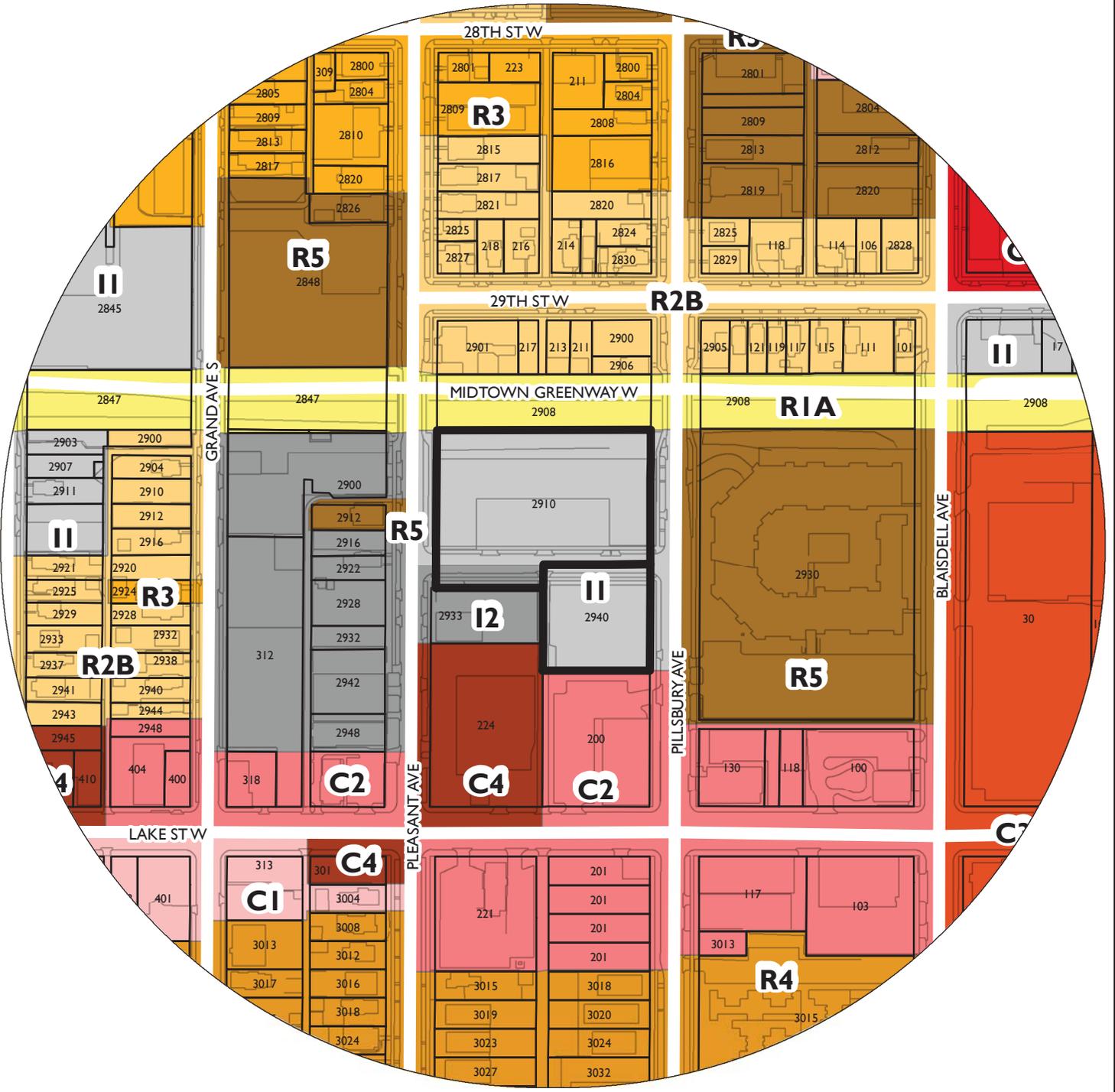


NAME OF APPLICANT

WARD



North arrow pointing up.



PROPERTY ADDRESS

2910 & 2936 Pillsbury Avenue South

FILE NUMBER

BZZ-7324



207 EAST LAKE STREET • SUITE 300 • MINNEAPOLIS, MN 55408 • PHONES 612-825-4433 • 612-825-7773 • FAX 612-825-1169
WWW.SABRIPROPERTIES.COM

STATEMENT OF PROPOSED USE

We are proposing an amendment to the existing site plan for an expansion of nonconforming use which involves our property located in south Minneapolis at 2910 Pillsbury Ave. S. in Minneapolis, known as Karmel Plaza. Karmel Plaza is a mall that was newly constructed in 2005. It has become an epicenter of the Somali population in Minneapolis and involves all religious and cultural integrations, along with business relations and interactions within the growing social community. The mall currently consists of offices, retail, coffee shops and restaurants.

The proposal is to allow the construction of additional square footage on the 1st floor (451 sf), 2nd floor (993 sf), 3rd floor (6607 sf) and 4th floor (821 sf). The additional square footage includes various tenant spaces throughout the building for the use of retail, restaurant, offices and outdoor seating.



207 EAST LAKE STREET * SUITE 300 * MINNEAPOLIS, MN 55408 * PHONES 612-825-4433 * 612-825-7773 * FAX 612-825-1169
WWW.SABRIPROPERTIES.COM

1. A rezoning of the property would be inappropriate.

The site is zoned I1 Light Industrial District. The *Minneapolis Plan for Sustainable Growth* designates the future land use for this site as urban neighborhood. The site is located half a block from Lake Street, which is designated as a commercial corridor. It is also located between the Lyn-Lake and Nicollet and Lake activity centers. These activity centers are located five blocks apart. The *Midtown Greenway Land Use and Development Plan*, adopted by the City Council in 2007 (after the original site plan approval was obtained), calls for high density housing (40-120 units per acre) on this site. The Midtown Greenway Rezoning Study was completed in April of 2010. Although Planning staff and the City Planning Commission recommended rezoning the site to the R5 Multifamily Residential District, the City Council did not change the zoning. If the site were to be rezoned, a high density residential district would be most appropriate to be consistent with the adopted policies affecting this site. Shopping centers are not permitted uses in the residence districts; therefore the nonconforming status of the use would not change. For this proposal, a rezoning is not appropriate.

2. The enlargement, expansion, relocation, structural alteration or intensification will be compatible with adjacent property and the neighborhood.

There is a mix of residential and nonresidential uses in the immediate area. The Midtown Greenway is located immediately north of the site. The additional tenant spaces will be consistent and compatible with the other uses in the building and surrounding neighborhood.

3. The enlargement, expansion, relocation, structural alteration or intensification will not result in significant increases of adverse, off-site impacts such as traffic, noise, dust, odors, and parking congestion.

The additional floor area will not have any adverse effects since there is ample parking with the newly constructed 4 level parking ramp. The new parking ramp should, in fact, lessen the traffic congestion in the neighborhood. There should not be significant increases in adverse, off-site impacts such as traffic, noise, dust, odors, and parking congestion.

4. The enlargement, expansion, relocation, structural alteration or intensification, because of improvements to the property, will improve the appearance or stability of the neighborhood.

Additional windows will be added with the expansion which will increase views onto the Midtown Greenway. This will also be an extension of the existing facade of the building which will improve the appearance. The additional wall area should allow tenants more display area without covering up windows. This should improve the appearance of the development. Opening up the windows would allow views into and out of the building.

- 5. In districts in which residential uses are allowed, the enlargement, expansion, relocation, structural alteration or intensification will not result in the creation or presence of more dwelling units on the subject property than is allowed by the regulations of the district in which the property is located.**

No additional dwelling units are proposed.

- 6. The enlargement, expansion, relocation, structural alteration or intensification will not be located in the Floodway District.**

The property is not located in the Floodway District.

KARMEL PLAZA 4TH FLOOR ADDITION & PARKING RAMP

2910 PILLSBURY AVE S. MINNEAPOLIS, MN



PROJECT DESCRIPTION	ADDITION OF 4TH FLOOR TO 44-UNITING EXISTING BUILDING AS WELL AS CONSTRUCTION OF A PARKING RAMP.
----------------------------	--

PROJECT TEAM	OWNER SABER PROPERTIES 5411 3RD STREET MINNEAPOLIS, MN 55408 CONTACT: BRAD SALBER (612) 326-2923
---------------------	---

DRAWING INDEX	0000 COVER SHEET
----------------------	------------------

ARCHITECT	SCOTT NELSON 333 WASHINGTON AVE N, SUITE 210 MINNEAPOLIS, MN 55401 (612) 679-2700
------------------	--

Civil	GRADING PLAN
C-2	UTILITY PLAN

STRUCTURAL ENGINEER	MATTSON HANCOCK JOHNS INC. WASSETT CENTER BUSINESS CENTER MINNEAPOLIS, MN 55401 CONTACT: KEVIN GREEN PE (612) 679-2700
----------------------------	--

ARCHITECTURAL	A5100 ARCHITECTURAL SITE PLAN A1100 ARCHITECTURAL LANDSCAPE PLAN A1100 EXISTING GARAGE FLOOR PLAN A1100 FIRST FLOOR PLAN A1200 SECOND FLOOR PLAN A1300 THIRD FLOOR PLAN A1400 PROPOSED FOURTH FLOOR PLAN
----------------------	--

Civil ENGINEER	ALLIANT ENGINEERING, INC. 283 PARK AVE S, SUITE 300 CONTACT: MARK MONROCK P.E., A.S.A. (612) 776-2838
-----------------------	--

SITE LOCATION MAP



DRAFTING SYMBOLS

SYMBOL	DESCRIPTION
	NORTH ARROW
	MANAGERS OFFICE
	ROOM NUMBER
	SECTION REFERENCE
	ELEVATION REFERENCE
	DETAIL REFERENCE BUBBLE
	ELEVATION REFERENCE
	PARTITION TYPE REFERENCE
	KEYNOTE REFERENCE
	WINDOW TYPE REFERENCE
	REMOVAL REFERENCE

KARMEL PLAZA 4TH FLR & PARKING RAMP

2910 Pillsbury Ave S, Minneapolis

COVER SHEET

Issue:	Date:	Issue:	Date:
REVISED FOR SUBMITTAL	10.06.2014	Project #:	13-00460
REVISED FOR SUBMITTAL	11.27.2014	Date:	01.05.2015
REVISED PLANNING SUBMITTAL	11.06.2014	Drawn by:	DP
REVISED FOR SUBMITTAL	12.30.2014	Checked by:	SN
REVISED PERMIT SET	01.05.2015		
REVISED PERMIT SET	01.05.2015		
REVISED PERMIT SET	2.05.2015		
REVISED PERMIT SET	3.18.2015		
11 4th FL PARKING - PLANNING SBMTL	2.19.2015		
13 4th FL PARKING - PLANNING SBMTL	4.07.2015		
16 4th FL PARKING - REVISED POR	5.18.15		
17 LIAISON - 4TH FLOOR PLAN	7.08.15		

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

SCOTT NELSON
Professional Engineer
2.05.2015

DJR
ARCHITECTURE, INC
333 Washington Ave N, Suite 210
Minneapolis, Minnesota 55401
612.676.2700 www.djr-arc.com

G000



SCALE: 1 INCH = 30 FEET

REVISIONS

Date:	Description:

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a Registered Land Surveyor under the laws of the State of Minnesota.

H. E. Hoff
 HARRY S. JOHNSON CO., INC.
 LAND SURVEYORS
 Minnesota Reg. No. 23577
 Date: October 20, 2014

**KARMEI PLAZA
 AS-BUILT UPDATE
 SURVEY**

FOR:
 SABRIS PROPERTIES

SITE:
 2910 PILLSBURY AVENUE SOUTH
 MINNEAPOLIS, MINNESOTA
HENNEPIN COUNTY

**HARRY S. JOHNSON CO., INC.
 LAND SURVEYORS**
 8085 Lyndale Avenue South
 Bloomington, MN 55420
 Tele: 852-884-5341 Fax: 852-884-5344
 www.hjsurveyors.com

File No.	1-3-7915AB
Job No.	2014455
Sheet No.	1 OF 1

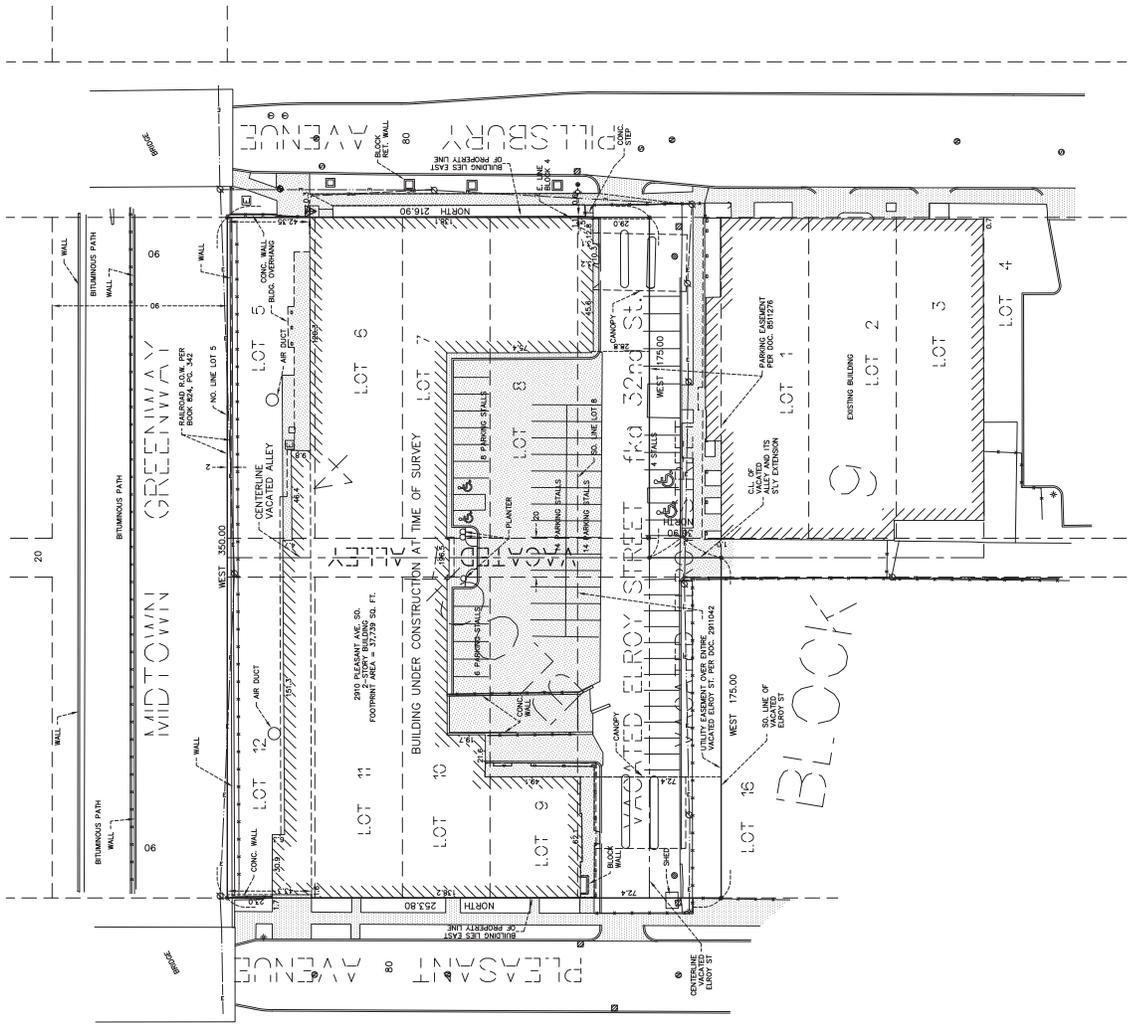
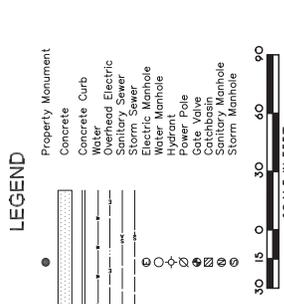
LEGAL DESCRIPTION:
 Lots 5, 6, 7, 8, 9, 10, 11 and 12, Block 4, Lindsey & Lingenfelter's Addition to Minneapolis;
 That part of the vacated alley dedicated in said Block 4 lying between the westerly extension of the north line of said Lot 5 and the south line of said Lot 6;
 That part of the vacated alley dedicated in said Block 4 lying between the westerly extension of the north line of said Lot 7 and the south line of said Lot 8;
 Lindsey & Lingenfelter's Addition to Minneapolis as 32nd Street, which lies westerly of the southern extension of the east line of Block 4 and
 the northern and easterly of the westerly extension of the west line of said Block 4;
 An easement for parking, pedestrian and vehicular ingress and egress and landscaping over the following: that part of the Southern half of vacated Eroy Street, dedicated in said Block 4, lying between the westerly extension of the center line of the vacated alley of said Block 4, and the easterly extension of the center line of the vacated alley of said Block 4, as contained in Deed Document No. 851723.

Also,
 That part of the Southern half of vacated Eroy Street, dedicated in the plat of Lindsey & Lingenfelter's Addition to Minneapolis as 32nd Street, which lies Easterly of the Southern extension of the center line of the vacated alley dedicated in said Block 4, in Hennepin County, Minnesota.

Notes: This legal description has been taken from Layers Title Insurance Corporation Commitment Number 50559 dated February 21, 2007.

GENERAL NOTES:

- The survey system used is assumed.
- The location of the underground utilities shown herein, if any, are approximate only. ANY EXCAVATION, 240 CONTACT OTHER STATE ONE CALL AT (612) 254-0002 PRIOR TO ANY EXCAVATION.
- This survey was made on the ground.
- No current title work was furnished for the preparation of this survey, legal description, plat or map. All recorded assessments and encumbrances are subject to relation upon request, correct title work.



SURVEY PERFORMED BY:
 HARRY S. JOHNSON CO., INC.
 LAND SURVEYORS & CONSULTANTS
 8085 Lyndale Avenue South
 Bloomington, MN 55420
 (612) 852-8844
 Email: tom@hjsurveyors.com
 Web: www.hjsurveyors.com

KEY	TYPE	QTY.	SIZE
M	MARLE BIRD SHELTER - 4B	17	24"X27"
N	MONOCULTURE AMBROSIA	1	24"X27"
G	GOLD FLAME SARRISIA	107	NO.2
CH	CONCORDIA 'ZOTTINI' MAGNOLIA	27	NO.2
S	SWINE SPOONER	3	NO.2
J	JAPANESE SPINDLING TREV	32	NO.2
V	VANILLA SPINDLING TREV	102	NO.2
U	UPRIGHT JUMPER	8	NO.2
W	WYVATE BLUE LEAF ACUTER WILLOW	4	3.0 GAL
C	COMPACT TAMARIC CORNERSIVE BUSH	6	3.0 GAL

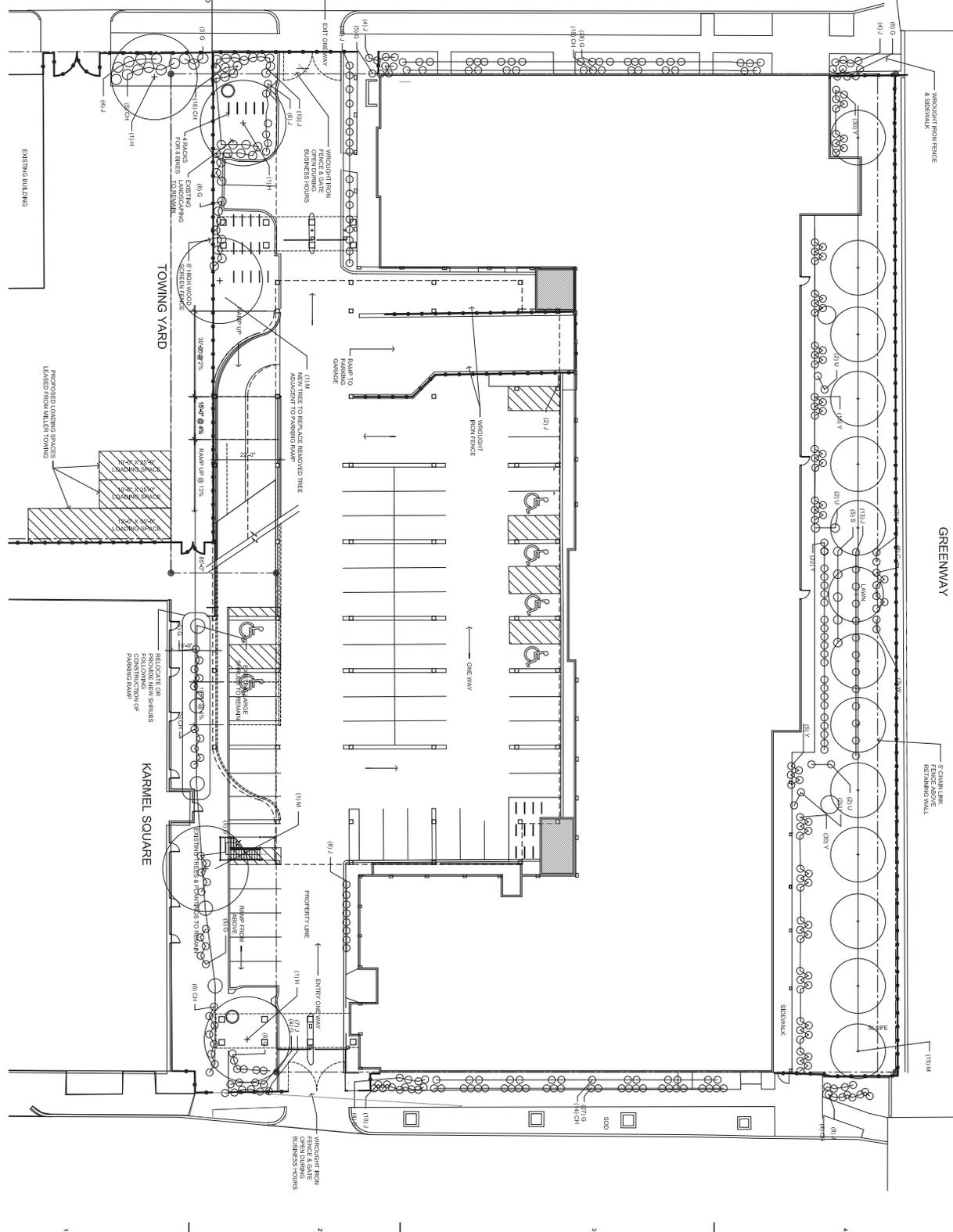
LANDSCAPE NOTES

1) LANDSCAPE SCHEDULE SHOWN IS FROM APPROVED 2014 PERMIT SUBMITTAL (25) 02004L COPY ENCLOSED. SOME EXISTING CONDITIONS, QUANTITIES AND THE SAME. OWNER SHALL VERIFY ALL QUANTITIES, SPECIFICATIONS AND SCHEDULE BY COMPLETION OF CONSTRUCTION. ANY DEAD OR DISEASING PLANTS SHALL BE REMOVED AND REPLACED WITH THE SAME. ALL PLANTS SHALL BE MAINTAINED BY OWNER.

2) EXISTING NATURAL LANDSCAPE MATERIALS & TREES TO BE RETAINED & MAINTAINED BY OWNER.

3) SOILS UNDER 4" DEEP SHALL BE REPAIRED WITH 4" MINIMUM DEPTH OF GREENWAY W/LL. CONTINUED TO BE MAINTAINED BY OWNER.

4) ALL IMPERVIOUS SURFACES ON PAVING ADJACENT WITH THE GREENWAY SHALL BE MAINTAINED BY OWNER.



A1 LANDSCAPE PLAN
1/16" = 1'-0"

KARMEEL PLAZA 4TH FLR & PARKING RAMP

2910 Pillsbury Ave S, Minneapolis

LANDSCAPE PLAN

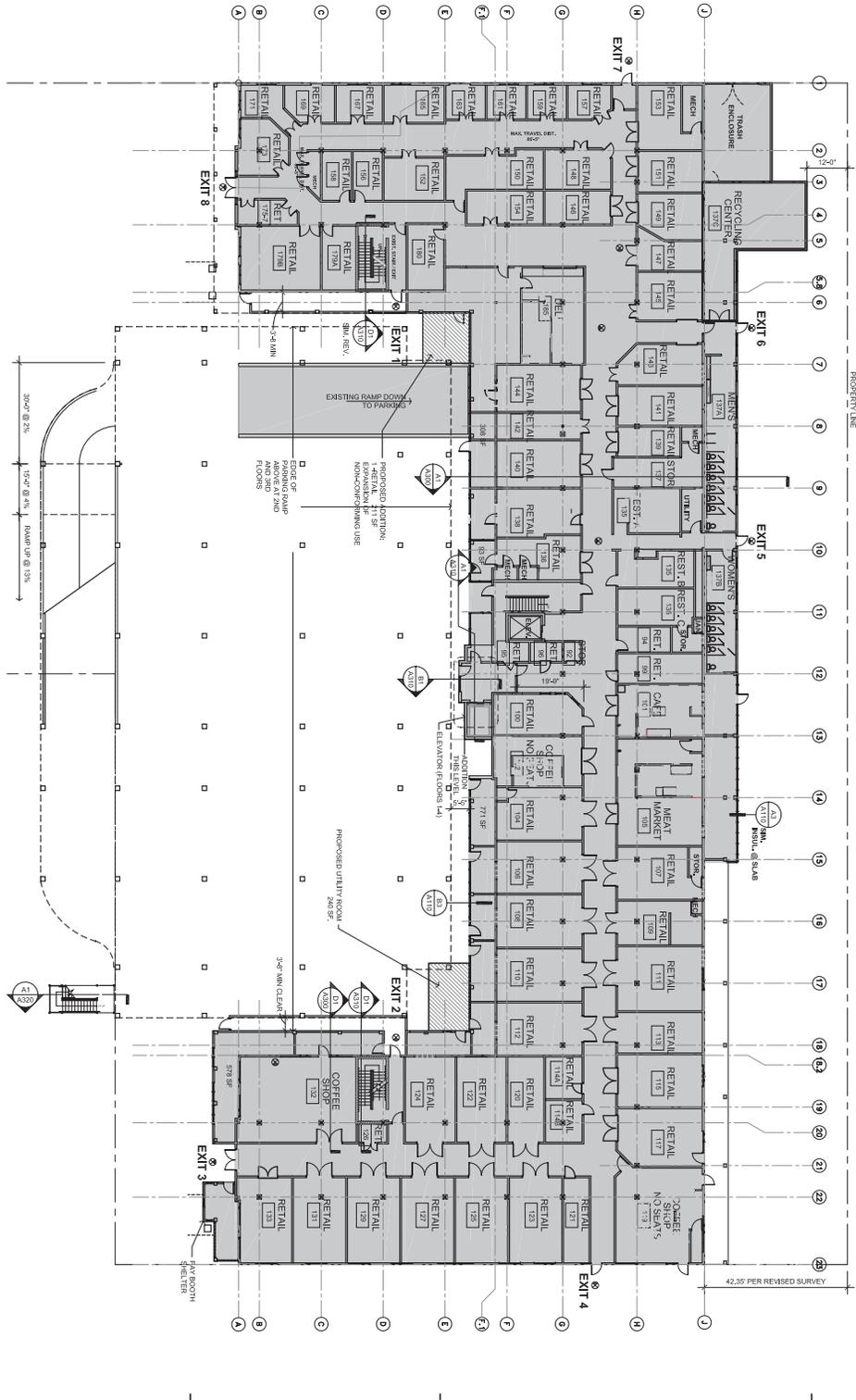
Rev	Date	Project #
17	10.06.2014	13-0048.0
16	10.27.2014	
15	11.03.2014	
14	11.06.2014	
13	12.26.2014	
12	02.27.2015	
11	01.22.2015	
10	01.22.2015	
9	01.22.2015	
8	01.22.2015	
7	01.22.2015	
6	01.22.2015	
5	01.22.2015	
4	01.22.2015	
3	01.22.2015	
2	01.22.2015	
1	01.22.2015	

Project # 13-0048.0
Date: 01.05.2015
Checked by: DP
Checked by: SN

11 4th FL PRKING - PLANNING SBMTL
12 4th FL PRKING - PLANNING SBMTL
13 4th FL PRKING - PLANNING SBMTL
14 4th FL PRKING - PLANNING SBMTL
15 4th FL PRKING - PLANNING SBMTL
16 4th FL PRKING - PLANNING SBMTL
17 LUA - SRD4TH FLR. ADDN.

DJR
ARCHITECTURE, INC
333 Washington Ave N, Suite 210
Minneapolis, Minnesota 55401
612.676.2700 www.djrinc.com

AL100



A1
FIRST FLOOR PLAN

PREVIOUS AREA:
37,463 SF EXISTING
TOTAL AREA:
37,314 SF W/ ADDITION

KARMEI PLAZA 4TH FLR & PARKING RAMP

2910 Pillsbury Ave S, Minneapolis

FIRST FLOOR PLAN

Issue	Date	Project #
1	10.06.2014	13-0046.0
2	11.02.2014	13-0046.0
3	11.02.2014	13-0046.0
4	11.02.2014	13-0046.0
5	11.02.2014	13-0046.0
6	11.02.2014	13-0046.0
7	01.05.2015	13-0046.0
8	01.05.2015	13-0046.0
9	01.05.2015	13-0046.0
10	01.05.2015	13-0046.0
11	01.05.2015	13-0046.0
12	01.05.2015	13-0046.0
13	01.05.2015	13-0046.0
14	01.05.2015	13-0046.0
15	01.05.2015	13-0046.0
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17	01.05.2015	13-0046.0

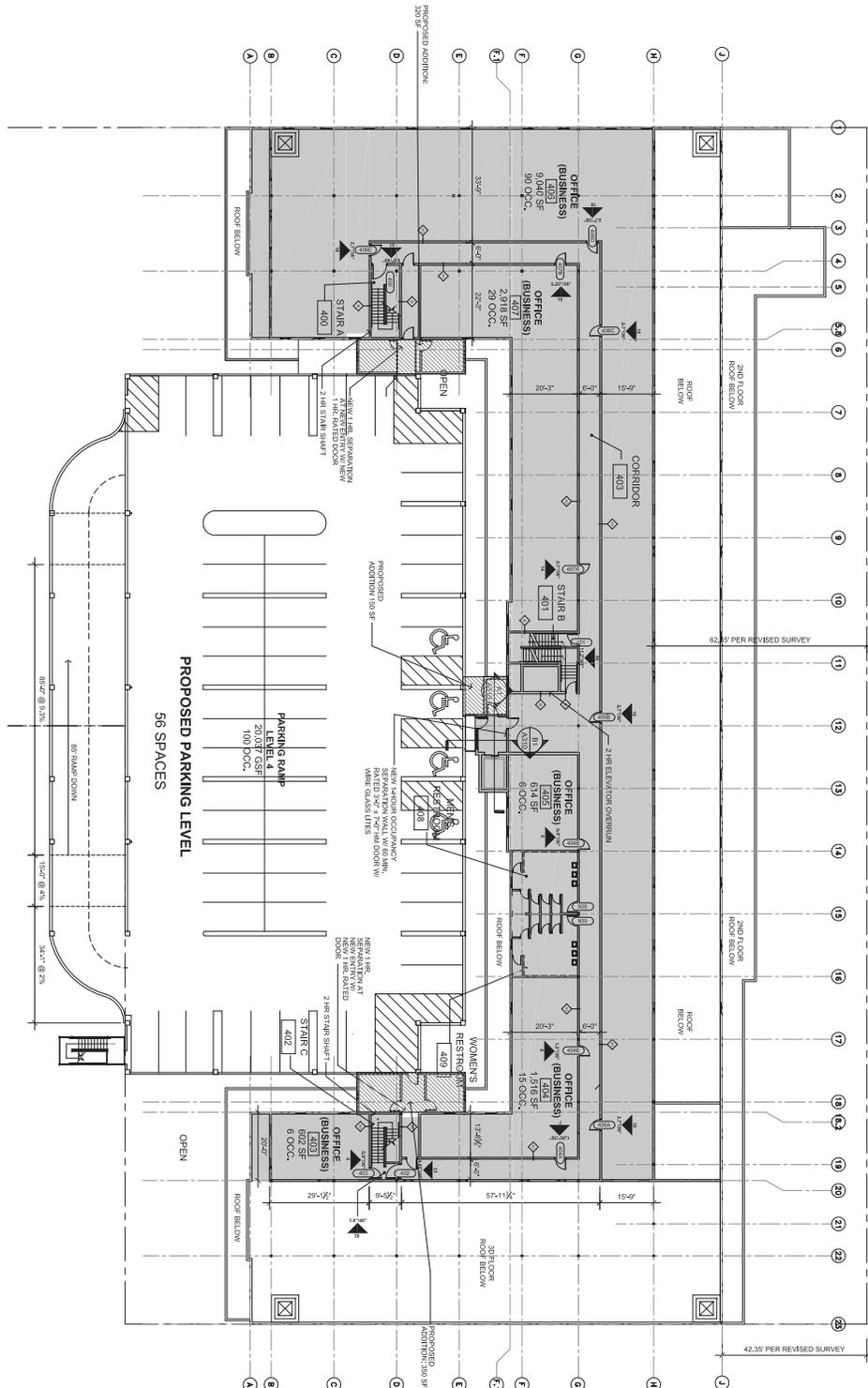
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

NOT FOR CONSTRUCTION
SCOTT NELSON
Professional Engineer
2.05.2015

Project #: 13-0046.0
Date: 01.05.2015
Drawn by: DP
Checked by: SN

DJR
ARCHITECTURE, INC.
233 Washington Ave N, Suite 210
Minneapolis, Minnesota 55401
612.676.2700 www.djr-inc.com

A110



A1 FOURTH FLOOR PLAN
1/16" = 1'-0"

EXISTING AREA: 21,596 SF
PROPOSED AREA: 670 SF
TOTAL AREA: 22,276 SF

KARMEI PLAZA 4TH FLR & PARKING RAMP

2910 Piquette Ave S, Minneapolis

PROPOSED FOURTH FLOOR PLAN

Issue	Date	Issue	Date	Project #
1	10.06.2014	2	10.06.2014	13-00482
2	10.27.2014	3	10.27.2014	
3	11.03.2014	4	11.03.2014	GMK 01.05.2015
4	11.06.2014	5	11.06.2014	
5	11.23.2014	6	11.23.2014	
6	01.05.2015	7	01.05.2015	
7	01.22.2015	8	01.22.2015	
8	02.02.2015	9	02.02.2015	
9	02.02.2015	10	02.02.2015	
10	02.02.2015	11	02.02.2015	
11	02.02.2015	12	02.02.2015	
12	02.02.2015	13	02.02.2015	
13	02.02.2015	14	02.02.2015	
14	02.02.2015	15	02.02.2015	
15	02.02.2015	16	02.02.2015	
16	02.02.2015	17	02.02.2015	
17	02.02.2015			

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

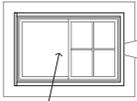
SCOTT NELSON
Architect

NOT FOR CONSTRUCTION

2.05.2015

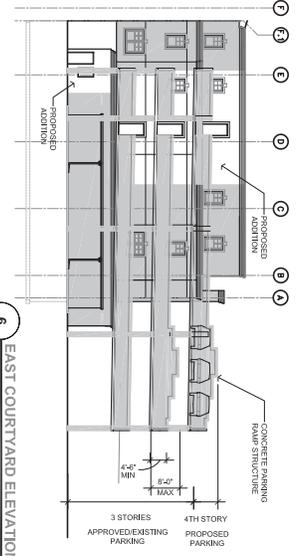
DJR
ARCHITECTURE, INC
333 Washington Ave N, Suite 210
Minneapolis, Minnesota 55401
612.676.2700 www.djrinc.com

A140

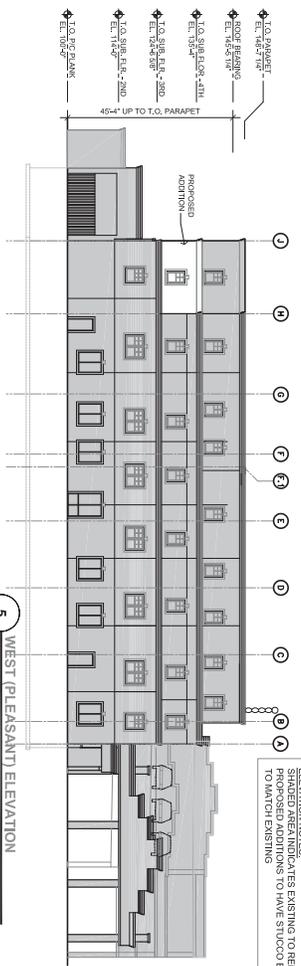


- TO PARAPET
ELEV. 145'-7 1/2"
- ROOF FINISH
ELEV. 145'-7 1/2"
- T.O. SILL ELEV. - 4TH FLR.
ELEV. 142'-0"
- T.O. SILL ELEV. - 3RD FLR.
ELEV. 138'-0"
- T.O. SILL ELEV. - 2ND FLR.
ELEV. 134'-0"
- T.O. SILL ELEV. - 1ST FLR.
ELEV. 130'-0"
- T.O. 0' FLOOR
ELEV. 126'-0"

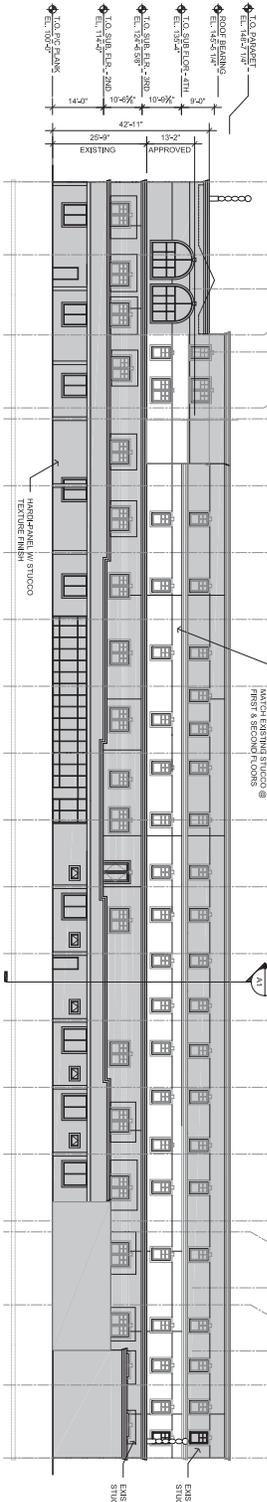
12 WINDOW GLAZING AREA
SCALE: 1/8" = 1'-0"



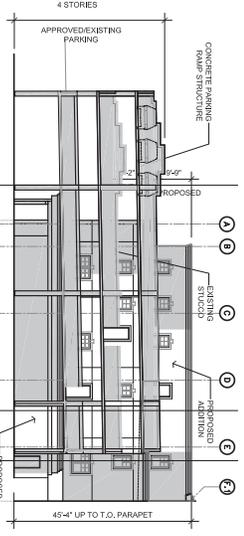
6 EAST COURTYARD ELEVATION
1/16" = 1'-0"



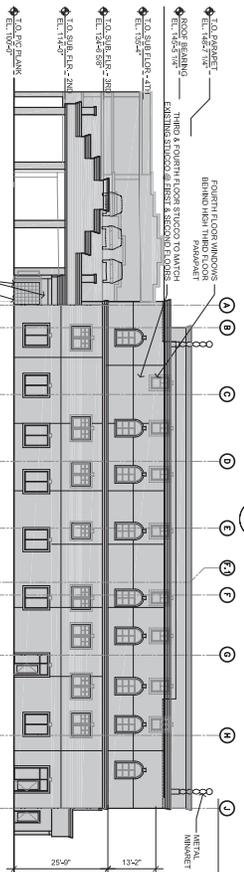
5 WEST (PLEASANT) ELEVATION
1/16" = 1'-0"



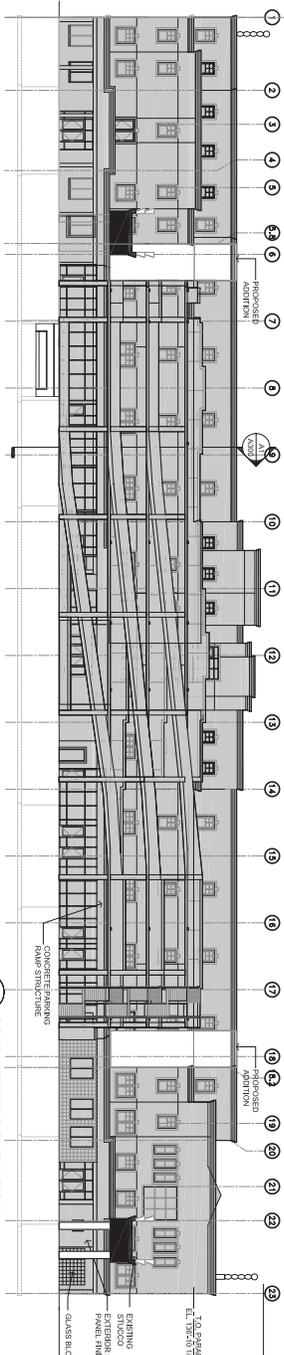
4 NORTH (GREENWAY) ELEVATION
1/16" = 1'-0"



3 WEST COURTYARD ELEVATION
1/16" = 1'-0"



2 EAST (PILLSBURY) ELEVATION
1/16" = 1'-0"



1 SOUTH (ENTRY) ELEVATION
1/16" = 1'-0"

ELEVATION NOTES:
PROPOSED ADDITIONS TO MATCH EXISTING TO MATCH EXISTING
PROPOSED ADDITIONS TO HAVE STUCCO EXTERIOR

KARMELO PLAZA 4TH FLR & PARKING RAMP

2810 Pillsbury Ave S, Minneapolis

EXTERIOR ELEVATIONS

NO.	DATE	DESCRIPTION
17	7.06.15	LUA - SRD4TH FLR. ADDN.
16	5.15.15	4TH FL. PRKNG - REVISED PER
15	4.07.15	4TH FL. PRKNG - PLANNING SEMTL
14	3.18.15	TO REVISED PERMIT SET
13	1.18.15	TO REVISED PERMIT SET
12	01.22.15	REVISED PERMIT SET
11	01.22.15	REVISED PERMIT SET
10	12.30.14	REVISED PERMIT SET
9	11.03.14	REVISED PERMIT SET
8	10.03.14	REVISED PERMIT SET
7	09.27.14	REVISED PERMIT SET
6	09.27.14	REVISED PERMIT SET
5	09.27.14	REVISED PERMIT SET
4	09.27.14	REVISED PERMIT SET
3	09.27.14	REVISED PERMIT SET
2	09.27.14	REVISED PERMIT SET
1	09.27.14	REVISED PERMIT SET

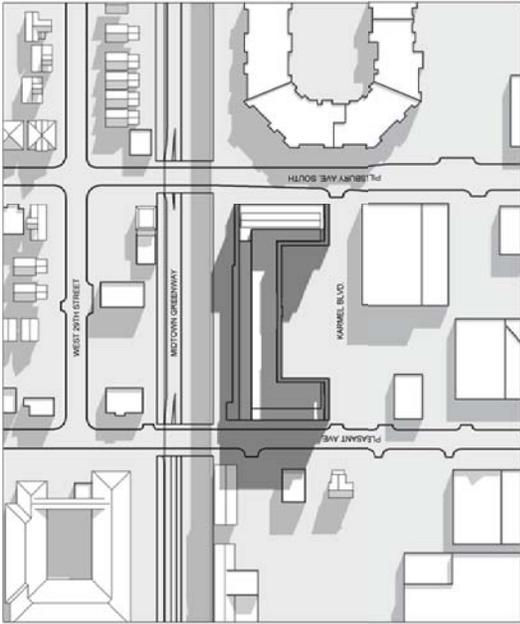
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Minnesota.

SCOTT NELSON
Architect
2.05.2015

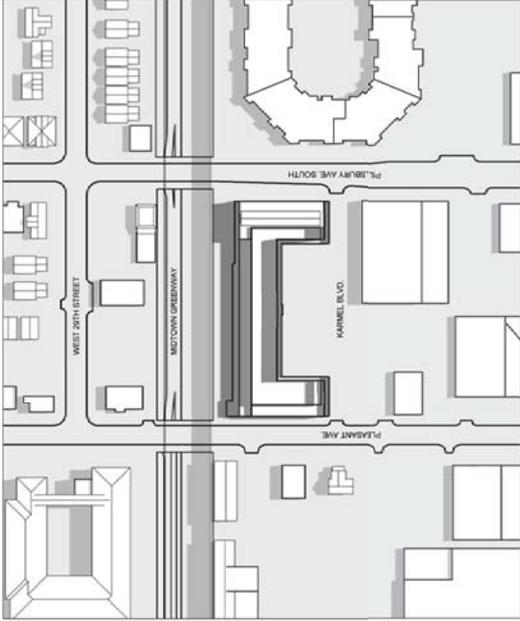
NOT FOR CONSTRUCTION

A200

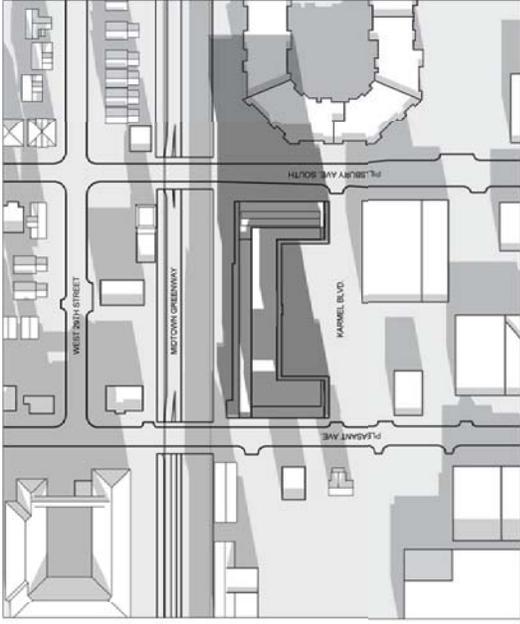
DJR
ARCHITECTURE, INC.
333 Washington Ave N, Suite 210
Minneapolis, Minnesota 55401
612.676.2700 www.djr-abc.com



8:13 am (hour after sunrise)
1" = 200'-0"



Noon
1" = 200'-0"



6:26 pm (hour before sunset)
1" = 200'-0"



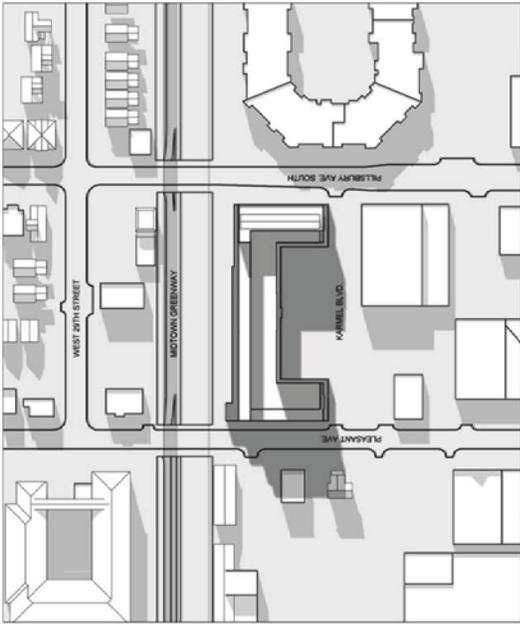
Karmel Plaza

Minneapolis, Minnesota

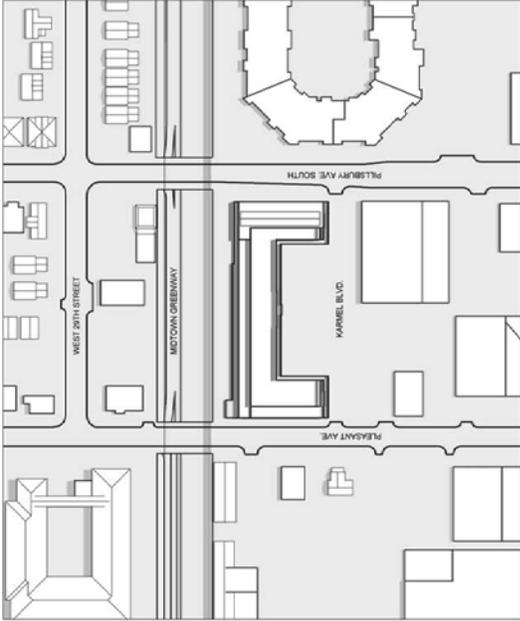
Currently Permitted
Shadow Study - March 20

13-046

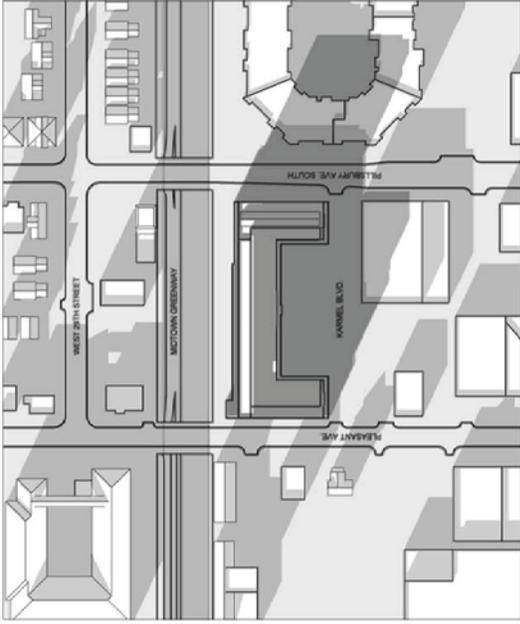
September 3, 2015



6:26 am (hour after sunrise)
1" = 200'-0"



Noon
1" = 200'-0"



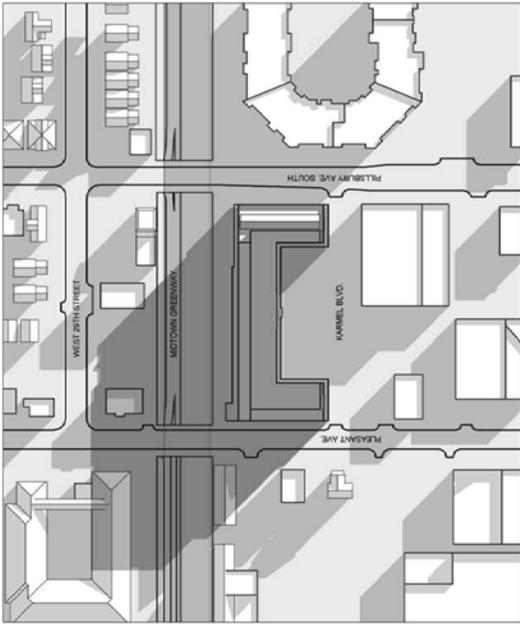
8:03 pm (hour before sunset)
1" = 200'-0"



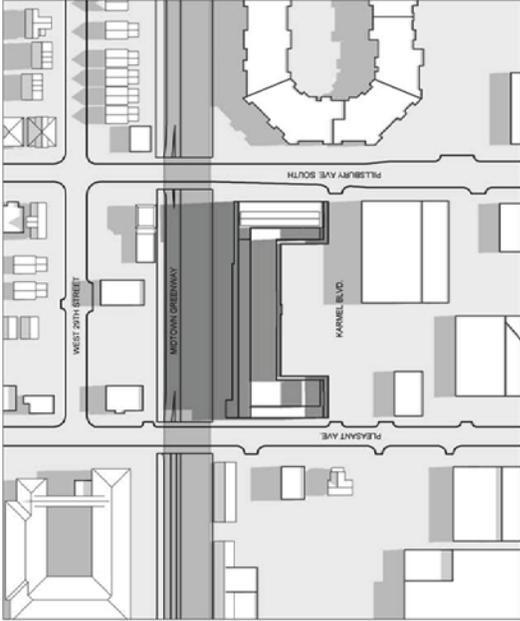
Karmel Plaza

Minneapolis, Minnesota
September 3, 2015

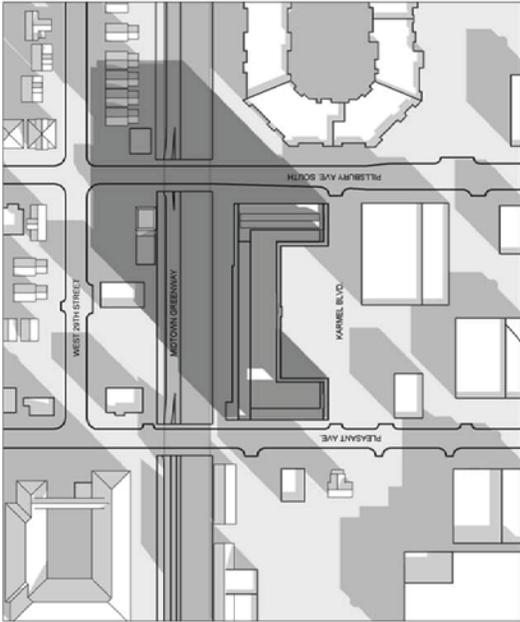
Currently Permitted
Shadow Study - June 21
13/06



8:49 am (hour after sunrise)
1" = 200'-0"



Noon
1" = 200'-0"

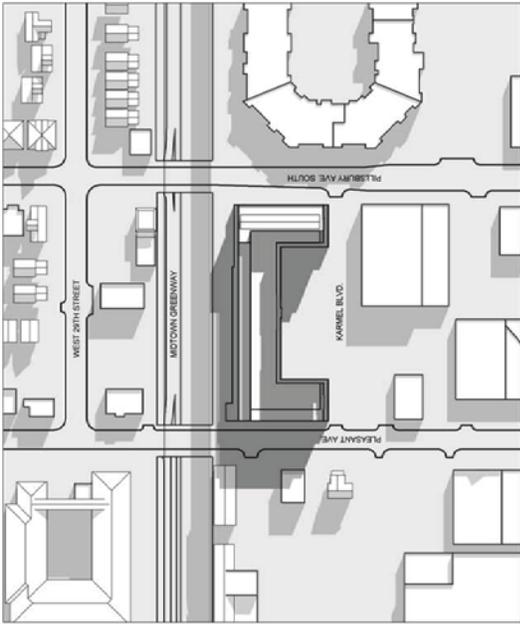


3:35 pm (hour before sunset)
1" = 200'-0"

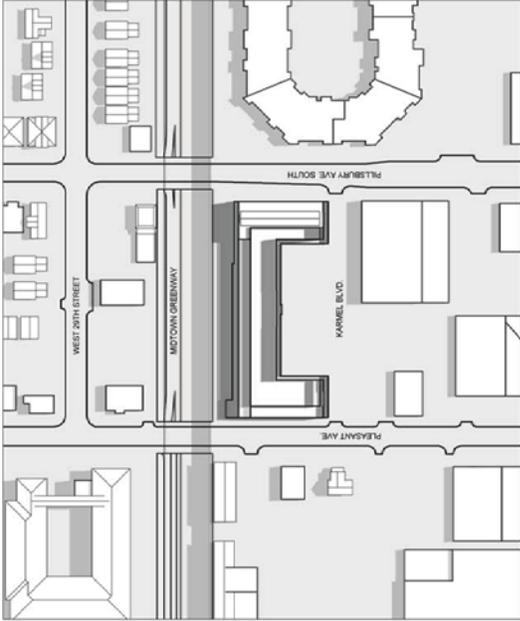
Karmel Plaza

Minneapolis, Minnesota
September 3, 2015

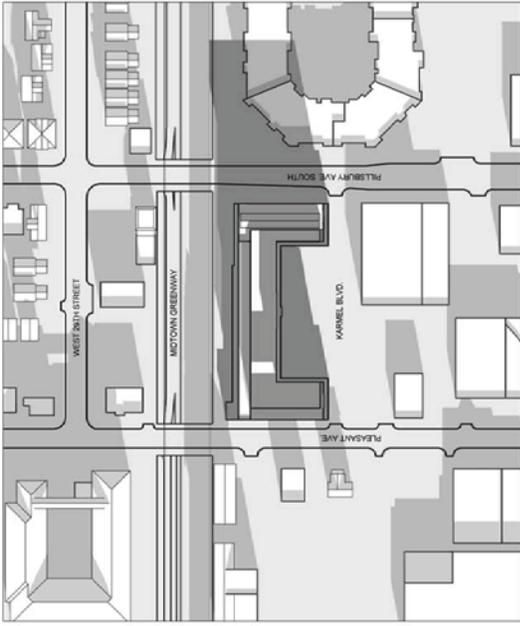
Currently Permitted
Shadow Study - December 22
13/06



8:13 am (hour after sunrise)
1" = 200'-0"



Noon
1" = 200'-0"

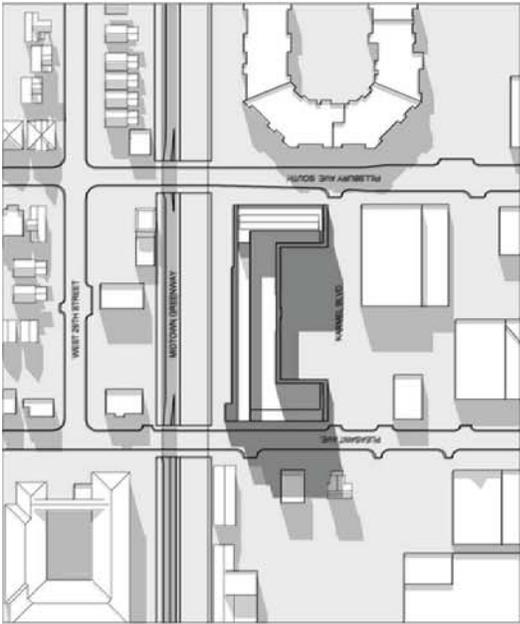


6:26 pm (hour before sunset)
1" = 200'-0"

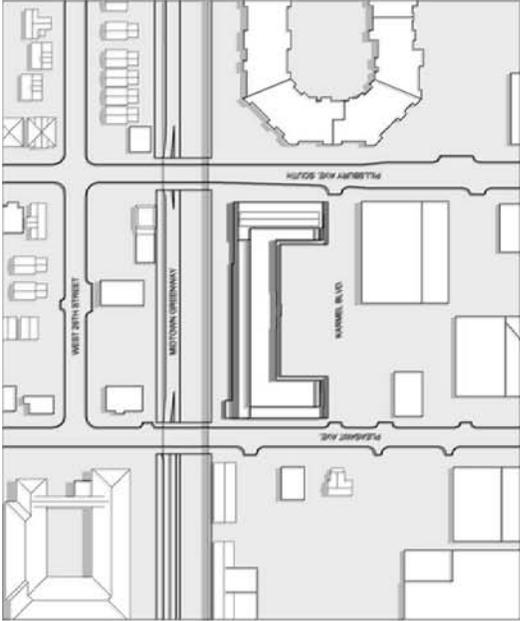
Karmel Plaza

Minneapolis, Minnesota
September 3, 2015

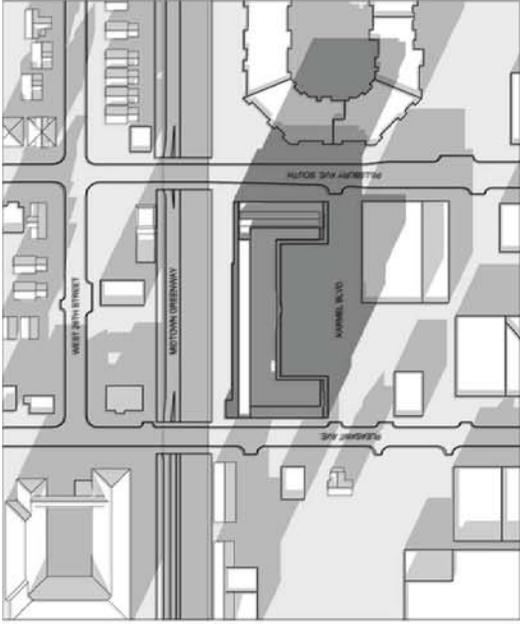
Proposed Addition
Shadow Study - March 20
13/46



6:26 am (hour after sunrise)
1" = 200'-0"



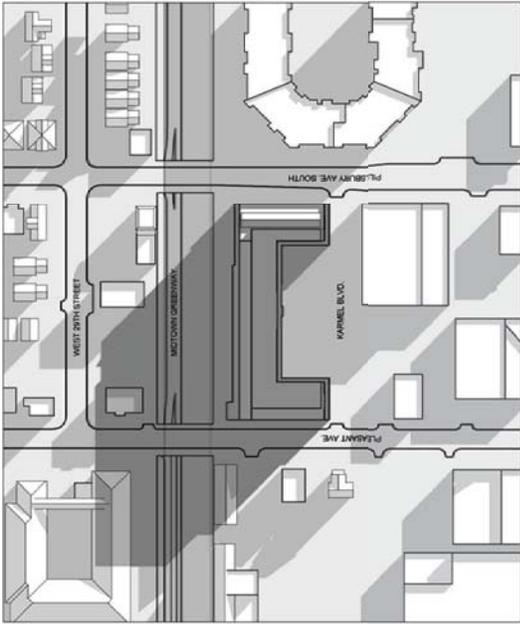
Noon
1" = 200'-0"



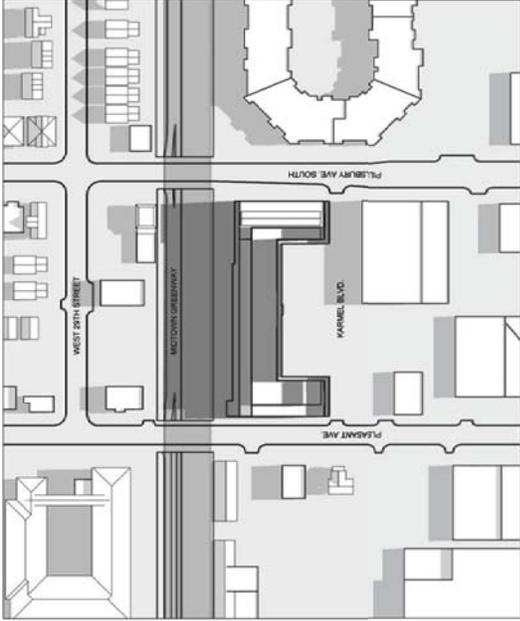
8:03 pm (hour before sunset)
1" = 200'-0"

Karmel Plaza
Minneapolis, Minnesota
September 3, 2015

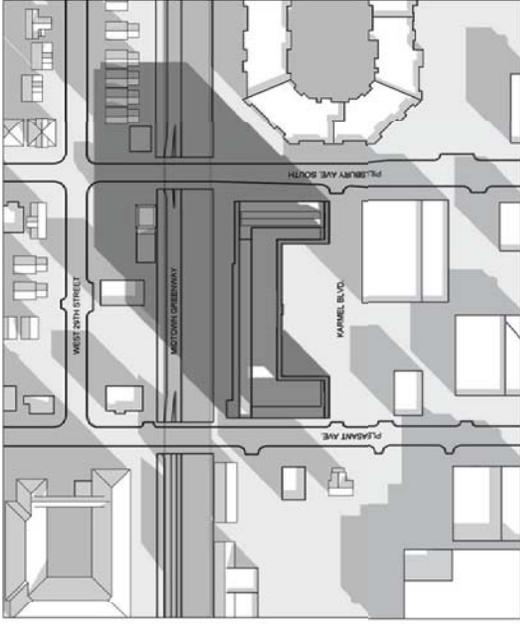
Proposed Addition
Shadow Study - June 21
13/06



8:49 am (hour after sunrise)
1" = 200'-0"



Noon
1" = 200'-0"

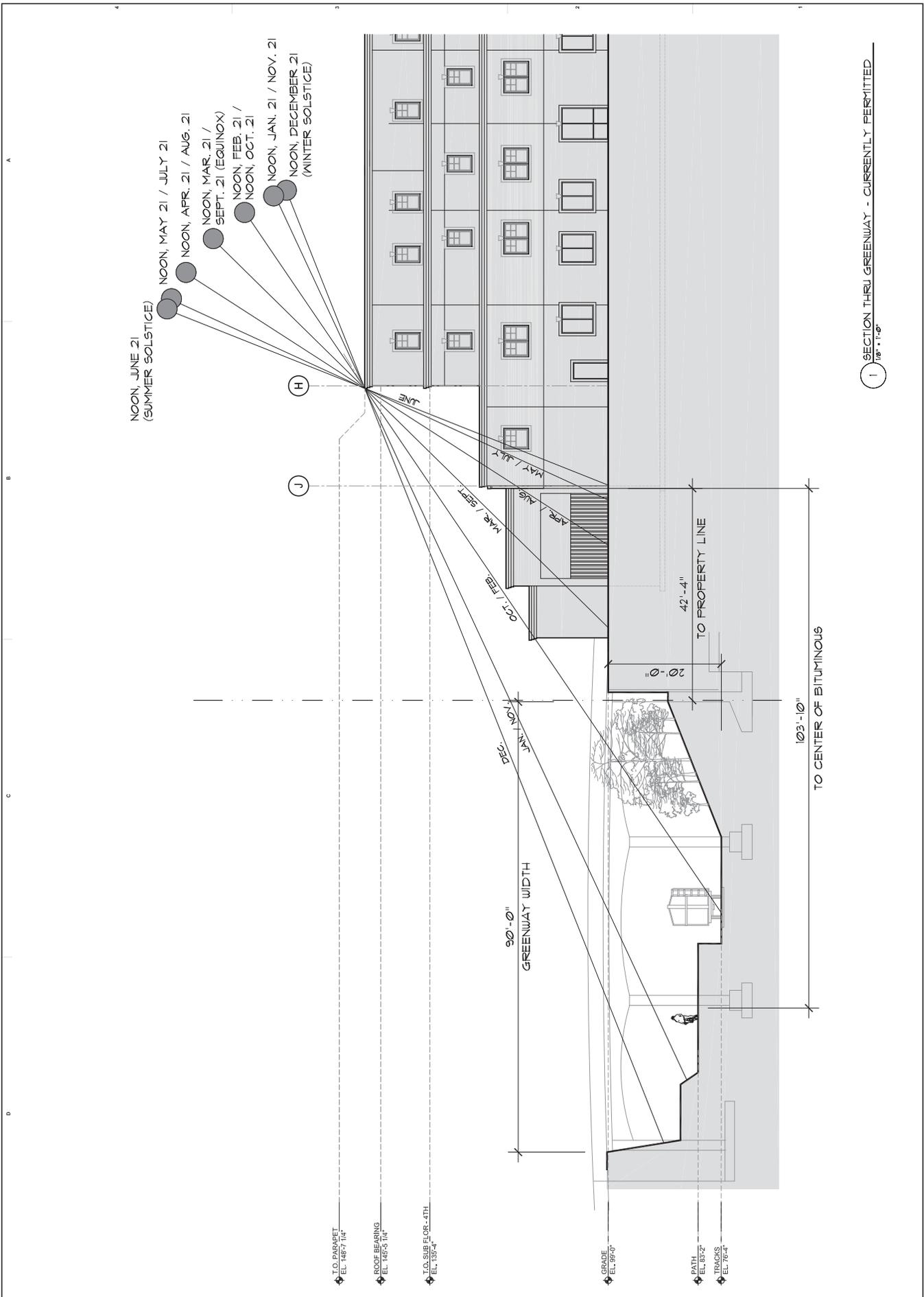


3:35 pm (hour before sunset)
1" = 200'-0"

Karmel Plaza

Minneapolis, Minnesota
September 3, 2015

Proposed Addition
Shadow Study - December 22
13/46



1 SECTION THRU GREENWAY - CURRENTLY PERMITTED
1/8" = 1'-0"

CLIENT
ADDRESS 1
ADDRESS 2
CITY, STATE, ZIP CODE
PHONE NUMBER

MECHANICAL
ADDRESS 1
ADDRESS 2
CITY, STATE, ZIP CODE
PHONE NUMBER

STRUCTURAL
ADDRESS 1
ADDRESS 2
CITY, STATE, ZIP CODE
PHONE NUMBER

CONTRACTOR
ADDRESS 1
ADDRESS 2
CITY, STATE, ZIP CODE
PHONE NUMBER

CLIENT
ADDRESS 1
ADDRESS 2
CITY, STATE, ZIP CODE
PHONE NUMBER

CLIENT
ADDRESS 1
ADDRESS 2
CITY, STATE, ZIP CODE
PHONE NUMBER

CLIENT
ADDRESS 1
ADDRESS 2
CITY, STATE, ZIP CODE
PHONE NUMBER

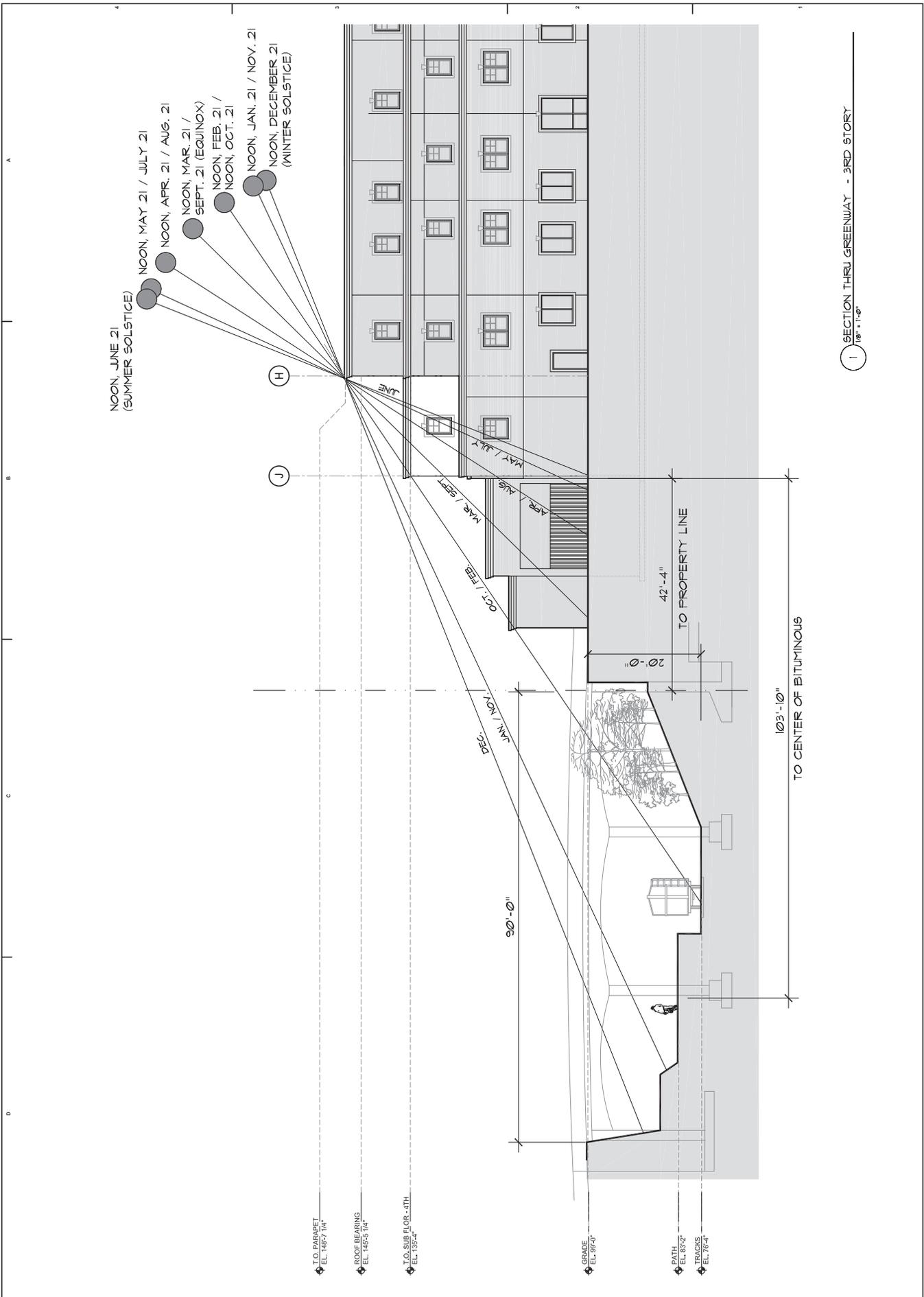
CLIENT
ADDRESS 1
ADDRESS 2
CITY, STATE, ZIP CODE
PHONE NUMBER

CLIENT
ADDRESS 1
ADDRESS 2
CITY, STATE, ZIP CODE
PHONE NUMBER

CLIENT
ADDRESS 1
ADDRESS 2
CITY, STATE, ZIP CODE
PHONE NUMBER

CLIENT
ADDRESS 1
ADDRESS 2
CITY, STATE, ZIP CODE
PHONE NUMBER

CLIENT
ADDRESS 1
ADDRESS 2
CITY, STATE, ZIP CODE
PHONE NUMBER



SECTION THRU GREENWAY - 3RD STORY
1/8" = 1'-0"

















	Property Line Distance from Greenway path	Property Line Distance from Greenway south property line	Overall Height	North property line Setback from property line	Upper stories setback from property line	Setback from Greenway south property line	Project E-W width	Land Use Features	29 th Street present?
Mozaic Phase 1 2900 Fremont Ave S BZZ-4954	48'	0'	10 stories / 112 feet	Floors 1 – 8 (84' – 6 stories) – 5'	Floor 9 – 23' Floor 10 – 35'6"	Floors 1 – 8 (6 stories) – 5' Floor 9 – 28' Floor 10 – 40'6"	PUD (building approx. 145')	Uptown Activity Center Future Land Use: Mixed Use	Historically yes (rerouted - bus)
Mozaic Phase 3 2900 Fremont Ave S BZZ-6767	48'	0'	8 stories / 111 feet	Ground floor - 18' Floors 2 – 3 – 3'5" Floor 4 – 19'	Floors 5-6 – 68' Floors 7-8 – 108'	Floor 1 – 18' Floors 2-3 – 3'5" Floor 4 – 19' Floors 5-6 – 68' Floors 7-8 – 108'	PUD (building approx. 262')	Uptown Activity Center Future Land Use: Mixed Use	Historically yes (rerouted - bus)
Blue 2900 Aldrich Ave S BZZ-3284 BZZ-3283	117'	44'	6 stories / 65 feet	Floors 1-4 – 17'	5 th – 31' 6 th – 58'	Floors 1-4 – 61' Floor 5 – 75' Floor 6 – 102'	130'	None Future Land Use: Mixed Use	Yes
Lime 2900 Lyndale Ave S BZZ-5447	119'	41'	7 stories / 87 feet	Floors 1-4 - 15-17'	5 th – 25' 6 th – 35'	Floors 1-4 – 56' to 58' Floor 5 – 66' Floor 6 – 76'	252'	Lyn-Lake Activity Center, Commercial Corridor (Lyndale) Future Land Use: Mixed Use	Yes
Karmel Plaza 2910 Pillsbury Ave S BZZ-6921	48'	0'	4 stories / 46 feet	Existing ground floor – 23' - to 42' Ground floor recycling Center addition – 12 feet	Second floor – 42' 3 rd and 4 th – majority 62' (42' easterly 45 feet of building)	Ground floor – 23' -42', Recycling addition 12' Floor 2 – 42' Floor 3 – 42' to 62' Floor 4 – 42' to 62'	350'	None Future Land Use: Urban Neighborhood	No

2834 10th Avenue South
Greenway Level, Suite 2
Minneapolis, MN 55407
Phone: 612-879-0106
www.midtowngreenway.org

GREENWAY

August 25, 2015

Andrew Liska, City Planner
City of Minneapolis CPED
250 South 4th Street - Room 300
Minneapolis, MN 55415

Dear Mr. Liska,

The Midtown Greenway Coalition would like to submit this letter regarding the proposed Karmel Plaza Expansion at 2910 and 2940 Pillsbury Avenue South.

As noted in your August 20 cover memo to the City Planning Commission, Committee of the Whole, the applicant has proposed significant additions to both the third and fourth floors. Those areas were subject to conditions the Commission ruled on in a previous land-use application due to concerns over shadowing the Midtown Greenway. We see no significant change in the submitted expansion plan that would suggest a reversal of the previous ruling is in order.

We take no position on the proposed expansion of the first and second floors; however, we oppose the expansion of the third and fourth floors toward the Greenway, due to the aforementioned concern about shadowing.

Shadowing of the Midtown Greenway is particularly harmful in the winter, as it can create dangerous patches of ice and snow on the Greenway. In contrast, where the sun hits the Greenway, the ice and snow melt much more quickly. As a major bike commuter trail even in the winter, the Greenway needs to be clear of ice and snow as quickly as possible. However, even in the warmer months, our goal is to have a sunny Greenway, not one that is covered in shadows.

We urge the City Planning Commission to again reject the proposed expansion of the third and fourth floors of Karmel Plaza toward the Midtown Greenway.

Sincerely,



Soren Jensen
Executive Director

cc: Council Member Lisa Bender; Marian Biehn, Whittier Alliance

MIDTOWNGREENWAY.ORG

LOVE OUR PATHWAYS

From: Jeffery S. Ostrem
To: Liska, Andrew
Subject: Notice of Public Hearing -- Karmel Properties, LLC
Date: Tuesday, September 01, 2015 10:02:30 AM

Mr. Liska:

I am writing in regard to the above-referenced hearing. I have lived at Park Square Condominiums for 26 years and I am against any further expansion by Karmel Properties. Currently there are already too many cars as it is which causes major congestion daily on Pillsbury Ave. I have also seen construction going on (which I was informed they were to stop until this hearing) as I have seen lights on in the upper floors and men working on weekends and later in the evening. Simply put, expanding the building will only draw more people and there is not enough parking in the area as it is.

If you have any questions, please contact me at the email or phone number below.

Jeffery S. Ostrem
Legal Assistant to
Barbara A. Bagdon, Esq.
Jeffery S. Haff, Esq.

Dady & Gardner, P.A.

5100 IDS Center
80 South Eighth Street
Minneapolis, MN 55402
612-359-5487

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Liska, Andrew

From: Jeffery S. Ostrem <jostrem@dadygardner.com>
Sent: Tuesday, September 01, 2015 10:02 AM
To: Liska, Andrew
Subject: Notice of Public Hearing -- Karmel Properties, LLC

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*Jeffery S. Ostrem
Legal Assistant to
Barbara A. Bagdon, Esq.
Jeffery S. Haff, Esq.*

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Liska, Andrew

From: Megan Merrill <megan.merrill84@gmail.com>
Sent: Wednesday, September 02, 2015 1:56 PM
To: Liska, Andrew
Subject: Public Hearing 9/8 regarding Karmel Properties LLC

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Andrew,

As a property owner and resident at 2826 Pleasant Ave S, I strongly oppose the expansion at 2910 and 2936 Pillsbury Ave S.

Karmel Properties has a track record of non-compliance with city code and has repeatedly proceeded with non-conforming projects. While the mall is a cultural asset to the Somali and surrounding community, the small space cannot sustain such a large and poorly built structure. Continuing to build bigger and bigger is detrimental to the entire neighborhood. I am also concerned that the construction is not up to code, and in fact dangerous, as evidenced by the recent collapse of the top floor currently being built. There are long term negative consequences on the residents of the neighborhood in terms of decreased property values, increased traffic congestion, and increased foot traffic. There is also potential for bodily injury or death of construction workers from repeated unsafe building practices.

Clearly the city's fines and penalties have not been enough to ensure compliance. In cases of repeated non-compliance, as in Karmel Properties, penalties should be increased to the degree that is necessary to stop these repeat offenses. I urge the city to impose harsh penalties in this circumstance.

Kind regards,

Megan Merrill

City of Mpls,

I'm writing
about Karmel.
I don't know why
bother you
continue to let him
do more and more.

No matter how much
traffic, parking issues
and accidents.

Double parking is
a huge issue on
Pillsbury.

Enough is enough.
Thanks for 4
way stop signs
I'd had no one

stops.

No name fear
of repercussion

