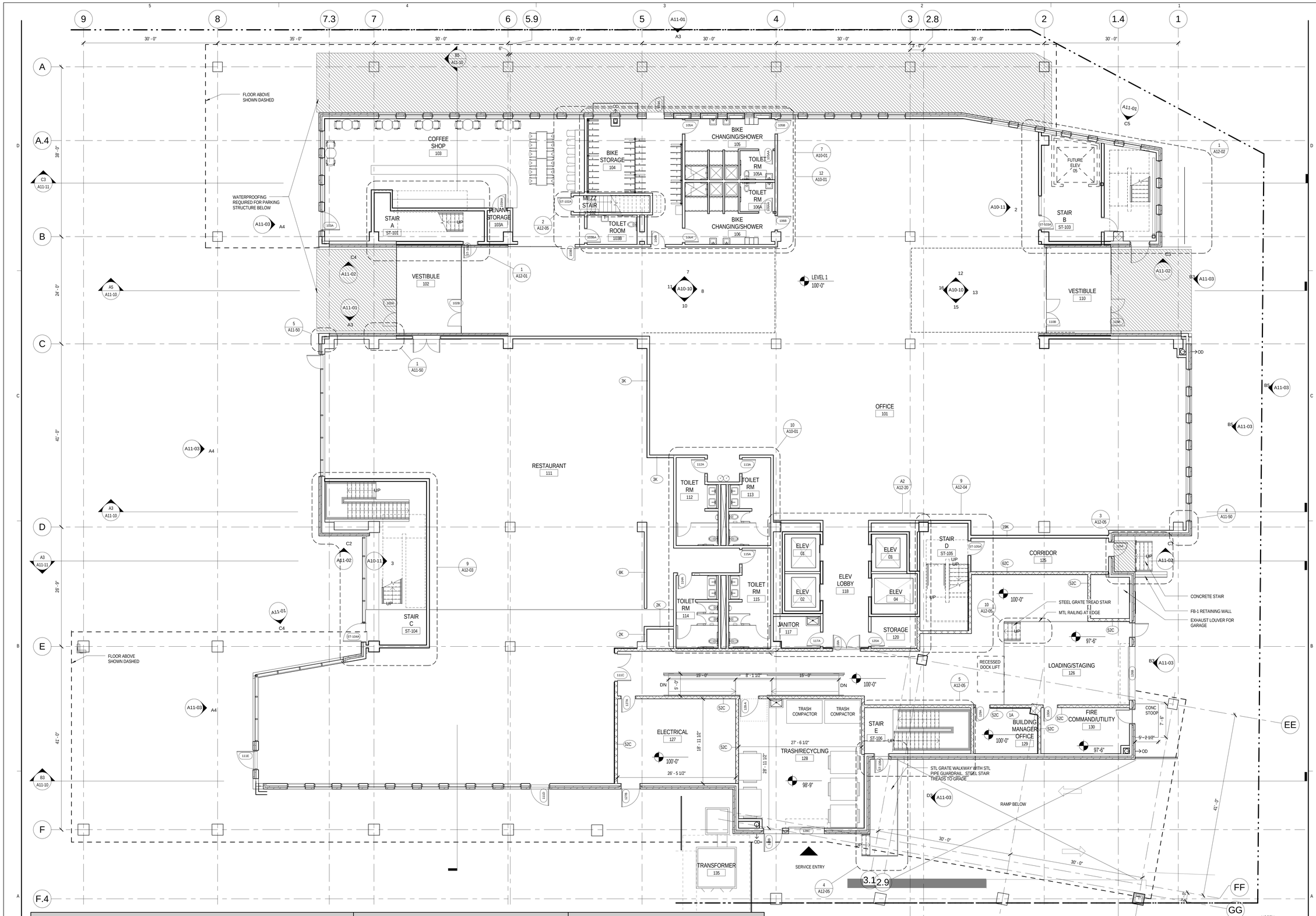

FLOOR PLAN GENERAL NOTES	FLOOR PLAN KEYNOTES	FLOOR PLAN LEGEND
1. 2. 3. 4.	1. 2. 3. 4.	

1 LEVEL 01 FLOOR PLAN
1/8" = 1'-0"

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LEVEL 01 FLOOR PLAN

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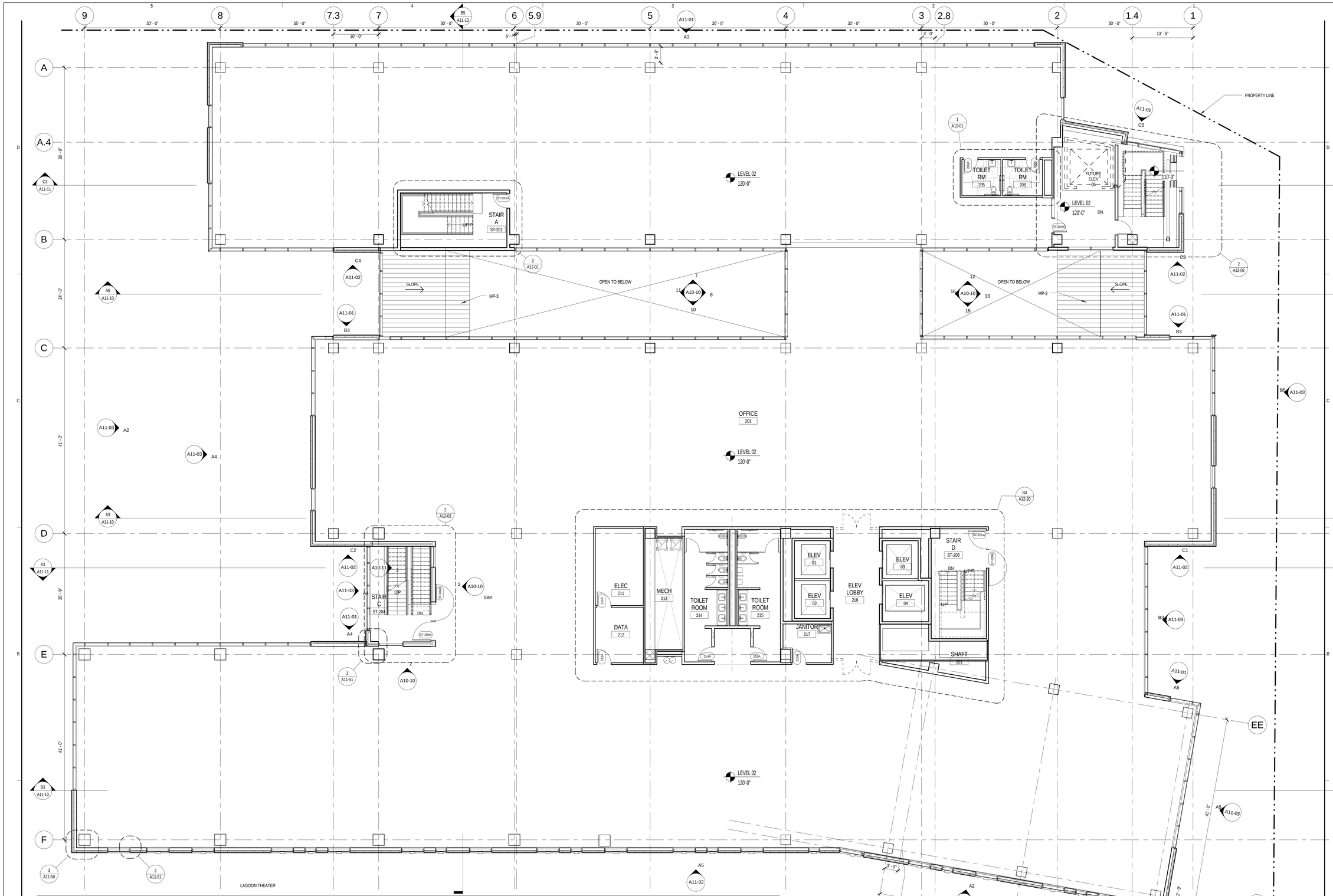

FLOOR PLAN GENERAL NOTES	FLOOR PLAN KEYNOTES	FLOOR PLAN LEGEND
1. 2. 3. 4.	1. 2. 3. 4.	

1 LEVEL 02 FLOOR PLAN
1/8" = 1'-0"

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LEVEL 02 FLOOR PLAN

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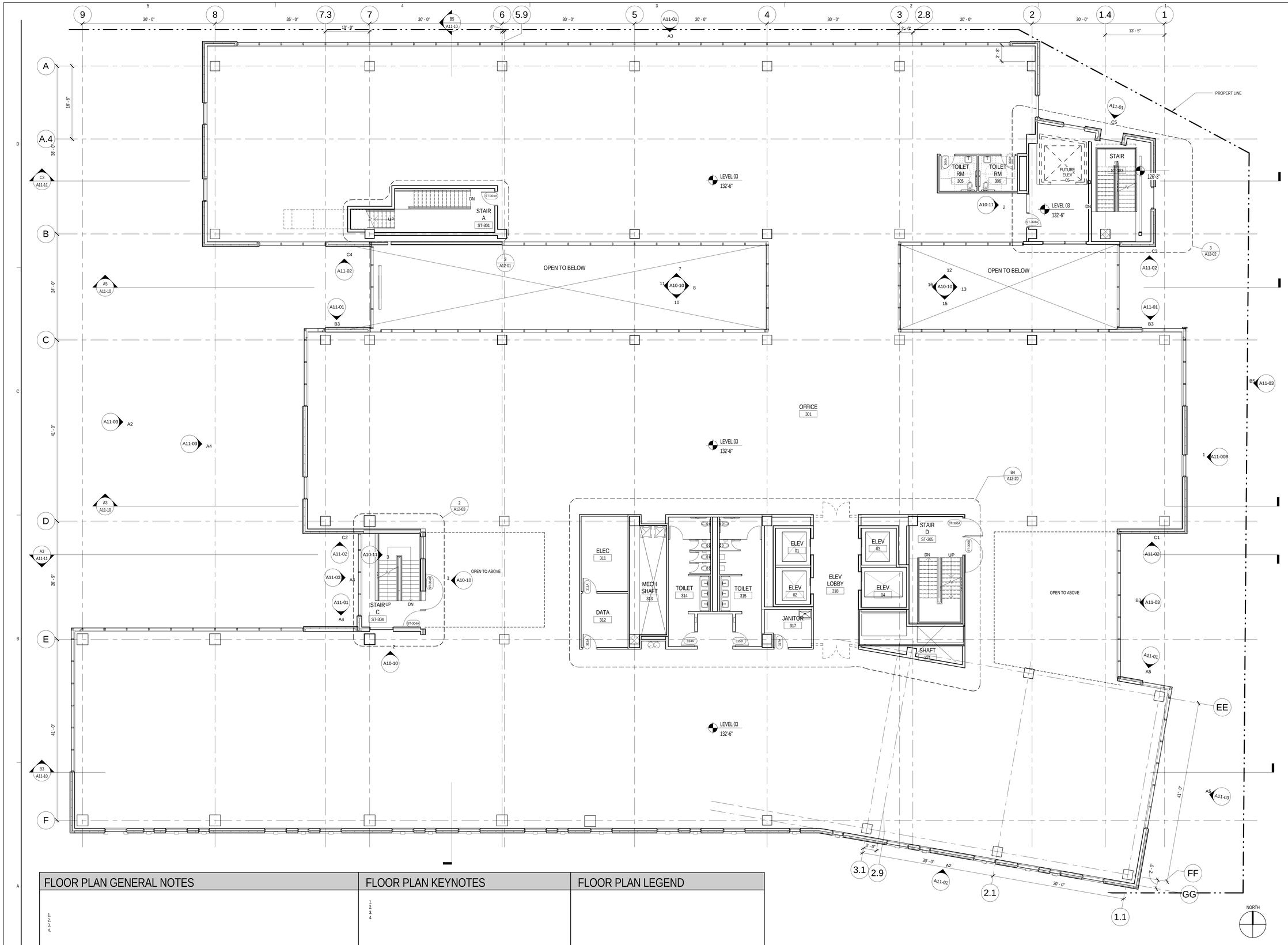

FLOOR PLAN GENERAL NOTES	FLOOR PLAN KEYNOTES	FLOOR PLAN LEGEND
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1 LEVEL 03 FLOOR PLAN
1/8" = 1'-0"

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LEVEL 03 FLOOR PLAN

Sheet

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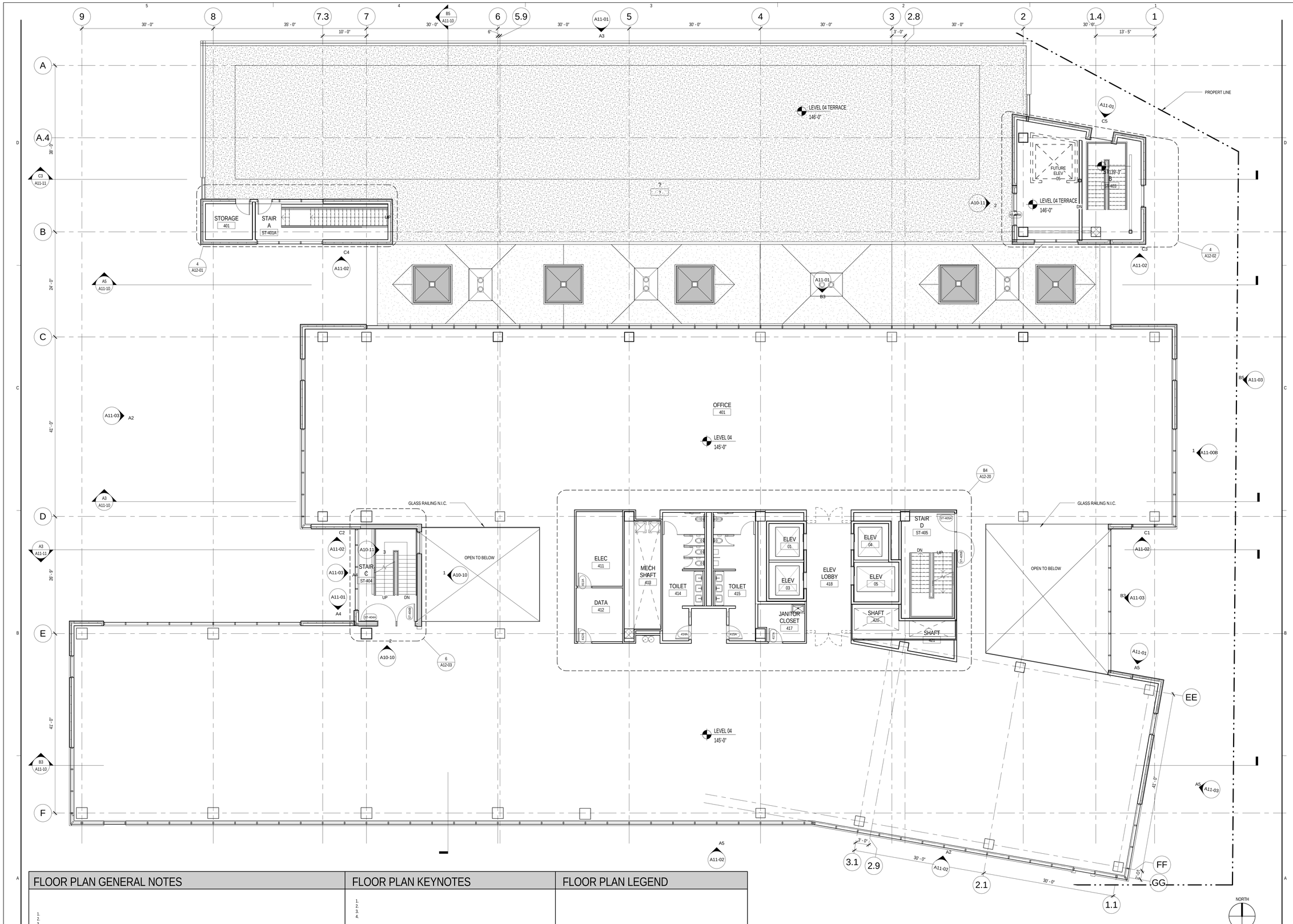

FLOOR PLAN GENERAL NOTES	FLOOR PLAN KEYNOTES	FLOOR PLAN LEGEND
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1 LEVEL 04 FLOOR PLAN
1/8" = 1'-0"

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LEVEL 04 FLOOR PLAN

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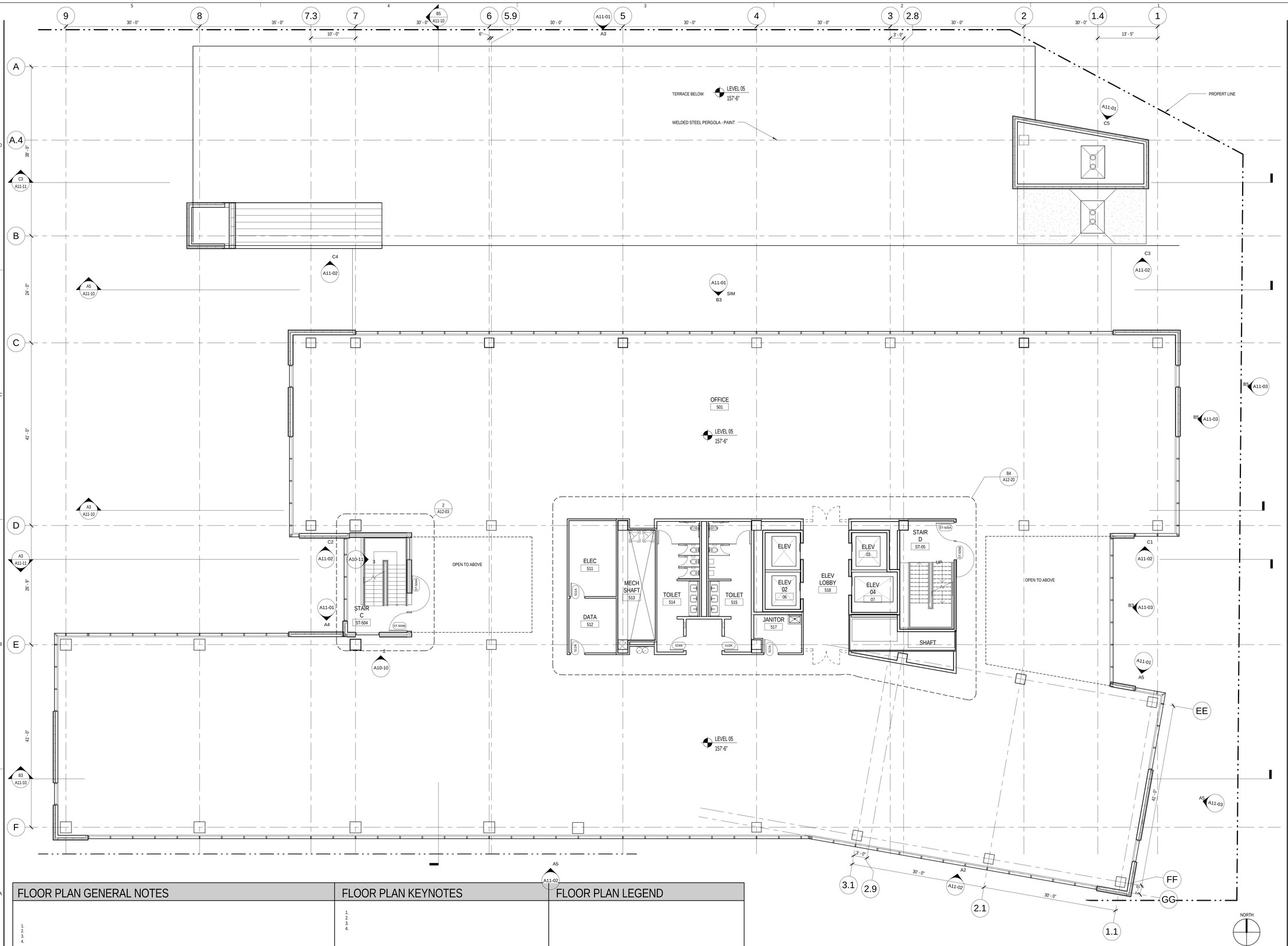

FLOOR PLAN GENERAL NOTES	FLOOR PLAN KEYNOTES	FLOOR PLAN LEGEND
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1 LEVEL 05 FLOOR PLAN
1/8" = 1'-0"

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GENERAL LAND USE APPLICATION

AUGUST 27, 2014

Revisions

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Job Number	051467.001
Drawn	A. Sands
Checked	D. Pierce
Approved	T. Layne

Title

LEVEL 05 FLOOR PLAN

Sheet

A03-05

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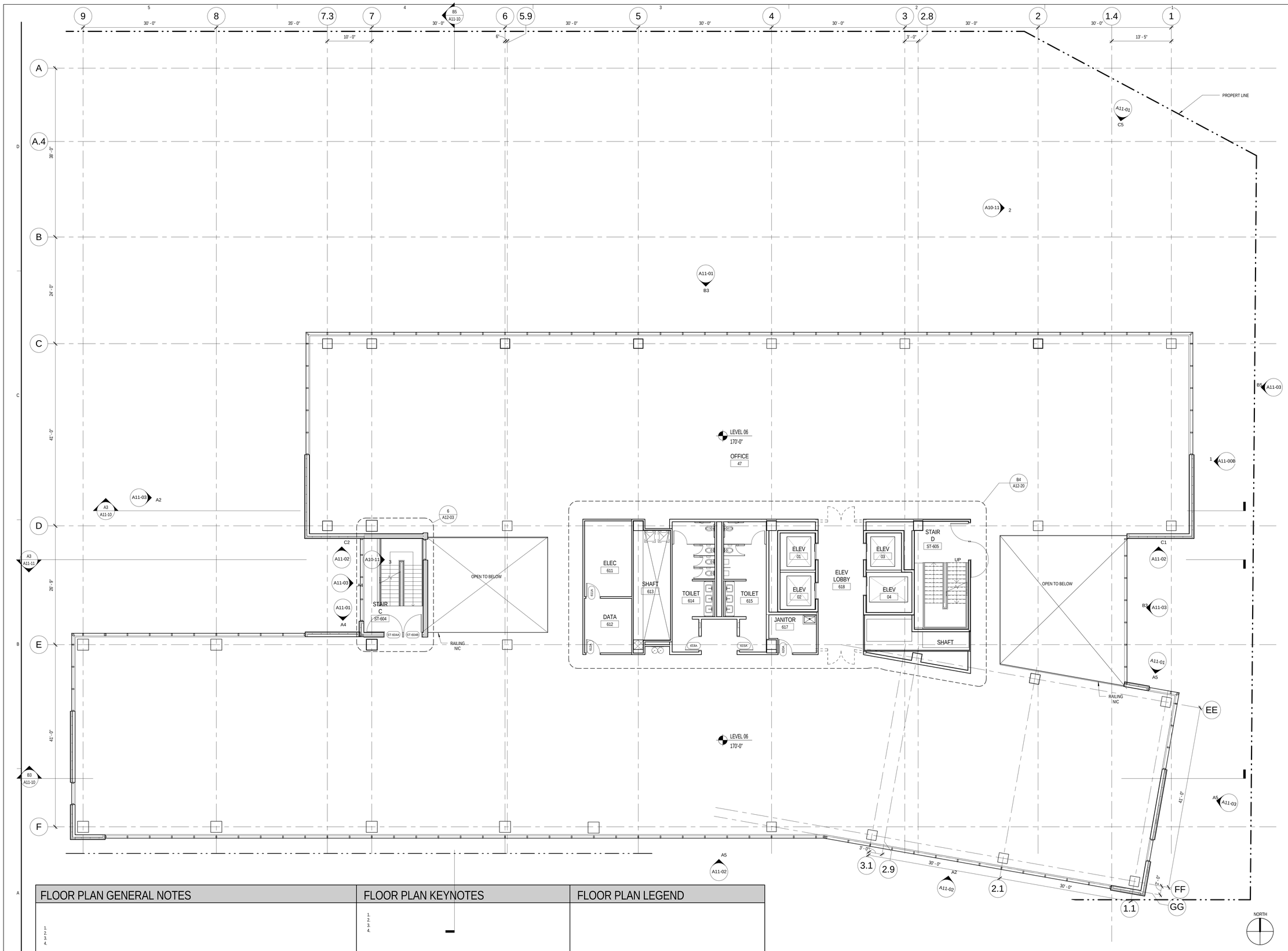

FLOOR PLAN GENERAL NOTES	FLOOR PLAN KEYNOTES	FLOOR PLAN LEGEND
1. 2. 3. 4.	1. 2. 3. 4.	

1 LEVEL 06 FLOOR PLAN
1/8" = 1'-0"

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LEVEL 06 FLOOR PLAN

Sheet

A03-06

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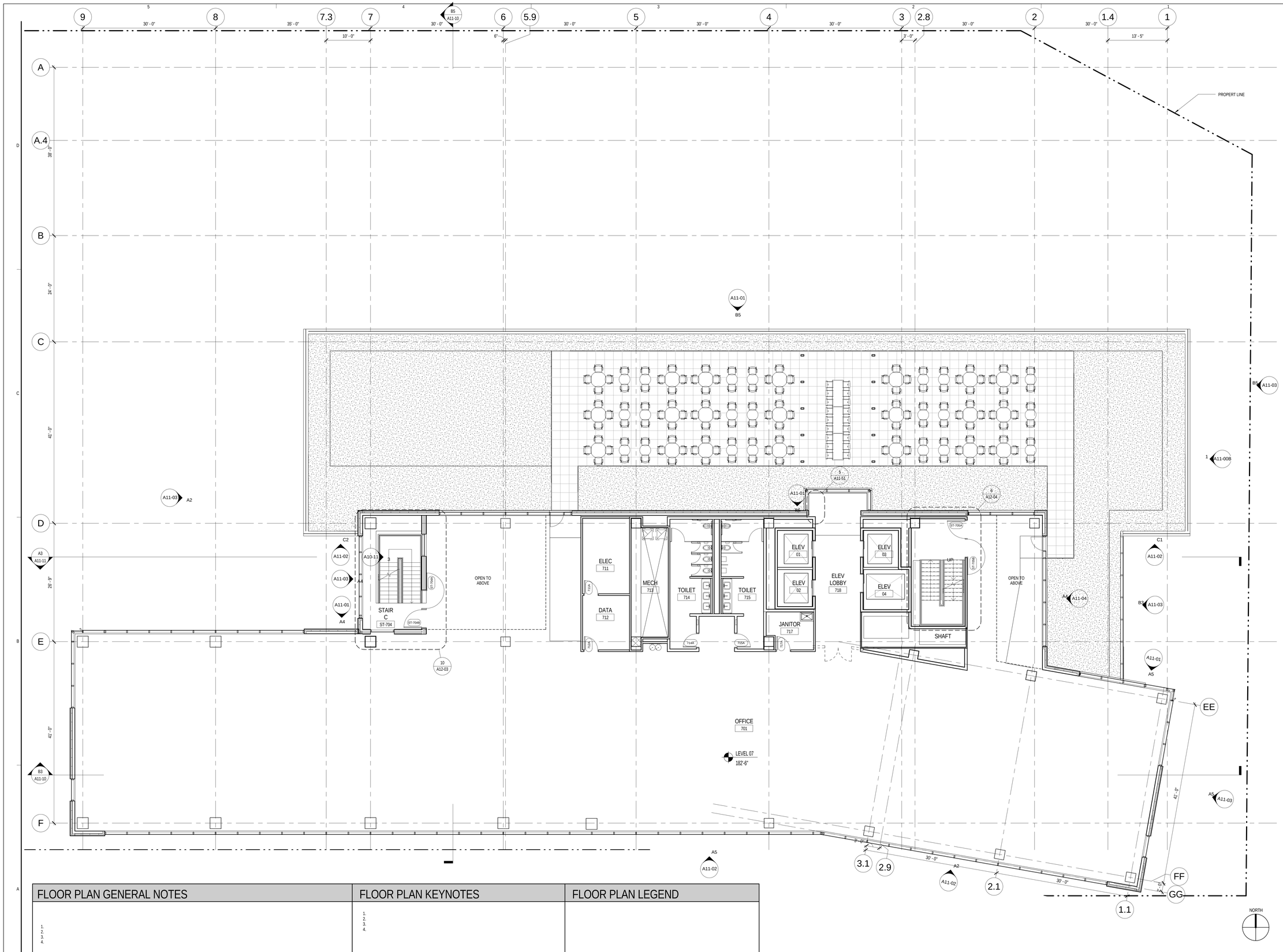

FLOOR PLAN GENERAL NOTES	FLOOR PLAN KEYNOTES	FLOOR PLAN LEGEND
1. 2. 3. 4.	1. 2. 3. 4.	

1 LEVEL 07 FLOOR PLAN
1/8" = 1'-0"

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LEVEL 07 FLOOR PLAN

Sheet

A03-07

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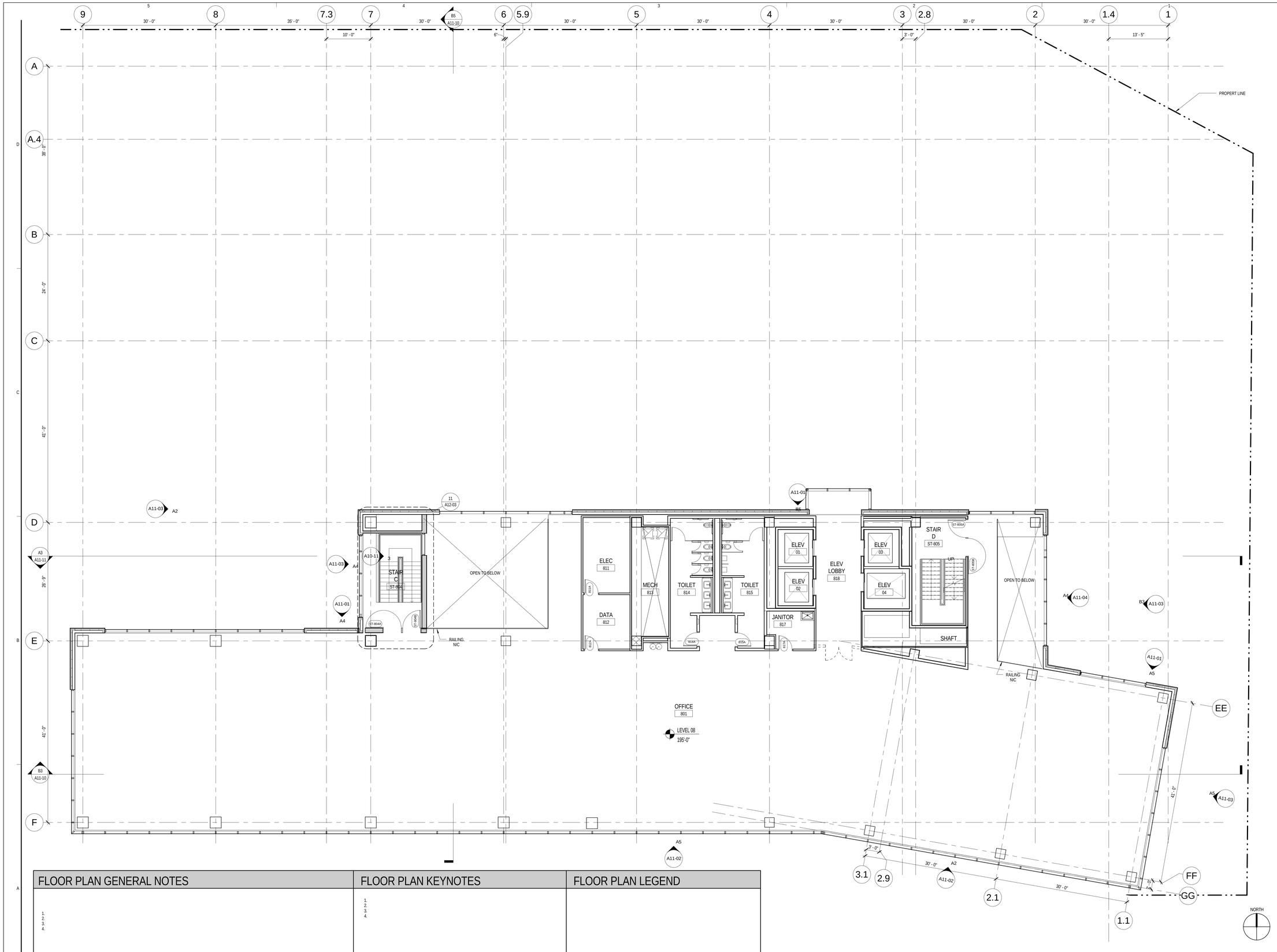

FLOOR PLAN GENERAL NOTES	FLOOR PLAN KEYNOTES	FLOOR PLAN LEGEND
1. 2. 3. 4.	1. 2. 3. 4.	

1 LEVEL 08 FLOOR PLAN
1/8" = 1'-0"

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LEVEL 08 FLOOR PLAN

Sheet

A03-08

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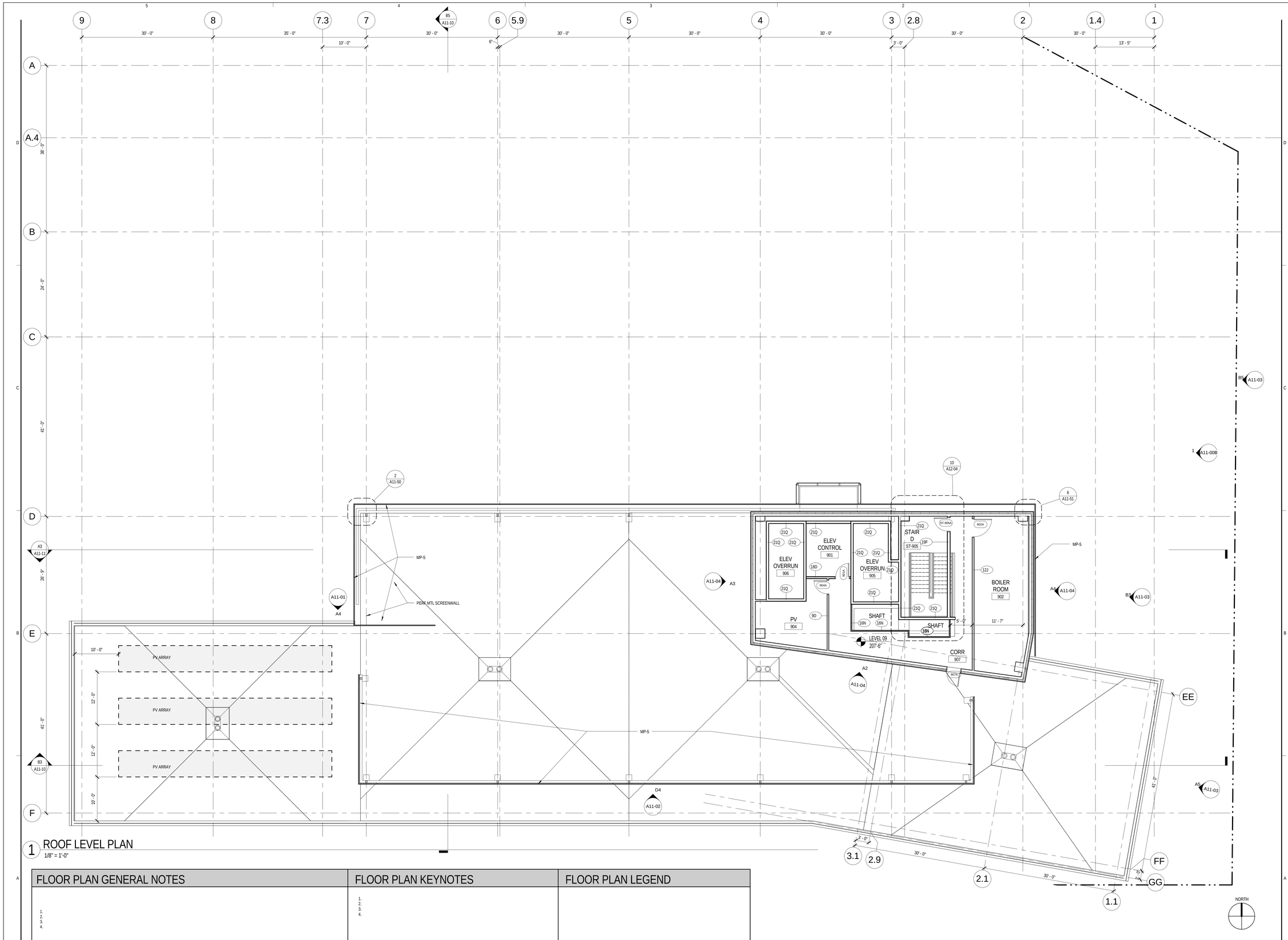

1 ROOF LEVEL PLAN
1/8" = 1'-0"

FLOOR PLAN GENERAL NOTES	FLOOR PLAN KEYNOTES	FLOOR PLAN LEGEND
1. 2. 3. 4.	1. 2. 3. 4.	

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ROOF PLAN

Sheet

A03-09

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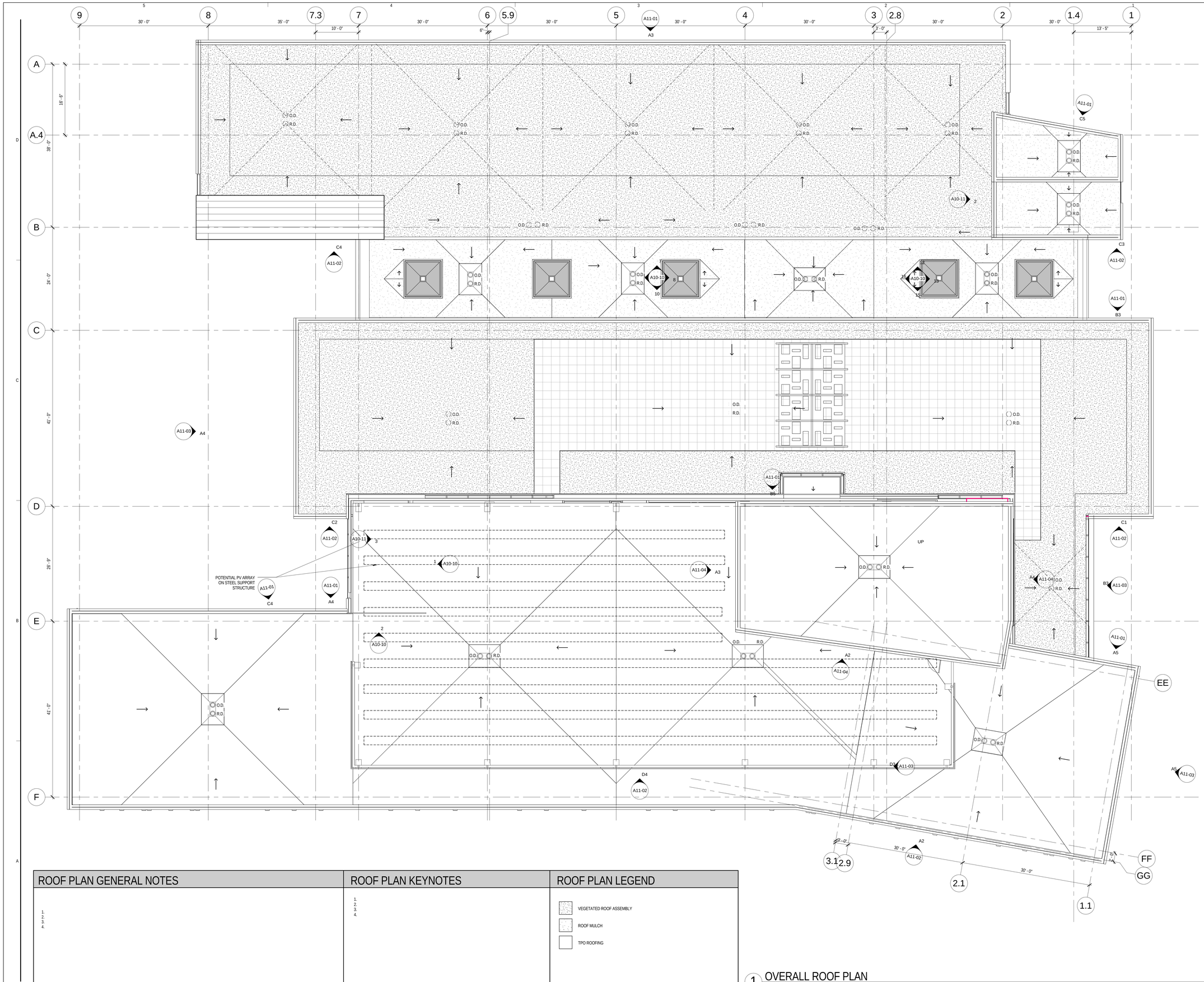

ROOF PLAN GENERAL NOTES	ROOF PLAN KEYNOTES	ROOF PLAN LEGEND
1. 2 3 4.	1. 2. 3. 4.	VEGETATED ROOF ASSEMBLY ROOF MULCH TPO ROOFING

NORTH

1 OVERALL ROOF PLAN
1/8" = 1'-0"

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GENERAL LAND USE APPLICATION

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OVERALL ROOF PLAN

Sheet

A03-10

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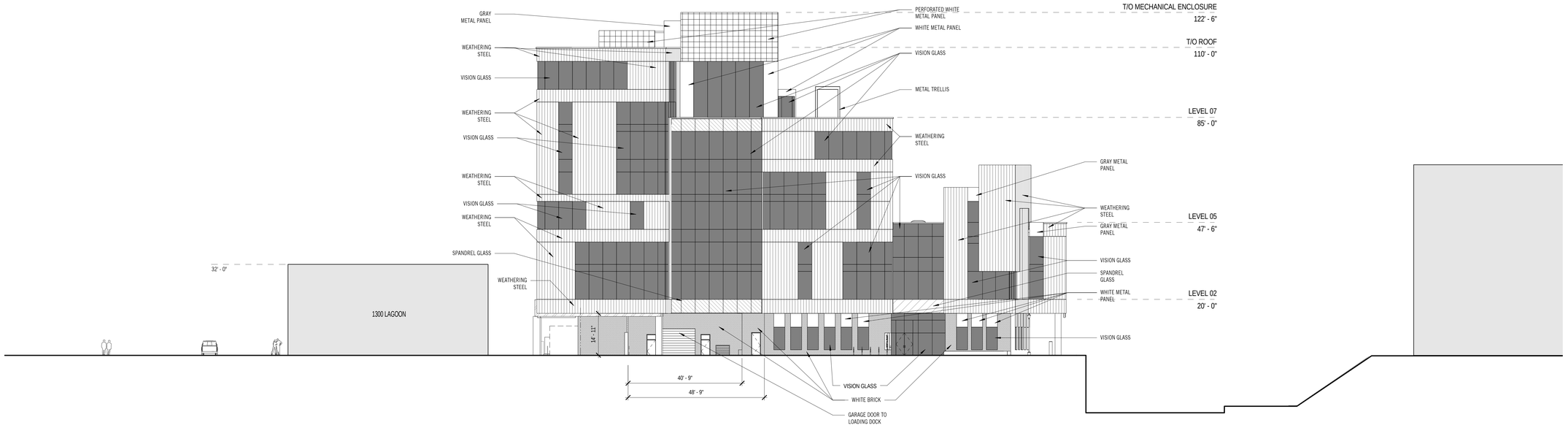
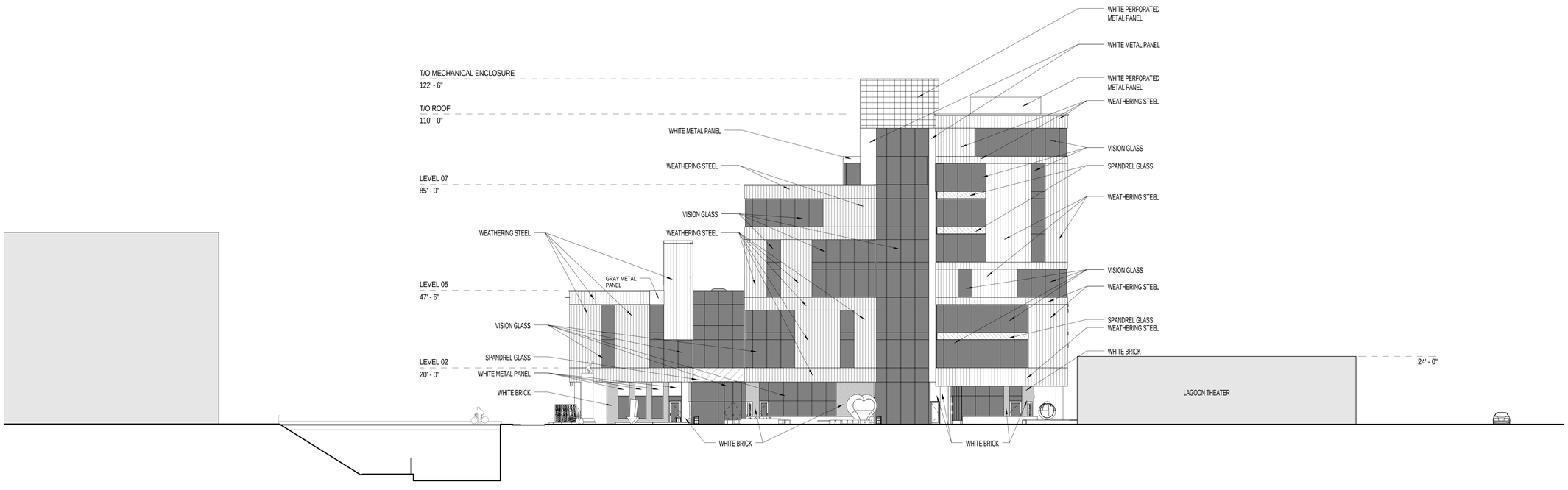


1 East Elevation
1/16" = 1'-0"



2 West Elevation
1/16" = 1'-0"

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PDR RESUBMITTAL

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OVERALL EXTERIOR BUILDING ELEVATIONS

Sheet

A11-00B

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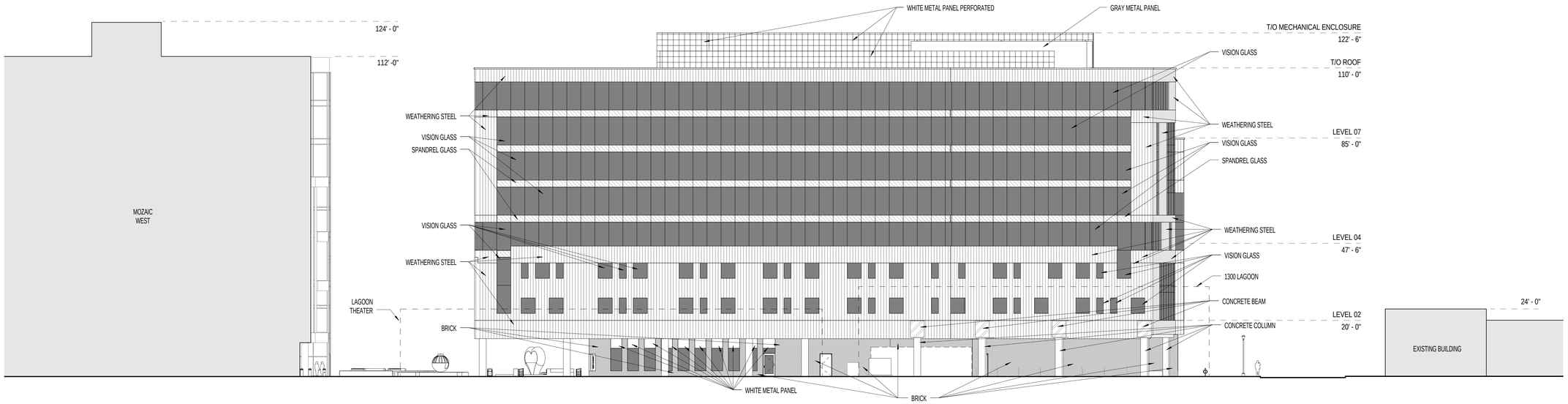
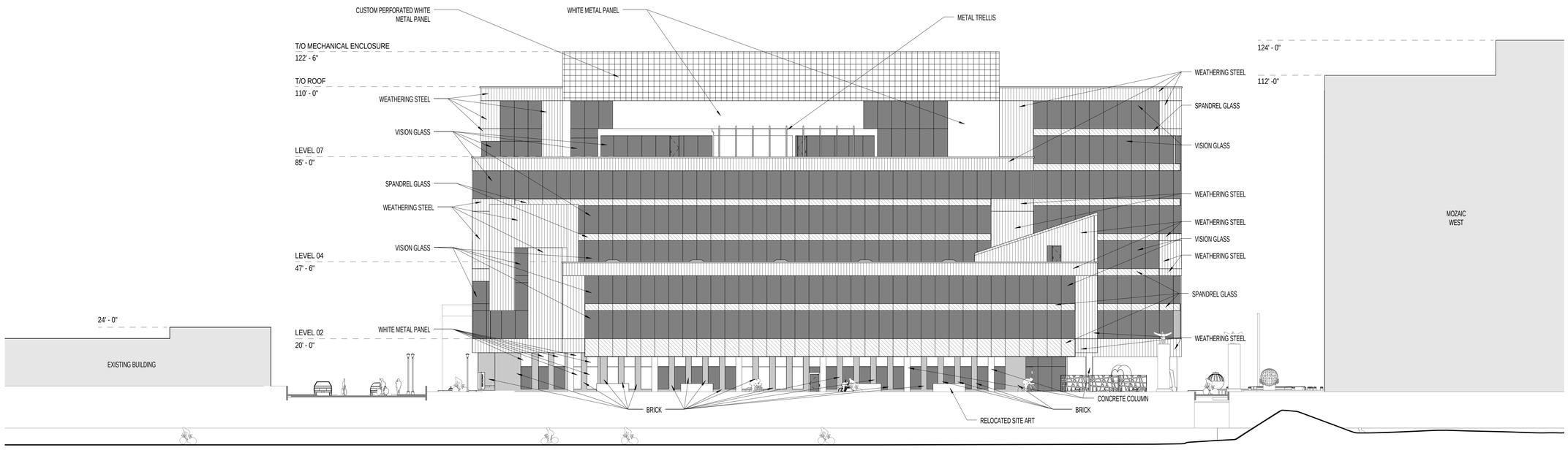


1 South Elevation
1/16" = 1'-0"



2 North Elevation
1/16" = 1'-0"

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PDR RESUBMITTAL

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OVERALL EXTERIOR BUILDING ELEVATIONS

Sheet

A11-00A

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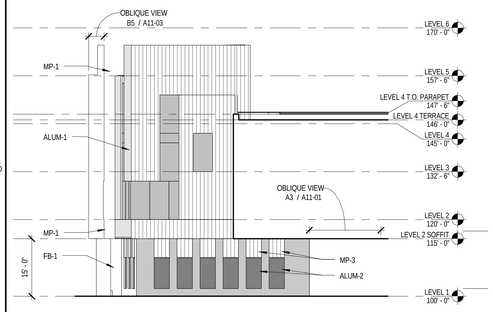
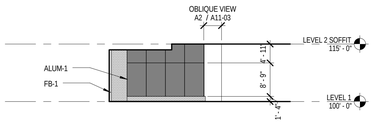


C5 NORTH BAR NORTH ELEVATION OBLIQUE
1/16" = 1'-0"



C4 RESTAURANT NORTH ELEVATION OBLIQUE
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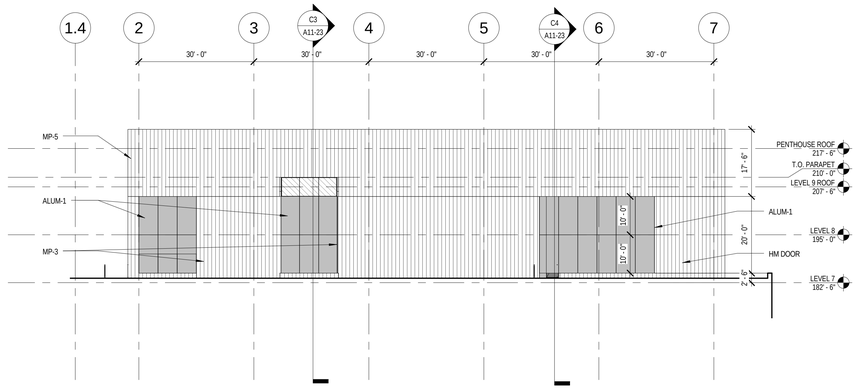
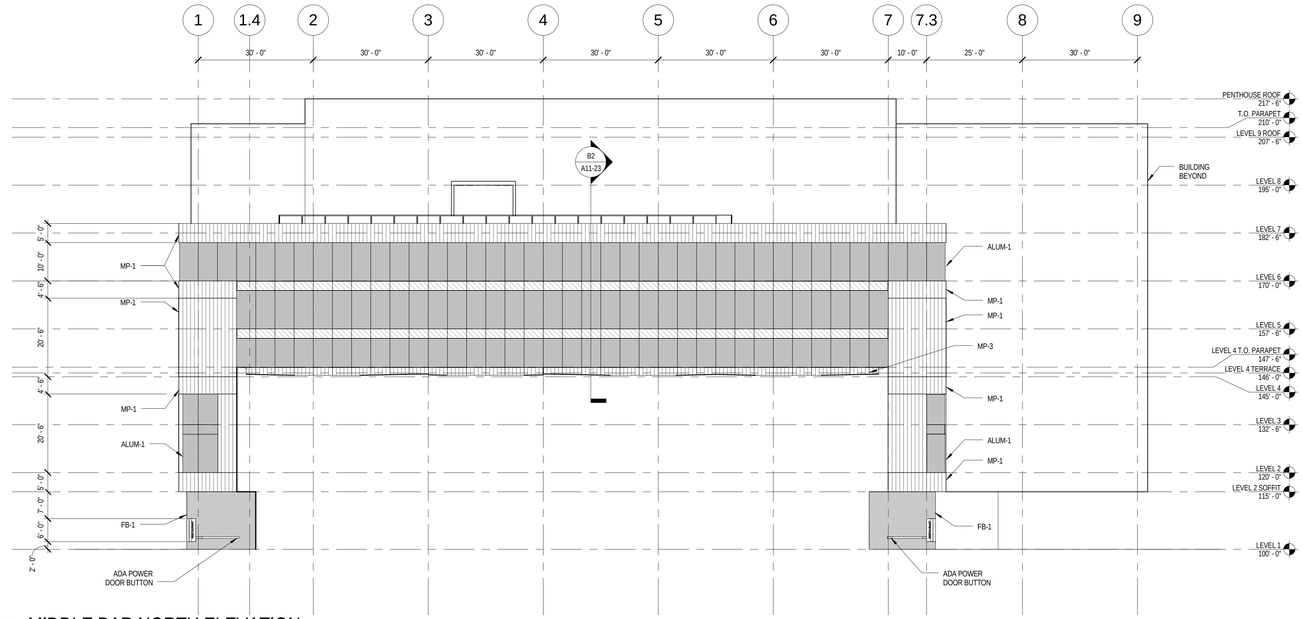
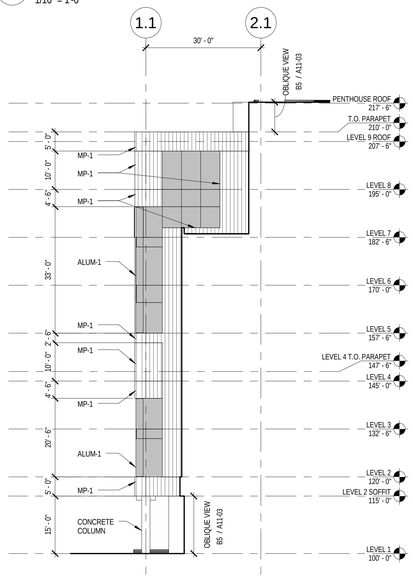


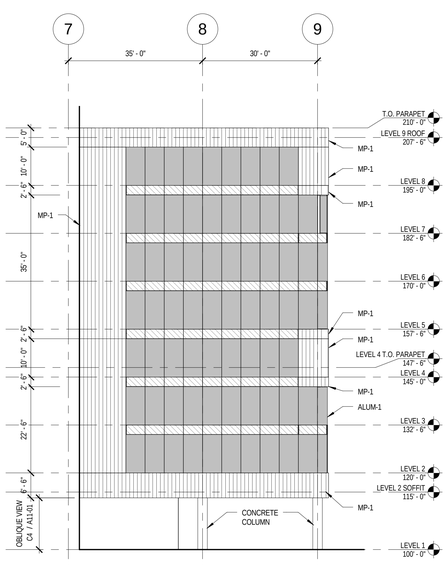
B5 CORE NORTH ELEVATION
1/16" = 1'-0"



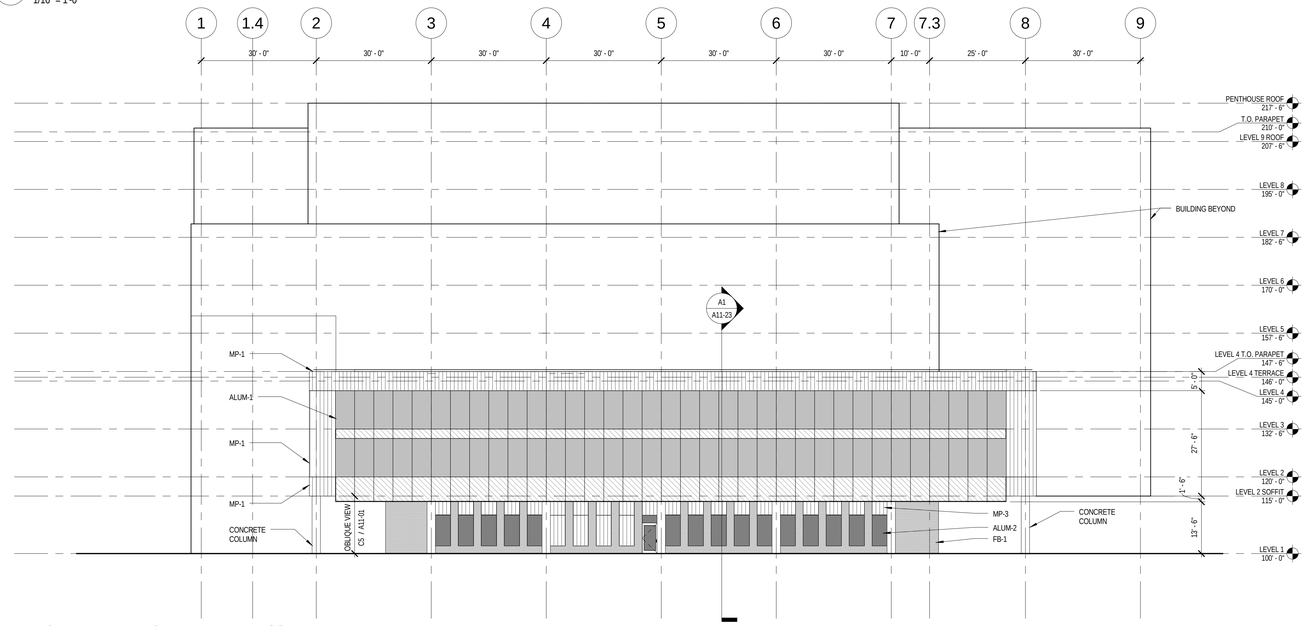
B3 MIDDLE BAR NORTH ELEVATION
1/16" = 1'-0"



A5 SOUTH BAR NORTH ELEVATION OBLIQUE
1/16" = 1'-0"



A4 SOUTH BAR NORTH ELEVATION
1/16" = 1'-0"



A3 NORTH BAR NORTH ELEVATION
1/16" = 1'-0"

EXT. ELEVATION GENERAL NOTES	EXT. ELEVATION KEYNOTES	EXT. ELEVATION LEGEND
1. 2. 3. 4.	1. 2. 3. 4.	VG-1 VISION GLASS (60-62% visible transmittance) VG-2 VISION GLASS (78% visible transmittance) SG-1 SPANDREL GLASS SG-2 SPANDREL GLASS

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AUGUST 8, 2014

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NORTH EXTERIOR ELEVATIONS

Sheet

A11-01

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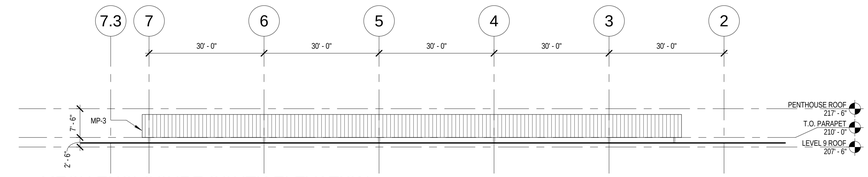
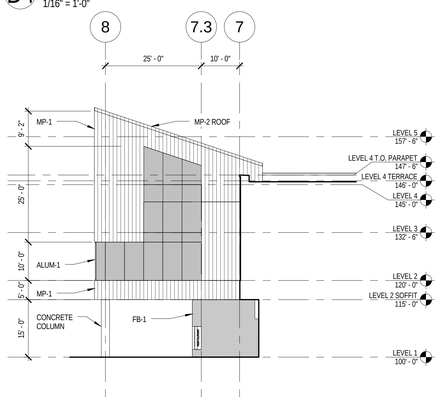
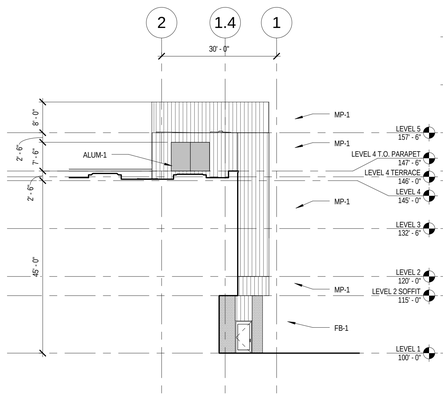


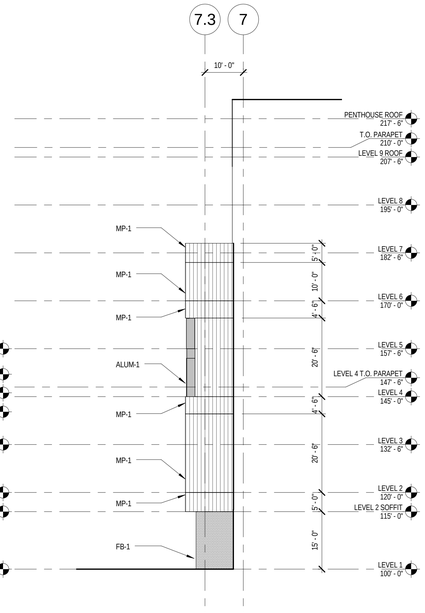
D4 MECH ENCLOSURE SOUTH ELEVATION
1/16" = 1'-0"



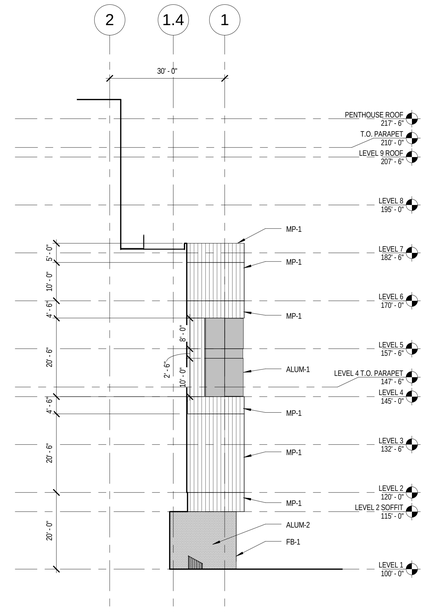
C4 NORTH BAR PLAZA SIDE SOUTH ELEVATION
1/16" = 1'-0"



C3 NORTH BAR FREMONT SIDE SOUTH ELEVATION
1/16" = 1'-0"

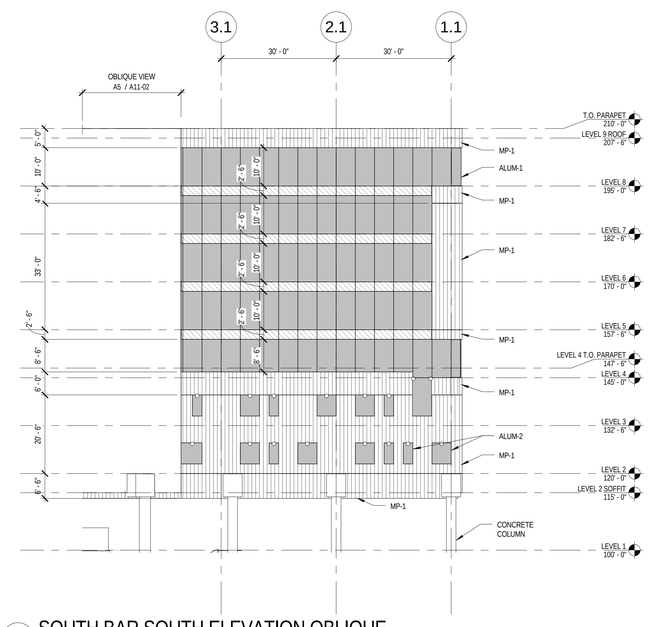


C2 MIDDLE BAR PLAZA SIDE SOUTH ELEVATION
1/16" = 1'-0"



C1 MIDDLE BAR FREMONT SIDE SOUTH ELEVATION
1/16" = 1'-0"

A5 SOUTH ELEVATION
1/16" = 1'-0"



A2 SOUTH BAR SOUTH ELEVATION OBLIQUE
1/16" = 1'-0"

EXT. ELEVATION GENERAL NOTES	EXT. ELEVATION KEYNOTES	EXT. ELEVATION LEGEND
1. 2. 3. 4.	1. 2. 3. 4.	VG-1 VISION GLASS (60-62% visible transmittance) VG-2 VISION GLASS (78% visible transmittance) SG-1 SPANDREL GLASS SG-2 SPANDREL GLASS

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SOUTH EXTERIOR ELEVATIONS

Sheet

A11-02

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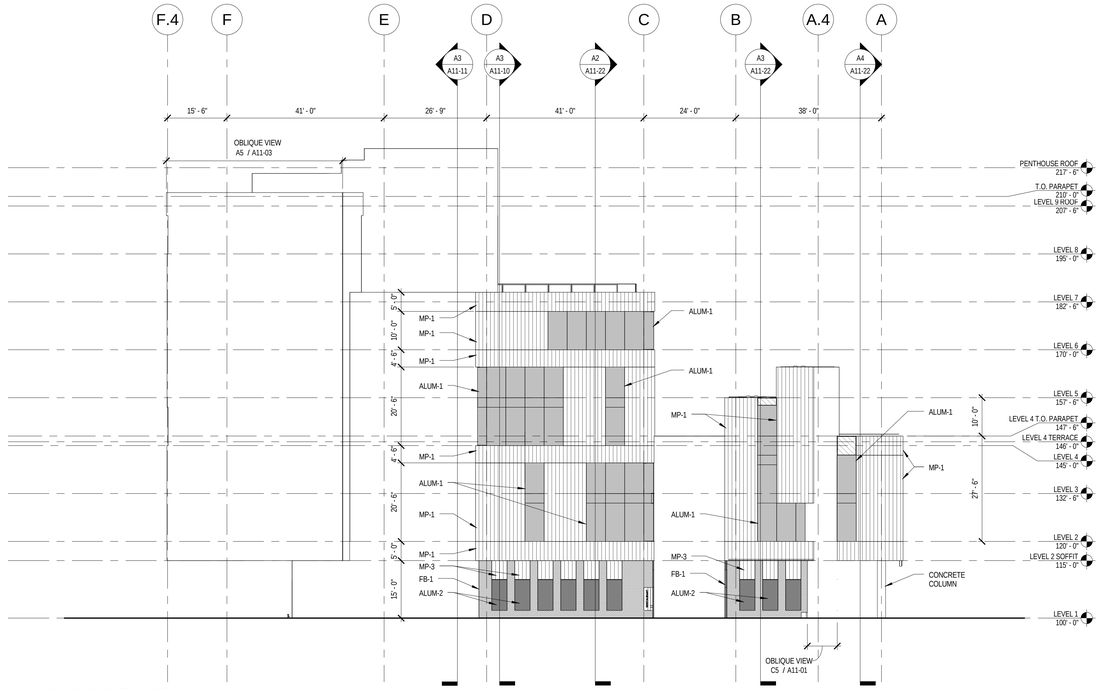
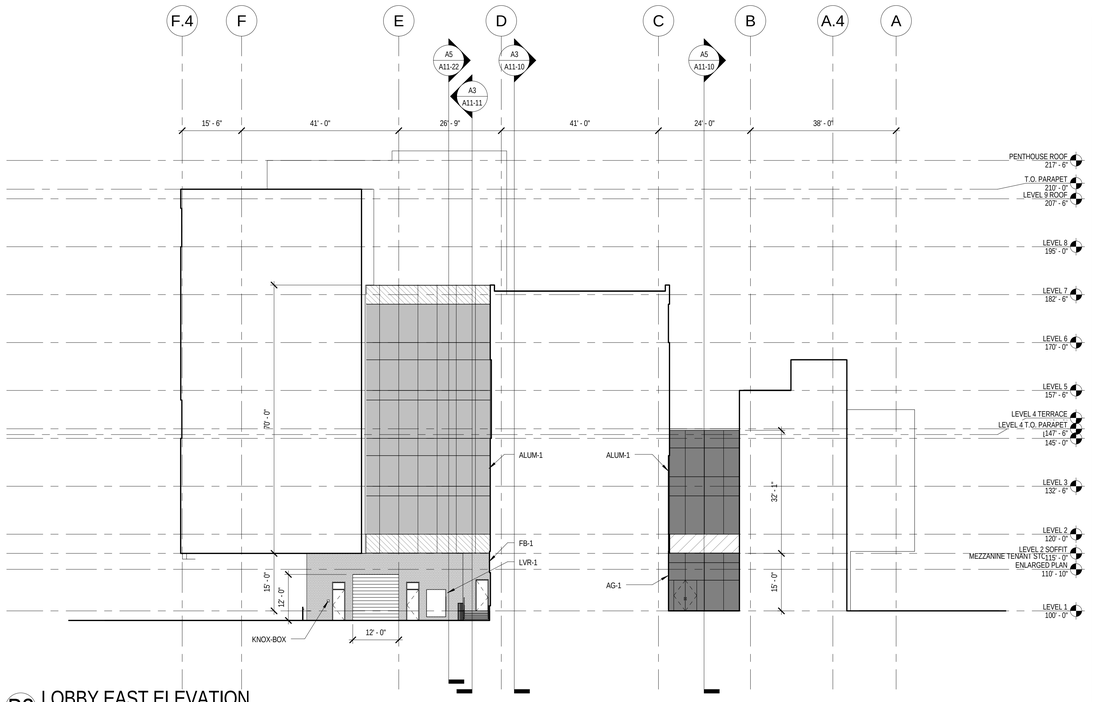
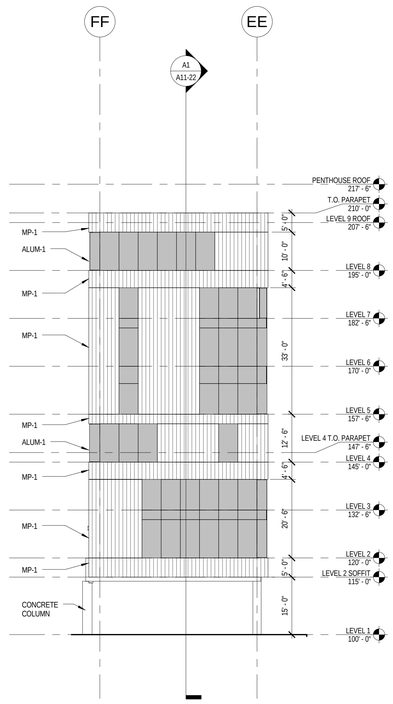


B5 EAST ELEVATION
1/16" = 1'-0"

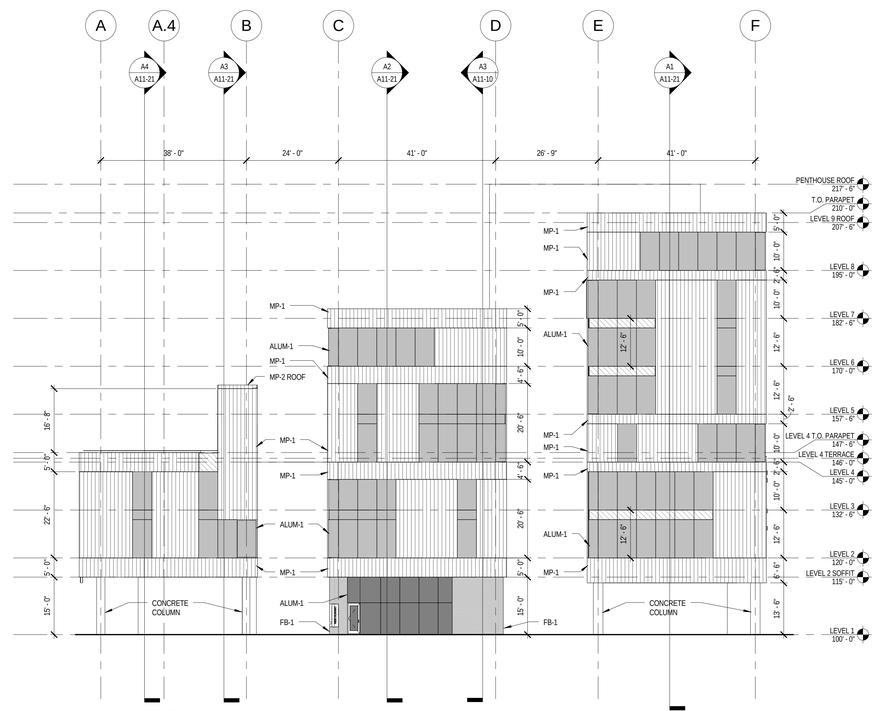


B3 LOBBY EAST ELEVATION
1/16" = 1'-0"

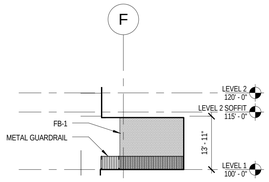


A5 EAST ELEVATION OBLIQUE
1/16" = 1'-0"

A4 LOBBY WEST ELEVATION
1/16" = 1'-0"



A2 WEST ELEVATION
1/16" = 1'-0"



D3 TRASH ROOM EAST ELEVATION
1/16" = 1'-0"

EXT. ELEVATION GENERAL NOTES	EXT. ELEVATION KEYNOTES	EXT. ELEVATION LEGEND
1. 2. 3. 4.	1. 2. 3. 4.	VG-1 VISION GLASS (60-62% visible transmittance) VG-2 VISION GLASS (78% visible transmittance) SG-1 SPANDREL GLASS SG-2 SPANDREL GLASS

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DESIGN DEVELOPMENT

AUGUST 8, 2014

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EAST AND WEST EXTERIOR ELEVATIONS

Sheet

A11-03

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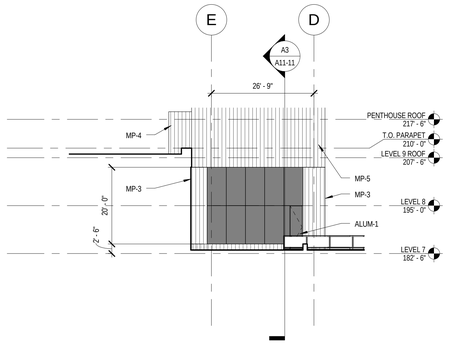
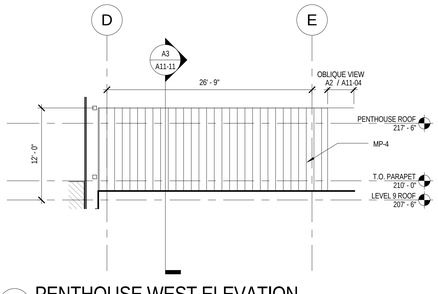
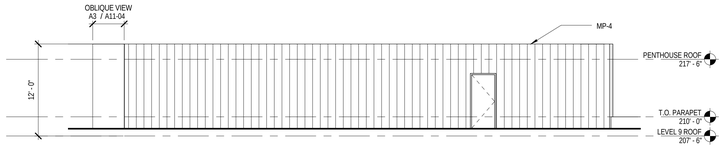


A4 CORE EAST ELEVATION
1/16" = 1'-0"



A3 PENTHOUSE WEST ELEVATION
1/8" = 1'-0"



A2 PENTHOUSE SOUTH ELEVATION
1/8" = 1'-0"

EXT. ELEVATION GENERAL NOTES	EXT. ELEVATION KEYNOTES	EXT. ELEVATION LEGEND
1. 2. 3. 4.	1. 2. 3. 4.	VG-1 VISION GLASS (60-62% visible transmittance) VG-2 VISION GLASS (78% visible transmittance) SG-1 SPANDREL GLASS SG-2 SPANDREL GLASS

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EXTERIOR ELEVATIONS

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GENERAL LAND USE APPLICATION

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PERSPECTIVES

Sheet

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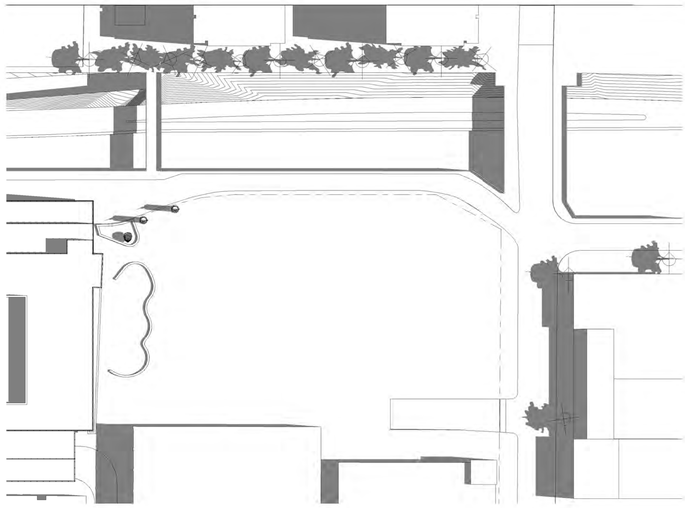

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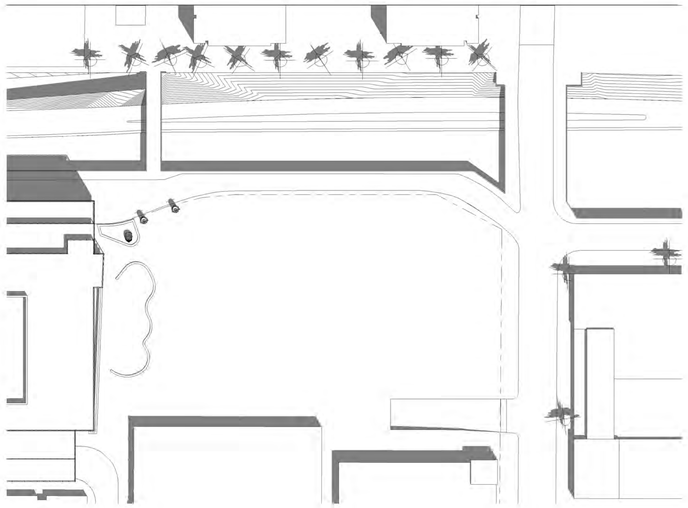

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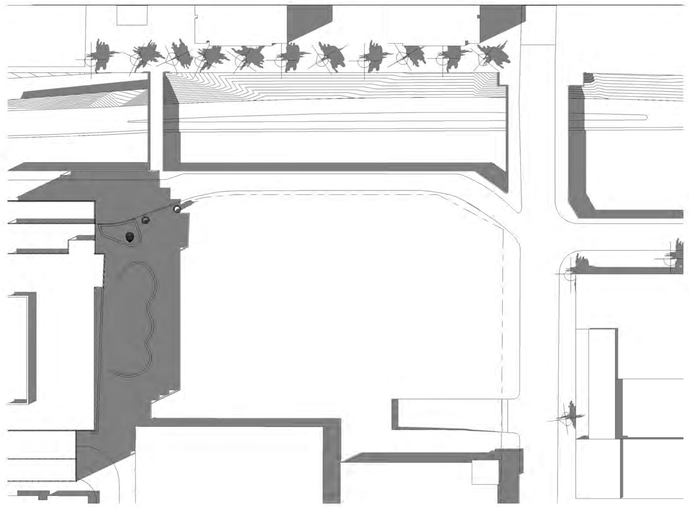

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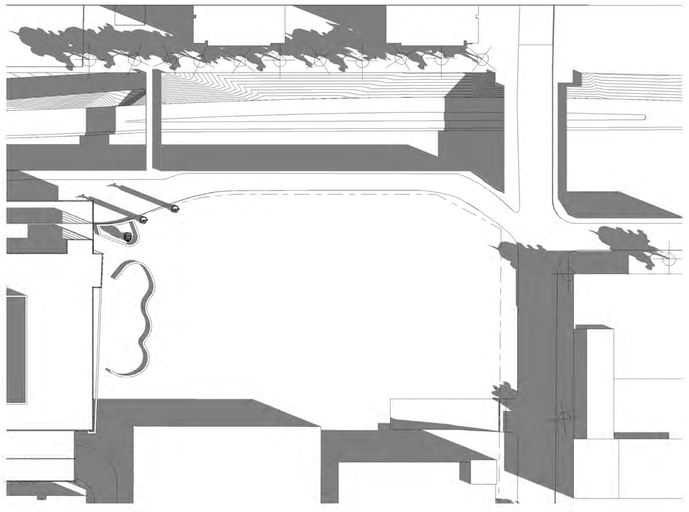
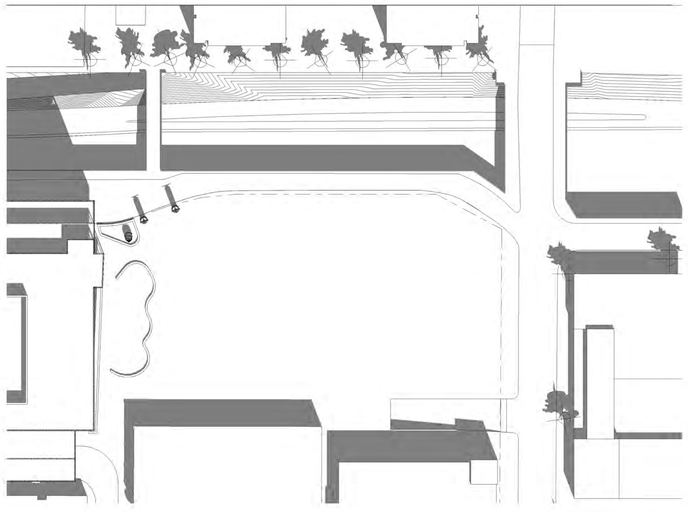


4 MARCH/SEPTEMBER - 9AM - EXISTING



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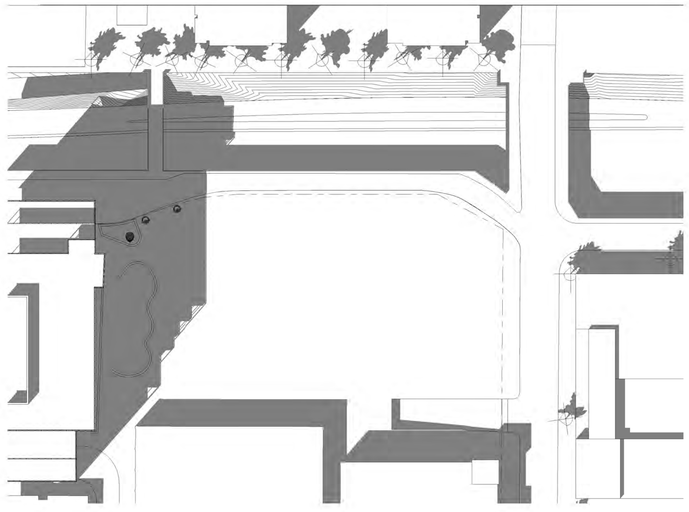

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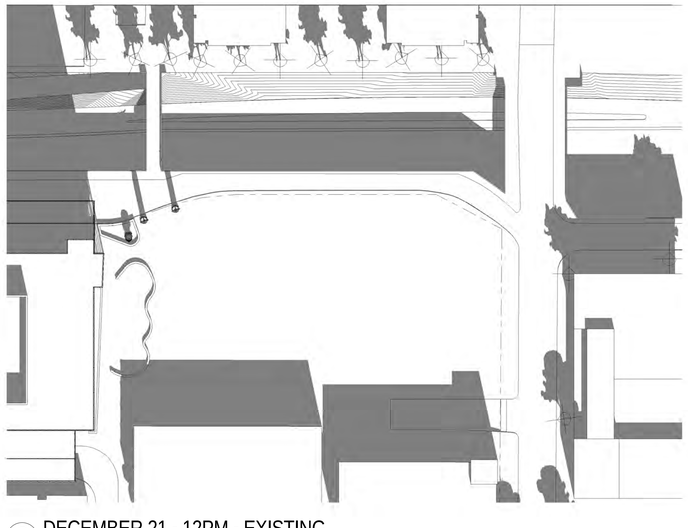

8 DECEMBER 21 - 12PM - EXISTING

9 DECEMBER 21 - 3PM - EXISTING

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SHADOW STUDIES - EXISTING

Sheet

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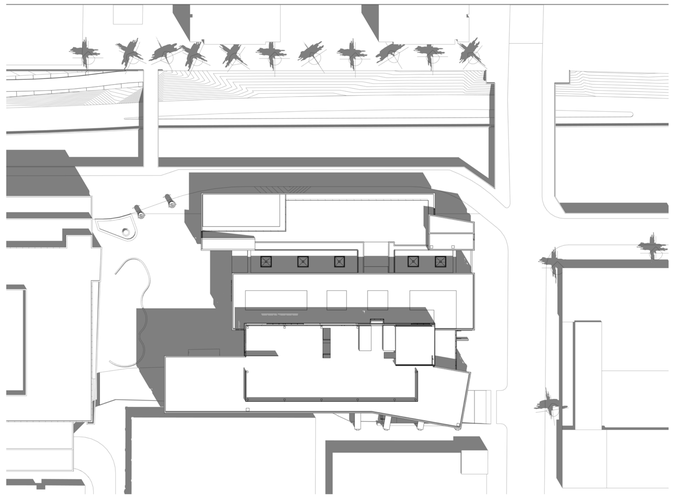

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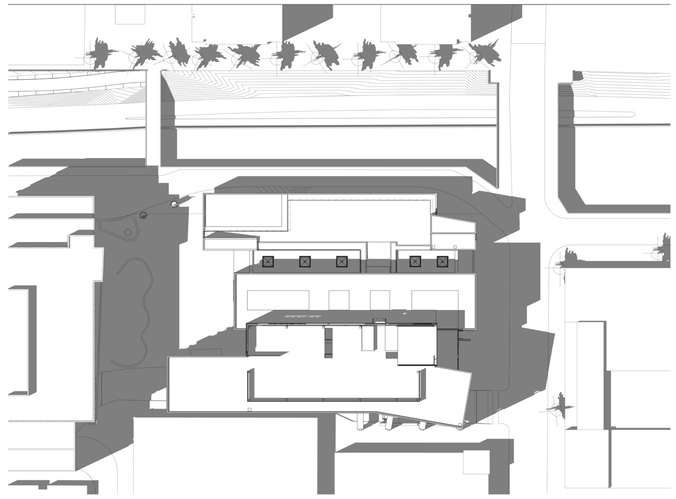

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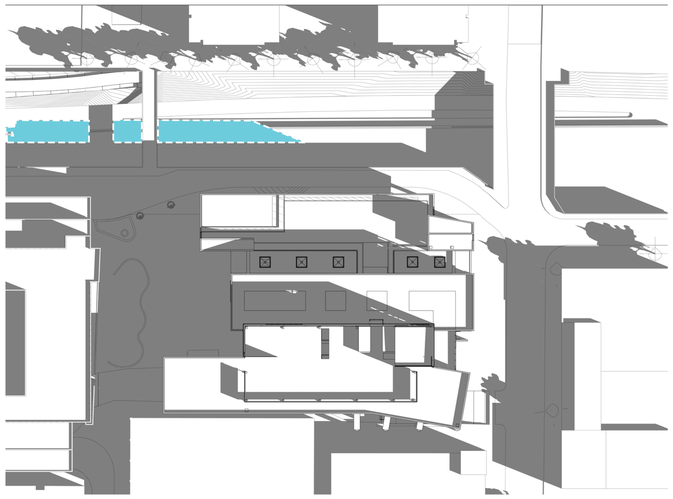

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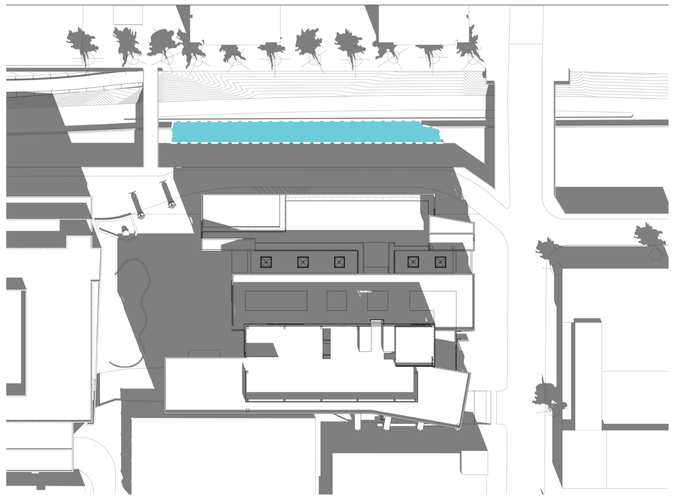

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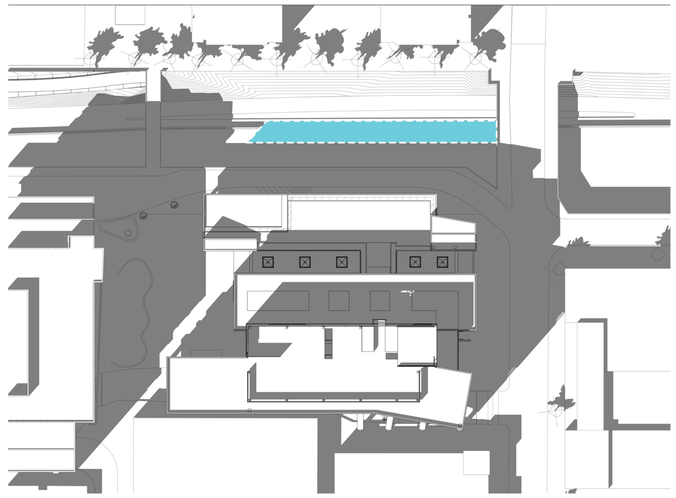

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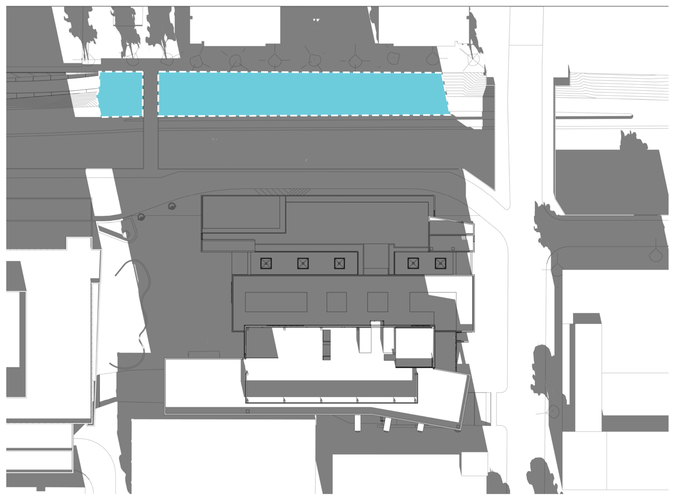
7 DECEMBER 21 - 9AM - PROPOSED



8 DECEMBER 21 - 12PM - PROPOSED

9 DECEMBER 21 - 3PM - PROPOSED

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SHADOW STUDY - PROPOSED

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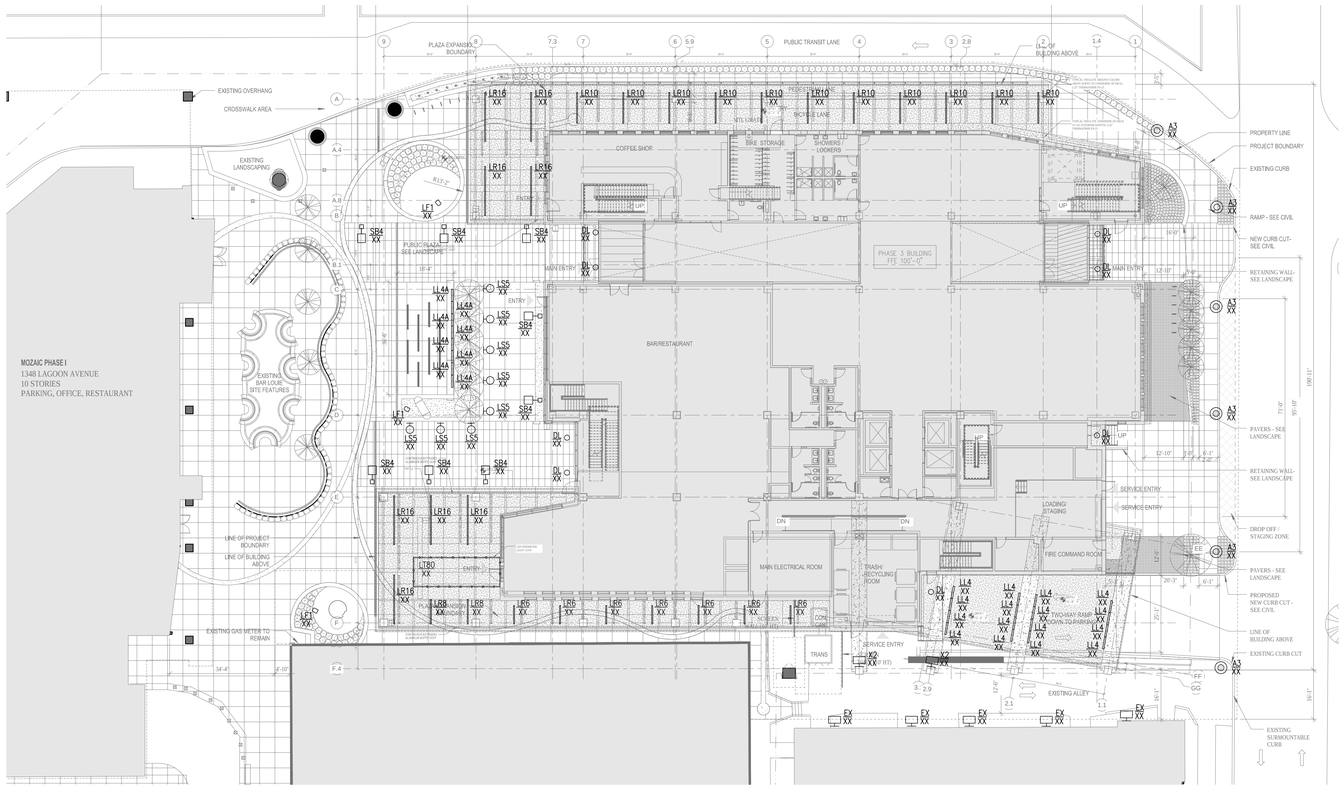

1 ELECTRICAL SITE PLAN

SCALE: **1" = 20'-0"**

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ELECTRICAL SITE PLAN

Sheet

E100

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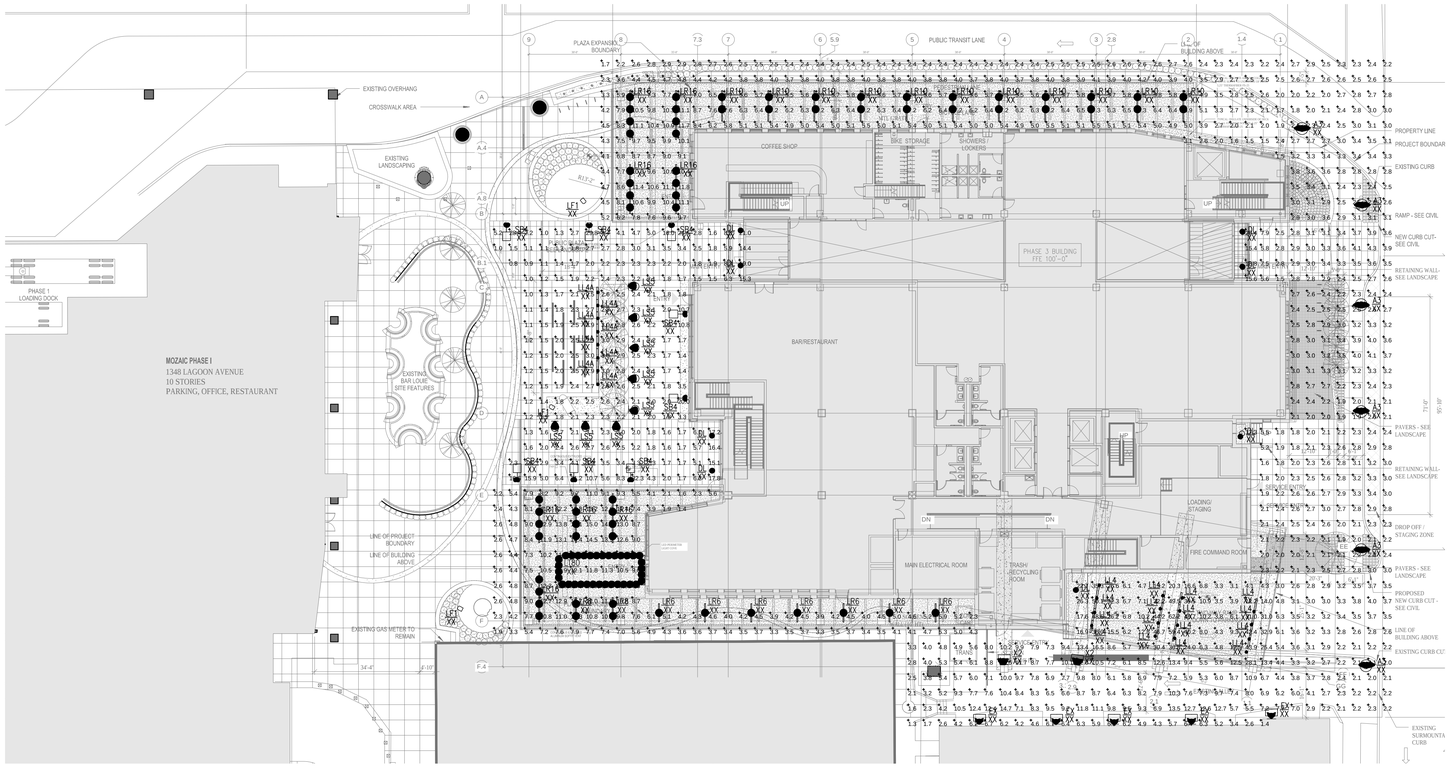
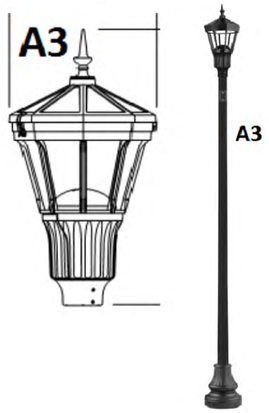


1 SITE ILLUMINATION DISTRIBUTION PLAN

SCALE: 1" = 20'-0"



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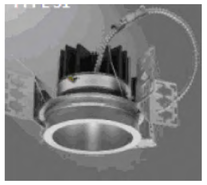
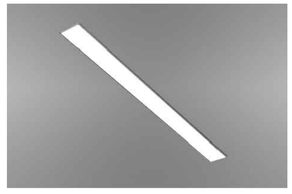


TYPE DL

EXISTING LUMINAIRES TO REMAIN. NOT IN CONTRACT. SHOWN FOR REFERENCE ONLY

TYPE EX



TYPE LR

TYPE LS5

Luminaire Schedule						
Symbol	Label	Quantity	Description	Lamp	Number Lamps	Filename
	DL	8	COMMERCIAL 6 INCH RECESSED LED DOWNLIGHT WHITE BAFFLE WITH WHITE FLANGE REFLECTOR	(1) HIGH LUMEN LED 80CRI / 3000K CCT ABSOLUTE PHOTOMETRY IS BASED ON CALIBRATION FACTORS CREATED USING LAB LUMEN STANDARDS IN GONIOPHOTOMETER WITH TEST DISTANCE OF 28.75 FEET	1	PD618ED010- PDM6830-611WBl.ies
	EX	5	WAL-PAK HID WALL FIXTURE WITH BOROSILICATE PRISMATIC GLASS LENS	MEDIUM BASE CLEAR B017 150W HIGH PRESSURE SODIUM LAMP	1	HPWP-GL-15D-XX.ies
	A3	6	POST TOP UTILITY LED, CITY OF MINNEAPOLIS APPROVED	90 4K LED ARRAY	1	ARUE_100_4K_XX_A3_X_XXXX.ies
	LR	65	SLOT 4" WIDE LED RECESSED LUMINAIRE, 4FT LONG, WITH 3500K NORMAL OUTPUT LEDS AND FLUSH 1/4" P95 OPAL ACRYLIC LENS	LED	1	S4LF_4FT_N35AD_SW.ies
	LS5	10	7 INCH LED STEP LIGHT WITH EYELID FACEPLATE, SAND BLASTED LENS W/D REFLECTOR		1	1237E-12LED.ies
	LT	34		/	1	LED-T02435-1-WT.IES
	SB4	8	FABRICATED BLACK PAINTED METAL LOWER HOUSING, CAST BLACK PAINTED METAL OPTICAL ASSEMBLY CONSISTING OF 2 OPPOSING LIGHT HEADS, EACH LIGHT HEAD CONSISTING OF: CAST METAL CIRCUIT BOARD MOUNTING PLATE, 2 CIRCUIT BOARDS EACH WITH 7 LEDS AND FORMED WHITE PAINTED METAL TRIM PLATE, 1 CLEAR PLASTIC NON-INTEGRAL OPTIC BELOW EACH LED, CLEAR FLAT GLASS EXTERNAL LENS. ONLY 1 LIGHTHEAD ON FOR THIS TEST.	FOURTEEN WHITE LIGHT EMITTING DIODES (LEDS) EACH WITH CLEAR HEMISPHERICAL INTEGRAL LENS, VERTICAL BASE-UP POSITION. VOLTAGE (120VAC, 60Hz) TO THE LED DRIVER.	14	303-81-75.ies
	X2	2	IMPACT ELITE LED LUMINAIRE (2) LIGHTBARS WITH AcoyLED OPTICS - TYPE 4 W BACK LIGHT CONTROL ABSOLUTE PHOTOMETRY IS BASED ON CALIBRATION FACTORS CREATED USING LAB LUMEN STANDARDS IN GONIOPHOTOMETER WITH TEST DISTANCE OF 28.75 FEET		42	IST-B02-LED-E1-BL4.ies
	LL4	16	2-1/2"L, X 49-1/4"W, X 4"H. LED FIXTURE CLEAR LENS		1	MVW 12 40K 45 U CES 48 INT-1 W.ies
	LL4A	8	2-1/2"L, X 49-1/4"W, X 4"H. LED FIXTURE CLEAR LENS		1	MX 6 40K 45 U CES 48 W.ies

Statistics				
Description	Symbol	Avg	Max	Min
Calc Zone #1	+	5.8 fc	62.2 fc	0.8 fc

TYPE LF1

TAPE LIGHT

SHIELD

TYPE LT

TYPE SB4

TYPE LL4, LL4A

TYPE X2

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ILLUMINATION DISTRIBUTION PLAN

Sheet

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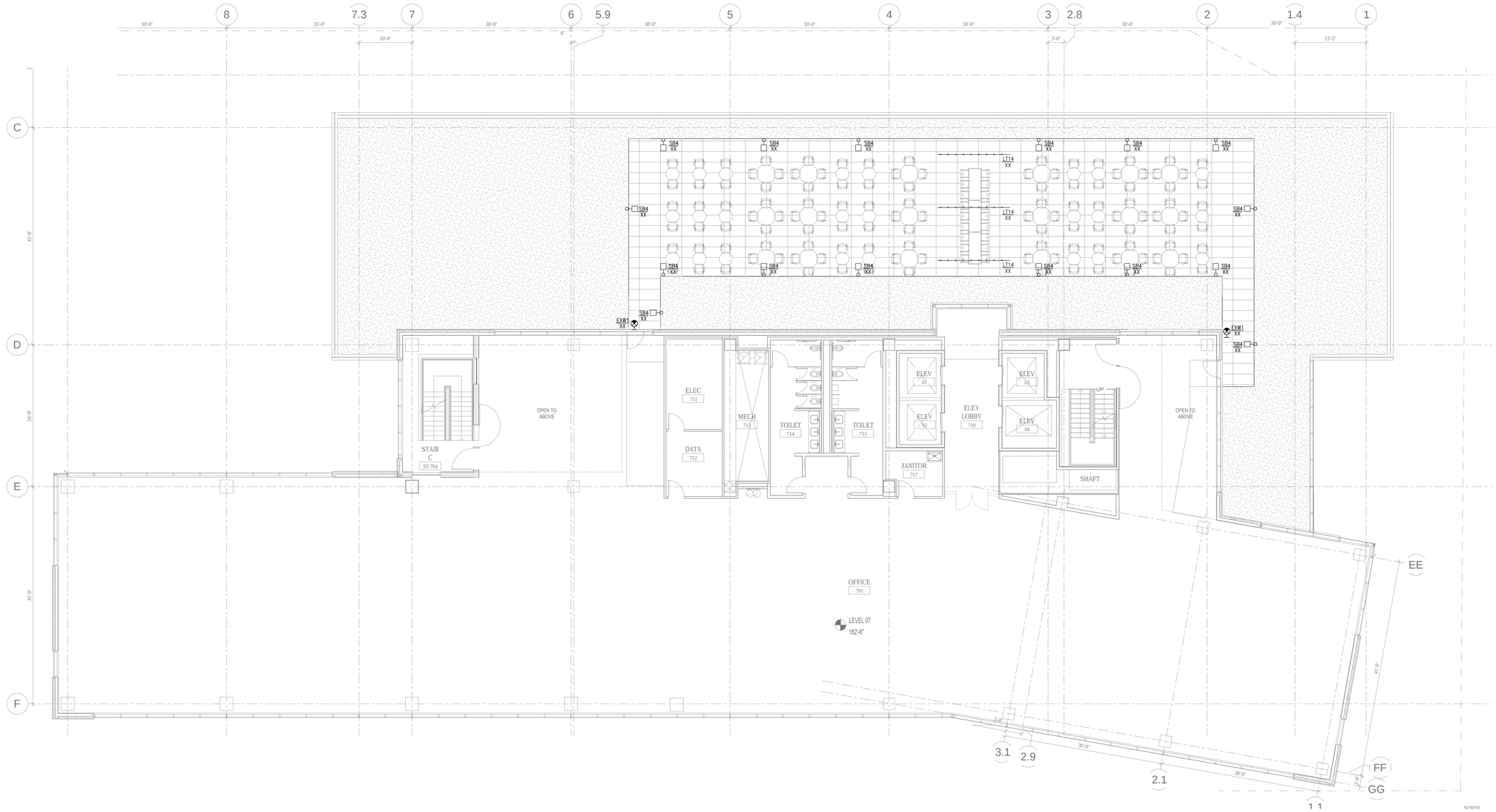
GENERAL ELECTRICAL NOTES:

A. REFER TO ARCHITECTURAL REFLECTED CEILING PLANS FOR PLACEMENT OF LUMINAIRES, AND FOR COORDINATION OF OTHER SYSTEMS IN CEILING.

B. REFER TO ARCHITECTURAL DETAIL SHEETS FOR LOCATION INTENT OF LUMINAIRES IN LIGHT COVES, SOFFITS, ETC.

C. HOME RUNS LONGER THAN 100' FOR 20 AMP, 120 VOLT, OR HOME RUNS LONGER THAN 200' FOR 20 AMP, 277 VOLT SHALL BE #10 AWG MINIMUM.

D. MAINTAIN FIRE RATING OF ALL WALLS OR SLABS. FIRE SEAL ALL PENETRATIONS AS REQUIRED.



1 SEVENTH FLOOR TERRACE LIGHTING PLAN

SCALE: 1/8" = 1'-0"

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SEVENTH LEVEL TERRACE LIGHTING PLAN

Sheet

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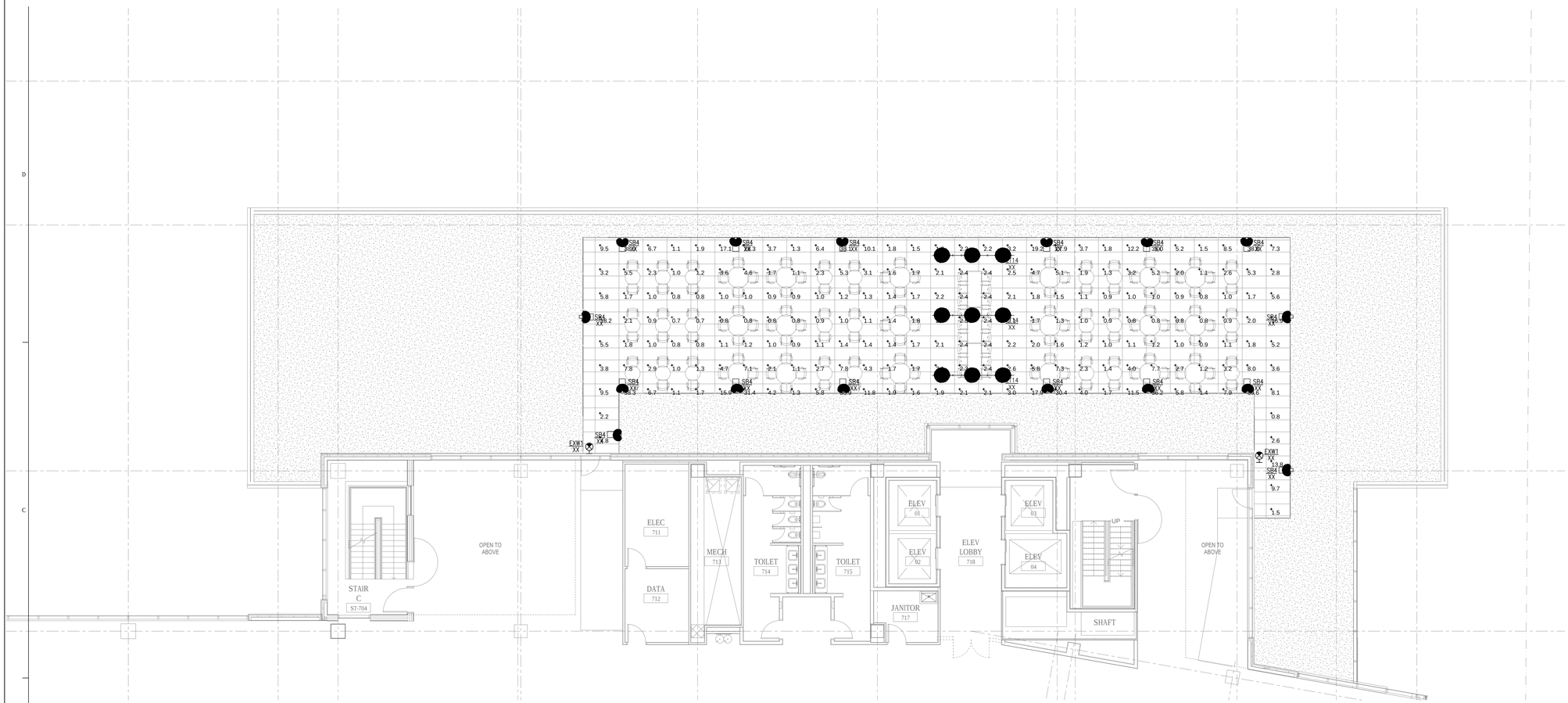

1 SEVENTH FLOOR LIGHTING DISTRIBUTION PLAN

SCALE: 1/8" = 1'-0"

TAPE LIGHT

SHIELD

TYPE LT

TYPE SB4

Luminaire Schedule

Symbol	Label	Quantity	Description	Lamp
	LS5	0	LUMIERE 7 INCH LED STEP LIGHT WITH EYELID FACEPLATE, SAND BLASTED LENS W/O REFLECTOR	LED
	LT14	9	TAPE LIGHT WITH WEATHER PROOF COVER ASSEMBLY. LENGTH INDICATED ON PLANS	LED
	SB4	16	FABRICATED BLACK PAINTED METAL LOWER HOUSING, CAST BLACK PAINTED METAL OPTICAL ASSEMBLY CONSISTING OF 2 OPPOSING LIGHT HEADS, EACH LIGHT HEAD CONSISTING OF: CAST METAL CIRCUIT BOARD MOUNTING PLATE, 2 CIRCUIT BOARDS EACH WITH 7 LEDS AND FORMED WHITE PAINTED METAL TRIM PLATE, 1 CLEAR PLASTIC NON-INTEGRAL OPTIC BELOW EACH LED, CLEAR FLAT GLASS EXTERNAL LENS. ONLY 1 LIGHTHEAD ON FOR THIS TEST.	FOURTEEN WHITE LIGHT EMITTING DIODES (LEDS) EACH WITH CLEAR HEMISPHERICAL INTEGRAL LENS, VERTICAL BASE-UP POSITION, VOLTAGE (120VAC, 60Hz) TO THE LED DRIVER.

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max
Calc Zone #1	+	5.1 fc	39.6 fc	0.7 fc	56.6:1	7.3:1	0.1:1

8/26/2014 1:41:44 PM

c:\temp\20140625 MOZAIC EAST 2014_phillstromr.rvt

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GENERAL LAND USE APPLICATION

AUGUST 27, 2014

Revisions

NO	ISSUE	DATE

Sheet Information

Date	08/08/2014
Job Number	051467.001
Drawn	Author
Checked	Checker
Approved	Approver

Title

SEVENTH FLOOR TERRACE LIGHTING DISTRIBUTION PLAN

Sheet

E207ILL

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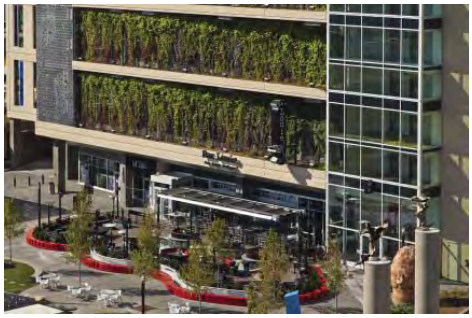
MoZaic Mixed-Use Development
Phase I & II - Existing Conditions
September 2014



Interactive Art Feature - Trolley Ball

Collosus

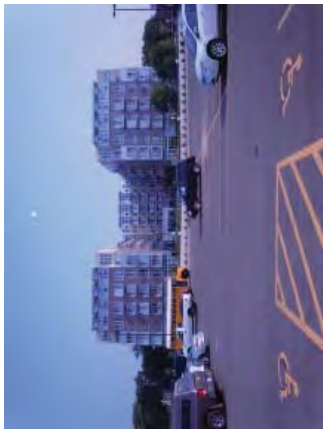
Girard Pedestrian Bridge

Living Green Wall

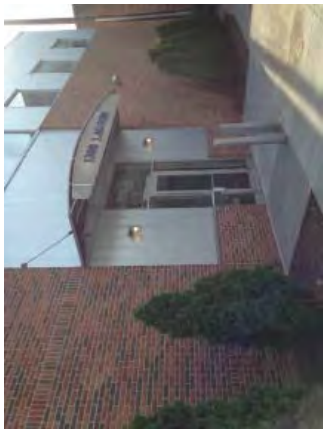
Reflective pool w/enhanced exterior lighting

Waterfall Feature

MoZaic Mixed-Use Development
Phase I & II - Existing Conditions
September 2014

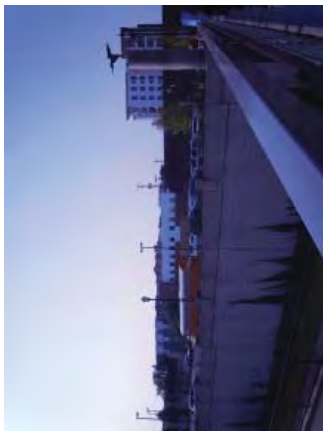


site looking north



1300 lagoon building north entry

looking north at fremont & service alley



site looking southeast from bike bridge & greenway

site looking southeast

looking west at parking tunnel exit

site looking southwest from fremont & greenway

greenway looking east / site at right

looking south at fremont & service alley

greenway looking west / site at left

site at fremont & transit lane

Justin Fincher

From: Justin Fincher
Sent: Wednesday, August 27, 2014 1:37 PM
To: 'Bender, Lisa'; 'lhena@thewedge.org'
Subject: MoZaic East Notification

Dear Council Member Bender and Ms. Erasmus,

I spoke too soon on MoZaic's Land Use approvals. We have just been notified during our PDR resubmittal to CPED that the project must now be resubmitted to the City Planning Commission. This was triggered by alterations to the MoZaic East design requested by our anticipated office tenant since the time of the previous December 2013 round of approvals. Changes include an increase in Gross Floor Area from 185,438 square feet to 198,172 square feet. This 12,734 square-foot increase requires us to request an alternative under the PUD to increase to the maximum allowable floor area ratio (FAR) in the C3A district from 2.7 to 2.74. Although the building is slightly larger overall, the height of the portion of the building closest to the Greenway has been reduced from 4 stories to 3 stories. The site plan has also been altered to accommodate more open, programmable plaza space in lieu of landscaped surfaces. Our project team has compensated for this loss of landscaping with pervious pavers added to the plaza hardscape.

To request these alterations Ackerberg must reapply for a Conditional Use Permit (CUP) for our Planned Unit Development (PUD) and a Site Plan Review application. The RLS subdivision application as described below will be reviewed concurrently with the PUD and Site Plan applications. Further information may become available upon the city planner's review process.

Please let us know if you have any questions and thank you for your time.

Kindly,

Justin Fincher
The Ackerberg Group
3033 Excelsior Boulevard, Suite 10
Minneapolis, MN 55416
O: 612-924-6424
C: 262-397-4224
justin@ackerberg.com

From: Justin Fincher
Sent: Monday, August 11, 2014 10:52 AM
To: 'Bender, Lisa'
Cc: Wedge Coordinator; Lansing, Carol
Subject: RE: MoZaic East Notification

That is correct Lisa. The Land Use Application was approved this past December. We also received letters of approval from LHENA, the Uptown Association, and the Midtown Greenway Coalition. We have also filed our conditional-use permit. Please let us know if there are any further questions.

Thanks,

Justin Fincher
The Ackerberg Group
O: 612-924-6424
C: 262-397-4224
justin@ackerberg.com

From: Bender, Lisa [mailto:Lisa.Bender@minneapolismn.gov]
Sent: Monday, August 11, 2014 10:47 AM
To: Justin Fincher
Cc: Wedge Coordinator; Lansing, Carol
Subject: Re: MoZaic East Notification

Tina,

Let me or the applicant know if you have any questions. This project already has all it's land use applications approved -- is that correct Justin?

all my best
Lisa

Sent from my iPhone

On Aug 8, 2014, at 11:12 AM, "Justin Fincher" <Justin@Ackerberg.com> wrote:

> Dear Council Member Bender and Ms. Erazmus,
>
> I am writing to notify you that The Ackerberg Group is submitting an application for approval of a registered land survey (RLS) for the MoZaic property located at 1320 Lagoon Avenue, 1350 Lagoon Avenue and 2900 Fremont Avenue. The purpose of the RLS is to re-divide the development site into tracts that will facilitate leasing of the MoZaic East building and financing of the various components of the overall MoZaic development. I am the contact person for this application; my contact information is below. Please do not hesitate to contact me if you have any questions.
>
> Thank you,
>
> Justin Fincher
> The Ackerberg Group
> O: 612-924-6424
> C: 262-397-4224
> justin@ackerberg.com