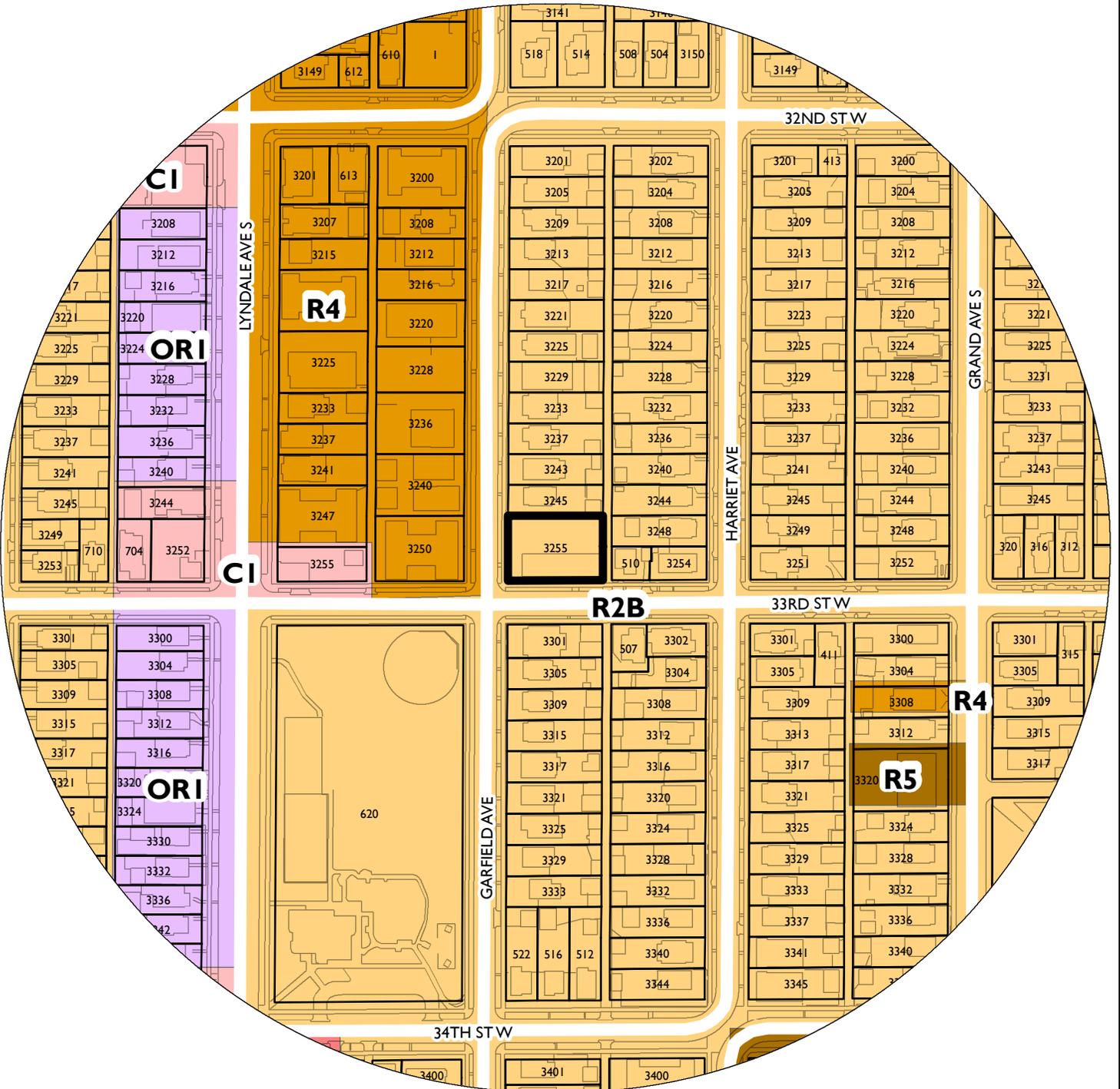


**B. Aaron Parker & Karen M. Parker**

**8th**

NAME OF APPLICANT

WARD



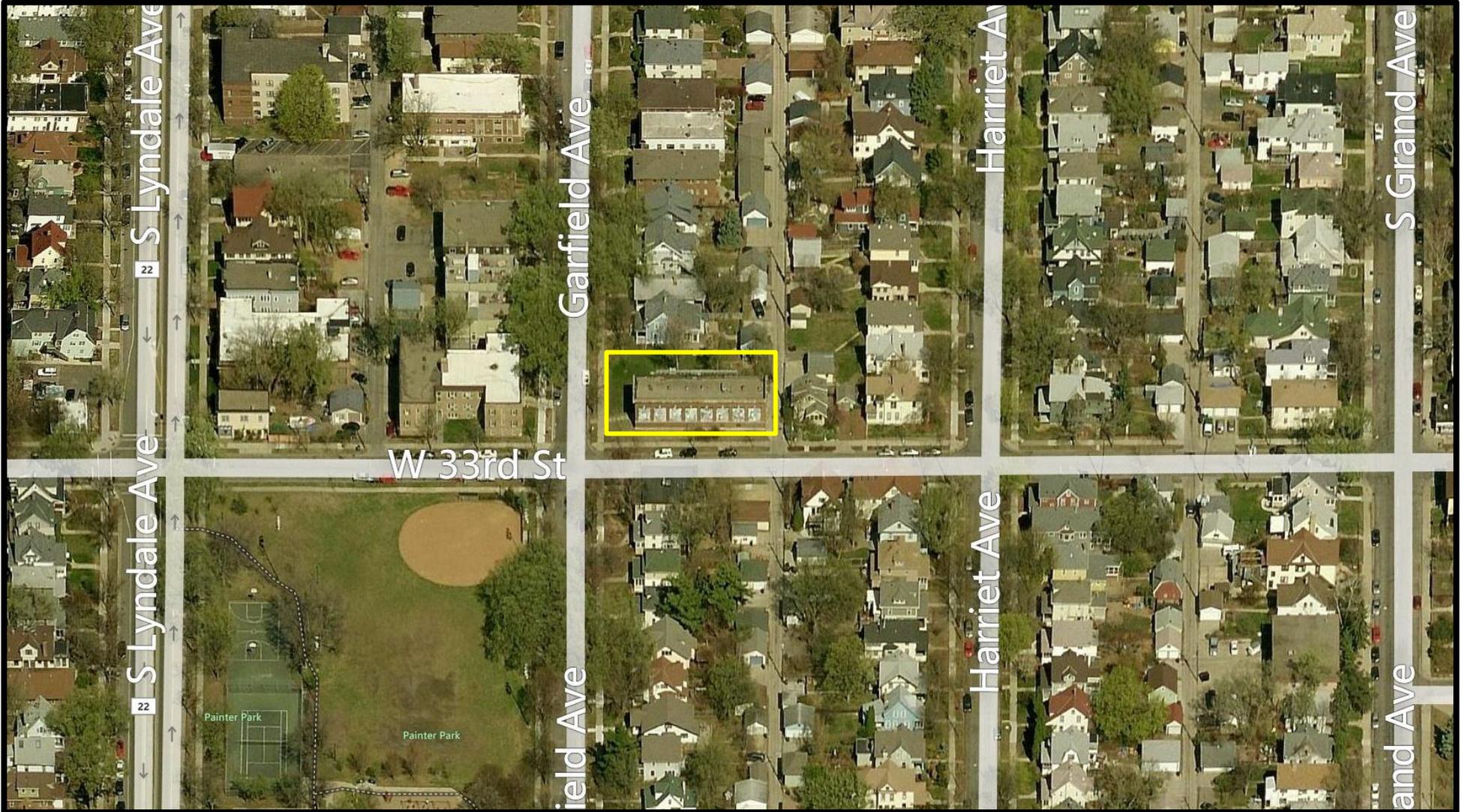
PROPERTY ADDRESS

**3255 Garfield Avenue South**

FILE NUMBER

**BZZ-7486**

**3255 GARFIELD AVE SOUTH – BZZ-7486**



Garfield Substation (Minneapolis General Electric Company)



1920 - Minnesota Historical Society



1920 - Minnesota Historical Society



1931 - Minnesota Historical Society

## Comparison of Permitted and Conditional Uses in R2B and OR1 Districts

Use	R2B	OR1
Single-family dwelling	P	P
Two-family dwelling	P	P
Cluster development	C	C
One (1) to four (4) dwelling units, as part of a mixed use building		P
Multiple-family dwelling, three (3) and four (4) units		P
Multiple-family dwelling, five (5) units or more		P
Planned Unit Development		C
Community residential facility serving six (6) or fewer persons	P	P
Community residential facility serving seven (7) to sixteen (16) persons		C
Early childhood learning center	C	P
Preschool	C	P
School, grades K—12	C	C
Athletic field	C	C
Cemetery	C	C
Community garden	P	P
Developmental achievement center	C	P
Educational arts center		P
Golf course	C	
Library, public	C	C
Park, public	P	P
Theater, indoor, live performances only		P
Place of assembly	P	P
Birth center		C
Office		P
Bed and breakfast home		C
Child care center	P	P
Clinic, medical and dental		C
Market garden, with a planting area of 10,000 sq. ft. or less	P	P
Market garden, with a planting area greater than 10,000 sq. ft.	C	C
Nursery or greenhouse existing on January 1, 1991	C	
Parking lot, serving institutional and public uses	C	C
Parking lot, serving multiple-family dwellings		C
Bus turnaround	C	C
Communication exchange	C	C
Electric or gas substation	C	C
Fire station	C	C
Passenger transit station	C	C
Police station	C	C
Railroad right-of-way	C	C
Stormwater retention pond	C	C
Water pumping and filtration facility	C	C

C= Conditional Use (CUP & Public Hearing Required) P= Permitted Use

## REZONING MATRIX

	<b>R2B</b>	<b>ORI</b>
	Two-Family District	Neighborhood Office Residence District
<b>FAR</b>		
Base FAR Maximum	<b>0.50</b>	<b>1.50</b>
20% bonus for enclosed, underground or structured parking	n/a	n/a
20% bonus for 20% affordable units	n/a	0.30
<b>Total possible FAR</b>	<b>0.50</b>	<b>1.80</b>
<b>Lot Area</b>		
Required lot area per dwelling unit (sq. ft.)	5,000	n/a
<b>Height &amp; Coverage</b>		
Base building height maximum (in stories/feet)	2.5/35	2.5/35
Maximum Lot Coverage	45%	70%
Maximum Impervious Surface Coverage	60%	85%
<b>Yard Requirements</b>		
Front	20	15
Interior side or rear	5+2x	5+2x
Corner Side	8 +2x	8+2x
<i>x = Number of stories above the first floor</i>		
(NOTE: Requirements above for all uses except Single- and Two-family Dwellings and Permitted Community Residential Facilities)		

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15 December 2015

Lisa Steiner, City Planner  
Land Use, Design and Preservation  
City of Minneapolis CPED  
250 South 4<sup>th</sup> Street Room 300  
Minneapolis, MN 55415

Ms. Steiner:

Karen M. and B. Aaron Parker are submitting an application to the City of Minneapolis for changes in controls on the property at 3255 Garfield Avenue South consistent with a change in use from industrial electrical substation to mixed-use (residential with a small co-working space). We intend to renovate the existing building to make it a suitable home for our family plus three other apartments plus the co-working space. There will be an 1120 GSF garage at the rear of the lot accommodating three motor vehicles with space for twelve bicycles suspended from individual racks.

The subject property at 3255 Garfield Avenue South served as an electrical substation from the time of its construction in 1911 until it was closed in the early 1990s. (Figure 1) The two story building has a footprint of 28' x 104'. The total square footage of the building is 5150 square feet including its partial basement. The building's major axis runs E-W on a roughly rectangular 89'x129' lot (11,500sf / 0.26 acres), thus, the building enjoys solar advantage. The building is set back approximately 7.5' from the south property line leaving a rear yard of approximately 54.5' - inadequate for double-loaded parking either at grade or below grade. Due to the placement of the pre-existing structure on the site practical difficulties exist in complying with the ordinance. The neighborhood, the City and the applicant see benefit to retaining this neighborhood landmark.



*Figure 1: The subject structure served as an electrical substation since 1911, but has not been used for that purpose for approximately 25 years.*

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We are currently investigating the property's suitability for nomination to the National Register of Historic Places. We see historic continuity as an important part of city memory. Retention of a well-loved, historic building is a value to a community.

As you can see from Figure (2), the massing and materials of the existing substation create a strong spatial definition at the corner of the park and the handsome structure fits well into the surrounding neighborhood. We intend to retain this building despite the high cost of restoration and renovation. We are hoping to succeed in obtaining Historic Designation from the National Parks Service and SHPO in order to take advantage of historic tax credits.



*Figure 2: The massing and materials of the substation create a strong spatial definition at the corner of the park and the handsome structure fits well into the surrounding neighborhood.*

In order to proceed with the project, we understand that the project will require a zoning change from R2B to OR1.

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ZONING CHANGE REQUEST: The property is currently located in an R2B zoning district. The current zoning limits maximum re-use to an owner-occupied duplex. The costs of renovating this historic, currently un-insulated and unconditioned structure exceed the value of any such renovation threatening the viability of this historic structure. The massing and occupancy of the subject building and many other buildings on the block are non-conforming to the current zoning. We are seeking a zoning change to OR1.

### REZONING FINDINGS

1) **The amendment is consistent with the applicable policies of the comprehensive plan.** A review of the applicable chapters and sections of The Minneapolis Plan for Sustainable Growth reveals the proposed plan for the property to advance the goals of the Plan and, in no instance that we could find, to be inconsistent with its goals and objectives. The proposed project's intensity of use is 15 du/acre, within the limits of even the lowest density level listed in the Comprehensive Plan (Urban Neighborhood: 8-20du/acre) On the other hand, current allowable density on this property, as currently zoned, is less than 8du/acre, thus making the current R2B zoning inconsistent with the Comprehensive Plan.

2) **The amendment is in the public interest and is not solely for the interest of a single property owner.**

The intended re-use of the property is four (4) dwelling units (including the owner's home) and a small co-working office component supporting the home offices already prevalent in the neighborhood. All four dwelling units are accessible from a small addition attached to the north side of the existing building with the door visible from Garfield Avenue. This addition contains circulation spaces and interconnecting stair.

The location, size and character of the property is well-suited to mixed use development as it is situated at a transition point between public park/busy arterial and a quiet local street. The small local commercial use is intended to serve the neighborhood home office market ("co-working" facility) with local services/facilities that would enhance the performance and reach of home offices in the neighborhood. The office would be accessible through the current front door of the substation building - an entrance much too prominent in location and too grand in scale to be used as access to a small apartment. In addition, mentoring and support will be available for single parents in operating a small business while rearing a family at the same time. This is in the public interest.

The terrace on the west (front) of the building, with its direct physical and visual relationship to Painter Park and anchoring the corner of 33<sup>rd</sup> and Garfield provides a neighborhood amenity.

Finally, renovating and retaining a beloved structure in the neighborhood is in the public interest, especially in consideration of its position visually and spatially defining the northeast corner of Painter Park. Whether the building be demolished and left as a vacant lot or demolished and replaced by a small single family house or a larger structure of lesser character, the option of renovating the structure would seem to be "in the public interest".

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- 3) Whether the existing uses of property and the zoning classification of property within the general area of the property in question are compatible with the proposed zoning classification, where the amendment is to change the zoning classification of particular property.

Contiguous zoning is R4 and there is C1 zoning, with current commercial uses a half block away. Fifty percent (50%) of the frontage facing Painter Park is C1, C2 or OR1. The entire west side of Garfield Ave South opposite the subject property is zoned R4 and the massing of many of the structures on that side of the street is consistent with the massing and materials of the existing and proposed work on the subject property. The property, as proposed, has a height equal to or lower than many of the surrounding structures in the neighborhood including structures in the R2B zoning district. The bulk regulations for the existing R2B and the proposed OR1 are the same, rendering moot the question of bulk.

The property fronts 33<sup>rd</sup> Street, a street which hosts many higher intensity commercial uses than envisioned for the subject property. These existing commercial properties are located at close intervals along 33<sup>rd</sup> Street from Bryant Avenue at least as far east as Nicollet Avenue creating a hospitable pedestrian environment. Because of the property's proximity to Painter Park and the commercial uses surrounding the park, and the regularly spaced commercial uses along 33<sup>rd</sup> Street, it is demonstrable that this change in use allowing a small amount of commercial use in this mixed use project is consistent, not only with the Comprehensive Plan, but with the existing character of the neighborhood.

Many of the structures on both sides of this block of Garfield, as well as within a quarter mile radius of the property, were built as and are currently used as multi-family structures. There are four multi-family structures non-conforming to R2B on the same block as the subject property on the east side of Garfield in the R2B district (See Figure 3 upper photo-Ieporello below). Thus, the request for zoning change is compatible with existing uses of property on the same block.



3255 Garfield

East Side of 3200 Block of Garfield - R2B (^ = non-conforming multi-family structure)



West Side of 3200 Block of Garfield

Zoning District = R4

*Figure 3: Perhaps we should strive to always consider the actual context. A street is the public space held in common by the people and structures on either side. The urban dialogue should be inclusive and buildings and people on both sides of the street should relate well to one another. Should the fact that one side of the street is R2B and the other side is R4 cause us to ignore the context directly outside our front door or should we treat the street as our shared commons and unify our block?*

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**4) Whether there are reasonable uses of the property in question permitted under the existing zoning classification, where the amendment is to change the zoning classification of particular property.** The subject property is zoned R2B, a zoning designation incompatible with the existing structure on the property.

There are no reasonable uses for the existing structure under the current zoning. The current zoning limits maximum re-use to an owner-occupied duplex. The costs of renovating this historic, currently un-insulated and unconditioned structure exceed the value of any such renovation threatening the viability of this historic structure. The massing and occupancy of the subject building and many other buildings on the block are non-conforming to the current zoning. We are seeking a zoning change to OR1 which has the same bulk regulations, but permits a slightly greater intensity of use that may warrant investment in the property.

The existing property is vacant and has been unutilized for at least 25 years. With already-failed roofing, it is in danger of falling into irreparable disrepair requiring its demolition. The prior use was an industrial use making its conversion to mixed use/residential a difficult undertaking.

The structure and use of this property, as with most of the properties in this neighborhood, predate the original 1923 Zoning Ordinance. Given that the structure is pretty much universally considered to be worthy of preserving, should not citizens and public servants of good faith do what is not harmful to help preserve this structure?

**5) Whether there has been a change in the character or trend of development in the general area of the property in question, which has taken place since such property was placed in its present zoning classification, where the amendment is to change the zoning classification of particular property.** There has been a change in the character and trend of development in this area. At the time when this area was downzoned from its previous designation to R2B, many property owners were leaving the City of Minneapolis for the suburbs and converting their properties to multi-family use and/or single-room-occupancy apartments. At the time of the downzoning, a provision was added to the R2B district ordinance stating that unless a property has a lot area of at least 10,000 square feet, only a single family house is allowable as a residential use. The subject property is 11,500 sf. The maximum allowable development on this property in an R2B district is a two-family dwelling. As a result, the effective maximum density on the subject property is beneath the lowest density proposed in the Minneapolis Comprehensive Plan.

Furthermore, both the Metropolitan Council, which reviews the comprehensive plans of regional municipalities, and the City of Minneapolis recognize a significant change in the character and trend of development in the general area and the region as a whole as flight from the city has reversed and the City of Minneapolis, based upon Met Council projections, is expecting a significant immigration of population over the next 25 years. Changing the zoning from R2B to OR1 does not alter the allowable massing on the site, but it does allow an increase in intensity of use that meets Comprehensive Plan standards and permits an intensity of development that may justify investment in the property.

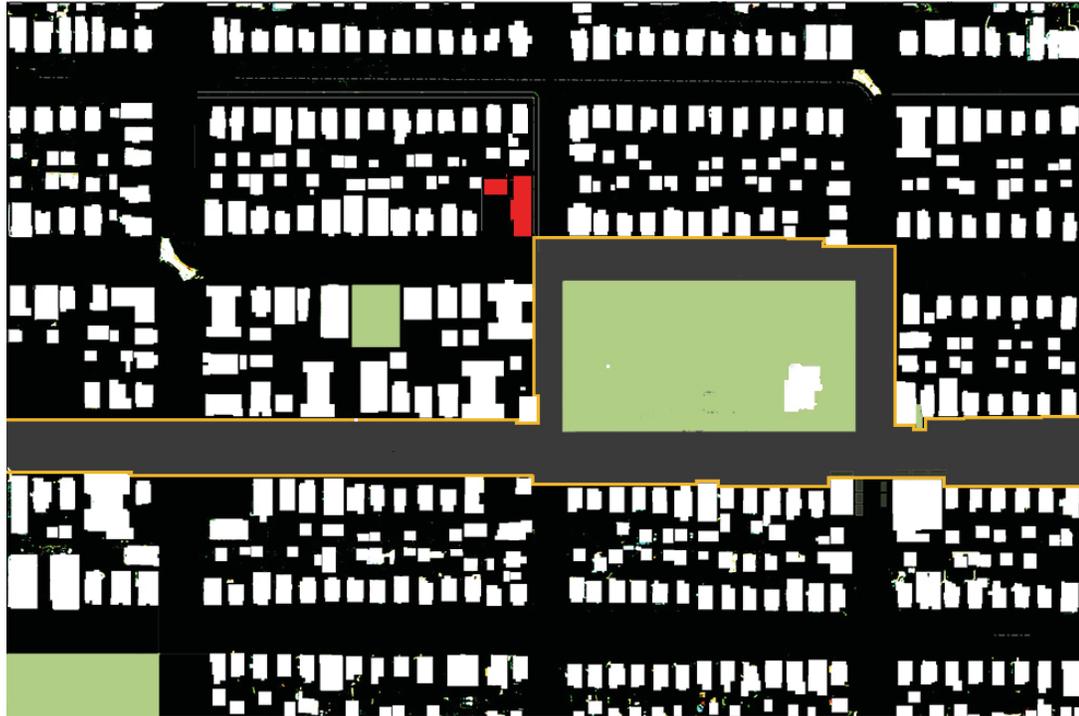


Figure 4: Painter Park Neighborhood Figure-Ground Map

#### CONDITIONAL USE PERMIT FOR THE ADDITION OF A GREENHOUSE ON THE ROOF OF THE EXISTING STRUCTURE

We intend to install a solar array on our roof as part of our sustainability agenda. We are also exploring the possibility of urban beekeeping for which a rooftop location is highly recommended in urban areas for safety reasons (for both bees and humans). We need access to the roof to do this. In addition, we wish to practice year-around farming and have designed a greenhouse on our roof for our use and enjoyment. The top of the greenhouse will not exceed the maximum 35 foot height limit in the R2B and OR1 zoning districts. However, the City's reading of the code finds that the greenhouse constitutes a third story exceeding thirty (30) feet in height. This requires a Conditional Use Permit.

#### CONDITIONAL USE PERMIT FINDINGS

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

The greenhouse will not be detrimental to or endanger the public health, safety, comfort or general welfare. It will have the opposite effect. It will be used to grow useful produce and, in the process, will retain on site stormwater, compostable kitchen and yard waste, as well as contributing year-around to carbon fixing.

(2) The greenhouse as a 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.

(3) Adequate utilities, access roads, drainage, necessary facilities or other measures, have been or will be provided. The greenhouse will not affect these things. Were it constructed on the ground in the north yard, it would be acceptable as-of-right and no conditional use permit would be required.

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

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greenhouse will have no effect on traffic. Were it constructed on the ground in the north yard, it would be acceptable as-of-right and no conditional use permit would be required.

(5) The greenhouse, as a conditional use, is consistent with the applicable policies of the comprehensive plan. Were it constructed on the ground in the north yard, it would be acceptable as-of-right and no conditional use permit would be required.

(6) The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located. Were it constructed on the ground in the north yard, it would be acceptable as-of-right and no conditional use permit would be required.

***In addition, the following findings must be addressed if applying for a conditional use permit for increasing maximum height:***

- (1) **Access to light and air of surrounding properties.** The greenhouse is so located that, at no time during the year will it deprive any surrounding properties of light or air.
- (2) **Shadowing of residential properties, significant public spaces, or existing solar energy systems.** The greenhouse will cause no shadowing of residential properties or any significant public spaces, or existing solar energy systems.
- (3) **The scale and character of surrounding uses.** The greenhouse does not exceed the allowable height of structures, measured in feet using the standard calculation, in either the existing R2B district or the proposed OR1 district. Other structures in the area are equally high or higher.
- (4) **Preservation of views of landmark buildings, significant open spaces or water bodies.** The greenhouse will block no views of landmark buildings, significant open spaces or water bodies.

### VARIANCE REQUESTS:

In all requests below, the Applicant proposes to use the property in a reasonable manner that will be in keeping with the spirit and intent of the proposed zoning, the ordinance and the Comprehensive Plan.

#### Variance of the required Front Yard:

Though there is no additional habitable interior space planned for the front yard, we understand that the position of the stairs connecting the piazetta to the back of sidewalk requires a variance of the Front Yard setback. Elevating the piazetta provides a prospect across Painter Park towards Lyndale and establishes a stronger relationship between public and private.

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

Variance of the Corner Side Yard: Though there is no additional habitable interior space planned for the corner side yard, we understand that the position of the stairs connecting the piazetta to the back of sidewalk requires a variance of the Corner Side Yard setback. Elevating the piazetta provides a prospect across Painter Park towards Lyndale and establishes a stronger relationship between public and private.

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

### UNIT COUNT

Currently, the unit count is as follows:

1 One Bedroom Apartments

2 Two Bedroom Loft Apartments

1 Two Bedroom plus guest room/music room Loft Apartment (Owner's apartment)

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### MATERIALS

Materials for the new addition will complement the materials of the existing substation and other buildings in the neighborhood and near context. In some cases, matching materials will be used.

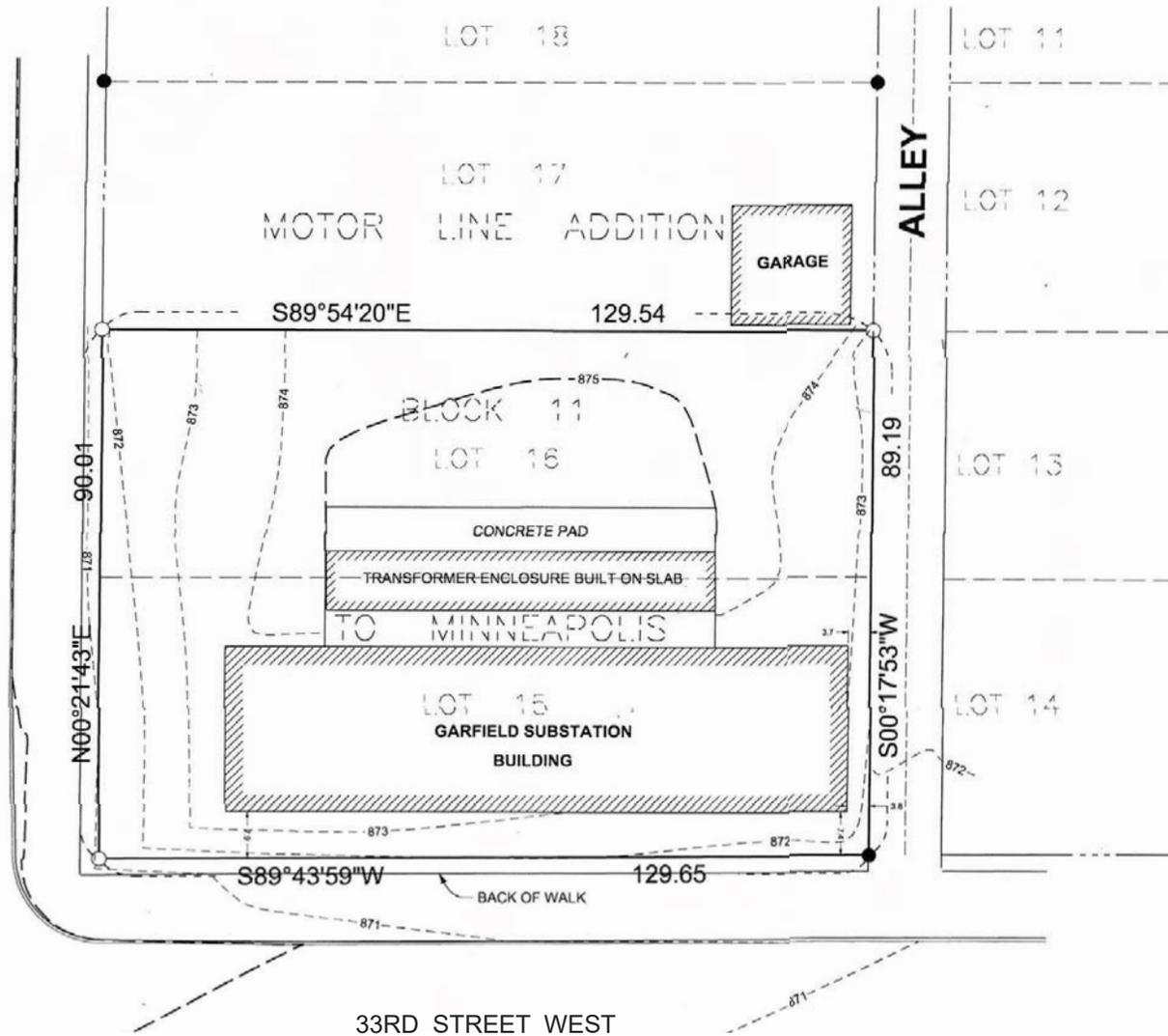
- The exposed base of the new garage and the landscape features such as stairs, terraces and their retaining walls shall be architectural concrete.
- Brick matching the brick of the existing historic structure in manufacture, texture, composition, color, height and detail on the East façade of the accessory structure as shown on the drawings and will form a quoin at the corners wrapping two feet back on the north and south walls of the structure.
- A pre-cast cap will surmount the brick at locations shown on drawings.
- Painted wood of a pale, warm, golden color will wrap the remainder of the building at locations indicated on drawings.
- The existing building contains beautiful steel sheet and structural shapes that may be demounted and redeployed for the north entry to the historic structure, possibly for the gates to the courtyard and other miscellaneous metalwork possibly including bicycle lockers, bicycle racks, and/or balustrades.
- The existing structure also contains slate panels that may be appropriate for permeable paving and or facing.
- New doors and windows on the existing building will be consistent in material and detailing with the existing fenestration.

We intend to use this property in a reasonable manner that will be in keeping with the spirit and intent of the ordinance and the Comprehensive Plan.

Sincerely,

B. Aaron Parker, AIA

GARFIELD AVENUE SOUTH



DRAWING LIST

- T100 Title Sheet
- L100 Landscape Plan
- X100 Existing Conditions Photographs
- X101 Historical Context
- C100 Context Plan – Figure Ground
- C101 Context Plan – Community Corridor/Public Park
- A100 Site Plan
- A101 Building "A" - Ground Level Plan
- A102 Building "A" - Second Level Plan
- A103 Building "A" - Roof/Conservatory Level Plan
- A104 Building "A" - Basement Level Plan
- A105 Garage Plan
- A200 South Elevation – 33rd Street Elevation
- A201 Garfield Avenue Context Elevation (West)
- A201A Garfield Avenue Elevation (West)
- A202 Site Section – North yard looking south
- A203 Alley Context Elevation (East)
- A204 North Elevation
- A205 Site Section – North yard looking north
- A206 Typical Transverse Section - Building "A"
- A207 Garage Elevations
- A300 Perspectives – Gateway to 3200 block of Garfield Avenue South
- A301 Perspectives – Views from West showing main entrance to apartments and belvedere
- A302 Perspectives - View of courtyard from alley
- A303 Perspectives - Aerial View from above Painter Park
- A304 Wood Fence details

- DENOTES FOUND PROPERTY MONUMENT
- DENOTES SET 5/8" REBAR AND CAP UNLESS OTHERWISE NOTED

AT THE REQUEST OF SITING AND LAND RIGHTS AN EXTENSIVE SURVEY OF THE ENTIRE BLOCK WAS DONE IN ORDER TO ESTABLISH THE SUBSTATION BOUNDARY AS REFLECTED BY THE CERTIFICATE OF SURVEY DATED 6-30-2014

LIMITED TOPOGRAPHIC DATA IS HERE PROVIDED PER A SUBSEQUENT REQUEST BY BUYER. COMBINING GPS AND TOTAL STATION METHODS. BECAUSE THE BUILDINGS AS SHOWN WERE LOCATED REFLECTORLESSLY AND DIMENSIONS NOT VERIFIED BY TAPED MEASUREMENT NO CERTIFICATION IS MADE AS TO THE ACCURACY OF THE BUILDING DIMENSIONS/LOCATION WHICH MAY NOT BE SUITABLE FOR DESIGN PURPOSES WITHOUT FIELD VERIFICATION.

THE BRICK FACE OF BUILDING VARIES - DIMENSIONS TO PROPERTY LINES FROM IRREGULAR BRICK AT BLDG CORNERS ARE SHOWN TO NEAREST TENTH OF A FOOT.

COORDINATES AND ELEVATIONS ARE VRS DERIVED COORDINATES ARE HENNEPIN COUNTY NAD83 2011 HARN ADJUSTMENT ELEVATIONS ARE NAVD 1988 (MINN GEOD 12A)

B. AARON PARKER & ASSOCIATES | METROPOLIGO P.C.  
architecture + urban design

4511 Lyndale Avenue South, MINNEAPOLIS, MN 55408  
T 612.327.1729 E bap@metropeligo.com  
WWW.METROPOLIGO.COM

I HEREBY CERTIFY THAT THESE CONSTRUCTION DOCUMENTS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM DULY REGISTERED UNDER THE LAWS OF THE STATE OF MINNESOTA.  
NAME: BRUCE AARON PARKER REG. # 24927  
SIGNATURE: DATE:

B. Aaron Parker, AIA

THE AMP HOUSE

3255 GARFIELD AVENUE SOUTH  
Minneapolis, MN55419

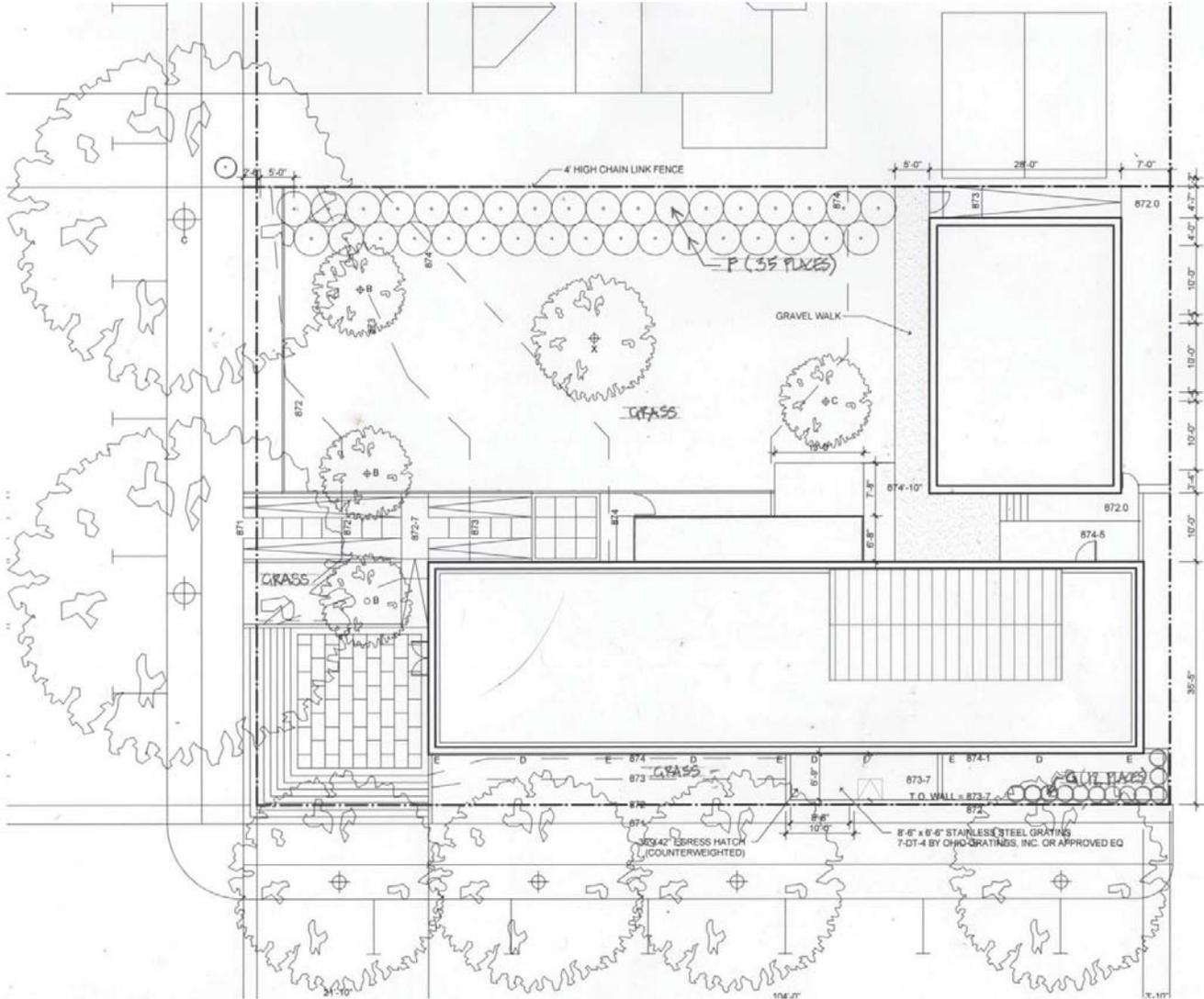
TITLE SHEET

SCALE: 1/20"=1'-0" DATE: 15 DEC 2015



T100

PROJECT # 1501



LANDSCAPE PLANT SPECIES MATRIX						
	REQ'D (Y/N)	QTY	Species	Latin Species Name	Location	Remarks
<b>Canopy Trees</b>						
A	Y	1	Japanese Red Maple	<i>Acer palmatum "Atropurpureum"</i>	North Yard	15-25' hgt
B	Y	3	Showy Mountain Ash	<i>Sorbus Decora</i>	Front Yard	20-30'hgt
C	N	1	Catalpa	<i>Catalpa Speciosa</i>	Garfield Boulevard	40-60' hgt
<b>Ornamental Trees</b>						
D	Y	4	Apple Tree (Honey Crisp)	<i>Malus Domestica</i>	South Parterre	Espaliered
E	Y	5	Plum Tree	<i>Prunus</i>	South Parterre	Espaliered
<b>Shrubs</b>						
F	Y	35	Upright Arborvitae	<i>Thuja Occidentalis</i>	North property line	trimmed
G	Y	12	Upright Japanese Yews	<i>Taxus Cuspidata "Capitata"</i>	Southeast terrace	trimmed
X	N	1	Existing Canopy Tree	Unknown	North Yard	
<b>Grasses</b>						
	N		Native Grasses TBD	TBD	Back of sidewalk on south edge of property	
	N		Fescue Mix	Turf areas	Front and side yards	

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SIGNATURE: DATE:

B. Aaron Parker, AIA

### THE AMP HOUSE

3255 GARFIELD AVENUE SOUTH  
Minneapolis, MN55419

### LANDSCAPE PLAN

SCALE: 1/16"=1'-0" DATE: 15 DEC 2015



# L100

PROJECT # 1501



VIEW FROM SOUTHEAST



VIEW FROM SOUTHWEST (VIEW FROM PAINTER PARK)



VIEW FROM NORTHEAST



VIEW FROM NORTH

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**THE AMP HOUSE**

3255 GARFIELD AVENUE SOUTH  
Minneapolis, MN55419

**EXISTING CONDITIONS PHOTOGRAPHS**

DATE: 15 DEC 2015

**X100**

PROJECT # 1501



HISTORICAL CONTEXT WITH PUBLIC COMMUNITY WELL



WELL IN THE MAIN PIAZZA IN PIENZA, ITALY - THE FIRST PLANNED CITY OF RENAISSANCE EUROPE

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## THE AMP HOUSE

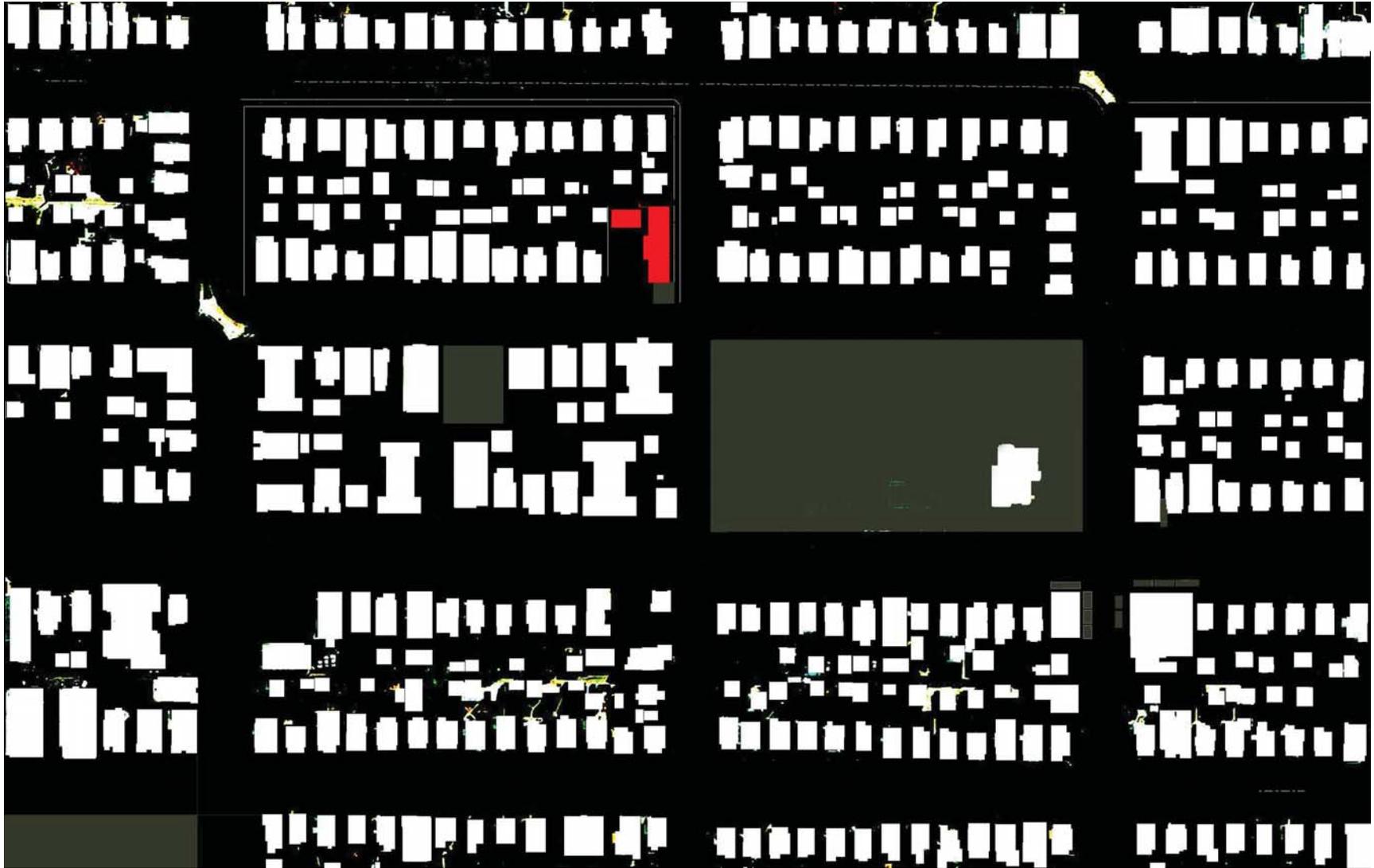
3255 GARFIELD AVENUE SOUTH  
Minneapolis, MN55419

## HISTORICAL CONTEXT

DATE: 15 DEC 2015

# X101

PROJECT # 1501



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3255 GARFIELD AVENUE SOUTH  
 Minneapolis, MN55419

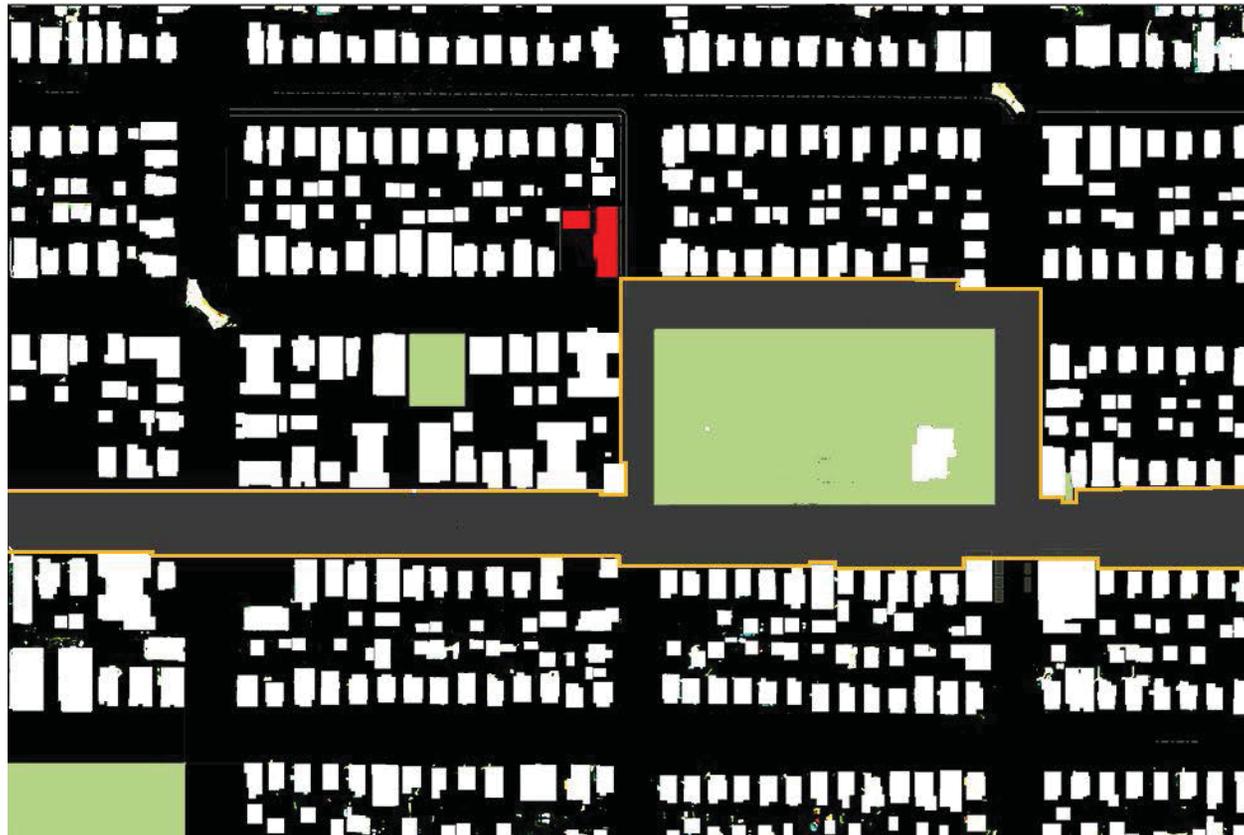
CONTEXT PLAN - FIGURE GROUND

DATE: 15 DEC 2015



C100

PROJECT # 1501



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SIGNATURE: DATE:

B. Aaron Parker, AIA

### THE AMP HOUSE

3255 GARFIELD AVENUE SOUTH  
Minneapolis, MN55419

CONTEXT PLAN -  
A COMMUNITY CORRIDOR, A PUBLIC PARK  
VISUAL & SPATIAL PLACE WITH A DIVERSE MIX OF USES

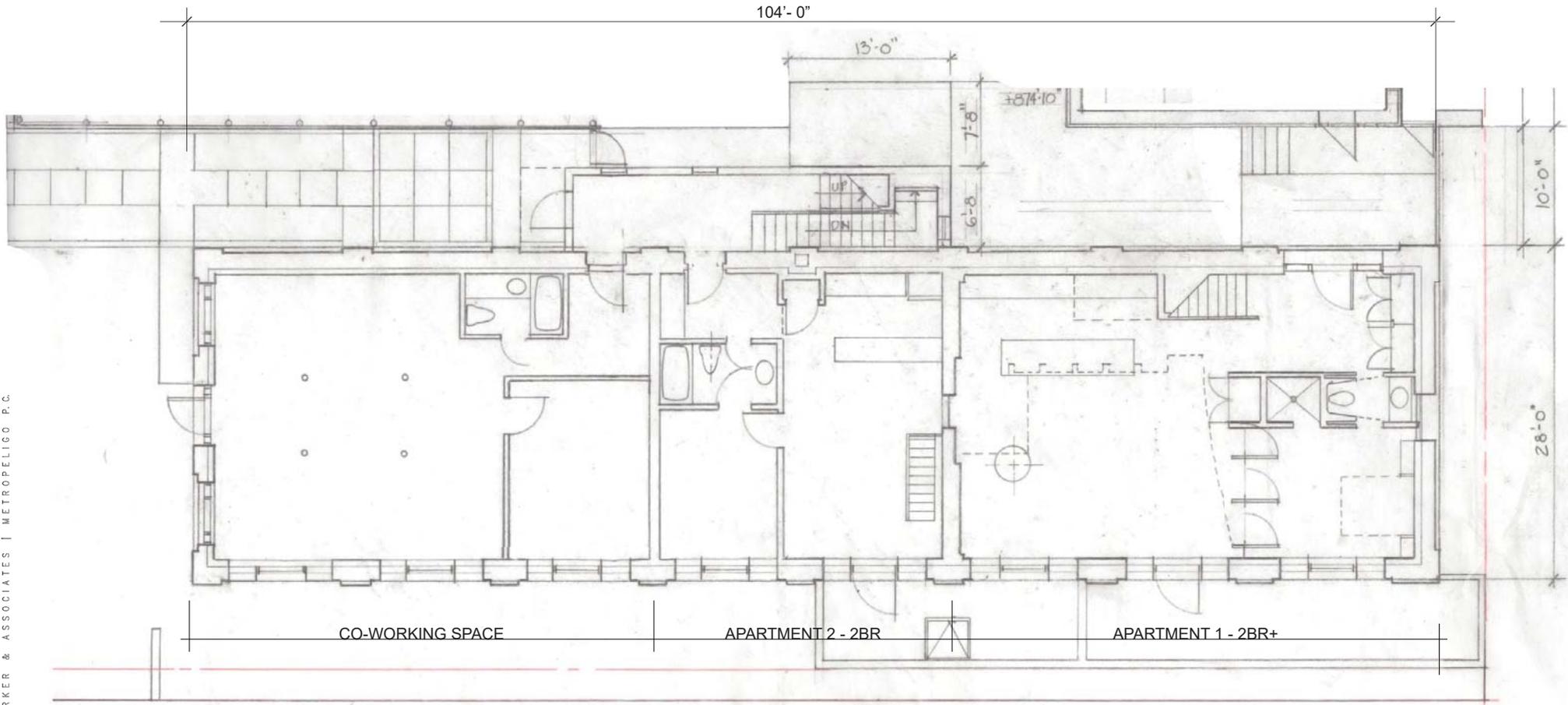


# C101

PROJECT # 1501

DATE: 15 DEC 2015





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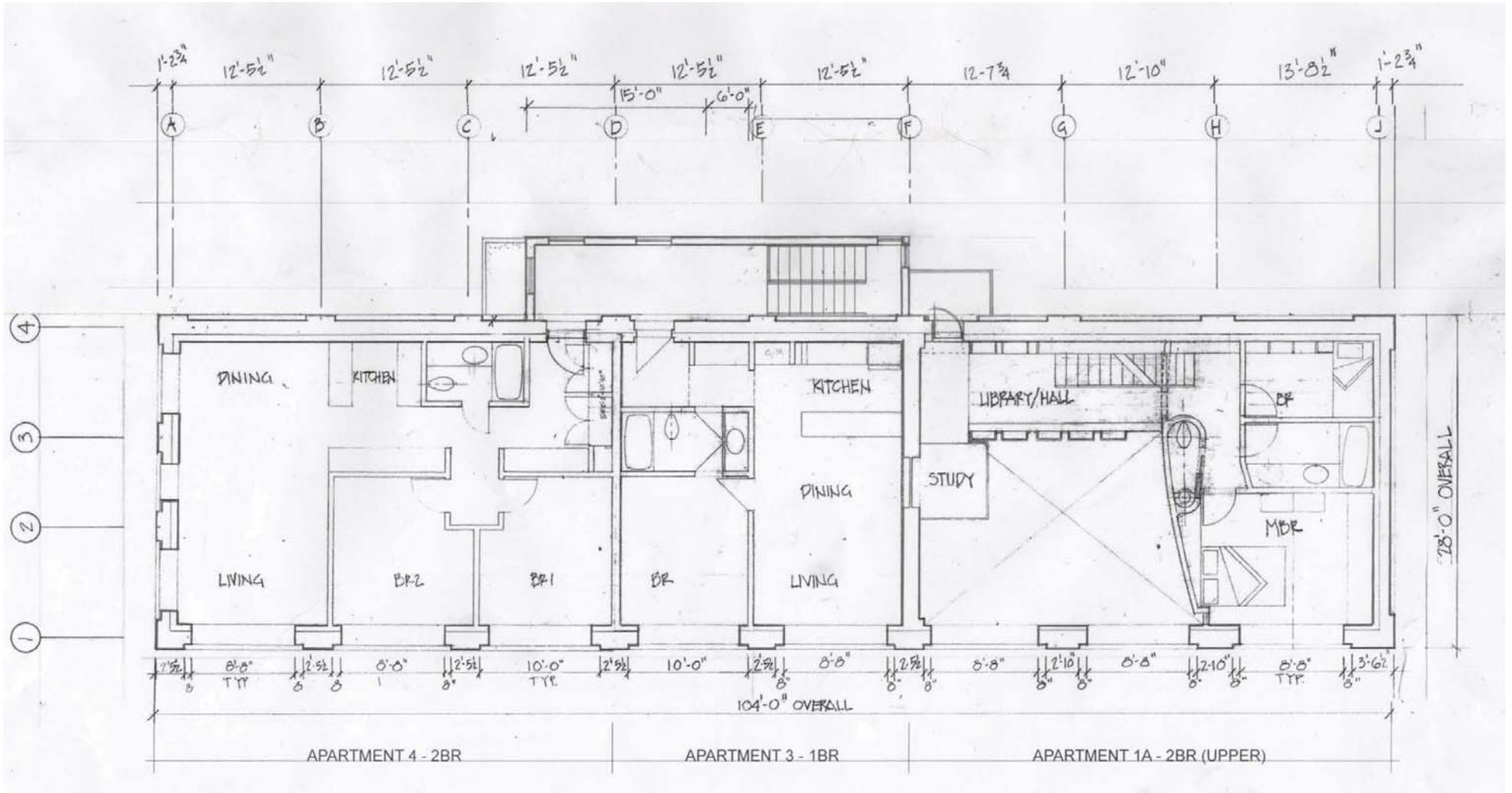
### BUILDING "A" - GROUND LEVEL PLAN

SCALE: 1/8"=1'-0" DATE: 15 DEC 2015



# A101

PROJECT # 1501



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THE AMP HOUSE

3255 GARFIELD AVENUE SOUTH  
Minneapolis, MN 55419

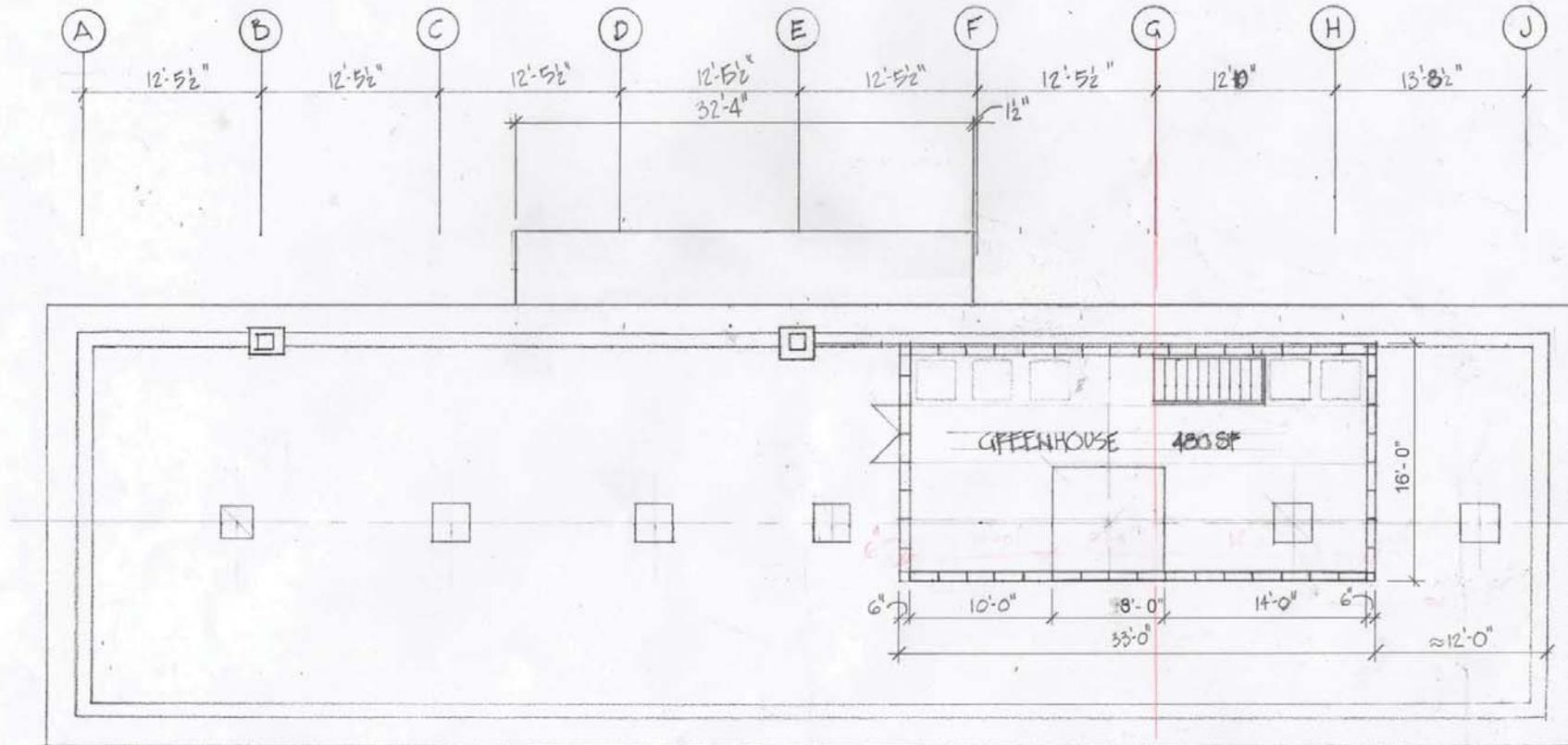
BUILDING "A" - SECOND LEVEL PLAN

SCALE: 1/8"=1'-0" DATE: 15 DEC 2015



A102

PROJECT # 1501



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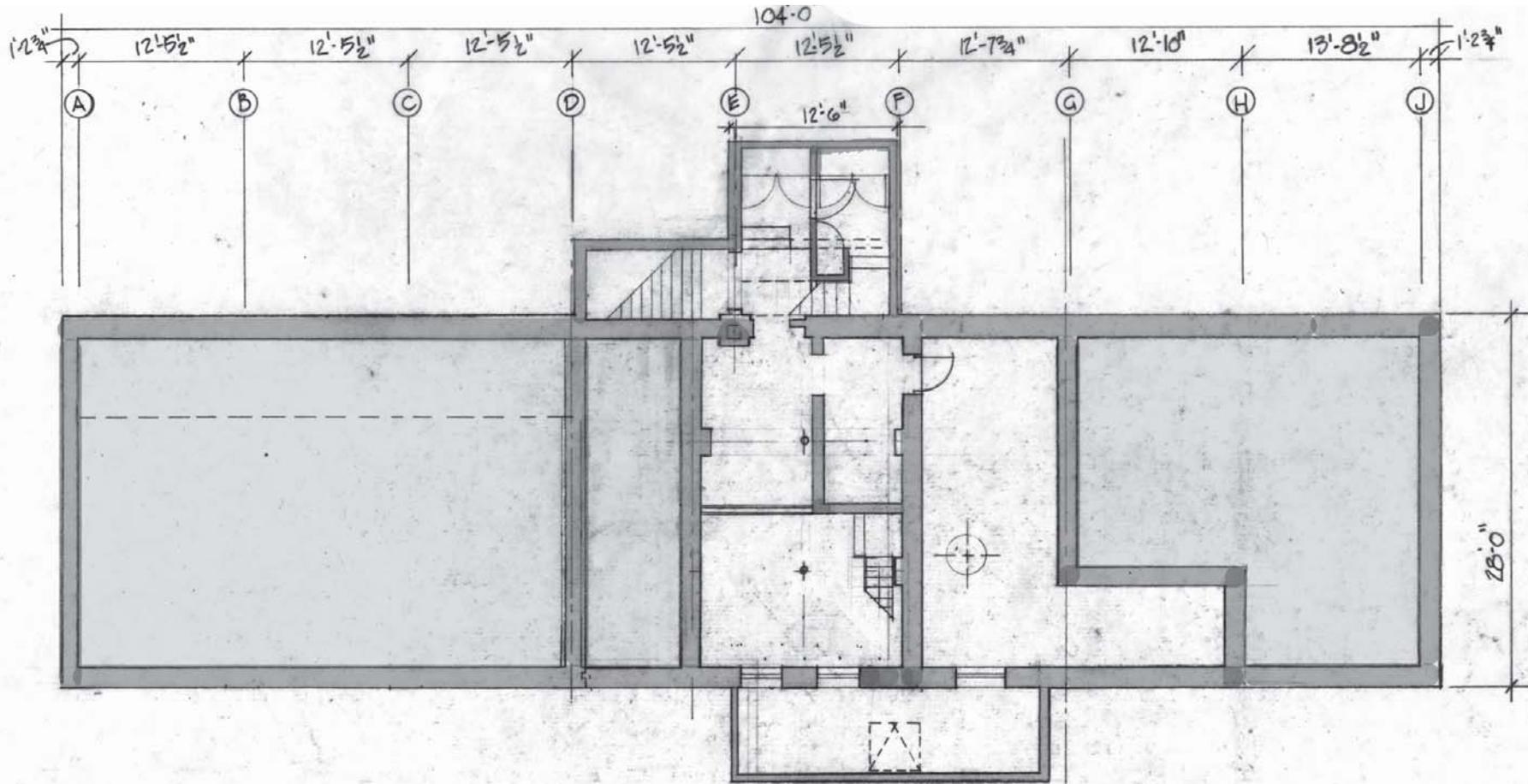
### BUILDING "A" - ROOF/CONSERVATORY LEVEL PLAN

SCALE: 1/8"=1'-0" DATE: 15 DEC 2015



# A103

PROJECT # 1501



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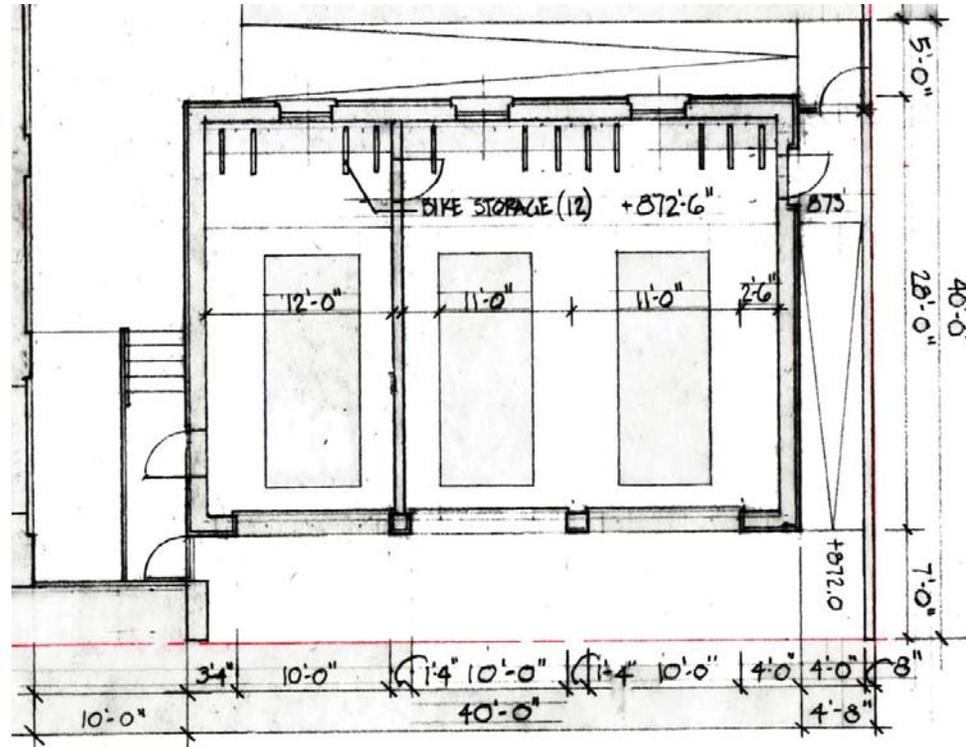
### BUILDING "A" - BASEMENT LEVEL PLAN

SCALE: 1/8"=1'-0" DATE: 15 DEC 2015



# A104

PROJECT # 1501



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THE AMP HOUSE

3255 GARFIELD AVENUE SOUTH  
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GARAGE PLAN

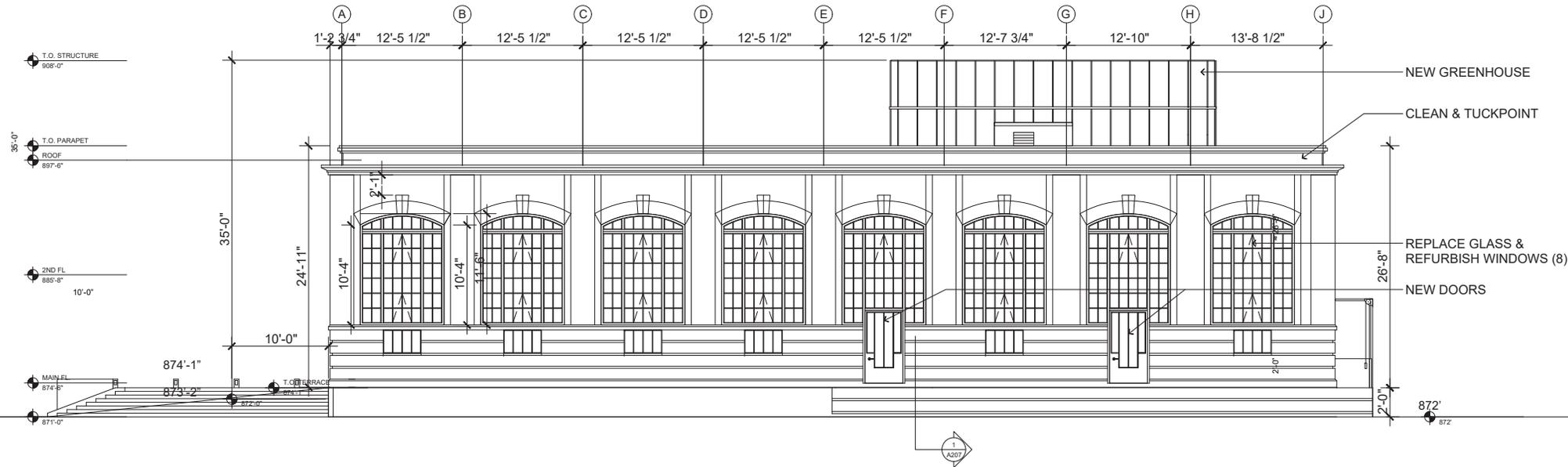
SCALE: 1/8"=1'-0" DATE: 15 DEC 2015



A105

PROJECT # 1501

908'-0"



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THE AMP HOUSE

3255 GARFIELD AVENUE SOUTH  
Minneapolis, MN55419

SOUTH ELEVATION - 33<sup>RD</sup> STREET ELEVATION

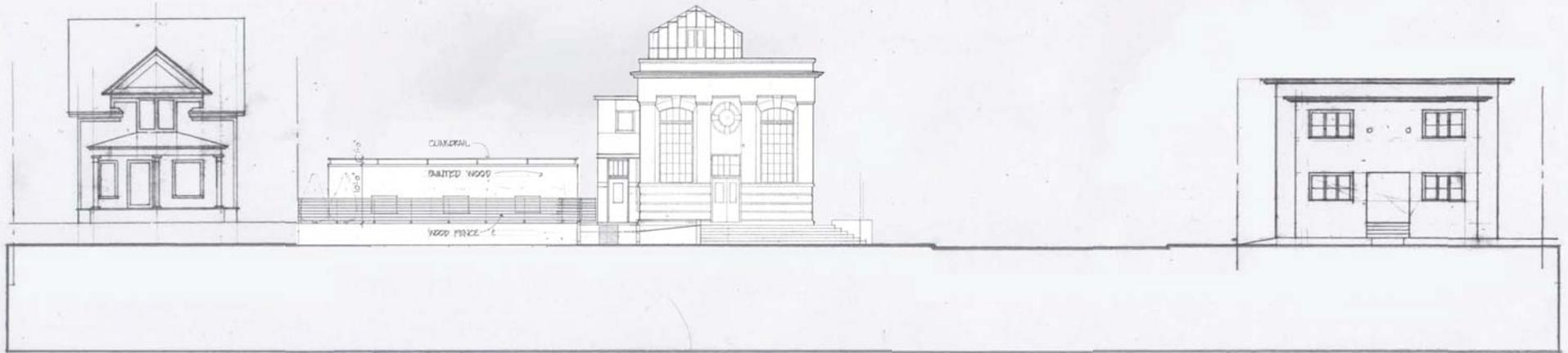
SCALE: NTS DATE: 15 DEC 2015



A200

PROJECT # 1501

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THE AMP HOUSE

3255 GARFIELD AVENUE SOUTH  
Minneapolis, MN55419

GARFIELD AVENUE CONTEXT ELEVATION (WEST)

SCALE: 1/16"=1'-0" DATE: 15 DEC 2015

A201

PROJECT # 1501

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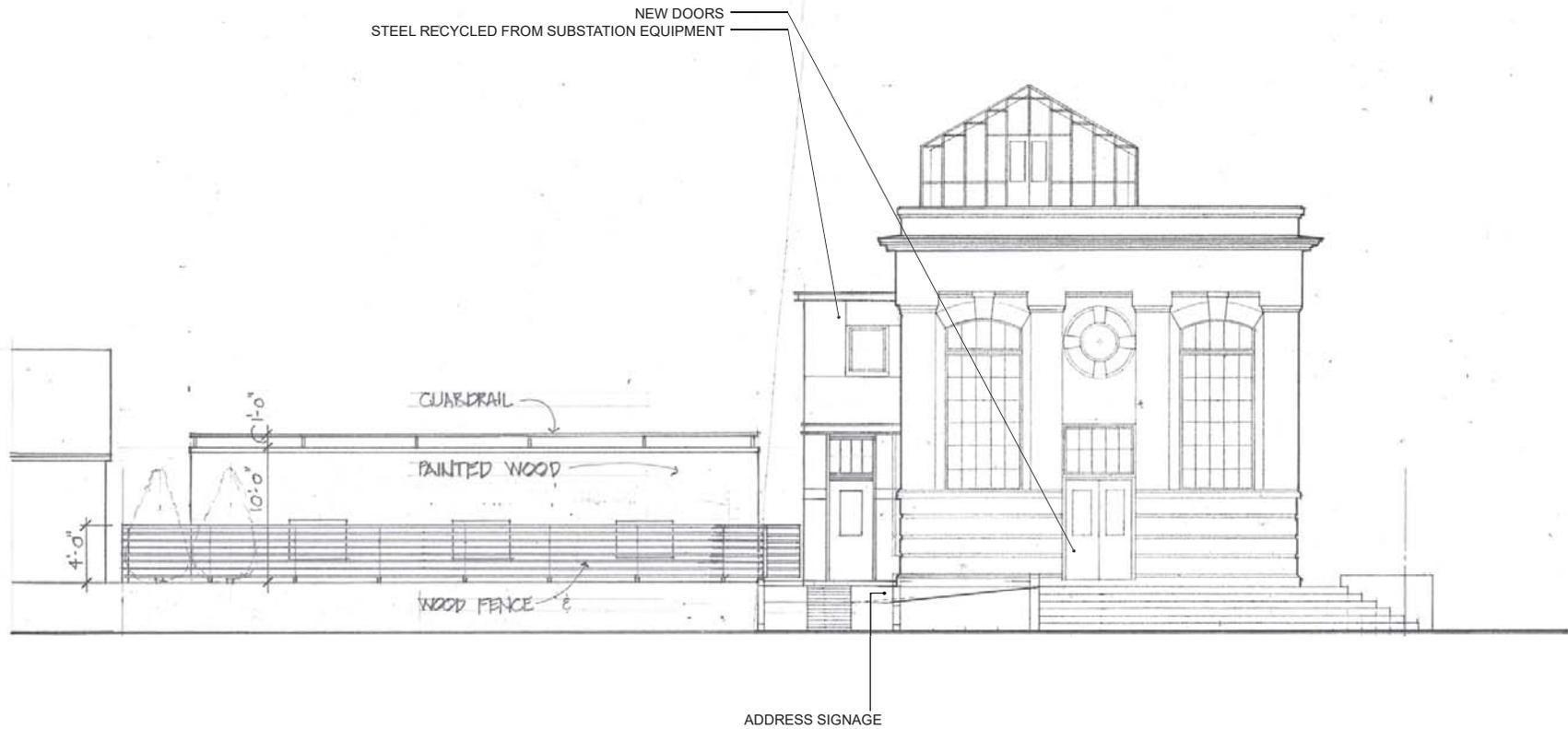
THE AMP HOUSE

3255 GARFIELD AVENUE SOUTH  
Minneapolis, MN 55419

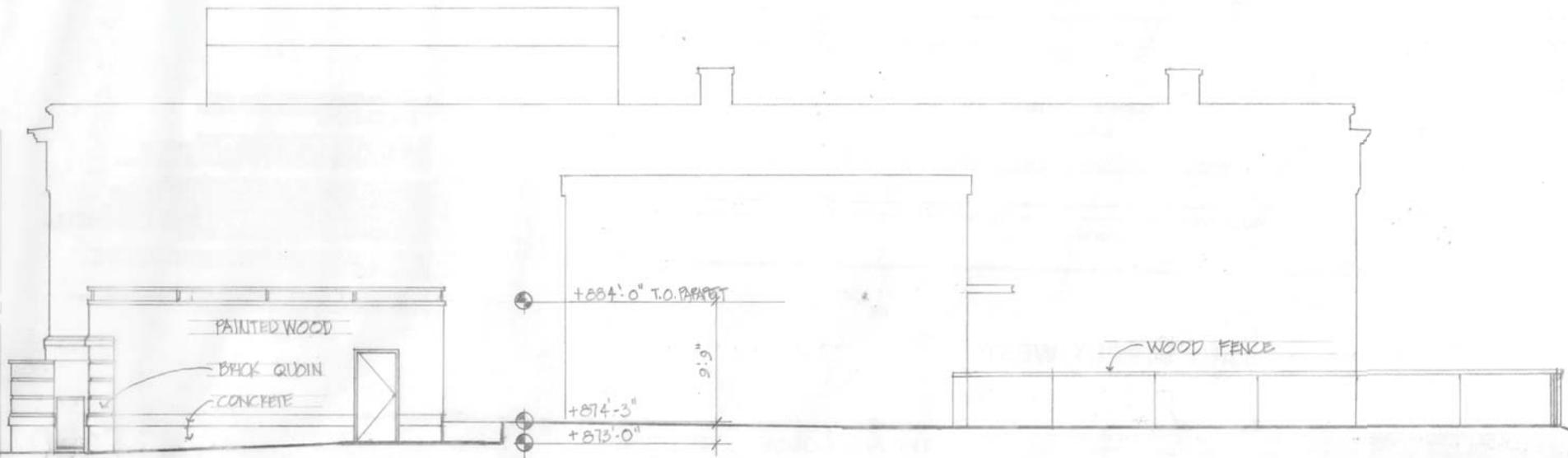
GARFIELD AVENUE ELEVATION (WEST)

SCALE: 1/8"=1'-0" DATE: 15 DEC 2015

A201A



72  
12



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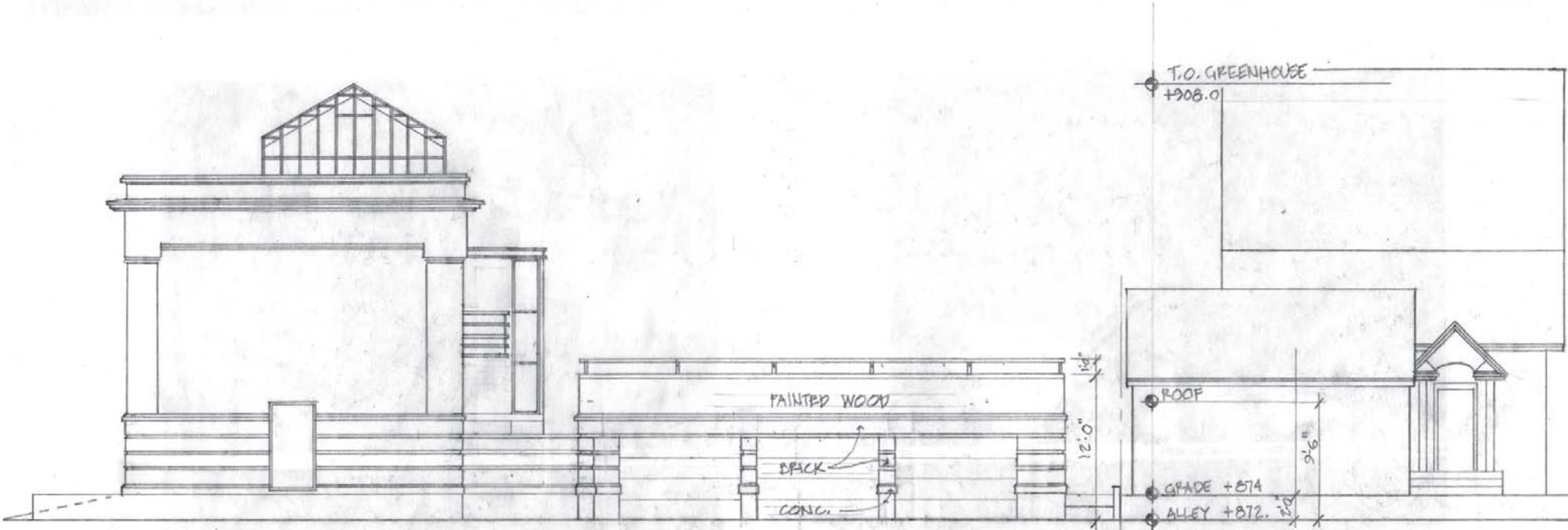
3255 GARFIELD AVENUE SOUTH  
Minneapolis, MN 55419

### NORTH YARD LOOKING SOUTH

SCALE: 3/32"=1'-0" DATE: 15 DEC 2015

# A202

PROJECT # 1501



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THE AMP HOUSE

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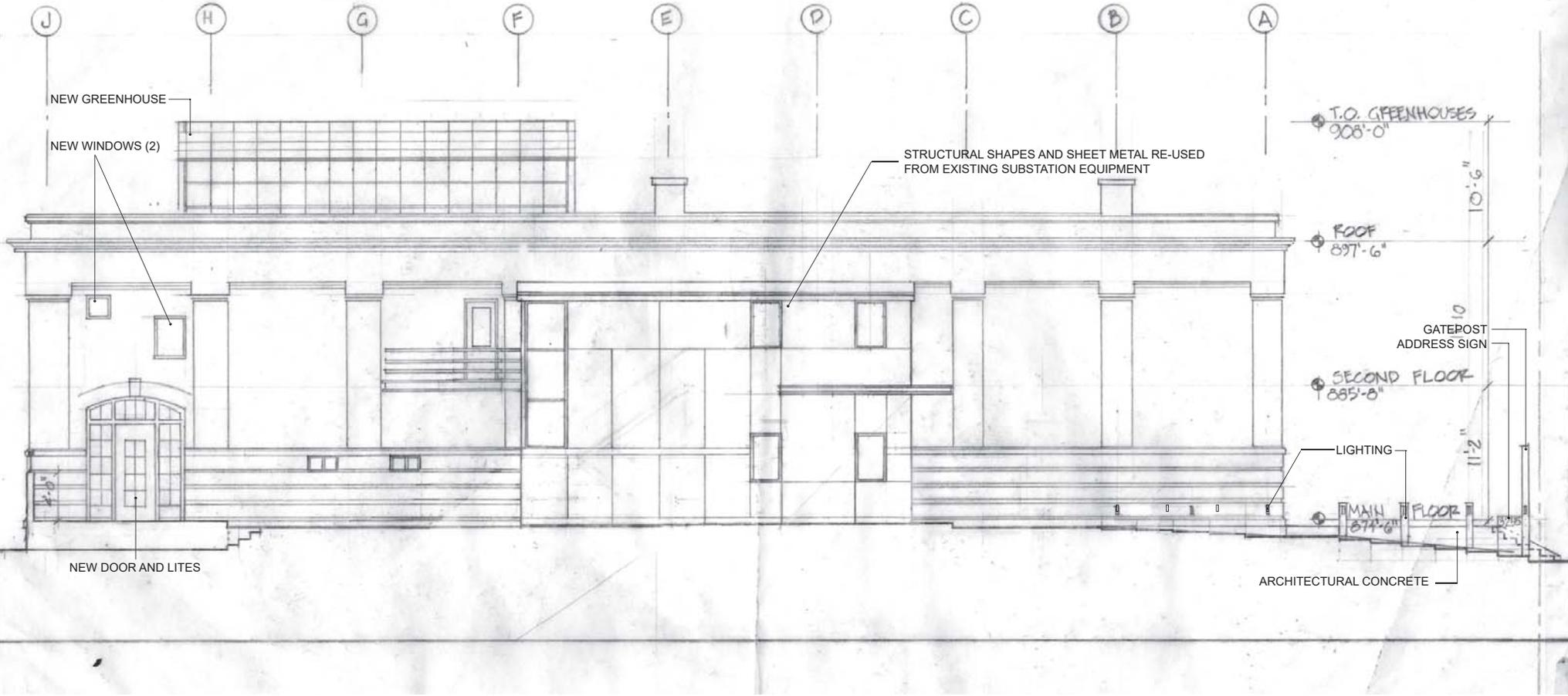
ALLEY CONTEXT ELEVATION (EAST)

SCALE: 1/8"=1'-0" DATE: 15 DEC 2015

A203

PROJECT # 1501

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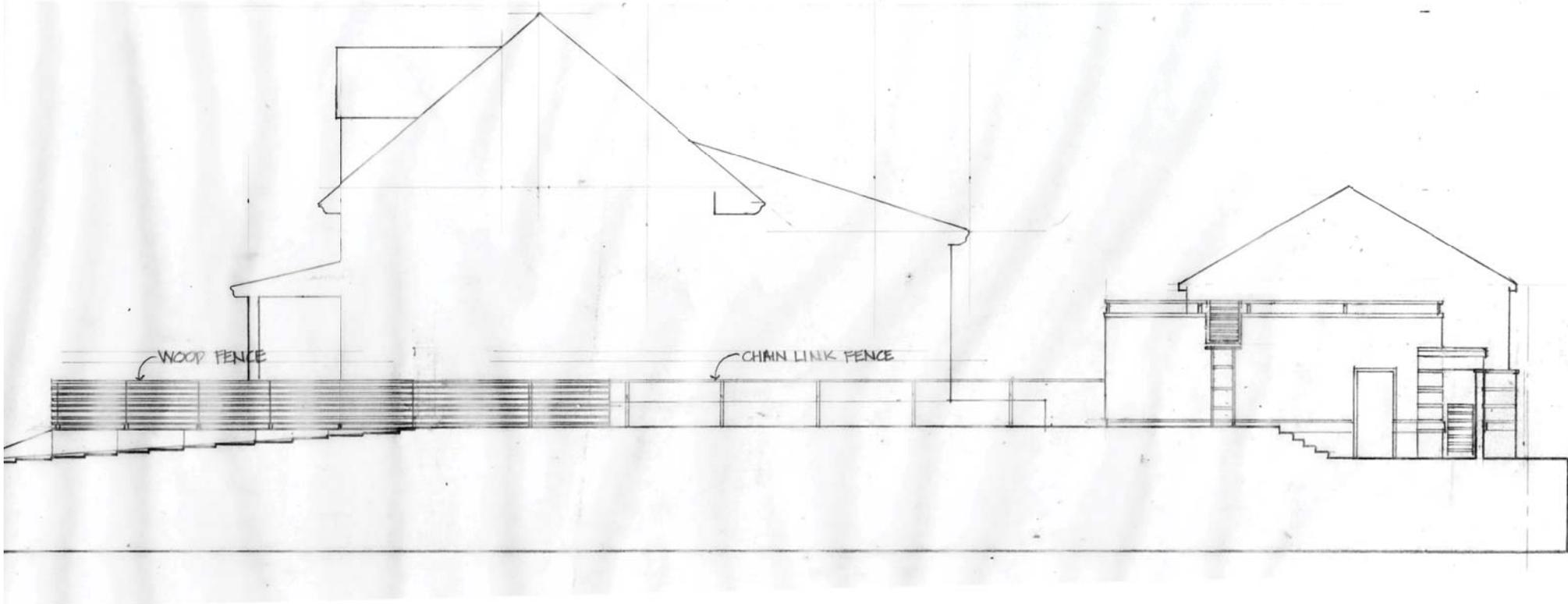
3255 GARFIELD AVENUE SOUTH  
Minneapolis, MN55419

### NORTH ELEVATION

SCALE: 1/8"=1'-0" DATE: 15 DEC 2015

# A204

PROJECT # 1501



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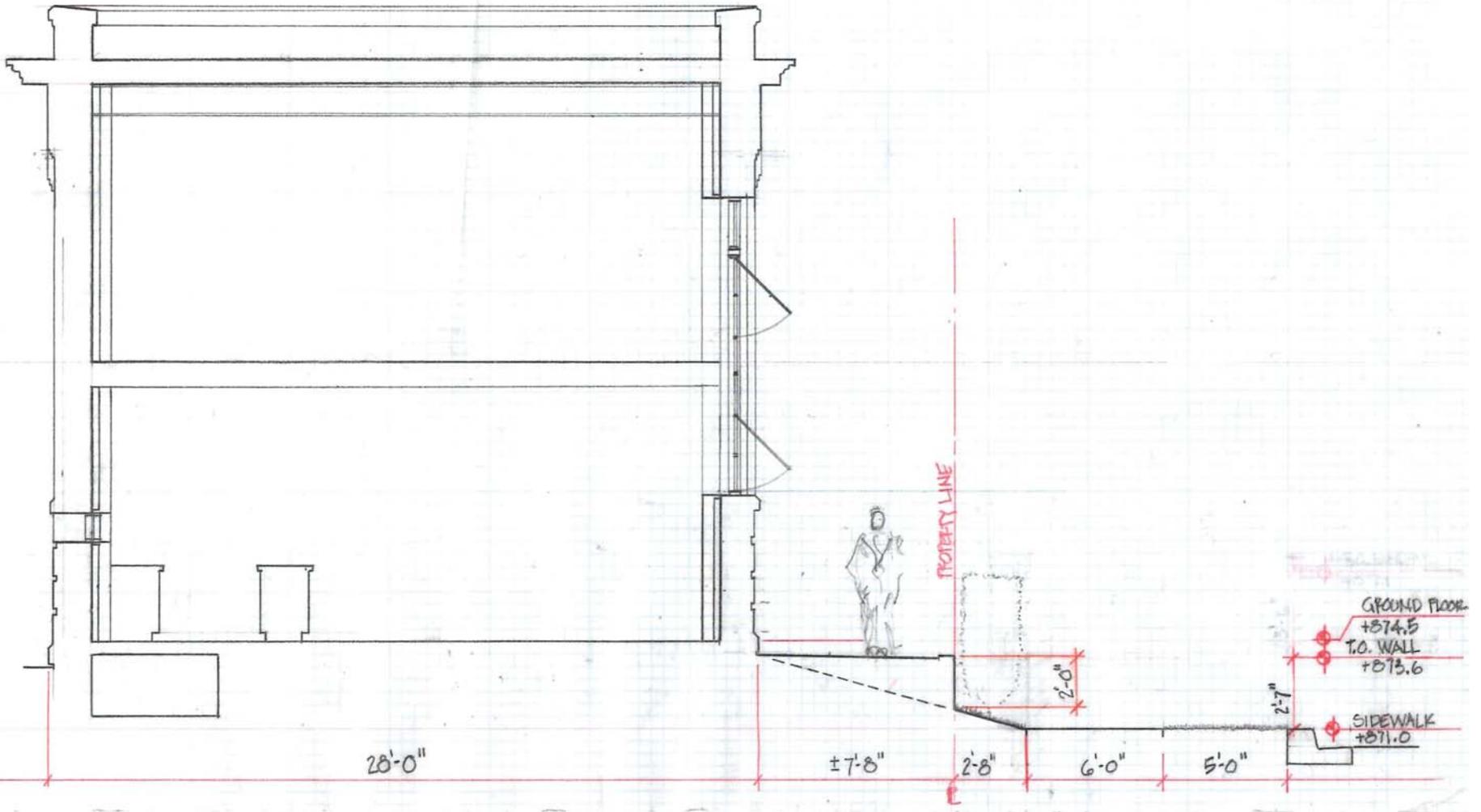
3255 GARFIELD AVENUE SOUTH  
Minneapolis, MN55419

### NORTH YARD LOOKING NORTH

SCALE: 1/8"=1'-0" DATE: 15 DEC 2015

# A205

PROJECT # 1501



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THE AMP HOUSE

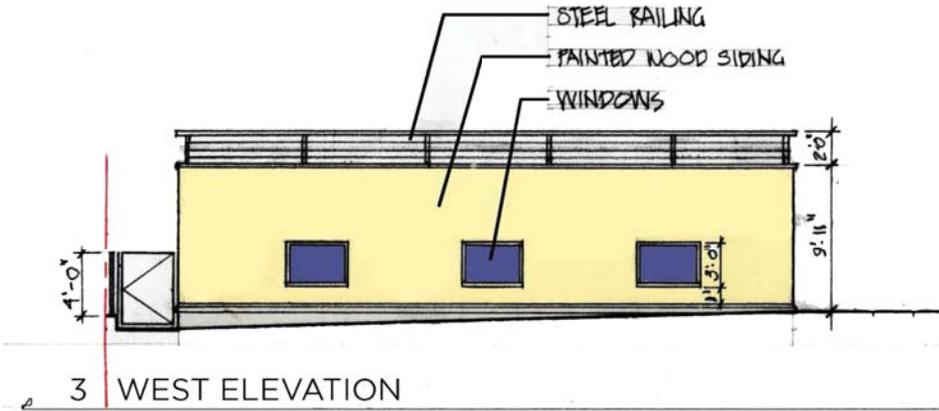
3255 GARFIELD AVENUE SOUTH  
Minneapolis, MN55419

TYPICAL TRANSVERSE SECTION - BUILDING "A"

SCALE: 1/8"=1'-0" DATE: 15 DEC 2015

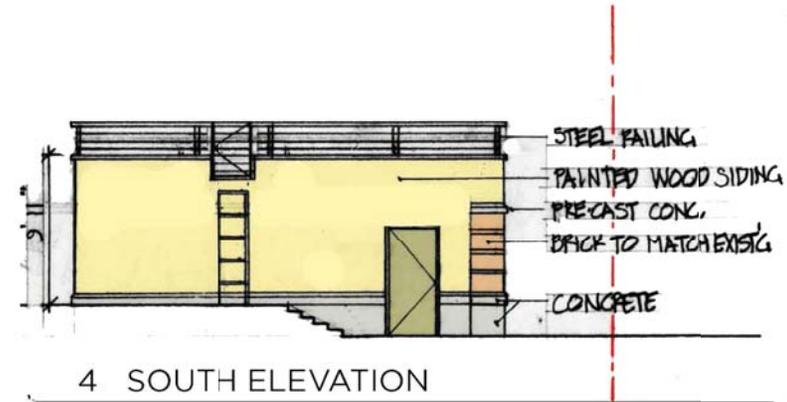
A206

PROJECT # 1501



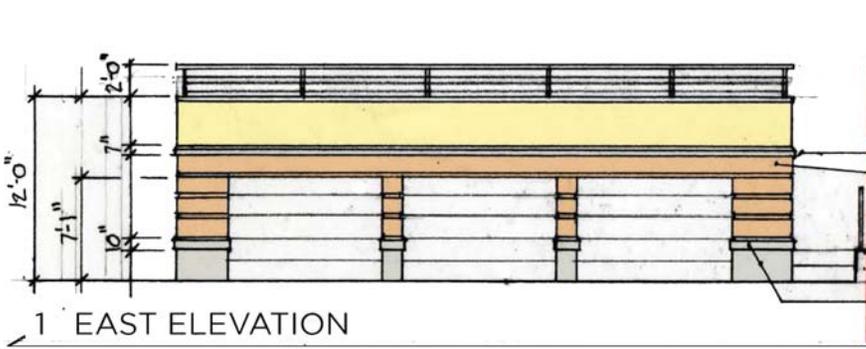
3 WEST ELEVATION

T.O. GUARDFAIL 886'-0"  
 T.O. PARAPET 884'-0"  
 T.O. ROOF 882'-6"  
 +074'-1" B.O. WATER TABLE  
 +072' ALLEY EL.



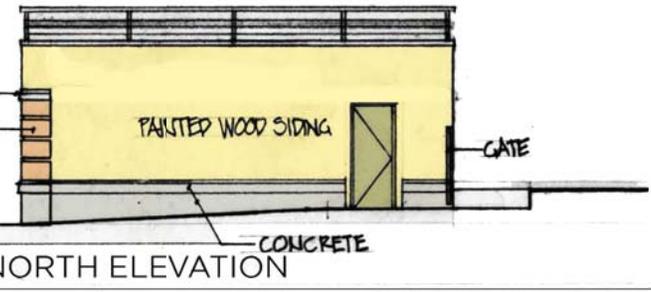
4 SOUTH ELEVATION

STEEL RAILING  
 PAINTED WOOD SIDING  
 PRE-CAST CONG.  
 BRICK TO MATCH EXIST'G  
 CONCRETE



1 EAST ELEVATION

T.O. GUARDFAIL 886'-0"  
 T.O. PARAPET 884'-0"  
 T.O. ROOF 882'-6"  
 PRE-CAST CONG.  
 BRICK TO MATCH EXIST'G  
 +074'-1" B.O. WATER TABLE  
 +072' ALLEY ELEV.



2 NORTH ELEVATION

PAINTED WOOD SIDING  
 CONCRETE  
 GATE



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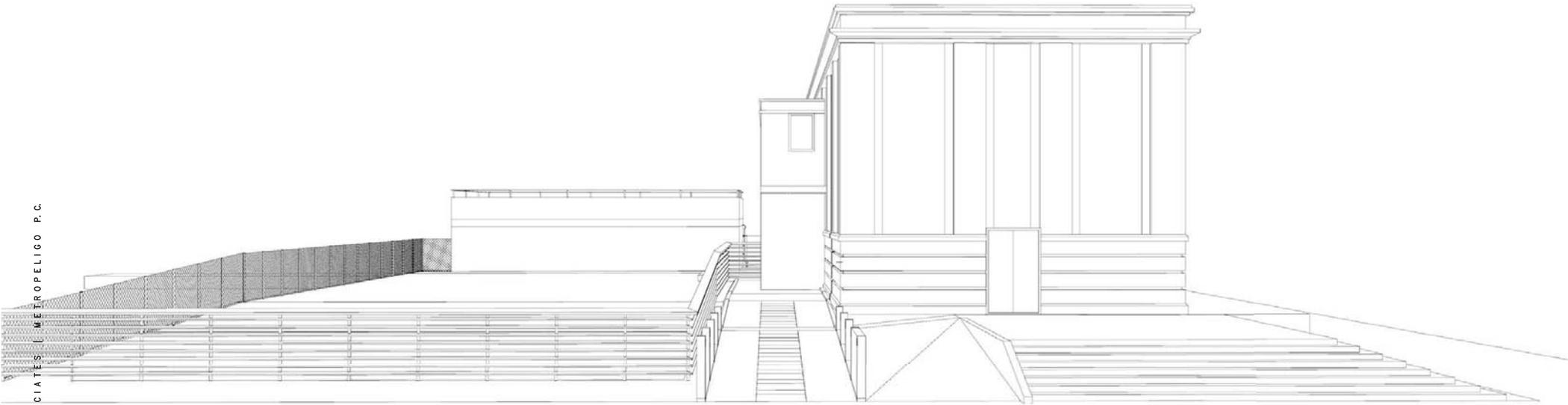
3255 GARFIELD AVENUE SOUTH  
Minneapolis, MN55419

## PERSPECTIVES - GATEWAY TO 3200 BLOCK OF GARFIELD AVENUE SOUTH

DATE: 15 DEC 2015

# A300

PROJECT # 1501



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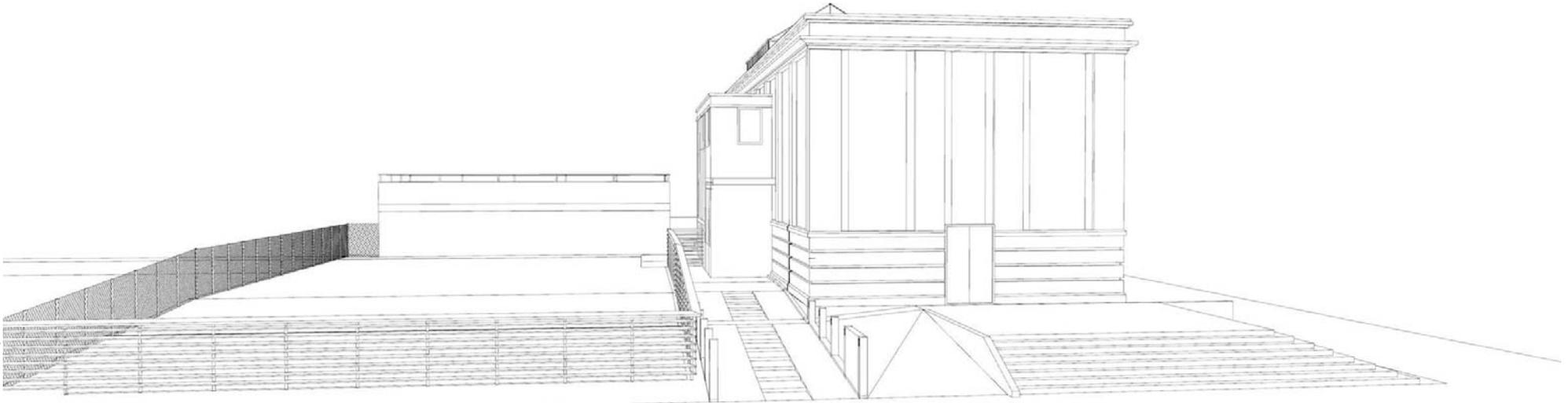
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Minneapolis, MN55419

### PERSPECTIVES - VIEWS FROM WEST SHOWING MAIN ENTRANCE TO APARTMENTS AND BELVEDERE

DATE: 15 DEC 2015

# A301a

PROJECT # 1501



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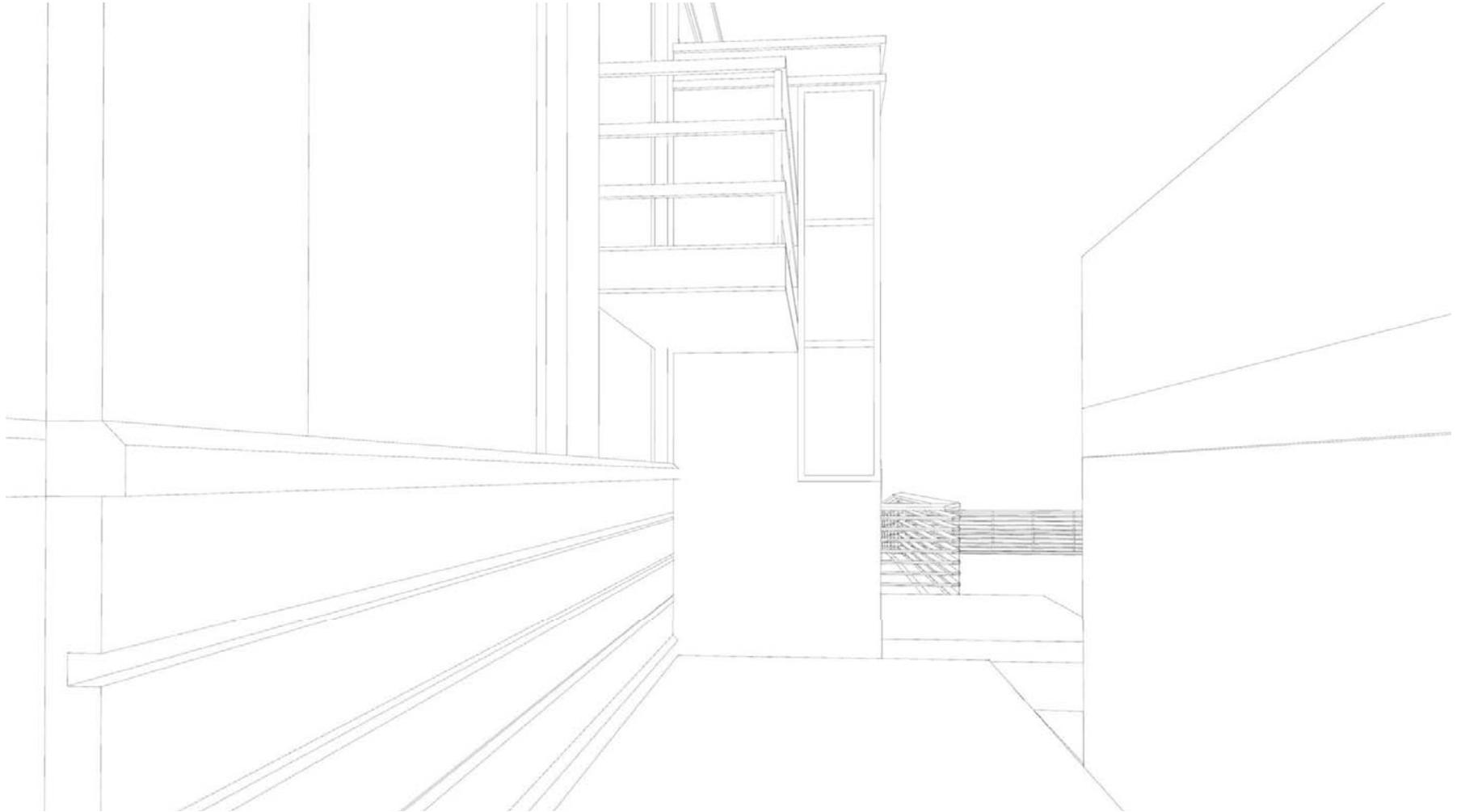
3255 GARFIELD AVENUE SOUTH  
Minneapolis, MN55419

PERSPECTIVES - VIEWS FROM WEST SHOWING  
MAIN ENTRANCE TO APARTMENTS AND BELVEDERE

DATE: 15 DEC 2015

# A301b

PROJECT # 1501



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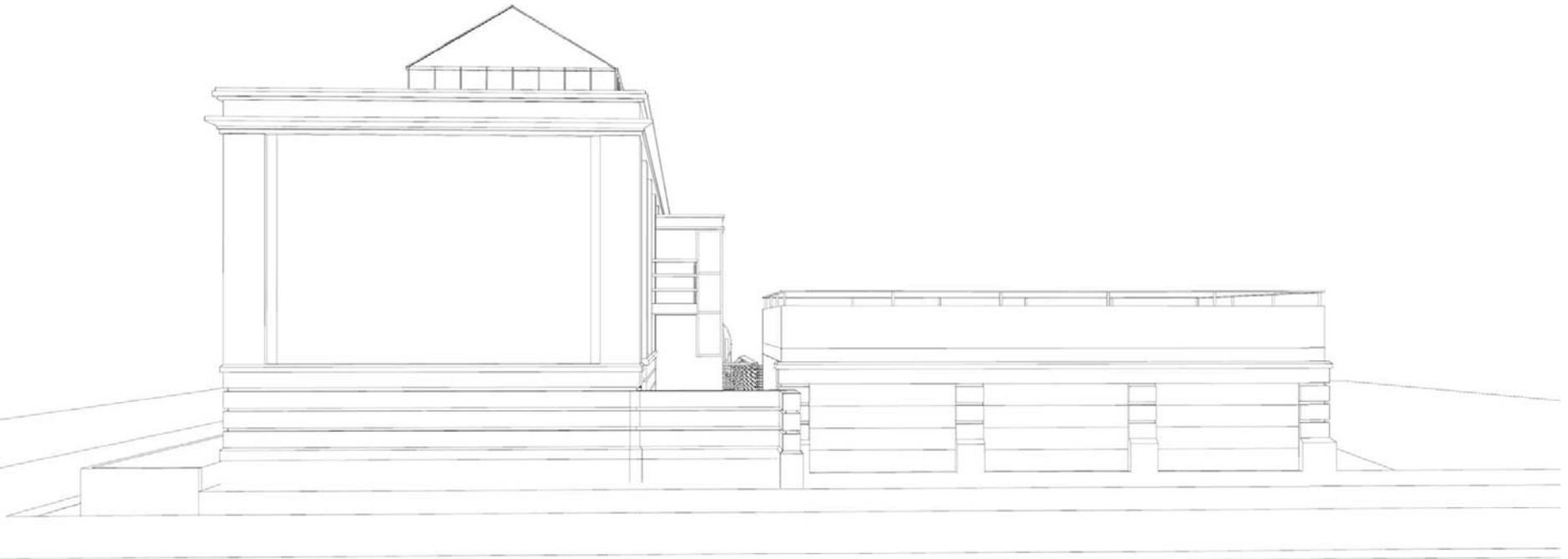
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### PERSPECTIVES - VIEW OF COURTYARD FROM ALLEY

DATE: 15 DEC 2015

# A302a

PROJECT # 1501



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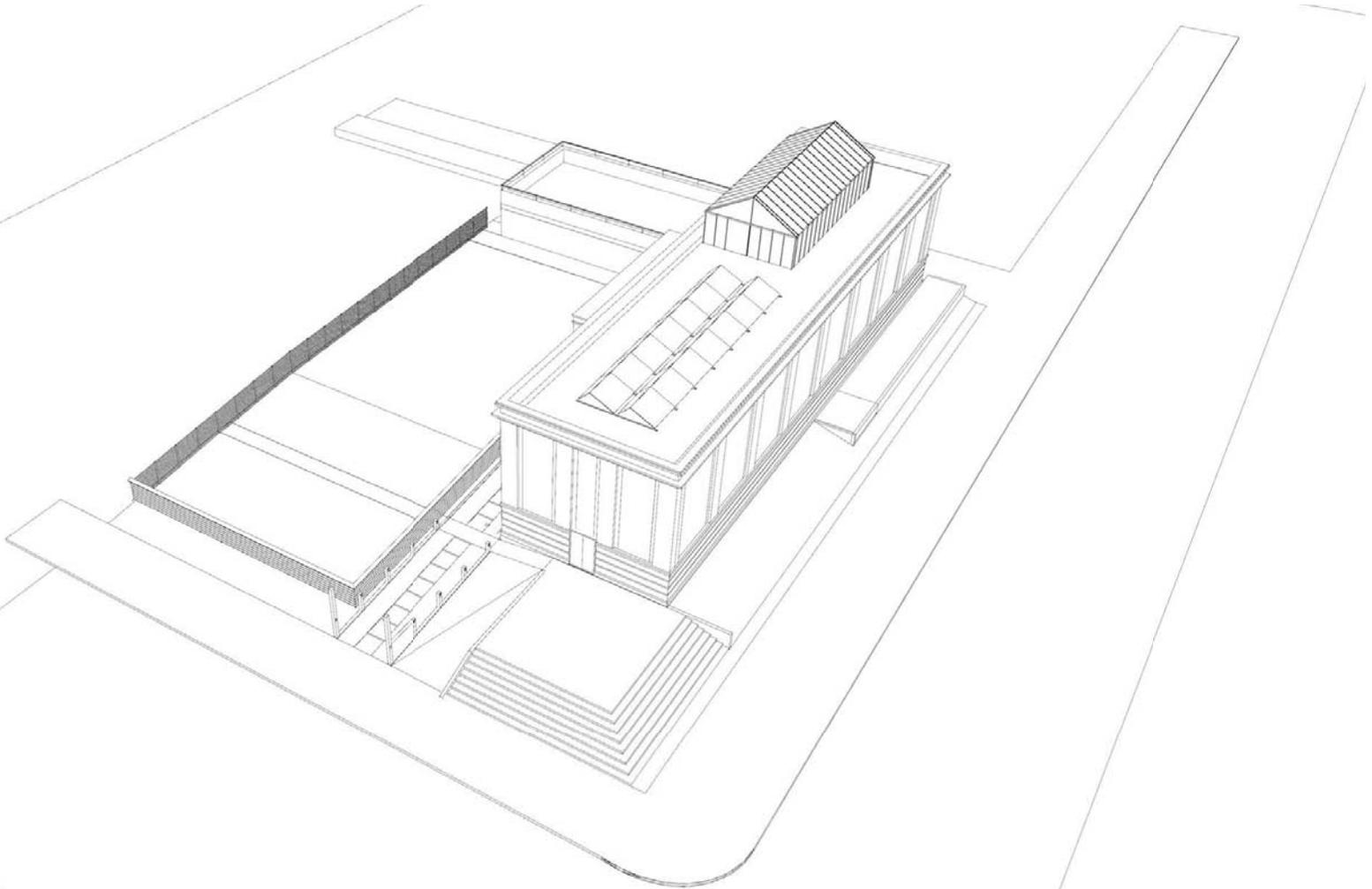
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### PERSPECTIVES - VIEW OF COURTYARD FROM ALLEY

DATE: 15 DEC 2015

## A302b

PROJECT # 1501



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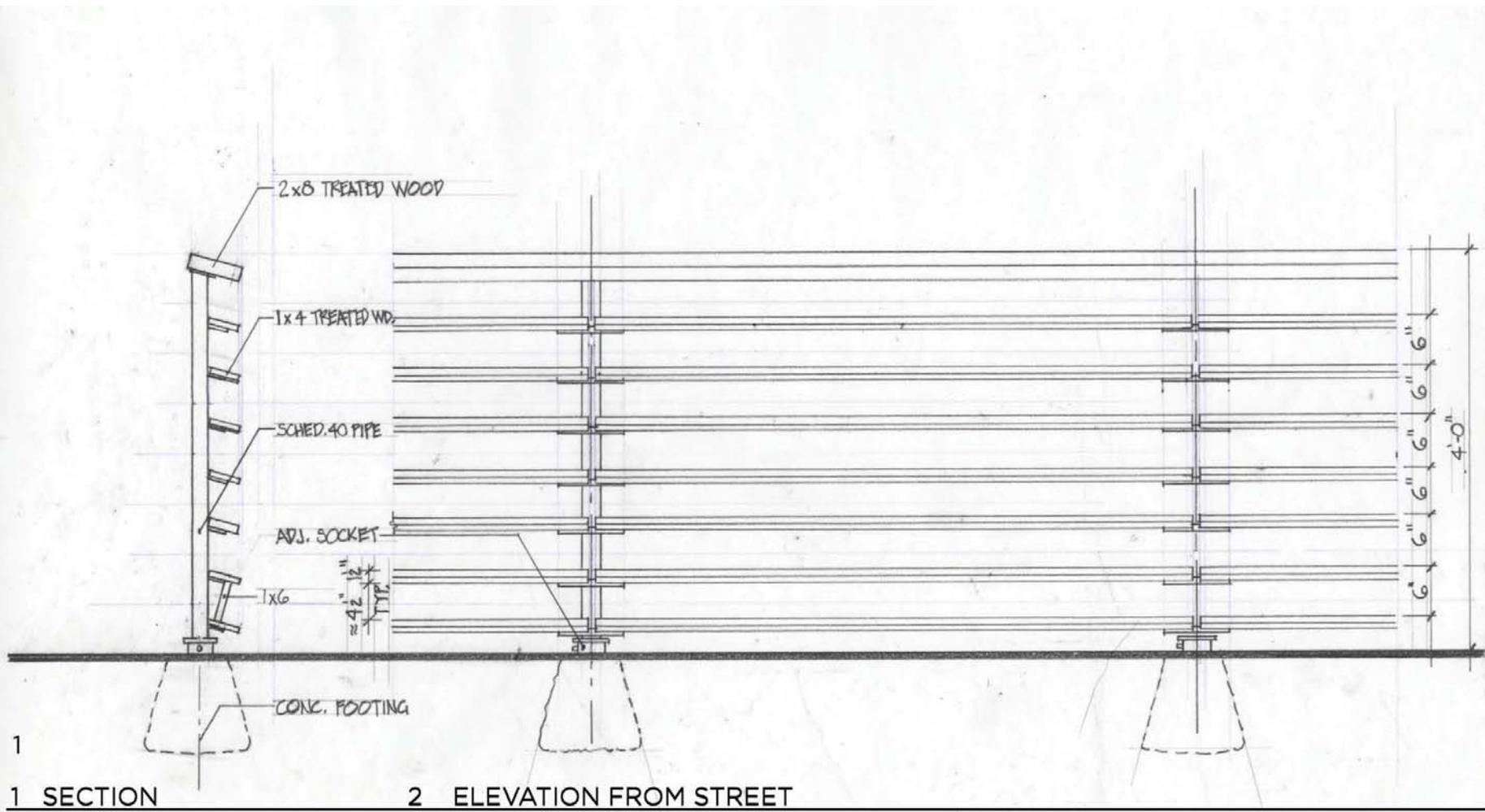
3255 GARFIELD AVENUE SOUTH  
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## PERSPECTIVES - AERIAL VIEW FROM ABOVE PAINTER PARK

DATE: 15 DEC 2015

# A303a

PROJECT # 1501



1 SECTION

2 ELEVATION FROM STREET

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THE AMP HOUSE

3255 GARFIELD AVENUE SOUTH  
Minneapolis, MN55419

WOOD FENCE DETAILS

SCALE: 1"=1'-0" DATE: 15 DEC 2015

A304

PROJECT # 1501

# B. AARON PARKER & ASSOCIATES | METROPELIGO, P.C.

architecture + urban design

10 December 2015

Honorable Elizabeth Glidden  
Ward 8 Councilmember City of Minneapolis  
350 S. 5th St., Room 307  
Minneapolis, MN 55415  
(612) 673-2208

Honorable Councilmember Glidden,

Karen M. and B. Aaron Parker are submitting an application to the City of Minneapolis for changes in controls on the property at 3255 Garfield Avenue South consistent with a change in use from industrial electrical substation to mixed-use (residential with a small co-working space). We intend to renovate the existing building to make it a suitable home for our family plus three other apartments plus the co-working space. There will be three auto stalls in an accessory garage accessible from the alley and 10 secure and covered bicycle stalls.

To accomplish this project, we are requesting a zoning change from R2B to OR1. There is no practical, economically viable legal use for the existing building allowable if the property remains zoned R2B.

In addition to the zoning change, we are requesting two variances including setback variances for stairs and terrace at the front yard and the corner side yard.

Currently, the unit count is as follows:

- 1 One Bedroom Apartments
- 2 Two Bedroom Loft Apartments
- 1 Two Bedroom plus guest room/music room Loft Apartment (Owner's apartment)

We plan for the development will have a small greenhouse on the roof of the existing building. It will not exceed 35' in height. We intend to espalier fruit trees along the south wall of the substation building and to have gardens on the south parterre and plantings in the narrow band between the property line and the north edge of the sidewalk. We are exploring rooftop beekeeping.

The project will employ a range of passive-systems and energy efficiency methods and alternative energy sources as appropriate. We will be exploring ways to increase on-site storm water management. We are committed to exploring ways to reduce the waste stream by managing waste on-site.

If you have any questions, please contact me.

Sincerely,

B. Aaron Parker, AIA

B. AARON PARKER & ASSOCIATES | METROPELIGO, P.C.  
architecture + urban design

10 December 2015

Mr. Brad Bourn, Executive Director  
Lyndale Neighborhood Association  
3537 Nicollet Avenue S.  
Minneapolis, MN 55408

Dear Mr. Brad Bourn,

Karen M. and B. Aaron Parker are submitting an application to the City of Minneapolis for changes in controls on the property at 3255 Garfield Avenue South consistent with a change in use from industrial electrical substation to mixed-use (residential with a small co-working space). We intend to renovate the existing building to make it a suitable home for our family plus three other apartments plus the co-working space. There will be three auto stalls in an (accessory structure) garage accessible from the alley and 10 secure and covered bicycle stalls.

To accomplish this project, we are requesting a zoning change from R2B to OR1. There is no practical, economically viable legal use for the existing building allowable if the property remains zoned R2B.

In addition to the zoning change, we are requesting two variances including setback variances for stairs and terrace at the front yard and the corner side yard.

Currently, the unit count is as follows:

- 1 One Bedroom Apartments
- 2 Two Bedroom Apartments
- 1 Two Bedroom plus guest room/music room Loft Apartment (Owner's apartment)

We plan for the development will have a small greenhouse on the roof of the existing building. It will not exceed 35' in height. We intend to espalier fruit trees along the south wall of the substation building and to have gardens on the south parterre and plantings in the narrow band between the property line and the north edge of the sidewalk. We are exploring rooftop beekeeping.

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