

**Department of Community Planning and Economic Development – Planning Division**  
Site Plan Review  
BZZ – 5868

**Date:** January 7, 2013

**Applicant:** Trammel Crow Company

**Address of Property:** 643 5<sup>th</sup> Street North

**Project Name:** Junction Flats

**Contact Person and Phone:** Aaron Roseth, ESG Architects (612) 339-5508

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

**Date Application Deemed Complete:** December 7, 2012

**End of 60-Day Decision Period:** February 5, 2013

**Ward:** 5      **Neighborhood Organization:** North Loop

**Existing Zoning:** B4S-1 Downtown Service District and DP Downtown Parking Overlay District

**Zoning Plate Number:** 13

**Legal Description:** Not applicable for this application.

**Proposed Use:** Multiple-family dwelling with 182 units.

**Concurrent Review:** Site plan review.

**Applicable zoning code and subdivision provisions:** Chapter 530, Site Plan Review.

**Background:** The applicant proposes to construct a 6-story multiple-family dwelling with 182 units located at the property of 643 5<sup>th</sup> Street North. The site is currently occupied by a building that was originally used for a bakery. The existing building will be demolished to make way for the proposed development. On August 21, 2012, the Heritage Preservation Commission approved the demolition with the following conditions:

1. As mitigation for the demolition of the Regan Brothers Bakery building, a photographic recordation of the property shall be prepared and submitted to staff that is in accordance with the guidelines of the Minnesota Historic Property Record.
2. As mitigation for the demolition of the Regan Brothers Bakery building, the applicant shall incorporate interpretation of the bakery into the new development.

The applicant is working on the historic photographs. The recordation of the existing building will need to be submitted before the wrecking permit can be obtained. The applicant has not determined at this time what interpretation of the bakery will be incorporated into the development. In the demolition application, examples of possible interpretative features identified by the applicant included documentation photographs, historic photographs, and an interpretive plaque. The interpretation features will need to be identified in the final plans before a building permit may be obtained.

Site plan review is required for any building or use containing 5 or more new dwelling units. Correspondence from the North Loop Neighborhood Association was received and is attached to this report. Staff will forward additional comments, if any are received, at the City Planning Commission meeting.

### **SITE PLAN REVIEW**

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

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

### **Section A: Conformance with Chapter 530 of the Zoning Code**

#### **BUILDING PLACEMENT AND DESIGN:**

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

CPED Planning Division Report  
BZZ – 5868

- **Residential uses:**

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

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

- **Nonresidential uses:**

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

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

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

- **Ground floor active functions:**

Except for industrial uses in Table 550-1, Principal Industrial Uses in the Industrial Districts, the first floor or ground level of buildings shall be designed to accommodate active functions by ensuring that parking, loading, storage, or mechanical equipment rooms are limited to no more than thirty (30) percent of the linear building frontage along each wall facing a public street, public sidewalk, or public pathway.

- **The form and pitch of roof lines shall be similar to surrounding buildings.**

- **Parking Garages:** The exterior design shall ensure that sloped floors do not dominate the appearance of the walls and that vehicles are screened from view. In addition to compliance with minimum window requirements, principal and accessory parking garages shall comply with provisions requiring active functions on the ground floor. In the downtown districts, the more restrictive parking garage provisions of Chapter 549, Downtown Districts, shall apply.

***Conformance with above requirements:***

- The first floor of the building would be within 8 feet of the front lot line adjacent to 5<sup>th</sup> Street North, except where the plaza is proposed. The first floor of the building would be within 8 feet of the corner side lot line adjacent to 7<sup>th</sup> Avenue North, except where the garage doors leading to the below-grade parking would be located. Alternative compliance is requested.
- The area between the building and the adjacent streets would contain a plaza, landscaping, and patios that provide direct access from the first floor units to the street.
- The front lot line is adjacent to 5<sup>th</sup> Street North. Individual unit entrances for ground floor units would face 5<sup>th</sup> Street North. The main entrance for the building would be located on the west wall facing the plaza. Because this wall does not face the street, staff is recommending that the planning

CPED Planning Division Report  
BZZ – 5868

commission require the applicant to provide some additional architectural elements to emphasize the main entrance more.

- The accessory parking would be located within the building.
- Architectural elements, including recesses and projections, balconies, windows, and change of materials, would 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 that exceed 25 feet in length are proposed on the ground floor of the south, east and west building elevations and the north wall of the rooftop level. Alternative compliance is requested. All other walls would comply with this requirement.
- The primary exterior materials of the building would be brick, metal, fiber cement, stone, burnished concrete block and glass. Please note, changes to the exterior materials at a later date would require review by the Planning Commission and an amendment to the site plan review.
- All sides of the building would be compatible with each other.
- Plain faced concrete block is not proposed as an exterior material.
- The main building entrance facing the plaza would be surrounded by windows. Because the main entrance does not face the street, staff is recommending that the planning commission require the applicant to provide some additional architectural elements to emphasize it more.
- The walls facing 5<sup>th</sup> Street North and 7<sup>th</sup> Avenue North are subject to the window requirements as follows:
  - First floor facing 5<sup>th</sup> Street North: 20 percent of wall area measured between 2 and 10 feet above the adjacent grade is equal to 537.6 square feet.
  - Second through sixth floors facing 5<sup>th</sup> Street North: 10 percent of each wall is equal to 347 square feet.
  - First floor facing 7<sup>th</sup> Avenue North: 20 percent of wall area measured between 2 and 10 feet above the adjacent grade is equal to 236.8 square feet.
  - Second through sixth floors facing 7<sup>th</sup> Avenue North: 10 percent of each wall is equal to 153 square feet.

The amount of windows on each of these walls would exceed the minimum amount required. All required windows would be vertical in proportion and distributed in a more or less even manner, except on the first floor of the west elevation. Alternative compliance is requested.

- Active functions would occupy 100 percent of the 5<sup>th</sup> Street North building frontage. Active functions would occupy 40 percent of the 7<sup>th</sup> Avenue North building frontage. Alternative compliance is requested.
- The roof is flat, consistent with nearby buildings.

**ACCESS AND CIRCULATION:**

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

***Conformance with above requirements:***

- The principal building entrance would connect to the public sidewalk with walkways that would be at least four feet in width.
- No transit shelters are proposed.
- Vehicle access would be from 7<sup>th</sup> Avenue North, which is a no-through street. Two curb cuts, both 24 feet in width, are proposed. The site is not near other residential uses. The proposed access should have minimal impact on pedestrians.
- The site is not adjacent to an alley.
- The amount of impervious surface would be significantly reduced from what currently exists on the site. The proposed amount of impervious surfaces for the vehicle access is not excessive.

**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.**

***Conformance with above requirements:***

- Because the building would contain more than 50,000 square feet of gross floor area, the development is exempt from the general landscaping requirements. However, over 60 percent of the net lot area would be landscaped and more than one tree for every 500 square feet of landscaped area and more than one shrub for every 100 square feet of landscaped area would be provided on-site. The applicant is also proposing to landscape the 5<sup>th</sup> Street North boulevard. All other areas not

covered by the building, plaza, driveways, and walkways would be landscaped with perennials and sod.

- Installation and maintenance of all landscape materials must comply with the standards outlined in section 530.210.

**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.

***Conformance with above requirements:***

- A parking lot is not proposed. The driveway entrances are within 4 feet of the property lines making on-site retention of the stormwater runoff impractical.
- The building should not impede any views of important elements of the city.
- The effects of shadowing on surrounding properties and adjacent streets should not be significant.
- The building design incorporates recesses and projections and the site design includes vertical landscaping to minimize the generation of wind currents.
- The site will include crime prevention design elements. Windows on all sides of the building and programmed outdoor spaces will increase natural surveillance. Adequate lighting would be provided in the plaza and for the entrances. Lighting should also be provided for the dog run and the walkway leading to it to ensure the safety of residents. Landscaping, sidewalks, lighting, and building features would be used to distinguish between public and private spaces.
- The existing building will be demolished. The Heritage Preservation Commission has approved the demolition with the condition that the applicant provides photographic recordation of the property and incorporate interpretation of the bakery into the new development as mitigation for the demolition.

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

**ZONING CODE:** The property of 643 5<sup>th</sup> Street North is zoned B4S-1 with the DP overlay district. A multifamily dwelling with 5 or more units in the B4S district is a permitted use. Six live-work units are proposed on the first floor. Live-work is permitted provided the use(s) complies with the home occupation standards found in Chapter 535 of the zoning code, specifically Article VII. Home Occupations. The applicant expects that the live-work units will comply with these requirements.

**Parking and Loading:**

*Minimum automobile parking requirement:* No parking is required for residential uses in the downtown districts, except that multiple-family dwellings of 50 or more units that provide off-street parking for residents are also required to provide visitor parking at a ratio of not less than one visitor space per 50 dwelling units. In the enclosed parking garage, 174 spaces and 14 tandem spaces would be provided for residents. With 137 dwelling units, at least 4 visitor spaces are required. Four spaces are proposed that would be available for visitor parking. Of the spaces provided, at least four must be accessible. Six accessible spaces would be provided.

*Maximum automobile parking requirement:* The maximum parking requirement for residential uses in the B4N district is 1.6 spaces per dwelling unit. Accessible spaces required for residential uses by the Minnesota State Building Code and visitor parking spaces required by this ordinance do not count toward the maximum parking requirement. Excluding the required accessible and visitor parking spaces, the applicant is proposing 1.0 space per unit.

*Bicycle parking requirement:* The minimum bicycle parking requirement is equal to one space per two dwelling units. Not less than 90 percent of the required bicycle parking must meet the standards for long term parking. All required bicycle parking spaces must be accessible without moving another bicycle and its placement shall not result in a bicycle obstructing a required walkway. Bicycle racks shall be installed to the manufacturer's specifications, including the minimum recommended distance from other structures. In addition, required long-term bicycle parking spaces must be located in enclosed and secured or supervised areas providing protection from theft, vandalism and weather and shall be accessible to intended users. Required long-term bicycle parking for residential uses shall not be located within dwelling units or within deck or patio areas accessory to dwelling units. The total minimum requirement is 91 spaces, of which at least 82 must meet the long-term parking requirements. The applicant would provide 91 long-term spaces, 2 short-term spaces and 8 spaces on the 7<sup>th</sup> Avenue South sidewalk.

*Loading:* One small loading space (10 feet wide by 25 feet deep) is required for multiple family dwellings with 100 to 250 units. One small loading space would be provided on-site within the parking garage.

**Proposed Lot Area:** The proposed lot area is 59,509 square feet.

**Maximum Floor Area:** The maximum FAR in the B4S-1 District is 8.0 for residential uses. The proposed gross floor area, not including enclosed parking, is 174,278 square feet, which is an FAR of 2.93.

**Minimum Floor Area:** The minimum FAR required in the B4S-1 District is 2.0. The proposed gross floor area, not including enclosed parking, is 174,278 square feet, which is an FAR of 2.93.

The minimum gross floor area required for a dwelling unit is 500 square feet. The minimum gross floor area required for an efficiency unit is 350 square feet. Most units would exceed 500 square feet of area, but a few units will be efficiencies.

**Minimum Lot Area and Lot Width:** The minimum lot area requirement for dwellings in the B4S-1 district is 5,000 square feet. The minimum lot width requirement is 40 feet. The proposed lot would have 59,509 square feet of lot area and would be 356 feet wide.

**Dwelling Units per Acre:** The applicant proposes a density of 133.2 dwelling units per acre.

**Lot Coverage:** Not applicable.

**Impervious Surface Coverage:** Not applicable.

**Building Height:** Not applicable in the B4S-1 district.

**Yard Requirements:** Uses located in the downtown districts are not subject to yard requirements unless they are adjacent to residential or office residential districts or the use is a residential use with windows facing an interior or rear lot line. The subject site is not adjacent to a residence or office residence district. The building would have windows on each floor facing the interior side and rear lot lines. The minimum yard requirement is equal to  $5+2x$ , where  $x$  is equal to the number of stories above the first floor, but not to exceed 15 feet. The proposed building height is 7 stories (including the rooftop level); therefore the minimum yard requirement is 15 feet. All walls with windows would be at least 15 feet from the interior and rear lot lines.

**Specific Development Standards:** Not applicable.

**Refuse screening:** Refuse storage containers are required to be screened from the street and adjacent residential uses as required by section 535.80 of the zoning code. Refuse containers would be stored in the building.

**Screening of mechanical equipment:** All mechanical equipment is required to be arranged so as to minimize visual impact by using screening and must comply with Chapter 535 and district requirements including:

**535.70. Screening of mechanical equipment.** (a) *In general.* All mechanical equipment installed on or adjacent to structures shall be arranged so as to minimize visual impact using one (1) of the following methods. All screening shall be kept in good repair and in a proper state of maintenance.

- (1) *Screened by another structure.* Mechanical equipment installed on or adjacent to a structure may be screened by a fence, wall or similar structure. Such screening structure shall comply with the following standards:
  - a. The required screening shall be permanently attached to the structure or the ground and shall conform to all applicable building code requirements.
  - b. The required screening shall be constructed with materials that are architecturally compatible with the structure.
  - c. Off-premise advertising signs and billboards shall not be considered required screening.
- (2) *Screened by vegetation.* Mechanical equipment installed adjacent to the structure served may be screened by hedges, bushes or similar vegetation.

CPED Planning Division Report  
BZZ – 5868

- (3) *Screened by the structure it serves.* Mechanical equipment on or adjacent to a structure may be screened by a parapet or wall of sufficient height, built as an integral part of the structure.
- (4) *Designed as an integral part of the structure.* If screening is impractical, mechanical equipment may be designed so that it is balanced and integrated with respect to the design of the building.

The proposed transformer would be screened from 5<sup>th</sup> Street North by shrubs and a 6 foot tall brick screen wall on the adjacent property. If the adjacent wall were to be removed at a later date, the applicant would need to provide sufficient screening along the east property line.

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

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

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

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

**Signs:** The B4S-1 district allows up to 2.5 square feet of signage for every one linear foot of primary building wall. For individual signs attached to buildings, the maximum size allowed is 120 square feet and the maximum height allowed is 28 feet. Signage can be illuminated, but not backlit. One wall sign is proposed on the north courtyard elevation facing 5<sup>th</sup> Street North, which is a primary building wall 60 feet in length. The proposed size of the sign is 26 square feet. It would be located 16 feet above the adjacent grade and would be externally illuminated. Any new signage will require Zoning Office review, approval, and permits.

**Plaza:** Plazas with at least 2,000 square feet of area are subject to the regulations of Chapter 535 Regulations of General Applicability, specifically Article XI. Plazas, in the zoning code. The proposed plaza is 4,440 square feet in area as measured to the 5<sup>th</sup> Street North curb line.

The proposed plaza complies with the required Chapter 535 development standards for plazas as follows:

*Placement:*

- a. The placement of plazas shall not detract from and shall enhance natural surveillance and visibility of adjacent spaces and public sidewalks and facilitate pedestrian access and circulation.**
- b. Plazas shall be designed to enhance interaction with occupants of adjacent buildings and uses.**

The placement of the plaza would have direct access to and enhanced surveillance of 5<sup>th</sup> Street North. The primary building entrance would be accessed from the plaza. An abundant amount of windows overlook the plaza from adjacent common spaces and dwelling units. Balconies for some of the dwellings also extend into the plaza area.

*Access:*

- a. All plazas shall be designed to allow for pedestrian and bicycle access through and/or around the plaza.**
- b. Multiple access points shall be provided for each plaza, with one (1) access point being connected to a public street, public sidewalk or public pathway.**
- c. All plazas shall be designed in accordance with the accessibility requirements of the Americans with Disabilities Act.**
- d. Unobstructed walkways a minimum of four (4) feet in width shall connect the plaza to an entrance of any building on the same zoning lot.**
- e. When adjacent to a transit stop, said transit stop shall be integrated into the design of the plaza.**

The plaza would front 5<sup>th</sup> Street North with pedestrian access leading to the primary building entrance. Bicycle racks would be provided in the plaza area as well. The plaza would be ADA compliant. Walkways to the entrances facing the plaza would exceed 4 feet in width. The plaza is not adjacent to a transit stop.

*Natural surveillance and visibility:* **Plazas shall be designed to control and guide movement through the site, promote natural observation and provide opportunities for people to observe adjacent spaces and public sidewalks.**

The plaza is designed to control and guide movement through the site. The placement of landscaping would not prevent observation to and from the site.

*Aerial obstructions:* **Plazas shall be unobstructed to the sky except for seating, arbors, trellises, kiosks, lighting, water features, public art and landscaping. Up to thirty (30) percent of the plaza area may include umbrellas, awnings or an arcade.**

Other than landscaping and balconies, the plaza would be open to the sky. Less than 5 percent of the plaza area would include balconies.

*Surface materials:* **With the exception of landscaped areas, plazas shall be surfaced with durable and decorative materials, including but not limited to pervious pavers, decorative pavers, stamped concrete, colored concrete, or brick.**

Colored concrete with sand-blasted accent bands would be used for surfacing.

*Seating:*

- a. A minimum of one (1) linear foot of seating shall be provided for each fifty (50) square feet of plaza area.**
- b. A minimum of twenty (20) percent of the required seating shall consist of fixed seating. A minimum of twenty (20) percent of the required seating shall consist of seating with backs.**
- c. A minimum of two (2) different types of seating shall be required. Seating may take on multiple forms, including traditional and non-traditional seating, provided that it is accessible and all other seating requirements of this section are met.**
- d. All seating must be of appropriate ergonomic design.**
- e. Seating provided for sidewalk cafes or other adjacent uses shall not count toward the minimum seating requirement of this ordinance.**

At least 89 linear feet of seating is required, of which at least 18 feet must be fixed and 18 feet must be seating with backs. A total of 90 linear feet of seating is proposed. Thirty-six feet of the seating would be seating with backs. Two types of seating are proposed. With the exception of two moveable chairs, all seating would be fixed. All seating would be of an appropriate ergonomic design. Seating for adjacent uses is not proposed to count towards meeting the minimum seating requirements.

*Encroachments and setbacks:*

- a. Plazas shall not encroach into the public right-of-way without the property owner first obtaining an encroachment permit.**
- b. All seating, water features, arbors, trellises, trash receptacles or other accessory equipment and furnishings shall comply with the minimum yard requirements of the zoning district in which they are located.**

The decorative concrete extending into the 5<sup>th</sup> Street North public sidewalk will require an encroachment permit. No part of the plaza would extend into a required yard.

*Plantings:*

- a. Plazas shall provide a minimum of one (1) tree for each one thousand (1,000) square feet of plaza area. If proposed as part of a project that has a general landscaping requirement, trees located in the plaza shall contribute toward compliance with the general landscaping requirement.**
- b. A landscaped area equivalent to ten (10) percent of the total plaza area may be provided in lieu of trees.**

At least 5 trees are required. Five trees are proposed, including two boulevard trees.

*Additional amenities:* **Plazas must provide at least one of the following additional amenities. Plazas in excess of five thousand (5,000) square feet shall provide a minimum of two (2) of the following additional amenities:**

- e. Game tables and associated seating. A minimum of two (2) game tables and associated seating shall be provided.**

The above additional amenity is proposed. Two games tables with associated seating will be provided.

***Lighting:* All plazas shall be illuminated in accordance with Chapter 535, Regulations of General Applicability.**

The proposed lighting would comply with the Chapter 535 requirements.

***Winter use:* Plazas shall be designed for winter use and relate to the built form with consideration given to elements such as providing shelter from winds, utilizing seasonally appropriate materials, maximizing access to sunlight and providing for snow and ice removal. Plazas should be located so that they receive natural sunlight during daytime hours in all seasons.**

The plaza would primarily be located in a recessed area of the building. It opens out to 5<sup>th</sup> Street North and therefore has exposure to the northeast. Access to sunlight would mainly occur during morning hours. Floors two through six on the southwest side of the plaza are set back 33 feet from this end of the plaza. This should allow for some additional access to sunlight during the evening hours. The placement of the trees would reduce the generation of wind currents. The surfacing material is appropriate for all seasons.

***Trash receptacles:* A minimum of one (1) trash receptacle and one (1) recycling receptacle shall be provided for each two thousand (2,000) square feet of plaza area.**

Three trash and recycling receptacles are required. Three of each is proposed.

***Mechanical equipment:* All exhaust vents and mechanical equipment located adjacent to a plaza shall be screened in accordance with the required screening provisions of Chapter 530, Site Plan Review.**

No mechanical equipment would be located adjacent to the plaza.

***Maintenance required:* All plazas shall be maintained in good order by the property owner for the life of the plaza. Proper maintenance shall include, but not be limited to, snow and ice removal, annual maintenance of vegetation and green space and annual inspection and repair and/or replacement of furnishings. Minimum landscaping and seating requirements shall be maintained for the life of the plaza. All adjacent streets, sidewalks and pathways shall be inspected regularly for purposes of removing any litter found thereon.**

***Downtown districts:* Projects seeking a floor area ratio premium in a downtown district by providing an outdoor urban open space shall comply with all requirements of this section and the requirements of the outdoor urban open space premium as specified in Chapter 549, Downtown Districts.**

A floor area ratio premium is not requested for this project.

**MINNEAPOLIS PLAN:** With the adoption of the staff recommendations, the proposed development would be consistent with the applicable policies of the comprehensive plan, *The Minneapolis Plan for Sustainable Growth*. Downtown is designated as a growth center. The site is within the boundaries of the Target Field transit station area. The future land use of the subject site is designated as mixed use. Specific to the downtown growth center, the plan states:

CPED Planning Division Report  
BZZ – 5868

As the physical and economic center of the city, Downtown is a logical place for a concentration of employment, housing, and other complementary uses....The land use pattern strengthens the concentrated office core with surrounding entertainment, cultural, and residential development. High intensity uses are encouraged to make the best use of the premium location and to strengthen the city's core.

According to the principles and polices outlined in the comprehensive plan, the following apply to this proposal:

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

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

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

Land Use Policy 1.8: Preserve the stability and diversity of the city's neighborhoods while allowing for increased density in order to attract and retain long-term residents and businesses.

1.8.1 Promote a range of housing types and residential densities, with highest density development concentrated in and along appropriate land use features.

Land Use Policy 1.13: Support high density development near transit stations in ways that encourage transit use and contribute to interesting and vibrant places.

1.13.4 Encourage architectural design, building massing and site plans to create or improve public and semi-public spaces near the station.

1.13.5 Concentrate highest densities and mixed use development adjacent to the transit station and along connecting corridors served by bus.

Land Use Policy 1.15: Support development of Growth Centers as locations for concentration of jobs and housing, and supporting services.

1.15.1 Support development of Growth Centers through planning efforts to guide decisions and prioritize investments in these areas.

1.15.3 Encourage the development of high- to very high-density housing within Growth Centers.

Housing Policy 3.1: Grow by increasing the supply of housing.

3.1.1 Support the development of new medium- and high-density housing in appropriate locations throughout the city.

Housing Policy 3.2: Support housing density in locations that are well connected by transit, and are close to commercial, cultural and natural amenities.

3.2.1 Encourage and support housing development along commercial and community corridors, and in and near growth centers, activity centers, retail centers, transit station areas, and neighborhood commercial nodes.

CPED Planning Division Report  
BZZ – 5868

Urban Design Policy 10.6: New multi-family development or renovation should be designed in terms of traditional urban building form with pedestrian scale design features at the street level.

- 10.6.4 Orient buildings and building entrances to the street with pedestrian amenities like wider sidewalks and green spaces.
- 10.6.5 Street-level building walls should include an adequate distribution of windows and architectural features in order to create visual interest at the pedestrian level.
- 10.6.6 Integrate transit facilities and bicycle parking amenities into the site design.

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

- 10.14.3 Encourage the creation of new parks and plazas.

Urban Design Policy 10.19: Landscaping is encouraged in order to complement the scale of the site and its surroundings, enhance the built environment, create and define public and private spaces, buffer and screen, incorporate crime prevention principles, and provide shade, aesthetic appeal, and environmental benefits.

- 10.19.1 In general, larger, well-placed, contiguous planting areas that create and define public and private spaces shall be preferred to smaller, disconnected areas.
- 10.19.2 Plant and tree types should complement the surrounding area and should include a variety of species throughout the site that include seasonal interest. Species should be indigenous or proven adaptable to the local climate and should not be invasive on native species.
- 10.19.7 Boulevard landscaping and improvements, in accordance with applicable city polices, are encouraged.

The property is also located within the boundaries of the *North Loop Small Area Plan* that was adopted in 2010 by the City Council into the comprehensive plan. The recommended land use for the site is high density mixed use in the area referred to as Freeway West. In this area, the plan calls for increased housing density and/or improved opportunities for employment in order to establish 5th Street as a major transit and pedestrian spine throughout Downtown as a whole. The small area plan categorizes the 643 5<sup>th</sup> Street North property in the Development Intensity District C. Appropriate building types in this district include a mix of uses with commercial businesses on the ground floor in buildings that are greater than ten stories and geared toward a nearby transit station. According to the principles and polices outlined in the plan, the following guidance applies to this proposal:

- Design new and rehabbed buildings to have an urban street frontage with direct access to the public sidewalk.
- Improve greening and landscaping along public sidewalks.
- Include prominent front entrances and abundant window glass on building facades.
- Face principal entrances of buildings – commercial, industrial, residential – to the street and public sidewalk.
- Build structured parking below, or embedded within, development projects.

**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**

CPED Planning Division Report  
BZZ – 5868

space, additional landscaping and screening, green roof, decorative pavers, ornamental metal fencing, architectural enhancements, transit facilities, bicycle facilities, preservation of natural resources, restoration of previously damaged natural environment, rehabilitation of existing structures that have been locally designated or have been determined to be eligible to be locally designated as historic structures, and design which is similar in form, scale and materials to existing structures on the site and to surrounding development.

- **Strict adherence to the requirements is impractical because of site location or conditions and the proposed alternative meets the intent of this chapter.**
- **The proposed alternative is consistent with applicable development plans or development objectives adopted by the city council and meets the intent of this chapter.**

Alternative compliance is requested by the applicant for the following standards:

First floor building walls within 8 feet of a lot line abutting a street

The first floor of the building would be within 8 feet of the front lot line adjacent to 5<sup>th</sup> Street North, except where the plaza is proposed. The first floor of the building would be within 8 feet of the corner side lot line adjacent to 7<sup>th</sup> Avenue North, except where the garage doors leading to the below-grade parking would be located. The plaza is an amenity that offsets any adverse effects of the request for alternative compliance for the building placement along 5<sup>th</sup> Street North. The garage doors are recessed more than 8 feet because the lot line is angled at the west corner of the property. For these reasons, staff recommends that the planning commission grant alternative compliance.

Blank, uninterrupted walls that exceed 25 feet in length

Blank, uninterrupted walls that do not include windows, entries, recesses or projections or other architectural elements that exceed 25 feet in length are proposed on the ground floor of the south, east and west building elevations and the north wall of the rooftop level.

- *South wall, first floor:* The south wall would contain blank walls that are 124 feet, 46 feet and 149 feet in width. These walls are adjacent to the enclosed parking and face the rear lot line. A parking lot for MetroTransit is located on the adjacent property at the top of a steep incline. The applicant is proposing to install green screens, spaced not more than 25 feet apart, where burnished concrete masonry units are proposed, and plant trees along the rear of the property. These mitigation measures and circumstances will result in less visibility of the blank walls. For these reasons, staff is recommending that the planning commission grant alternative compliance.
- *West wall, first floor:* The west wall would contain a blank wall that is 42 feet in width. It is adjacent to a vestibule for the parking garage, a stairway, and a leasing/resident amenities area. Providing additional architectural elements would not be impractical. Therefore staff is recommending that the planning commission not grant alternative compliance.
- *East wall, first floor:* The east wall would contain blank walls that are 49 feet, 32 feet and 40 feet in width. These walls are adjacent to a dwelling unit and the parking garage. A frequently used car wash is located on the adjacent property. The car wash building abuts the shared property line. The applicant is proposing to vary the exterior materials and to install green screens, spaced not more than 25 feet apart, where burnished concrete masonry units are proposed. These mitigation measures and circumstances will result in less visibility of the blank walls. For these reasons, staff is recommending that the planning commission grant alternative compliance.
- *North wall, rooftop level:* The north wall would contain a blank wall that is 46 feet wide. This wall would be inset 60 feet from the wall fronting 5<sup>th</sup> Street North. The applicant is proposing to clad it in an architectural weathered panel. For these reasons, staff is recommending that the planning commission grant alternative compliance.

CPED Planning Division Report  
BZZ – 5868

Distribution of required windows

All required windows would be vertical in proportion and distributed in a more or less even manner, except on the first floor of the west elevation facing 7<sup>th</sup> Avenue North. The windows are concentrated on the 5<sup>th</sup> Street North end of the wall. Sixty percent of the first floor west elevation is occupied by enclosed parking. Providing required windows in the parking garage would result in little, if any, observation benefit. For these reasons, staff is recommending that the planning commission grant alternative compliance.

Ground floor active functions

Active functions would occupy 40 percent of the 7<sup>th</sup> Avenue North building frontage. This street is a no-through street. Active functions would occupy 100 percent of the 5<sup>th</sup> Street North building frontage where most pedestrian activity will occur. For these reasons, staff is recommending that the planning commission grant alternative compliance.

**RECOMMENDATION:**

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

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 application for a multiple-family dwelling with 182 units for the property located at 643 5<sup>th</sup> Street North, subject to the following conditions:

1. Department of Community Planning and Economic Development – Planning Division staff review and approval of the final building elevations, floor, site, landscape and plaza plans.
2. Site improvements required by Chapter 530 or by the City Planning Commission shall be completed by January 7, 2015, or the permit may be revoked for non-compliance.
3. Additional architectural elements shall be incorporated to emphasize the main entrance as required by section 530.120 of the zoning code.
4. Additional architectural elements shall be incorporated on the first floor of the west wall facing 7<sup>th</sup> Avenue North to prevent a blank, uninterrupted wall that exceeds 25 feet in width as required by section 530.120 of the zoning code.

**Attachments:**

1. PDR comments
2. Applicants statement of use and findings
3. Correspondence
4. Zoning map
5. Plans, renderings and photos