



# CPED STAFF REPORT

Prepared for the City Planning Commission

CPC Agenda Item #8  
September 29, 2014  
BZZ-6765

## LAND USE APPLICATION SUMMARY

**Property Location:** 428 South 2<sup>nd</sup> Street  
**Project Name:** Mill City Quarter Phase 2  
**Prepared By:** [Janelle Widmeier](#), Senior City Planner, (612) 673-3156  
**Applicant:** Ecumen  
**Project Contact:** Gretchen Camp, BKV Group Inc.  
**Request:** To allow a new 5-story assisted living facility.  
**Required Applications:**

<b>Conditional Use Permit</b>	To allow an assisted living facility.
<b>Site Plan Review</b>	For a new 5-story building.

## SITE DATA

<b>Existing Zoning</b>	C3A Community Activity Center District DH Downtown Height Overlay District MR Mississippi River Critical Area Overlay District DP Downtown Parking Overlay District
<b>Lot Area</b>	57,100 square feet / 1.3 acres
<b>Ward(s)</b>	3
<b>Neighborhood(s)</b>	Downtown Minneapolis Neighborhood Association
<b>Designated Future Land Use</b>	Mixed Use
<b>Land Use Features</b>	Activity Center (Mill District) Growth Center (Downtown)
<b>Small Area Plan(s)</b>	<a href="#">Historic Mills District Master Plan and Update</a>

<b>Date Application Deemed Complete</b>	August 28, 2014	<b>Date Extension Letter Sent</b>	Not applicable
<b>End of 60-Day Decision Period</b>	October 27, 2014	<b>End of 120-Day Decision Period</b>	Not applicable

## BACKGROUND

**SURROUNDING PROPERTIES AND NEIGHBORHOOD.** The site is located in a mixed use area. It is adjacent to an office building, Mill Place, located at the property of 101 3<sup>rd</sup> Avenue South. Other nearby surrounding uses include high-rise residential buildings, a hotel, offices, and a coffee shop.

**SITE DESCRIPTION AND PRESENT USE.** The site is located at the northeast corner of 5<sup>th</sup> Avenue South and 2<sup>nd</sup> Street South. A principal parking facility (surface lot) is currently located on the site. The site and surrounding properties north of 2<sup>nd</sup> Street South are located in the [St. Anthony Falls Historic District](#).

**PROJECT DESCRIPTION.** The proposal is for a new 5-story, assisted living facility with 149 units and two levels of below-grade parking (179 parking spaces). A small café is also proposed on the ground level. The subject site is currently owned by the City of Minneapolis. In 2008, the City issued a Request for Proposal (RFP) for redevelopment of the properties located at 300 and 428 2<sup>nd</sup> Street South. The Lupe Development Partners RFP that was selected is a proposal for a 6-story mixed use building on the property of 300 2<sup>nd</sup> Street South (Phase 1) and a 5-story assisted living facility on the subject property (Phase 2). A “woonerf” proposal, which is a concept where bikes, cars, pedestrians and public spaces all coexist, on the Mill Place parcel of 101 3<sup>rd</sup> Avenue South, separating the developments (it is under separate ownership), would be implemented in coordination with these developments. Land use and preservation approvals for the mixed use project and woonerf were previously obtained. An assisted living facility requires a conditional use permit in the C3A district. Upon approval of the conditional use permit, the action must be recorded with Hennepin County as required by state law. Site plan review is required for any building or use containing 5 or more new dwelling or rooming units. This project was reviewed at the June 26, 2014, Planning Commission Committee of the Whole meeting. Since that meeting, minor changes were made to the exterior materials and the plaza design was revised to reflect the previous design that reviewed by the Heritage Preservation Commission (HPC). In the future, the applicant intends to submit a subdivision application to allow a land swap between the subject property and the adjacent property of 101 3<sup>rd</sup> Avenue South in order to make adjustments to the shared lot line locations that better align with the proposed parking lot layout. Because the City currently owns the property, the applicant needs to wait to proceed with the subdivision until after the land sale occurs. The land swap will impact some of the site plan review standards, which are addressed in the analysis below.

**RELATED APPROVALS.** A certificate of appropriateness application ([BZH-28278](#)) was approved at the [August 19, 2014, meeting](#) of the HPC.

**PUBLIC COMMENTS.** Correspondence from the neighborhood group has been received. 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 allow an assisted living facility 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 an assisted living facility with 149 units would not prove detrimental to public health, safety, comfort or general welfare provided the development complies with all applicable building codes and life safety ordinances as well as Public Works Department standards.

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 site is located in a mixed use area. The surrounding uses include high-rise residential buildings, a hotel, offices, and a coffee shop. The proposed development will replace a surface parking lot where adopted City policies call for higher density. The facility will provide needed housing for seniors with services for independent living housing units and memory care units. The use is appropriately located and should have a positive effect on surrounding properties.

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

The site would be served by existing infrastructure. Vehicle access would primarily be from 5<sup>th</sup> Avenue. As of the writing of this report, the Public Works Department had not reviewed the proposed development plans for this site. They will review the project for appropriate drainage and stormwater management as well as to ensure the safety of the position and design of improvements in or over the public right of way.

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

The total minimum vehicle parking requirement is 58 spaces. The applicant would provide 183 spaces. Separate loading facilities and 52 bicycle parking spaces for the independent living units will also be provided. The applicant completed a Travel Demand Management Plan (TDMP). The TDMP concluded that the proposed development would not have a significant traffic impact in the immediate area, no roadway or traffic control improvements are needed, and measures that discourage single-occupancy vehicle modes of transportation (e.g. providing bicycle parking) should be implemented. Although the development of the subject site will displace public surface parking, there are over 3,700 surface and ramp parking spaces within convenient walking distance of the site. Other modes of transportation are in close proximity to the site as well. The use would have little effect on congestion in the streets.

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

The proposed use is consistent with the comprehensive plan, *The Minneapolis Plan for Sustainable Growth*. According to the principles and policies outlined in the plan, the following apply to this proposal:

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

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

Land Use Policy 1.12: 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.

- 1.12.6 Encourage the development of high- to very-high density housing within the boundaries of Activity Centers.

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

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

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

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

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

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

Housing Policy 3.6: Foster complete communities by preserving and increasing high quality housing opportunities suitable for all ages and household types.

- 3.6.1 Promote the development of housing suitable for people and households in all life stages that can be adapted to accommodate changing housing needs over time.
- 3.6.2 Promote housing development in all communities that meets the needs of households of different sizes and income levels.
- 3.6.5 Promote accessible housing designs to support persons with disabilities and the elderly.

The *Historic Mills District Master Plan* was adopted by the City Council in 1999 and updated in 2001. The plan calls for 4 to 5-story (up to 63 feet) residential development on this site.

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

The proposed use will conform to the applicable regulations of the districts in which it is located upon the approval of the conditional use permit and site plan review.

## 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:

### **I. Conformance to all applicable standards of Chapter 530, Site Plan Review.**

#### **Building Placement and Design** – *Requires alternative compliance*

- The building placement will reinforce the street wall along 5<sup>th</sup> Avenue and 2<sup>nd</sup> Street, maximize natural surveillance and visibility with an abundant amount of windows, and facilitate pedestrian access and circulation with entrances provided adjacent to each street.
- Part of the first floor of the building would be located more than 8 feet from the lot lines adjacent to 5<sup>th</sup> Avenue and 2<sup>nd</sup> Street. Alternative compliance is requested.
- Landscaping, walkways and stoops would be located between the building and the adjacent streets. If the land swap occurs, the plaza would also be located between the building and 2<sup>nd</sup> Street.
- Principal entrances will face both adjacent streets. The main residential entrance would face the proposed plaza adjacent to 2<sup>nd</sup> Street.
- On-site accessory parking would be located below grade and at the interior of the site.
- All sides of the building would have an abundant amount of windows for architectural interest and to increase the security of the adjacent outdoor spaces.
- The building would contain architectural elements, including recesses and projections, windows, and change of materials to divide the building into smaller identifiable sections.
- Blank, uninterrupted walls that do not include windows, entries, recesses or projections, or other architectural elements would not exceed 25 feet in length, except on the first floor north building elevation. Alternative compliance is requested.
- Exterior materials would be durable and include brick, fiber cement, metal panel, burnished block, and glass. The amount of fiber cement would not exceed 30 percent on any elevation.
- All sides of the building would be compatible with and similar to each other.
- No plain face concrete block is proposed as an exterior material.
- The principal entrances would be sheltered by canopies or building overhangs and surrounded by windows to emphasize their importance.
- The window requirements apply to the walls facing 5<sup>th</sup> Avenue and 2<sup>nd</sup> Street. If the land swap occurs, the walls adjacent to the exterior resident dining area would also be subject to the window requirements. The proposed amount of windows on all of these walls would greatly exceed the minimum requirements. The windows would be vertical in proportion and distributed in a more or less even manner. Although the walls facing the woonerf are not subject to the window requirements because it's off-site parking, an abundant amount of windows are proposed on these walls, including the commercial tenant space.
- Storage and mechanical spaces would not exceed 30 percent of the linear building frontage adjacent to either street.
- A flat roof is proposed. Most buildings in the immediate area also have flat roofs.

#### **Access and Circulation** – *Meets requirements*

- Well-lit walkways more than 4 feet in width will connect the building entrances to the adjacent public sidewalks and on-site parking.
- The site is not adjacent to a transit stop.
- Vehicle access and circulation is designed to have minimal conflicts with pedestrians and residential uses. The below-grade parking will be accessed through one curb cut from 5<sup>th</sup>

Avenue. The surface parking will be accessed from the adjacent Mill Place property (101 3<sup>rd</sup> Avenue South), which has vehicle access from 2<sup>nd</sup> Street.

- The site is not adjacent to an alley.
- Service and loading vehicles would also access the site from 5<sup>th</sup> Avenue and can exit from the Mill Place property to minimize conflicts with pedestrians.
- An excessive amount of impervious surfaces are not proposed for vehicles. The proposed site design exceeds the minimum general landscaping requirements.

**Landscaping and Screening – Requires alternative compliance**

- The proposed overall composition and location of landscaped areas complement the scale of the development and its historic surroundings.
- The general landscaping requirements are included in the table below. As proposed, 26 percent of the net lot area will be landscaped. The number of shrubs that will be provided also exceed the minimum requirement. However, the applicant is requesting alternative compliance for the number of on-site canopy trees.
- The landscaping and screening requirements for the 4 surface spaces that would become part of the subject site with the land swap were addressed with the previous approvals for the woonerf (BZZ-6617). Some alternative compliance was granted.
- The loading area on the north side of the site would be adjacent to a residential property. No landscaping or screening is proposed. Alternative compliance is requested.
- All other areas not occupied by the building, walkways, common areas, and parking/loading areas will be covered by shrubs, trees, perennials, and native grasses. The applicant is also proposing to install trees in the 2<sup>nd</sup> Street boulevard and create a tree boulevard along 5<sup>th</sup> Avenue. The placement of landscaped areas and plantings are intended to be less formal and reflect a volunteer growth pattern which is appropriate for this location in the historic district.
- Information provided on the landscape plan indicates that the installation and maintenance of all landscape materials will comply with sections 530.200 and 530.210 of the zoning code.

**Table 1. Landscaping and Screening Requirements**

	Code Requirement	Proposed
Lot Area	--	57,100 sq. ft.
Building footprint (including the parking garage)	--	45,008 sq. ft.
Remaining Lot Area	--	12,092 sq. ft.
Landscaping Area	2,418 sq. ft.	3,140 sq. ft.
Canopy Trees (1: 500 sq. ft.)	5 trees	2 on-site tree
Shrubs (1: 100 sq. ft.)	24 shrubs	63 on-site shrubs

**Additional Standards – Meets requirements**

- Because the building would occupy most of the site, on-site retention and filtration of driveway stormwater run-off is not feasible. The driveway will be defined by continuous 6-inch by 6-inch curbing.
- The proposed building would not impede views of important elements of the city, and would be located and arranged to minimize shadowing on public spaces and adjacent properties and to minimize the generation of wind currents at the ground level.
- The development includes environmental design elements to prevent crime. An abundant amount of windows that will promote natural observation on all sides of the building. A complete lighting plan has not been submitted as part of the application. The site plan indicates that light fixtures will be provided around the site. A lighting plan will need to be submitted as

part of the final plans. Landscaping, walkways and fencing would be used to distinguish between public and private spaces and to guide pedestrian movement through the site.

- The site is located in the St. Anthony Falls Historic District. No buildings exist on the site.

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

An assisted living facility is allowed as a conditional use and the café and/or retail are permitted uses in the C3A District. In the DP overlay district, an accessory parking lot is a conditional use. The existing parking lot is deemed to have a conditional use permit. The number of existing parking spaces on this property is approximately 150. As part of this project, the amount of surface parking will be reduced to 4 spaces. These 4 spaces are included in the woonerf design that was previously approved.

**Off-street Parking and Loading – Meets requirements with conditions of approval**

- In the DP overlay district, the minimum parking requirement for residential uses is equal to 90 percent of the spaces generally required. For assisted living facilities, the general requirement is 1 space per 3 beds. The total number of bedrooms and rooming units proposed is equal to 175. The maximum parking requirement is 1.7 spaces per dwelling unit. A total of 149 units are proposed. Including surface parking, approximately 183 spaces are proposed.
- For nonresidential uses, no parking is required in the DP overlay district in the C3A district along the central riverfront. The maximum requirement is equal to 1 space per 200 square feet of gross floor area, but not less than 4 spaces per use. The total commercial area proposed is equal to 1,191 square feet.
- Accessible parking is required in the below-grade garage (at least 4) and the surface parking area (at least one). The number of accessible spaces will be provided below-grade as required. A surface space will need to be provided if the land swap occurs.
- Twenty-three of the proposed spaces, or 13 percent, would be compact.
- For assisted living uses, 1 bicycle space per 4 beds is required, provided the total number required does not exceed 8. For the café/retail space, at least 3 bicycle spaces are required. Bicycle parking and loading is required for the residential and nonresidential uses as noted in Table 3 below. Additional short-term parking will need to be provided adjacent to the commercial tenant.

**Table 2. Vehicle Parking Requirements Per Use (Chapter 541)**

	Minimum Parking Requirement	Applicable Reductions	Total Minimum Requirement	Maximum Parking Allowed	Proposed
Café/retail	0	--	0	5	<b>183</b>
Assisted living	58	--	58	253	
Total	58	--	58	258	

**Table 3. Bicycle Parking and Loading Requirements (Chapter 541)**

	Minimum Bicycle Parking	Minimum Short-Term	Minimum Long-Term	Proposed	Loading Requirement	Proposed
Café/retail	3	Not less than 50% = 2	--	52 long-term	On-site service drive or open space	<b>2 small spaces and service drive</b>
Assisted living	8	--	Not less than 90% = 7		2 small spaces	

**Building Bulk and Height – Meets requirements**

- The DH overlay district allows increased height and bulk in this area than generally allowed in the C3A district.

**Table 4. Building Bulk and Height Requirements**

	Code Requirement	Proposed
Lot Area	--	57,100 sq. ft.
Gross Floor Area (GFA)	--	146,622 sq. ft.
Maximum Floor Area Ratio (GFA/Lot Area)	4.0	2.57
Maximum Commercial Floor Area (GFA)	8,000 sq. ft.	1,191 sq. ft.
Maximum Building Height	6 stories or 84 feet, whichever is less	5 stories and 59 ft. (including the 3 foot parapet)

**Residential Lot Requirements – Meets requirements**

**Table 5. Residential Lot Summary**

	Code Requirement	Proposed
Lot Area	20,000 sq. ft.	57,100 sq. ft.
Lot Width	80 ft.	110 ft.
Dwelling/Rooming Units (U)	--	149
Density (U/acre)	--	131.2 U/acre
Minimum Lot Area	--	114 sq. ft. per U

**Yard Requirements – Meets requirements**

- In general, uses in commercial districts are not subject to yard requirements unless adjacent to an allowed residential use. The site is adjacent to a residential property, the River West Condominiums, and share a rear lot line.
- Where a rear lot line abuts an allowed residential use, the minimum yard requirement is 5 + 2x feet, where x is equal to the number of stories above the first floor. Therefore, the minimum yard requirement is equal to 13 feet for a 5-story building. The building would comply with these requirements.

**Table 6. Minimum Yard Requirements**

	Zoning District	Overriding Regulations	Total Requirement	Proposed
Rear	13 ft.	--	13 ft.	20 ft.

**Signs – Not applicable**

- Signs are subject to Chapter [543](#) of the Zoning Code. Separate permits are required from the Zoning Office for any proposed signage. At this time, no signage is proposed.

**Dumpster Screening – Meets requirements**

- Refuse and recycling storage containers are required to be enclosed on all four sides by screening compatible with the principal structure not less than two feet higher than the refuse container or must be otherwise effectively screened from the street, adjacent residential uses

located in a residence or office residence district and adjacent permitted or conditional residential uses. The containers will be stored in the building.

**Screening of Mechanical Equipment** – *Meets requirements*

- All mechanical equipment is required to be arranged so as to minimize visual impact by using screening and must comply with Chapter [535](#) and district requirements. Small roof top units will be centrally located to minimize visibility. Six-foot tall, solid wood fencing is proposed to screen the transformers adjacent to the woonerf.

**Lighting** – *Lighting plan required*

- Lighting must comply with Chapter [535](#) and Chapter [541](#) of the zoning code. A lighting plan was not provided as part of the application. One will need to be provided with the final plans.

**Impervious Surface Area** – *Not applicable*

**Specific Development Standards** – *Meets requirements*

- The assisted living facility is subject to and would comply with the following development standards:
  - (1) On-site services shall be for residents of the facility only.
  - (2) The operator shall submit a management plan for the facility and a floor plan showing sleeping areas, emergency exits and bathrooms.
  - (3) To the extent practical, all new construction or additions to existing buildings shall be compatible with the scale and character of the surroundings, and exterior building materials shall be harmonious with other buildings in the neighborhood.
  - (4) An appropriate transition area between the use and adjacent property shall be provided by landscaping, screening and other site improvements consistent with the character of the neighborhood

**MR Overlay District Standards** – *Not applicable*

- The provisions of the MR overlay district do not apply to the proposed development.

**DP Overlay District Standards** – *Meets requirements*

- See the beginning of this section above for applicable requirements.

**DH Overlay District Standards** – *Meets requirements*

- See the Building Height and Bulk section above for applicable requirements.

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

In addition to the principles and policies identified in the conditional use permit section of this report, the proposed development would also be consistent with the following policies of *The Minneapolis Plan for Sustainable Growth*:

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.
- 1.12.2 Encourage mixed use buildings, with commercial uses located on the ground floor and secure entrances for residential uses.
- 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.
- 1.12.6 Encourage the development of high- to very-high density housing within the boundaries of Activity Centers.
- 1.12.9 Encourage architectural design, building massing and site plans to create or improve public and semi-public spaces in Activity Centers.

Open Space and Parks Policy 7.9: Work to develop high quality open spaces in Downtown.

- 7.9.2 Support the incremental greening of Downtown through the addition of more trees, plantings, and small open spaces.

Heritage Preservation Policy 8.1: Preserve, maintain, and designate districts, landmarks, and historic resources which serve as reminders of the city's architecture, history, and culture.

- 8.1.2 Require new construction in historic districts to be compatible with the historic fabric.

Urban Design Policy 10.1: Promote building designs and heights that enhance and complement the image and form of the Downtown skyline, provide transition to the edges of Downtown and protect the scale and quality in areas of distinctive physical or historical character.

- 10.1.2 Building placement should preserve and enhance public view corridors that focus attention on natural or built features, such as landmark buildings, significant open spaces or water bodies.

Urban Design Policy 10.2: Integrate pedestrian scale design features into Downtown site and building designs and infrastructure improvements.

- 10.2.1 The ground floor of buildings should be occupied by active uses with direct connections to the sidewalk.
- 10.2.2 The street level of buildings should have windows to allow for clear views into and out of the building.
- 10.2.3 Ensure that buildings incorporate design elements that eliminate long stretches of blank, inactive building walls such as windows, green walls, architectural details, and murals.
- 10.2.5 Locate access to and egress from parking ramps mid-block and at right angles to minimize disruptions to pedestrian flow at the street level.
- 10.2.6 Arrange buildings within a site in order to minimize the generation of wind currents at ground level.

- 10.2.7 Locate buildings so that shadowing on public spaces and adjacent properties is minimized.
- 10.2.8 Coordinate site designs and public right-of-way improvements to provide adequate sidewalk space for pedestrian movement, street trees, landscaping, street furniture, sidewalk cafes and other elements of active pedestrian areas.

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

- 10.18.2 Parking lots should maintain the existing street face in developed areas and establish them in undeveloped areas through the use of fencing, walls, landscaping or a combination thereof along property lines.
- 10.18.3 Locate parking lots to the rear or interior of the site.

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

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

The subject site is located within the boundaries of the *Historic Mills District Master Plan*, which was adopted in 1999. In 2001, an update to the plan was adopted. The boundaries of the plan extend along 2<sup>nd</sup> Street South between 3<sup>rd</sup> Avenue South and 9<sup>th</sup> Avenue South as well as extending south of 2<sup>nd</sup> Street South, outside of the St. Anthony Falls Historic District boundaries. This plan played an important role in the revitalization and redevelopment of the Historic Mills District into what it is today. The plan calls for 4 to 5-story (up to 63 feet) residential development on the 2<sup>nd</sup> Street side of the block, but with open space retained in the general location of the historic rail corridor. The plan also contains the following specific site and building design guidelines:

##### *Building placement*

- Buildings should be oriented to front city streets and should be set back from the street right-of-way no further than 10 feet for more than 50% of the width of the parcel.

##### *Building configuration and pedestrian Friendly Streets*

- Building frontage along streets should be lined with pedestrian oriented uses on the ground floor, and the upper floors should have a regular pattern of windows to create 'eyes on the street.'
- Parking should [be] located underground or in the middle of the block, behind the buildings.

##### *Building heights*

- Building heights should be a minimum of four stories.
- Building massing should be planned to take advantage of sunlight and views.
- Tall buildings should be positioned along north/south avenues to allow sunlight to penetrate into the street spaces and courtyards and to block northwest winds.
- The heights of the tallest buildings should be compatible with existing commercial buildings in the Historic Mills District.

##### *Massing*

- Buildings should be simple, well-proportioned volumes.
- Building walls facing public streets and parks shall be terminated at the top with a cornice or attic expression.

- Flat roofs shall be enclosed by parapets no less than 42 inches high or as required to conceal equipment.
- Cantilevered mansard roofs could be considered if they have historical precedence.

*Façade Treatment: Windows, Doors, Storefronts, Awnings*

- Windows (other than ground-level storefront windows) shall be vertical in proportion, 1.5 to 2.5 times as tall as they are wide.
- The glazed area of a façade (excluding the ground-level storefront) shall not exceed 35% of the total façade area.
- Doors and windows should be set back a minimum of three inches from the façade.
- Doors shall be vertical in proportion.
- Sliding glass doors are not permitted.
- Windows and doors should appear in a consistent and repeated pattern across the principal facades.
- Ground-floor commercial uses shall have storefronts with glazed areas equal to at least 65% of the ground-level portion of the façade.

*Materials*

- Exterior Wall Finish: The exterior wall finish on all facades shall be limited to brick, stone or cast stone designed to resemble stone masonry construction.
- Exterior Color:
  - The masonry colors of buildings can range between creamy buff colors to deep terracotta.
  - Trim colors should be earth tones that complement the masonry.
  - Doors, shopfronts, window frames, shutters, balcony rails and awnings shall be any color, any saturation.
  - Glass shall be clear or lightly tinted only. Balcony railings and porch structures shall be metal, stone or cast concrete.

The plan also contains streetscape design guidelines. The plan envisions 2<sup>nd</sup> Street as the central pedestrian spine of the district. The plan identifies specific street improvements. The street has not been built to those specifications; however, the proposed changes to the right-of-way are consistent with the improved pedestrian environment goals.

**Staff comment:** With the cornice condition of approval that was required by the Heritage Preservation Commission, the proposal would only be inconsistent with one aspect of the above guidelines relating to materials. Brick is not the only primary exterior material as recommended by the plan. Recently constructed projects have been allowed to deviate from this requirement although the primary material has still been brick with the exception of the MacPhail Center for Music (outside of the historic district) and the Guthrie, both of which are nonresidential structures. Brick is also the dominant material for the proposed building.

## **5. Alternative compliance.**

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

- **Building Placement.** The first floor of the building would be located more than 8 feet from the lot lines adjacent to 5<sup>th</sup> Avenue and 2<sup>nd</sup> Street. However, the building is designed to be oriented to the intersection of these streets.
  - *5<sup>th</sup> Avenue:* Along 5<sup>th</sup> Avenue, the first floor would be set back 9 feet and 13 feet for stoops. The public sidewalk is 7 feet wide and there is no boulevard. The applicant is

proposing to install a 4.5 foot wide tree boulevard, a 5 foot wide public sidewalk, and a 6.5 foot wide landscape buffer between the building and the sidewalk. On this side of the building, there would be stoops and stairs located between the building and the street leading to individual unit entrances. The proposed setback also aligns with the adjacent River West Condominiums at 401 1<sup>st</sup> Street South. For these reasons, staff is recommending that the Planning Commission grant alternative compliance.

- **2<sup>nd</sup> Street:** Along 2<sup>nd</sup> Street, the first floor would be built up to the lot line at the corner, then is recessed for an interior courtyard, and then follows the curve of the property line as it extends away from the street. The curvature of the property line follows the former railroad alignment. The recessed areas on the south side of the building break up the building massing and better reflect the historic building pattern on this site. If the land swap occurs in the future, the plaza in front of the main entrance will become part of the subject site, which will result in more of the building being set back more than 8 feet from 2<sup>nd</sup> Street. Requiring all of the building to shift closer to 2<sup>nd</sup> Street would not be compatible with the historic district. For these reasons, staff is recommending that the Planning Commission grant alternative compliance.
- **Blank Walls.** On the first floor wall of the north building elevation, a blank, uninterrupted wall that does not include windows, entries, recesses or projections, or other architectural elements would be 39 feet in length. This wall faces the loading area of the on-site service drive and a more than 300 foot long, 2-story wall with no windows of the adjacent residential property, and is adjacent to the kitchen spaces. Although the wall would not be visible from a public street and would have limited visibility from the adjacent residential property, it would not be impractical for the applicant to provide additional architectural elements, such as a recessed panel proposed elsewhere on the north wall. Staff is recommending that the Planning Commission not grant alternative compliance.
- **Canopy Trees.** At least 5 canopy trees are required to be provided on-site. The applicant is proposing 2 on-site canopy trees. In addition to these trees, the applicant is proposing 11 on-site ornamental trees. They are also proposing to plant 17 boulevard trees (0 exist). The proposed landscaping plan includes a variety of plant types with seasonal interest. For these reasons, staff is recommending that the Planning Commission grant alternative compliance.
- **Loading Landscaping and Screening.** The loading area on the north side of the site would be adjacent to a residential property. A 7-foot wide landscaped yard with screening that is at least 6 feet tall and 95 percent opaque is required. No landscaping or screening is proposed. The loading area faces the 2-story tall, masonry wall of the adjacent residential structure's parking garage. Installing the required screening and landscaping would provide no benefit for the adjacent residential property. For these reasons, staff is recommending that the Planning Commission grant alternative compliance.

## 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 allow an assisted living facility for the property located at 428 2<sup>nd</sup> Street South, subject to the following condition:

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.

### **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 to allow a new 5-story, assisted living facility for the property located at 428 2<sup>nd</sup> Street South, subject to the following conditions:

1. Additional architectural elements shall be provided on the first floor wall of the north building elevation to prevent a blank, uninterrupted wall that does not include windows, entries, recesses or projections, or other architectural elements more than 25 feet in length as required by section 530.120 of the zoning code.
2. Bicycle parking shall be provided for the nonresidential use as required by section 541.180 of the zoning code.
3. Department of Community Planning and Economic Development staff review and approval of the final building elevations, floor, site, lighting and landscape plans.
4. Site improvements required by Chapter 530 or by the City Planning Commission shall be completed by September 29, 2016, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.

## ATTACHMENTS

1. Written description and findings submitted by applicant
2. Zoning map
3. Site survey
4. Site plan
5. Floor plans
6. Building elevations
7. Color renderings
8. Photos
9. Correspondence

## **Project Overview**

The project site for the Mill City Quarter development is bounded by 2<sup>nd</sup> Street to the south, 3<sup>rd</sup> Avenue to the west, 5<sup>th</sup> Avenue to the east and the RiverWest high-rise complex and Mill Place building to the north. The site is currently occupied by a large surface parking lot. The proposed project is an infill, dense urban development that will include mostly residential units, plus a modest amount of commercial/retail space. This use is consistent with the C3A zoning of the site and with the adjacent residential and retail uses. It will be a transit-oriented mixed-use development that will occur in two phases and will greatly enhance the connectivity from the Mill District neighborhood to the Mississippi River.

Third-Party owner Mill Place, Inc. owns the rail spur “swoop” which divides the two city parcels along a SE to NW axis, leading from Second Street to the riverfront. Mill Place ownership has been actively engaged in the four year project planning and the Development Team has reached a Memorandum of Understanding with Mill Place that guides the development of the project to permit a unique pedestrian/bike/river connection through collaboration and easements. Cross easements between Mill Quarter and Mill Place’s land permit creation of a Dutch ‘Woonerf’ where bikes/cars pedestrians and public spaces all co-exist, and speeds are reduced for cars. Shared parking is a consideration for Mill Place.

Phase 2 of the development will consist of a five-story building that will include 104 independent living housing units for seniors and 45 memory care units for senior residents needing assistance. The building will be registered as a Housing with Services Establishment with the Minnesota Department of Health. This will add a desirable mixture of housing choices that are currently needed and underrepresented in this neighborhood. Approximately 179 parking stalls will be provided below and above ground for the development of Phase 2. Entry to the parking facility will be from the access drive on the north side of the property. Bicycle parking will be provided to meet a ratio of 1 for 2 of all independent living units (52 in total).

The site design will include landscaped open spaces to foster gathering of people and to facilitate pedestrian traffic and enhance the pedestrian experience around the building and on adjacent properties and the public right-of-way.

Using historical site photos as inspiration, the design concept is based on the rails that once occupied the site, employing paving materials and potentially railroad artifacts to abstract the pattern of a rail yard. The woonerf concept will be a curbsless environment, defining vehicular travel lanes via bollards and changes in paving surface type/color. Designed for very slow speeds, (<10 mph) similar to those typically found in parking lots, it allows the pedestrian to become the focus of the space and the vehicle is seen as the “visitor”.

The design is also intended to provide a much-needed and very direct physical connection between the greater downtown area and the Mississippi River. Together with Phase 1, this development will be a strong link between the future Water Works Park on West River Parkway and the Mill District Neighborhood along Second Street. The open space of this project will enhance recreational and cultural opportunities for residents of the neighborhood and visitors to the park, providing an important link in the City’s transportation network, joining the extensive off-street bike trails of the Parkway with multiple bus lines and nearby light rail transit.

A large landscaped plaza east of the “swoop” of the woonerf provides safe and inviting outdoor spaces for relaxing and socializing, for residents and visitors of the project as well as patrons at the small café space. Trees and native perennials and grasses line the woonerf, randomly spaced within a continuous band of pervious pavers. The band of pervious pavers will simultaneously provide natural irrigation for the plants while infiltrating stormwater and will allow for a subtle randomization of plantings that recalls the wild river banks nearby.

This project team is committed to demonstrating a number of best management practices (BMP) for stormwater management and Low-Impact Development (LID). Some of the concepts and techniques being proposed include rainwater harvesting, vegetated walls, pervious paving, pixelated parking, green roofs and underground detention.

Site connections for the Phase 2 project units will focus on protected and flexible outdoor space. We envision exploring a three-season space that connects directly to the woonerf/river connection path. Both indoor and outdoor plants will be chosen to enhance the care of those residents in assisted living and memory care, as there are particular plants that can trigger memory and bring pleasure.

Individual units will have direct, walk-up access along 5<sup>th</sup> Avenue, providing additional life at street level and opportunities to create individual, micro-landscapes that serves as “front yards” for those units. Walk-up units facing 2<sup>nd</sup> Street will open onto a landscaped courtyard that will have direct access to the public right-of-way, adding additional visual interest to the neighborhood streetscape and providing additional eyes on the street.

The building placement addresses the primary street intersection, with minimal to no building setbacks along 5<sup>th</sup> Avenue and 2<sup>nd</sup> Street. On the north property line, the building setback ranges from 20-30 feet. Along the Woonerf edge, the building setback ranges from 0 to 30+ feet, with recessed courtyards provided for outdoor seating and recreation.

The building massing and material selection works to maintain the traditional building width and scale seen along 2<sup>nd</sup> Street within the West Side Milling Area. Although the overall building length is longer than traditionally seen, the massing and the materials break down the overall feel and shape of the building into something more traditional to the district. The variation from the rectilinear massing occurs at the recessed exterior courtyards and at the angular cut of the woonerf. The building features a taller first level with a strong masonry base creating a strong street presence. The architecture of the upper levels is organized by gridded facades of a single material, accented with windows and recessed balconies. The design and character of these facades creates a complementary architectural language to the rest of the district.

Primary building materials consist of brick, metal panels, cement board siding and glass. The materials are distributed in a way to break the scale of the building down to more traditional widths within the character area. The primary brick will be a buff color, recalling the historic tones of the district. Gray brick with horizontal will be used at level 1, reinforcing a strong base. The brick placement is focused to anchor the building edges and accentuate the primary facades along 5<sup>th</sup> Ave, 2<sup>nd</sup> Street, and the woonerf. Modern materials of gray metal panel and charcoal cement board are used as compliments to the masonry. The use of cement board is limited in scope and used as a secondary material. Glazing locations are an important piece of the design. The majority of the locations have a very traditional gridded layout seen throughout the district. This building incorporates a corner window detail into the larger gridded building masses to add interest and differentiate the building. This detail came out of numerous meetings with potential senior residents that expressed the desire for great views and large areas of glazing.

Details of projecting canopies and openings reflect a more ‘industrial’ character compatible to the district. Balconies along the primary street facades will be recessed so that the railing is in line with the elevation while projected balconies will be incorporated on the non-primary building walls. Through wall mechanical unit grills will be located in these recessed areas on the primary facades. The grills will be flush with the façade on non-primary elevations. At level 2, the memory care floor, PTAC mechanical units will be on the primary facades. Decorative louvers will be used to conceal the units and they will have a feel that they are an extension of the window frame. A similar condition can be found in the district on The Depot Minneapolis Hotel.

- ❖ **Must be signed and dated by the applicant before the application(s) will be processed.**
- ❖ **Applications received after 3:30 p.m. will be processed as received on the following business day.**
- ❖ **Further analysis of the proposed project may result in the Zoning Office identifying additional required land use applications.**

CONDITIONAL USE PERMIT REQUIRED FINDINGS

The Applicant requests a Conditional Use Permit to allow an assisted living facility with 149 dwelling units. The Project meets the required findings for the issuance of a CUP for a planned unit development:

- 1) *That 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 proposed senior housing community will not be detrimental or endanger the public health, safety, comfort or general welfare. The site is currently a surface parking lot that is entirely covered with a bituminous surface, and the proposed project will dramatically improve the site conditions. The proposed development will consist of a five-story building that will include 104 independent living housing units for seniors and 45 memory care units for senior residents needing assistance. This will add a desirable mixture of housing choices that are currently needed and underrepresented in this neighborhood.

The development will comply with all applicable codes and life safety ordinance, as well as Public Works Department standards. By greatly improving the landscape and street presence, the site will be much safer and more pedestrian-friendly, creating interest at the street edge and throughout the site. The Project will include maintenance staff to ensure a clean, safe environment.

- 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 senior housing project will not be injurious to the use and enjoyment of other property in the vicinity or impede the normal and orderly development and improvement of surrounding property. Several improvements to the site are proposed. The overall development will eliminate two existing curb cuts along 2<sup>nd</sup> Street; therefore, improving pedestrian circulation around the site. The pedestrian-oriented woonerf will allow people to pass through the development from the south and access the River Road Parkway to the north. The site access, improved streetscape conditions and landscape elements will dramatically improve the conditions of the current site.

The on-site improvements will also improve the character of the area for the enjoyment of all surrounding properties. The development will strongly and positively impact the orderly development of the neighborhood.

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

All stormwater treatment and detention will be managed on-site. The operations and maintenance plan for the stormwater management and sewer design will follow City of Minneapolis Standards. The applicant will continue to work closely with the Public Works Department, the Plan Review Section of CPED, and the various utility companies during the duration of the development to ensure that all procedures are followed to comply with City and other applicable requirements.

As part of the project, appropriate erosion control measures approved by the City of Minneapolis and Minnesota Pollution Control Agency (MPCA) will be installed to avoid erosion off the project site. Existing utility easements will be maintained and not affected by the development.

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

A full Travel Demand Management Plan was completed for the Mill City Quarter development. Results of the operational analyses indicate that adequate off-street parking will be provided on site. Traffic from the proposed development is not anticipated to have a significant impact on area traffic operations. Signal timing plans will not

need to be modified to accommodate the proposed redevelopment. No roadway or traffic control improvements are recommended as part of the development project.

Approximately 179 parking stalls will be provided below and above ground for the development of Phase 2. Entry to the parking facility will be from the access drive on the north side of the property. Bicycle parking will be provided to meet a ratio of .5 bike spaces per dwelling unit.

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

The project embraces the following goals of the *Minneapolis Plan for Sustainable Growth*:

*Policy 1.1.5 Ensure that land use regulations continue to promote development that is compatible with nearby properties, neighborhood character, and natural features; minimizes pedestrian and vehicular conflict; promotes street life and activity; reinforces public spaces; and visually enhances development.*

The project improves the pedestrian experience and circulation around the site, dramatically improves this section of 2<sup>nd</sup> Street, and is highly compatible with the residential and commercial uses that surround the site.

*Policy 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.*

The high-quality building design, improved streetscape conditions, and street level commercial/retail opportunities will dramatically improve the current conditions of the site. The scale and massing of the building combined with the streetscape treatments is distinctly appropriate for this location in the city.

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

To encourage multiple modes of transportation, bicycle parking is provided at primary building entrances as well as in the secured parking garage. The Project is in close proximity to and well-served by light rail and bus transit as well as bicycle routes. There are multiple bus stops near the site that are served by Metro Transit routes (31 different lines within walking distance), many of which emanate from the Gateway Transit Center. Several of the routes near the site are high frequency routes that travel between the two downtowns and key local destinations. It is close to the existing Hiawatha light rail line, which will directly connect to the currently under-construction Central Corridor light and proposed Southwest Light Rail.

*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.*  
*and*

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

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

By concentrating high-density housing and mixed-use projects near light rail stations, single family housing areas are preserved while businesses are supported by the increase of residents in the Activity Centers.

*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.*

The planning efforts of the team will dramatically improve the current site conditions at this location near downtown. The proposed site plan utilizes a shared woonerf for vehicular circulation and places all parking behind or under the building, allowing better circulation and access. The greatly improved streetscape will be safe and pedestrian-friendly.

*Policy 2.3: Encourage walking throughout the city by ensuring that routes are safe, comfortable, pleasant, and accessible.*

Walking to establishments and transit near the site will be encouraged by limiting curb cuts, adding eyes on the street, providing viable commercial uses, and improving the streetscape.

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

The project adds 149 quality rental units to the neighborhood, accommodating seniors who want to stay in the neighborhood.

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

*and*

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

The selected location is very appropriate for this mixed-use, high-density project.

*Policy 3.1.2 Use planning processes and other opportunities for community engagement to build community understanding of the important role that urban density plays in stabilizing and strengthening the city.*

The neighborhood organizations have expressed unanimous and strong support for this project. They include the Downtown Minneapolis Neighborhood Association and the Mill District Neighborhood Association.

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

As previously mentioned, the project is located in close proximity to the light rail station and within walking distance to over 31 bus lines. The Mill District community has an active commercial and arts district. It is home to a diverse set of performance venues, numerous restaurants and is located adjacent to the Mississippi River with access to miles of walking and biking trails.

The building design, site plan and landscape design embrace the following Comprehensive Plan goals:

*Policy 6.3.2 Ensure that developments use storm water BMPs (Best Management Practices).*

*Policy 6.8.6 Continue to recognize the functions and values of the urban forest and tree canopy which provide many economic and ecological benefits such as reducing storm water runoff and pollution, absorbing air pollutants, providing wildlife habitats, absorbing carbon dioxide, providing shade, stabilizing soils, increasing property values and increasing energy savings.*

*Policy 7.1.4 Ensure open spaces provide peaceful, meditative, and relaxing areas as well as social, recreational, and exercise opportunities.*

*Policy 7.4.5 Increase the use of green infrastructure to decrease the city's impact on the natural environment.*

*Policy 7.6.3 Invest in the greening of streets, particularly those that connect into and supplement the parks and open spaces network.*

*Policy 10.4 Support the development of residential dwellings that are of high quality design and compatible with surrounding development.*

*Policy 10.5 Support the development of multi-family residential dwellings of appropriate form and scale.*

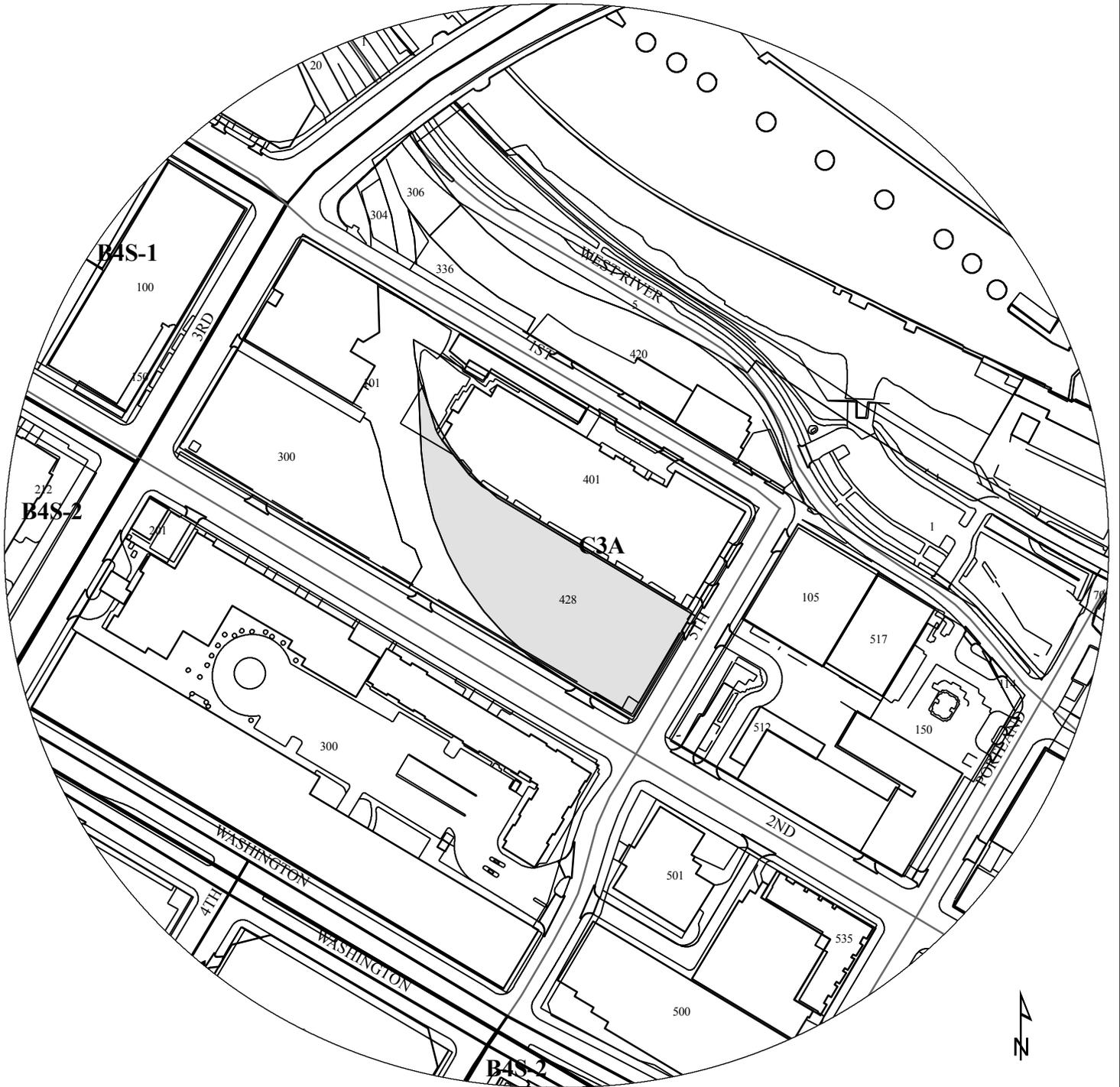
*Policy 10.5.2 Medium-scale, multi-family residential development is more appropriate along Commercial Corridors, Activity Centers, Transit Station Areas and Growth Centers outside of Downtown Minneapolis.*

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

*Policy 10.8 Strengthen the character and desirability of the city's urban neighborhood residential areas while accommodating reinvestment through infill development.*

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 this CUP and an administrative approval of the proposed plaza, the Project will conform to the applicable regulations of the C3A zoning district in which it is located.



PROPERTY ADDRESS  
**428 2nd St S**

FILE NUMBER  
**BZZ-6765**

**LEGAL DESCRIPTION**

**PARCEL 1:**  
 Lots 1, 2, 3, Block 18, Town of Minneapolis.  
 That part of Lots 4 and 5, Block 18, Town of Minneapolis, and that part of vacated 4th Avenue South, dedicated in said plat as California St., lying northwesterly and southwesterly of the following described line:

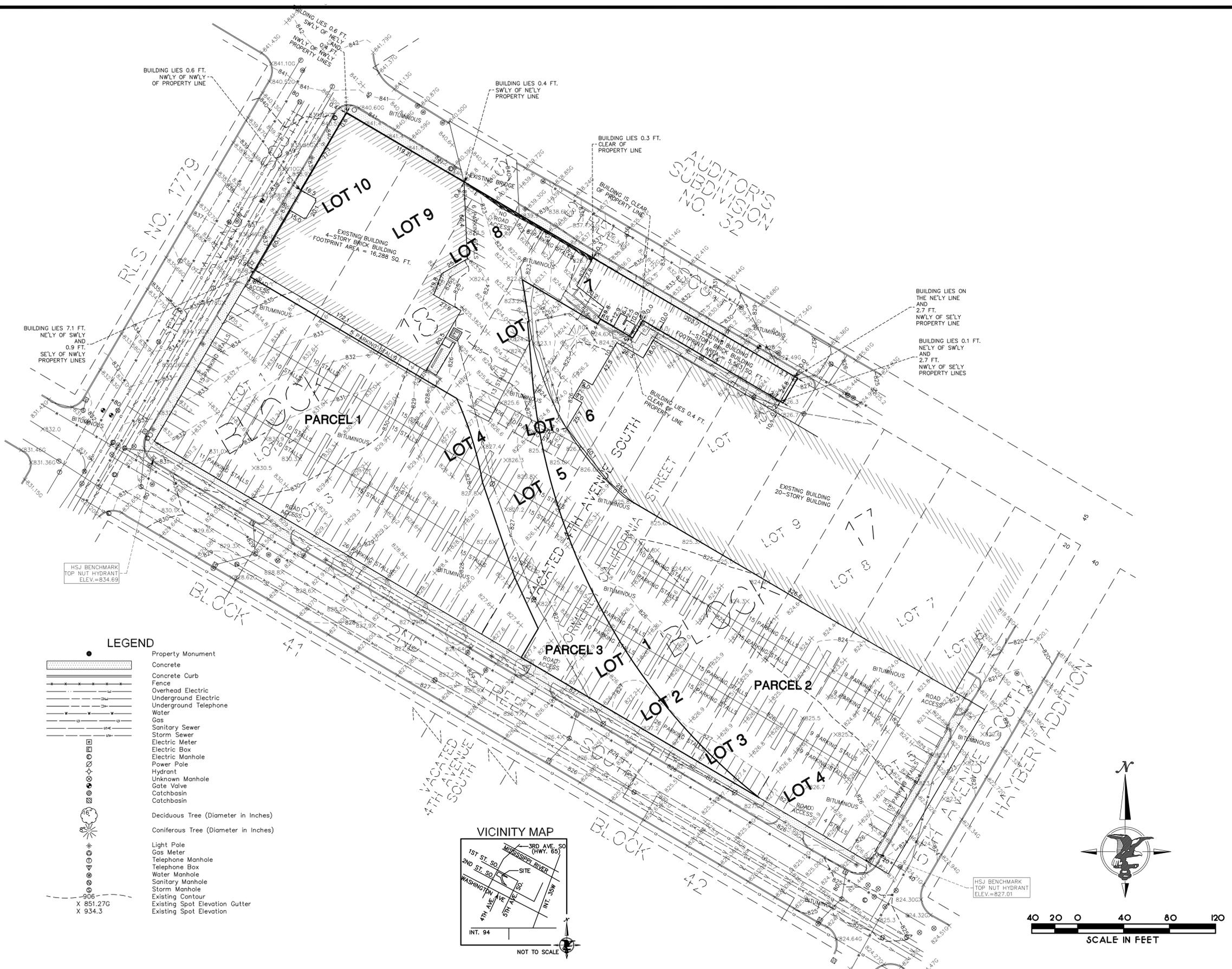
Beginning at the intersection of the southwesterly line of Block 17, said plat, and its northwesterly extension, with the centerline of said vacated 4th Avenue South; thence North 30 degrees 27 minutes 30 seconds East, assumed bearing, along said centerline a distance of 29.13 feet; thence North 24 degrees 42 minutes 38 seconds West 48.73 feet to a point on the southeasterly line of said Block 18 distant 57 feet northwesterly from the most southerly corner of said Block 18; thence North 18 degrees 48 minutes 42 seconds West 87.27 feet to a point on the northwesterly line of Lot 5, said Block 18, distant 114 feet northwesterly from the most westerly corner of said Lot 5; thence northwesterly 76.23 feet along a non-tangential curve, concave to the west, having a radius of 297.00 feet, central angle 14 degrees 42 minutes 22 seconds and the chord of said curve bears North 17 degrees 10 minutes 36 seconds West to a point on the northeasterly line of Lot 4, Block 18, said point being 10.00 feet southwesterly from the most northerly corner of said Lot 4; thence North 59 degrees 34 minutes 57 seconds West, not tangent to said curve, along said northeasterly line of said Lot 4 to said most northerly corner of said Lot 4 and said line there terminating.

**PARCEL 2:**  
 Lot 5, Block 17, Town of Minneapolis.  
 That part of Lots 1, 2, 3, and 4, Block 17, Town of Minneapolis, and that part of Lots 5, 6, and 7, Block 18, said plat, and that part of vacated 4th Avenue South, dedicated in said plat as California St., lying southwesterly of "Line 1" and northeasterly of "Line 2". Said "Line 1" and "Line 2" are described follows:  
 "Line 1"  
 Beginning at the most northerly corner of Lot 7, said Block 18; thence on an assumed bearing of South 30 degrees 28 minutes 20 seconds West, along the northwesterly line of said Lot 7 a distance of 38.89 feet; thence South 09 degrees 01 minutes 33 seconds East, a distance of 47.74 feet; thence southerly a distance of 176.86 feet along a non-tangential curve concave to the northeast having a radius of 248.13 feet and a central angle of 40 degrees 50 minutes 08 seconds, the chord of said curve bears South 28 degrees 26 minutes 31 seconds East, to the intersection with the northwesterly extension of the northeasterly line of Lot 1, said Block 17; thence South 59 degrees 35 minutes 59 seconds East along the northwesterly extension of said northeasterly line of said Lot 1 a distance of 33.70 feet, more or less, to the most northerly corner of said Lot 1; thence southeasterly along the northeasterly lines of Lots 1, 2, 3, and 4, said Block 17, to the most easterly corner of said Lot 4 and said line there terminating.  
 "Line 2"  
 Beginning at the most northerly corner of Lot 7, said Block 18; thence on an assumed bearing of South 30 degrees 28 minutes 20 seconds West, along the northwesterly line of said Lot 7 a distance of 38.89 feet; thence South 09 degrees 01 minutes 33 seconds East 47.74 feet; thence South 80 degrees 18 minutes 36 seconds West 1.22 feet; thence South 4 degrees 54 minutes 36 seconds East 47.37 feet; thence southerly a distance of 427.65 feet along a non-tangential curve, concave to the northeast, having a radius of 521.44 feet and a central angle 46 degrees 59 minutes 24 seconds, the chord of said curve bears South 28 degrees 23 minutes 56 seconds East, to a point on the southwesterly line of Block 17, said point being 130.30 feet northwesterly, more or less, from the most southerly corner of Block 17 and there terminating.

**PARCEL 3:**  
 All of Lots 8, 9 and 10, and that part of Lots 4, 5, 6 and 7, Block 18, that part of Lots 1, 2, 3, 4 and 10, Block 17 and that part of vacated Fourth Avenue South lying between said Blocks 17 and 18, all in Town of Minneapolis, Hennepin County, Minnesota described as follows:  
 Commencing at the southeasterly corner of Lot 5, Block 18; thence North 30 degrees 27 minutes 30 seconds East assumed bearing along the easterly line of said Lot 5 a distance of 57 feet to the point of beginning; thence North 18 degrees 48 minutes 42 seconds West 87.27 feet to a point on the westerly line of Lot 5 distant 114 feet Northerly of the Southwesterly corner of Lot 5; thence northwesterly 76.23 feet along a non-tangential curve, concave to the west, having a radius of 297.00 feet, central angle 14 degrees 42 minutes 22 seconds and the chord of said curve bears North 17 degrees 10 minutes 36 seconds West to a point on the northeasterly line of Lot 4, Block 18, said point being 10.00 feet southwesterly of most northerly corner of said Lot 4; thence North 59 degrees 34 minutes 57 seconds West, not tangent to said curve, along the southwesterly line of Lots 7, 8, 9 and 10, a distance of 208.33 feet, more or less, to the northwesterly line of Block 18; thence North 30 degrees 28 minutes 00 seconds East along said northwesterly line a distance of 165.25 feet to the northwesterly line of Block 18; thence South 59 degrees 35 minutes 24 seconds along said northwesterly line 198.25 feet to the most northerly corner of Lot 7, said corner hereinafter referred to as point "A"; thence continuing South 59 degrees 35 minutes 24 seconds along the southeasterly extension of said Block 18 and along the northeasterly line of Block 17 a distance of 257.00 feet; thence South 30 degrees 23 minutes 39 seconds West 24.80 feet; thence North 59 degrees 36 minutes 21 seconds West 141.50 feet; thence South 30 degrees 23 minutes 39 seconds West 17.70 feet; thence North 59 degrees 36 minutes 21 seconds West 32.40 feet; thence South 30 degrees 23 minutes 39 seconds West 5.00 feet; thence North 59 degrees 36 minutes 21 seconds West 75.99 feet to intersection with a line that bears South 9 degrees 01 minutes 33 seconds East and a length of 11.24 feet from a point on the northwesterly line of Lot 7, Block 18 distant 38.89 feet southwesterly of point A; thence South 9 degrees 01 minutes 33 seconds East 36.50 feet; thence South 80 degrees 18 minutes 36 seconds West 1.22 feet; thence South 4 degrees 54 minutes 36 seconds East 47.37 feet; thence southeasterly along a non-tangential curve, concave to the northeast, having a radius of 521.44 feet, central angle 46 degrees 59 minutes 24 seconds, a distance of 427.65 feet to a point on the southwesterly line of Block 17, said point being 130.30 feet northwesterly, more or less, from the most southerly corner of Block 17; thence North 59 degrees 35 minutes 42 seconds West along said southwesterly line of Block 17 a distance of 240.34 feet to the centerline of vacated Fourth Avenue South; thence North 30 degrees 27 minutes 30 seconds East along said centerline 29.13 feet; thence North 24 degrees 42 minutes 38 seconds West 48.73 feet to the point of beginning.

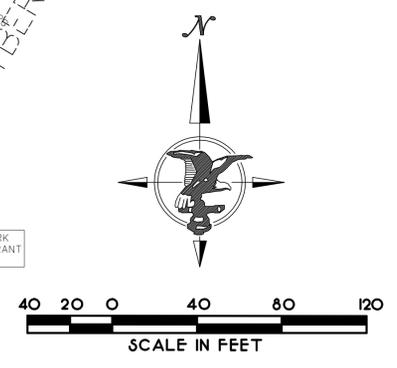
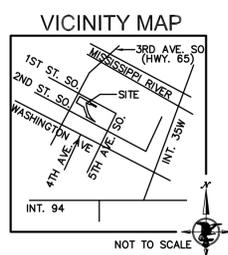
**GENERAL NOTES:**

- The bearing system used is assumed.
- The location of the underground utilities shown herein, if any, are approximate only. PURSUANT TO MSA 216D CONTACT GOPHER STATE ONE CALL AT (612) 454-0002 PRIOR TO ANY EXCAVATION.
- Subject property is identified as being in "Zone X, Other Areas" on Flood Insurance Rate Map No., 27053C035E, effective date September 2, 2004.
- Site area Parcel 3 = 65,297 square feet = 1.499 acres.  
 Site area Parcel 1 = 49,782 square feet = 1.143 acres.  
 Site area Parcel 2 = 57,100 square feet = 1.311 acres.
- All field measurements matched recorded dimensions within the precision requirements of ALTA/ACSM specifications.
- This survey was made on the ground.
- No current title work was furnished for the preparation of this survey, legal description, recorded or unrecorded easements and encumbrances are subject to revision upon receipt of current title work.
- Elevation datum is based on NAVD 88 data.  
 HS-Benchmark is located Top Nut Hydrant (AS SHOWN ON SURVEY)  
 Elevation = 834.63



**LEGEND**

	Property Monument
	Concrete
	Concrete Curb
	Fence
	Overhead Electric
	Underground Electric
	Water
	Gas
	Sanitary Sewer
	Storm Sewer
	Electric Meter
	Electric Box
	Electric Manhole
	Power Pole
	Hydrant
	Unknown Manhole
	Gate Valve
	Catchbasin
	Deciduous Tree (Diameter in Inches)
	Coniferous Tree (Diameter in Inches)
	Light Pole
	Gas Meter
	Telephone Manhole
	Telephone Box
	Water Manhole
	Sanitary Manhole
	Storm Manhole
	Existing Contour
	Existing Spot Elevation Gutter
	Existing Spot Elevation



I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly registered land surveyor under the laws of the State of Minnesota.

*Thomas E. Hodorff*  
 THOMAS E. HODORFF, L. S.

Date: November 12, 2012 Registration No. 23677

Date: \_\_\_\_\_

**REVISIONS**


**HARRY S. JOHNSON CO., INC.**  
**LAND SURVEYORS**

9063 Lyndale Avenue South  
 Bloomington, MN. 55437  
 Tele. 952-884-5341 Fax 952-884-5344

**BOUNDARY & TOPOGRAPHICAL SURVEY**

**For:**  
 LUPE DEVELOPMENT

**SITE:**  
 MILL PLACE

101 3RD AVENUE SOUTH  
 MINNEAPOLIS, MINNESOTA

**HENNEPIN COUNTY**

**SHEET**  
 1 OF 2

Book 627	File No. 1-3-7894T
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CAD Technician CT	2012439

**SURVEY NOTES**

ALL EXISTING CONDITIONS SHOWN ON THIS DRAWING ARE BASED ON AN OWNER-FURNISHED SURVEY. BKV GROUP OFFERS NO GUARANTEE, EITHER EXPRESSED OR IMPLIED, FOR THE ACCURACY OR RELIABILITY OF THE INDICATED EXISTING CONDITIONS.

THE CONTRACTOR SHALL FIELD VERIFY ALL CRITICAL EXISTING CONDITIONS INCLUDING, BUT NOT LIMITED TO, EXISTING BUILDING LOCATIONS, UTILITY LOCATIONS AND INVERT ELEVATIONS, AND EXISTING SITE GRADES PRIOR TO THE START OF WORK.

ANY OBSERVED DEVIATIONS FROM CONDITIONS INDICATED ON THE DRAWINGS SHALL BE BROUGHT TO THE ARCHITECT OR LANDSCAPE ARCHITECT'S ATTENTION IMMEDIATELY UPON DISCOVERY. NO WORK SHALL PROCEED IN THE AREAS OF ANY DISCOVERED DEVIATIONS UNTIL THE DIFFERENCES ARE RESOLVED.

**IRRIGATION NOTES**

LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A PERFORMANCE IRRIGATION PLAN AND SPECIFICATIONS AS PART OF THE SCOPE OF WORK WHEN BIDDING. THESE SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ORDER AND/OR INSTALLATION. IT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT SOODEEDED AND PLANTED AREAS ARE IRRIGATED PROPERLY, INCLUDING THOSE AREAS DIRECTLY AROUND AND ABUTTING BUILDING FOUNDATION.

SHRUB & PERENNIAL BEDS TO BE IRRIGATED WITH DRIP IRRIGATION. SOD TO BE IRRIGATED WITH SPRAY.

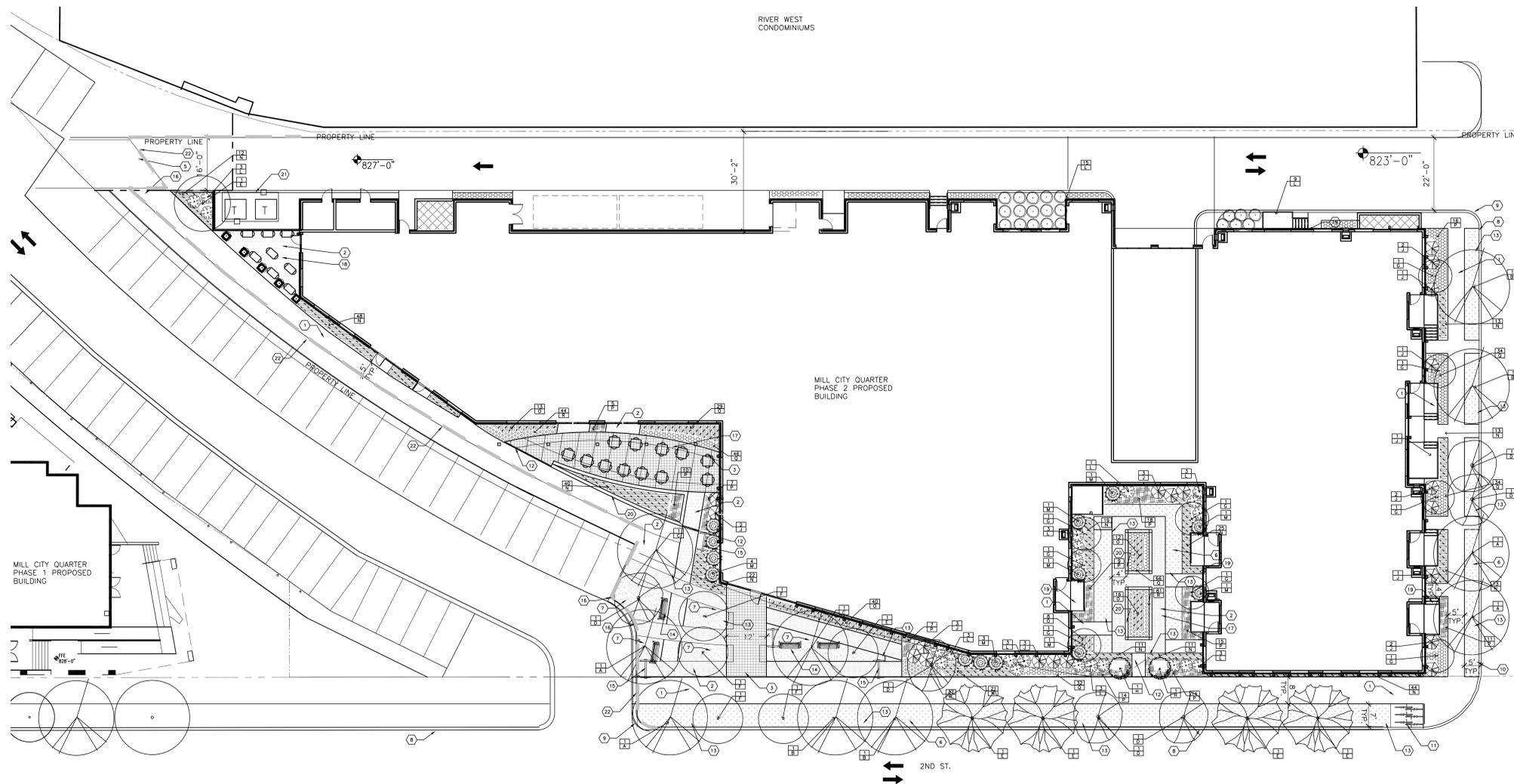
LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH A WATERING/LAWN IRRIGATION SCHEDULE APPROPRIATE TO THE PROJECT SITE CONDITIONS AND TO PLANT MATERIALS GROWTH REQUIREMENTS.

LANDSCAPE CONTRACTOR SHALL INSURE THAT SOIL CONDITIONS AND COMPACTION ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AROUND THE CONSTRUCTION SITE. UNDESIRABLE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK. IT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO INSURE PROPER SURFACE AND SUBSURFACE DRAINAGE IN ALL PLANTING AREAS.

COORDINATE IRRIGATION SLEEVING LOCATIONS WITH GENERAL CONTRACTOR.

RAIN SENSORS TO BE INCLUDED WITHIN THE IRRIGATION DESIGN.

IRRIGATION LIMITS TO EXTEND TO STREET BACK OF CURB.



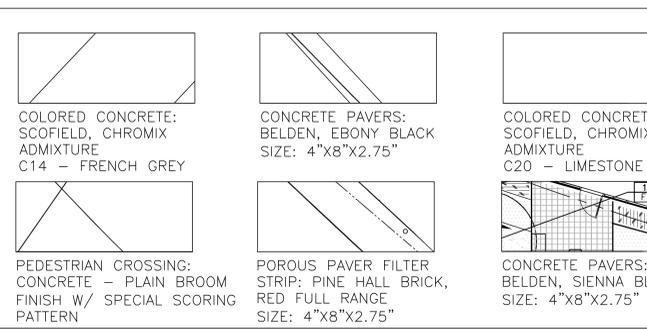
**1**  
L100  
1/16" = 1'-0"

**PLANTING SCHEDULE**

**PROPOSED PLANT SCHEDULE**

QTY.	SYM	COMMON NAME	SCIENTIFIC NAME	SIZE	TYPE	SPACING
<b>CANOPY TREES</b>						
4	A	PRINCETON ELM	<i>Ulmus americana</i> 'Princeton'	2.5' CAL.	B&B	PLANT PER PLAN
4	B	SWAMP WHITE OAK	<i>Quercus bicolor</i>	2.5' CAL.	B&B	PLANT PER PLAN
2	C	NORTHERN ACCLAIM HONEYLOCUST	<i>Gleditsia triacanthos</i> var. <i>inermis</i> 'Harve'	2.5' CAL.	B&B	PLANT PER PLAN
6	D	RIVER BIRCH	<i>Betula nigra</i>	2.5' CAL.	B&B	PLANT PER PLAN
2	E	MATADOR MAPLE	<i>Acer x freemanii</i> 'Balston'	2.5' CAL.	B&B	PLANT PER PLAN
<b>ORNAMENTAL TREES</b>						
4	F	PINK SPIRES CRAB	<i>Malus</i> 'Pink Spires'	1.5' CAL.	B&B	PLANT PER PLAN
9	G	DAKOTA PINNACLE BIRCH	<i>Betula platyphylla</i> 'Fargo'	1.5' CAL.	B&B	PLANT PER PLAN
2	H	RED OBELISK BEECH	<i>Fagus sylvatica</i> 'Red Obelisk'	1.5' CAL.	B&B	PLANT PER PLAN
<b>SHRUBS</b>						
X	I	NOT USED	X	X	X	
22	J	BUTTERFLY BUSH HONEYSUCKLE	<i>Diervilla sessifolia</i> 'Butterfly'	#5	CONT.	PLANT PER PLAN
16	K	LACE SHRUB	<i>Stephanandra incisa</i> 'Crispa'	#5	CONT.	PLANT PER PLAN
22	L	SEM FALSESPIREA	<i>Sorbaria sorbifolia</i> 'Sem'	#5	CONT.	PLANT PER PLAN
13	M	BABY BLUE CHAMEACYPARIS	<i>Chameacyparis pisifera</i> 'Baby Blue'	#5	CONT.	PLANT PER PLAN
<b>PERENNIALS / GRASSES / GROUNDCOVERS</b>						
282	N	PRAIRIE DROPS EED	<i>Sporobolus heterolepis</i>	#1	CONT.	18' O.C.
118	O	LITTLE BLUESTEM	<i>Schizanthus scoparium</i>	#1	CONT.	18' O.C.
126	P	CORAL BELLS LIME MARMELADE	<i>Heuchera</i> 'Lime Marmelade'	#1	CONT.	18' O.C.
212	Q	DAYLILY JOAN SENIOR	<i>Hemerocallis</i> 'Joan Senior'	#1	CONT.	12' O.C.
162	R	DAYLILY APRICOT SPARKLES	<i>Hemerocallis</i> 'Apricot Sparkles'	#1	CONT.	12' O.C.

**HARDSCAPE SCHEDULE**



**GENERAL NOTES**

LANDSCAPE CONTRACTOR SHALL INSPECT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS RELATING TO THE NATURE AND SCOPE OF WORK.

LANDSCAPE CONTRACTOR SHALL VERIFY PLAN LAYOUT AND DIMENSIONS SHOWN AND BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT DISCREPANCIES WHICH MAY COMPROMISE THE DESIGN AND/OR INTENT OF THE PROJECT'S LAYOUT.

LANDSCAPE CONTRACTOR SHALL ASSURE COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK AND/OR MATERIALS SUPPLIED.

LANDSCAPE CONTRACTOR SHALL PROTECT EXISTING ROADS, CURBS/GUTTERS, TRAILS, TREES, LAWNS AND SITE ELEMENTS DURING CONSTRUCTION OPERATIONS. DAMAGE TO SAME SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.

LANDSCAPE CONTRACTOR SHALL VERIFY ALIGNMENT AND LOCATION OF UNDERGROUND AND ABOVE GRADE UTILITIES AND PROVIDE THE NECESSARY PROTECTION FOR SAME BEFORE CONSTRUCTION. MATERIAL INSTALLATION BEGINS MINIMUM 10'-0" CLEARANCES.

UNDERGROUND UTILITIES SHALL BE INSTALLED SO THAT TRENCHES DO NOT CUT THROUGH ROOT SYSTEMS OF ANY EXISTING TREES TO REMAIN.

EXISTING CONTOURS, TRAILS, VEGETATION, CURB/GUTTER AND OTHER ELEMENTS ARE BASED UPON INFORMATION SUPPLIED TO THE LANDSCAPE ARCHITECT BY OTHERS. LANDSCAPE CONTRACTOR SHALL VERIFY DISCREPANCIES PRIOR TO CONSTRUCTION AND NOTIFY LANDSCAPE ARCHITECT OF SAME.

ALIGNMENT AND GRADES OF THE PROPOSED WALKS, TRAILS AND/OR ROADWAYS ARE SUBJECT TO FIELD ADJUSTMENT REQUIRED TO CONFORM TO LOCALIZED TOPOGRAPHIC CONDITIONS AND TO MINIMIZE TREE REMOVAL AND GRADING. CHANGES IN THE ALIGNMENT AND GRADES MUST BE APPROVED BY THE LANDSCAPE ARCHITECT.

LANDSCAPE CONTRACTOR SHALL REVIEW THE SITE FOR DEFICIENCIES IN THE PLANT MATERIAL SELECTIONS AND OTHER SITE CONDITIONS WHICH MIGHT NEGATIVELY AFFECT PLANT ESTABLISHMENT, SURVIVAL OR WARRANTY. UNDESIRABLE PLANT MATERIAL SELECTIONS OR SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK.

LANDSCAPE CONTRACTOR SHALL PREPARE AND SUBMIT REPRODUCIBLE AS-BUILT DRAWING(S) OF LANDSCAPE INSTALLATION, IRRIGATION AND SITE IMPROVEMENTS UPON COMPLETION OF CONSTRUCTION AND PRIOR TO PROJECT ACCEPTANCE.

NO PLANTS WILL BE INSTALLED UNTIL FINAL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.

WHERE SOD ABUTS PAVED SURFACES, FINISHED GRADE OF SOD/SEED SHALL BE HELD 1" BELOW SURFACE ELEVATION OF TRAIL, SLAB, CURB, ETC.

SOD SHALL BE LAID PARALLEL TO THE CONTOURS AND SHALL HAVE STAGGERED JOINTS. ON SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES, SOD SHALL BE STAKED SECURELY.

PROPOSED PLANT MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1. UNLESS NOTED OTHERWISE, DECIDUOUS SHRUBS SHALL HAVE AT LEAST 5 CANES AT THE SPECIFIED HEIGHT. ORNAMENTAL TREES SHALL HAVE NO Y CROTCHES AND SHALL BEGIN BRANCHING NO LOWER THAN 3 FEET ABOVE THE ROOT BALL. STREET AND BOULEVARD TREES SHALL BEGIN BRANCHING NO LOWER THAN 6 FEET ABOVE FINISHED GRADE.

LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ONGOING MAINTENANCE OF NEWLY INSTALLED MATERIALS UNTIL TIME OF OWNER ACCEPTANCE. ACTS OF VANDALISM OR DAMAGE WHICH MAY OCCUR PRIOR TO OWNER ACCEPTANCE SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.

LANDSCAPE CONTRACTOR SHALL WARRANT NEW PLANT MATERIAL THROUGH ONE CALENDAR YEAR FROM THE DATE OF THE OWNER ACCEPTANCE. NO PARTIAL ACCEPTANCE WILL BE CONSIDERED.

PLANTING AREAS (NOT OVER STRUCTURE) RECEIVING GROUND COVER, PERENNIALS, ANNUALS, AND/OR VINES SHALL RECEIVE A MINIMUM OF 12" DEPTH OF PLANTING SOIL CONSISTING OF AT LEAST 45 PARTS TOPSOIL, 45 PARTS SCREENED COMPOST OR MANURE AND 10 PARTS SAND.

ANNUAL AND PERENNIAL PLANTING BEDS TO RECEIVE 4" DEEP SHREDDED HARDWOOD MULCH WITH NO WEED BARRIER.

SHRUB BED MASSINGS TO RECEIVE 4" DEEP SHREDDED HARDWOOD MULCH WITH FIBER MAT WEED BARRIER.

STEEL EDGER TO BE USED TO CONTAIN SHRUBS, PERENNIALS AND ANNUALS WHERE PLANTING BED MEETS SOD UNLESS OTHERWISE NOTED.

REFER TO CIVIL FOR SITE DEMOLITION INFORMATION.

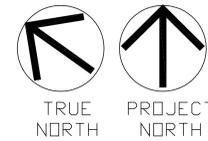
REFER TO CIVIL FOR ADDITIONAL SITE GRADING AND UTILITY INFORMATION.

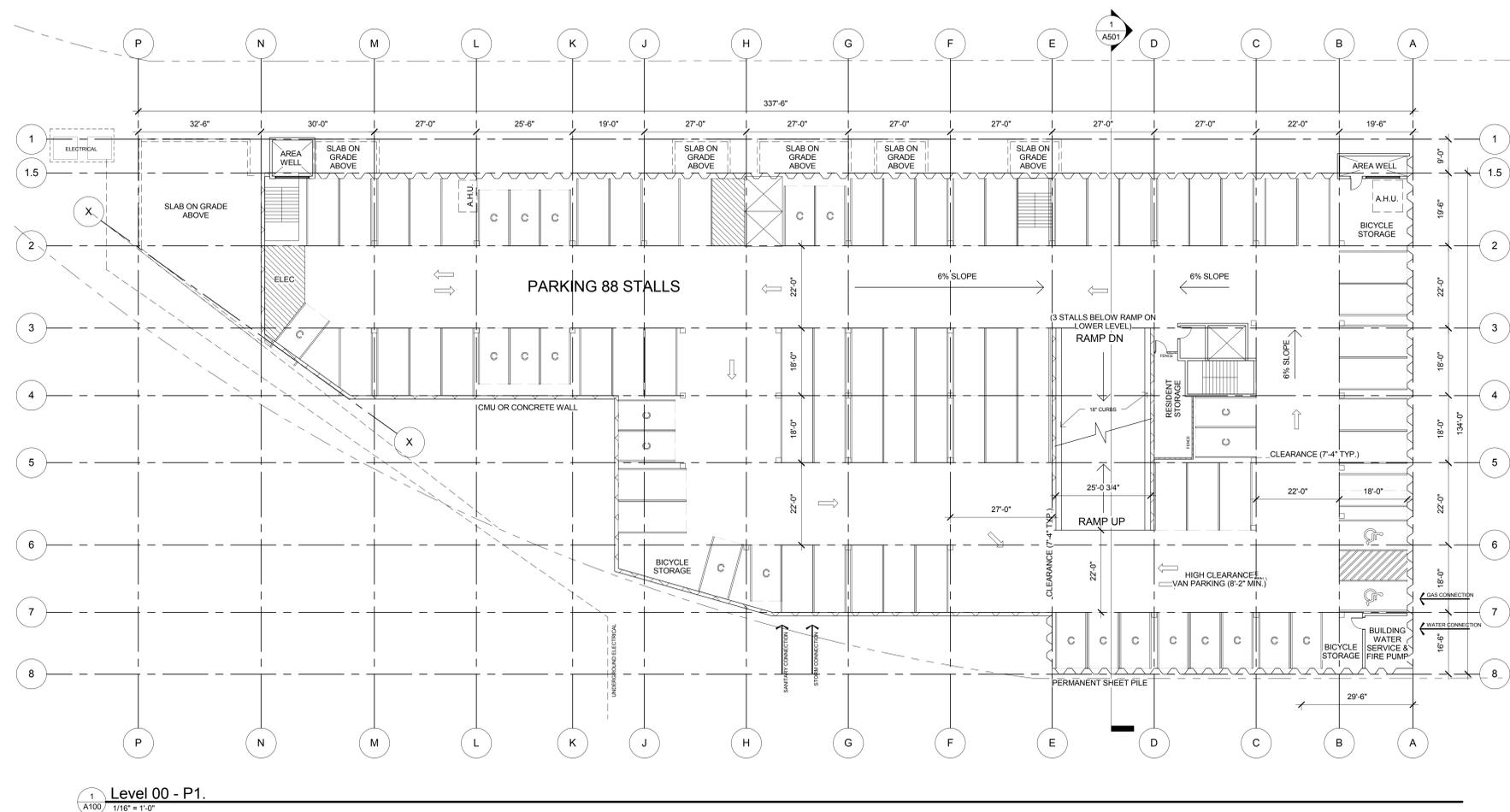
IF A DISCREPANCY EXISTS BETWEEN THE NUMBER OF PLANTS SHOWN IN THE PLANT MATERIALS SCHEDULE AND THE PLANS, THE PLANS SHALL GOVERN.

CONTRACTOR SHALL STAKE OUT LOCATION OF ALL PROPOSED TREES FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

**KEY NOTES**

- PLAIN CONCRETE WALK/DRIVE; BROOM FINISH
- COLORED CONCRETE. SEE SCHEDULE.
- CONCRETE PAVERS
- PERVIOUS CONCRETE PAVERS
- CONCRETE WITH SPECIAL SCORING, TEXTURE
- TURF AREAS
- CRUSHED STONE; GRAY TRAP <.5" SIZE
- EXISTING CURB CUT
- PROPOSED NEW CURB CUT
- EXISTING FIRE HYDRANT
- BIKE PARKING; (6) SURFACE, ADDITIONAL IN BASEMENT OF PROPOSED BUILDING
- DECORATIVE METAL FENCE AND GATE; 4' TALL
- PROPOSED NEW LIGHTING
- BENCH; TBD
- ART AND/OR INTERPRATIVE INSTALLATION, SUCH AS RAILROAD RELICS
- BOLLARD
- RESIDENTIAL COURTYARD
- PUBLIC COURTYARD; EXTERIOR DINING SPACE FOR ADJACENT CAFE
- RESIDENTIAL ENTRY; WALK-UP UNIT
- RAISED PLANTER
- DECORATIVE SCREEN FENCE AT TRANSFORMERS
- LIMITS OF PHASE 2 WORK; ALL IMPROVEMENTS SHOWN OUTSIDE OF THIS LINE ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE NOT INCLUDED IN THE SCOPE OF SERVICES FOR THIS PROJECT.





1 Level 00 - P1.  
A100 1/16" = 1'-0"

ISSUANCE  
**LAND USE ON  
SUBMITTAL**  
**NO CONSTRUCTION**  
8/27/14

PROJECT TITLE  
**Mill City Quarter -  
Phase II**

KEY PLAN NORTH ARROW

CERTIFICATION  
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 under the laws of the State of Minnesota.

License Number Date

REVISION	DATE

DATE	8/27/14
DRAWN BY	Author
CHECKED BY	Checker
COMMISSION NO.	1940.01

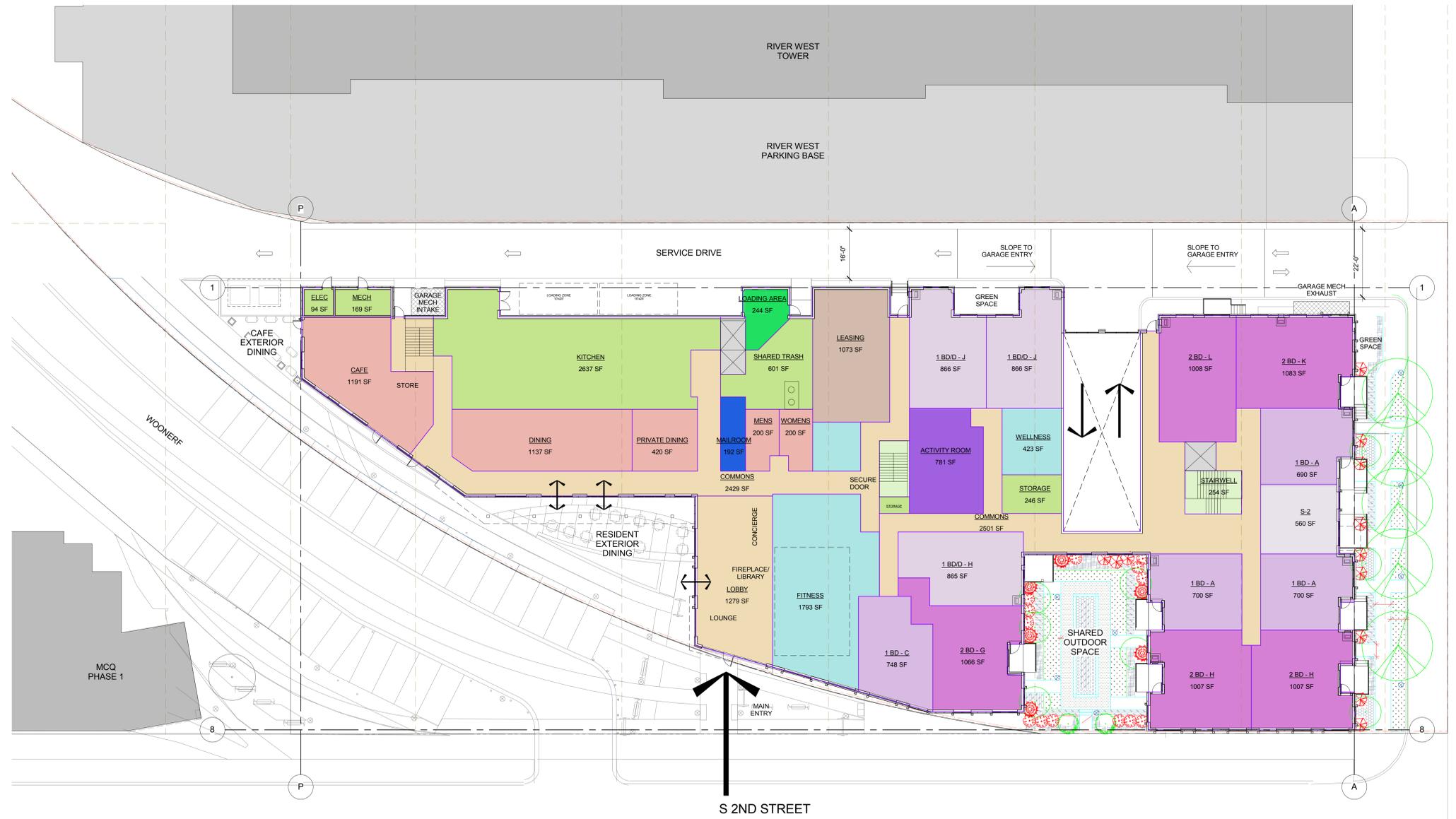
SHEET TITLE

**LEVELS P1 & P2  
PARKING PLAN**

SHEET NUMBER

**A100**

**GARAGE TOTALS**  
LEVEL P1 88 STALLS  
LEVEL P2 91 STALLS  
TOTAL 179 STALLS



1 Level 01 (Rendered)  
A101 1/16" = 1'-0"

ISSUANCE  
**LAND USE ON  
SUBMITTAL**  
**NO CONSTRUCTION**  
8/27/14

PROJECT TITLE  
**Mill City Quarter -  
Phase II**

KEY PLAN NORTH ARROW

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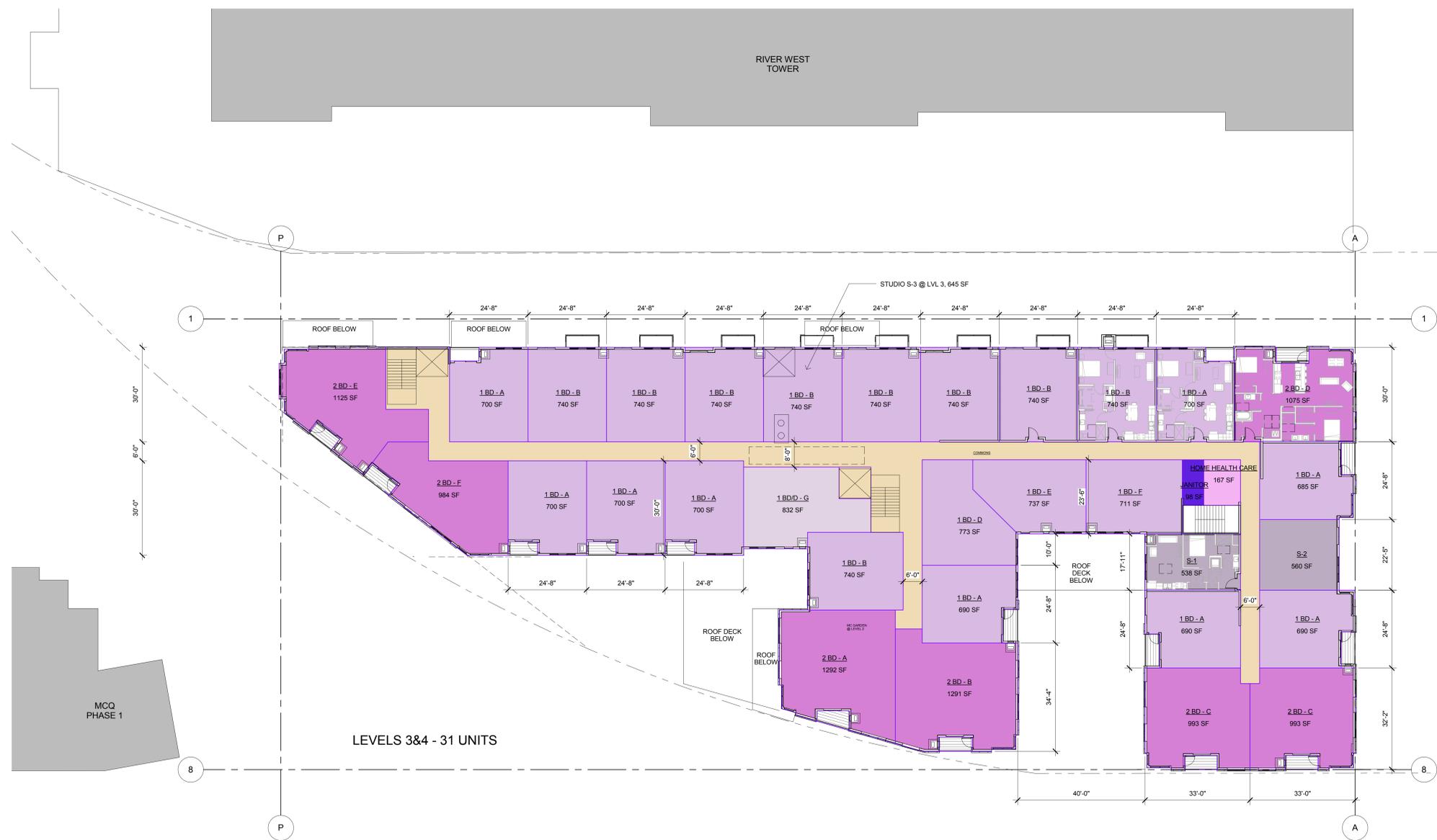
SHEET TITLE

**FIRST FLOOR  
PLAN**

SHEET NUMBER

**A101**





1 Levels 03-04 (Rendered)  
A103-4 1/16" = 1'-0"

ISSUANCE  
**LAND USE ON  
SUBMITTAL  
NO  
CONSTRUCTION  
8/27/14**

PROJECT TITLE  
**Mill City Quarter -  
Phase II**

KEY PLAN NORTH ARROW

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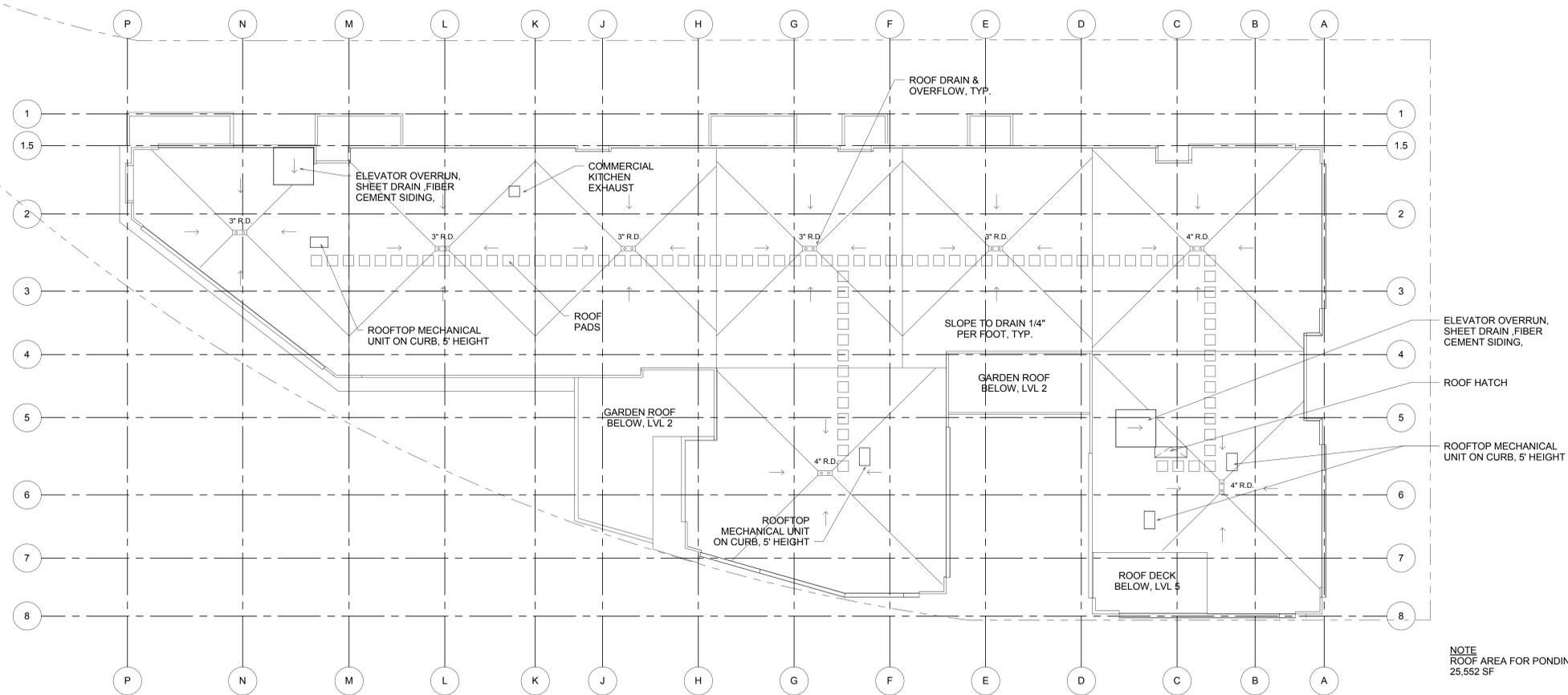
SHEET TITLE

**THIRD & FOURTH  
FLOOR PLAN**

SHEET NUMBER

**A103-4**





ISSUANCE  
**LAND USE ON  
SUBMITTAL**  
**NO  
CONSTRUCTION**  
8/27/14

PROJECT TITLE  
**Mill City Quarter -  
Phase II**

KEY PLAN NORTH ARROW

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License Number Date

REVISION	DATE

DATE	8/27/14
DRAWN BY	Author
CHECKED BY	Checker
COMMISSION NO.	1940.01

SHEET TITLE

**ROOF PLAN**

SHEET NUMBER

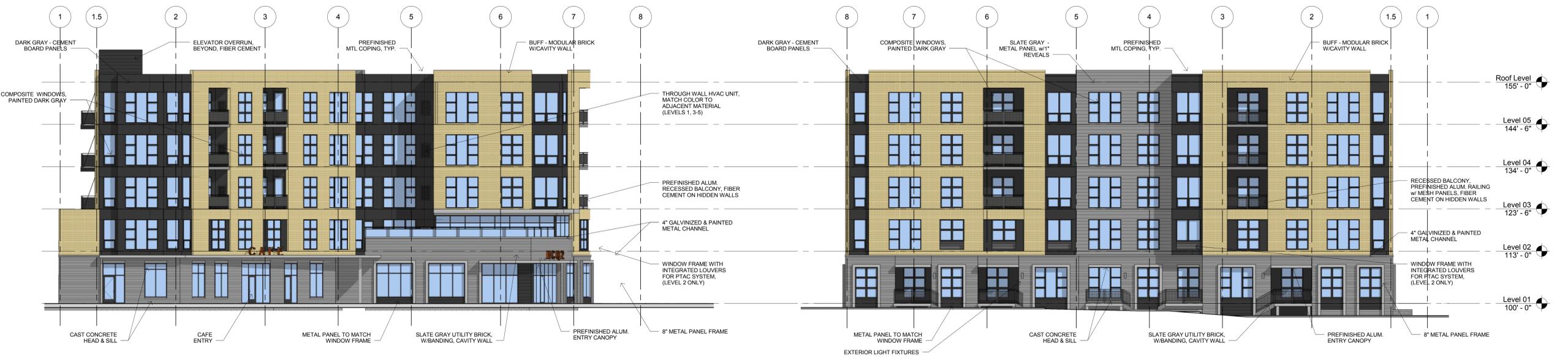
**A106**

**1 Roof Level**  
A106 1/16" = 1'-0"

ELEVATION	MATERIAL					
	BASE BRICK	UPPER BRICK	METAL PANEL	FIBER CEMENT	GLAZING	ALLEY BLOCK
SOUTH	11.9%	23.9%	18.0%	8.7%	37.3%	0%
EAST	15.6%	23.7%	11.2%	15.9%	33.6%	0%
NORTH	4.6%	7.3%	25.6%	15.3%	31.75%	15.4%
WEST	10.3%	26.0%	9.9%	17.1%	36.7%	0%



1  
A401  
3/32" = 1'-0"  
Rendered - South Elevation



3  
A401  
3/32" = 1'-0"  
Rendered - West Elevation

2  
A401  
3/32" = 1'-0"  
Rendered - East Elevation

ISSUANCE  
**LAND USE ON  
SUBMITTAL  
NO CONSTRUCTION  
8/27/14**

PROJECT TITLE  
**Mill City Quarter -  
Phase II**

KEY PLAN NORTH ARROW

CERTIFICATION  
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License Number Date

REVISION	DATE

DATE	8/27/14
DRAWN BY	CJP
CHECKED BY	MJK
COMMISSION NO.	1940.01

SHEET TITLE

**EXTERIOR  
ELEVATIONS -  
RENDERED**

SHEET NUMBER

**A401**

ISSUANCE  
**LAND USE ON  
SUBMITTAL**  
**NO CONSTRUCTION**  
8/27/14

PROJECT TITLE

Mill City Quarter -  
Phase II

KEY PLAN NORTH ARROW

CERTIFICATION  
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License Number Date

REVISION	DATE
----------	------

DATE	8/27/14
DRAWN BY	CJP
CHECKED BY	MJK
COMMISSION NO.	1940.01

SHEET TITLE

**EXTERIOR  
ELEVATIONS -  
RENDERED**

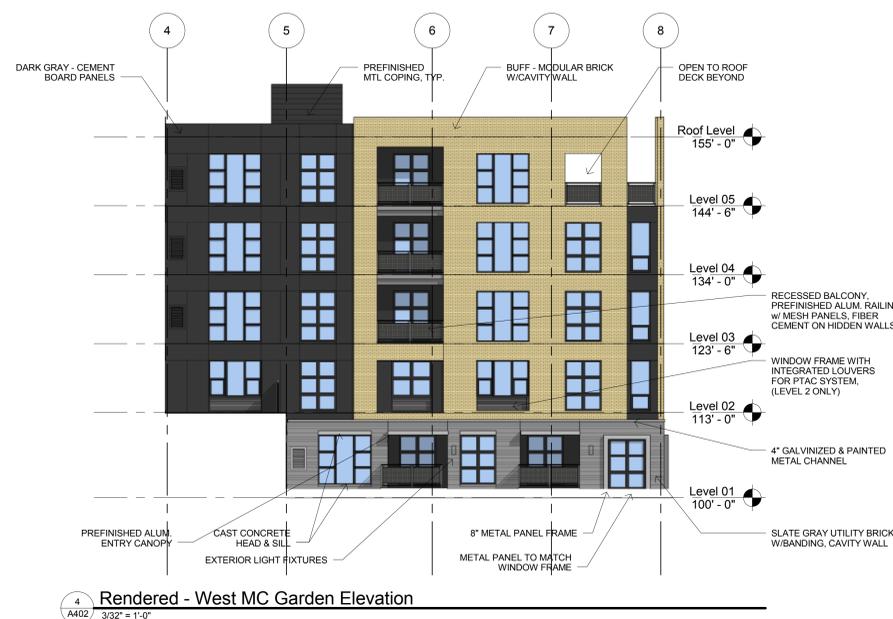
SHEET NUMBER

**A402**

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1 A402  
3/32" = 1'-0"



4 A402  
3/32" = 1'-0"



3 A402  
3/32" = 1'-0"



Mill City Quarter Phase II  
Minneapolis, MN

Perspective View - Southeast



Mill City Quarter Phase II  
Minneapolis, MN

Perspective View - Southwest



Mill City Quarter - Phase II

Perspective View NW



Mill City Quarter - Phase II

Perspective View NE



Phase 1

Wonerf

Phase 2

Aerial view, looking north



View down 2nd Street



5th Avenue

155 5th Ave. S

Parking

STOP  
NO PARKING



2nd Street, looking east



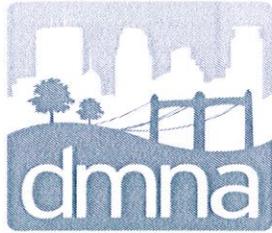
2nd Street, looking west



Mid-block view, looking down proposed path of Woonerf



View down service drive,  
looking west toward 3rd Ave



**DOWNTOWN  
MINNEAPOLIS  
NEIGHBORHOOD  
ASSOCIATION**

40 S. 7th Street  
Suite 212, PMB 172  
Minneapolis, MN 55402  
Phone: (612) 659-1279  
Online: [www.thedmna.org](http://www.thedmna.org)

June 6, 2014

Ms. Janelle Widmeier, Senior Planner  
City of Minneapolis  
250 South Fourth Street, Room 300  
Minneapolis, MN 55415

Re: Phase II Mill City Quarter Project - Ecumen

Dear Janelle:

I am writing to you on behalf of the Downtown Minneapolis Neighborhood Association (DMNA) Board of Directors regarding Phase II of the Mill City Quarter project; specifically Ecumen's plan to construct senior housing on the site.

On Thursday night, June 5, the DMNA Board of Directors heard a presentation about the project from Gretchen Camp and Chris Palkowitsch from BKV Group, along with Matt McNeill and Julie Murray from Ecumen. Camp and Palkowitsch reviewed a PowerPoint presentation that showed the proposed site plan, which includes 104 units of market rate senior apartments and 45 units of memory care apartments. They also described the woonerf in great detail and the intent to connect downtown with the riverfront.

McNeill and Murray presented information about Ecumen and the services this new facility would provide to its residents, as well as seniors living in the downtown community. They also explained that the mixture of units was determined through a market study and conversations with the members of Mill City Commons. They noted that the City rezoned the property in the recent past to allow for senior housing.

Upon conclusion of the presentation, DMNA Board members and RiverWest residents in attendance asked questions regarding the landscaping plan, the impact on site lines for RiverWest residents whose units face south, the routing of traffic through the site, and whether there are plans to reroute Post Office traffic that currently uses 5<sup>th</sup> Avenue.

After listening to the responses from the presenters, the DMNA Board passed a unanimous motion in support of the concept plan for Phase II of the Mill City Quarter project. The DMNA Board believes this project will be an excellent addition to the downtown community.

If you have any questions about this letter, please feel free to contact me at [christie@hantge.com](mailto:christie@hantge.com), or 320-583-4573.

Sincerely,

Christie Rock  
DMNA Neighborhood Coordinator

Cc: Carrie Flack, City of Minneapolis CPED  
Gretchen Camp, BKV Group  
Nick Cichowicz, DMNA Board Chair  
Jesse Winkler, DMNA Land Use Committee Chair  
Ward 3 Council Member Jacob Frey

**Widmeier, Janelle A.**

---

**From:** Widmeier, Janelle A.  
**Sent:** Wednesday, September 17, 2014 8:37 AM  
**To:** 'Brock Bucklin'; Frey, Jacob  
**Subject:** RE: Property located at 428 2nd street

Hi Brock,

Thank you for your comments. A parking analysis study was completed for this and the 300 2<sup>nd</sup> St developments. In addition to the 509 total spaces that will be built and reestablished for the new developments and Mill Place, there are over 3,700 surface/ramp parking spaces within close proximity to this site. The proposed amount of parking for the new developments also exceeds the City's minimum requirements. The study found that there would not be significant traffic impacts as a result of the redevelopment of the existing 410 space parking lot.

---

Janelle Widmeier  
Senior City Planner

City of Minneapolis – Community Planning and Economic Development  
250 4<sup>th</sup> Street South – Room 300  
Minneapolis, MN 55415

Office: 612-673-3156  
[janelle.widmeier@minneapolismn.gov](mailto:janelle.widmeier@minneapolismn.gov)  
[www.minneapolismn.gov/cped](http://www.minneapolismn.gov/cped)

**From:** Brock Bucklin [<mailto:brockmpls@hotmail.com>]  
**Sent:** Tuesday, September 16, 2014 2:06 PM  
**To:** Widmeier, Janelle A.; Frey, Jacob  
**Subject:** Property located at 428 2nd street

I live in RiverWest and face the parking lot that BKV Group on behalf of Ecumen is building assisted living apartments on. I just want you to see the cars parked in the parking lot today, I just took the picture. These are people that work, live or come to this area for some reason. With the new buildings and the parking they will need for the residents and workers in those buildings where are these people already using this lot going to park? I hope there will be alot of underground parking being built for the new people under these buildings and for the people that already park here. Please do not turn this part of town into a parking disaster. Thanks Brock Bucklin RiverWest 401 S 1st Street #1203 Minneapolis, Mn 55401





