

Department of Community Planning and Economic Development – Planning Division
Conditional Use Permits, Variances, Site Plan Review, Street Vacations and Minor Subdivisions
BZZ-3760

Date: December 17, 2007

Applicant: Fairview Health Services

Address of Property: 606 24th Avenue South, 2309 Riverside Avenue, 2414 7th Street South and 2406 Riverside Avenue

Project Name: Fairview Children's Hospital

Contact Person and Phone: Wayne Modugno with Jacobs Engineering, (612) 273-7702

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

Date Application Deemed Complete: November 20, 2007

End of 60-Day Decision Period: January 19, 2008

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

Ward: 2 **Neighborhood Organization:** Cedar Riverside

Existing Zoning: OR3, Institutional Office Residence District and the MP Mississippi River Overlay District

Proposed Zoning: Not applicable for this application

Zoning Plate Number: 21

Legal Description: Not applicable for this application

Proposed Use: Hospital

Concurrent Review:

Conditional use permit: for a hospital expansion

Conditional use permit: to increase the height of the building from the permitted 6 stories/84 feet to 9 stories/117 feet

Variance: to reduce the west interior side yard setback from the required 29 feet to zero feet

Variance: to reduce the on-site loading requirement from the required three spaces to two spaces

Site Plan Review

Vacation: of 24th Avenue South (Vac-1535)

Vacation: of 7th Street South (Vac-1536)

Minor Subdivision: (MS-179)

Minor Subdivision: (MS-180)

Applicable zoning code provisions: Chapter 525, Article VII, Conditional Use Permits, 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 Section 525.520(6) “to reduce the applicable off-street parking, stacking or loading requirements by up to twenty (20) percent of the applicable regulations or one (1) space, whichever is less,” Chapter 530, Site Plan Review and Chapter 598, Land Subdivision Regulations

Background: The University of Minnesota Children’s Hospital, Fairview is proposing to construct an approximately 250,000 square foot addition to its existing hospital campus located along Riverside Avenue between 24th and 25th avenues. The addition will centralize pediatric and ambulatory care services on the Riverside campus whereas now the services are split between the University campus and the Riverside campus. The new facility will house inpatient care units, a dialysis center and a sedation and observation unit. As part of the addition a portion of the existing hospital will also be renovated and will house the emergency department and operating rooms, an imaging department, peri-operative and cardiovascular services and a radiation oncology center.

The proposed building addition is located just to the south of the existing Riverside East building located at 2414 7th Street South. The addition will be physically connected to this building on the first three levels but the remainder of the addition will have four outside walls. Underneath the building there will be 190 parking spaces located in two levels of structured parking. The building addition will be nine stories in height but will only have seven floors of occupied space. This is because the zoning code limits the height of a story to no more than 14 feet. Any story over 14 feet in height is technically considered two stories. In this case the first and seventh floors of the building exceed 14 feet in height. The principal entrance to the building faces 25th Avenue South. There is a circular driveway along 25th Avenue South which provides a drop off location for patients, visitors and employees. Also located along 25th Avenue South is the entrance to the underground parking garage.

The construction of a new or an addition to an existing hospital requires that the institution submit a master plan that discusses anticipated development over the course of a five to ten year period. The applicant has submitted a campus planning concept plan which is included in this staff report. The document discusses the construction of the proposed addition and the demolition of the existing Red Ramp parking garage which is located along Riverside Avenue. The demolition of the parking garage is slated to occur before the end of 2011. Other than these two proposals the hospital does not have any concrete projects slated to occur within the next five to ten years.

Given that the addition is over 100,000 square feet in size a Travel Demand Management Plan (TDMP) was required for this development. The applicant has been meeting with both Public Works and the Planning Division to discuss this document since May of this year. The biggest concern with this TDMP was the traffic circulation impact of the 7th Street South and 24th Avenue South street vacations on the surrounding neighborhood and the operations of the Riverside Avenue/24th Avenue and Riverside Avenue/25th Avenue intersections. The TDMP looked at how the vacation of the two streets would impact traffic and parking and came up with a plan to mitigate any negative impacts. There are a total of 11 Travel Demand Management strategies that the applicant will need to implement as part of the

approval of the TDMP. The two mitigation measures required to support the street vacation included in the TDMP are as follows:

- When the City of Minneapolis decides to implement improvements at the intersection of Riverside Avenue and 25th Avenue South the applicant will be required to fully fund the cost to install 1-left turn lane, 1-through lane and 1-right turn lane on the eastbound approach and 1 left turn lane, 1 shared through/right turn lane on the westbound approach. The cost includes the material labor for striping changes, the removal of on-street parking along Riverside Avenue and signal modifications.
- Demolition of the Red Ramp parking garage located along Riverside Avenue by the end of 2011. The removal of the Red Ramp is expected to greatly improve the intersection of Riverside Avenue and 24th Avenue South as currently all vehicles exiting the ramp use 24th Avenue South. When the applicant decides to build on this parcel of land the applicant will need to work with the City of Minneapolis to evaluate on-site circulation.

After several iterations an approved TDMP was submitted to the City of Minneapolis for signing in November which is included in this staff report.

Two minor subdivision applications are being reviewed as part of this development. Overall, there are currently four properties that will be combined into two properties. Each of the two newly created properties will also include portions of 24th Avenue South and 7th Street South. The larger of the two parcels created will be occupied by the hospital and the proposed addition. The smaller parcel will be occupied by an existing office building.

The Cedar Riverside neighborhood organization is in the process of writing the *Cedar Riverside Small Area Plan*. Although the plan is not adopted some of the general principles of the plan call for:

- providing a human-scale environment that encourages students, employees, residents, and visitors to walk, bicycle, shop, dine, and use the area's transit amenities,
- placing active uses on the ground floor at the street, providing entrances at the street and ample ground floor windows,
- encouraging uses that meet the needs of both institutional users and area residents, including restaurants, coffee shops, and convenience goods and services, and
- promoting design along Riverside Avenue that more seamlessly incorporates institutional buildings into the surrounding neighborhood.

It is anticipated that this plan will be brought before the City Planning Commission sometime during the Spring of 2008 for formal adoption.

CONDITIONAL USE PERMIT - for a hospital expansion

Findings as Required by the Minneapolis Zoning Code:

The Community Planning and Economic Development Department – Planning Division has analyzed the application and from the findings above concludes that:

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

The Planning Division does not believe that the proposed addition to the hospital would be detrimental to or endanger the public health, safety, comfort or general welfare. Since the early 1900s a hospital has existed on this site. Although the name of the institution may have changed the use of the land has not. The hospital is an asset to the community and the greater Minnesota area. The proposed addition will allow the hospital to efficiently serve its patients by centralizing its pediatric and ambulatory care services.

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

The Planning Division does not believe that the proposed addition to the hospital would be injurious to the use and enjoyment of other property in the vicinity or impede the normal or orderly development and improvement of surrounding property permitted in the district. The site where the addition is proposed is owned by the hospital and is currently being used as a surface parking lot. The blocks to the west, north and east are all occupied by the hospital campus and to the south, across Riverside Avenue, is the Augsburg College campus. The closest residential property is located to the east of 25th Avenue South along Riverside Avenue but the majority of the residential properties are located one block to the east across 26th Avenue South.

The building addition is nine stories in height. Although it is not as tall as the existing hospital building that it will be attached to it is taller than other buildings in the area. To mitigate this point the building has been located away from the property lines along both Riverside Avenue and 25th Avenue South. In addition, to soften the east side of the building the site has been designed with a landscaped garden area along 25th Avenue South and Riverside Avenue.

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

The applicant will be working closely with the Public Works Department, the Plan Review Section of the Inspections Department and the various utility companies during the duration of the development to ensure that all procedures are followed in order to comply with city and other applicable requirements.

The site has been designed so the majority of the vehicles enter and exit from 25th Avenue South. Both the underground parking garage and the drop-off drive are accessed from this street. Ambulance service currently uses 24th Avenue South. Although this street is being vacated this will remain an access point for both ambulances and patients being driven to the emergency room.

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

The parking requirement for a hospital is as approved by Conditional Use Permit based on a parking study of the institution, but not less than one space per three beds. Currently there are a total of 528

beds on the hospital campus. Once the addition is complete there will be 527 beds on the hospital campus which requires a total of 176 parking spaces. After the addition is complete there will be a total of 3,043 parking spaces located throughout the hospital campus.

The TDMP that was completed for this development did not evaluate the hospital's overall parking demand given the number of available parking spaces on the campus. However, the TDMP did look at the impact the project will have on the parking situation given that the addition will be constructed on the site of an existing 173-space surface parking lot and 31 on-street metered spaces. The impact of losing these spaces is mitigated by the fact that the applicant is constructing a 190-space underground parking garage as part of the development.

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

The site is located on Riverside Avenue which is a designated Community Corridor. According to the principles and polices outlined in *The Minneapolis Plan*, the following apply to this proposal:

- Coordinate land use and transportation planning on designated Community Corridors through attention to the mix and intensity of land uses, the pedestrian character and residential livability of the streets, and the type of transit service provided on these streets (Policy 4.2).
- Work with private and other public sector partners to invest in new development that is attractive, functional and adds value to the physical environment (Policy 9.6).
- Work with institutional partners to assure that the scale and form of new development or expansion will occur in a matter most compatible with the surrounding area (Policy 9.7).

The Planning Division believes that the proposed development is in conformance with the above policies of *The Minneapolis Plan*. The hospital is an asset to the community and the greater Minnesota area. The proposed addition will allow the hospital to efficiently serve its patients by centralizing its pediatric and ambulatory care services. Although the addition is not as tall as the existing hospital building that it will be attached to it is taller than other buildings in the area. To mitigate this point the building has been located away from the property lines along both Riverside Avenue and 25th Avenue South. In addition, to soften the east side of the building the site has been designed with a landscaped garden area along 25th Avenue South and Riverside Avenue. As for transportation planning, the Planning Division and Public Works are confident that with the implementation of the mitigation measures in the TDMP that traffic and parking issues will be minimal.

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

With the approval of the conditional use permits, variances, site plan review, street vacations and minor subdivisions this development will meet the applicable regulations of the OR3 zoning district.

CONDITIONAL USE PERMIT - to increase the height of the building from the permitted 6 stories/84 feet to 9 stories/117 feet

Findings as Required by the Minneapolis Zoning Code:

The Community Planning and Economic Development Department – Planning Division has analyzed the application and from the findings above concludes that:

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 Planning Division does not believe that increasing the height of the building from the permitted 6 stories/84 feet to 9 stories/117 feet would be detrimental to or endanger the public health, safety, comfort or general welfare. The existing hospital building, to which the addition will be attached, is 13 stories in height. Although the addition is not as tall as the existing hospital building it is taller than other buildings in the area. To mitigate this point the building has been setback at least 15 feet from the property lines along both Riverside Avenue and 25th Avenue South. The area in between the building and the property lines contains a playground for the patients and garden areas that include seating areas and plantings.

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

The Planning Division does not believe that increasing the height of the building from 6 stories/84 feet to 9 stories/117 feet would be injurious to the use and enjoyment of other property in the area. The Planning Division believes that the proposed height of the building will blend nicely with the existing building on the site. The building has been designed with a one-story projection facing the intersection of Riverside Avenue and 25th Avenue South and a large canopy that projects over the circular drop off area along 25th Avenue South. Both of these elements of the building bring a human scale to the design. In addition, to soften the east side of the building the site has been designed with a landscaped garden area along 25th Avenue South and Riverside Avenue.

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

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

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

Increasing the height of the building will have no impact on traffic congestion in the public streets.

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

The site is located on Riverside Avenue which is a designated Community Corridor. According to the principles and polices outlined in *The Minneapolis Plan*, the following apply to this proposal:

- Encourage new development to use human scale design features and incorporate sunlight, privacy, and view elements into building and site designs (Policy 9.16).

- Encourage the design of all new buildings to fulfill light, privacy and view requirements for the subject building as well as for adjacent buildings (Implementation Step for Policy 9.16).

The Planning Division believes that the proposed development is in conformance with the policies of the *Downtown 2010 Plan* and *The Minneapolis Plan*. Although the majority of the building is nine stories in height there are portions of the building that are only one-story in height which gives the addition a human scale. Along Riverside Avenue the westerly 50 feet of the building's frontage is nine stories in height. This portion of the building has been setback a minimum of 15 feet from the property line with landscaping located between it and the public sidewalk.

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

With the approval of the conditional use permits, variances, site plan review, street vacations and minor subdivisions this development will meet the applicable regulations of the OR3 zoning district.

In addition to the conditional use permit standards, the Planning Commission shall consider, but not be limited to, the following factors when determining the maximum height:

1. Access to light and air of surrounding properties.

The proposed development should not diminish access to light and air for surrounding properties given that the building will be constructed on a block that is onto itself. The closest property that is not owned by the hospital is located across 25th Avenue South from the site.

2. Shadowing of residential properties or significant public spaces.

The applicant has submitted computer-generated shadow studies which are included in this staff report. The shadow study diagrams were done for the summer solstice and the spring and fall equinox at 8 am, 12 noon and 3 pm. The shadow study indicates that the addition will not cast shadows on any adjacent residential properties or significant public spaces.

3. The scale and character of surrounding uses.

The Planning Division does not believe that a nine story building would be out of scale or character with the surrounding area given the buildings nearby. Many of the hospital and other surrounding buildings are as tall as or taller than the proposed building addition.

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

There are no landmark buildings, significant open spaces or water bodies near that site that will be obstructed by the proposed building. Although the project site is located in the MR Mississippi River Overlay District the existing 13-story hospital building is located between the Mississippi River and the addition.

VARIANCE - to reduce the west interior side yard setback from the required 29 feet to zero feet

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.

West interior side yard setback: The applicant is seeking a variance to reduce the west interior side yard setback from the required 29 feet to zero feet. The entire building is not located at the west interior property line. There is a skyway connecting the subject building to another hospital building which extends to the property line. The remainder of the building has three distinctive setbacks; three feet, 23 feet and the remainder of the building exceeds the 29-foot setback requirement. It should also be pointed out that the applicant owns all of the land on both sides of the interior property line. If this development had come through as a Planned Unit Development this application would not be needed as interior setbacks can be waived.

The applicant has indicated that because the proposed building is an addition to an existing hospital that the location of the addition was determined based on the internal functions of the hospital. If the 29-foot setback were to be met the applicant has indicated that it would be impossible to provide a seamless transition in services given that where the addition is being added ties into the emergency department and the operating rooms.

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.

West interior side yard setback: Given the nature of the use and because the applicant owns the land on both sides of the interior property line the Planning Division believes that the circumstances are unique to warrant the granting of the variance.

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.

West 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 because the land on both sides of the interior property line is owned by the applicant that reducing the setback of the building will be in keeping with the intent of the zoning code.

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.

West 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 proposed setback variance be detrimental to welfare or public safety.

VARIANCE - to reduce the on-site loading requirement from the required three spaces to two spaces

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 by the official controls and strict adherence to the regulations of this zoning ordinance would cause undue hardship.

Loading space reduction: The applicant is seeking a variance to reduce the on-site loading requirement from the required three spaces to two spaces. The applicant has indicated that there are currently two loading docks located within the Riverside East building. The applicant has said that given the physical limitations of the area it is not possible to add another loading dock to the space in order to meet the requirement. The applicant has indicated that the hospital uses a centralized materials management system to take in and distribute materials that are delivered to the campus and because of this it would not be necessary to provide a third loading space on the site. In addition to the two loading docks located within the Riverside East building there is another loading dock located in the College of St. Catherine's building which is connected to the hospital campus via a tunnel and another loading dock is located in the Riverside West building.

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.

Loading space reduction: The fact that the hospital uses a centralized materials management system to distribute materials throughout the campus is a unique condition that warrants the granting of the variance.

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.

Loading space reduction: The Planning Division believes that because of the materials distribution system in place at the hospital that the granting of this variance would be in keeping with the spirit and intent of the ordinance.

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.

Loading space reduction: 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 proposed loading space reduction 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 building does not reinforce the street walls as the building is setback between 15 and 30 feet from Riverside Avenue and between 160 and 220 feet from 25th Avenue South. However, given the overall height of the building the Planning Division believes that setting the building back from the property lines helps mitigate its size. The Planning Division is recommending that the Planning Commission grant alternative compliance to allow the building to be setback from the property lines.**

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- The building does facilitate pedestrian access however, only along the 25th Avenue South side of the property. The principal entrance to the building is located along this side of the street and although it is setback 185 feet from the front property line it is connected to the public sidewalk via a walkway that runs alongside the circular drop off. There is no entrance to the building along Riverside Avenue. The Planning Division is recommending that there be a public entrance to the building along Riverside Avenue.
- The building does maximize natural surveillance. There are windows where people can see in and out along all levels of the building. Please note that although the first floor of the building facing Riverside Avenue is a wall of glass the western two-thirds of the first floor has no programmed use at this time. The eastern one-third of the first floor is going to be used as the hospital's gift shop.
- 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 except where a greater yard is required by the zoning ordinance. In the OR3 zoning district the front yard setback requirement is 15 feet. The building is setback between 15 and 30 feet from Riverside Avenue and between 160 and 220 feet from 25th Avenue South. Again, the Planning Division believes that setting the building back from the property lines helps mitigate its size. The Planning Division is recommending that the Planning Commission grant alternative compliance to allow the building to be setback more than 15 feet from the property lines.
- The area in between the building and the property lines along Riverside Avenue and 25th Avenue South contains a playground for the patients and garden areas that include seating areas and plantings.
- The principal entrance to the building is located along 25th Avenue South and although it is setback 185 feet from the front property line it is connected to the public sidewalk via a walkway that runs alongside the circular drop off.
- All of the on-site parking associated with this building addition is located in two levels of underground parking.
- The exterior materials of the structure include stainless steel panels, brick and an aluminum and glass curtain wall system. The sides and rear of the building are similar to and compatible with the front of the building.
- There are areas of the building that are over 25 feet in length and void of windows, entries, recesses or projections, or other architectural elements. The majority of these areas are located along the top floor of the building which is where the mechanical equipment is going to be located. In addition to the top floor towards the north end of the addition on the east side there are blank walls on floors four through six and on the west side there are blank walls on floors three through six and on the north side of the addition there are blank walls on floors three through six. The exterior material used on the top floor of the building is a stainless steel panel. The Planning Division is recommending that the Planning Commission grant alternative compliance to allow these areas of the building to be over 25 feet in length and blank. Although only one material is being used in these areas the Planning Division believes that because it is a panel system being used that it will provide definition and texture so it will not appear to be a long blank wall. As for the east, west and north sides of the building the areas where the building is blank is either facing an existing building on the hospital campus or is setback over 240 feet from the property line along 25th Avenue South. Given these factors the Planning Division is recommending that the Planning Commission also grant alternative compliance to allow blank walls in these areas.
- At least 30 percent of the first floor and at least 10 percent of the upper floors of the Riverside Avenue and 25th Avenue South sides of the building are required to be windows. First floor or

ground floor windows shall have clear or lightly tinted glass with a visible light transmittance ratio of 0.6 or higher. The analysis of the project's compliance with these requirements is as follows:

- Along both sides of the building where windows are required, the first floor exceeds the 30 percent requirement and the upper floors exceed the 10 percent requirement except for the top floor of the building which is where the mechanical equipment is going to be located. Given the use of the top floor of the building the Planning Division is recommending that the Planning Commission grant alternative compliance to allow there to be no windows on these two sides of the building.
- The windows in the building are vertical in nature and are evenly distributed along the building walls.
- The principal roof line of the building will be flat. Flat roofed buildings can be found throughout the neighborhood.

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 entrances leading into the building are connected to the public sidewalk via a series of private walkways. As a condition of approval, the Planning Division is recommending that there be a public entrance to the building along Riverside Avenue. In addition, the Planning Division is recommending that this entrance be connected to the public sidewalk along Riverside Avenue via a walkway.
- There is a transit shelter located along Riverside Avenue that will remain after construction is complete.
- All of the on-site parking associated with this building addition is located in two levels of underground parking. The site has been designed so the majority of the vehicles enter and exit from 25th Avenue South. Both the underground parking garage and the drop-off drive are accessed from this street. Ambulance service currently uses 24th Avenue South. Although this street is being vacated this will remain an access point for both ambulances and patients being driven to the emergency room.
- There are no public alleys located on this block.
- The maximum impervious surface requirement in the OR3 zoning district is 85 percent. According to the materials submitted by the applicant 81.5 percent of the site will be impervious.

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 zoning code requires that at least 20 percent of the site not occupied by the building be landscaped. The lot area of the site is 330,625 square feet. The footprint of the building is 120,200 square feet. When you subtract the footprint from the lot size the resulting number is 210,425 square feet. Twenty percent of this number is 42,085 square feet. According to the applicant's landscaping plan there is 61,057 square feet of landscaping on the site or approximately 29 percent of the site not occupied by the building.
- The zoning code requires at least 1 canopy tree for each 500 square feet of required green space and at least 1 shrub for each 100 square feet of required green space be planted on the site. The tree and shrub requirement for this site is 84 and 421 respectfully. The applicant is proposing to have 109 canopy tree and 751 shrubs located on the site. The applicant is also proposing to have 30 ornamental trees and 1,623 perennials planted throughout the site.
- As part of this project the applicant will be installing green boulevards along both Riverside Avenue and 25th Avenue South. Along both of the streets the boulevards will be six feet in width and contain trees. The sidewalks will be eight feet in width.

- In the garden area there is a decorative fence located around the play area that is three feet six inches high.

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 are no outdoor parking lots that create stormwater run-off.
- This building should not block views of important elements in the city.
- The applicant has submitted computer-generated shadow studies which are included in this staff report. The shadow study diagrams were done for the summer solstice and the spring and fall equinox at 8 am, 12 noon and 3 pm. The shadow study indicates that the addition will not cast shadows on any adjacent public spaces or adjacent properties.
- To help mitigate wind currents at the ground level the building has been setback from the surrounding property lines and designed with varying setbacks. Along Riverside Avenue the westerly 50 feet of the building's frontage is nine stories in height but is setback from the property line 15 feet. The rest of the Riverside Avenue façade is nine stories in height but is setback approximately 18 feet from the edge of the building starting after the first floor. Along 25th Avenue South the entire building is setback between 160 and 220 feet from the property line.
- The site plan complies with crime prevention design elements as there are walkways that direct people to the building entrances, there are windows where people can see in and out along all levels of the building and there are lights located near all of the pedestrian entrances and throughout the garden area along Riverside Avenue and 25th Avenue South.
- This site is neither historically designated nor located in a 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:** Hospitals require a conditional use permit in the OR3 zoning district.
- **Off-Street Parking and Loading:** The parking requirement for a hospital is as approved by Conditional Use Permit based on a parking study of the institution, but not less than one space per three beds. A Travel Demand Management Plan (TDMP) has been approved for this development. A copy of the TDMP is included in this report. Currently there are a total of 528 beds on the hospital campus. Once the addition is complete there will be 527 beds which requires a total of 176 parking spaces. After the addition is complete there will be a total of 3,043 parking spaces located throughout the hospital campus.

The TDMP that was completed for this development did not evaluate the hospital's overall parking demand given the number of available parking spaces on the campus. However, the TDMP did look at the impact the project will have on the parking situation given that the addition will be constructed on the site of an existing 173-space surface parking lot and 31 on-street metered spaces. The impact of losing these spaces is mitigated by the fact that the applicant is constructing a 190-space underground parking garage as part of the development.

- **Maximum Floor Area:** The maximum FAR in the OR3 zoning district is 3.5. The lot in question is 330,625 square feet in area. The applicant proposes a total of 694,950 square feet of gross floor area, an FAR of 2.10.
- **Building Height:** Building height in the OR3 zoning district is limited to six stories or 84 feet. The applicant has applied for a conditions use permit to increase the height of the building to nine stories or 117 feet in height.
- **Minimum Lot Area:** The minimum lot area for a hospital in the OR3 zoning district is 20,000 square feet. The size of the lot is 330,625 square feet.
- **Dwelling Units per Acre:** Not applicable for this development.
- **Yard Requirements:** In the OR3 zoning district the required front yard setback is 15 feet and the required rear and interior side yard setbacks are $5+2x$, where x equals the number of stories above the first floor. This site has two front yards; 25th Avenue South and Riverside Avenue. Along both of these street frontages the required setback is being met. The existing hospital is 13 stories in height. Although the addition is only nine stories in height setbacks are determined based on the tallest portion of the building. The resulting setback along the rear and interior side yards is 29 feet. This site has a west interior side yard. The applicant has applied for a variance to reduce this setback to zero feet.
- **Specific Development Standards:** Hospitals are subject to specific development standards.

Hospitals: All new hospitals and expansions of existing hospitals shall submit a master development plan that describes proposed physical development for a period of five (5) years and a period from five (5) to ten (10) years and shall include a description of proposed development phases and plans, including development priorities, the probable sequence for proposed development, estimated dates of construction, and anticipated interim use of property waiting to be developed.

The applicant submitted a master development plan which is included in this report.

- **Hours of Operation:** Hospitals are not subject to hours of operation.
- **Signs:** Signs are subject to the requirements of Chapter 543 of the Zoning Code. In the OR3 zoning district one can have 1.5 square feet of signage for every one foot of primary building wall unless there is a freestanding sign on the zoning lot. If there is a freestanding sign on the lot then there can only be one square foot of signage for every one foot of primary building wall. Wall signs are limited to 180 square feet in size. Projecting signs are limited to 12 square feet in size. The maximum height of any sign is 14 feet. Freestanding signs are limited to 32 square feet and can be no taller than 8 feet. The zoning code also limits the number of freestanding signs on a zoning lot to one.

The applicant did not submit a sign plan as part of this development.

- **Refuse storage:** A trash chute that spans the entire height of the building is being constructed towards the north end of the addition that will be collected on the lower level of the parking garage. From this location it will be brought to the centralized trash collection area for pick-up.
- **Lighting:** A lighting plan showing footcandles was submitted as part of the application materials. The lighting levels indicated on the plan are in conformance with the requirements of the zoning code.

MINNEAPOLIS PLAN:

The site is located on Riverside Avenue which is a designated Community Corridor. According to the principles and policies outlined in *The Minneapolis Plan*, the following apply to this proposal:

- Work with private and other public sector partners to invest in new development that is attractive, functional and adds value to the physical environment (Policy 9.6).
- Support efforts that recognize both the increased visibility and importance of corner properties and the role of gateways in enhancing traditional neighborhood character (Policy 9.10).
- Support urban design standards that emphasize a traditional urban form in commercial areas (Policy 9.11)
- Orient new buildings to the street to foster safe and successful commercial nodes and corridors (Implementation Step for Policy 9.11).
- Require storefront transparency to assure both natural surveillance and an inviting pedestrian experience (Implementation Step for Policy 9.11).

- Encourage new development to use human scale design features and incorporate sunlight, privacy, and view elements into building and site designs (policy 9.16).
- Build on recent initiatives to use Crime Prevention Through Environmental Design (CPTED) principles when designing all projects that impact the public realm, including open spaces and parks, on publicly owned and private land (Policy 9.17).

The Planning Division believes that the proposed development is in conformance with the policies of *The Minneapolis 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:

- The building does not reinforce the street walls as the building is setback between 15 and 30 feet from Riverside Avenue and between 160 and 220 feet from 25th Avenue South. However, given the overall height of the building the Planning Division believes that setting the building back from the property lines helps mitigate its size. The Planning Division is recommending that the Planning Commission grant alternative compliance to allow the building to be setback from the property lines.
- 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 except where a greater yard is required by the zoning ordinance. In the OR3 zoning district the front yard setback requirement is 15 feet. The building is setback between 15 and 30 feet from Riverside Avenue and between 160 and 220 feet from 25th Avenue South. Again, the Planning Division believes that setting the building back from the property lines helps mitigate its size. The Planning Division is recommending that the Planning Commission grant alternative compliance to allow the building to be setback more than 15 feet from the property lines.
- There are areas of the building that are over 25 feet in length and void of windows, entries, recesses or projections, or other architectural elements. The majority of these areas are located along the top floor of the building which is where the mechanical equipment is going to be located. In addition to the top floor towards the north end of the addition on the east side there are blank walls on floors four through six and on the west side there are blank walls on floors three through six and on the north side of the addition there are blank walls on floors three through six. The exterior material

used on the top floor of the building is a stainless steel panel. The Planning Division is recommending that the Planning Commission grant alternative compliance to allow these areas of the building to be over 25 feet in length and blank. Although only one material is being used in these areas the Planning Division believes that because it is a panel system being used that it will provide definition and texture so it will not appear to be a long blank wall. As for the east, west and north sides of the building the areas where the building is blank is either facing an existing building on the hospital campus or is setback over 240 feet from the property line along 25th Avenue South. Given these factors the Planning Division is recommending that the Planning Commission also grant alternative compliance to allow blank walls in these areas.

- At least 30 percent of the first floor and at least 10 percent of the upper floors of the Riverside Avenue and 25th Avenue South sides of the building are required to be windows. Along both sides of the building where windows are required, the first floor exceeds the 30 percent requirement and the upper floors exceed the 10 percent requirement except for the top floor of the building which is where the mechanical equipment is going to be located. Given the use of the top floor of the building the Planning Division is recommending that the Planning Commission grant alternative compliance to allow there to be no windows on these two sides of the building.

VACATION (Vac1535) – Vacating that part of 24th Av. S. lying Southerly of the center line of vacated 6th Street South and northerly of the northeasterly right of way of Riverside Avenue: together with, all that part of Lot 1, Block 196, Town of Minneapolis and all that part of 7th Street South vacated by City Council on April 27, 1956, and as amended July 13, 1956, lying northeasterly of the Northeasterly line of Riverside Avenue and Southeasterly of the following described line: Commencing at a point on the northeasterly line of Riverside Avenue distant 46.33 feet Northwesterly measured along said Northeasterly line from the point of intersection of the Westerly line of 24th Avenue South as platted in said Town of Minneapolis, with the Northeasterly line of Riverside Avenue, thence northeasterly at right angles to said northeasterly line of Riverside Avenue to the point of intersection of with the Southerly extension of the west line of 24th Avenue South, said point of intersection being 37.38 feet South, measured along said southerly extension, from the southeast corner of Lot 10, Murphy & Sully's Amendment to Minneapolis and Murphy Addition to Minneapolis, all according to the plats of said Additions on file or of record in the Hennepin County Records office, Minneapolis, MN.

Development Plan: The site plan is included in the packet.

Responses from Utilities and Affected Property Owners: Of the utilities and/or affected property owners that have responded the City of Minneapolis, Qwest, CenterPoint Energy and Xcel have requested that an easement be retained over the area to be vacated. It will be the applicant's responsibility to work directly with the utilities and/or affected property owners to resolve any problems such easements create. The Minneapolis Park and Recreation Board has not requested an easement but did indicate that compensation for the five boulevard trees located within the area to be vacated will need to be provided before their removal.

Findings: The Public Works Department and the Community Planning and Economic Development Department – Planning Division find that the area proposed for the vacation is not needed for any public purpose and it is not part of a public transportation corridor.

VACATION (Vac1536) – Vacating that part of 7th Street South lying easterly of the easterly right of way of 24th Avenue South extended and west of the westerly right of way of 25th Avenue South.

Development Plan: The site plan is included in the packet.

Responses from Utilities and Affected Property Owners: Of the utilities and/or affected property owners that have responded Qwest and Xcel have requested that an easement be retained over the area to be vacated. It will be the applicant's responsibility to work directly with the utilities and/or affected property owners to resolve any problems such easements create. The Minneapolis Park and Recreation Board has not requested an easement but did indicate that compensation for the five boulevard trees located within the area to be vacated will need to be provided before their removal.

Findings: The Public Works Department and the Community Planning and Economic Development Department – Planning Division find that the area proposed for the vacation is not needed for any public purpose and it is not part of a public transportation corridor.

MINOR SUBDIVISION (MS-179), Professional Building

Required Findings:

1. The subdivision is in conformance with these land subdivision regulations, the applicable regulations of the Zoning Code and policies of the Comprehensive Plan.

The proposed subdivision would create one parcel of land out of two zoning lots and a portion of both 24th Avenue South and 7th Street South. Both of the current zoning lots are made up of several underlying platted lots. There is an existing office building on one of the lots and the other is vacant. The newly created lot would be 73,254 square feet in size and would contain the existing office building.

DESIGN REQUIREMENTS

The lot will have frontage along Riverside Avenue.

The platting of the property does not result in more than one zoning classification on a single lot.

No nonconforming structures or uses result from this application.

ZONING CODE

With the approval of the conditional use permits, variances, site plan review, street vacations and minor subdivisions this development will meet the applicable regulations of the OR3 zoning district.

THE MINNEAPOLIS PLAN

The site is located on Riverside Avenue which is a designated Community Corridor. According to the principles and polices outlined in *The Minneapolis Plan*, the following apply to this proposal:

- Coordinate land use and transportation planning on designated Community Corridors through attention to the mix and intensity of land uses, the pedestrian character and residential livability of the streets, and the type of transit service provided on these streets (Policy 4.2).
- Work with private and other public sector partners to invest in new development that is attractive, functional and adds value to the physical environment (Policy 9.6).
- Work with institutional partners to assure that the scale and form of new development or expansion will occur in a manner most compatible with the surrounding area (Policy 9.7).

The Planning Division believes that the proposed development is in conformance with the above policies of *The Minneapolis Plan*.

2. The subdivision will not be injurious to the use and enjoyment of other property in the immediate vicinity, nor be detrimental to present and potential surrounding land uses, nor add substantially to congestion in the public streets.

The proposed subdivision proposes to take two existing lots and creates one new lot block. An existing office building will occupy the new lot.

3. All land intended for building sites can be used safely without endangering the residents or uses of the subdivision and the surrounding area by peril from floods, erosion, high water table, severe soil conditions, improper drainage, steep slopes, utility easements, rock formations, or other hazard.

The site is relatively flat. The Planning Division believes that the site can be developed upon and used safely.

4. The lot arrangement is such that there will be no foreseeable difficulties, for reasons of topography or other conditions, in securing building permits and in providing driveway access to buildings on such lots from an approved street. Each lot created through subdivision is suitable in its natural state for the proposed use with minimal alteration

The parcel created by this application presents no foreseeable difficulties for this development. No significant alterations to the land appear necessary.

5. The subdivision makes adequate provision for storm or surface water runoff, and temporary and permanent erosion control. The stormwater drainage system shall be separate and independent of any sanitary sewer system. All plans shall be designed in accordance with rules, regulations and standards of the city engineer. Facilities intended to be dedicated to the City shall be located in perpetual, unobstructed easements of a width determined to be adequate and necessary by the city engineer. To the extent practicable, the amount of stormwater runoff from the site after development does not exceed the amount occurring prior to development.

The City of Minneapolis will review and approve the applicant's stormwater management plan and erosion control plan. The applicant has indicated that to help with stormwater runoff a series of new storm sewer lines and new underground infiltration areas will be constructed on the site.

MINOR SUBDIVISION (MS-180), Hospital

Required Findings:

1. The subdivision is in conformance with these land subdivision regulations, the applicable regulations of the Zoning Code and policies of the Comprehensive Plan.

The proposed subdivision would create one parcel of land out of two zoning lots and a portion of both 24th Avenue South and 7th Street South. Both of the current zoning lots are made up of several underlying platted lots. There is an existing hospital on one of the lots and the other is used as a surface parking lot. The newly created lot would be 330,625 square feet in size and would contain a portion of the hospital campus.

DESIGN REQUIREMENTS

The lot will have frontage along Riverside Avenue and 25th Avenue South.

The platting of the property does not result in more than one zoning classification on a single lot.

No nonconforming structures or uses result from this application.

ZONING CODE

With the approval of the conditional use permits, variances, site plan review, street vacations and minor subdivisions this development will meet the applicable regulations of the OR3 zoning district.

THE MINNEAPOLIS PLAN

The site is located on Riverside Avenue which is a designated Community Corridor. According to the principles and polices outlined in *The Minneapolis Plan*, the following apply to this proposal:

- Coordinate land use and transportation planning on designated Community Corridors through attention to the mix and intensity of land uses, the pedestrian character and residential livability of the streets, and the type of transit service provided on these streets (Policy 4.2).
- Work with private and other public sector partners to invest in new development that is attractive, functional and adds value to the physical environment (Policy 9.6).
- Work with institutional partners to assure that the scale and form of new development or expansion will occur in a matter most compatible with the surrounding area (Policy 9.7).

The Planning Division believes that the proposed development is in conformance with the above policies of *The Minneapolis Plan*.

2. The subdivision will not be injurious to the use and enjoyment of other property in the immediate vicinity, nor be detrimental to present and potential surrounding land uses, nor add substantially to congestion in the public streets.

The proposed subdivision proposes to take two existing lots and creates one new lot. The hospital campus will occupy the new lot.

3. All land intended for building sites can be used safely without endangering the residents or uses of the subdivision and the surrounding area by peril from floods, erosion, high water table, severe soil conditions, improper drainage, steep slopes, utility easements, rock formations, or other hazard.

The site is relatively flat. The Planning Division believes that the site can be developed upon and used safely.

5. The lot arrangement is such that there will be no foreseeable difficulties, for reasons of topography or other conditions, in securing building permits and in providing driveway access to buildings on such lots from an approved street. Each lot created through subdivision is suitable in its natural state for the proposed use with minimal alteration

The parcel created by this application presents no foreseeable difficulties for this development. No significant alterations to the land appear necessary.

5. The subdivision makes adequate provision for storm or surface water runoff, and temporary and permanent erosion control. The stormwater drainage system shall be separate and independent of any sanitary sewer system. All plans shall be designed in accordance with rules, regulations and standards of the city engineer. Facilities intended to be dedicated to the City shall be located in perpetual, unobstructed easements of a width determined to be adequate and necessary by the city engineer. To the extent practicable, the amount of stormwater runoff from the site after development does not exceed the amount occurring prior to development.

The City of Minneapolis will review and approve the applicant's stormwater management plan and erosion control plan. The applicant has indicated that to help with stormwater runoff a series of new storm sewer lines and new underground infiltration areas will be constructed on the site.

RECOMMENDATIONS

Recommendation of the Department of Community Planning and Economic Development – Planning Division for the conditional use permit:

The Department of Community Planning and Economic Development – Planning Division recommends that the City Planning Commission adopt the above findings and **approve** the conditional use permit application for a hospital expansion located at 606 24th Avenue South, 2309 Riverside Avenue, 2414 7th Street South and 2406 Riverside Avenue subject to the following conditions:

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

2. The applicant shall implement the Travel Demand Management strategies as approved by both Public Works and the Planning Division.

Recommendation of the Department of Community Planning and Economic Development – Planning Division for the conditional use permit:

The Department of Community Planning and Economic Development – Planning Division recommends that the City Planning Commission adopt the above findings and **approve** the conditional use permit application to increase the height of the building from the permitted 6 stories/84 feet to 9 stories/117 feet located at 606 24th Avenue South, 2309 Riverside Avenue, 2414 7th Street South and 2406 Riverside Avenue subject to the following conditions:

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

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 west interior side yard setback from the required 29 feet to zero feet located at 606 24th Avenue South, 2309 Riverside Avenue, 2414 7th Street South and 2406 Riverside Avenue.

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 on-site loading requirement from the required three spaces to two spaces located at 606 24th Avenue South, 2309 Riverside Avenue, 2414 7th Street South and 2406 Riverside Avenue.

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 for the property located at 606 24th Avenue South, 2309 Riverside Avenue, 2414 7th Street South and 2406 Riverside Avenue subject to the following conditions:

Department of Community Planning and Economic Development – Planning Division
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1. There shall be a public entrance to the building along Riverside Avenue and shall be connected to the public sidewalk along Riverside Avenue via a walkway.
2. Windows shall comply with the requirements of Section 530.120.
3. Approval of the final site, landscaping and elevation plans by the Community Planning and Economic Development Department – Planning Division.
4. All site improvements shall be completed by December 17, 2008, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.

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

The Department of Community Planning and Economic Development – Planning Division recommends that the City Planning Commission and the City Council accept the above findings and **approve** the application to vacate a portion of 24th Avenue South subject to the retention of an easement in favor of the City of Minneapolis, Qwest, CenterPoint Energy and Xcel.

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

The Department of Community Planning and Economic Development – Planning Division recommends that the City Planning Commission and the City Council accept the above findings and **approve** the application to vacate a portion of 7th Street South subject to the retention of easements in favor of Qwest and Xcel.

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

The Department of Community Planning and Economic Development – Planning Division recommends that the City Planning Commission adopt the above findings and **approve** the minor subdivision application for the properties located at 606 24th Avenue South, 2309 Riverside Avenue, 2414 7th Street South and 2406 Riverside Avenue.

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

The Department of Community Planning and Economic Development – Planning Division recommends that the City Planning Commission adopt the above findings and **approve** the minor subdivision application for the properties located at 606 24th Avenue South, 2309 Riverside Avenue, 2414 7th Street South and 2406 Riverside Avenue.

Attachments:

1. Riverside Campus Master Planning Concept
2. Statement of proposed use and project description
3. Memo from the applicant pertaining to the use of the space along Riverside Avenue
4. Conditional use permit and variance findings
5. Vac1535 and Vac1536 information
6. Minor Subdivision findings
7. Approved Travel Demand Management Plan
8. Preliminary Development Review report from 8-29-07 meeting
9. Correspondence between the applicant and Council Member Gordon and the neighborhood association
10. Zoning Map
11. Project summary data
12. Civil plans, site plan, landscaping plans, floor plans, elevations and lighting details
13. Photographs of the site and surrounding area