



CPED STAFF REPORT

Prepared for the City Planning Commission

CPC Agenda Item #4
November 10, 2014
BZZ-6883

LAND USE APPLICATION SUMMARY

Property Location: 1609 and 1611 Lagoon and 2910 Irving Avenue South
Project Name: Lagoon and Irving Apartments
Prepared By: [Hilary Dvorak](#), Principal Planner, (612) 673-2639
Applicant: Daniel Oberpriller with CPM Development
Project Contact: Scott Nelson with DJR Architecture
Request: To construct a new 6-story, 45-unit residential building.
Required Applications:

Conditional Use Permit	To increase the height of the building in the SH Shoreland Overlay District from 2.5 stories/35 feet to 6 stories/75 feet.
Variance	To increase the maximum impervious surface requirement from 85 percent to 87 percent.
Variance	To reduce the front yard setback along Lagoon Avenue from the required 15 feet to 10 feet for a transformer, 7 feet for a walkway and to 5 feet for the building.
Variance	To reduce the corner side yard setback along Irving Avenue South from the required 18 feet to 5 feet for the building and to zero feet for the stairs and walkway.
Variance	To reduce the rear yard setback from the required 15 feet to 5 feet for the building.
Site Plan Review	For a new 6-story, 45-unit residential building.

SITE DATA

Existing Zoning	R6 Multiple-family District SH Shoreland Overlay District
Lot Area	16,497 square feet / .38 acres
Ward(s)	7
Neighborhood(s)	East Isles
Designated Future Land Use	Mixed use
Land Use Features	Commercial Corridor (West Lake Street one block south, Lagoon Avenue one block east and Hennepin Avenue three blocks east) Activity Center(Uptown, centered around Hennepin Avenue and Lake Street)
Small Area Plan(s)	Uptown Small Area Plan

Date Application Deemed Complete	October 14, 2014	Date Extension Letter Sent	Not applicable
End of 60-Day Decision Period	December 13, 2014	End of 120-Day Decision Period	Not applicable

BACKGROUND

SITE DESCRIPTION AND PRESENT USE. The property is located in southwest Minneapolis on the southwest corner of Lagoon Avenue and Irving Avenue South. The site is currently occupied by four residential structures and a detached garage. The applicant will demolish all of the structures as part of the development.

SURROUNDING PROPERTIES AND NEIGHBORHOOD. The site is surrounded by residential properties of varying densities and a variety of commercial uses. The site is located in the East Isles neighborhood.

PROJECT DESCRIPTION. The applicant is proposing to construct a six-story/75-foot 45-unit multiple-family residential building with 48 enclosed automobile parking spaces and 48 enclosed bicycle parking spaces. The first level of the building will be occupied by the lobby and other amenity space for the residents, three walk-up dwelling units that can be accessed from Irving Avenue South and enclosed parking. The remaining parking for the building will be located in one level of underground parking. Both of the parking areas will be accessed via the public alley on the block however, each level will have its own drive approach. The upper five levels of the building will contain the remaining dwelling units.

RELATED APPROVALS. In 2005, the City of Minneapolis approved land use applications for a six-story/74-foot 34-unit multiple-family residential building on the site. This development was never constructed.

PUBLIC COMMENTS. A letter from the Zoning Committee of the East Isles Residents Association and surrounding property owners are attached to the report. 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 increase the height of the building located in the SH Shoreland Overlay District from the permitted 2.5 stories/35 feet to 6 stories/75 feet 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.*

Increasing the height of the building from 2.5 stories or 35 feet to 6 stories or 75 feet will not be detrimental to or endanger the public health, safety, comfort or general welfare. The height of the building is proposed to be 70.5 feet and the height of the elevator penthouse is proposed to be 75 feet. The fifth floor of the building steps back along the Lagoon Avenue side of the building and the sixth floor of the building steps back along all four sides of the building.

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.*

Increasing the height of the building from 2.5 stories or 35 feet to 6 stories or 75 feet 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. The building immediately to the west of the site is three stories in height and the building south of the adjacent alley is two stories in height. There will be between 25 and 60 feet of open space between the proposed building and the adjacent building to the west. Other buildings in the area range between one story and eight stories in height with the tallest buildings located along Knox Avenue South north of Lagoon Avenue.

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

Increasing the height of the building will have no impact on utilities, access roads or drainage.

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

Increasing the height of the building will have no impact on traffic congestion in the public streets. The parking requirement for the development will be met on site.

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

The Minneapolis Plan for Sustainable Growth identifies the site as Urban Neighborhood on the future land use map. The proposed development would be consistent with the following general land use policies of *The Minneapolis Plan for Sustainable Growth*:

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 1.8: 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 1.10: 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.

1.10.6 Encourage the development of medium-density housing on properties adjacent to properties on Commercial Corridors.

The Minneapolis City Council adopted the *Uptown Small Area Plan* on February 1, 2008. The plan identifies the site as High Density Housing (50 to 120 units/acre) on the future land use map. The site is also located in the Urban Oriented intensity area. The site is located in what the plan designates as the West Lake Street Live/Work character area. Policy in the small area plan encourages buildings west of Irving Avenue to gradually step down in height from the height of the Sons of Norway Building (approximately 55 feet) to 2.5 stories at the Lake. The plan also encourages buildings on Lagoon Avenue to create a three to four story street wall while locating any greater mass towards the interior of the site. The proposed building will contain 45 dwelling units (118 units/acre). The building will be six stories in height. The fifth floor of the building will step back from the Lagoon Avenue side of the building and the sixth floor of the building will step back from all four sides of the building. The building density, height and design are in conformance with the policies of 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, variances and site plan review this development will meet the applicable regulations of the R6 Multiple-family District and the SH Shoreland Overlay District.

ADDITIONAL STANDARDS TO INCREASE MAXIMUM HEIGHT

In addition to the conditional use standards, the city planning commission shall consider, but not be limited to, the following factors when determining the maximum height:

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 residential building immediately to the west of the site is three stories in height. There will be between 25 and 60 feet of open space between the proposed building and the adjacent building. All other surrounding properties are separated from the site by public streets or a public alley.

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

A shadow study was done that depicts shadowing impacts one hour after sunrise, at noon and one hour before sunset in March, June and December. The shadow study indicates that there will be shadows cast on the residential buildings to the east, north and west at different times of the day throughout the year; however, the shadowing impacts do not appear to be significant given the context of the area. The shadow study indicates that due to the fact that the neighborhood is densely built-out, that during the periods of peak shadowing, much of the surrounding vicinity is currently shadowed by existing buildings.

3. *The scale and character of surrounding uses.*

The building immediately to the west of the site is three stories in height and the building south of the adjacent alley is two stories in height. Other buildings in the area range between one story and eight stories in height with the tallest buildings located along Knox Avenue South north of Lagoon Avenue. The proposed six-story building will be compatible with the surrounding area.

There have been several new buildings constructed in the area. Most of the new buildings have a contemporary design and have a modern material pallet including brick, metal, cement and glass.

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.

CONDITIONAL USES AND VARIANCES

In addition to the conditional use and variance standards contained in Chapter 525, Administration and Enforcement, the city planning commission and board of adjustment shall consider the following:

1. *The prevention of soil erosion or other possible pollution of public waters, both during and after construction.*

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.

2. *Limiting the visibility of structures and other development from protected waters.*

This property is located at the outer limits of the SH Shoreland Overlay District. The development site is located over three blocks east of Lake Calhoun and over two blocks south of Lake of the Isles. Located between this site and both Lake Calhoun and Lake of the Isles there are several buildings ranging in height from one to eight stories. The visibility of the proposed building will be limited from the protected waters.

3. *The suitability of the protected water to safely accommodate the types, uses and numbers of watercraft that the development may generate.*

The proposed development will not generate watercraft activity on surrounding bodies of water.

VARIANCE

The Department of Community Planning and Economic Development has analyzed the application for a variance to increase the maximum impervious surface requirement from 85 percent to 87 percent based on the following [findings](#):

1. *Practical difficulties exist in complying with the ordinance because of circumstances unique to the property. The unique circumstances were not created by persons presently having an interest in the property and are not based on economic considerations alone.*

The total amount of impervious surface that is allowed on the site without a variance is 14,022 square feet. As designed, there is 14,327 square feet of impervious surface on the site. The building has been designed with similar setbacks as other residential buildings in the area. Matching this character causes a practical difficulty related to the maximum impervious surface amount. In addition, the building has been designed with one level of underground parking, a welcoming building entrance, walk-up dwelling units along Irving Avenue South and an on-site bicycle parking area for guests. All of these site and building features contribute to the overall amount of impervious surface on the site. Some of these site and building features could be reduced in size or eliminated from the design in order to reduce the total amount of impervious surface by 305 square feet but it is not practical.

2. *The property owner or authorized applicant proposes to use the property in a reasonable manner that will be in keeping with the spirit and intent of the ordinance and the comprehensive plan.*

The applicant is proposing to use the property in a reasonable manner that will be in keeping with the spirit and intent of the ordinance and the comprehensive plan. The intent of having yard controls is to provide for adequate light, air, open space and separation of uses. The impervious surface maximum is being exceeded by two percent or 305 square feet. The site and building features that could be eliminated to reduce the amount of impervious surface on the site include the stairs and walkways leading to the individual walk-up dwelling units and the bicycle parking area for guests. However, these are site and building features that are desired by the *Uptown Small Area Plan* and the zoning code.

3. *The proposed variance will not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity. If granted, the proposed variance will not be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties.*

Granting of this variance will not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity. In addition, granting of the variance will not be detrimental to the health, safety, or welfare of the general public or of those utilizing the property

or nearby properties. The overall amount of impervious surface that is proposed on the site would be indiscernible compared to what is allowed as it is only 305 additional square feet.

VARIANCE

The Department of Community Planning and Economic Development has analyzed the application for a variance to reduce the front yard setback along Lagoon Avenue from the required 15 feet to 10 feet for a transformer, 7 feet for a walkway and to 5 feet for the building based on the following [findings](#):

1. *Practical difficulties exist in complying with the ordinance because of circumstances unique to the property. The unique circumstances were not created by persons presently having an interest in the property and are not based on economic considerations alone.*

Practical difficulties exist in complying with the ordinance because of circumstances unique to the property. The majority of the multiple-family buildings located along Lagoon Avenue, between Hennepin Avenue and Knox Avenue South, are located up to or very close to the property line along Lagoon Avenue. The adjacent buildings to the west, on the same block face, are located two feet from the front property line along Lagoon Avenue. The nearest building to the east is located approximately 200 feet away and is located up to the front property line along Lagoon Avenue. Separating the proposed building and the adjacent building to the east is a surface parking lot and Irving Avenue South. The required yards would prevent the applicant from matching the predominant residential pattern of the immediate area.

2. *The property owner or authorized applicant proposes to use the property in a reasonable manner that will be in keeping with the spirit and intent of the ordinance and the comprehensive plan.*

The applicant is proposing to use the property in a reasonable manner that will be in keeping with the spirit and intent of the ordinance and the comprehensive plan. The intent of having yard controls is to provide for adequate light, air, open space and separation of uses. Given the fact that there will be between 25 and 60 feet of open space between the proposed building and the adjacent building to the west, light and air will be provided for the property.

3. *The proposed variance will not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity. If granted, the proposed variance will not be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties.*

Granting of this variance will not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity. In addition, granting of the variance will not be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties. It would be characteristic of the surrounding area to construct the proposed building close to the front property line along Lagoon Avenue. However, CPED is concerned about locating the transformer between the building and the front property line. The adjacent property to the west has a low retaining wall with a decorative fence on top of it along Lagoon Avenue. CPED is recommending that in order to provide screening around the transformer, in addition to the proposed landscaping, that a low wall be built along Lagoon Avenue on the subject site.

VARIANCE

The Department of Community Planning and Economic Development has analyzed the application for a variance to reduce the corner side yard setback along Irving Avenue South from the required 18 feet to 5 feet for the building and to zero feet for the stairs and walkway based on the following [findings](#):

1. *Practical difficulties exist in complying with the ordinance because of circumstances unique to the property. The unique circumstances were not created by persons presently having an interest in the property and are not based on economic considerations alone.*

Practical difficulties exist in complying with the ordinance because of circumstances unique to the property. The building located to the south side of the site is a two-story commercial building located up to the property line along Irving Avenue South. The building is separated from the proposed building by a public alley and a double loaded parking lot. The required yards would prevent the applicant from matching the predominant residential pattern of the immediate area.

2. *The property owner or authorized applicant proposes to use the property in a reasonable manner that will be in keeping with the spirit and intent of the ordinance and the comprehensive plan.*

The applicant is proposing to use the property in a reasonable manner that will be in keeping with the spirit and intent of the ordinance and the comprehensive plan. The intent of having yard controls is to provide for adequate light, air, open space and separation of uses. Given the fact that the adjacent building to the south is separated from the site by a public alley and a double loaded parking lot, light and air will be provided for the property.

3. *The proposed variance will not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity. If granted, the proposed variance will not be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties.*

Granting of this variance will not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity. In addition, granting of the variance will not be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties. It would be characteristic of the surrounding area to construct the proposed building close to the corner side property line along Irving Avenue South. Many of the multiple-family buildings located in the immediate area are located up to or very close to the property line along the north-south streets.

VARIANCE

The Department of Community Planning and Economic Development has analyzed the application for a variance to reduce the rear yard setback from the required 15 feet to 5 feet for the building based on the following findings:

1. *Practical difficulties exist in complying with the ordinance because of circumstances unique to the property. The unique circumstances were not created by persons presently having an interest in the property and are not based on economic considerations alone.*

Practical difficulties exist in complying with the ordinance because of circumstances unique to the property. The building located to the south side of the site is a two-story commercial building located up to the property line along Irving Avenue South. The building is separated from the proposed building by a public alley and a double loaded parking lot. The required yards would prevent the applicant from matching the predominant residential pattern of the immediate area.

2. *The property owner or authorized applicant proposes to use the property in a reasonable manner that will be in keeping with the spirit and intent of the ordinance and the comprehensive plan.*

The applicant is proposing to use the property in a reasonable manner that will be in keeping with the spirit and intent of the ordinance and the comprehensive plan. The intent of having yard controls is to provide for adequate light, air, open space and separation of uses. Given the fact that the adjacent building to the south is separated from the site by a public alley and a double loaded parking lot, light and air will be provided for the property.

3. *The proposed variance will not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity. If granted, the proposed variance will not be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties.*

Granting of this variance will not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity. In addition, granting of the variance will not be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties. It would be characteristic of the block to construct the proposed building close to the rear property line. Most of the multiple-family buildings located on the block are located up to or very close to the rear property line.

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 proposed building will reinforce the street wall, maximize natural surveillance and visibility and facilitate pedestrian access and circulation. The building will be located close to the front and corner side property lines, there will be entrances and exits at street level that can be accessed by residents and guests and there will be large windows and balconies on all sides of the building that maximize the opportunities for people to observe adjacent spaces and the public sidewalks.
- The zoning district setback along Lagoon Avenue is 15 feet. The building will be located between five and 21 feet from the front property line along Lagoon Avenue. Alternative compliance is required. The zoning district setback along Irving Avenue South is 18 feet. The building will be setback between five and 14 feet from the corner side property line along Irving Avenue South.
- Where the building is setback from the front and corner side property lines there will be individual unit entryways and landscaping.
- The main entrance to the building will be located on the northeast corner of the building facing Irving Avenue South. Alternative compliance is required. In addition, the ground floor units on Irving Avenue South will have individual entrances at street level.
- There will be 48 parking spaces provided on-site. Fourteen of the parking spaces will be located within the building and 34 will be located in one level of underground parking.
- There are no areas of the building that are over 25 feet in length and void of windows, entries, recesses or projections, or other architectural elements.
- The primary exterior materials include brick, burnished block, stucco and cement panel. Metal is used as an accent material on the building. CPED believes that having four primary materials is too many. CPED is recommending that brick be used in lieu of the burnished block. The sides and rear walls 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.

- The windows in the building are vertical in nature and are spaced across the building walls. See **Table I**.
- The entire ground floor of the building facing both Lagoon Avenue and Irving Avenue South contains active functions.
- The principal roof line of the building will be flat. There is a mixture of flat and pitched roof buildings in the area.
- There will be 48 parking spaces provided on-site. Fourteen of the parking spaces will be located within the building and 34 will be located in one level of underground parking.

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

Residential Uses	Code Requirement		Proposed	
	1st Floor facing Lagoon Avenue	20% minimum	168 sq. ft.	62%
2 nd Floor and Above facing Lagoon Avenue	10% minimum	115 sq. ft.	Greater than 10%	
1st Floor facing Irving Avenue South	20% minimum	179 sq. ft.	38%	342 sq. ft.
2 nd Floor facing Irving Avenue South	10% minimum	123 sq. ft.	Greater than 10%	

Access and Circulation – *Requires variance(s)*

- All of the entrances to the building are connected to the public sidewalk either directly or via a walkway of at least 4 feet in width.
- There is no transit shelter proposed as part of this development.
- There will be 48 parking spaces provided on-site. Fourteen of the parking spaces will be located within the building and 34 will be located in one level of underground parking. Both of the parking areas will be accessed via the public alley on the block however, each level will have its own drive approach.
- The maximum impervious surface requirement in the R6 zoning district is 85 percent. The applicant has applied for a variance to increase the maximum impervious surface on the site to 87 percent.

Landscaping and Screening – *Meets requirements with Conditions of Approval*

- The zoning code requires that at least 20 percent of the site not occupied by the building be landscaped. The lot area of the site is 16,497 square feet. The footprint of the buildings is 11,353 square feet. When you subtract the footprint from the lot size the resulting number is 5,144 square feet. Twenty percent of this number is 1,029 square feet. According to the applicant’s landscaping plan there will be 2,170 square feet of landscaping on the site or approximately 42 percent of the site not occupied by the building.
- 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 is two and ten respectively. The applicant is proposing to plant two canopy trees and 60 shrubs on the site. In addition, the applicant is proposing to plant

four ornamental trees, 79 perennials and 129 grasses on the site. There will also be three new canopy trees planted in the public right-of-way along Irving Avenue South.

- The landscaping plan indicates that rock mulch will be used around the plant materials. CPED is recommending that wood mulch be used in lieu of rock mulch.

Additional Standards – Meets requirements

- There will be 48 parking spaces provided on-site. Fourteen of the parking spaces will be located within the building and 34 will be located in one level of underground parking.
- There are no landmark buildings, significant open spaces or water bodies that the proposed building would block views of.
- A shadow study was done that depicts shadowing impacts one hour after sunrise, at noon and one hour before sunset in March, June and December. The shadow study indicates that there will be shadows cast on the residential buildings to the east, north and west at different times of the day throughout the year; however, the shadowing impacts do not appear to be significant given the context of the area. The shadow study indicates that due to the fact that the neighborhood is densely built-out, that during the periods of peak shadowing, much of the surrounding vicinity is currently shadowed by existing buildings.
- The building has been designed with recesses and projections, setbacks at the fifth and sixth floors and recessed balconies 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 balconies on all sides of the building that maximize the opportunities for people to observe adjacent spaces and the public sidewalks and there will be lights located near all of the building entrances.
- The site is neither locally designated nor located in a historic district.

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

The proposed use is *permitted* in the R6 District.

Off-street Parking and Loading – Meets requirements

- In addition to the residential bicycle parking spaces inside the building, the applicant is also proposing to have six bicycle parking spaces for visitors located along Irving Avenue South.

Table 2. Vehicle Parking Requirements Per Use (Chapter 54I)

	Minimum Parking Requirement	Applicable Reductions	Total Minimum Requirement	Maximum Parking Allowed	Proposed
Residential dwellings	45	--	45	None for enclosed parking spaces	48

Table 3. Bicycle Parking and Loading Requirements (Chapter 54I)

	Minimum Bicycle Parking	Minimum Short-Term	Minimum Long-Term	Proposed	Loading Requirement	Proposed
Residential dwellings	23	--	Not less than 90%	48	None	0

Building Bulk and Height – *Requires conditional use permit*

- The applicant has applied for a conditional use permit to increase the height of the building.

Table 4. Building Bulk and Height Requirements

	Code Requirement	Proposed
Lot Area	--	16,497 square feet / .38 acres
Gross Floor Area (GFA)	--	59,232 sq. ft.
Maximum Floor Area Ratio (GFA/Lot Area)	3.0 +.6 for enclosed parking density bonus 3.6	3.59
Maximum Building Height in the R6 District	6 stories or 84 ft., whichever is less	6 stories or 75 feet ft.
Maximum Building Height in the SH Shoreland Overlay District	2.5 stories or 35 ft., whichever is less	6 stories or 75 feet ft.

Residential Lot Requirements – *Meets requirements*

Table 5. Residential Lot Summary

	Code Requirement	Proposed
Dwelling Units (DU)	--	45 DUs
Density (DU/acre)	--	118 DU/acre

Yard Requirements – *Requires variance (s)*

- The applicant has applied for variances to reduce the front, corner side and rear yard setbacks.

Table 6. Minimum Yard Requirements

	Zoning District	Overriding Regulations	Total Requirement	Proposed
Front along Lagoon Avenue	15 ft.	--	15 ft.	Between five and 21 ft.
Corner side along Irving Avenue South	18 ft.	--	18 ft.	Between five and 14 ft.
Interior Side (West)	15 ft.	--	15 ft.	18 ft.
Rear (south)	15 ft.	--	15 ft.	5 ft.

Signs – *Not applicable*

- Signs are subject to Chapter [543](#) of the Zoning Code. In the R6 zoning district, on a lot between 10,000 and 43,560 square feet, one can have one wall identification sign not exceeding 32 square feet with a maximum height of 14 feet or top of wall, whichever is less. On a corner lot, two such signs per building are permitted.
- The applicant is not proposing any signage at this time.

Dumpster Screening – *Meets requirements*

- The trash and recycling containers will be located inside the building.

Screening of Mechanical Equipment – *Meets requirements with Conditions of Approval*

- A transformer is proposed to be located between the building and the front property line. The adjacent property to the west has a low retaining wall with a decorative fence on top of it along Lagoon Avenue. CPED is recommending that in order to provide screening around the transformer, in addition to the proposed landscaping, that a low wall be built along Lagoon Avenue on the subject site. Any other mechanical equipment shall be screened per the requirements of Chapter [535](#) of the Zoning Code.

Lighting – *Meets requirements with Conditions of Approval*

- A lighting plan showing footcandles was not submitted as part of the application materials. CPED is recommending that a lighting plan that meets the requirements of Chapter [535](#) of the Zoning Code be met.

Impervious Surface Area – *Requires variance(s)*

- The applicant has applied for a variance to increase the maximum impervious surface on the site from 85 to 87 percent.

Specific Development Standards – *Not applicable*

Overlay District Standards – *Requires conditional use permit*

- The applicant has applied for a conditional use permit to increase the height of the building as it exceeds the height limitation in the SH Shoreland Overlay District.

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

The Minneapolis Plan for Sustainable Growth identifies the site as Urban Neighborhood 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 10.4: Support the development of residential dwellings that are of high quality design and compatible with surrounding development.

10.4.1 Maintain and strengthen the architectural character of the city's various residential neighborhoods.

10.4.2 Promote the development of new housing that is compatible with existing development in the area and the best of the city's existing housing stock.

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

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.

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

10.6.1 Design buildings to fulfill light, privacy, and view requirements for the subject building as well as for adjacent properties by building within required setbacks.

10.6.3 Provide appropriate physical transition and separation using green space, setbacks or orientation, stepped down height, or ornamental fencing to improve the compatibility between higher density and lower density residential uses.

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

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

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

Urban Design Policy 10.9: 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.

10.9.1 Encourage both mixed-use buildings and a mix of uses in separate buildings where appropriate.

10.9.4 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 10.8: Strengthen the character and desirability of the city's urban neighborhood residential areas while accommodating reinvestment through infill development.

10.8.1 Infill development shall reflect the setbacks, orientation, pattern, materials, height and scale of surrounding dwellings.

10.8.2 Infill development shall incorporate the traditional layout of residential development that includes a standard front and side yard setbacks, open space in the back yard, and detached garage along the alley or at back of lot.

10.8.3 Building features of infill development, such as windows and doors, height of floors, and exposed basements, shall reflect the scale of surrounding dwellings.

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

The Minneapolis City Council adopted the *Uptown Small Area Plan* on February 1, 2008. The plan identifies the site as High Density Housing (50 to 120 units/acre) on the future land use map. The site is also located in the Urban Oriented intensity area. The site is located in what the plan designates as the West Lake Street Live/Work character area. Policy in the small area plan encourages buildings west of Irving Avenue to gradually step down in height from the height of the Sons of Norway Building (approximately 55 feet) to 2.5 stories at the Lake. The plan also encourages buildings on Lagoon Avenue to create a three to four story street wall while locating any greater mass towards the interior of the site. The proposed building will contain 45 dwelling units (118 units/acre). The building will be six stories in height. The fifth floor of the building will step back from the Lagoon Avenue side of the building and

the sixth floor of the building will step back from all four sides of the building. The building density, height and design are in conformance with the policies of 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 Setback.** The zoning district setback along Lagoon Avenue is 15 feet. The building will be located between five and 21 feet from the front property line along Lagoon Avenue. The applicant has already requested a variance of the maximum impervious surface requirement. If the entire building wall were to be built within eight feet of the front lot line the maximum impervious surface variance would be greater. CPED is recommending that alternative compliance be granted.
- **Building entrance.** The main entrance to the building will be located on the northeast corner of the building facing Irving Avenue South. Irving Avenue South is the corner side of the lot not the front of the lot. Because of the grading of the site if the door were to face Lagoon Avenue a ramp would be required. However, because the main entrance is set back from Irving Avenue South the walkway leading up to the entrance has enough run so as to not appear to look like a ramp. CPED is recommending that alternative compliance be granted.

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 increase the height of the building located in the SH Shoreland Overly District from the permitted 2.5 stories/35 feet to 6 stories/75 feet at the properties located at 1609 and 1611 Lagoon and 2910 Irving 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. The height of the building shall be no taller than 70.5 feet and the height of the elevator penthouse shall be no taller than 75 feet.

Recommendation of the Department of Community Planning and Economic Development for the Variance:

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt the above findings and **approve** the application for a variance to increase the maximum impervious surface requirement from 85 percent to 87 percent at the properties located at 1609 and 1611 Lagoon and 2910 Irving Avenue South subject to the following conditions:

1. The development shall comply with all applicable regulations governing stormwater management, and shall employ best management practices to minimize off-site stormwater runoff, maximize overland flow and flow distances over surfaces covered with vegetation,

increase on-site filtration, replicate predevelopment hydrologic conditions as nearly as possible, minimize off-site discharge of pollutants to ground and surface water, and encourage natural filtration function.

Recommendation of the Department of Community Planning and Economic Development for the Variance:

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt the above findings and **approve** the application for a variance to reduce the front yard setback along Lagoon Avenue from the required 15 feet to 10 feet for a transformer, 7 feet for a walkway and to 5 feet for the building at the properties located at 1609 and 1611 Lagoon and 2910 Irving Avenue South, subject to the following conditions:

1. In order to provide additional screening around the transformer a low wall shall be built along Lagoon Avenue on the subject site.

Recommendation of the Department of Community Planning and Economic Development for the Variance:

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt the above findings and **approve** the application for a variance to reduce the corner side yard setback along Irving Avenue South from the required 18 feet to 5 feet for the building and to zero feet for the stairs and walkway at the properties located at 1609 and 1611 Lagoon and 2910 Irving Avenue South.

Recommendation of the Department of Community Planning and Economic Development for the Variance:

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt the above findings and **approve** the application for a variance to reduce the rear yard setback from the required 15 feet to 5 feet for the building at the properties located at 1609 and 1611 Lagoon and 2910 Irving Avenue South.

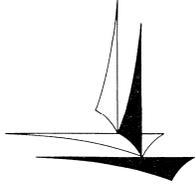
Recommendation of the Department of Community Planning and Economic Development for the Site Plan Review:

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 28,284 square foot, mixed-use building at the properties located at 1609 and 1611 Lagoon and 2910 Irving Avenue South, subject to the following conditions:

1. Approval of the final site plan, landscaping plan, elevations and lighting plan by the Department of Community Planning and Economic Development
2. All site improvements shall be completed by November 10, 2016, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.
3. Brick shall be used in lieu of the burnished block.
4. In order to provide additional screening around the transformer a low wall shall be built along Lagoon Avenue on the subject site.

ATTACHMENTS

1. PDR report
2. Statement of Purpose and Description of Project
3. CUP and variance findings
4. Zoning map
5. Architectural plans
6. Photos and context plan
7. Shadow studies
8. Civil plans
9. Correspondence



Minneapolis Development Review
 250 South 4th Street
 Room 300
 Minneapolis, MN 55415

Preliminary Development Review Report

Development Coordinator Assigned: **DONALD ZART**
(612) 673-2726
don.zart@minneapolismn.gov

Status *
RESUBMISSION REQUIRED

Tracking Number:	PDR 1001253
Applicant:	LAGOON IRVING LLC - C/O CPM DEVELOPMENT 2919 KNOX AVE SOUT, #200 MINNEAPOLIS, MN 55408
Site Address:	2902 IRVING AVE S 1609 LAGOON AVE 1611 LAGOON AVE
Date Submitted:	22-OCT-2014
Date Reviewed:	29-OCT-2014

Purpose

The purpose of the Preliminary Development Review (PDR) is to provide Customers with comments about their proposed development. City personnel, who specialize in various disciplines, review site plans to identify issues and provide feedback to the Customers to assist them in developing their final site plans.

The City of Minneapolis encourages the use of green building techniques. For additional information please check out our green building web page at: http://www.ci.minneapolis.mn.us/mdr/GreenBuildingOptions_home.asp.

DISCLAIMER: The information in this review is based solely on the preliminary site plan submitted. The comments contained in this report are preliminary ONLY and are subject to modification.

Project Scope

Proposed 45 unit, 6 story apartment building. with one level of underground garage and ground floor parking.

Review Findings (by Discipline)

Zoning - Planning

- Is there an alternative location for the transformer? If not it should be screened better from Lagoon Avenue.
- Is there an opportunity to reduce the amount of impervious surface on the site?
- There appears to be too many materials on the building. Cement board siding should be eliminated from the elevations.

*Approved: You may continue to the next phase of developing your project.

*Resubmission Required: You cannot move forward or obtain permits until your plans have been resubmitted and approved.

□ Addressing

- Based on the floorplan provided, the proposed address will be 2900 Irving Ave S.
- When assigning suite numbers to the interior dwelling spaces the following guidelines apply:
 - The first one to two digits of the suite sequence number will designate the floor number of the site.
 - The last two digits of the suite sequence number will designate the unique ID for the unit (condo, suite, unit, or apartment).
 - Suite sequence digit numbers will be assigned to dwelling, commercial and retail units, not common areas. For example, laundry rooms, saunas, workout rooms, etc., would not be assigned numbers.
 - Please provide each condo, suite, unit or apartment number.
- This building is also considered to have a parking ramp per MCO Chapter 108. As such, within 5 years of the date of the certificate of occupancy being issued, the parking ramp will be required to have annual inspections and apply for a Ramp Operating Certificate.

□ Parks - Forestry

- Effective January 1, 2014, the City of Minneapolis and the Minneapolis Park and Recreation Board adopted an update to the existing Parkland Dedication Ordinance.
- The adopted City of Minneapolis Parkland Dedication ordinance is located in Section 598.340 of the City's Land Subdivision ordinance:
- <http://library.municode.com/index.aspx?clientId=11490>
- As adopted, the fee in lieu of dedication for new residential units is \$1,500 per unit (affordable units excluded per ordinance) and for commercial and industrial development it is \$200 per development employee (as defined in ordinance). Any dedication fee (if required) must be paid at the time of building permit issuance. There is also an administration fee that is 5% of the calculated park dedication fee.
- As proposed, for your project, the apartments at Lagoon & Irving, the calculated dedication fee is as follows:

45 x \$1500	=	\$67,500
Administrative Fee	=	\$ 1,000
Total	=	\$68,500
- This is a preliminary calculation based on your current proposal; a final calculation will be made at the time of building permit submittal.
- For further information, please contact Don Zart at 612-673-2726.

□ Right of Way

- 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, stairs, raised landings, retaining walls, access ramps, and railings (NOTE: railings may not extend into the sidewalk pedestrian area). Please contact Bob Boblett at (612) 673-2428 for further information.
- Note to the Applicant: 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.
- In addition, any elements of an earth retention system and related excavations that fall within the Public right-of-way will require a "Right-of-Way Excavation Permit". This permit is typically issued to the General Contractor just prior to the start of construction. However, it is the Applicant's responsibility to insure that all required permits have been acquired by its consultants, contractors, sub-contractor's prior to the start of work.
- Contact Paul Cao at (612) 673-2943 for position and alignment of bike racks proposed in the Public right-of-way. If the racks are privately owned, they will require an encroachment permit.

❑ Historical Preservation Committee

- There is not a preservation flag on this property but there is a review required for any structure that is wrecked. A licensed wrecking contractor is required to obtain the permit and perform the work.

❑ Traffic and Parking

- The nature of the proposed development is such that traffic impacts will be an issue; please contact Allen Klugman at (612) 673-2743 to discuss the requirements of a Travel Demand Management Plan (TDMP).
- The Applicant shall note the location of any existing Metro Transit "bus stops" on the site plan.
- Please contact Bill Prince at (612) 673-3901 regarding existing and proposed street lighting. All street lighting (existing and proposed) shall be shown clearly on the site plan. Prior to site plan approval, the Applicant shall contact Bill Prince at (612) 673-3901 to determine street lighting requirements. Note: If decorative street lighting exists on the proposed site it must be preserved or replaced at existing levels. Street lighting will be strongly encouraged in areas immediately adjacent to existing lighting systems, in high density areas, and along major pedestrian corridors and business nodes as identified in the Minneapolis Street Lighting Policy. The Minneapolis Street Light policy is available at the following: <http://www.minneapolismn.gov/publicworks/streetlighting/index.htm>
- If street lighting is required, all street lighting in the Public right-of-way shall be designed and constructed to City standards. The Applicant shall submit a detailed plan specifying pole locations, light standards and fixture types, and include all required Minneapolis standard plates for installation details. These include design plates for poles (15' aluminum or 30' high level pole), fixture cut sheets from suppliers (must meet full cutoff standard and be a fixture identified in the Minneapolis Street Light Policy), concrete pole foundation details, lighting cabinet (typically 120 volt cabinet CBD for downtown, non-CBD for elsewhere), and wiring diagrams for lighting connections. A power source for the lighting must be identified from Xcel Energy and be located in the Public right-of-way (street lighting shall not be powered from sources on the private development site). All street lights shall be designed and constructed to City standards. Please refer to the following: http://www.ci.minneapolis.mn.us/publicworks/plates/public-works_traffic. Add the appropriate details as directed from the TRAF Series plates.
- Note to the Applicant: Street lighting installed as part of the Project shall be inspected by the City. Contractors shall arrange for inspections with the Traffic Department, please contact Dave Prehall at (612) 673-5759 for further information. Any lighting installations not meeting City specifications will be required to be reinstalled at Owner expense. The City of Minneapolis Traffic Department is available to install street lighting systems by agreement and will provide an estimate of installation costs as requested, please contact Bill Prince at (612) 673-3901 for further information.
- Current ordinance states that all maneuvers associated with loading, parking or sanitation pick up for a private development shall occur on private property. Please provide a narrative explaining the trash removal operations and show turning maneuvers for all truck type vehicles that will be using the loading dock/parking entrance areas.
- Vehicle ramps into parking structures shall have no more than a 4% slope for the first 20 feet from the right of way (please indicate slope on the drawings). Generally, a vehicle should not be stopped on the sidewalk, alley, or in a moving lane of traffic waiting for a garage door to open. Please provide a narrative explaining garage door operation. The vehicle access point off the alley shall provide for an unobstructed 20' sight triangle and shall have less than a 4% slope for the first 20 feet from the property line. If these minimums cannot be attained the Applicant shall provide mitigating measures, such as pedestrian warning devices, signage, and slip prevention measures on the ramp.
- Note to the Applicant: Please add the following notes to the site plan:
 - Street lighting installed as part of the Project shall be inspected by the City. Contractors shall arrange for inspections with the Traffic Department, please contact Dave Prehall at (612) 673-5759 for further information. Any lighting installations not meeting City specifications will be required to be reinstalled at Owner expense.
 - 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.

- Contact Allan Klugman at (612) 673-2743 prior to construction for the temporary removal/temporary relocation of any City of Minneapolis signal system that may be in the way of construction.
- All costs for relocation and/or repair of City Traffic facilities shall be borne by the Contractor and/or Property Owner.
- 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.

□ Street Design

- The plan as submitted meets the requirements of the Public Works Street Design Division.

□ Sidewalk

- The plan as submitted meets the requirements of the Public Works Sidewalk Inspections Division.

□ Water

- All existing and proposed underground Public Utilities (water, sanitary sewer, and storm drain) shall be shown on the site plan with corresponding pipe sizes and types. For Public watermain infrastructure records call (612) 673-2865. Any existing connections not in use shall be noted on the plans for removal, and shall be removed per the requirements of the Utility Connections Department, call (612) 673-2451 for more information.
- The proposed site plan is showing a combination service line. This Project will need to have separate service lines due to the building height higher than five stories. Pumps are not allowed on combination service lines as there is the potential for contamination of the City of Minneapolis's water system if a fire ever occurred. Please contact Rock Rogers at (612) 673-2286, to review domestic and fire service design, connections, and sizes.

□ Environmental Health

- If impacted soil is encountered during site activities work will need to stop and notification provided to the MN State Duty officer at (615) 649-5451.
- If dewatering is required during site construction see below for city permit requirements. The scope of work calls for underground parking. The highest groundwater level expected for this site should be determined and used in establishing the lowest level for underground parking. The underground parking and other subgrade structures should be designed to prevent infiltration of groundwater without the need for a permanent dewatering system being installed. If a continuously operating permanent dewatering system is needed it must be approved as part of the sanitary sewer and storm drain site plan approval prior to construction beginning.
- No construction, demolition or commercial power maintenance equipment shall be operated within the city between the hours of 6:00 p.m. and 7:00 a.m. 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.
- Permits and approval are required from Environmental Services for the following activities: Temporary storage of impacted soils on site prior to disposal or reuse; Reuse of impacted soils on site; Dewatering and discharge of accumulated storm water or ground water, underground or aboveground tank installation or removal, well construction or sealing. Contact Tom Frame at 612-673-5807 for permit applications and approvals.
- A review of the project, permits issued and an inspection from Environmental Service for identification of equipment and site operations that require annual registration with the City of Minneapolis will occur for this project.

□ Business Licensing

- There is not a Business License requirement for the project as proposed.

❑ Sewer Design

Groundwater:

- Please provide a copy of any geotechnical reports for the site. It must be adequately demonstrated that pumping of groundwater will not be necessary in order to keep the below grade areas dry.
- It appears there is a monitoring well located within the property. Please provide information on this well and identify if it is being removed.

Stormwater Management:

- Please provide stormwater modeling for the site demonstrating the existing and proposed conditions. It appears that a majority of the site currently discharges to the curb line along Lagoon Ave or the alley behind the property. The runoff then appears to flow to the west to the storm system at James Ave. The proposed conditions call for a direct connection to the storm sewer at Irving and Lagoon. This would introduce new discharges to this pipe. It must be evaluated if sufficient capacity exists.
- It is believed that the soils at the site may be quite sandy and perhaps conducive to infiltration. It is recommended that some type of stormwater management BMP be considered to be implemented at the site. This may help address any storm connection issues and may also be required in association with any Shoreland Overlay approvals.
- The proposed project is located within the Minnehaha Creek Watershed District, which has a separate review process from that of the City. Please note it may be necessary to obtain approvals or permits from Minnehaha Creek Watershed District.

Utility Connections:

- The sanitary sewer proposed to be connected to in Irving Ave is a Met Council Environmental Services interceptor. An MCES Direct Connection Permit will be required to make the proposed connection. Please contact Dan Chouinard, MCES, to obtain additional interceptor information, instructions and MCES standard connection details. Any revisions per MCES should be incorporated into the plans and resubmitted for review and approval by the City. Please also fill out the MCES Direct Connection Application Form and submit to the City.
- Additional information on the proposed storm sewer connection must be provided in order to adequately review the proposed connection.
- Please note all existing sanitary sewer connections from the property to the City main are the responsibility of the property owner. Connections abandoned within the right-of-way remain the responsibility of the property owner even if cut off.
- Please include the property boundaries on Sheet C3.0.

Utility:

- All existing and proposed public utilities (water, sanitary, and storm sewer) on and adjacent to the property shall be shown on the plans with corresponding pipe sizes, types and invert elevations. For City sanitary and storm sewer infrastructure records contact (612) 673-2405.
- For comments or questions on Public Works Surface Water & Sewers Division related requirements please contact Jeremy Strehlo, (Professional Engineer) at (612) 673-3973, or jeremy.strehlo@minneapolismn.gov

❑ Construction Code Services

- South wall appears to exceed the 45% maximum openings permitted based on fire separation distance. Contact Scott Anderson (612)673-2631 for more information.
- Contact the Met Council regarding a SAC determination. See this link for more information.
http://www.minneapolismn.gov/www/groups/public/@regservices/documents/webcontent/convert_281675.pdf

❑ Fire Safety

- Provide one Main address number, it should be on the Irving side where Lobby entrance is
- Provide required automatic fire suppression system throughout building
- Fire department connection must be located on the address side of building & within 150 feet of a fire hydrant
- Provide required automatic fire alarm system throughout building

- Provide and maintain fire apparatus access at all times

END OF REPORT

LAGOON & IRVING APARTMENTS

STATEMENT OF PURPOSE AND DESCRIPTION OF PROJECT

SEPTEMBER 26, 2014

The proposed Lagoon & Irving Apartments Project is located on the southwest corner of Lagoon Avenue and Irving Avenue South in Minneapolis. The site includes three lots with a combined area of 16,489 SF (0.37 acres). The lots are all zoned R6, Multiple-family District and are within the Shoreland Overlay District. Located in the East Isles neighborhood, the project site also lies within the West Lake Street Live/Work area as described in the *Uptown Small Area Plan* (USAP).

The project will replace four residential-style structures and surface parking with a 45-unit, 6-story apartment building. The total building height is 70.6 feet to the top of the parapet and 74.5 feet to the top of the elevator penthouse and rooftop mechanical units. The elevator penthouse and mechanical units will be set back a minimum of 25 feet from the edge of the roof. The building design responds to recommendations from the USAP by utilizing stepbacks and setbacks to create a sculpted building envelope. The building is set back a minimum of 5 feet from the Lagoon and Irving right-of-ways. The center of the Lagoon facade steps back an additional 5 feet at the 5th floor and 10 feet at the 6th floor. Much deeper setbacks of the 5th and 6th floors occur at the northeast and northwest corners of the building and the 6th floor is also set back at the corners on the southeast and southwest corners. Terraces and balconies are included in these stepback areas.

The building design provides active street fronts and a sculpted building envelope through multiple design strategies. Walk up units along Irving Avenue will have ground level, personalized porch entries. The Lagoon Avenue facade is articulated with large areas of glass that indicate the active uses of the community room, fitness room, and entry lobby at the street level. The facades are articulated with recessed balconies, material changes and stepbacks that give the building envelope character along all sides. The building materials are a brick base along Lagoon and Irving with a mix of brick and stucco on the 1st – 4th floors. The 5th and 6th floors have cementitious panel facades that are embellished with metal balconies and trellis.

The building will have a total of 48 enclosed parking stalls in one level of underground garage and in part of the ground floor level. The parking areas will be accessed from the public alley. There will be one bike rack installed on the wall in front of each parking stall. Additional bike racks will be located outside the building for use by visitors. The site has convenient access to transit options. Within 300 feet of the building, the site is served by the Numbers 12, 17, and 114 bus lines running east and west. The Uptown Transit Center is ¼ mile from the site, which will allow residents to use transit to reach all parts of the Metropolitan area. The site is also approximately one mile from the proposed West Lake LRT station. Finally, the proposed development is one block from the Midtown Greenway, which will provide both a transit and recreation amenity for residents.

Required Zoning Applications:

1. Conditional Use Permit (CUP) to increase allowed height in the Shoreland Overlay District from 2.5 stories/35 feet to 6 stories/74.5 feet.
2. Variances to reduce the north front yard, east corner side yard, and south rear yard setbacks.
3. Variance to increase the allowed impervious surface area from 85% to 85.9% (158 SF).
4. Site plan review.

**CONDITIONAL USE PERMIT FOR ADDITIONAL HEIGHT
REQUIRED FINDINGS**

A conditional use permit is being applied for to allow a building height of 6 stories/74.5 feet, which exceeds the 2.5 story/35-foot limit of the Shoreland Overlay District. The height to the top of the parapet is 70.6 feet and to the top of the rooftop mechanicals is 74.5 feet. The elevator penthouse and rooftop mechanical units will be set back a minimum of 25 feet from the edge of the roof to reduce their visibility from the street. The request for increased height for the project meets the required findings for the issuance of a conditional use permit under § 525.340 and the additional considerations for increased height and Shoreland 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.

A new, 6-story building will not be detrimental to or endanger the public health, safety, comfort or general welfare. The development will comply with all applicable building codes, life safety ordinances and Public Works requirements.

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 or substantially diminish property value.

The proposed 6-story, 45-unit residential building will not be injurious to the use and enjoyment of other property, nor impede the normal and orderly development of the area. The proposed use is consistent with the USAP guidance that calls for development of high-density housing at this location and is compatible with surrounding medium and high-density residential buildings and with the mix of uses along the Lake Street Commercial Corridor. The project height is less than the 84-feet allowed in the R6 District and is consistent with the height of the 6-story, 69-foot (top of roof) Portico housing project that was approved for this site in 2006 (Portico was not built). The distance between the new building and neighboring properties on the block will mitigate the impact of its height. The building will be set back 23 feet from the property line it shares with the 3-story apartment building to the west. It will be set back 5 feet from the south property line and further separated from the 2-story mixed-use buildings on the south side of the block by an alley and surface parking lot.

The project site is located at the outermost edge of the Shoreland Overlay District. If it were located on the other side of Irving, the 6-story limit of the R6 District would control. The reduced height limit in the Shoreland Overlay District is intended to preserve views from water bodies. The visibility of the proposed building from Lake Calhoun will be extremely limited because of its distance from the lake and because views of the site from the lake are blocked by several 5 to 8 story buildings located between Lake Calhoun and the project site.

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

Adequate utilities, access, drainage, and other necessary facilities will be provided for the project and the development team will continue to work closely with Public Works, Plan Review and Planning staff 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.

The additional height of the building will have no impact on traffic congestion in the public streets. The project will exceed the vehicle and bike parking requirements of the Zoning Code. As discussed in the Project Description, the site is well-served by alternative transit options that may serve to reduce vehicular traffic generated by the development.

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

The City's comprehensive plan, the *Minneapolis Plan for Sustainable Growth*, guides the project site as Urban Neighborhood, which are predominantly residential areas with a range of densities, with highest densities generally to be concentrated around identified nodes and corridors. Lagoon Avenue from Humboldt to the east and all of Lake Street are designated in the comprehensive plan as Commercial Corridors. In general, medium to high-density housing development is encouraged along and near Commercial Corridors. In light of the high-density R6 zoning of the project site, the proximity of the site to two Commercial Corridors and the more specific guidance of the USAP for high-density housing on the site, the proposed high-density (118 du/acre) residential project is consistent with these policies of the comprehensive plan.

The following policy and implementation steps from the Urban Design chapter of the comprehensive plan are relevant to development of a multiple-family dwelling at the project site:

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

10.4.1 Maintain and strengthen the architectural character of the city's various residential neighborhoods.

10.4.2 Promote the development of new housing that is compatible with existing development in the area and the best of the city's existing housing stock.

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

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.

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

10.6.1 Design buildings to fulfill light, privacy, and view requirements for the subject building as well as for adjacent properties by building within required setbacks.

10.6.2 Promote the preservation and enhancement of view corridors that focus attention on natural or built features, such as the Downtown skyline, landmark buildings, significant open spaces or bodies of water.

10.6.3 Provide appropriate physical transition and separation using green space, setbacks or orientation, stepped down height, or ornamental fencing to improve the compatibility between higher density and lower density residential uses.

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

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

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

The project design is consistent with these urban design policies. The medium-scale, brick and stucco building will replace dilapidated housing stock and will be compatible in materials and design with the traditional urban building form of other apartment buildings along Lagoon. The design utilizes setbacks and stepping of the upper floors to create appropriate transitions to the public street and neighboring properties. The street level is highly activated through incorporation of windows, multiple entries and entry porches, and through placement of the resident lobby and common amenity areas along Lagoon Avenue.

The site is in the West Lake Street Live/Work area of the USAP and is guided for high-density housing. New development should resemble the current scale of buildings in the area. Buildings on Lagoon are encouraged to create a 3-4 story street wall with building elements taller than 4 stories set back from the front facade. The proposed 6-story building is similar in scale with other apartment buildings in the Live/Work area, which range in height from 2 to 8 stories. As recommended by the USAP, the 5th and 6th floors are sculpted and stepped back from the front facade. With respect to the Shoreland Overlay, the USAP calls for building height west of Irving to gradually step down to 35 feet at Lake Calhoun. The project site is at the easternmost edge of the Shoreland Overlay and in the R6 District, so the proposed building height is consistent with this guidance and the intent of the overlay district.

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

With approval of the other zoning applications for the project, it will conform to the applicable regulations of the R6 and Shoreland Overlay zoning districts.

Additional factors to be considered when determining an increase in height per §548.110.

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

The proposed 6-story building will not impede access to light and air for surrounding properties. Public right-of-way separates the proposed development from other properties to the north, east and south. The building will be set back 23 feet from the west property line. The upper two floors of the building will step back along Lagoon and at the building corners.

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

The building will not shadow significant public spaces or known solar energy systems. It will cast shadows on residential properties typically to be expected from buildings with heights allowed in the R6 District.

(3) The scale and character of surrounding uses.

The proposed apartment building relates in scale and character to the surrounding uses and existing development in the West Lake Live/Work area. Most older buildings along Lagoon are 2-4 stories but there are 5, 6 and 8-story buildings within a couple blocks and closer to Lake Calhoun. The Lagoon facade has a 4-story base in keeping with traditional urban design and additional setbacks at the 5th and 6th floors to reduce the perception of height and mass from the pedestrian realm. The building facades are highly articulated with recesses, balconies, entry stoops, material changes and windows to enrich the character of the architecture and to engage with the street level.

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

Due to its distance from Lake Calhoun and existing development between the project site and the park, the project will not block views of landmark buildings, significant open spaces or water bodies.

Additional factors to be considered for conditional use permits in the Shoreland Overlay District:

(1) The prevention of soil erosion or other possible pollution of public waters, both during and after construction.

The project will comply with all City requirements for grading and erosion control during demolition and construction. The project will utilize best management practices to manage storm water runoff into landscaped area or the City's storm sewer.

(2) Limiting the visibility of structures and other development from protected waters.

The visibility of the proposed building from Lake Calhoun will be extremely limited because of its distance from the lake and because views of the site from the lake are blocked by several 5 to 8 story buildings located between Lake Calhoun and the project site.

(3) The suitability of the protected water to safely accommodate the types, uses and numbers of watercraft that the development may generate.

The development will not generate watercraft activity on the Chain of Lakes beyond that which can typically be expected and encouraged by area residents.

VARIANCE FOR YARD SETBACKS REQUIRED FINDINGS

Variances are being requested to allow the following reductions of the required yards:

- Front north yard from 15 feet to 5 feet for the building.
- Corner side east yard from 18 feet to 5 feet for the building and to 0 feet for entry stoops.
- Rear south side yard from 15 feet to 5 feet for the building.

The project meets the required findings for a variance under § 525.500 of the Zoning Code.

1) Practical difficulties exist in complying with the ordinance because of circumstances unique to the property. The unique circumstances were not created by persons presently having an interest in the property and are not based on economic considerations alone.

The height of the water table in the area only allows for construction of one level of below grade parking. The size and setbacks of proposed footprint of the underground garage and, consequently, of the building are dictated by the area needed to provide the required parking and drive aisle widths for the development. The number and varying size of the proposed apartments is consistent with City policies encouraging development of high-density housing at this location and variety in housing types. These unique circumstances create practical difficulties in meeting the setback requirements and achieving these City goals.

2) The property owner or authorized applicant proposes to use the property in a reasonable manner that will be in keeping with the spirit and intent of the ordinance and the comprehensive plan.

The proposed setbacks are reasonable and consistent with the intent of the ordinance and the comprehensive plan. The purpose of yard controls is to provide for the orderly development and use of land and to minimize conflicts among land uses by regulating the dimensions of yards in order to provide adequate light, air, open space and separation of uses. The proposed setbacks meet this purpose because they are adjacent to right-of-way, which preserves the desired separation of uses and access to light and air. The proposed setbacks allow for redevelopment with high density housing in keeping with the City's land use guidance for the site. The setbacks are also reasonable because they are consistent with the established setbacks of existing development in the area. Similar yard reductions were granted for the Portico project.

3) The proposed variance will not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity. If granted, the proposed variance will

not be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties.

The granting of the variances will not alter the essential character of the area, be injurious to the use or enjoyment of other properties, or be detrimental to the public welfare. The established character of building setbacks along Lagoon and Irving are close to the street and less than current code requirements. The required building setback is maintained between the project and the abutting residential property to the west. The commercially-zoned property to the south is not subject to a rear yard requirement and is separated from the project site by the alley, so allowing a 5-foot rear yard for the new development will not be injurious to the use of that property. The impact of reduced setbacks on Lagoon and Irving is mitigated by their adjacency to right-of-way. The variances will not be detrimental because the design will comply with building and life safety codes.

VARIANCE FOR IMPERVIOUS SURFACE COVERAGE REQUIRED FINDINGS

A variance is being requested to increase the maximum impervious surface on the site from 85% to 85.9 % (approximately 158 SF). The project meets the required findings for a variance under § 525.500 of the Zoning Code.

1) Practical difficulties exist in complying with the ordinance because of circumstances unique to the property. The unique circumstances were not created by persons presently having an interest in the property and are not based on economic considerations alone.

As discussed above, the water table limits the project to one level of underground parking, which drives the size of the below grade garage, the building footprint and the impervious driveway ramp. This circumstance creates practical difficulties in complying with the ordinance.

2) The property owner or authorized applicant proposes to use the property in a reasonable manner that will be in keeping with the spirit and intent of the ordinance and the comprehensive plan.

The slight, 0.9% increase in impervious surface is reasonable and in keeping with the spirit and intent of the City's ordinances and comprehensive plan policies that support the proposed high-density housing project.

3) The proposed variance will not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity. If granted, the proposed variance will not be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties.

The slight increase in requested impervious surface will not be perceivable and will not alter the character of the locality or be detrimental to the public or surrounding properties.



LAGOON & IRVING

Minneapolis, Minnesota

September 26, 2014

PERSPECTIVE RENDERING

114-0084

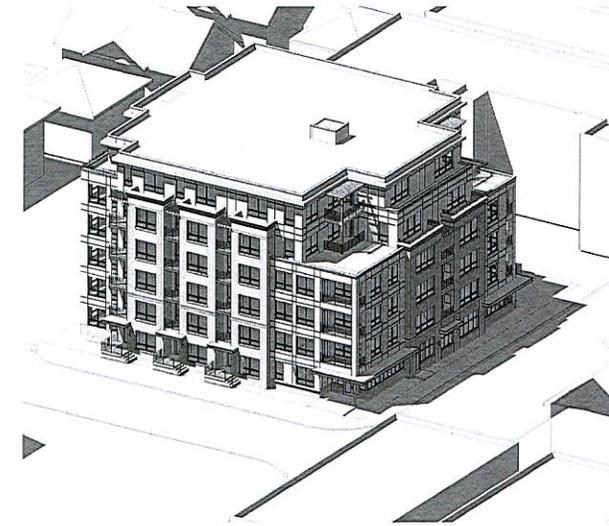
DJR
ARCHITECTURE INC.



3 Entry corner



1 NORTH EXTERIOR ELEVATION - LAGOON STREET
1/8" = 1'-0"



4 building axon



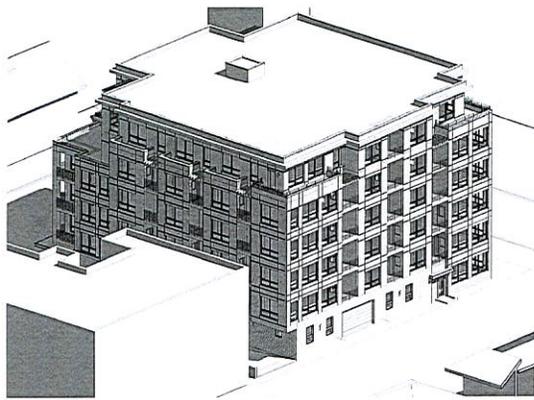
2 EAST EXTERIOR ELEVATION - IRVING AVENUE
1/8" = 1'-0"

DJR
ARCHITECTURE, INC.
1333 10TH AVENUE, SUITE 200
DENVER, CO 80202
303.733.2720 www.djrarch.com

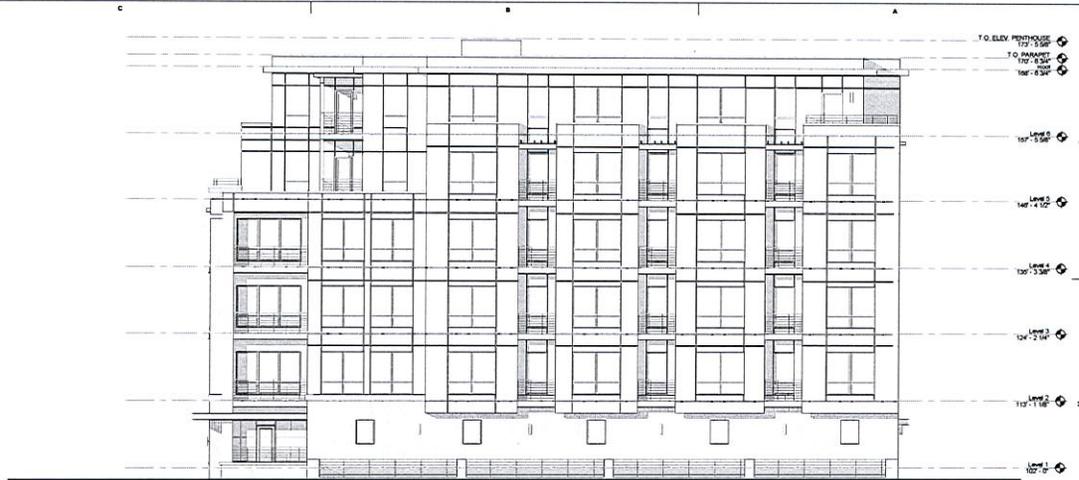
LAGOON & IRVING APARTMENTS
PRELIMINARY MODEL FOR CONSTRUCTION
EXTERIOR ELEVATIONS

DATE: 04-14
DRAWN BY: AJOV
CHECKED BY: CHW

A200



3 building axon 2



1 WEST EXTERIOR ELEVATION
1/8" = 1'-0"



2 SOUTH EXTERIOR ELEVATION
1/8" = 1'-0"

DJR
ARCHITECTURE INC.
137-10 34th Ave, 8th Fl.
Bayside, NY 11361
631.276.2776 www.djr.com

LAGOON & IRVING APARTMENTS
PRELIMINARY NOT FOR CONSTRUCTION
EXTERIOR ELEVATIONS

A201

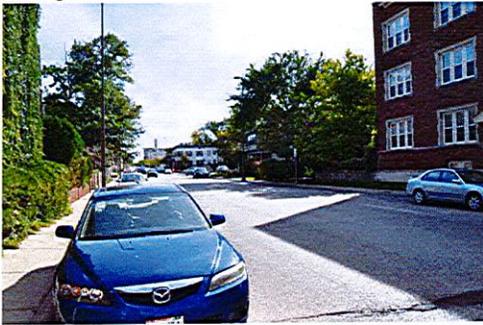
DATE: 08-11
PROJECT: 13-004
DRAWN BY: AJZ
CHECKED BY: CDB
SCALE: 1/8" = 1'-0"
CONTRACTOR: [blank]
REV: [blank]

Standing on Irving Ave S looking southwest (5)

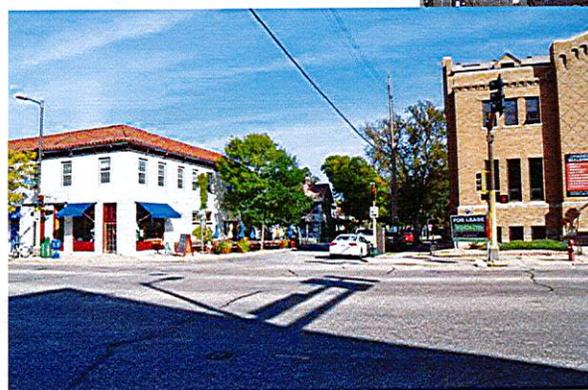


Corner of Lagoon Ave and Irving Ave S looking southwest at proposed site (4)

Corner of Lagoon Ave and James Ave S looking east (6)



Standing on Lagoon Ave looking west (3)



Corner of W Lake St. and Irving Ave S looking northwest (1)



Standing on Irving Ave S looking northwest at proposed site (2)

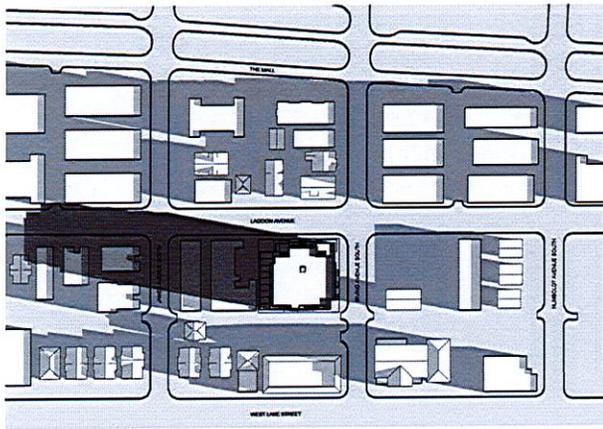
LAGOON & IRVING

Minneapolis, Minnesota

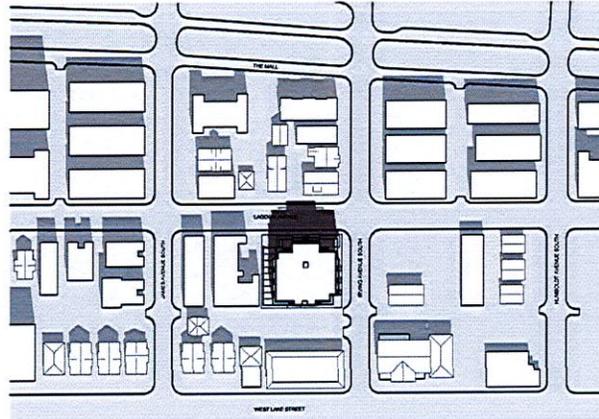
September 26, 2014

SITE CONTEXT

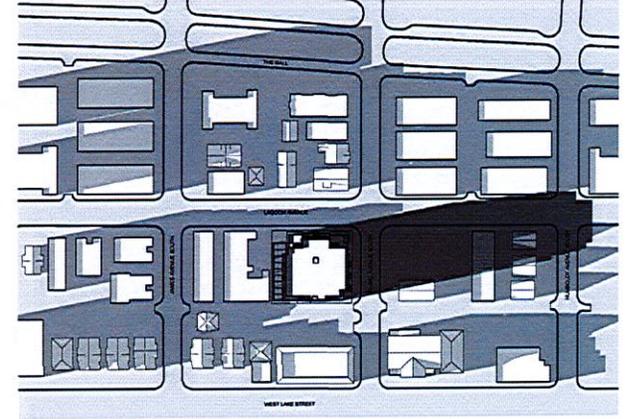




8:16 AM (HOUR AFTER SUNRISE)
SCALE 1"=200'-0"



NOON
SCALE 1"=200'-0"



6:26 PM (HOUR BEFORE SUNSET)
SCALE 1"=200'-0"



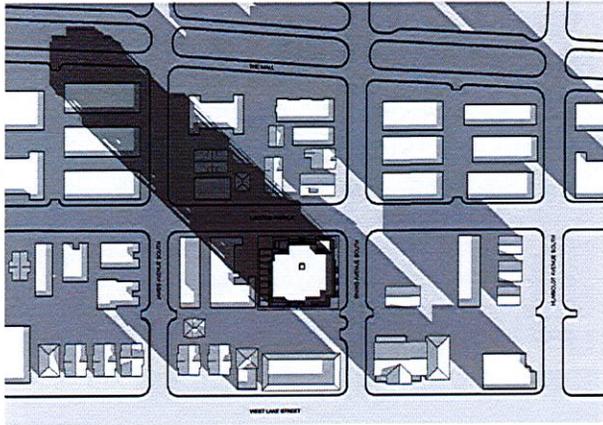
LAGOON & IRVING

Minneapolis, Minnesota

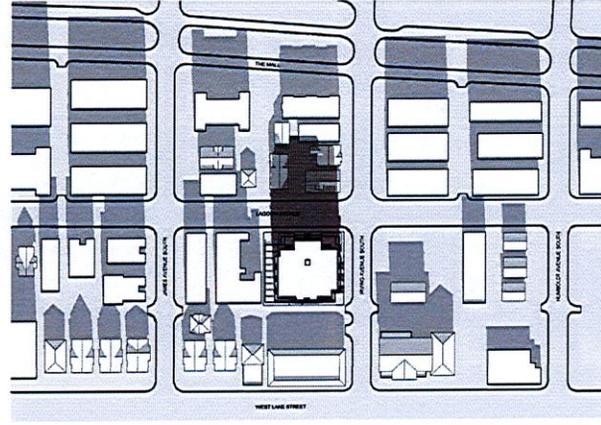
September 26, 2014

SHADOW STUDY MARCH 20
1140084.0

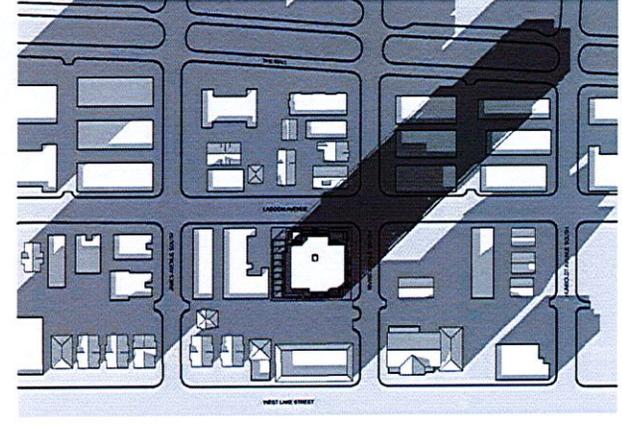
DJR
ARCHITECTURE INC.



8:49 AM (HOUR AFTER SUNRISE)
SCALE 1"=200'-0"



NOON
SCALE 1"=200'-0"



3:35 PM (HOUR BEFORE SUNSET)
SCALE 1"=200'-0"



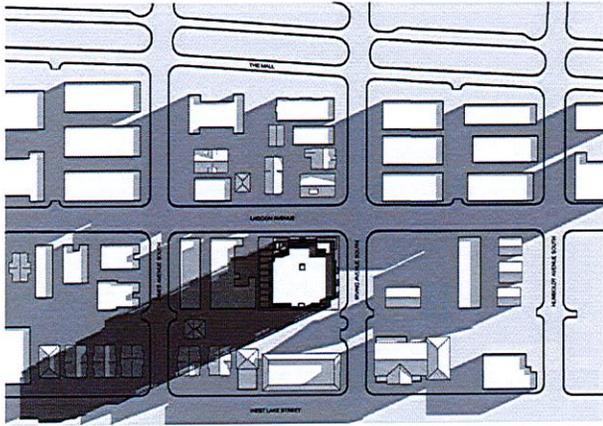
LAGOON & IRVING

Minneapolis, Minnesota

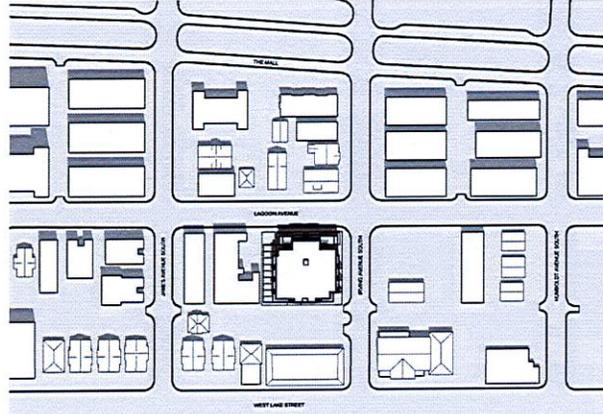
September 26, 2014

SHADOW STUDY DECEMBER 22
114-0084.0

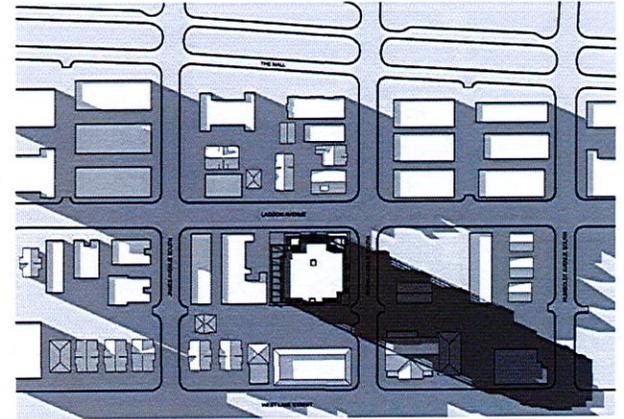
DJR
ARCHITECTURE INC.



6:26 AM (HOUR AFTER SUNRISE)
SCALE 1"=200'-0"



NOON
SCALE 1"=200'-0"



8:03 PM (HOUR BEFORE SUNSET)
SCALE 1"=200'-0"



LAGOON & IRVING

Minneapolis, Minnesota

September 26, 2014

SHADOW STUDY JUNE 21
11440084.0

DJR
ARCHITECTURE INC.

ALTA/ACSM LAND TITLE SURVEY

~for~ CPM Group LLC, Lagoon-Irving LLC & Commercial Partners Title, LLC
 PROPERTY ADDRESS'S: #2910 Irving Ave. So. & #1609 Lagoon Ave. & #1611 Lagoon Ave.

LEGAL DESCRIPTION

Lots 1, 2, and 3, Block 2, Dean's Addition to Minneapolis, HENNEPIN COUNTY, MINNESOTA.

BENCHMARK

BASIS FOR ELEVATION: NAVD 83 (VIA REAL TIME GPS MEASUREMENTS UTILIZING MINNESOTA DEPARTMENT OF TRANSPORTATION VRS NETWORK)

BASIS FOR BEARINGS: NAD83 (1996) (VIA REAL TIME GPS MEASUREMENTS UTILIZING MINNESOTA DEPARTMENT OF TRANSPORTATION VRS NETWORK)

ADJACENT LANDMARK

ADJACENT LANDMARK



LEGEND

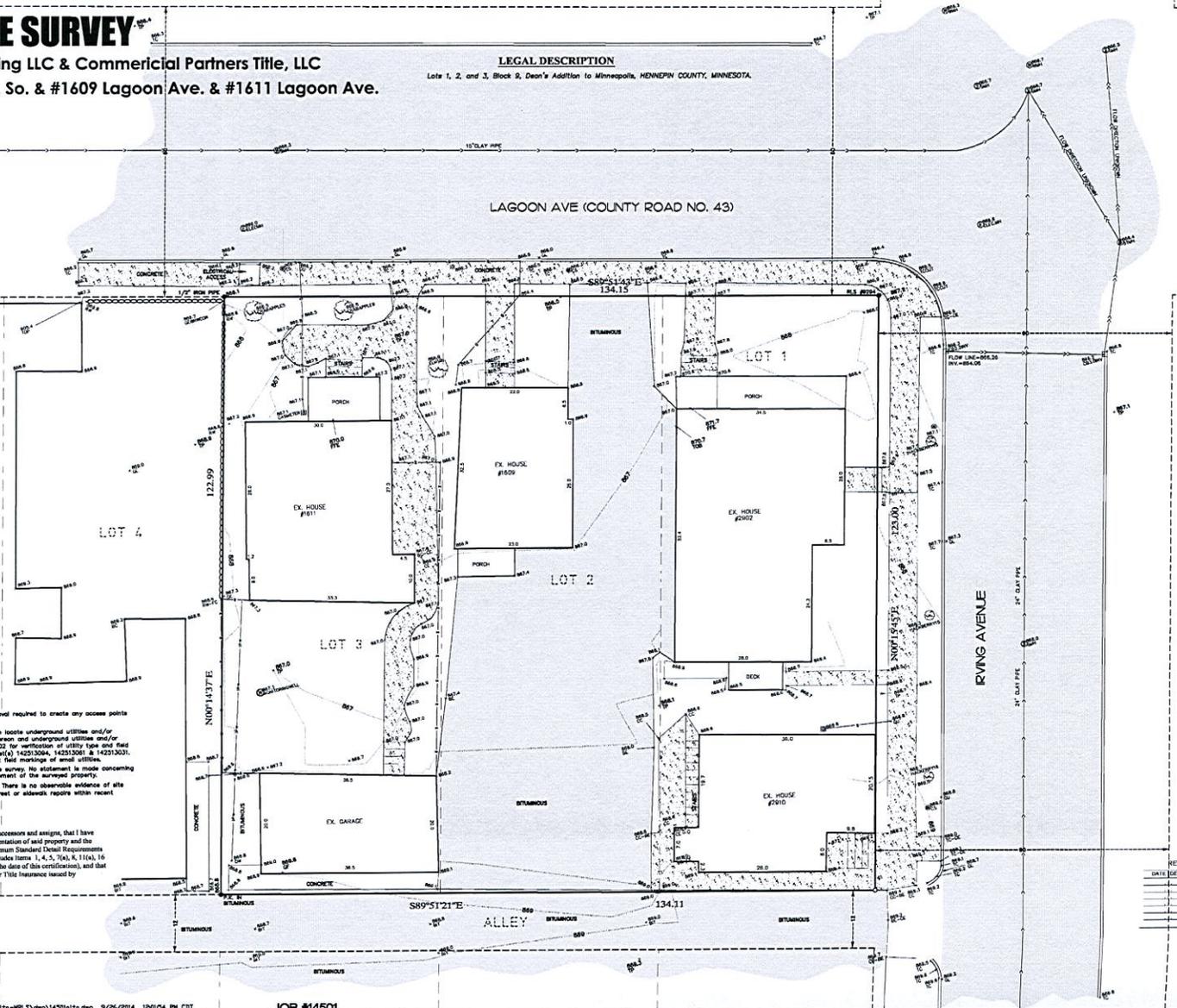
- DENOTES IRON MONUMENT FOUND
- DENOTES SANITARY SEWER MANHOLE
- DENOTES STORM SEWER MANHOLE
- DENOTES CATCH BASIN
- DENOTES FIRE HYDRANT
- DENOTES STORM SEWER
- DENOTES GAS METER/BOX
- DENOTES UTILITY BOX
- DENOTES RETAINING WALL
- DENOTES FENCE
- DENOTES STREET LIGHT
- DENOTES EXISTING CONTOUR
- DENOTES IRON MONUMENT SET
- DENOTES UNDERGROUND GAS
- DENOTES WATERMAIN
- DENOTES SANITARY SEWER

GENERAL NOTES

- Boundary area of surveyed premises, 16,497.2 sq. ft. (0.382 acres)
- The surveyed premises has access to publically dedicated alley along south property line. City approval required to create any access points in Lagoon Ave. or Irving Ave.
- Utilities shown herein are observed. Excavations were not made during the process of this survey to locate underground utilities and/or structures. The location of underground utilities and/or structures shown herein and underground utilities and/or structures may be encountered. Contact Cooper State One Call Notification Center at (651) 434-0022 for verification of utility type and field location prior to excavation. Cooper State One Call was contacted to have utilities marked per 16444(1) 1420.3004, 1423.5001 & 1423.5001. It is noted that not all utility were marked. Survey subject at reader upon proper and correct field markings of small utilities.
- Subsurface and environmental conditions were not examined or considered during the process of this survey. No statement is made concerning the existence of underground or overhead containers or facilities that may affect the use or development of the surveyed property.
- There is no observable evidence of building construction or building additions within recent months. There is no observable evidence of site use as a solid waste dump, waste or sanitary landfill. There is no observable evidence of recent street or sidewalk repairs within recent months.

I hereby certify to CPM Group LLC, Lagoon-Irving LLC & Commercial Partners Title, LLC in their heirs, successors and assigns, that I have surveyed the property legally described herein; that this survey is a true, correct and accurate drawing and representation of said property and the boundaries thereof; that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," as jointly established and adopted by ALTA and ACSM in 2011, and includes items 1, 4, 5, 7(A), 8, 11(a), 16 and 18 of Table A thereof, and meets the Accuracy Standards (as adopted by ALTA and ACSM and in effect on the date of this certification), and that in locating or identifying recorded easements or other recorded documents I have relied upon the Commitment for Title Insurance issued by COMMERCIAL PARTNERS TITLE, LLC, dated July 28th, 2014, file no. 38857.

Dated SEPTEMBER 26TH, 2014
 Eric R. Vickyra, P.L.S.#41125

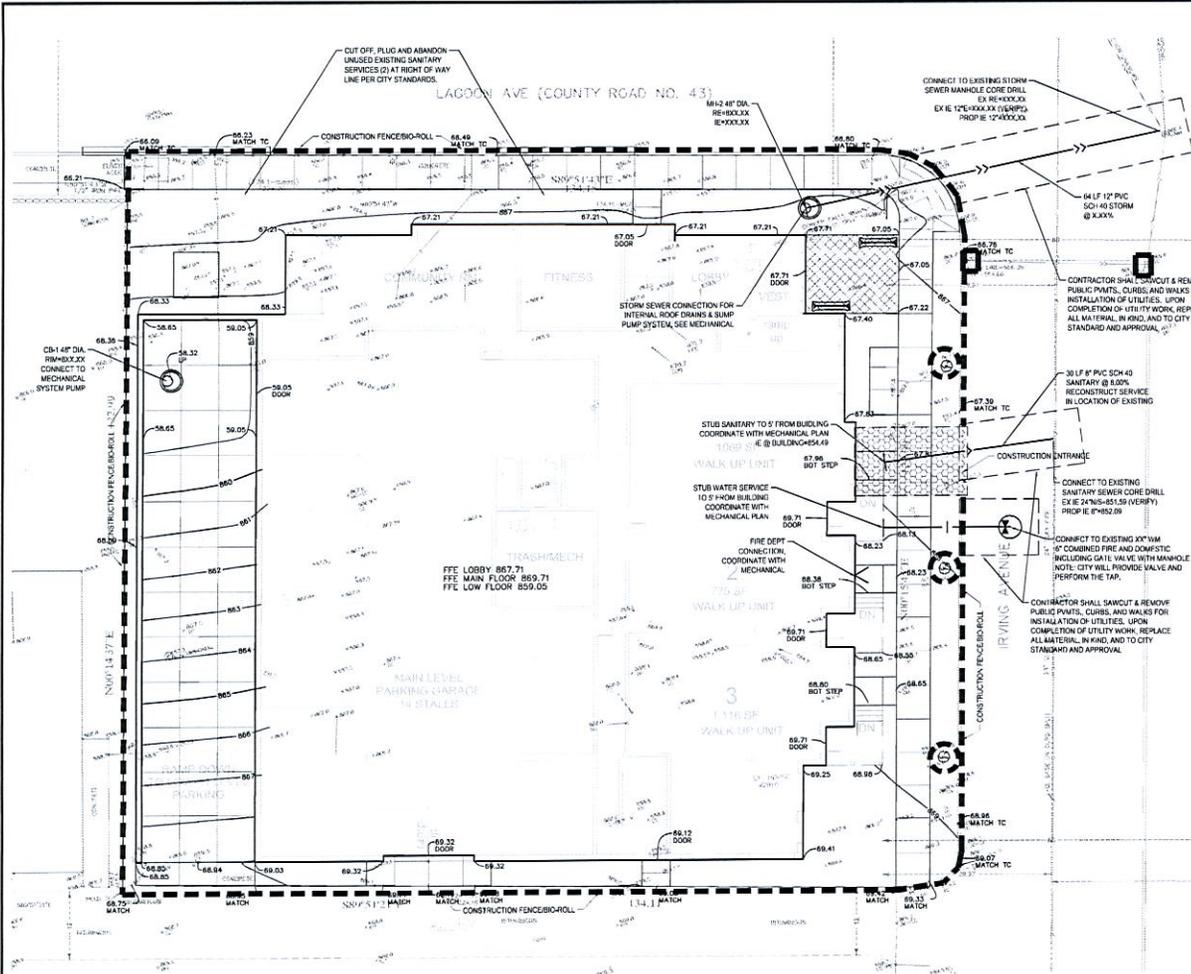


EASEMENT SUMMARY	
DATE	DESCRIPTION

SURVEY

C0.0





GENERAL GRADING NOTES:

- SEE SITE PLAN FOR HORIZONTAL LAYOUT.
- CONTRACTOR SHALL REFER TO RECOMMENDATIONS IN THE GEOTECHNICAL REPORT FOR ANY ADDITIONAL SITE PREPARATION INFORMATION, SOIL CORRECTION, TYPE OF BACKFILL OR REQUIREMENTS.
- EXCAVATION AND EMBANKMENT ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT RECOMMENDATIONS.
- GRADING AND EXCAVATION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS & PERMIT REQUIREMENTS OF THE CITY.
- THE CONTRACTOR SHALL SCHEDULE SITE WORK TO MINIMIZE THE DISTURBED AREA AT ANY GIVEN TIME.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF GRADE STAKES THROUGHOUT THE DURATION OF CONSTRUCTION TO ESTABLISH PROPER GRADES. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR A FINAL FIELD CHECK OF FINISHED GRADES ACCEPTABLE TO THE ENGINEER-LANDSCAPE ARCHITECT PRIOR TO TOPSOIL AND SEEDING ACTIVITIES.
- EXCESS FILL MATERIAL SHALL BE REMOVED AND LEGALLY DISPOSED OF BY THE CONTRACTOR OFF-SITE.
- PROPOSED SPOT GRADES ARE FLOWLINE FINISHED GRADE ELEVATIONS, UNLESS OTHERWISE NOTED.
- GRADES OF WALKS SHALL BE INSTALLED WITH 5% MAX. LONGITUDINAL SLOPE AND 1% MIN. AND 2% MAX. CROSS SLOPE, UNLESS OTHERWISE NOTED.
- PROPOSED SLOPES SHALL NOT EXCEED 3:1 UNLESS INDICATED OTHERWISE ON THE DRAWINGS.
- CONTRACTOR SHALL STRIP, STOCKPILE, AND RE-SPREAD SUFFICIENT TOPSOIL TO PROVIDE A MINIMUM 4" COMPACTED DEPTH TO DISTURBED AREAS TO BE SEEDING OR SOILED.
- CONCRETE WASH-OUT PROCEDURES TO BE PERFORMED OFF-SITE.

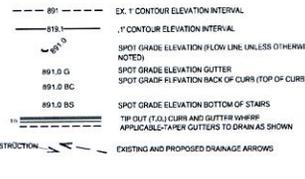
GENERAL UTILITY NOTES:

- SEE SITE PLAN FOR HORIZONTAL DIMENSIONS AND LAYOUT.
- CONTRACTOR SHALL FIELD VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL MAINTAIN UTILITY RECORDS BY THE END OF CONSTRUCTION OR VARIATIONS FROM THE PLANS.
- ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "Gopher State One Call" (800-454-2002 OR 800-263-1166) FOR UTILITY LOCATIONS 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
- UTILITY INSTALLATION SHALL CONFORM TO THE CURRENT EDITION OF "STANDARD SPECIFICATIONS FOR WATER MAIN AND SERVICE LINE INSTALLATION" AND "SANITARY SEWER AND STORM SEWER INSTALLATION" AS PREPARED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM) AND SHALL CONFORM WITH THE REQUIREMENTS OF THE CITY AND THE PROJECT SPECIFICATIONS.
- CASTINGS SHALL BE SAUNTERED FROM STRUCTURE REMOVALS AND RE-USED OR PLACED AT THE DIRECTION OF THE OWNER.
- ALL WATER PIPE SHALL BE CLASS 52 DUCTILE IRON PIPE (DIP) UNLESS OTHERWISE NOTED.
- ALL SANITARY SEWER SHALL BE SDR 26 POLYVINYL CHLORIDE (PVC) UNLESS OTHERWISE NOTED.
- ALL STORM SEWER PIPE SHALL BE SDR 26 POLYVINYL CHLORIDE (PVC) UNLESS OTHERWISE NOTED.
- PIPE LENGTHS SHOWN ARE FROM CENTER TO CENTER OF STRUCTURE OR TO END OF FLARED END SECTION.
- UTILITIES ON THE PLAN ARE SHOWN TO WITHIN 5' OF THE BUILDING FOOTPRINT. THE CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR THE FINAL CONNECTION TO BUILDING LINES. COORDINATE WITH ARCHITECTURAL AND MECHANICAL PLANS.
- CATCH BASINS AND MANHOLES IN PAVED AREAS SHALL BE SUMPED 0.15 FEET. ALL CATCH BASINS IN GUTTERS SHALL BE SUMPED 0.15 FEET PER DETAILS. RIM ELEVATIONS SHOWN ON THIS PLAN DO NOT REFLECT SUMPED ELEVATIONS.
- ALL FIRE HYDRANTS SHALL BE LOCATED 5 FEET BEHIND BACK OF CURB UNLESS OTHERWISE NOTED.
- HYDRANT TYPE, VALVE, AND CONNECTION SHALL BE IN ACCORDANCE WITH CITY REQUIREMENTS. HYDRANT EXTENSIONS ARE INCIDENTAL.
- A MINIMUM OF 4 FEET OF COVER IS REQUIRED OVER ALL WATER MAIN, UNLESS OTHERWISE NOTED. EXTRA COVER MAY BE REQUIRED TO MAINTAIN A MINIMUM OF 18" VERTICAL SEPARATION TO SANITARY OR STORM SEWER LINES. EXTRA DEPTH WATER MAIN IS INCIDENTAL.
- A MINIMUM OF 18 INCHES OF VERTICAL SEPARATION AND 10 FEET OF HORIZONTAL SEPARATION IS REQUIRED FOR ALL UTILITIES, UNLESS OTHERWISE NOTED.
- ALL CONNECTIONS TO EXISTING UTILITIES SHALL BE IN ACCORDANCE WITH CITY STANDARDS AND COORDINATED WITH THE CITY PRIOR TO CONSTRUCTION.
- CONNECTIONS TO EXISTING STRUCTURES SHALL BE CORE-DRILLED.
- COORDINATE LOCATIONS AND SIZES OF SERVICE CONNECTIONS WITH THE MECHANICAL DRAWINGS.
- COORDINATE INSTALLATION AND SCHEDULING OF THE INSTALLATION OF UTILITIES WITH ADJACENT CONTRACTORS AND CITY STAFF.
- ALL STREET REPAIRS AND PATCHING SHALL BE PERFORMED BY THE REQUIREMENTS OF THE CITY. ALL PAVEMENT CONNECTIONS SHALL BE SAWCUT. ALL TRAFFIC CONTROL DEVICES (SMALL) AND THE CITY. THIS SHALL INCLUDE BUT NOT BE LIMITED TO SIGNAGE, BARRICADES, FLASHERS, AND FLASHERS AS NEEDED. ALL PUBLIC STREETS SHALL BE OPEN TO TRAFFIC AT ALL TIMES. NO ROAD CLOSURES SHALL BE PERMITTED WITHOUT APPROVAL BY THE CITY.
- ALL STRUCTURES, PUBLIC AND PRIVATE, SHALL BE ADJUSTED TO PROPOSED GRADES WHERE REQUIRED. THE REQUIREMENTS OF ALL OWNERS MUST BE COMPLIED WITH. STRUCTURES BEING RESET TO PAVED AREAS MUST MEET OWNERS REQUIREMENTS FOR TRAFFIC LOADING.
- CONTRACTOR SHALL COORDINATE ALL WORK WITH PRIVATE UTILITY COMPANIES.
- CONTRACTOR SHALL COORDINATE CONNECTION OF IRRIGATION SERVICE TO UTILITIES. COORDINATE THE INSTALLATION OF IRRIGATION SERVICES NECESSARY AS TO NOT IMPACT INSTALLATION OF UTILITIES.
- CONTRACTOR SHALL MAINTAIN AS-BUILT PLANS THROUGHOUT CONSTRUCTION AND SUBMIT THESE PLANS TO ENGINEER UPON COMPLETION OF WORK.

UTILITY LEGEND:



GRADING PLAN LEGEND:



SUPPLEMENTARY EROSION CONTROL NOTES:

PROJECT NARRATIVE: PROJECT IS A REDEVELOPMENT OF A RESTAURANT BUILDING, AND RECONSTRUCTION OF A PARKING LOT, CURB AND LANDSCAPING.

CONSTRUCTION SEQUENCING IS PLANNED AS FOLLOWS:

- INSTALL 180 RIGID CONSTRUCTION FENCE AROUND SITE, ROCK CONSTRUCTION ENTRANCE & INLET PROTECTION IN AND AROUND CATCH BASINS WHERE SITE FINISH IS FLOORING.
- REMOVE EXISTING DEBRIS
- PREP AND TRANSITION TO NEW CONSTRUCTION ACTIVITIES
- COMPEVE RESEED, AND RECONSTRUCTION
- ESTABLISH PERMANENT LANDSCAPING

DISTURBANCE LENGTH OF TIME: APPROX. 3 MONTHS.

TEMPORARY AND PERMANENT STABILIZATION: SITE WILL BE ENTIRELY HANDSCAPED AND LANDSCAPED AND STABILIZED WITH THOSE ELEMENTS.

NON STORM WATER DISCHARGES:

1. THERE ARE NO KNOWN NON-STORM WATER DISCHARGES ON THE EXISTING SITE AND NONE ARE PROPOSED AS PART OF THIS DEVELOPMENT.

OWNER, DEVELOPER, CONTRACTOR SIGNED STATEMENT:

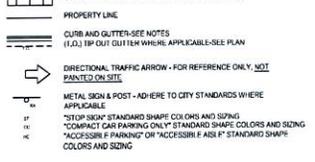
ALL GRADING, GRADING, CONSTRUCTION OR DRIVE OPENING WILL BE DONE PURSUANT TO THE PLAN, SIGNED BY PARTIES BELOW.

OWNER: _____

DEVELOPER: _____

CONTRACTOR: _____

SITE PLAN LEGEND:



GOPHER STATE ONE CALL
 WWW.GOPHERSTATEONECALL.ORG
 (800) 255-1166 TOLL FREE
 (651) 464-2002 LOCAL



CIVIL SITE GROUP
 4511 W. 26TH ST., SUITE 200
 ST. LOUIS, MO 63118
 CIVILSITEGROUP.COM
 Mail Form 782-13-044
 P&S Form 853-20-003

DJR ARCHITECTURE, INC.
 516 Washington Ave. St. Louis, MO 63102
 314.241.1100
 314.241.1101 FAX
 314.241.1102

CPM COMPANIES

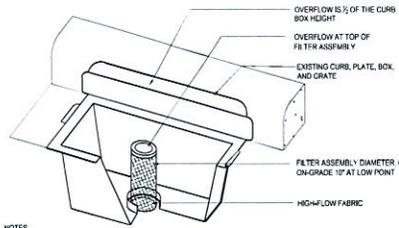
IRVING & LAGOON
 2910 IRVING AVE. S., MINNEAPOLIS, MN
CPM DEVELOPMENT
 2918 KIOX AVENUE SOUTH, SUITE 200, MINNEAPOLIS, MN 55408

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 ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

DATE: 09/20/24
 PROJECT NO: 44263

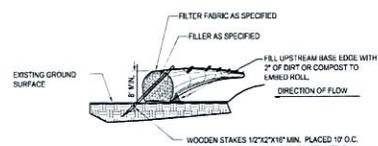
ISSUE/SUBMITTAL SUMMARY	DATE	DESCRIPTION
NO/NA PLANNING SUBMITTAL		
REVISION SUMMARY	DATE	DESCRIPTION

GRADING, EROSION CONTROL, & UTILITY PLAN
C3.0
 (Revised 03/15/2018, see memo)



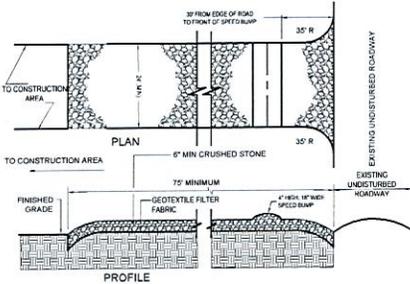
NOTES
 1. REPLACE INLET GRATE UPON COMPLETE INSTALLATION OF INLET PROTECTION FABRIC.
 2. CONTRACTOR SHALL REMOVE ALL ACCUMULATED SEDIMENT AND DEBRIS FROM THE SURFACE OF THE SYSTEM AFTER EACH STORM EVENT AND AT THE COMPLETION OF THE CONTRACT.
 3. REFERENCE APPLE VALLEY STANDARD PLATE ERODIC.

1 CURB INLET FILTER
 NTS



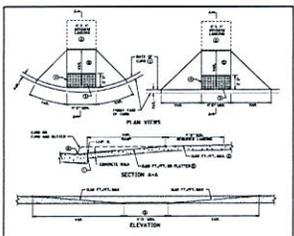
NOTE:
 1. COMPOST FILTER LOGS (BIO ROLLS) SHALL BE FILTER PROTECTION CONTROL, 500X OR APPROVED EQUAL.
 2. COMPOST FILTER TO BE MADE FROM A COMPOST BLEND 30%-40% GRADE 2 (SPEC 3896) AND 60%-70% PARTIALLY DECOMPOSED WOOD CHIPS. REFER ANDOT SPEC 3897.
 3. BIO-ROLL FABRIC SHALL BE GAS-IMPERMEABLE WOVEN MATERIAL WITH MAX. OPENINGS OF 3/8".
 4. IF MULTIPLE ROLLS NEEDED, OVERLAP BY MIN. 12" AT ENDS AND STAKE.
 5. ROLL SHALL BE REMOVED ONCE IT REACHES BOX OR THE HEIGHT OF THE ROLL OR AS DEEMED NECESSARY BY SITE CONTRACTOR TO MAINTAIN PROPER FUNCTION.

2 SEDIMENT BIO-ROLL / COMPOST FILTER LOG
 NTS

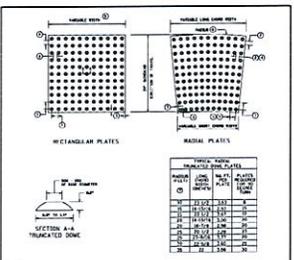


NOTES:
 1) PROVIDE APPROPRIATE TRANSITION BETWEEN STABILIZED CONSTRUCTION ENTRANCE AND UNDISTURBED ROADWAY.
 2) THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO UNDISTURBED ROADWAY. THIS MAY REQUIRE PROTECTIVE TOP SPRINKLING WITH ADDITIONAL STONE OR ADDING STONE TO THE LENGTH OF THE ENTRANCE.
 3) RAMP AND CLEANOUT MEASURES USED TO TRAP SEDIMENT.
 4) ALL SEDIMENT SPILLED, CHIPPED, WASHED, OR TRACKED ONTO UNDISTURBED ROADWAY SHALL BE REMOVED AS DIRECTED BY THE ENGINEER.
 5) FINAL LOCATION AND INSTALLATION SHALL BE COORDINATED WITH THE CITY PRIOR TO CONSTRUCTION ACTIVITIES.

3 STABILIZED CONSTRUCTION ACCESS
 NTS

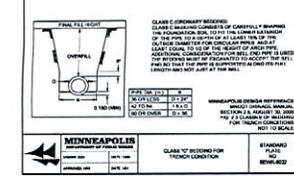


MINNEAPOLIS
 STANDARD PLAN NO. ROAD 3063
 3-6 IN CURB AND OUTER

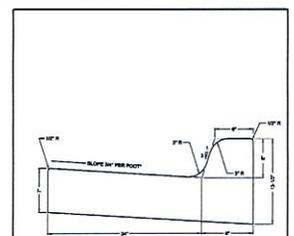


MINNEAPOLIS
 STANDARD PLAN NO. ROAD 3038A
 6 IN CURB AND OUTER

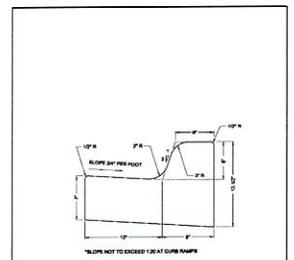
PLATE CLASS	CLASS 1 (CONCRETE)	CLASS 2 (CONCRETE)	CLASS 3 (CONCRETE)	CLASS 4 (CONCRETE)	CLASS 5 (CONCRETE)
MIN. DIM.	18"	18"	18"	18"	18"
MAX. DIM.	24"	24"	24"	24"	24"
MIN. SPACING	12"	12"	12"	12"	12"



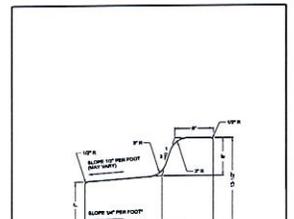
MINNEAPOLIS
 STANDARD PLAN NO. ROAD 3031
 6 IN CURB AND OUTER



MINNEAPOLIS
 STANDARD PLAN NO. ROAD 3063
 3-6 IN CURB AND OUTER

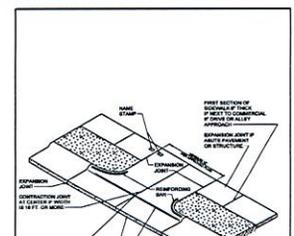


MINNEAPOLIS
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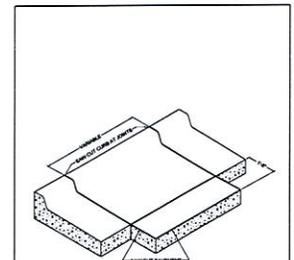


MINNEAPOLIS
 STANDARD PLAN NO. ROAD 3031
 6 IN CURB AND OUTER

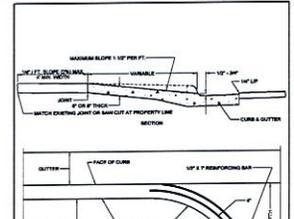
MINNEAPOLIS
 STANDARD PLAN NO. ROAD 3031
 6 IN CURB AND OUTER



MINNEAPOLIS
 STANDARD PLAN NO. ROAD 3003
 TYPICAL DRIVEWAY

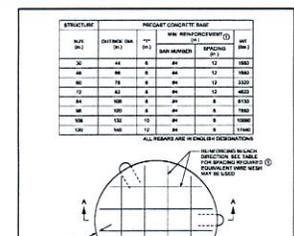


MINNEAPOLIS
 STANDARD PLAN NO. ROAD 3063
 SAW CUT AT CURB AND OUTER

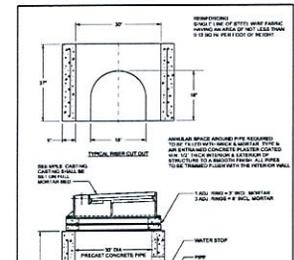


MINNEAPOLIS
 STANDARD PLAN NO. ROAD 3003
 TYPICAL DRIVEWAY CONSTRUCTION

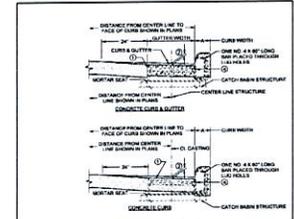
MINNEAPOLIS
 STANDARD PLAN NO. ROAD 3003
 TYPICAL DRIVEWAY CONSTRUCTION



MINNEAPOLIS
 STANDARD PLAN NO. ROAD 3003
 PRECAST CONCRETE RAMP



MINNEAPOLIS
 STANDARD PLAN NO. ROAD 3081
 PRECAST CATCH BASIN



MINNEAPOLIS
 STANDARD PLAN NO. ROAD 3081
 CATCH BASIN INSTALLATION

MINNEAPOLIS
 STANDARD PLAN NO. ROAD 3081
 CATCH BASIN INSTALLATION

CIVIL SITE GROUP
 4511 W. 25TH AVE., SUITE 100
 ST. LOUIS, MO 63116
 314.733.1344
 314.733.1344

DJR ARCHITECTURE INC.
 210 W. WASHINGTON AVE., SUITE 210
 MINNEAPOLIS, MN 55401
 612.338.1100

CPM COMPANIES

PROJECT: **IRVING & LAGOON**
 2910 IRVING AVE. S., MINNEAPOLIS, MN
 CPM DEVELOPMENT
 2918 KOOK AVENUE SOUTH, SUITE 200, MINNEAPOLIS, MN 55408

THESEY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

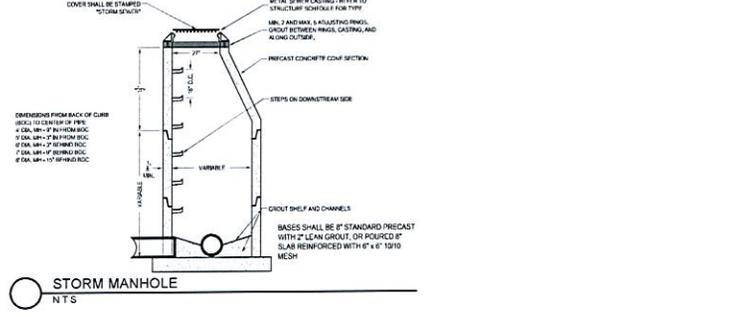
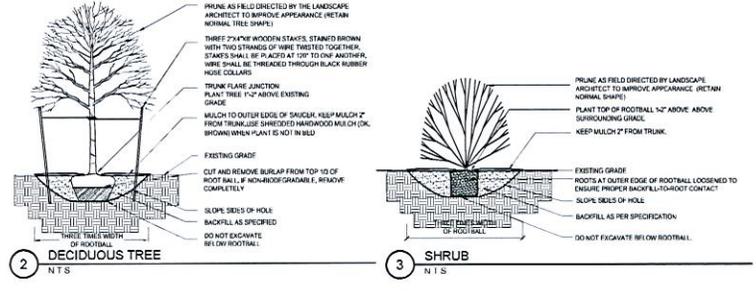
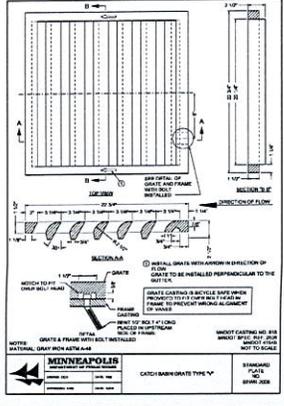
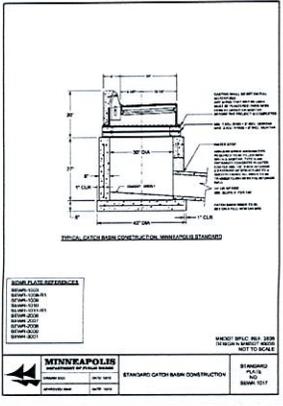
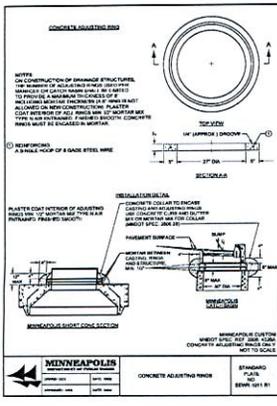
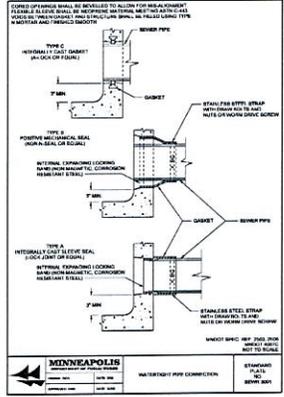
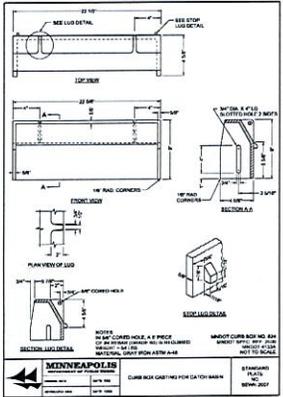
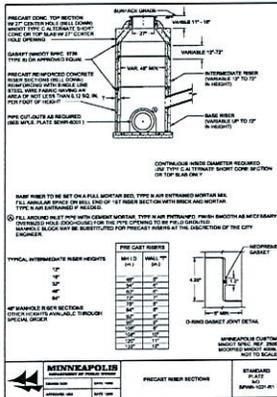
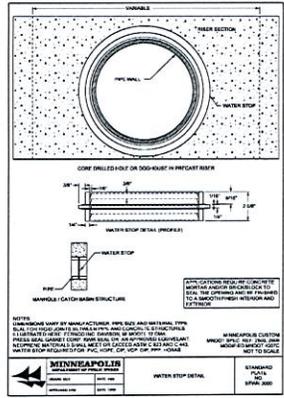
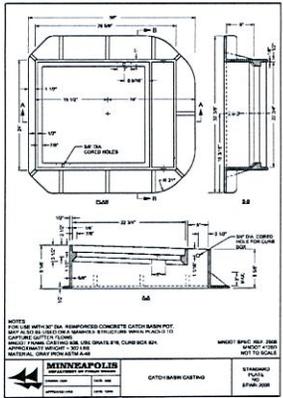
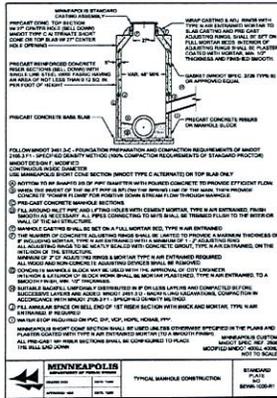
DATE: 05/20/24
 LICENSE NO.: 44283

NO.	DATE	DESCRIPTION
1		ISSUE/SUBMITTAL SUMMARY
2		DATE / DESCRIPTION
3		REVISION SUMMARY
4		DATE / DESCRIPTION

GRADING, EROSION CONTROL, & UTILITY PLAN

C3.0

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CivSite GROUP
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MINNEAPOLIS, MN 55418
Phone: 763-211-3344 Fax: 763-211-3344

DJR ARCHITECTURE, INC.
215 Washington Ave. S., Suite 201
Minneapolis, MN 55401
Phone: 612-338-1100 Fax: 612-338-1101

CPM COMPANIES

IRVING & LAGOON
2910 IRVING AVE. S. MINNEAPOLIS, MN
CPM DEVELOPMENT
2919 KNOX AVENUE, SOUTH SUITE 200, MINNEAPOLIS, MN 55408

PROJECT: IRVING & LAGOON

DATE: 02/04/14

ISSUE/SUBMITTAL SUMMARY

DATE | DESCRIPTION

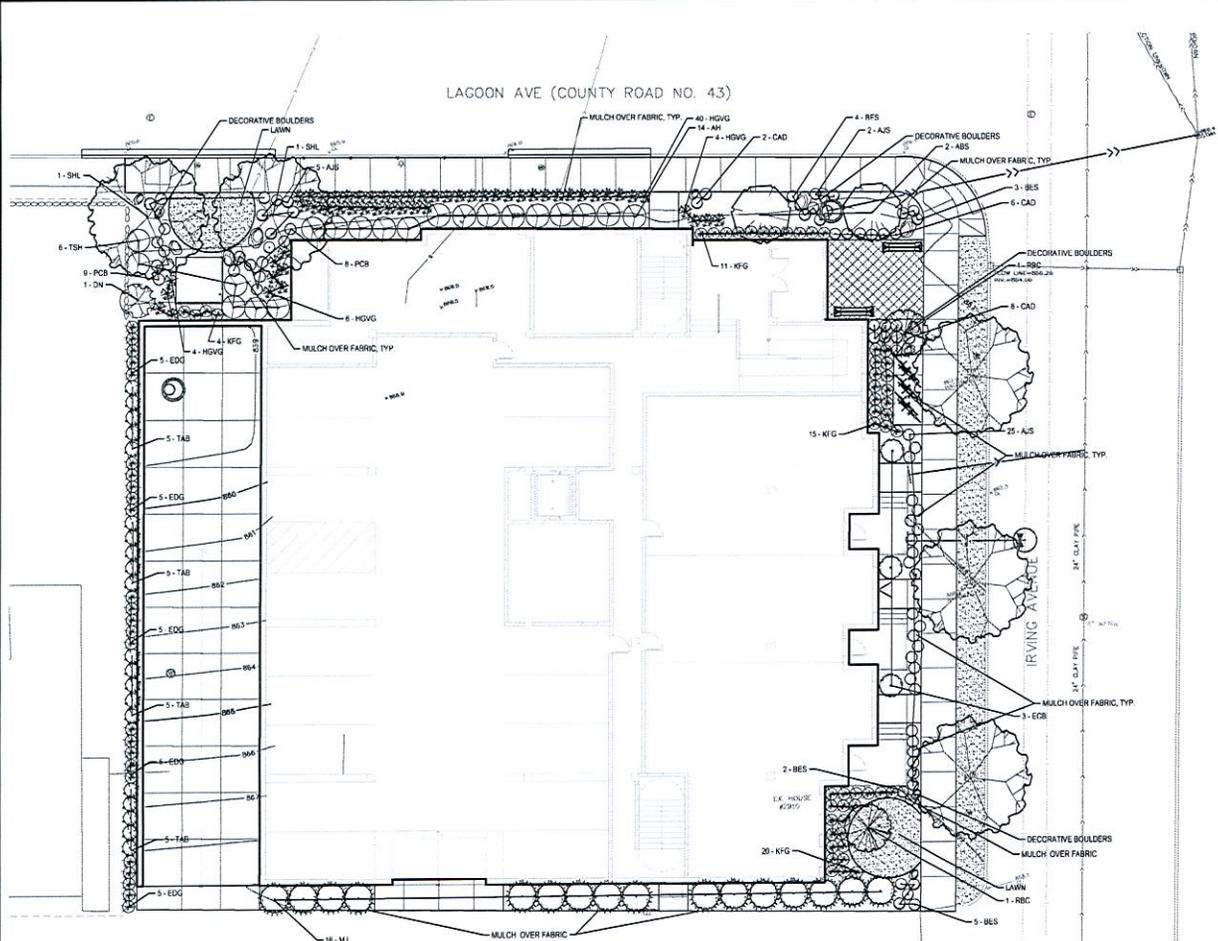
02/14 | PLANNING SUBMITTAL

REVISION SUMMARY

DATE | DESCRIPTION

GRADING, EROSION CONTROL, & UTILITY PLAN

C3.0



LANDSCAPE NOTES:

1. ALL SHRUB BEDS SHALL BE MULCHED WITH 4" DEPTH (MIN. AFTER INSTALLATION AND/OR TOPDRESSING OPERATIONS) OF 3/4" BLUFF LIMESTONE ROCK MULCH OVER VEGETATION BARRIER. OWNER TO APPROVE ROCK SAMPLE PRIOR TO INSTALLATION. STEEL EDGING AS SHOWN ON PLAN, SUBMIT SAMPLE FOR APPROVAL.
2. 36" 48" SIZED "TIGER STRIPE" LIMESTONE BOULDERS, GENERALLY CUBE SHAPED, TO COMPLEMENT NEW LANDSCAPING. OWNER TO APPROVE BOULDER SAMPLE PRIOR TO INSTALLATION.
3. PLANT MATERIALS SHALL CONFORM WITH THE AMERICAN ASSOCIATION OF NURSERMEN STANDARDS AND SHALL BE OF HARDY STOCK, FREE FROM DISEASE, DAMAGE AND DISFIGURATION. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING PLUMBNESS OF PLANT MATERIAL FOR DURING OF ACCEPTANCE PERIOD.
4. UPON DISCOVERY OF A DISCREPANCY BETWEEN THE QUANTITY OF PLANTS SHOWN ON THE SCHEDULE AND THE QUANTITY SHOWN ON THE PLAN, THE PLAN SHALL GOVERN.
5. CONDITION OF VEGETATION SHALL BE MONITORED BY THE LANDSCAPE ARCHITECT THROUGHOUT THE DURATION OF THE CONTRACT. LANDSCAPE MATERIALS PART OF THE CONTRACT SHALL BE MAINTAINED FOR TWO (2) FULL GROWING SEASONS FROM SUBSTANTIAL COMPLETION DATE.
6. AREAS DISTURBED BY CONSTRUCTION ACTIVITIES SHALL RECEIVE 4" LAYER LOAM AND SOG AS SPECIFIED UNLESS OTHERWISE NOTED ON THE DRAWINGS.
7. COORDINATE LOCATION OF VEGETATION WITH UNDERGROUND AND OVERHEAD UTILITIES, LIGHTING FIXTURES, DOORS AND WINDOWS. CONTRACTOR SHALL STAKE IN THE FIELD FINAL LOCATION OF TREES AND SHRUBS FOR REVIEW AND APPROVAL BY THE OWNER PRIOR TO INSTALLATION.
8. ALL PLANT MATERIALS SHALL BE WATERED AND MAINTAINED UNTIL ACCEPTANCE.
9. REPAIR AT NO COST TO OWNER ALL DAMAGE RESULTING FROM LANDSCAPE CONTRACTORS ACTIVITIES.
10. SWEEP AND MAINTAIN ALL PAVED SURFACES FREE OF DEBRIS GENERATED FROM LANDSCAPE CONTRACTORS ACTIVITIES.
11. REPAIR AT NO COST TO THE OWNER IRRIGATION SYSTEM DAMAGED FROM LANDSCAPE CONSTRUCTION ACTIVITIES.
12. NOT USED.
13. PROVIDE SITE WIDE IRRIGATION SYSTEM DESIGN AND INSTALLATION. SYSTEM SHALL BE A FULLY PROGRAMMABLE SYSTEM CAPABLE OF ALTERNATE DATE WATERING. THE SYSTEM SHALL PROVIDE HEAD TO HEAD COVERAGE AND BE CAPABLE OF DELIVERING ONE INCH OF PRECIPITATION PER WEEK. SYSTEM SHALL EXTEND INTO THE PUBLIC RIGHT-OF-WAY TO THE EDGE OF PATHWAYBACK OF CURB.
14. CONTRACTOR SHALL SECURE APPROVAL OF PROPOSED IRRIGATION SYSTEM INCLUDING PRICING FROM OWNER, PRIOR TO INSTALLATION.

LANDSCAPE CALCULATIONS:

PROPOSED LANDSCAPE AREA CALCULATION:
 SITE AREA - BUILDING COVERAGE = OPEN SPACE
 16,497.0 SF - 13,353.0 SF = 3,144.0 SF
 20% OF OPEN SPACE = LANDSCAPE AREA
 20% X 3,144.0 SF = 628.8 SF REQUIRED
 42% X 3,144.0 SF = 1,320.5 SF PROVIDED
 66.8% PROPOSED IMPERVIOUS RATIO

PROPOSED LANDSCAPE:
 1 TREE / 500 SF OF "LANDSCAPE AREA"
 1,028.8 SF / 500 = 2 TREES REQUIRED
 SEE PLANT SCHEDULE
 1 SHRUB / 100 SF OF "LANDSCAPE AREA"
 1,028.8 SF / 100 = 10 SHRUBS REQUIRED
 SEE PLANT SCHEDULE

LEGEND

- CONCRETE PAVEMENT AS SPECIFIED (PAD OR WALK)
- SOG
- DECORATIVE BOULDERS, TIGER STRIPE 36"-48" CUBES

PLANT SCHEDULE - ENTIRE SITE

SYM	QUANT.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	COMMENTS
DECIDUOUS TREES						
SHL	2	SUNBURST HONEY LOCUST	<i>Gleditsia triacanthos 'Suncoast'</i>	2.5'	B&B	STRAT. LEADER FULL FORM
CB	3	PRINCETON SENTRY GINKGO	<i>Ginkgo biloba 'Princeton Sentry'</i>			
ORNAMENTAL TREES						
ABS	2	AUTUMN BRILLIANCE SERVICEBERRY	<i>Amelanchier l. grandiflora 'Autumn Brilliance'</i>	1.5'	B&B	STRAT. LEADER FULL FORM
RBC	7	RED MARION FLOWERING CRAB	<i>Malus 'Red Baron'</i>			
DECIDUOUS SHRUBS						
DN	1	DIABLO NINEBARK	<i>Physocarpus opulifolius 'Diablo'</i>	#5	CONT	DENSE BRANCHING
AH	14	ANNABELLE HYDRANGEA	<i>Hydrangea arborescens 'Annabelle'</i>	#5	CONT	DENSE BRANCHING
TSH	6	TWIST AND SHOUT HYDRANGEA	<i>Hydrangea macrophylla 'Twist and Shout'</i>	#5	CONT	DENSE BRANCHING
CTB	3	EMERALD CANTONEL BAMBUS	<i>Bambusa 'Emerald'</i>	#5	CONT	DENSE BRANCHING
EVERGREEN SHRUBS						
MJ	16	METOCKA JUNIPER	<i>Juniperus horizontalis 'Metocka'</i>	24" HT	CONT	
TAB	20	TECHNITO ARISCHIVITAE	<i>Thuja occidentalis 'Belaghy'</i>	24" HT	CONT	
PERENNIALS						
CAD	16	CHICAGO APACHE DAYLILY	<i>Hemerocallis 'Chicago Apache'</i>	#2	CONT	
AJS	32	AUTUMN JOY SEDUM	<i>Sedum 'Autumn Joy'</i>	#2	CONT	
BES	14	GOLDSTURM CONEFLOWER	<i>Helleborus nigra 'Goldsturm'</i>	#2	CONT	
PCB	17	PLUM FLOODING CORAL BELLS	<i>Hemerocallis 'Plum Flooding'</i>	#2	CONT	
GRASSES						
KFG	50	KARL FOERSTER GRASS	<i>Calamagrostis s. stricta 'Karl Foerster'</i>	#2	CONT	
EDG	25	EL DORADO FEATHER REED GRASS	<i>Calamagrostis s. stricta 'El Dorado'</i>	#1	CONT	
HDVG	54	HAWKNECHOLA GOLDEN VARIEGATED GRASS	<i>Habenaria media 'Aurea'</i>			

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 LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

[Signature]
 DATE: 03/26/16 LICENSE NO. 24904

ISSUE/SUBMITTAL SUMMARY
 DATE: 03/26/16 PLANNING SUBMITTAL

REVISION SUMMARY
 DATE: 03/26/16

LANDSCAPE PLAN

L1.0

GOPHER STATE ONE CALL
 WWW.GOPHERSTATEONECALL.ORG
 (800) 252-1166 TOLL FREE
 (651) 454-0022 LOCAL



michael stoddard

From: michael stoddard
Sent: Friday, September 26, 2014 1:08 PM
To: 'nrp@eastisles.org'; 'Lisa.Goodman@minneapolismn.gov'
Cc: scott nelson
Subject: Notification of submission of zoning application

TO: Monica Smith, East Isles Residents Association, and Council Member Lisa Goodman

This notification of submission of zoning applications is sent on behalf of CPM Development LLC, the Applicant, and Scott Nelson, DJR Architecture as the Applicant's Representative. We are submitting land use applications today for the redevelopment of the lots located at 2902-2910 Irving Avenue South and 1609-1611 Lagoon Avenue.

The project plan is to demolish and replace the existing buildings and surface parking with a 45-unit, 6-story apartment building that will have one level of below grade parking. The applications required for the project are:

1. Conditional Use Permit (CUP) to increase allowed height in the Shoreland Overlay District from 2.5 stories/35 feet to 6 stories/74.5 feet.
2. Variances to reduce the north front yard, east corner side yard, and south rear yard setbacks.
3. Variance to increase the allowed impervious surface area from 85% to 85.9% (158 SF).
4. Site plan review.

We anticipate that these applications will be presented to the Planning Commission on November 10, 2014. We appreciate the discussion with EIRA when we met with you on September 16th and the comments we received. We understand that EIRA does not have any meetings scheduled in October, so we plan to email you a copy of the updated plans shortly to keep you apprised of the project development.

Scott Nelson's contact information is below. Please let him know if you have any questions or would like any further information. Thank you.

Scott Nelson, AIA LEED AP

Principal

DJR ARCHITECTURE INC.

333 Washington Avenue North, Suite 210 Union Plaza , Minneapolis , MN 55401

p: 612-676-2714 f: 612-676-2796

snelson@djir-inc.com / www.djr-inc.com

Mick Stoddard

Associate Architect

DJR ARCHITECTURE INC.

333 washington avenue north, suite 210 union plaza, minneapolis, mn 55401

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mstoddard@djir-inc.com / www.djr-inc.com

DJR Architecture

design that fits!

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9/26/2014

Dear CPM and the City of Minneapolis:

The EIRA Zoning Committee learned from Developer CPM that CPM has timing constraints that forced it to move forward quickly with its Lagoon and Irving project. As a result, the project will be reviewed again by the City on 11/10/14. That date falls one day before the next EIRA Board meeting. That means that the EIRA Board will not have an opportunity to act on the EIRA Zoning Committee's Motion concerning the proposed project until after the City has acted.

Rather than lose the opportunity to provide input, the EIRA Zoning Committee has asked me, as Vice Chair, to notify Developer CPM and the City that the EIRA Zoning Committee passed the following Motion concerning CPM's proposed development at Irving and Lagoon on 10/21/14:

The EIRA Zoning Committee has concerns about the apparent height from street level on Lagoon Avenue and Irving Avenue because of the existing Shoreland Overlay District requirements. These concerns could be mitigated by a 4-story street face on Irving similar to that on Lagoon to maintain consistency with nearby properties. In addition, we ask that the massing of the 5th and 6th floors facing Irving be broken up.

The EIRA Zoning Committee stresses that the EIRA Board has not approved this recommendation (the project will be reviewed by the EIRA Board on November 11, 2014.)

The EIRA Zoning Committee appreciates CPM's willingness to listen closely to neighborhood concerns/suggestions and revise accordingly, as it has done in the past on this project.

Sincerely,

Jill M. Waite
EIRA Zoning Committee Vice Chair

October 6, 2014

Hilary Dvorak
Community Planning & Economic Development
250 South 4th Street, Room 300 PSC
Minneapolis, MN 55415

Letter of support for proposed project at Lagoon and Irving

Hilary –

I am writing to support the variances and conditional use permit for the apartment development at the corner of Lagoon and Irving in Uptown. CPM Development is the Developer, and DJR is the architect.

I believe this project is not only consistent with the Uptown Small Area Plan, but also an improvement to the current structures and “texture” of this stretch of Lagoon Avenue. The proposed project fills gaps in density at a reasonable level, while energizing the street level and maintaining an appropriately pedestrian-friendly face. The height of the structure is, in my opinion, nicely aligned with what this portion of Uptown is maturing into, and this project will be a key piece of that growth. It is my personal and professional opinion that this is exactly the size and character of development needed in this pocket of Uptown, as the existing single family homes there are increasingly out of place and scale in a vibrant, growing urban corridor.

Thank You, and Sincerely,

Pat Mackey
Mackey Malin Architects

Dvorak, Hilary A.

From: Steve Frenz <sfrenz@aptshop.biz>
Sent: Tuesday, October 28, 2014 9:53 AM
To: Dvorak, Hilary A.
Subject: 1609-11 Lagoon

Hi Hilary – Hope this finds you well.

We received notice regarding the Public Hearing on 11/10/14. We own the property at 1511 Lagoon.

I just wanted to express that we are quite in favor of the development and believe that the increased density is warranted at this location. The minimal set-backs only make sense given the existing character of Lagoon.

My only concern would be the location of the transformer on Lagoon. Perhaps there is a better location to remove the ugliness factor of the transformer being on display.

All the best – Steve

Dvorak, Hilary A.

From: Steve Young <steve@arborgroup.net>
Sent: Tuesday, October 28, 2014 8:15 PM
To: Dvorak, Hilary A.
Subject: BZZ-6883 - CPM Development

Hilary,

I'm writing in support of the variances and conditional use permit requests by CPM Development for their proposed development at 1609 and 1611 Lagoon and 2910 Irving Ave S.

Thanks, Steve

Steve Young
Arbor Commercial Group
Office: 612-926-8000
E-Mail: Steve@ArborGroup.net