

Department of Community Planning and Economic Development – Planning Division
Variances and Site Plan Review
BZZ-4347

Date: April 20, 2009

Applicant: Sohan Uppal with The 401 Group, LLC

Address of Property: 401 First Avenue North

Project Name: 401 Apartments

Contact Person and Phone: Jeff Wrede with Momentum Design Group, LLC, (612) 554-9992

Planning Staff and Phone: Hilary Dvorak, (612) 673-2639

Date Application Deemed Complete: March 25, 2009

End of 60-Day Decision Period: May 24, 2009

End of 120-Day Decision Period: Not applicable for this application

Ward: 7 Neighborhood Organization: Downtown Minneapolis Neighborhood Association

Existing Zoning: B4S-2, Downtown Service District and DP Downtown Parking Overlay District

Proposed Zoning: Not applicable for this application

Zoning Plate Number: 19

Legal Description (properties to be rezoned): Not applicable for this application

Proposed Use: Mixed-use building including 40 dwelling units and retail space

Concurrent Review:

Variance: to reduce the interior side yard from the required 15 feet to 6 feet for residential windows.

Variance: of the rear yard setback from the required 15 feet to zero feet for residential windows.

Site plan review: to convert the upper five levels of the building to 40 dwelling units.

Applicable zoning code provisions: Chapter 525, Article IX, Variances, specifically Section 525.520(1) “to vary the yard requirements, including permitting obstructions into required yards not allowed by the applicable regulations” and Chapter 530, Site Plan Review

Background: The building located at 401 First Avenue North has commonly been referred to as the Nate’s Clothing Building as Nate’s Clothing Company occupied the building for almost 90 years. The clothing company left the building in 2008 and since then the applicant, Sohan Uppal, purchased the

property. Upon purchasing the building the applicant made application to rehab the building and add a sixth floor addition to the building.

The building is a contributing structure in the City's North Loop Warehouse Historic District and is also a contributing structure in the National Minneapolis Warehouse Historic District. The renovation and addition plans for the building were reviewed by the Heritage Preservation Commission (HPC) in July of 2008 and then again in September of 2008. At the July meeting the HPC denied the application for a sixth floor addition to the building and asked that the applicant make revisions to the design. In September of 2008 the HPC approved the application for a sixth floor addition to the building and ever since then the building has been undergoing renovation.

At the time of the HPC review none of the proposed changes to the building triggered any land use applications which would have gone before the City Planning Commission. However, since gaining HPC approval the applicant has decided to convert the upper five levels of the building to 40 dwelling units instead of commercial office space which triggers major site plan review. In addition, since the building is located up to the interior and rear property lines and contain residential windows setback variances are required. Please note that the first floor and basement level of the building will be occupied by two restaurant tenants. The basement will also be used for residential bicycle storage.

VARIANCE - to reduce the interior side yard from the required 15 feet to 6 feet for residential windows

Findings as Required by the Minneapolis Zoning Code for the Variance:

1. The property cannot be put to a reasonable use under the conditions allowed and strict adherence to the regulations of this zoning ordinance would cause undue hardship.

Interior side yard setback: The applicant is seeking a variance to reduce the interior side yard from the required 15 feet to 6 feet for residential windows. The only floor of the building that has windows facing the interior side property line is the newly constructed sixth floor. The windows are located along the shared interior hallway and look out over a shared balcony space. The applicant has provided a letter summarizing the building code issues related to building setbacks and residential window openings. In the case of the interior property line the amount of window openings provided is allowed per the building code. The applicant has indicated that at the time the sixth floor of the building was designed and reviewed by the HPC that the use of the sixth floor was thought to be commercial which did not require any setbacks.

2. The circumstances are unique to the parcel of land for which the variance is sought and have not been created by any persons presently having an interest in the property. Economic considerations alone shall not constitute an undue hardship if reasonable use for the property exists under the terms of the ordinance.

Interior side yard setback: The circumstances are unique in that when the building was originally designed and permitted setbacks for the windows were not required.

3. The granting of the variance will be in keeping with the spirit and intent of the ordinance and will not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity.

Interior side yard setback: The intent of having yard controls is to provide for the orderly development and use of land and to minimize conflicts between adjacent land uses by regulating the dimension and use of yards in order to provide adequate light, air, open space and separation of uses. The Planning Division believes that the granting of this variance would be in keeping with the spirit and intent of the ordinance and will not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity. The applicant has provided a letter summarizing the building code issues related to building setbacks and residential window openings and the amount proposed is allowed.

4. The proposed variance will not substantially increase the congestion of the public streets, or increase the danger of fire, or be detrimental to the public welfare or endanger the public safety.

Interior side yard setback: The Planning Division believes that the granting of the variance would likely have little impact on congestion of area streets or fire safety, nor would the setback variance be detrimental to welfare or public safety.

VARIANCE – to reduce the rear yard setback from the required 15 feet to zero feet for residential windows

Findings as Required by the Minneapolis Zoning Code for the Variance:

1. The property cannot be put to a reasonable use under the conditions allowed and strict adherence to the regulations of this zoning ordinance would cause undue hardship.

Rear yard setback: The applicant is seeking a variance to reduce the rear yard setback from the required 15 feet to zero feet for residential windows. All five of the upper floors of the building have windows facing the rear property line. The windows are located in the habitable area of those dwelling units located along the rear wall of the building and look out over the public alley. The applicant has provided a letter summarizing the building code issues related to building setbacks and residential window openings. In the case of the rear property line the amount of window openings provided is allowed per the building code. The applicant has indicated that at the time the building was designed and reviewed by the HPC that the use of the building was thought to be commercial which did not require any setbacks.

2. The circumstances are unique to the parcel of land for which the variance is sought and have not been created by any persons presently having an interest in the property. Economic considerations alone shall not constitute an undue hardship if reasonable use for the property exists under the terms of the ordinance.

Rear yard setback: The circumstances are unique in that when the building was originally designed and permitted setbacks for the windows were not required.

3. The granting of the variance will be in keeping with the spirit and intent of the ordinance and will not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity.

Rear yard setback: The intent of having yard controls is to provide for the orderly development and use of land and to minimize conflicts between adjacent land uses by regulating the dimension and use of yards in order to provide adequate light, air, open space and separation of uses. The Planning Division believes that the granting of this variance would be in keeping with the spirit and intent of the ordinance and will not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity. The applicant has provided a letter summarizing the building code issues related to building setbacks and residential window openings and the amount proposed is allowed.

4. The proposed variance will not substantially increase the congestion of the public streets, or increase the danger of fire, or be detrimental to the public welfare or endanger the public safety.

Rear yard setback: The Planning Division believes that the granting of the variance would likely have little impact on congestion of area streets or fire safety, nor would the setback variance be detrimental to welfare or public safety.

SITE PLAN REVIEW

Findings as Required by the Minneapolis Zoning Code:

- 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 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 and windows:**
 - **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.

- **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.**
- **Minimum window area shall be measured as indicated in section 530.120 of the zoning code.**
- **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. At least thirty (30) percent of the first floor building wall that faces a public street, public sidewalk or public pathway shall be occupied by active uses, or shall be designed with architectural detail or windows, including display windows, that create visual interest.**

PLANNING DEPARTMENT RESPONSE:

- The placement of the building reinforces the street wall, maximizes natural surveillance and facilitates pedestrian access. The building is set up to the property lines, there are entrances and exits at street level that can be accessed by employees, customers and residents and there are large windows on the sides of the building facing the streets and public alley that maximize the opportunities for people to observe adjacent spaces and the public sidewalks.
- The site is located on a corner lot which requires that both walls abutting the streets be located within eight feet of the property line. The building is located up to the property lines along both Fourth Street North and First Avenue North.
- Each of the ground floor uses has its own principal entrance facing a street. The principal residential entrance to the building is also the accessible entrance for the two commercial spaces within the building. Although the residents will share the elevator with employees and customers of the restaurant only residents will have access to the upper floors of the building.
- There is no parking on this site.
- The exterior material of the building is brick and the exterior material of the sixth floor addition is metal. The sides and rear of the building are similar to and compatible with the front of the building.
- There are no portions of the building over 25 feet in length and void of any windows, entries, recesses or projections, or other architectural elements.
- At least 30 percent of the first floor and at least 10 percent of the upper floors of the building walls facing Fourth Street North and First Avenue North are required to be windows. The project's compliance with these requirements is as follows:
 - Fourth Street North: the percentage of windows on the first floor is 54 percent and the percentage of windows on the second through sixth floors of the building is greater than 10 percent.
 - First Avenue North: the percentage of windows on the first floor is 26 percent and the percentage of windows on the second through sixth floors of the building is greater than 10 percent. There are additional windows on the first floor of the building but they do not count towards the minimum required because they are located five feet above grade. This is an existing condition of the building and has been since it was first constructed.
- First floor windows are required to be clear or lightly tinted glass with a visible light transmittance ratio of 0.6 or higher. New and replacement windows are subject to this requirement.

- For non-residential uses, the zoning code requires that at least 30 percent of the windows allow views into and out of the building and be free of shelving, mechanical equipment or other similar fixtures that block views. The Planning Division is recommending that at least 30 percent of the window area allow views into and out of the building and be free of shelving, mechanical equipment or other similar fixtures that block views so as to comply with the regulations of the zoning code.
- The roof line of the building is flat which is similar to the roof line of other buildings in the area.

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.**

PLANNING DEPARTMENT RESPONSE:

- All of the principal entrances leading into and out of the building open directly to the public sidewalks.
- No transit shelters are proposed as part of this development.
- There are no curb cuts associated with this development.
- The site is adjacent to the public alley on the block but there will be no vehicular access to it from this property.
- There is no maximum impervious surface requirement in the B4S-2 zoning district. The building occupies the entire lot.

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.**

- 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.

PLANNING DEPARTMENT RESPONSE:

- The building occupies the entire lot.

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.
- 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.

PLANNING DEPARTMENT RESPONSE:

- There is no parking on this site.
- This building should not block views of important elements in the city.
- This building should have minimal shadowing effects on the surrounding area.
- This building should have minimal wind effects on the surrounding area.

- The site plan complies with crime prevention design elements as the entrances are clearly visible from the public sidewalk, the principal entrances are accessed directly from the public sidewalks, there are windows where people can see in and out along sides of the building and the site is well lit.
- The building is a contributing structure in the City’s North Loop Warehouse Historic District and is also a contributing structure in the National Minneapolis Warehouse Historic District.

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:

- **Use:** Dwelling units and food and beverage uses are permitted uses in the B4S-2 zoning district.
- **Off-Street Parking and Loading:**

Minimum automobile parking requirement: In the B4S-2 zoning district there is no minimum automobile parking requirement for any use. There is no parking provided on site. At this time the applicant is not proposing to secure off-site parking for tenants.

Maximum automobile parking requirement: In the B4S-2 zoning district the maximum parking requirement for the residential portion of the development is 1.6 spaces per dwelling unit or 64 parking spaces and the maximum parking requirement for the food and beverage portion of the development is one space per every 200 square feet of gross floor area or 78 spaces.

Bicycle Parking: The bicycle parking requirement for this development is 16 spaces. There will be a bicycle parking area in the basement of the building for the residents of the building.

Loading: There is no loading space on the site.

- **Maximum Floor Area:** The minimum FAR in the B4S-2 zoning district is 2.0 and the maximum FAR in the B4S-2 zoning district is 8.0. The lot in question is 8,515 square feet in area. The applicant proposes a total of 47,027 square feet of gross floor area, an FAR of 5.52.
- **Building Height:** There are no height limitations in the B4S-2 zoning district. The building is six stories, or 84 feet, in height.
- **Minimum Lot Area:** The minimum lot area for dwellings in the B4S-2 zoning district is 5,000 feet. The lot is 8,515 square feet in area.
- **Yard Requirements:** Residential uses in the B4S-2 zoning district containing windows facing an interior side yard or rear yard shall provide a setback of at least 5+2x provided that the provision shall not require a setback greater than 15 feet. The setback requirement along both the interior side yard and the rear yard is 15 feet. The applicant has applied for a variance to reduce both of these setbacks.

- **Specific Development Standards:** There are no specific development standards for residential uses.
- **Hours of Operation:** Residential uses are not subject to hours of operation. The hours of operation for the commercial portion of the building are Sunday through Saturday, 6 am to 1 am.
- **Signs:** Signs are subject to the requirements of Chapter 543, On-premise Signs. In the B4S-1 zoning district there can be 2.5 square feet of signage for every one foot of primary building wall. Wall signs are limited to 120 square feet in size. Projecting signs are limited to 48 square feet in size. The maximum height of a wall sign is 16 feet and the maximum height of a projecting sign is 24 feet. Projecting signs are limited to a four-foot projection from the building wall. Freestanding signs are allowed in the B4S-1 zoning district. Freestanding signs are limited to 32 square feet in size and the maximum height of a freestanding sign is eight feet. The zoning code also limits the number of freestanding signs on a zoning lot to one. The applicant has not developed a sign plan at this time.
- **Refuse storage:** The applicant is proposing to have a refuse storage area inside the building.
- **Lighting:** A lighting plan showing footcandles was not submitted as part of the application materials.

MINNEAPOLIS PLAN:

The *Downtown 2010 Plan* is the adopted comprehensive plan for the downtown area. In July of 2008 the Minneapolis City Council approved the City's Comprehensive Plan, titled *The Minneapolis Plan for Sustainable Growth*. This plan, currently under review by the Metropolitan Council, will be the City's primary policy document that guides its planning and development decisions. Unlike the *Downtown 2010 Plan*, *The Minneapolis Plan for Sustainable Growth* designates land use features within the downtown area. In *The Minneapolis Plan for Sustainable Growth* the site is located in a designated Activity Center and one block off of Hennepin Avenue which is a designated Commercial Corridor. According to the Principles and Policies outlined in the *Downtown 2010 Plan*, the following apply to this proposal:

- Promote street-level design of buildings that contribute to downtown's vitality and security encouraging individual entrances to street-level building tenants, windows and architectural detailing (Downtown's Physical Setting Policy 1).
- Promote retail and other interesting uses at street level in order to reinforce the linking function of streets and to create vitality. These uses should be encouraged at the street level throughout downtown and required where the continuity of retail is important (Downtown's Physical Setting Policy 2).
- Preserve, restore and reuse historic buildings and sites in Downtown (Downtown's Physical Setting Policy 16).
- Encourage restaurants in other areas [besides the retail and entertainment districts] of downtown (Retail Policy 5).
- Expand housing opportunities in downtown for all income levels, with an emphasis on providing additional moderate to high income, owner-occupied units (Downtown Living Policy 1).

- Ensure that new residential development contributes to the sense of neighborhoods through appropriate site planning and architectural design (Downtown Living Policy 5).

The Planning Division believes that this development meets the above policies of the *Downtown 2010 Plan*.

ALTERNATIVE COMPLIANCE:

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

PLANNING DEPARTMENT RESPONSE:

- Alternative compliance is not warranted for this development.

RECOMMENDATIONS

Recommendation of the Department of Community Planning and Economic Development – Planning Division for the variance:

The Department of Community Planning and Economic Development – Planning Division recommends that the City Planning Commission adopt the above findings and **approve** the variance application to reduce the interior side yard from the required 15 feet to 6 feet for residential windows located at 401 First Avenue North.

Recommendation of the Department of Community Planning and Economic Development – Planning Division for the variance:

The Department of Community Planning and Economic Development – Planning Division recommends that the City Planning Commission adopt the above findings and **approve** the variance application to reduce the rear yard setback from the required 15 feet to zero feet for residential windows located at 401 First Avenue North.

Recommendation of the Department of Community Planning and Economic Development – Planning Division for the site plan review:

The Department of Community Planning and Economic Development – Planning Division recommends that the City Planning Commission adopt the above findings and **approve** the site plan review to convert the upper five levels of the building to 40 dwelling units located at 401 First Avenue North subject to the following conditions:

1. First floor windows shall have clear or lightly tinted glass with a visible light transmittance ratio of 0.6 or higher as required by Section 530.120 of the zoning code. This information shall be identified on the final plans.
2. At least 30 percent of the window area in the commercial portions of the building facing the public streets shall allow views into and out of the building and be free of shelving, mechanical equipment or other similar fixtures that block views so as to comply with the regulations of Section 530.120 of the zoning code.
3. Approval of the final site, elevation, landscaping and lighting plans by the Department of Community Planning and Economic Development – Planning Division.
4. All site improvements shall be completed by April 20, 2010, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.

Attachments:

1. Statement of proposed use and variance findings
2. March 5, 2009, letter from the applicant recapping the building code issues pertaining to setbacks and window openings
3. March 6, 2009, letters to Council Member Goodman and the Downtown Minneapolis Neighborhood Association
4. Letters from surrounding property owners
5. Zoning Map
6. Aerial photo of the site
7. Architectural and civil plans
8. Photos of the property