

Department of Community Planning and Economic Development
Conditional Use Permit, Site Plan Review and Vacation
BZZ – 6015 and Vac-1615

CPC
7-15-13
#1

Date: July 15, 2013

Applicant: Upper Midwest Organ Procurement Organization

Address of Property: 2225-2313 West River Road North and 70 North 22nd Avenue

Project Name: LifeSource

Contact Person and Phone: Eric Galatz, Leonard, Street and Deinard (612-335-1509)

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

Date Application Deemed Complete: June 20, 2013

End of 60-Day Decision Period: August 19, 2013

Ward: 3 **Neighborhood Organization:** Hawthorne Neighborhood Council

Existing Zoning: I1 Light Industrial District, IL Industrial Living Overlay District, SH Shoreland Overlay District, and MR Mississippi River Critical Area Overlay District

Proposed Zoning: Not applicable

Zoning Plate Number: 8

Legal Description: Not applicable

Proposed Use: Nonresidential building for offices and a medical laboratory.

Concurrent Review:

- Conditional use permit to increase the maximum height of a building located in the SH Shoreland Overlay District from 35 feet to 41 feet.
- Site plan review to allow a new nonresidential building.
- Vacation of multiple drainage and utility easements.

Applicable zoning code provisions: Chapter 525, Article VII Conditional Use Permits; and Chapter 530, Site Plan Review.

Background: The applicant proposes to construct a new, 2-story, approximately 42,000 square foot building for offices and a medical laboratory located at the property of 2225-2313 West River Road North and 70 North 22nd Avenue. The existing 2225 West River Road building will be demolished to make way for the proposed development. The rest of the site is vacant. The site is odd-shaped. The proposed building would be located on the east side of the site closest to the river. An area between the building and West River Road North would be occupied by a memorial garden. An enclosed receiving

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area would be located on the north side of the building. Surface parking with 123 spaces would be located on the west side of the building. The site also includes several shared driveways. Two existing driveways with access to West River Road North are shared with the uses located to the north and south. The proposed 22nd Avenue North driveways would also be shared with the industrial use to the south to facilitate the loading area on the west side of the building. The rest of the south end of the site will be green space to allow future opportunities for expansion or other redevelopment.

For the proposed development, the following applications are required:

- The maximum height allowed in the I1 district is 4 stories or 56 feet, whichever is less. Part of the site is located in the SH overlay district, where the maximum height is 2.5 stories or 35 feet, whichever is less. The proposed building would be 2 stories and 41 feet in height. In the future, the applicant also proposes to install photo-voltaic panels. The panels would not extend higher than 41 feet. A conditional use permit is required to increase the height where the building extends into the SH overlay district. Approximately 120 feet of the building, including the patio, located closest to West River Road North is located within the SH Overlay District. Upon approval of a conditional use permit, the action must be recorded with Hennepin County as required by state law.
- A site plan review is required for any new nonresidential building.
- The applicant is proposing to vacate multiple drainage and utility easements that run through the subject site. The easements are generally located in the vicinity of vacated 23rd Avenue North. The City utilities include a public water main and sanitary sewer. The easement also accommodates space for a yet-to-be-installed storm drain. The applicant has been working with the Public Works Department to locate these facilities and easements elsewhere, generally running along the west and north sides of the subject site. As of the writing of this staff report, Public Works had not issued a recommendation letter for the proposed vacation due to the need to work out additional details related to the easements. Although the applications have been scheduled for a public hearing, the vacation will not proceed to the City Council until the necessary details haven't been addressed.

As of the writing of this staff report, staff has not received any correspondence from the neighborhood group. Staff will forward comments, if any are received, at the City Planning Commission meeting.

CONDITIONAL USE PERMIT: to increase the maximum height of a building located in the SH Shoreland Overlay District from 35 feet to 41 feet.

Findings as required by the Minneapolis Zoning Code:

The Department of Community Planning and Economic Development has analyzed the application and from the findings above concludes that the establishment, maintenance, or operation of the proposed conditional use:

1. Will not be detrimental to or endanger the public health, safety, comfort or general welfare.

Construction of a 41-foot tall building with photo-voltaic panels in the SH Shoreland Overlay District would not prove detrimental to public health, safety, comfort or general welfare provided the development complies with all applicable building codes and life safety ordinances as well as Public Works Department standards.

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

The Mississippi River is located to the east of the site. West River Road North and park land separates the subject site from the river. A residential townhouse development and park land are located to the north. The townhomes closest to West River Road North are 3 stories and 43 feet in height. Nonresidential uses, one to 2-stories in height, are located to the south. Although the proposed building may impede private views of the adjacent townhomes, the proposed height will have little effect on surrounding properties. The site is also not located in any significant view corridors. Nonresidential buildings typically require taller floor levels to accommodate required ceiling clearances and mechanical equipment. The construction of a 2-story building will allow for more job-intensive and land-efficient development. Photo-voltaic panels located on the roof will also have no effect on surrounding properties.

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

The site is served by existing infrastructure. Vehicle access would be from West River Road North and 22nd Avenue North. The Public Works Department will review the project for appropriate drainage and stormwater management as well as to ensure the safety of the position and design of improvements in or over the public right of way.

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

Increasing the allowed height would have no impact on traffic congestion in the public streets.

- 5. Is consistent with the applicable policies of the comprehensive plan.**

The proposed height would be consistent with the applicable policies of the comprehensive plan. The future land use designation of the site is urban neighborhood in *The Minneapolis Plan for Sustainable Growth*. The following principals and policies apply to building height:

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.

Environment Policy 6.2: Protect and enhance air quality and reduce greenhouse gas emissions.

- 6.2.2 Support energy efficiency and resource conservation.

- 6.2.7 Promote the development of sustainable site and building standards.

The site is located within the boundaries of the *Mississippi River Critical Area Plan* adopted by the City Council in 2006. The plan identifies that, in general, structures within the Critical Area should be shorter when located closer to the river. Taller structures are possible within the Critical Area as distance from the river increases or measures are taken to provide some level of screening, buffering and/or enhancement of views of and from the river. The plan also promotes retaining downstream

vistas whenever possible for longer views of the river and views to the Downtown skyline. The subject site is not specifically identified as a view corridor location. In the plan, the site is located in the Urban Diversified Planning District. It includes the following guidance for river corridor development in order to minimize adverse effects on the natural or scenic values of the river:

- Development should respect major natural features and the character of existing nearby development. In locations where an approved plan calls for land use changes, new development might differ in character from other nearby buildings, however, it is also acknowledged that urban development along the river can, if properly designed, have a high degree of visual compatibility with the river in the Urban Diversified and Urban Developed districts.
- The City will prevent development that blocks or has a significant negative impact on key scenic views and encourages design which preserves, enhances, or creates key scenic views. Walls of tall buildings along the river corridor should be avoided, and view and accessibility points through river corridor development should be designed.
- The City will encourage commercial and industrial development to be more job-intensive and land-efficient.

The site is also located in the boundaries of the *Above the Falls Master Plan Update* adopted by the City Council in June of this year. Pertaining to height, the plan calls for “retain[ing] some views of the river for second tier development sites by thoughtful placement and design of riverfront buildings, utilizing tapered profiles as building height increases and avoiding overly wide or tall buildings that block much of the prime view and can create a wall that physically and psychologically cuts off the riverfront from surrounding neighborhoods.”

6. And, does in all other respects conform to the applicable regulations of the district in which it is located upon approval of this conditional use permit.

The proposed use will conform to the applicable regulations of the district in which it is located upon the approval of the conditional use permit and site plan review. When the photo-voltaic panels are proposed to be installed, they will need to be reviewed for compliance with the zoning code at that time.

ADDITIONAL STANDARDS TO INCREASE MAXIMUM HEIGHT

1. Access to light and air of surrounding properties.

The building with photo-voltaic panels would be 41 feet in height as measured from natural grade. Where the building extends into the SH Overlay District, it would be 92 feet from the adjacent residential property and more than 70 feet from the adjacent nonresidential property. The increased height would not have any effect on surrounding properties access to air and light.

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

The building bulk is centered on the property. Allowing a 6-foot height increase would not have significant shadowing effects on the adjacent residential property, the surrounding public spaces, or existing solar energy systems, if any.

3. The scale and character of surrounding uses.

A residential townhouse development and park land are located to the north. The townhomes closest to West River Road North are 3 stories and 43 feet in height. Nonresidential uses, one to 2-stories in height, are located to the south. The Mississippi River is located to the east of the site. The proposed building height would be compatible with surrounding development and parkland.

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

The subject site is located in two adopted plans that pertain to development near the Mississippi River. Neither plan identifies the site within a view corridor location. Allowing a 6-foot height increase would not significantly block views of landmark buildings, significant open spaces, or bodies of water.

In addition to the conditional use standards contained in Chapter 525, Administration and Enforcement, the city planning commission shall consider the following evaluation criteria for conditional uses located within the SH Shoreland Overlay District:

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

The applicant has provided an erosion and sediment control plan. The Public Works Department will review the project for appropriate drainage and stormwater management. Once construction is complete, the areas not occupied by the building or paving will be landscaped with trees, perennials and grasses.

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

While engaging the West River Road North street frontage, the visibility of the building will be softened by the proposed landscaping.

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

This standard is not applicable for the proposed development.

SITE PLAN REVIEW

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

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

Section A: Conformance with Chapter 530 of the Zoning Code

BUILDING PLACEMENT AND DESIGN:

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

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

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

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

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

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

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

Conformance with above requirements:

- With the exception of a small corner of the building/patio, the building would be located more than 8 feet from the lot line adjacent to West River Road North. Alternative compliance is requested.
- The area between the building and the front lot lines would contain a courtyard, landscaping and walkways.
- A principal entrance for the building would face West River Road North.
- The surface parking would be located to the interior of the site. The remainder of the parking would be enclosed in the building.
- A variety of building materials, recesses, projections, windows, and entries are emphasized to divide the building into smaller identifiable sections.
- Blank, uninterrupted walls that do not include windows, entries, recesses or projections or other architectural elements would not exceed 25 feet in length, except in four areas on the building. Alternative compliance is requested.
- The primary exterior materials would be durable including metal panels, composite wood panels and siding, and glass. Please note, exterior material changes at a later date would require review by the Planning Commission and an amendment to the site plan review.
- All sides of the building would be similar and compatible.
- Plain face concrete block would not be used as a primary exterior building material.
- To emphasize their importance, the main entrances would be emphasized by deep roof overhangs and walls of glass.
- Windows are required on the walls facing West River Road North (east) and the surface parking area (west).
 - On the West River Road North elevation, 30 percent of the first floor measured between 2 and 10 feet above grade is equal to 583.2 square feet and 10 percent of the second floor is equal to 90 square feet. Overall, 36 percent of the first floor wall would be windows as measured between 2 and 10 feet above grade. However, only 21.4 percent of the wall would be windows where the bottom of the window would be located within 4 feet of the adjacent grade. Alternative compliance is requested for this requirement. On the second floor, the proposed amount of windows is 80 percent of the wall area.
 - On the west elevation facing the surface parking areas, 30 percent of the first floor measured between 2 and 10 feet above grade is equal to 741.6 square feet and 10 percent of the second floor is equal to 126 square feet. On the first floor, 25 percent of the wall would be windows and the bottom of each window would be located within four feet of the adjacent grade. Alternative compliance is requested for the amount of windows. On the second floor, 13.8 percent of the wall would be windows.
- All required windows would be vertical in proportion, but would not be distributed to include walls on the north end of the building. Alternative compliance is requested.

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- The plans indicate that the light transmittance of the windows will be 0.6 or greater.
- The layout plan indicates that fixtures will not block required windows.
- Active uses would occupy more than 70 percent of the ground floor facing West River Road North.
- A flat roof is proposed. Most of the buildings in the area also have flat roofs.

ACCESS AND CIRCULATION:

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

Conformance with above requirements:

- Well-lit walkways exceeding 4 feet in width would connect all entrances to the surface parking area and to the public sidewalk.
- No transit shelters are located on or adjacent to the site.
- All circulation would occur on-site. Four curb cuts would provide access to the site. The two curb cuts on West River Road North exist and are shared with the adjacent properties to the north and south. There is not a sidewalk on the west side of the parkway; therefore the two curb cuts on West River Road North should have little effect on pedestrians. The two proposed 22-foot wide curb cuts on 22nd Avenue North, where Public Works has requested a sidewalk, should also have little effect on pedestrians. These driveways would also be shared with the adjacent property to the south. Generally, minimizing the number of curb cuts is preferred. However, the net number of curb cuts would not increase and each would be shared with an adjacent property. The Public Works Department has requested supplemental information, such as turning movements for the adjacent properties loading docks, to demonstrate the need for the two curb cuts on 22nd Avenue.
- The site is not adjacent to an alley.
- The site plan minimizes the use of impervious surfaces in the parking areas, which incorporates larger, contiguous planting areas.

LANDSCAPING AND SCREENING:

- The composition and location of landscaped areas shall complement the scale of the development and its surroundings.
 - Not less than twenty (20) percent of the site not occupied by buildings, including all required landscaped yards, shall be landscaped as specified in section 530.160 (a).
- Required screening shall be six (6) feet in height, unless otherwise specified, except in required front yards where such screening shall be three (3) feet in height.
- Except as otherwise provided, required screening shall be at least ninety-five (95) percent opaque throughout the year.
- Screening shall be satisfied by one or a combination of the following:
 - A decorative fence.
 - A masonry wall.
 - A hedge.
- Parking and loading facilities located along a public street, public sidewalk or public pathway shall comply with section 530.170 (b), including providing landscape yards along a public street, public sidewalk or public pathway and abutting or across an alley from a residence or office residence district, or any permitted or conditional residential use.

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

Conformance with above requirements:

- The zoning code requires that a least 20 percent of the site not occupied by buildings be landscaped. The lot area of the site is approximately 209,981 square feet. The building footprint would be approximately 30,200 square feet. The lot area minus the building footprint therefore consists of approximately 179,781 square feet. At least 20 percent of the net site area (35,956.2 square feet) must be landscaped. Approximately 97,092 square feet of the site would be landscaped. That is equal to 54 percent of the net lot area.
- The zoning code requires at least one canopy tree for each 500 square feet of required green space and at least one shrub for each 100 square feet of required green space. The tree and shrub requirement for this site is 72 and 360 respectively. On-site, 155 canopy trees are proposed. No shrubs are proposed. Alternative compliance is requested.
- The remainder of the landscaped area would be covered with perennials and grasses.
- With more than 100 spaces proposed in the parking lot, a 9-foot wide landscaped yard is required between the parking area and 22nd Avenue North. Screening that is 3 feet in height and not less than 60 percent opaque and at least 6 deciduous canopy trees are also required in the required landscaped yard. The parking area would be set back over 120 feet from the street. The landscaped areas between the parking area and the street would contain 24 canopy trees. However, a 3-foot high screen is not proposed. Alternative compliance is requested.
- With more than 100 spaces proposed in the parking lot, a 9-foot wide landscaped yard is also required between the parking area and the residential property to the north. Screening that is 6-foot tall and not less than 95 percent opaque is required in this yard. A 50-foot wide landscaped yard is proposed on the north side of the parking area. Screening meeting the aforementioned requirements is not proposed. Alternative compliance is requested.
- All corners of the parking lot that are not available for parking would be landscaped.
- All of the surface parking spaces would be within 50 feet of an on-site deciduous tree.
- Information provided on the landscaping plan indicates that the installation and maintenance of all landscape materials will comply with minimum standards.

ADDITIONAL STANDARDS:

- All parking lots and driveways shall be designed with wheel stops or discontinuous curbing to provide on-site retention and filtration of stormwater. Where on-site retention and filtration is not practical, the parking lot shall be defined by six (6) inch by six (6) inch continuous concrete curb.
- To the extent practical, site plans shall minimize the blocking of views of important elements of the city.
- To the extent practical, buildings shall be located and arranged to minimize shadowing on public spaces and adjacent properties.

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- To the extent practical, buildings shall be located and arranged to minimize the generation of wind currents at ground level.
- Site plans shall include crime prevention design elements as specified in section 530.260 related to:
 - Natural surveillance and visibility
 - Lighting levels
 - Territorial reinforcement and space delineation
 - Natural access control
- To the extent practical, site plans shall include the rehabilitation and integration of locally designated historic structures or structures that have been determined to be eligible to be locally designated. Where rehabilitation is not feasible, the development shall include the reuse of significant features of historic buildings.

Conformance with above requirements:

- Flat ribbon curbing would be installed around landscaped islands in the parking area to allow for on-site retention of stormwater. Continuous 6-inch by 6-inch concrete curbing is proposed around the remainder of the parking area.
- The building would not impede any views of important elements of the city, effects of shadowing would not be significant, and wind currents should not be a major concern.
- Several crime prevention through environmental design best practices are evident in the site plan. Windows would be provided on all sides of the building. Lighting would be located in the parking area and at entrances and walkways to promote security. Landscaping, sidewalks, fencing and building features would be used to guide movement and distinguish between public and private areas.
- The existing building is not locally designated. The applicant obtained a Historic Review Letter from CPED, which determined that the existing structure does not meet the Minneapolis Code of Ordinances definition of a historic resource.

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

ZONING CODE: The site is zoned I1 Light Industrial District with the MR Mississippi River Critical Area, IL Industrial Living, and SH Shoreland Overlay Districts. Offices and a medical laboratory are permitted uses in the I1 District. Other than limitations on height, the provisions of the overlay districts do not apply to this site. The height requirements are discussed below.

Parking and Loading:

Minimum automobile parking requirement: The minimum parking requirement for offices and medical laboratories is one space per 500 square feet of gross floor area (GFA) in excess of 4,000 square feet. Not including enclosed parking, the proposed GFA is approximately 42,075 square feet. Therefore the parking requirement is 76 spaces. A total of 133 spaces are proposed, including 10 enclosed spaces and 123 surface parking spaces. At least 6 accessible spaces are required, of which one must be provided in the garage and 5 must be provided in the surface parking area. Five accessible spaces are proposed in the surface parking area. No accessible parking is identified in the garage. The required enclosed accessible space will need to be included in final plans.

Maximum automobile parking requirement: The maximum parking requirement for offices and medical laboratories is equal to one space per 200 square feet of GFA. With 42,075 square feet of GFA, the maximum requirement is 210 spaces.

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Bicycle parking requirement: There is not a bicycle parking requirement for medical laboratories. The minimum bicycle parking requirement for offices is equal to 3 spaces or 1 space per 15,000 square feet of gross floor area, whichever is greater. Not less than 50 percent of the required bicycle parking must meet the standards for long term parking. Required spaces that are not long-term need to comply with the short-term requirements. All required bicycle parking spaces must be accessible without moving another bicycle and its placement shall not result in a bicycle obstructing a required walkway. Bicycle racks shall be installed to the manufacturer's specifications, including the minimum recommended distance from other structures. In addition, required long-term bicycle parking spaces must be located in enclosed and secured or supervised areas providing protection from theft, vandalism and weather and shall be accessible to intended users. Short term spaces must be located in a convenient and visible area within 50 feet of a principal entrance and must permit the locking of the bicycle frame and one wheel to the rack and must support a bicycle in a stable position without damage to the wheels, frames or components. The floor area of the building not occupied by enclosed parking or the medical laboratory is approximately 30,725 square feet in area. Therefore, the minimum bicycle requirement is 3 spaces, of which at least 2 must meet the long-term parking requirements. The applicant will provide 2 long-term spaces in the parking garage and 4 short-term spaces next the entrance accessed from the parking lot. Shower and changing rooms are proposed in the building. Because of the site's proximity to downtown and two bicycle routes, the applicant is encouraged to provide additional bicycle parking for employees.

Loading: For offices with 20,000 and 50,000 square feet, one large loading space (12 feet wide by 50 feet deep) is required. For a medical laboratory with less than 20,000 square feet of floor area, adequate shipping and receiving facilities, accessible by motor vehicle off any adjacent alley, service drive or open space on the same zoning lot is required. The surface parking area at the north end of the property, adjacent to the enclosed parking area, would accommodate these loading requirements.

Proposed Lot Area: The proposed lot area is 209,981 square feet.

Maximum Floor Area: The maximum FAR allowed in the I1 district is 2.7. The proposed GFA is 42,075 square feet, which is an FAR of 0.2.

Minimum Lot Area: Not applicable.

Building Height: The maximum height allowed in the I1 district is 4 stories or 56 feet, whichever is less. Part of the site is located in the SH overlay district, where the maximum height is 2.5 stories or 35 feet, whichever is less. The proposed building would be 2 stories and 41 feet in height. In the future, the applicant also proposes to install photo-voltaic panels. The panels would not extend higher than 41 feet. A conditional use permit is required to increase the height where the building extends into the SH overlay district.

Yard Requirements: Uses located in industrial districts are not subject to minimum yard requirements unless they are adjacent to a residence or office residence district or a structure used for permitted or conditional residential purposes. A conditional residential use, zoned I1 with the IL overlay district, is located to the north of the subject property. Therefore, an interior side yard is required along the north lot line. The minimum interior side yard requirement is equal to $5+2x$, where x is equal to the number of stories above the first floor. A two-story building is proposed; therefore the minimum requirement for the building is 7 feet. The building and parking area would be set back 50 feet or more.

Specific Development Standards: Not applicable.

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Signs: Signs are regulated by Chapter 543 On-Premise Signs in the zoning code. The applicant is proposing a wall sign on the south side of the building adjacent to the parking lot entrance and a freestanding sign at the southeast corner of the courtyard. The wall sign would be 34 square feet in area and located 18 feet above grade. The freestanding sign would be a 4-foot tall, 40 square foot monument sign. Type of illumination of the signs has not been indicated. Wall signage is only allowed on primary building walls. The zoning code does not allow sign area based upon one primary building wall to be placed on any other building wall. The wall sign would be located on a primary building wall. Up to one square foot of wall signage for every one foot of primary building wall is allowed. Also, wall signs are limited to a maximum of 180 square feet in area, can be placed up to 28 feet above the adjacent grade, and can be internally or externally lit, but not backlit. A monument sign is allowed, but not a pole sign. Monument signs can be up to 80 square feet in area and 8 feet tall, and can be internally or externally lit, but not backlit. Any proposed signage requires Zoning Office review, approval, and permits.

Refuse screening: Refuse storage containers are required to be effectively screened from the street and residences by screening compatible with the principal structure and not less than two feet higher than the refuse container. Refuse storage containers would be stored on the west side of the building adjacent to the enclosed parking. The plans indicate that they will be located in an enclosure, but the enclosure materials and height are not identified. The enclosure will need to comply with the screening requirements with materials identified on the final plans.

Screening of mechanical equipment: All mechanical equipment is required to be arranged so as to minimize visual impact by using screening and must comply with Chapter 535 and district requirements. Mechanical equipment would be located on the north side of the building and would be screened by a 7 foot tall metal screen fence.

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

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

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

- (1) Lighting fixtures shall be effectively arranged so as not to directly or indirectly cause illumination or glare in excess of one-half (1/2) footcandle measured at the closest property line of any permitted or conditional residential use, and five (5) footcandles measured at the street curb line or nonresidential property line nearest the light source.
- (2) Lighting fixtures shall not exceed two thousand (2,000) lumens (equivalent to a one hundred fifty (150) watt incandescent bulb) unless of a cutoff type that shields the light source from an observer at the closest property line of any permitted or conditional residential use.
- (3) Lighting shall not create a sensation of brightness that is substantially greater than ambient lighting conditions as to cause annoyance, discomfort or decreased visual performance or visibility to a person of normal sensitivities when viewed from any permitted or conditional residential use.
- (4) Lighting shall not create a hazard for vehicular or pedestrian traffic.

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- (5) Lighting of building facades or roofs shall be located, aimed and shielded so that light is directed only onto the facade or roof.

Fences: Fences are regulated by Article VI, Chapter 535 Regulations of General Applicability of the zoning code. An 8 foot tall chain link fence is proposed adjacent to the railroad corridor (west side of the subject property) and around the parking/loading area on the west side of the enclosed parking. Fencing located outside of required yards and at least 5 feet from a street and public sidewalk can be up to 8 feet in height.

Solar Energy Systems: Solar energy systems are regulated by Article XII, Chapter 535 Regulations of General Applicability of the zoning code. When the photo-voltaic panels are proposed to be installed, they will need to be reviewed for compliance with the zoning code at that time and a building permit will need to be obtained.

MINNEAPOLIS PLAN: In addition to the principals and policies identified in the conditional use permit section of this staff report, the site plan would also be consistent with the following:

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

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

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

- 10.18.1 Require that parking lots meet or exceed the landscaping and screening requirements of the zoning code, especially along transit corridors, adjacent to residential areas, and areas of transition between land uses.
- 10.18.2 Parking lots should maintain the existing street face in developed areas and establish them in undeveloped areas through the use of fencing, walls, landscaping or a combination thereof along property lines.
- 10.18.3 Locate parking lots to the rear or interior of the site.
- 10.18.4 Provide walkways within parking lots in order to guide pedestrians through the site.
- 10.18.18 Encourage appropriate land uses to share parking lots to reduce the size and visual impact of parking facilities.

Urban Design Policy 10.24: Preserve the natural ecology and the historical features that define Minneapolis' unique identity in the region.

- 10.24.2 Continue to revitalize the Central Riverfront and Upper River area as a residential, recreational, cultural and entertainment district.
- 10.24.4 Ensure that future riverfront development will be consistent with the city's Mississippi River Critical Area Plan.
- 10.24.5 Improve land use aesthetics along the river.

The *Mississippi River Critical Area Plan* states that "the Upper River is an area suited for new housing, industrial and office jobs, and an extended parkway system." The plan supports the following site layout and architectural design standards:

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- Appropriate building location in relation to the water's edge.
- Orientation to the river.
- Fenestration to create views to the river.
- High quality building materials.
- Location of parking areas away from the river side of a site.
- Screening of all parking and open storage areas from the river.
- Landscaping that is complementary with the vegetated context of the river corridor.
- Best practices for stormwater management.
- Fifty percent of the first 150 feet of a private development facing the riverfront should be open space to avoid a solid wall of buildings and to create open space and varied facades.

In the *Above the Falls Master Plan Update*, the future land use of the subject site is identified as mixed use. Applicable general principles for building and site design and character include the following:

- Support increased intensity and density of new development when paired with high quality and complementary design of buildings and sites.
- Any building on the riverfront should add to the positive activity of the public spaces around it, and complement riverfront parkland through development and site design.
- Primary building materials should be high quality, durable materials.
- Retain some views of the river for second tier development sites by thoughtful placement and design of riverfront buildings, utilizing tapered profiles as building height increases and avoiding overly wide or tall buildings that block much of the prime view and can create a wall that physically and psychologically cuts off the riverfront from surrounding neighborhoods.
- Buildings should be designed and programmed to engage public spaces. Encourage vitality and activity along the riverfront by orienting quasi-public spaces (restaurants and shops) and private open and communal spaces (decks, balconies, terraces, meeting rooms, etc.) toward the river, while also maintaining high quality design along public streets and pathways.
- Support the development of pedestrian friendly street frontages and windows that encourage natural surveillance and provide an inviting presence.
- Reflect the characteristic mixed use nature of development in this area with a complex and interesting combination of uses, while addressing potential conflicts and incompatibilities.
- Avoid driveway access off of the parkway where possible; development access should be from non-parkway streets.
- On riverfront sites, locate parking and loading facilities to minimize their visibility from the river and other public spaces.
- Incorporate greening and landscaping to create attractive appearance and provide buffering between adjacent uses and districts.
- Address the building's relationship to river and shoreland overlay to take advantage of this amenity.
- Support a 24 hour presence on the site to promote surveillance and general public safety throughout the day and night.
- Accommodate trucks, loading, and storage within sites in a way that minimizes the impacts on the public realm.
- Where land area permits, create well landscaped campuses, with private open space complementing adjacent parklands.

ALTERNATIVE COMPLIANCE:

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

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

Alternative compliance is requested by the applicant to meet the following standards:

First floor building wall located within 8 feet of a lot line adjacent to a street

With the exception of a small corner of the building/patio, the building would be located more than 8 feet from the lot line adjacent to West River Road North. The south section of the building is recessed from the parkway to carve out a space for a courtyard/memorial garden. The north section of the building would be occupied by an enclosed parking and receiving area, which is adjacent to other back-of-house spaces. The middle of the building with large curtain walls would extend toward the river. The policy guidance for development on this site encourages orienting a building to the river as well as providing landscaping and open space. For these reasons, staff is recommending that the planning commission grant alternative compliance.

Blank, uninterrupted walls that do not include windows, entries, recesses or projections or other architectural elements that exceed 25 feet in length

Blank, uninterrupted walls that do not include windows, entries, recesses or projections or other architectural elements would exceed 25 feet in length in four areas on the building:

- *North elevation, first floor:* The length of wall without sufficient architectural detail is 74 feet wide and is adjacent to the enclosed parking area.
- *North elevation, second floor:* The length of wall without sufficient architectural detail is 56 feet wide and is adjacent to the mechanical room.
- *West elevation, second floor:* The length of wall without sufficient architectural detail is 28 feet wide and is adjacent to the mechanical room.
- *South elevation, first floor:* The length of wall without sufficient architectural detail is 40 feet wide and is adjacent to the main entrance where building signage is proposed.

The blank wall on the west elevation would have less visibility because it would face an area that is not open to the public and is somewhat screened from the architectural wall extending from the main entrance (the blank wall on the south elevation). The applicant is proposing composite wood panels on the south wall next to the entrance to enhance the proposed architectural style of the building. For these reasons, staff is recommending that the planning commission grant alternative compliance for the west and south walls.

The blank walls on the north elevation would face the adjacent residential property. The applicant is proposing to plant a row of canopy trees along the north side of the building, which would minimize visibility of the blank walls. However, Public Works has indicated that the total unobstructed width needed for the new utility easements width is 45 feet. With only 50 feet separating the proposed

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building from the north lot line, planting trees is not feasible. For these reasons, staff is recommending that the planning commission not grant alternative compliance for the north walls.

Required amount and distribution of windows

On the West River Road North elevation, 30 percent of the first floor measured between 2 and 10 feet above grade is equal to 583.2 square feet. Overall, 36 percent of the first floor wall would be windows as measured between 2 and 10 feet above grade. However, only 21.4 percent of the wall would be windows where the bottom of the window would be located within 4 feet of the adjacent grade. The distribution of the proposed windows does not include the north section of the building where the enclosed parking is proposed. The walls with windows located more than 4 feet above grade are located on the wall closest to the parkway where the grade drops down towards the river. The applicant is proposing a patio on this end of the building and the proposed amount of windows on the second floor is 80 percent of the wall area. With the patio and overall amount of proposed windows, the proposal maximizes natural surveillance of the street and provides visual interest. For these reasons, staff is recommending that the planning commission grant alternative compliance.

On the west elevation facing the surface parking areas, 30 percent of the first floor measured between 2 and 10 feet above grade is equal to 741.6 square feet. As proposed, 25 percent of the wall would be windows and the bottom of each window would be located within four feet of the adjacent grade. The distribution of the proposed windows does not include the north section of the building where the enclosed parking is proposed. The enclosed parking and other back-of-house spaces occupies almost 40 percent of the west elevation. The parking area located on the northwest side of the building would have restricted access and would be enclosed by an 8-foot tall chain link fence. Providing windows on the north end of the building would likely provide little natural visibility and surveillance. Staff is recommending that the planning commission grant alternative compliance to reduce the window requirement provided the applicant provide decorative metal fencing where fencing is proposed to enhance those areas of the site.

Number of shrubs

The zoning code requires at least one canopy tree for each 500 square feet of required green space and at least one shrub for each 100 square feet of required green space. The tree and shrub requirement for this site is 72 and 360 respectively. On-site, 155 canopy trees are proposed. No shrubs are proposed. The applicant is proposing to landscape 54 percent of the net lot area, which includes a memorial garden. In addition to providing twice any many trees than are required, the landscaped areas will be planted with perennials and grasses. For these reasons, staff is recommending that the planning commission grant alternative compliance.

Screening of the surface parking area adjacent to 22nd Avenue North and the residential property to the north

With more than 100 spaces proposed in the parking lot, a 9-foot wide landscaped yard is required between the parking area and 22nd Avenue North. Screening that is 3 feet in height and not less than 60 percent opaque and at least 6 deciduous canopy trees are also required in the required landscaped yard. The parking area would be set back over 120 feet from the street. The landscaped areas between the parking area and the street would contain 24 canopy trees. The remainder of the landscaped yards would be planted with grasses and wildflowers. However, a 3-foot high screen is not proposed. With the depth of the landscaped yard proposed, a 3-foot tall screen would provide little benefit. For these reasons, staff is recommending that the planning commission grant alternative compliance.

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With more than 100 spaces proposed in the parking lot, a 9-foot wide landscaped yard is also required between the parking area and the residential property to the north. Screening that is 6-feet tall and not less than 95 percent opaque is required in this yard. A 50-foot wide landscaped yard is proposed on the north side of the parking area. A row of canopy trees is proposed, but screening meeting the aforementioned requirements is not proposed. Also, Public Works has indicated that the total unobstructed width needed for the new utility easements is 45 feet. With only 50 feet separating the proposed building from the north lot line, planting trees would not be feasible. A fence is proposed around the parking area. A solid fence could be installed or vines could be planted to grow on the fence. Staff is recommending that the planning commission not grant alternative compliance. In addition to providing the required screening, staff is recommending that the planning commission require the applicant provide decorative metal fencing where fencing is proposed to enhance those areas of the site.

ALLEY VACATION (Vac-1615)

Development Plan: The applicant intends to use the vacated easement as part of a developable area to construct a building.

Responses from Utilities and Affected Property Owners: An easement was requested by Xcel, CenterPoint Energy, and Comcast for the area to be vacated.

Findings: The proposed building would encroach on the requested easements. The applicant will need to work with Xcel, CenterPoint Energy, and Comcast to have the easements released before building permits are issued. The Public Works Department has indicated that the area proposed for vacation is not needed for any public purpose, is not part of a public transportation corridor, and can be vacated if an easement is reserved for Xcel, CenterPoint Energy, and Comcast and a new easement for City utilities is provided elsewhere on the site. CPED concurs with this assessment.

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 maximum height of a building located in the SH Shoreland Overlay District from 35 feet to 41 feet for the property located at 2225-2313 West River Road North and 70 North 22nd Avenue, subject to the following condition:

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

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

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt the above findings and **approve** the application for site plan review to

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allow a new nonresidential building for the property located at 2225-2313 West River Road North and 70 North 22nd Avenue, subject to the following conditions:

1. Blank, uninterrupted walls that do not include windows, entries, recesses or projections, or other architectural elements on the north elevation shall not exceed 25 feet in length as required by section 530.120 of the zoning code.
2. Screening that is 6-feet tall and not less than 95 percent opaque shall be provided on the north side of the parking area as required by section 530.170 of the zoning code.
3. Decorative metal fencing, which can include vinyl coated chain link, shall be installed where fencing is proposed.
4. The applicant is encouraged to provide additional bicycle parking for employees due to the site's proximity to downtown and two bicycle routes.
5. Department of Community Planning and Economic Development staff review and approval of the final building elevations, floor, site, landscape and lighting plans.
6. Site improvements required by Chapter 530 or by the City Planning Commission shall be completed by July 15, 2015, or the permit may be revoked for non-compliance.

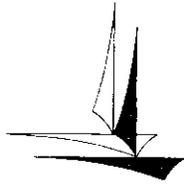
Recommendation of the Department of Community Planning and Economic Development for the Vacation:

The Department of Community Planning and Economic Development recommends that the City Planning Commission and City Council adopt the above findings and **approve** the application for the vacation of multiple drainage and utility easements for the property located at 2225-2313 West River Road North and 70 North 22nd Avenue, subject to the following conditions:

- 1) An easement shall be reserved for Xcel, CenterPoint Energy, and Comcast.
- 2) A new easement for City utilities shall be provided.

Attachments:

1. Preliminary Development Review report
2. Applicant's statement of use and findings
3. Zoning maps
4. Vacation maps
5. Plans
6. Photos



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

Preliminary Development Review Report

Development Coordinator Assigned: PATRICIA MURZYN
(612) 673-5827
patricia.murzyn@minneapolismn.gov

Status *
RESUBMISSION REQUIRED

Tracking Number:	PDR 1001096
Applicant:	LIFE SOURCE 2550 UNIVERSITY AVE W #315 ST PAUL, MN 55114
Site Address:	2225 RIVER RD W
Date Submitted:	12-JUN-2013
Date Reviewed:	19-JUN-2013

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

New 49,000 sq ft commercial building with surface parking.

Review Findings (by Discipline)

Addressing

- The proposed new commercial building will be addressed 2225 West River Road.

Business Licensing

- A Service Availability Charge (SAC) determination will need to be submitted to the Metropolitan Council for the proposed project. Please refer to this link for more information or Contact Karon Cappaert at 651-602-1118 or karon.cappaert@metc.state.mn.us.
http://www.ci.minneapolis.mn.us/mdr/docs/sac_availability_charge.pdf.

*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.

❑ Construction Code Services

- The proposed location for the north property line puts the townhouse development to the north in violation of the building code with respect to allowable openings adjacent to a property line. The lifesource project will need to relocate the property line or obtain approval of an alternate method of construction from the Minneapolis Building Official.
- Each type of parking is required to provide accessible parking so an accessible parking stall and access aisle is required within the enclosed parking area.
- A minimum of 60% of the building entries are required to be accessible.

❑ Zoning - Planning

- A conditional use permit to increase the maximum allowed building height in the Shoreland Overlay District, a site plan review and utility vacation are required. The land use applications and utility vacation can be scheduled for a public hearing when the materials needed for the height CUP, including 1 full size, 1- 8 1/2" x 11" and an electronic copy of buildings elevations, are submitted.
- On sheet A020 Overall Plans, what is meant by "vision panels with visible light transmittance of 0.6 or greater as noted by dashed line"? Section 530.120 of the zoning code requires that ground floor windows be clear or lightly tinted and to have a visible light transmittance of 0.6 or greater. If this requirement will not be met, alternative compliance will need to be requested and will need to be granted by the planning commission.
- The planning commission may require changes. Any required changes will need to be reflected in the final plans.

❑ Parks - Forestry

- Contact Paul Martinson (612-221-9295) regarding removal or protection of trees during construction in the city right of way.
- In 2010, Minneapolis City Council as well as the Minneapolis Park and Recreation Board (MPRB) passed ordinances adopting the implementation of a parkland dedication requirement (either land dedication or fees in lieu of land dedication) on new residential, commercial and industrial developments. The 2013 Minnesota Legislature passed clarifying statutory language pertaining to the implementation of this ordinance, including an updated implementation date of no sooner than January 1, 2014.
- 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.
- City staff are currently developing the implementation details for the parkland dedication requirement. For further information, please contact Brad Carter at (612) 673-2877.

❑ Right of Way

- The proposed Project envisions a vacation of an existing utility easement, relocation of the impacted existing Public utilities, and establishment of a new utility easement based on the proposed relocations. The timing and sequence of these processes and activities is critical to the approval of the site plan. Please continue to work with Bob Boblett (612) 673-2428 to insure that this process moves forward smoothly. The Applicant shall work directly with City staff in the Surface Waters and Sewers Department and the Water Department on specific utility design and construction requirements. Based on the proposed utility relocation, the combination of public watermain, sanitary sewer, and storm drain will require a utility easement 45' in width. Unobstructed surface access to the easement shall be maintained at all times.
- The site plan indicates two (2) shared access points with adjacent properties; the Applicant shall provide documentation that the shared access points are acceptable to the adjacent property owners.

□ Street Design

- For detailed information related to City of Minneapolis standard specifications, details, and standard plates refer to the following:
<http://www.minneapolismn.gov/publicworks/plates/index.htm>.
- All driveway aprons shall be designed and constructed to City standards (Note: the back of the proposed driveway aprons should extend to the property line). Please refer to the following:
http://www.minneapolismn.gov/publicworks/plates/public-works_road.
- Add the appropriate details from the ROAD-2000 Series: Driveways (ROAD-2000, ROAD-2001, ROAD-2002, ROAD-2003) to the plans.
- All curb & gutter in the Public right-of-way shall be designed and constructed to City standards, curb & gutter to be City standard B624 Curb and Gutter. Please refer to the following:
http://www.minneapolismn.gov/publicworks/plates/public-works_road.
- Add the appropriate details from the ROAD-1000 Series - Curbs and Gutters (ROAD-1003, and ROAD-1010) to the plans.

□ Sidewalk

- Note to the Applicant: The Lifesource Project falls within an area along 22nd Ave. N. that is part of a gap in the existing sidewalk system. The City recommends that the Applicant take this opportunity to fill the gap and provide sidewalk from the westerly project limits to W. River Parkway.

□ Traffic and Parking

- Per City ordinance, curb cuts shall be consolidated whenever possible; one of the two curb cuts on 22nd Ave N. should be closed and the Parking Lot design revised to provide for a single entrance/exit point.
- Street Lighting: 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.

□ Water

- The current site plan submittal does not provide for proposed watermain design. The Applicant shall work directly with Public Works engineering staff on watermain design and construction requirements; please contact Bob Ervin at (612) 673-5509 for further information.
- The proposed utility easement shall provide for the following minimum clearances: 10' from centerline of watermain to centerline of adjacent sanitary or storm drain pipe; 15' from centerline of watermain to edge of the proposed utility easement. Note: Unobstructed access to the surface above the proposed watermain shall be maintained at all times.
- In addition to the various required construction permits, the construction of the proposed watermain will require the Applicant (and respective Contractors) to enter into a separate Testing and Inspection Agreement with the Public Works Department. This agreement outlines the specification requirements for watermain construction, performance bond requirements, and the responsibility of the Applicant to cover the costs for the City Engineering Laboratory testing and inspection services. For further information regarding this agreement please coordinate with Paul Miller at (612) 673-3603.

□ Sewer Design

- The current site plan submittal does not provide for complete information related to sanitary and storm drain design. The Applicant shall work directly with Public Works engineering staff on utility design and construction requirements; please contact Jeremy Strehlo at (612) 673-3973 for further information.
- The proposed utility easement shall provide for the following minimum clearances: 10' from centerline of sanitary or storm piping to centerline of adjacent piping (watermain, sanitary, or storm); 11' from centerline of sanitary or storm to edge of the proposed utility easement. Note: Unobstructed access to the surface above the proposed sanitary sewer and storm drain shall be maintained at all times.

- In addition to the various required construction permits, the construction of the proposed sanitary sewer and storm drain will require the Applicant (and respective Contractors) to enter into a separate Testing and Inspection Agreement with the Public Works Department. This agreement outlines the specification requirements for sanitary sewer and storm drain construction, performance bond requirements, and the responsibility of the Applicant to cover the costs for the City Engineering Laboratory testing and inspection services. For further information regarding this agreement please coordinate with Paul Miller at (612) 673-3603.
- Stormwater Management: As the land disturbing activity associated with the project is over 1 acre, the project is subject to the stormwater treatment requirements of Chapter 54 of the Minneapolis Code of Ordinances. Please provide the necessary documentation and analysis demonstrating compliance with Chapter 54, including stormwater calculations, BMP maintenance plans, etc. Please also provide a copy of any geotechnical reports for the site.
- Please add the following note to the appropriate plan sheet: The Contractor, property owner or responsible party shall contact Minneapolis Surface Waters and Sewers 48 hours prior to any excavation or construction related to or in the location of the proposed Stormwater Management BMP (Contact Paul Chellsen, 673-2406 or paul.chellsen@minneapolismn.gov).
- Please add the following note to the appropriate plan sheet: Upon the project's completion the General Contractor, Property Owner or Responsible Party shall provide to the Department of Public Works a Final Stormwater Management Report including record drawings. This report will serve as a means of verification that the intent of the approved stormwater management design has been met. This final report shall substantiate that all aspects of the original design have been adequately provided for by the construction of the project.
- Utility: All existing 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. Please provide this information on the existing conditions and utility plan sheets.
- The proposed reroute location of the sanitary and storm sewer creates drastic changes in direction; increases the lengths of pipe and number of structures that the City will have to own and maintain; locates the pipes under several significant surface features, including retaining walls and infiltration basins; and makes access to several of the structures difficult. The City would prefer a more direct crossing of the property that would reduce the number of issues identified above. Please note additional comments may be provided based on changes to the configuration of the pipes.
- A stormwater model will be provided for the planned City storm sewer infrastructure. Please update this model with the proposed changes and submit for review. Please note any issues identified as a result of the modeling will need to be addressed.
- The existing City sanitary sewer proposed to be relocated appears to be a 12" clay pipe. The proposed relocated should be the same size and material. The service pipe to the property to the north should also connect at a right angle to the relocated pipe, as it currently does.
- For further information on Public Works Surface Water & Sewers Division related requirements please contact Jeremy Strehlo, (Professional Engineer) at (612) 673-3973, or jeremy.strehlo@minneapolismn.gov.

Fire Safety

- Provide all required fire and life safety systems throughout.
- Fire department connection must be located on address side of building and located within 150 feet of a fire hydrant.
- Provide and maintain fire department access.

Historical Preservation Committee

- There is no HPC flag on this property. HPC review is required for any wrecking permits pertaining to the removal of existing structures.

□ Environmental Health

- Properties in the area have been identified with soil contamination. The site has been previously enrolled in the Minnesota Pollution Control Agency Voluntary Investigation and Clean-up Program, Site ID VP19680. It is recommended the developer/owner contact the Minnesota Pollution Control Agency Voluntary Investigation and Clean-up Program to review the files. If the contamination is present a separate letter of no association for the existing site contamination should be requested. As part of this program the developer/owner typically will only be required to address impacted soil disturbed during site activities. If contaminated soil is encountered it must be reported to the Minnesota Duty Officer at 651-649-5451.
- The development is adjacent to a residentially used area. Location of parking, loading and mechanical equipment should be located to minimize impacts. Any mechanical equipment installed on the roof or ground needs to be screened. The application of sound dampening material is recommended to ensure that noise on adjacent properties from the operation of the mechanical equipment does not exceed state performance standards. The most restrictive is 60 decibels for residentially used areas from 7am to 10pm and 50 decibels for 10pm - 7am.
- See below if dewatering will be needed during construction. If a project will require a permanent dewatering system will be required it must be approved as part of the sanitary sewer and storm drain site plan approval
- Permits and approval are required from Environmental Services for the following activities: After hours work; Temporary storage of impacted soils on site prior to disposal or reuse; Remediation of contaminated soil and groundwater, Reuse of impacted soils on site; Dewatering and discharge of accumulated storm water or ground water to city sewers; Flammable waste traps, Underground or aboveground tank installation or removal; Well construction or sealing; On-site rock crushing. Contact Tom Frame at tom.frame@minneapolismn.gov. for permit applications and approvals.
- 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.
- 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.

END OF REPORT

**STATEMENT IN SUPPORT OF LAND USE APPLICATION FOR
SITE PLAN APPROVAL AT 2225 WEST RIVER ROAD NORTH,
2313 WEST RIVER ROAD NORTH, AND 70 22ND AVENUE NORTH, MINNEAPOLIS**

FOR LIFESOURCE

Proposed Use and Project Description

Proposed Use. LifeSource (the “**Applicant**”) proposes development of a new 46,000 square foot headquarters building for LifeSource, a regional organ and tissue donation organization. The Project will incorporate green design standards, bring 133 employees to Minneapolis from the current headquarters in St. Paul and other smaller offices around the region, replace a brownfield, provide a landscaped yard for residential neighbors and encourage economic growth and development within the neighborhood.

In its current condition, the portion of the site that fronts onto 22nd Avenue North, from 22nd Avenue North to the Riverview Townhomes on the north boundary of the site, is covered with a concrete slab, which is the remnant of an industrial building that had been on the site. The portion of the site that fronts onto West River Road is developed with an undistinguished 1980s vintage one story industrial building that does not complement or take advantage of its site on the river. The Doyle Security building on the adjacent parcel at 2211 West River Road is similar, although it is in much better condition. The Doyle Security property does not have sufficient parking or loading facilities.

The proposed site redevelopment will (1) provide an appropriate gateway to the northern extension of West River Road, as the latest draft of the Above the Falls plan contemplates and (2) bring about 133 employees to the site during each working day, including several 24/7 full time workers. The proposed redevelopment will also substantially improve conditions for the existing Riverview Townhomes property. The proposed site redevelopment will clean up the 22nd Avenue North portion of the site and replace the existing concrete slab with green space in the short term. In the longer term, the site redevelopment will make that portion of the site attractive for future expansion of the LifeSource facility or spur redevelopment by a third party.

Project Site. The Project Site is located in a mixed-use riverfront area between West Broadway Avenue and the railroad bridge; specifically, it is located northwest of the intersection of West River Road North and 22nd Avenue North, just south of the Riverview Townhomes and west of the Mississippi River. It is located approximately three blocks west of Washington Avenue North and two blocks north of Broadway Street NE, within close proximity to Interstate 94. There are relatively few uses: the Minneapolis Park and Recreation Board, Riverview Townhomes, several light industrial uses, and vacant land. The riverfront parkway and park system terminate just north of Riverview Townhomes. LifeSource selected the site for a variety of reasons; the site has practical advantages in its location, with easy access to the Minneapolis hospitals, including Abbott Northwestern, North Memorial, and the University of Minnesota, and good connections to the rest of the region through I-94. The site also has significant symbolic and emotional value, with its connection to the Mississippi River and the park system.

Construction. The proposed development will consist of a single approximately 40,000 square foot office building, with associated surface parking, receiving facilities and landscaping. The development includes significant landscape features that will integrate with and enhance the planned park development along the river. The building floor plan is essentially “V” shaped, with a small wing off the base of the “V”, with one 2-story and one 1-story wing organized around an orchard or garden court that will serve as a memorial for those who have donated organs or tissue and for their family and friends. A path from the building entrance at the intersection of the building wings will lead to the river parkway, and possibly a memorial set in the park with the cooperation of the Park Board. All parking has been placed at the rear of the building to strengthen the connection of the landscaped court to the river parkway and comply with the current zoning guidelines. The north wing of the building extends close to the front property boundary with substantial windows to provide observation over West River Road and the adjacent parkway as well as security observation into the building per the current zoning guidelines.

The project will be designed to LEED or B3 standards (LifeSource has not decided if it wants to pursue certification) and will incorporate green features, including a green roof. Project-specific goals are as follows:

- Site demolition metals and materials will be recycled. Concrete and masonry will be crushed and used on site.
- Site storm water from the impervious surfaces will be and allowed to infiltrate into the bio-infiltration swales within the parking area and across the green space (if the remediation allows). A green roof will be incorporated on a portion of the one story wing to manage storm water limit the heat island effect and to enhance the view from the second level.
- Day-lighting and views will be available throughout the building. The narrow 65 foot width of the building will allow daylight to penetrate the building. Views will connect the indoor/outdoor spaces to regularly occupied areas. High performance lighting controls of the light fixtures will decrease energy consumption. The natural light and efficient shared use of space will create a healthy, productive place to work.
- A geothermal heat pump system is being explored at this time. Soil remediation extents will determine the feasibility of this closed loop system. High efficiency fans, pumps and controls will be utilized.
- Energy-rated appliances will optimize energy performance.
- Alternative transportation will be encouraged through inclusion of bicycle storage areas and shower and changing rooms.
- There will be areas for storage and collection of recyclables, and materials will be reused through reuse of existing furniture.

- Rapidly renewable resources will be used in construction material to reduce the project's environmental footprint.
- High recycled content of finishes and materials utilizing post-consumer and pre-consumer content will be utilized, and low-emitting materials - paints, coatings, composite wood systems - will be utilized.
- The building will be designed for active occupants and will improve the health of building users through physical activity via two (2) main feature staircases as the means of access to the second story office wing.
- LEED Accredited Professionals will be working on both the architecture and design teams.

Current Zoning. According to the City of Minneapolis Zoning Plate 8, the Project Site is located in an I-1 Light Industrial primary zoning district and the Industrial Living overlay district. Both industrial and commercial uses are allowed on the Project Site.

Exhibits. The following Exhibits are attached:

Exhibit A – Photographs of the Project Site

Exhibit B – LifeSource Survey

Exhibit C – LifeSource Site Plan and Architectural Plans

SITE PLAN REVIEW

The Applicant respectfully requests approval of Site Plan Review on the basis of the following findings, as required by Section 530.70.

1. The site plan conforms to all applicable standards of chapter 530.

The plans prepared and submitted by RSP Architects on behalf of the Applicant comply with the requirements of Chapter 530. The Applicant is not seeking approval of alternative compliance on any Site Plan Review standard.

The site is an irregular shape with frontage on both West River Road and 22nd Avenue North. The west portion of the site, which currently consists of a concrete slab, is a remnant of an industrial building that had been on the site, and will be converted into landscaped parking areas. An existing building built in the 1980s will be demolished and a new building will be constructed in a modified V-shape and placed generally facing West River Road, in such a location as to reinforce the street wall, maximize natural surveillance and visibility, and facilitate pedestrian access and circulation. The building will be located not more than eight feet from the front lot line.

The principal entrance to the building will face outward towards West River Road. An additional public entrance will be located to the northwest of the building, or near the base of the V-shape, in line with the main entrance, connecting the building to the parking lot. There will also be a delivery and receiving entrance, just north of the public entrance hall. Entrances are therefore clearly defined.

The entire site will be fully landscaped. Clear and well-lit sidewalks at least four feet in width will lead from the building out to the accessory parking facilities and also connect with the public sidewalk on West River Road and the park land along the Mississippi River, where a memorial garden may potentially be developed if acceptable to the Park Board. The area between the building and the lot line along West River Road will contain landscaping, a walkway, and outdoor patio space. Lighting in the open space, courtyards and along the street front will provide a safe and comfortable environment for pedestrians along West River Road and for employees. Transit shelters will not be part of the development.

The building walls contain architectural detail. The southeast portion of the building facing West River Road will be primarily glass, taking full advantage of the view to the Mississippi River and yet maintaining visibility and security of adjacent outdoor spaces. The building is architecturally and functionally divided into two main wings; one 2-story, and the other 1-story, with a smaller wing to the north. The facades on all sides of the buildings are composed of durable materials that are not plain face concrete blocks. Near the parking lot entrance, there are textured architectural elements along the north wall, and long rectangular windows and other architectural elements along the south wall. All side and rear walls are compatible with the front wall. At least 30 percent of the walls facing West River Road are windows. The view into the front of the building from West River Road will be of the employee cafeteria and lounge; no shelving, mechanical equipment or other similar fixtures will block the views into and out of the building in the area four to seven feet above the adjacent grade. The roof lines will be compatible to those in the surrounding area. Each façade meets the chapter 530 requirements.

Accessory parking areas are located just west and southwest of the rear of the building. There will be several vehicle access points; two minor entrances off of 22nd Avenue North, and a main entrance off of West River Road. A delivery and receiving delivery drive will be located to the north of the building and will not interfere with pedestrian traffic. Pedestrian walkways will connect the parking areas to the building and West River Road. All areas not occupied by buildings, parking areas, drive aisles, walkways and the like are landscaped.

See attached Exhibit C for elevation with materials notes.

2. The site plan conforms to all applicable regulations of this zoning ordinance and is consistent with the applicable policies of the comprehensive plan and applicable small area plans adopted by the city council.

The Site Plan is designed in accordance with all requirements of the Minneapolis Code of Ordinances, the Minnesota State Building Code and other applicable law. The LifeSource

project is consistent with, and supported by the following policies of the Minneapolis Plan for Sustainable Growth and other relevant guidance adopted by the City of Minneapolis.

MINNEAPOLIS PLAN FOR SUSTAINABLE GROWTH

Chapter 1: Land Use. The Project is consistent with City policies to develop and maintain a land use pattern that strengthens the vitality, quality and urban character of its downtown core, commercial corridors, industrial areas, and neighborhoods while protecting natural systems and developing a sustainable pattern for future growth. The Project will provide a smooth transition between the industrial and commercial uses to the south and west, the residential townhomes to the north, and the river to the east. The Project will also encourage bicycle and pedestrian traffic throughout the site and along the river, and serve as the headquarters of a local nonprofit corporation.

Policy 1.1: 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.

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

1.3.1 Require safe, convenient, and direct pedestrian connections between principal building entrances and the public right-of-way in all new development and, where practical, in conjunction with renovation and expansion of existing buildings.

1.3.2 Ensure the provision of high quality transit, bicycle, and pedestrian access to and within designated land use features.

Chapter 2: Transportation. The Project is consistent with City policies to emphasize integration between land use and the city's multi-modal transportation system. The Project will include not only sufficient parking facilities, but also encourage alternative transportation through accommodations for bicyclists and pedestrians, such as bicycle storage areas and shower and changing rooms. The Project will further include a peaceful orchard near the main entrance and pedestrian-friendly walkways and sidewalks leading to West River Road and the river.

Policy 2.2: Support successful streets and communities by balancing the needs of all modes of transportation with land use policy.

2.2.3 Promote street and sidewalk design that balances handling traffic flow with pedestrian orientation and principles of traditional urban form.

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

2.3.4 Maintain the street grid, reconnecting it where possible, and discourage the creation of superblocks that isolate pedestrians and increase walking distances.

2.3.6 Provide creative solutions to increasing and improving pedestrian connectivity across barriers such as freeways, creeks and the river, and commercial areas, such as shopping centers.

Chapter 4: Economic Development. The Project is consistent with City policies to grow as the regional center for employment, commerce, industry and tourism, providing opportunities for residents, entrepreneurs and visitors. The Project will provide an appropriate gateway to the northern extension of West River Road and bring about 133 employees from the Twin Cities and other parts of the State to the site during each working day, including several 24/7 full time workers. In the long term, the Project will make that portion of the site attractive for future expansion of the LifeSource facility or spur redevelopment by a third party.

Policy 4.5: Attract business investing in high job density and low impact, light industrial activity to support the existing economic base.

4.5.5 Increase resident employment at existing and new industrial businesses through workforce development.

Policy 4.9: Focus economic development efforts in strategic locations for continued growth and sustained vitality.

4.9.1 Prioritize economic development efforts around designated neighborhood commercial nodes, commercial corridors, activity centers, and growth centers.

Chapter 5: Public Services and Facilities. The Project is consistent with the City's policies of maintaining and developing public services and facilities that promote the health, safety and an enhanced quality of life for all members of the growing community. The Project will substantially improve the current conditions for the existing Riverview Townhomes property, clean up the 22nd Avenue North portion of the site, and replace the existing concrete slab with green space. The Project's sleek construction emphasizing green building standards and the use of landscaping and other green space to create a park-like atmosphere will improve the quality of the surrounding neighborhood and the area near the river. The Project will also contribute and improve the safety of area residents, employees and other visitors through well-lit pathways, sidewalks, and open windows leading out to the river. LifeSource's life-saving mission will also improve individual and community health.

Policy 5.5: Improve the appearance and physical condition of private property throughout the city.

5.5.1 Use regulation and the development review process to ensure that redevelopment enhances the safety and appearance of private property.

Policy 5.7: Protect and improve individual, community and environmental health.

5.7.1 Support the health of individuals through direct services, initiatives, research, and advocacy.

5.7.2 Integrate physical activity into the everyday life of residents through land use and transportation planning.

Chapter 6: Environment. The Project is consistent with the City's policies to promote sustainable design in the preservation, development and maintenance of natural and built environment and support the local and regional economy without compromising the needs of future generations. The Project will clean up current environmental conditions existing on the site, and as described earlier in this Application, the building will be designed to LEED or B3 standards and incorporate green features, including a green roof. The Project takes advantage of natural light wherever possible, through the liberal use and selection of appropriate windows throughout the building and facing West River Road. The Project also incorporates park-like elements, over a hundred new trees, and other green space to harmonize the use of the site with the parkland along the river.

Policy 6.1: Integrate environmental, social and economic goals into decision-making processes at all levels.

6.1.2 Promote efficient use of natural and limited resources when renovating, constructing or operating city facilities and in general city operations.

6.1.3 Apply the city-adopted US Green Building Council's LEED (Leadership in Energy and Environmental Design) standards and the State of Minnesota Sustainable Building B3 Guidelines as tools for design and decision-making when developing, renovating or operating city facilities.

Policy 6.2: Protect and enhance air quality and reduce greenhouse gas emissions.

6.2.2 Support energy efficiency and resource conservation.

6.2.4 Endorse the use of alternative modes of transportation such as walking, bicycles, public transit, car and bike share programs, and carpools, as well as promote alternative work schedules.

6.2.7 Promote the development of sustainable site and building standards.

Policy 6.3: Encourage sustainable design practices in the planning, construction and operations of new developments, large additions and building renovations.

6.3.1 Encourage developments to implement sustainable design practices during programming and design, deconstruction and construction, and operations and maintenance.

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

6.3.4 Encourage developments to utilize renewable energy sources, including solar, wind, geothermal, hydro, and biomass.

6.3.5 Support the development of sustainable site and building standards on a citywide basis.

6.3.8 Promote businesses, goods and services that implement an environmentally friendly reuse and recycling system.

Policy 6.4: Expand the use of renewable energy.

6.4.2 Encourage use and generation of renewable energy systems in the city.

Policy 6.5: Support the efficient use of land and development that reduces the reliance on fossil fuels.

6.5.1 Encourage development projects that maximize the development capacity of the site while at the same time reducing non-renewable energy needs.

Policy 6.7: Preserve and protect land from pollution and encourage the remediation of contaminated sites.

6.7.1 Support the environmental cleanup and remediation of brownfields and other contaminated sites to enhance the availability of urban land for redevelopment.

Policy 6.8: Encourage a healthy thriving urban tree canopy and other desirable forms of vegetation.

6.8.2 Achieve, at a minimum, no net loss of the urban tree canopy by maintaining and preserving existing trees and planting new trees on public and private property.

Policy 6.10: Coordinate and operate waste management programs that focus on reducing, reusing and recycling solid waste prior to disposal.

6.10.5. Strongly emphasize and promote reduction, reuse and recycling, including the purchase of recycled materials in residential, business and industrial and government operations and building practices.

Policy 6.13. Promote optimal indoor environmental quality.

6.13.2 Use environmentally friendly materials, products, and finishes that contain low or no VOCs (volatile organic compounds) and no added urea-formaldehyde.

6.13.4 Provide access to natural daylight and views.

Policy 6.15: Support local businesses, goods and services to promote economic growth, to preserve natural resources, and to minimize the carbon footprint.

6.15.2 Support the growth and development of local businesses.

Chapter 7: Open Space and Parks. The Project is consistent with the City’s policies to provide open space and green space to meet the short and long-term needs of the community and enhance the quality of life for city residents. As discussed earlier, the Project will include open and green spaces with pedestrian-friendly walkways and sidewalks leading toward West River Road and the river. An outdoor patio will be placed facing West River Road. The Project will also convert what is currently a large concrete slab into a pleasantly-landscaped area with numerous trees and green space.

Policy 7.1: Promote the physical and mental health of residents and visitors by recognizing that safe outdoor amenities and spaces support exercise, play, relaxation and socializing.

7.1.1 Ensure that adjacent land uses contribute to the safety and ambiance of parks and open spaces.

7.1.3 Provide safe pedestrian and bike routes to open spaces and parks.

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

Policy 7.3: Maintain and improve the accessibility of open spaces and parks to all residents.

7.3.1 Ensure that access to the city’s lakes, streams and the Mississippi River continues to be maintained for the benefit of present and future citizens of Minneapolis.

7.3.3 Support the development of additional publicly accessed open spaces in underserved areas.

Policy 7.5: Protect landscapes that are significant to the historic legacy of Minneapolis, the region and the state, and preserve and expand artistic features in publicly accessed open spaces.

7.5.4 Use open space to protect prime public view corridors such as those of landmark buildings, significant open spaces, and/or water bodies.

Policy 7.6: Continue to beautify open spaces through well designed landscaping that complements and improves the city’s urban form on many scales – from street trees to expansive views of lakes and rivers.

7.6.1 Where open spaces and the built environment interface, seek greater design integration between them to create interesting spaces for active and passive use.

7.6.2 Provide visual and physical connections between urban areas and open spaces including lakes and rivers.

Chapter 10: Urban Design. The Project is consistent with urban design policies that promote harmony between natural and built environments, give prominence to pedestrian facilities and amenities, and respect the city’s traditional urban features while welcoming new construction and improvements. The Project will provide a seamless transition from residential housing and industrial uses through the use of an approximately fifty-foot green space between the townhomes and the building on the site. As discussed earlier, the Project will connect sidewalks and access points to current pedestrian walkways and streets, and provide a welcoming place for people to gather and contemplate. The parking areas will be set back from the garden space and West River Road. Landscaping will be prominent and there will be few signs.

Policy 10.12: Design industrial uses with appropriate transitions and other design features which minimize negative impacts on surrounding residential uses.

10.12.1 Provide appropriate physical transition and separation using green space, fencing, setbacks or orientation between industrial uses and other surrounding uses.

10.12.5 Promote quality design and building orientation of industrial development that is appropriate with the surrounding neighborhoods.

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

10.14.4 Emphasize improving public access to and movement along the riverfront.

10.14.5 Views of the river should favor vistas that try to give longer views of the river.

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

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

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

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

Policy 10.19: Landscaping is encouraged in order to complement the scale of the site and its surroundings, enhance the built environment, create and define public and private spaces, buffer

and screen, incorporate crime prevention principles, and provide shade, aesthetic appeal, and environmental benefits.

Policy 10.22: Use Crime Prevention Through Environmental Design (CPTED) principles when designing all projects that impact the public realm, including open space and parks, on publicly owned and private land.

10.22.1 Integrate “eyes on the street” into building design through the use of windows to foster safer and more successful commercial areas in the city.

10.22.3 Design the site, landscaping, and buildings to promote natural observation and maximize the opportunities for people to observe adjacent spaces and public sidewalks.

Policy 10.24: Preserve the natural ecology and the historical features that define Minneapolis’ unique identity in the region.

10.24.1 Incorporate natural features and historic sites into planning and development in order to link the city with the river, the lakes and creeks.

10.24.3 Increase public access to, along and across the river in the form of parks, cyclist/pedestrian bridges, greenways, sidewalks and trails.

ABOVE THE FALLS – UPPER RIVER MASTER PLAN OBJECTIVES

The Project is consistent with the Objectives, which promote economic development along the riverside park corridor, enhanced vehicular and pedestrian access to the riverfront, remediation of current environmental conditions, sustainable environmental design, and harmonization with the surrounding natural area.

The Above the Falls – Upper River Master Plan objectives include providing public access to the Mississippi River, enhancing the ecological function of the river corridor, realizing the area’s potential for economic development, and establishing urban design guidelines to ameliorate conflicts between existing uses. Part of the major benefits of the Plan implementation are to provide for additional new park land, recreational trails, 2,000 net additional jobs, and bring in over \$10 million in additional annual tax revenue through residential, ecological, and light industrial development. Current Minneapolis city policies encourage light-industrial and parks development on the Upper River, and a shift in priorities from bulk-material-handling industries to light manufacturing, back office, and research facilities is promoted as an overall objective of the Plan. One of the Plan’s recommendations is to phase out heavy-industrial uses in the Upper River corridor. Another is to transition the land use in the corridor to a mix of parks, residential, light-industrial, and commercial uses. City policy as set forth in its Land Use Plan also directs the Minnesota Career Development Association to promote the development of job-intense light industries out of areas abandoned by scrap metal operations in the North Washington Industrial park, with West River Road as an example.

As discussed earlier, LifeSource's intended headquarters would promote such Plan by increasing employment levels and density by relocating 133 employees from within the State to the Upper River area and improving the existing land through a newly constructed, ecologically-friendly building taking advantage of the natural light and location near the river. The Project will include pedestrian friendly sidewalks and pathways, and will be fully landscaped. LifeSource will be cleaning up the existing environmental conditions on the Project Site and working with LEED-certified architects to best implement sustainable building practices in line with the surrounding neighborhood and riverfront.

SUPPLEMENTAL STATEMENT IN SUPPORT OF LAND USE APPLICATION

CONDITIONAL USE PERMIT AT 2225 WEST RIVER ROAD NORTH, 2313 WEST RIVER ROAD NORTH, AND 70 22ND AVENUE NORTH, MINNEAPOLIS

This Supplemental Statement supplements the General Land Use Application LifeSource submitted on April 8, 2013, to obtain approval of a conditional use permit to increase the height of a building in the SH Shoreland Overlay District from 35 feet to 42 feet.

Proposed Use and Project Description

As more fully described in the April 8, 2013 Statement in Support, the proposed use is a headquarters building for the Applicant, including and laboratory spaces for the Applicant's nonprofit organ recovery activities. The building is designed to accommodate floor to ceiling heights appropriate for the proposed use. The ground floor has a flat 31,500 square foot floor plate, set on the site to maintain natural grades and meet city and state requirements for storm water drainage and on-site detention. The planned building height from new finished floor to top of parapet is 34 feet. The grade aligns with the finished ground floor near the center of the site (830 feet above sea level) and drops to the existing contour at the road (826 feet).

The proposed building height measured from the existing grade to the top of the parapet wall at a point 10 feet in front of the center of the primary street façade, as required by the Code of Ordinances, is 41 feet. The seven foot difference between the first floor-to-parapet height of 34 feet and the grade-to-parapet height at the required measuring point is attributable to the fact that the required measuring point is at the lowest point of the existing site.

The additional height requested will also allow future photo-voltaic panels to be placed on the high roof while conforming to the 41 feet at the point of measurement.

PROPOSED FINDINGS

The Applicant respectfully requests approval of the application for a conditional use permit for height in excess of 34 feet, on the basis of the follow findings:

General findings for a conditional use permit:

- (1) The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare.** The requested 7 foot height increase does not affect public health, safety, comfort or general welfare at all.
- (2) The conditional use will not be injurious to the use and enjoyment of other property in the vicinity and will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.** The 7 foot increase in allowable building height, which is required due to the natural grade of the site, will not be injurious to the use and enjoyment of other property in the vicinity. In fact, the additional height will be almost

imperceptible from boundaries of the site. The two story, 41 foot high, portion of the building is setback over 90 feet from its only neighbor. The Code only requires 15 feet.

(3) Adequate utilities, access roads, drainage, necessary facilities or other measures, have been or will be provided. Existing infrastructure is adequate to support the proposed development.

(4) Adequate measures have been or will be taken to minimize traffic congestion in the public streets. The project will provide access for visitors and employees from East River Road and 22nd Avenue North to a park lot at the rear of the site. The project will also have a one-way circulation pattern for deliver vehicles, from East River Road to a drive-through loading area, then through the parking lot to 22nd Avenue North.

(5) The conditional use is consistent with the applicable policies of the comprehensive plan. The Applicant cited comprehensive plan sections in the April 8 Statement that demonstrate that the project is consistent with the comprehensive plan. The project is also consistent with the recently adopted Above the Falls Plan, which guides the site for commercial use.

(6) The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located. The proposed project complies with all regulations without variance.

Additional findings for a conditional use permit for increasing maximum height:

(1) Access to light and air of surrounding properties. The seven feet of additional height on the two-story portion of the building will not affect access to light and air for surrounding properties.

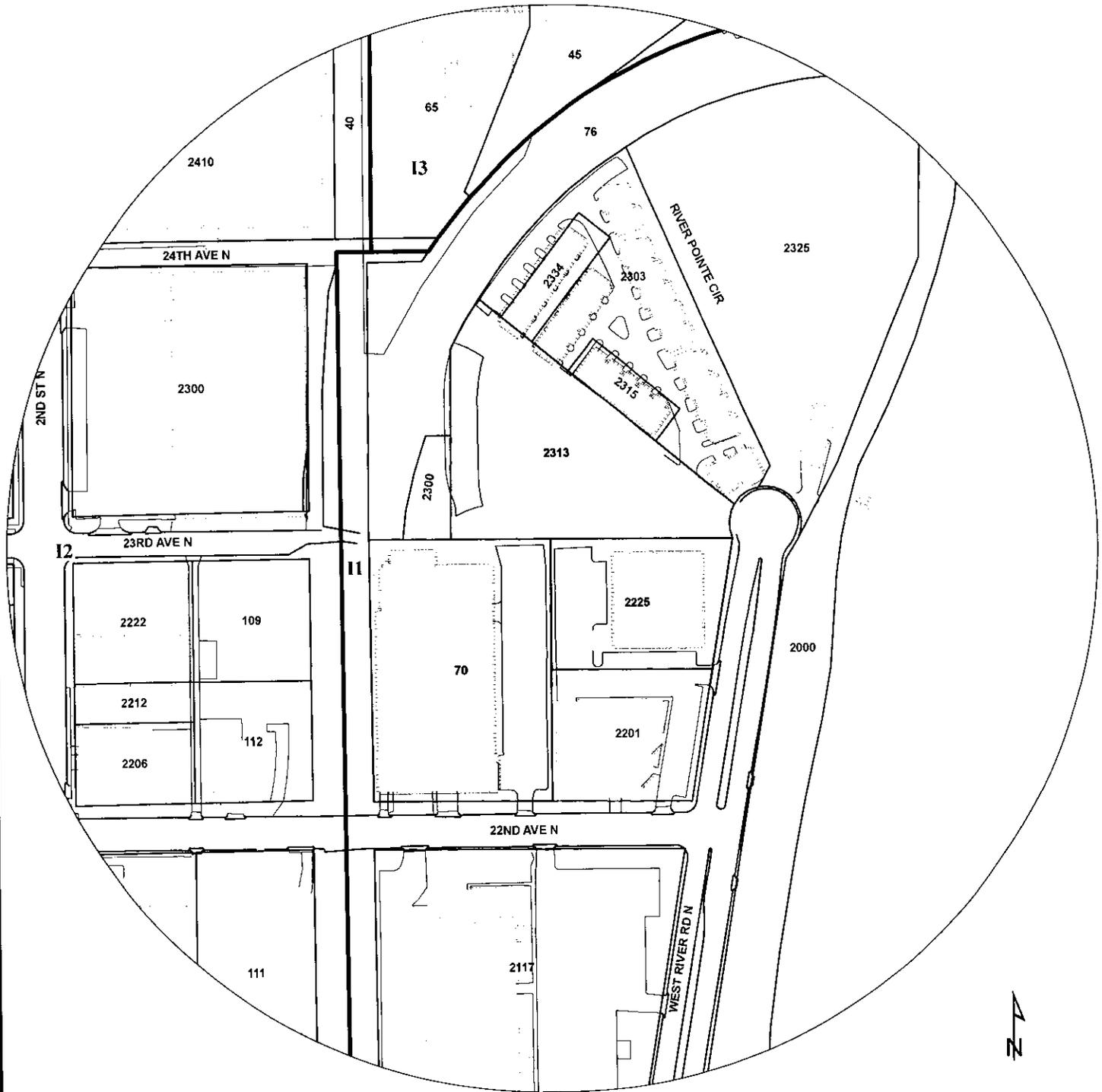
(2) Shadowing of residential properties, significant public spaces, or existing solar energy systems. The seven feet of additional height on the two-story portion of the building will not affect shadowing because the building is setback from its neighbors significantly more than the Code requires.

(3) The scale and character of surrounding uses. The seven feet of additional height on the two-story portion of the building will not affect the scale and character of surrounding uses.

(4) Preservation of views of landmark buildings, significant open spaces or water bodies. The seven feet of additional height on the two-story portion of the building will not materially affect views.

NAME OF APPLICANT

WARD



PROPERTY ADDRESS
2225 River Rd W

FILE NUMBER
BZZ-6015

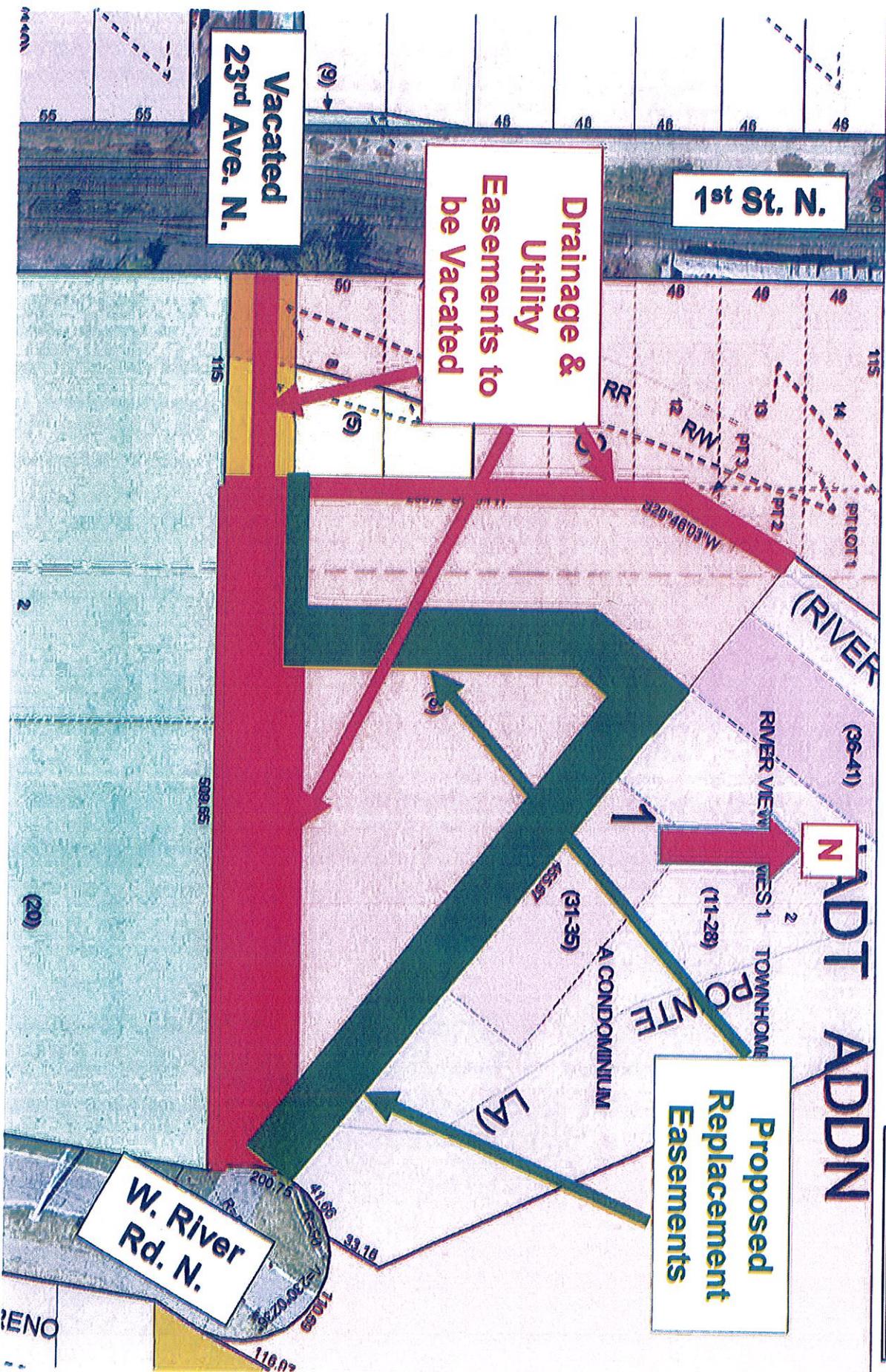
NAME OF APPLICANT

WARD



PROPERTY ADDRESS
2225 River Rd W

FILE NUMBER
BZZ-6015





1st St. N.

Vacated
23rd Ave. N.

Drainage &
Utility
Easements to
be Vacated

N

Proposed
Replacement
Easements

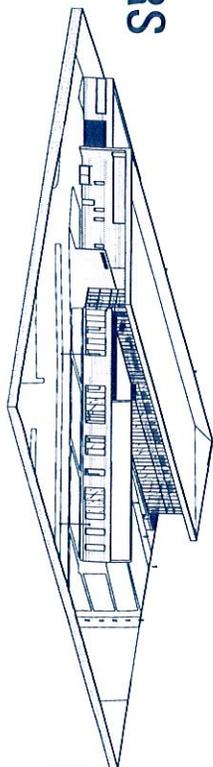
W. River
Rd. N.

LIFESOURCE

RIVER ROAD HEADQUARTERS

2225 West River Road - Minneapolis, MN 55413

RSP PROJECT NUMBER: 2285.002.00



DOCUMENT PACKAGE

ISSUED: APRIL 24, 2013
 PACKAGE: CITY SUBMITTAL PACKAGE
 RE-SUBMITTAL

LOCATION MAP

PROJECT TEAM

SITE SUMMARY

SHEET INDEX

OWNER
 LIFESOURCE
 2225 West River Road
 Minneapolis, MN 55413
 Phone: 612.225.0000
 Fax: 612.225.0001
 Email: info@lifesource.com

CONTRACTOR
 RSP Construction
 2225 West River Road
 Minneapolis, MN 55413
 Phone: 612.225.0000
 Fax: 612.225.0001
 Email: info@rsp.com

PERFORMANCE SUMMARY DATA:

PERFORMANCE AREA	PERFORMANCE	TOTAL AREA	TOTAL AREA ADJ.	TOTAL SCHEDULED
EXISTING	103,803	109,079	212,952	4.8%
EXISTING (INCLUDING DEMO)	142,308	83,443	212,952	4.8%
PROPOSED	112,888	100,023	212,971	4.82%

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	4/24/13
2	ISSUED FOR CITY SUBMITTAL	4/24/13
3	ISSUED FOR RE-SUBMITTAL	4/24/13

ARCHITECT
 LIFESOURCE
 2225 West River Road
 Minneapolis, MN 55413
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 Email: info@lifesource.com

CIVIL ENGINEER
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 Fax: 612.225.0001
 Email: info@rsp.com

MECHANICAL ENGINEERS

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SCHEMATIC DESIGN
 [NOT FOR CONSTRUCTION]

Project No: 2285.002.00
 Date: 4/24/2013
 Drawn by: J.A.
 Checked by: M.C.

COVER SHEET

G000

LIFESOURCE

RIVER ROAD HEADQUARTERS

RSP

RSP Architecture
 2225 West River Road
 Minneapolis, MN 55413
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Preliminary Site Development Plans

for LifeSource Headquarters

Minneapolis, Minnesota

Presented by:
RSP Architects



14001 28th Ave. N., Ste. 110
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763.429.8000
763.429.8001
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763.429.8003
763.429.8004
763.429.8005
763.429.8006
763.429.8007
763.429.8008
763.429.8009
763.429.8010

Client
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ARCHITECTS
3330 MARSHALL ST. NE
MINNEAPOLIS, MN 55413

Project
LIFESOURCE
HEADQUARTERS

Location
MINNEAPOLIS,
MN
LOCATION ADDRESS

Certification
I, the undersigned, being a duly Licensed Professional Engineer in the State of Minnesota, do hereby certify that the above is a true and correct copy of the original as shown to me by the person claiming to be the author of the same.
DATE: 01/15/2013
TIME: 10:00 AM
BY: [Signature]
TITLE: [Title]

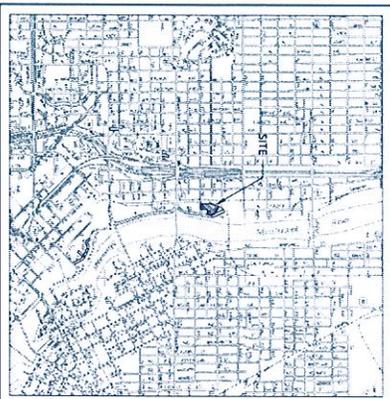
Summary
Author: [Name]
Checked by: [Name]
Approved by: [Name]
Date: [Date]

REVISION HISTORY
NO. DATE BY REVISIONS
1 01/15/2013 RSP ARCHITECTS
2 01/15/2013 RSP ARCHITECTS

Sheet Title
TITLE SHEET
Sheet No. Revision
C1.01 B
Project No. RSP19560

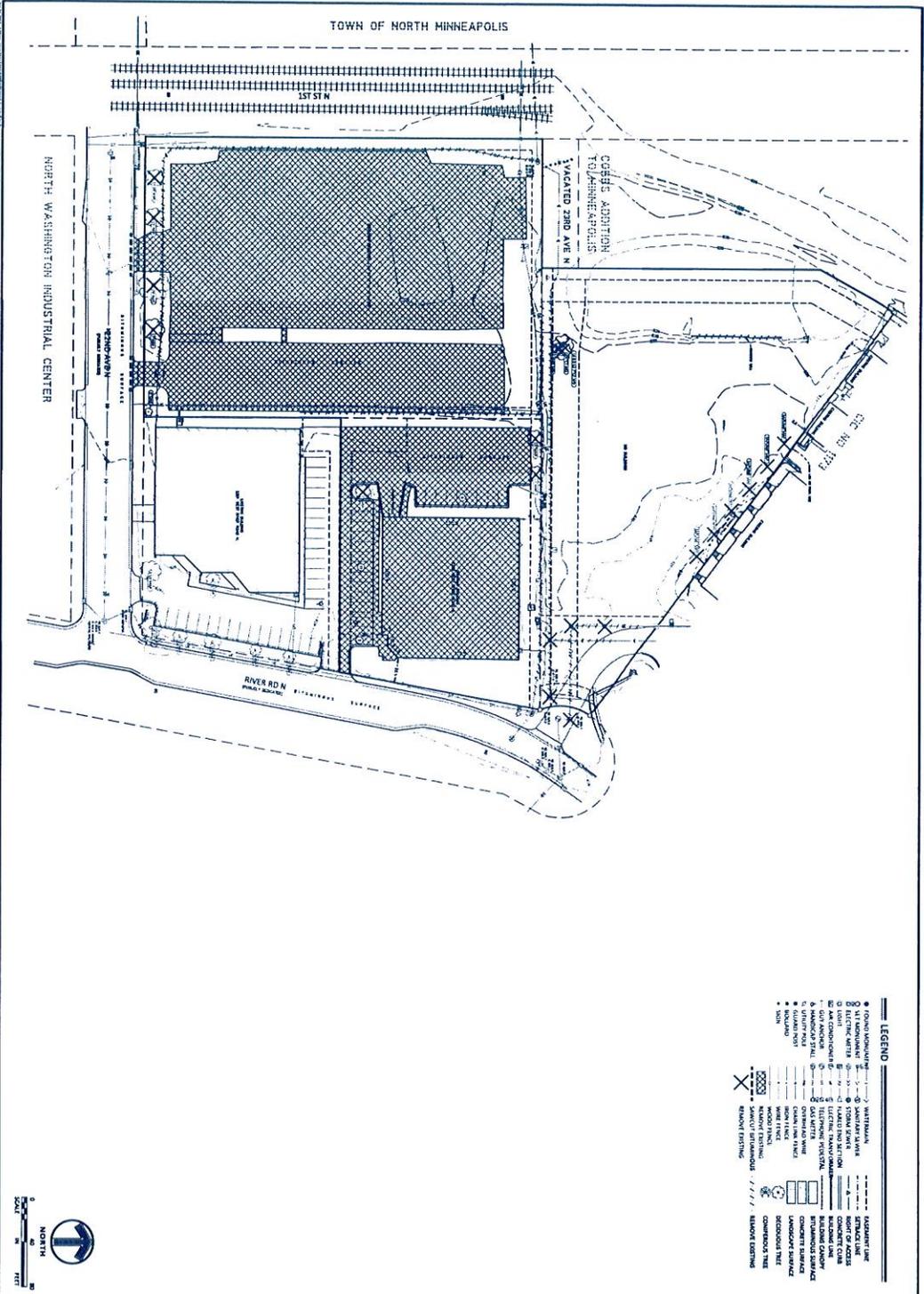
CONSULTANT CONTACT LIST:

- PLANNING**
14800 28TH AVENUE, SUITE 140
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TEL: 763.429.8000
FAX: 763.429.8007
CONTACT: BOB PRODUK, MA
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- LANDSCAPING**
14800 28TH AVENUE, SUITE 140
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FAX: 763.429.8007
CONTACT: BOB PRODUK, MA
- GEOTECHNICAL**
14800 28TH AVENUE, SUITE 140
MINNEAPOLIS, MN 55412
TEL: 763.429.8000
FAX: 763.429.8007
CONTACT: BOB PRODUK, MA



VICINITY MAP
NO SCALE

SHEET	DESCRIPTION
C1.01	TITLE SHEET
C1.02	EXISTING CONDITIONS & FOUNDATION PLAN
C1.03	GRID PLAN
C1.04	FOUNDATION & RETAINMENT CONTROL PLAN - FINALE
C1.05	FOUNDATION & RETAINMENT CONTROL PLAN - DETAILS
C1.06	UTILITY PLAN



Client
RSP
ARCHITECTS
1220 MARSHALL ST. NE
MINNEAPOLIS, MN 55412

Project
LIFESOURCE
HEADQUARTERS

Location
MINNEAPOLIS,
MN
LOCATION ADDRESS

Certification

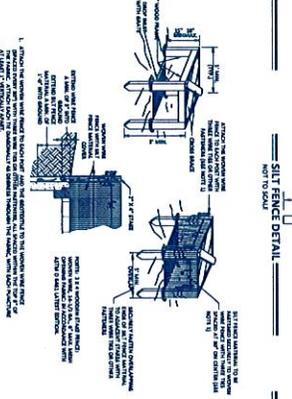
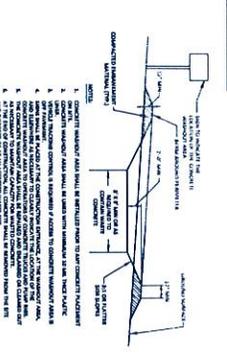
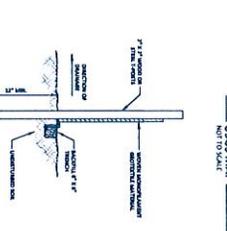
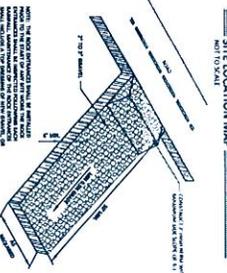
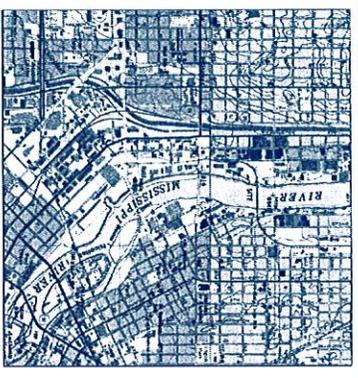
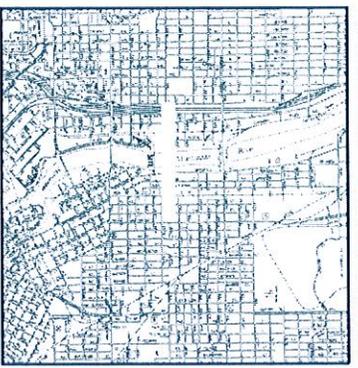
PERMIT SUMMARY
DATE: 04/10/2013
PROJECT: LIFESOURCE HEADQUARTERS
SHEET: 2.01 B

Summary
Checked by: [Name]
Designed by: [Name]
Reviewed by: [Name]

Revision History
No. Date By: [Name]
1. 04/10/2013 [Name]

Sheet Title
EXISTING
CONDITIONS &
DEMOLITION
PLAN
C2.01 B
Sheet No. Revision
Project No. RSP19560

EROSION & SEDIMENTATION CONTROL NOTES & DETAILS / "SITE MAP"



CONTRACTOR/OWNER	
DESIGNER	
DATE	
SITE LOCATION	
PROJECT NO.	
SCALE	

1. PLACE THE SLIT FENCE INLET PROTECTION (IP-1) IN THE CENTER OF THE ROADWAY TO PROTECT THE ROADWAY FROM EROSION AND SEDIMENTATION. THE SLIT FENCE SHALL BE CONSTRUCTED OF CONCRETE AND SHALL BE 2' HIGH AND 2' WIDE. THE SLIT FENCE SHALL BE INSTALLED IN THE CENTER OF THE ROADWAY TO PROTECT THE ROADWAY FROM EROSION AND SEDIMENTATION.

1. PLACE THE ROAD DRAIN INLET PROTECTION (IP-2) IN THE CENTER OF THE ROADWAY TO PROTECT THE ROADWAY FROM EROSION AND SEDIMENTATION. THE ROAD DRAIN INLET PROTECTION SHALL BE CONSTRUCTED OF CONCRETE AND SHALL BE 2' HIGH AND 2' WIDE. THE ROAD DRAIN INLET PROTECTION SHALL BE INSTALLED IN THE CENTER OF THE ROADWAY TO PROTECT THE ROADWAY FROM EROSION AND SEDIMENTATION.

- GENERAL EROSION NOTES:**
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES.
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Client
RSP
ARCHITECTS
1230 MARSHALL ST. NE
MINNEAPOLIS, MN 55413
PH: 612.338.5243

Project
LIFESOURCE
HEADQUARTERS
MINNEAPOLIS,
MN
LOCATION ADDRESS

Certification
I hereby certify that the information contained herein is true and correct to the best of my knowledge and belief. I am a duly licensed professional engineer in the State of Minnesota. My license number is 123456789. I am the author of the design and the design is my original work. I have not used any unlicensed assistants in the preparation of this design. I have not used any unlicensed assistants in the preparation of this design. I have not used any unlicensed assistants in the preparation of this design.

Summary
Project No. 123456789
Date: 02/28/2023
Author: [Name]
Checked: [Name]
Title: [Title]

Revision History
No. Date By Description
1 02/28/23 [Name] Initial Design
2 03/01/23 [Name] Revision 1

Sheet Title
EROSION &
SEDIMENT
CONTROL PLAN
-DETAILS

Sheet No. Revision
C5.03 B

Project No. RSP19580



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Project
LIFESOURCE
HEADQUARTERS

Location
MINNEAPOLIS,
MN
LOCATION ADDRESS

Certification

Summary

Revision History

Sheet Title
UTILITY PLAN

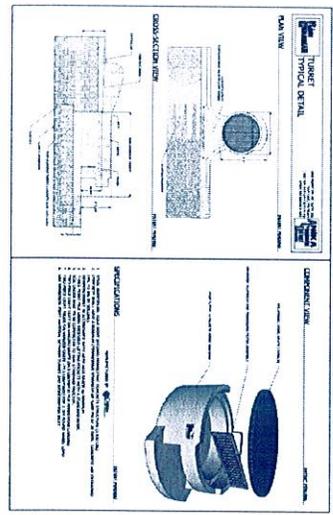
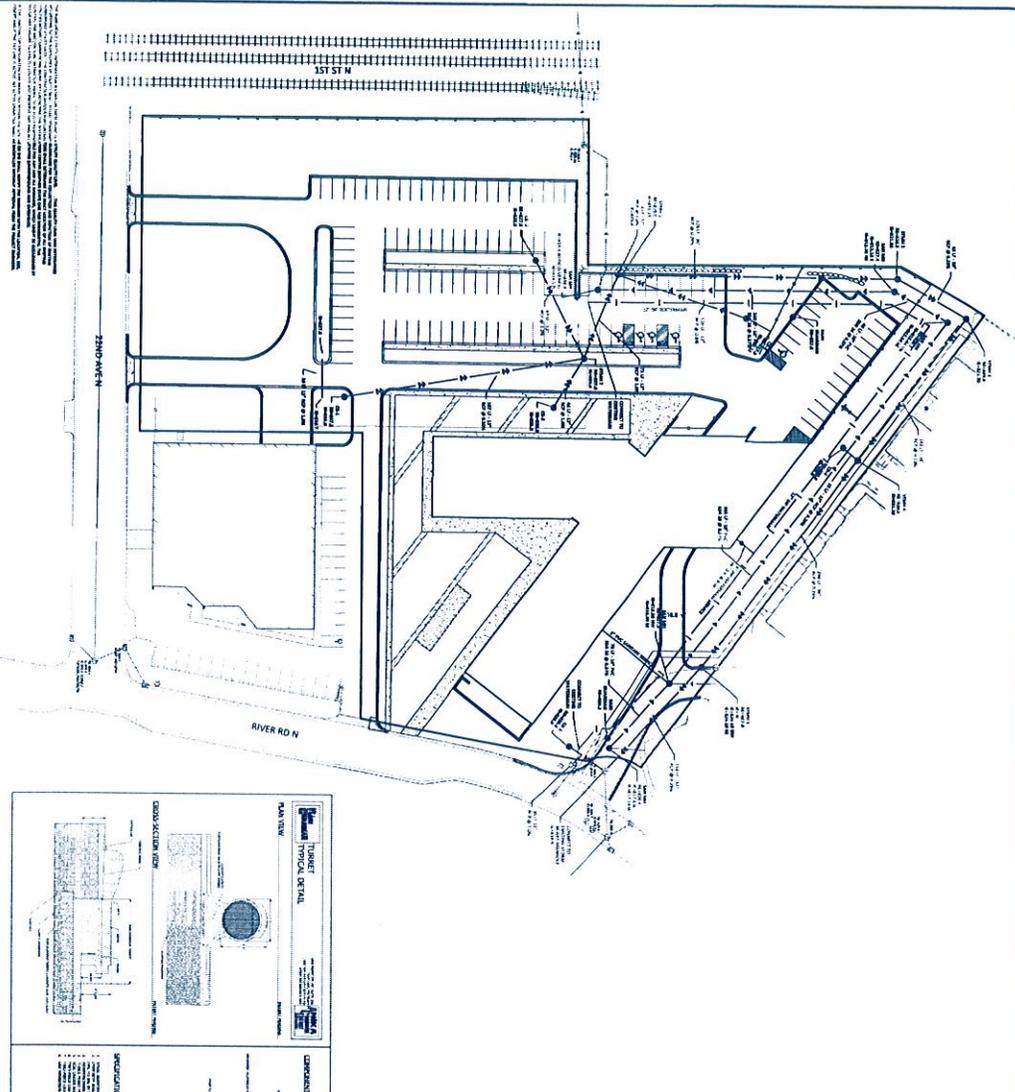
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C6.01 B

Project No. RSP19560

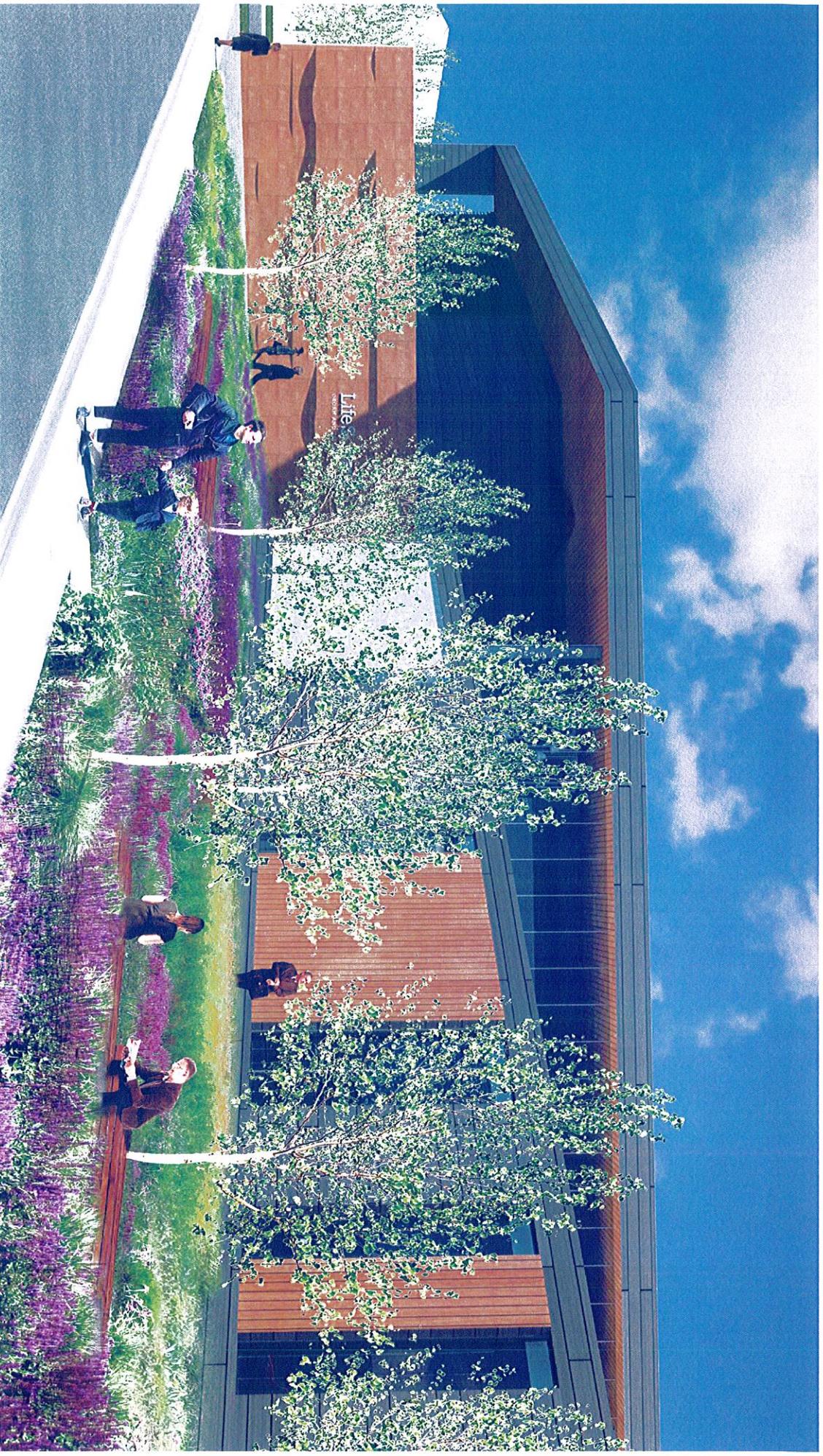
LEGEND

CONSTRUCTION	EXISTING
CONCRETE	CONCRETE
ASPH/FLY	ASPH/FLY
GRAVEL	GRAVEL
PAVEMENT	PAVEMENT
POLE	POLE
WIRE	WIRE
PIPE	PIPE
VALVE	VALVE
MANHOLE	MANHOLE
TELEPHONE	TELEPHONE

- UTILITY CONSTRUCTION NOTES**
- CONTRACTOR SHALL VERIFY TO ADJACENT PLANS FOR EXISTING UTILITIES AND CONDITIONS OF EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MINNEAPOLIS AND THE STATE OF MINNESOTA.
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ENTRY - TEXTURED WALL



LifeSource

R S P A R C H I T E C T S | C O E N + P A R T N E R S



NEIGHBORHOOD VIEW





EAST ELEVATION



EAST ENTRY DETAIL



SOUTH ENTRY DETAIL



SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION

BUILDING TO BE DEMOLISHED



NEIGHBOR – NORTH



NEIGHBOR - NORTH



NEIGHBOR – NORTH



NEIGHBOR – NORTH



NEIGHBOR – SOUTH



NEIGHBOR – SOUTH (DOYLE SECURITY)

NEIGHBORING PROPERTIES



NEIGHBOR SOUTH



NEIGHBOR SOUTH – MPRB BEYOND

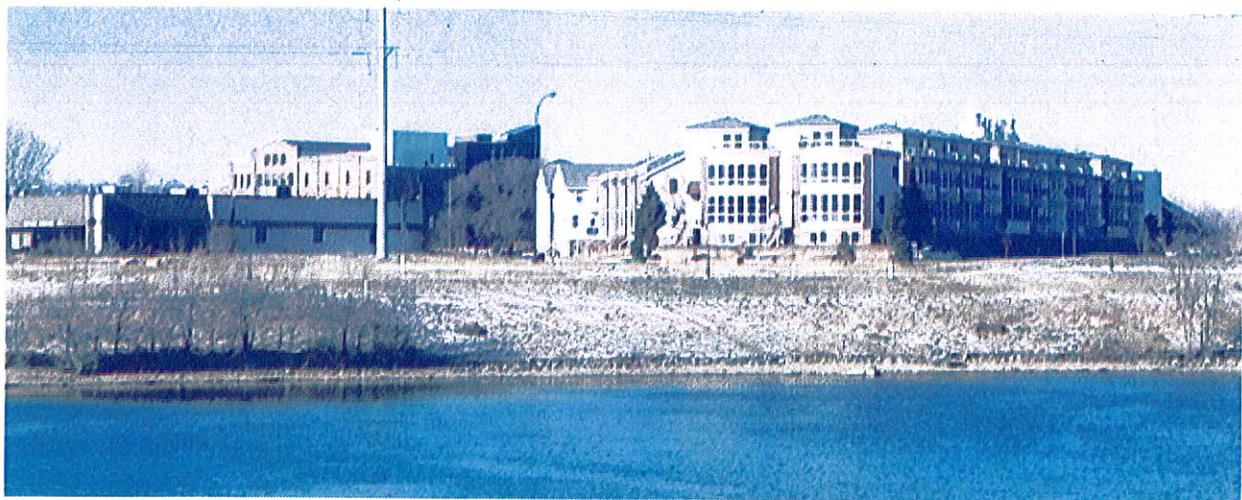


NEIGHBOR – WEST (RR TRACKS)



BUILDING TO BE DEMOLISHED (L)

NEIGHBORING PROPERTIES



VIEW FROM EAST BANK



VIEW WEST



VIEW EAST



VIEW WEST



VIEW NORTHWEST



VIEW NORTHEAST



VIEW SOUTH

VIEWS

CPC
7-15-13
#1

AFCAC

Above the Falls Citizen Advisory Committee

July 15th, 2013

President Ted Tucker
Minneapolis Planning Commission
Room 317, City Hall
350 South 5th Street
Minneapolis, MN 55415

Dear Mr. Tucker,

The Above the Falls Citizen Advisory Committee was established over a decade ago by the City of Minneapolis to help deepen stakeholder involvement and guide planning and development decisions in the area of North and Northeast Minneapolis above St. Anthony Falls.

We are writing today about the first item on your public hearing agenda, the new proposed building at 2225-2313 W River Rd N. We are excited to have LifeSource as a new addition to the Above the Falls area.

We have met twice with LifeSource over this year, and have provided comments to them on their project in that context. Apart from the Planning Commission's review today, AFCAC is disappointed that LifeSource did not move their building back further from the curb to add to the sense of a park-like setting on the riverfront, as we had requested previously. AFCAC is also disappointed to hear of the regrading proposed to take place on site, which will remove the site's natural slope down into the river.

But today, we want to highlight on issue in particular in front of the Planning Commission. Particularly relevant to your discussion today is the site plan review standard listed on page 15 of the staff report, which seeks to prevent: "blank, uninterrupted walls that do not include windows, entries, recesses or projections or other architectural elements that exceed 25 feet in length."

The north façade of this project will face directly into the Riverview Townhomes project. These walls constitute blank walls, per the standard, of 74 and 56 feet on the first and second floor respectively.

We urge the Planning Commission to consider this issue with care. We are particularly concerned that the applicant's proposed alternative – screening the wall with vegetation – is not feasible, given that only 5 feet of space exists on that façade that is not part of a utility easement. A key question becomes whether utilities are okay with plantings on the edge of their easement. If vegetation is the sole mechanism for compliance with this standard, we want assurances that it will not be deemed infeasible by one of the easement owners after site plan approval. Such a scenario risks leaving a blank wall on that part of the project.

As alternative, after consultation with some Riverview homes residents, we'd offer the following suggested means for compliance with the "blank wall" standard in site plan review, from most important to least important:

- If we know it to be permissible within the space available, we'd like to see white pines in the space to provide year-round greenery.
- Alternatively, if only a narrow strip is available for planting, we would be interested in a combination of vines and taller arborvitae-type trees to screen the wall.
- Particularly if plantings along the north façade are infeasible, we would like to see windows added to the wall, even if comprised of opaque or even spandrel glass.
- Finally, lighting is also requested along this façade.

Thanks for your consideration of our comments. Please don't hesitate to let me know if you have any questions by calling me at 651-292-0613.

Sincerely,



Bob Spaulding
Chair, AFCAC Project Review Committee