



CPED STAFF REPORT
 Prepared for the City Planning Commission

CPC Agenda Item #5
 May 5, 2014
 BZZ-6482

LAND USE APPLICATION SUMMARY

Property Location: 111 22nd Ave. N.
Project Name: Broadway Resource Recovery Proposed Building Replacement
Prepared By: Aaron Hanauer, Senior City Planner, (612) 673-2494
Applicant: Broadway Resource Recovery, LLC (BRR)
Project Contact: Kathleen M. Osborne, Foth Infrastructure and Environment, LLC
Request: To allow for a building replacement and expansion
Required Applications:

Conditional Use Permit	Conditional use permit application to allow for an expansion of a recycling facility
Site Plan Review	To allow for the construction of an 11,800-square-foot building that will be replacing a 7,989-square-foot building

SITE DATA

Existing Zoning	I2/Medium Industrial District MR/Mississippi River Critical Area District
Lot Area	128,865 square feet/2.96 acres
Ward(s)	5
Neighborhood(s)	Hawthorne Neighborhood Council
Designated Future Land Use	Commercial and Industrial
Land Use Features	Industrial Employment District Commercial Corridor
Small Area Plan(s)	Above the Falls Master Plan Update West Broadway Alive! Plan Industrial Land Use and Employment Policy Plan

Date Application Deemed Complete	April 2, 2014	Date Extension Letter Sent	N/A
End of 60-Day Decision Period	June 1, 2014	End of 120-Day Decision Period	N/A

BACKGROUND

SITE DESCRIPTION AND PRESENT USE. The subject property is 128,865 square feet (2.96 acres) and measures 781 ft. long by 165 ft. wide. It is bounded by 22nd Ave. N. on the north, 2nd St. N. on the west, the railroad on the east and West Broadway to the south. The subject property is actually two properties, 111 22nd Ave. N. and 100 West Broadway. In 1993, the portion of 21st Ave. N. that separated the lots was vacated and the two lots were combined. However, a 65-foot-wide utility easement still exists where 21st Ave. N. was located.

The subject property has been the location of the Broadway Resource Recovery waste recycling facility and transfer station for construction and demolition materials since 2001. At this site, cardboard, glass, concrete block, brick, wood, shingles, ferrous and non-ferrous metals are recycled.

The subject property currently has two buildings on the site. A 34,840-square-foot building was built in 2005 that fronts on West Broadway. This building is the main location for sorting construction and demolition materials. The 7,989-square-foot shed at the north end of the lot was built in 1970. This building is used for additional sorting of materials and storage.

Since 2001, the City Planning Commission has reviewed four land use proposal for the recycling facility. The following outlines the scope of the proposal/application and the status of the application.

- 2001 (BZZ-291): Conditional use permit and site plan review to allow a recycling facility at this location. The plan included the demolition of a brick building and garage located along 22nd Ave. N. as well as the shed that exists today. The applicant proposed constructing a 26,556-square-foot building on the north end of the lot and a storage area at the south end of the lot. Status: The brick building and garage were demolished and the applicant did not construct the proposed 26,556-square-foot building.
- 2005 (BZZ-2291) Amended conditional use permit and site plan review (BZZ-2291) to allow for the construction of a 35,840-square-foot building along West Broadway. Status: The 35,840-square-foot building was completed.
- 2006 (BZZ-3025) Amended conditional use permit and site plan review to allow site processing capacity to increase from 300 tons a day to 600 tons a day. Status: The applicant has been operating under the terms of the increased capacity.
- 2007 (BZZ-3887) Amended conditional use permit and site plan to allow a 2,120 square-foot addition to the 35,840-square-foot building along West Broadway. Status: Not constructed.

SURROUNDING PROPERTIES AND NEIGHBORHOOD. The subject property and surrounding properties is in a part of Minneapolis that has historically been used for industrial purposes. From the saw mills in the 1880s to the brick yards in the 1940s, this area of Minneapolis has produced materials that helped to build a rapidly growing city and its economy between the 1880s and World War II. Today, the area includes a mixture of industrial, commercial, residential and transportation and recreational property that makes it a much different place than it was during its early years (Source: 2009 North Minneapolis Industrial Study).

The neighbors of the subject property include the Soo Line Rail Road and Minneapolis Park and Recreation Board Headquarters (2117 West River Rd N) to the east, the future headquarters of Life Source to the northeast (2225-2313 West River Road), Diamond Vogel to the west (2100 2nd St. N.) and a handful of industrial and warehouse buildings to the north and south.

PROJECT DESCRIPTION. The applicant is proposing to tear down the 7,989-square-foot, 1970-storage shed and construct an 11,800-square-foot (86 ft. x 130 ft.), 35-foot high in its place. The proposal would provide 3,811 square feet of additional space. The exterior of the building is proposed

to be constructed of cast-in-place concrete for the first 12 feet, vertical seemed metal panels for the next 15 feet and glazing located along the top portion of the elevations. The cast-in-place concrete is proposed to be painted the same color as the metal panels. The new building would be located approximately 248 feet from 22nd Ave. N., which is the same distance as existing conditions. The applicant states that having the building setback from 22nd Ave. N. will allow for more trucks to wait onsite to be weighed rather than along 22nd Ave. N. The applicant is proposing to make slight modifications to the proposed off-street parking plan, however, they are still proposing to have 33 off-street parking spaces and have parking stalls in front of the proposed building.

With the proposed building, the applicant would increase their capacity from 600 tons per day to 750 tons per day; a 25 percent increase. The applicant currently has a permit from the Minnesota Pollution Control Agency to operate at 750 tons per day. The number of truck trips would increase from 86 trips per day (86 trips in and 86 trips out for a total of 172 trips) to 107 trips per day (107 trips in and 107 trips out for a total of 214 trips). The facility is open and trucks make deliveries between 6:00 a.m. and 10:00pm Monday through Friday. The number of employees would increase from 27 to 29.

PUBLIC COMMENTS. As of April 30, 2014, no public comments have been received. Any correspondence received prior to the public meeting will be forwarded on to the City Planning Commission for consideration.

ANALYSIS

CONDITIONAL USE PERMIT

The Department of Community Planning and Economic Development has analyzed the application to allow a conditional use permit application to allow an expansion of a recycling facility based on the following [findings](#):

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

The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare. The subject site has been a location of a recycling facility since 2001 and has expanded over the past 13 years while being in compliance with City of Minneapolis and State of Minnesota Pollution Control Agency requirements. The proposed addition will increase capacity by 25 percent (from 600 tons per day to 750 tons per day) and the number employees from 27 to 29. However, the applicant is proposing to continue to have the recycling process and sorting take place completely indoors. In addition, the three-acre site provides ample room to complete the additional recycling operation and provide a buffer to neighboring properties. Furthermore, the proposed location is within an industrial area where the existing/proposed type of use is encouraged to take place.

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 and orderly development and improvement of surrounding property for uses permitted in the district.*

The conditional use will not be injurious to the use and enjoyment of other property in the vicinity. The subject property has industrial uses to the immediate north and west, and is separated from the office and commercial uses to east by the Soo Line Railroad. In addition, the site has operated as a recycling facility for the past 13 years and maintained good standing with City of Minneapolis and

State of Minnesota Pollution Control Agency requirements. The proposed addition is relatively small (3,811 square feet) for the size of the lot (2.96 acres), which will help mitigate the impact to neighboring uses.

The approval of the conditional use will also not impede normal and orderly development and improvement of surrounding property. The subject property is part of the Upper River Industrial Employment District. An industrial employment district is an area that is seen as appropriate for the retention and expansion of existing industry, like a recycling facility. The subject property and the neighboring properties west of the Soo Line Railroad, east of Washington Ave. and north of 21st Ave. N. have industrial zoning and future land use guidance. With staff recommended conditions of approval, the proposed use will be compatible with adjacent industrial and nonindustrial uses.

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

Adequate utilities exist for the proposed project. Public Works Right-of-Way Division, Public Works Traffic and Parking Services Division and the Fire Department have reviewed the access and circulation and find it acceptable. All vehicular access is currently and will continue to enter from 22nd Ave. N. Vehicles exit via the 22nd Ave. N. access point or a gate at 21st Ave. N.

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

Adequate measures have taken place to minimize traffic congestion in the public streets. The Minneapolis Zoning Code parking requirement for a recycling facility is as approved by the conditional use permit, but not less than one space per 1,000 square feet of gross floor area up to 20,000 square feet, plus one space per 2,000 square feet of gross floor area in excess of 20,000 square feet. The subject site's 46,737 square feet of building gross floor area has a minimum off-street parking requirement of 33 spaces. The minimum zoning code requirement will be able to accommodate the applicant's off-street parking needs. The applicant states that with the proposed addition, the number of employees that would be working at any one time would not exceed 29 employees. Additional parking needs are minimal. The site is not open to the general public and the applicant states that they receive approximately one visitor a week.

The truck maneuvering, storage and queuing layout was approved with the previous site plan review (BZZ-3025 & PW#7685) and has been found to adequately address traffic congestion in the public streets. The applicant is only proposing minor changes to this plan. In addition, the site is in close proximity to Interstate 94 northbound and southbound on-ramps and off-ramps which will reduce traffic on local streets and not require trucks to travel in or around residential areas. Furthermore, the applicant will be able to reduce the traffic congestion in the public streets by continuing to have trucks come at different times of the day (between 6:00 a.m. and 10:00pm Monday through Friday).

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

The conditional use permit is consistent with the applicable land use, economic development and environmental policies and implementation steps of the Minneapolis Comprehensive Plan.

Land Use Policy 1.14: Maintain Industrial Employment Districts to provide appropriate locations for industrial land uses.

1.14.1 Develop regulations for the Industrial Employment Districts that promote compatible industrial development and the efficient use of land.

Economic Development Policy 4.10: Prioritize Industrial Employment Districts for industrial uses.

Environmental Policy 6.10: Coordinate and operate waste management programs that focus on reducing, reusing and recycling solid waste prior to disposal.

6.10.1 Operate waste management practices consistent with the state approved waste management hierarchy.

6.10.6 Encourage deconstruction and construction waste management plans in development proposals and projects to minimize the amount of waste going to landfills and promote sustainable building practices.

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

The development will conform to the applicable regulation of the I2/Medium Industrial District with the approval of the conditional use permit and site plan review.

SITE PLAN REVIEW

The Department of Community Planning and Economic Development has analyzed the application based on the required [findings](#) and [applicable standards](#) in the site plan review chapter:

I. Conformance to all applicable standards of Chapter 530, Site Plan Review.

Building Placement and Design – Requires alternative compliance

- The proposed building will not reinforce the street wall, maximize natural surveillance and visibility and facilitate pedestrian access and circulation. Alternative compliance is required.
- The proposed building will not meet the requirement that the building wall shall be located not more than eight feet from the lot line. The applicant is proposing that the building be built 248 feet from 22nd Ave. N., approximately the same location as the existing building. Alternative compliance is required.
- The area between the building and the lot line will include amenities. Along 22nd Ave. N., the project will maintain their 40-foot-deep landscaping area that includes nine White Spruce trees and five Ivory Silk Lilac trees. Along West Broadway, the 30-foot-deep landscaping area that includes four Spruce trees, five Ivory Silk Lilac trees and six arborvitae shrubs will also remain.
- The building is not oriented so that at least one principal entrance (i.e. non vehicle access door) faces the public street. Alternative compliance is required.
- On-site accessory parking is located between the property line along 22nd Ave. N. and the building. However, this is an existing condition that was approved as part of a previous site plan review (BZZ-3025 and PW#7685).
- The proposed building is for an industrial storage use. In 2005, the applicant built the main recycling processing building along West Broadway. The applicant's proposal for the new construction is to have a similar building design. The proposed building will not have windows as required by Chapter 530. Alternative compliance is required (see finding below for specific window calculations and the alternative compliance section for analysis).
- The proposed building would be 86 ft. wide by 130 ft. deep (11,180 square feet). The applicant is not proposing building recessions or projections; however, the building footprint is small compared to the lot (128,865 square feet).

- The proposed building contains blank uninterrupted walls that do not include windows, entries, recesses or projections for more than 25 feet on all elevations. Alternative compliance is required.
- The applicant is proposing to use durable materials that are similar to the 2005 building at the south end of the lot. The applicant is proposing to use cast-in-place concrete for the first 12 feet, vertical seamed metal panels for the next 15 feet and glazing located along the top portion of the elevations. The cast-in-place concrete is proposed to be painted the same color as the metal panels.
- The exterior materials and appearance of the rear and side of the building is similar to and compatible with the front of the building.
- The applicant is not proposing to use concrete block as an exterior material.
- The applicant is required to provide 30 percent window coverage on the first floor and 10 percent of the walls on each floor above the first floor that face a public street, public sidewalk, public pathway or on-site parking lot. However, industrial uses are able to provide less than 30 percent on the walls that face an-site parking lot, provide the parking lot is not located between the building and a public street, public sidewalk or public walkway, which is the case with the subject property’s west elevation. Therefore, the applicant is required to provide windows on the north elevation (22nd Ave. N.). The applicant is not proposing to have any windows on the north elevation. However, the applicant is proposing to have 51 percent window coverage on the second floor. Since the third floor is considered the portion of the building between 34 and 35 feet, it is not considered feasible to include windows in this story and is not required for the site plan review (see Table I below for calculations). Alternative compliance is required for the first floor window coverage on the north elevation.
- The existing and proposed use is a recycling facility, an industrial use. Therefore, the proposed project is not subject to the ground floor active function use requirement outlined in 530.120 (3) that 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 30 percent of the linear building frontage along each wall facing a public street.
- The applicant is proposing a shallow roof pitch that is nearly flat. The proposed form and pitch of the roof is similar to the surrounding buildings.
- The applicant is not proposing a parking garage.

Table I. Percentage of Windows Required for Elevations Facing a Public Street, Sidewalk, Pathway, or On-Site Parking for a Nonresidential Use

	Code Requirement		Proposed	
22 nd Ave. N.				
1 st Floor	30% minimum	206 square feet	0%	0 square feet
2 nd Floor	10% minimum	118 square feet	51%	609 square feet

Access and Circulation – Meets requirements/previously approved site plan on file

- The applicant is not proposing a clear and well-lighted walkway of at least four feet in width connecting the building entrance to the sidewalk along 22nd Ave. N. or to the parking areas located on the site. However, this is an existing condition that was approved as part of a previous site plan review (BZZ-3025 and PW#7685).
- The applicant is not proposing a transit shelter as part of the proposed expansion.
- Vehicular access and circulation is designed to minimize conflicts with pedestrian traffic and surrounding residential uses. The applicant is proposing that all truck traffic enter and exit on 22nd Ave. N. which is within an industrial area.

- As proposed, traffic is directed to minimize the impact upon residential properties. The site's two access points are 22nd Ave. N and 21st Ave. N on the eastern side of the property. These access points are a short distance to the on and off ramps for Interstate 94 and do not go through residential areas.
- The site plan minimizes the use of impervious surfaces. The applicant will be retaining 20 percent of the site to landscaping (see landscaping and screening section below for more details).

Landscaping and Screening – Meets requirements/previously approved site plan on file

- A landscaping and screening plan was approved for the project site in 2006 (BZZ-3025 and PW#7685).
- The only change the applicant is proposing to the approved landscaping and screening plan is to remove 530 square feet of landscaped area along the eastern property line. However, the project site will still maintain 20 percent landscaping for the entire site with 16,714 square feet of landscape area (see Table 2 below). The site plan is proposing to maintain the 23 trees and 6 shrubs that are currently on the site.
- The previously approved site plan shows an approximately 40-foot-wide landscaped yard between the parking and right-of-way on 22nd Ave. N., which meets the requirement that there be a landscaped yard of at least seven feet in width for parking and loading areas. The previously approved site plan also approved a screening plan that consisted of nine White Spruce trees and five Ivory Silk Lilac trees within the landscaped yard along 22nd Ave. N. The placement of the existing trees along 22nd Ave. N. meets the requirement that there be at least one tree for every 25 linear feet of parking and loading area lot frontage. CPED is recommending that for at least the first 100 feet of the eastern property line measured from 22nd Ave. N., the applicant shall plant shrubs that are a minimum of three feet in height and not less than 60 percent opaque or a minimum of 10 Ivory Silk Lilac trees or similar tree. This will help with the transition to the office uses to the east, help screen the blank walls of the new construction, and help the site come closer to being in compliance with the general landscaping requirements in Section 530.160. Along West Broadway, the 30-foot-deep landscaping area that includes four Spruce trees, five Ivory Silk Lilac trees and six arborvitae shrubs will also remain. CPED recognizes that this area currently appears sparse in landscaping, however, when the Spruce trees are mature, they will expand in diameter and range in height between 30 and 60 feet in height. This limits landscaping options. However, the applicant is also encouraged to work with staff to implement a revised landscaping plan for the south side of the site facing West Broadway that goes above the standards of the zoning code to provide an amenity along West Broadway.
- A trailer storage area was approved with the previous site plan (BZZ-3025 & PW#7685) along the western property line, just south of the landscaped yard along 22nd Ave. N. The trailers are for transporting the final recycled materials to locations off-site. The applicant is proposing to maintain this area for the storage of the empty trailers.
- Not all parking spaces are within 50 feet of a deciduous tree; however, this planting plan was approved in the previous site plan review; no additional trees are required.
- The site photos the applicant provided and the staff site visit were in early March when snow was present on the site. Google Street View images show that the landscaped area along 22nd Ave. N. may contain weeds. Weeds are not an allowed landscape material. CPED is recommending that a condition of approval be added to the site plan review that requires that weeds shall be removed and replaced with turf grass, native grasses or other perennial plants, vines, wood mulch, shrubs or trees.

Table 2. Landscaping and Screening Requirements and Existing Conditions

	Code Requirement	Proposed/existing
Lot Area	128,865 square feet	N/A
Building footprint	46,737 square feet	N/A
Remaining Lot Area	82,128 square feet	N/A
Landscaping Required minimum of 20%	16,426 square feet	16,714 square feet (20%)
Canopy Trees (1: 500 square feet)	33 canopy trees	0 canopy trees 23 non-canopy trees
Shrubs (1: 100 square feet)	164 shrubs	6 shrubs

Additional Standards – Meets requirements/previously approved site plan on file

- The previous site plan review approval (BZZ-3025 and PW#7685) did not require curbing in the parking areas and none is proposed in the current plan.
- The proposed construction will not block important views of the city, shadow public spaces and adjacent properties and will not significantly generate wind currents at ground level.
- Existing crime prevention through environmental design (CPTED) elements that are proposed to remain includes the territorial reinforcement and space delineation with the landscaping and fencing along 22nd Ave. N. and West Broadway.
- The project site did not include locally designated historic structures or structures that are considered eligible for designation. As part of the project, the applicant is proposing to demolish a 1970 shed that is not considered a historic resource.

2. Conformance with all applicable regulations of the zoning ordinance.

The property at 111 22nd Ave. N. is located in the I2/Medium Industrial zoning district and is located within the Mississippi Critical Overlay District. With the approval of the conditional use permit, the project will comply with all applicable regulations of the zoning ordinance. The existing use is classified as a recycling facility which is an allowed use by conditional use permit in the I2 Medium Industrial District. Recycling facilities are defined –by the Minneapolis zoning code as a use performed in an enclosed building where scrap or salvage materials are shredded, milled, crushed, ground, bought, sold, exchanged, stored, baled, packed, disassembled or handled, including but not limited to scrap iron and other metals, paper, rags, rubber tires, bottles, plastics and aluminum cans. A recycling facility shall not include automobile wrecking or dismantling.

Off-street Parking and Loading – Meets requirements

- The applicant’s proposed off-street parking plan is in compliance with the off-street parking minimum and maximum requirement for vehicles (see Table 3 below). The applicant is proposing to have 33 off-street parking spaces. With the proposed 11,180-square-foot building, the project site would have 46,737 square feet of building area. The minimum vehicle parking requirement for a recycling facility is as approved by the conditional use permit but not be less than one space per 1,000 square feet of gross floor area up to 20,000 square feet plus one space per 2,000 square feet of gross floor area in excess of 20,000 square feet. Therefore, the minimum parking requirement is 33 off-street parking spaces. As stated in Finding 4 of the conditional use permit, the off-street parking plan will be able to accommodate their employee and nonemployee needs. The applicant states that with the proposed addition, the number of employees that would be working at one time at this location would be 29 employees. Additional parking needs are minimal for applicant. The site is not open to the general public and

the applicant states that they receive approximately one visitor a week. Therefore, the four additional parking spaces will be able to accommodate the applicant’s off-street parking needs. The maximum parking allowance for a recycling facility is as approved by a conditional use permit, but not less than one space per 200 square feet of gross floor area up to 20,000 square feet plus one space per 1,000 square feet of gross floor area in excess of 20,000 square feet. Therefore, the maximum parking allowance for the building is 127 off-street parking spaces.

- Per Table 541-3, a recycling facility does not have a bicycle parking requirement.
- Per Table 541-9, a recycling facility has a high loading requirement. The 46,737 square feet of building area requires two large loading spaces. Large loading spaces are required to be at least 12 feet in width by at least 50 feet in length, exclusive of aisle and maneuvering space. The proposed development will have a total of four large loading spaces within the existing and proposed buildings that meet the size requirements.

Table 3. Vehicle Parking Requirements Per Use (Chapter 541)

	Minimum Parking Requirement	Applicable Reductions	Total Minimum Requirement	Maximum Parking Allowed	Proposed
Recycling Facility/Total	33	N/A	33	127	33

Table 4. Bicycle Parking and Loading Requirements (Chapter 541)

	Minimum Bicycle Parking	Minimum Short-Term	Minimum Long-Term	Proposed	Loading Requirement	Proposed
Hotel/Total	N/A	N/A	N/A	0	2 large loading spaces	4 large loading spaces

Building Bulk and Height – Meets requirements

- Per Section 550.150, there is not a minimum lot area requirement for a recycling facility in the I2 Zoning District.
- The proposed floor area ratio (F.A.R.) of the project is 0.36, which is well below the 2.7 maximum floor area ratio allowed in the I2 zoning district.
- All principal structures located in the industrial districts shall be four stories or 56 feet, whichever is less. The subject property is also located in the Mississippi River Critical Overlay District, which establishes a maximum height of 2.5 stories or 35 feet for structures within 300 feet of the Mississippi River or the landward extent of the floodplain of the Mississippi River, whichever is greater, and within one hundred (100) feet of the top of a bluff. The subject property is located approximately 600 feet from the Mississippi River and, therefore, is not subject to the 2.5 story/35 foot height requirement. The proposed building will be in compliance with the height requirements of the industrial district as it will be three stories/35 feet in height.

Table 5. Building Bulk and Height Requirements

	Code Requirement	Proposed
Minimum Lot Area	N/A	128,865 square feet/2.96 acres
Gross Floor Area (GFA)	N/A	46,737 square feet
Maximum Floor Area Ratio (GFA/Lot Area)	2.7	0.36
Maximum Building Height	4 stories/56 feet	3 stories/35 feet

Residential Lot Requirements –Not applicable

- The proposed development is a nonresidential use, therefore, does not have residential lot requirements.

Yard Requirements –Not applicable

- No setbacks are required for this use in the I2 District.

Signs – Not applicable

- No new signage is proposed.

Dumpster Screening – Meets requirements

- The applicant states they are not proposing a permanent exterior trash enclosure. Refuse storage containers are required to be screened from the street, adjacent residential uses located in a residence or office residence district and adjacent permitted or conditional residential uses.

Screening of Mechanical Equipment – As conditioned, meets requirements

- The applicant did not show mechanical equipment on the elevations and plans. If mechanical equipment is proposed, it shall be required to be screened to be in compliance with Section 535.70 of the Minneapolis zoning code.

Fencing- Previously approved site plan on file

- As part of a previously approved site plan review, an eight-foot high, bare, chain-link fence was installed around the perimeter of the property.

Lighting – As conditioned, meets requirements

- The applicant did not submit a photometric plan; however, the details shown on the elevations and site plan indicate their proposal will be in compliance with Section 535.590 and 541.57 of the Minneapolis Zoning Code. The applicant is proposing shielded lights around the perimeter of the new building similar to the structure at the south end of the lot.

Impervious Surface Area – Not applicable

- The I2 Zoning District does not have an impervious surface requirement.

Specific Development Standards – Meets requirements/previously approved site plan on file

- Recycling facilities are required to have the use be performed in a fully enclosed building, except that paper and cardboard may be stored outside in fully enclosed containers or trailers. For the purposes of this requirement, "enclosed" shall mean completely enclosed with no outdoor storage, sorting or processing of materials. The applicant is proposing to have the use be in a fully enclosed building. However, the applicant is proposing to maintain the storage of empty trailers as was approved with the previous site plan review (BZZ-3025 & PW#7685).

3. Conformance with the applicable policies of *The Minneapolis Plan for Sustainable Growth*.

The Minneapolis Plan for Sustainable Growth identifies the site as an industrial use on the future land use map. The proposed development is consistent with the industrial future land use category guidance in retaining industrial jobs in an industrial employment district.

As stated in Finding 5 of the conditional use permit analysis above, the proposed development is consistent with the land use, economic development and environmental policies of the comprehensive plan.

4. Conformance with applicable development plans or objectives adopted by the City Council.

There are three city plans in addition to the *Minneapolis Plan for Sustainable Growth* that provides guidance for the subject property: *Industrial Land Use and Employment Policy Plan (2006)*, *West Broadway Alive! Plan (2008)* and the *Above the Falls Master Plan Update (2013)*.

The proposed development is consistent with the *Industrial Land Use and Employment Policy Plan* in that it will continue an industrial use in the Upper River Industrial Employment District and does not include a residential use, or rezoning,

As conditioned, the proposed development will be consistent with the *West Broadway Alive! Plan*. The *West Broadway Alive!* plan recommends site and building development improvements take place that include common fencing standards and enhanced landscaping that help reinforce the lines between public and private space and improve the visual interest of West Broadway. The applicant currently has an eight-foot high, bare, chain-link fence along West Broadway and 22nd Ave. N. A different style fence would provide an improvement over existing conditions, help unify West Broadway, and build upon recent and proposed development in the area (e.g. Olsen Fish, K&K Metals, Coloplast, Master Engineering, DC Group and Life Source). As condition of approvals, CPED is recommending that if the fencing along West Broadway and 22nd Ave. N. is removed that a decorative wrought-iron type fencing or black vinyl coated chain-link fence be installed. Furthermore, CPED encourages the applicant to work with staff to create a landscaping plan for the area fronting West Broadway that is above and beyond the requirements of the approved site plan to improve the frontage along West Broadway.

As conditioned, the proposed development would also be consistent with *the Above the Falls Master Plan Update*. The subject property is located in the Upper Mississippi Employment District (Subarea 6). This subarea has the following recommendations:

1. Maintain this area as industrial employment district, with a focus on high intensity, job generating uses, particularly office and industrial.
2. Discourage residential development in this area.
3. Retrofits to parking lots, service and loading areas should include improved screening and landscaping and consolidated access points.
4. Stormwater retrofits are encouraged, including tree trenches, rain gardens and/or green roof technologies.

The proposed development will continue to contribute to the Upper River Industrial Employment District that does not include residential development. Given the additional office development to the east (Minneapolis Park and Recreational Board Headquarters) and to the northeast (Life Source), CPED is recommending that for at least the first 100 feet of the eastern property line measured from 22nd Ave. N., the applicant shall plant shrubs that are a minimum of three feet in height and not less than 60 percent opaque or a minimum of 10 Ivory Silk Lilac trees or similar tree. The additional landscaping will help with the transition from industrial to office/mixed use along 22nd Ave. N.

5. Alternative compliance.

The City Planning Commission or zoning administrator may approve alternatives to any site plan review requirement upon finding that project meets one of three criteria required for [alternative compliance](#). Alternative compliance is requested for the following requirements:

- **Placement of the building shall reinforce the street wall, maximize natural surveillance and visibility and facilitate pedestrian access circulation.** The proposed building will not reinforce the street wall, maximize natural surveillance and visibility and facilitate pedestrian access and circulation. Alternative compliance is required. CPED is recommending approval of the alternative compliance request based on strict adherence to the requirements being impractical because of site location/conditions and the proposed alternative meets the intent of this chapter. The 35,840-square-foot building that fronts West Broadway will remain. The purpose of the new building is to be an extension of the existing building. However, due to a 65-foot utility easement located in the center of the property, the proposed 11,180-square-foot building (86 ft. x 130 ft.) cannot be attached or located immediately adjacent to the recycling building as the existing building is within 30 feet of the utility easement. The applicant also points out that moving the new building closer to 22nd Ave. N. would significantly alter the Public Works-approved queuing plan for the trucks and create far too of a distance for the sorting operation between the two buildings. CPED recognizes that the existing 40-foot-deep landscaping area and screening along 22nd Ave. N. helps provide a street presence.
- **The first floor of the building shall be located not more than eight feet from the front lot line.** The proposed building will not meet the requirement that the building wall shall be located not more than eight feet from the lot line. The applicant is proposing that the building be built 248 feet from 22nd Ave. N., approximately the same location as the existing building. Alternative compliance is required. CPED is recommending approval of the alternative compliance request based on strict adherence to the requirements being impractical because of site location/conditions and the proposed alternative meets the intent of this chapter. The 35,840-square-foot building that fronts West Broadway will remain. The purpose of the new building is to be an extension of the existing building. However, due to a 65-foot utility easement located in the center of the property, the proposed 11,180-square-foot building (86 ft. x 130 ft.) cannot be attached or located immediately adjacent to the recycling building as the existing building is within 30 feet of the utility easement. CPED recognizes that the existing 40-foot-deep landscaping area and screening along 22nd Ave. N. helps provide a street presence.
- **The building shall be oriented so that at least one principal entrance faces the public street.** The building is not oriented so that at least one principal entrance (i.e. non vehicle access door) faces the public street. Alternative compliance is required. CPED is recommending approval of the alternative compliance request based on strict adherence to the requirements being impractical because of site location/conditions and the proposed alternative meets the intent of this chapter. The proposed building will only have a vehicle access door on the north elevation. Given the recycling facility function of the building, the vehicle access door will be sufficient to safely provide entrance and exit access for people and products.

- **Blank uninterrupted walls that do not include windows, entries, recesses or projections or other architectural elements shall not exceed 25 feet in length.** The proposed building contains a blank uninterrupted wall that does not include windows, entries, recesses or projections for more than 25 feet on the first floor of each of the elevations: 63 feet on the north elevation, 40 feet on the south elevation, 130 feet on the east and west elevations. Alternative compliance is required. CPED is recommending approval of the alternative compliance request based on strict adherence to the requirements being impractical because of site location/conditions and the proposed alternative meets the intent of this chapter. The applicant has indicated that providing actual windows would be detrimental to the recycling facility use as more than 200 trucks enter the buildings on a daily basis. The heavy truck traffic and debris that is unloaded within the building would continually get the windows dirty and break the windows when trucks or debris hit the building sides. The applicant is proposing to exceed their window requirement on the second floor of the building with 51 percent window coverage on the east and west elevations and 38 percent on the north and south elevations. In addition, CPED is recommending that for the first 100 feet of the eastern property line measured from 22nd Ave. N., the applicant shall plant additional shrubs that are a minimum of three feet in height and not less than 60 percent opaque or a minimum of 10 Ivory Silk Lilac trees or similar tree. This additional landscaping, the existing landscaping along 22nd Ave. N, and the deep building setback from 22nd Ave. N., will reduce the visibility of the blank walls.
- **A principal entrance shall be clearly defined.** The applicant is not proposing a principal entrance to the new building. Employees and visitors entering the building by foot would enter the building through the vehicle access doors. Alternative compliance is required. CPED is recommending approval of the alternative compliance request based on strict adherence to the requirements being impractical because of site location/conditions and the proposed alternative meeting the intent of this chapter. The proposed building will only have vehicle access doors on the north and south elevation. Given the recycling facility function of the building, the vehicle access door will be sufficient to provide safe entrance and exit access for people and products.
- **Thirty percent of the walls on the first floor that face a public street shall be windows.** The applicant is required to provide 30 percent window coverage on the first floor and ten percent of the walls on each floor above the first floor that face a public street. Alternative compliance is required. CPED is recommending approval of the alternative compliance request based on strict adherence to the requirements being impractical because of site location or conditions and the proposed alternative meets the intent of this chapter. The applicant has indicated that providing actual windows would be a detriment to the recycling facility use. The applicant is proposing to exceed their window requirement on the second floor of the building with 51 percent window coverage on the north and south elevations and 38 percent on the east and west elevations. In addition, CPED is recommending that for the first 100 feet of the eastern property line measured from 22nd Ave. N., the applicant shall plant additional shrubs that are a minimum of three feet in height and not less than 60 percent opaque or a minimum of 10 Ivory Silk Lilac trees or similar tree. This additional landscaping, the existing landscaping along 22nd Ave. N, and the deep building setback from 22nd Ave. N., will reduce the visibility of the blank walls.

RECOMMENDATIONS

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

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt the above findings and **approve** the application for a conditional use permit to allow for an expansion of a recycling facility at 111 22nd Ave. N, subject to the following condition:

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 two years of approval.

Recommendation of the Department of Community Planning and Economic Development for the Site Plan Review:

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt the above findings and **approve** the site plan review application to allow for an expansion of a recycling facility at 111 22nd Ave. N, subject to the following conditions:

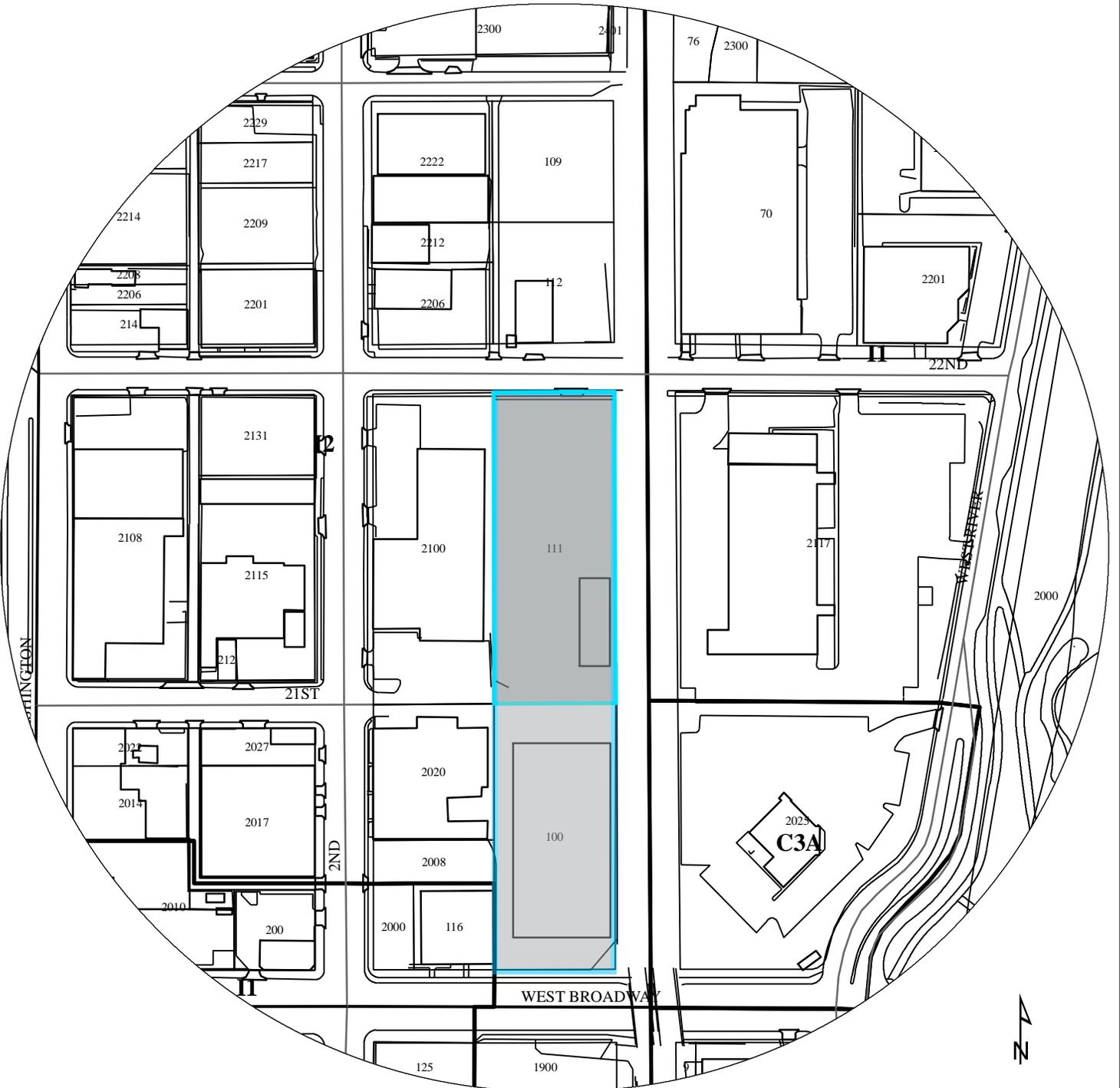
1. The landscaping plan shall be improved to eliminate all weeds and replace them with turf grass, native grasses or other perennial flowering plants, vines, mulch, shrubs or trees as required by Section 530.180 of the zoning code.
2. The first 100 feet of the eastern property line measured from 22nd Ave. N. shall have additional shrubs that are a minimum of three feet in height and not less than 60 percent opaque or a minimum of 10 Ivory Silk Lilac trees or similar tree. The applicant is also encouraged to work with staff to implement a revised landscaping plan for the south side of the site facing West Broadway that goes above the standards of the zoning code to provide an amenity along West Broadway.
3. Parking spaces shall be painted as shown on site plan.
4. If the bare, chain-link fence is removed along the perimeter of the property it shall be replaced with black vinyl coated chain-link fencing or decorative wrought-iron type fencing.
5. Department of Community Planning and Economic Development staff review and approval of the final building elevations, floor, site, lighting and landscape plans.
6. Site improvements required by Chapter 530 or by the City Planning Commission shall be completed by May 5, 2016, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.

ATTACHMENTS

1. Zoning maps and aerials
2. Statement of proposed use, description of project and statement to findings
3. Council member and neighborhood notification
4. Images
5. Plan set: survey, existing grading/drainage plan, existing landscape plan, proposed site plan and floor plan/elevation
6. PDR report

NAME OF APPLICANT

WARD

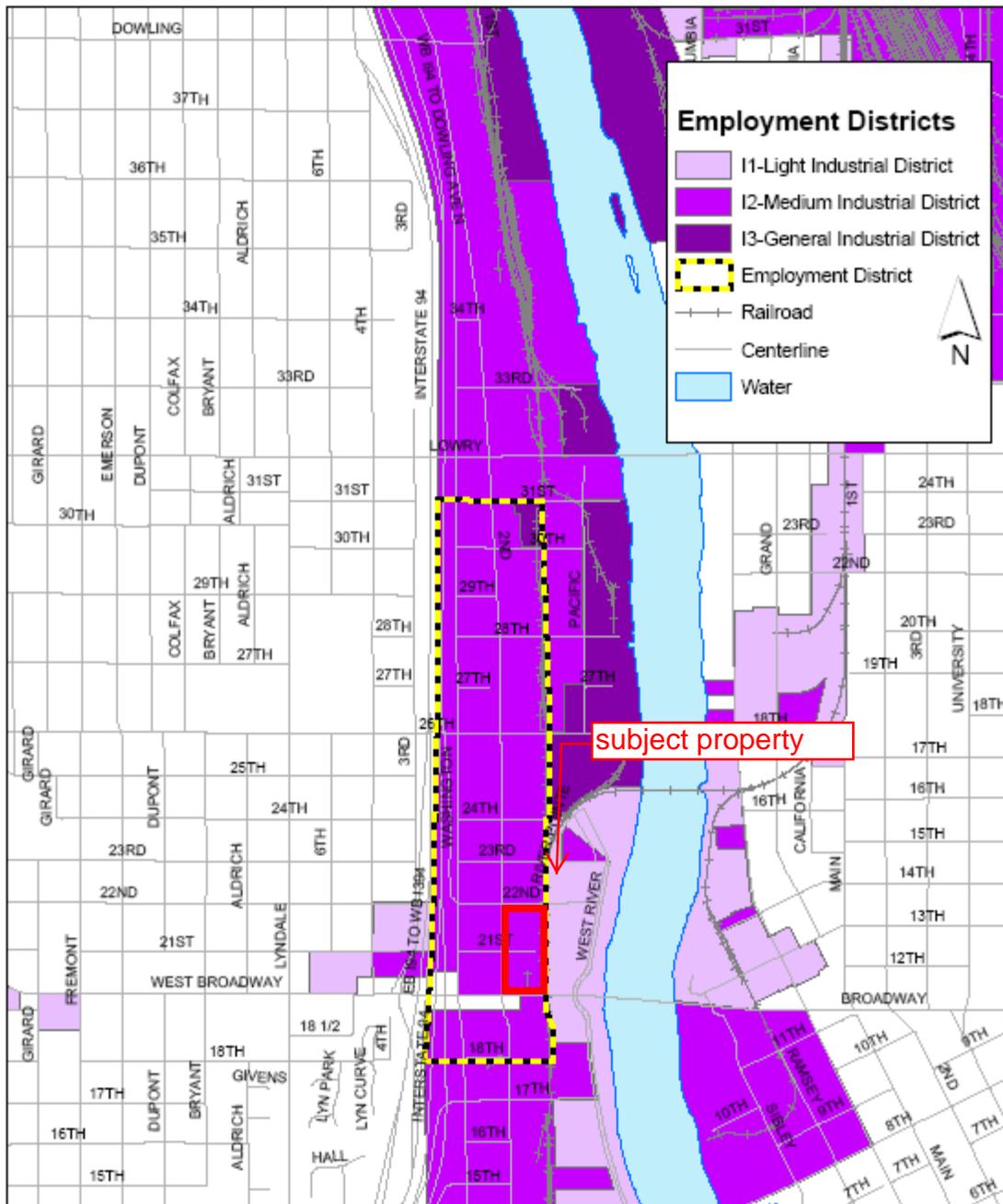


PROPERTY ADDRESS

111 22nd Avenue North

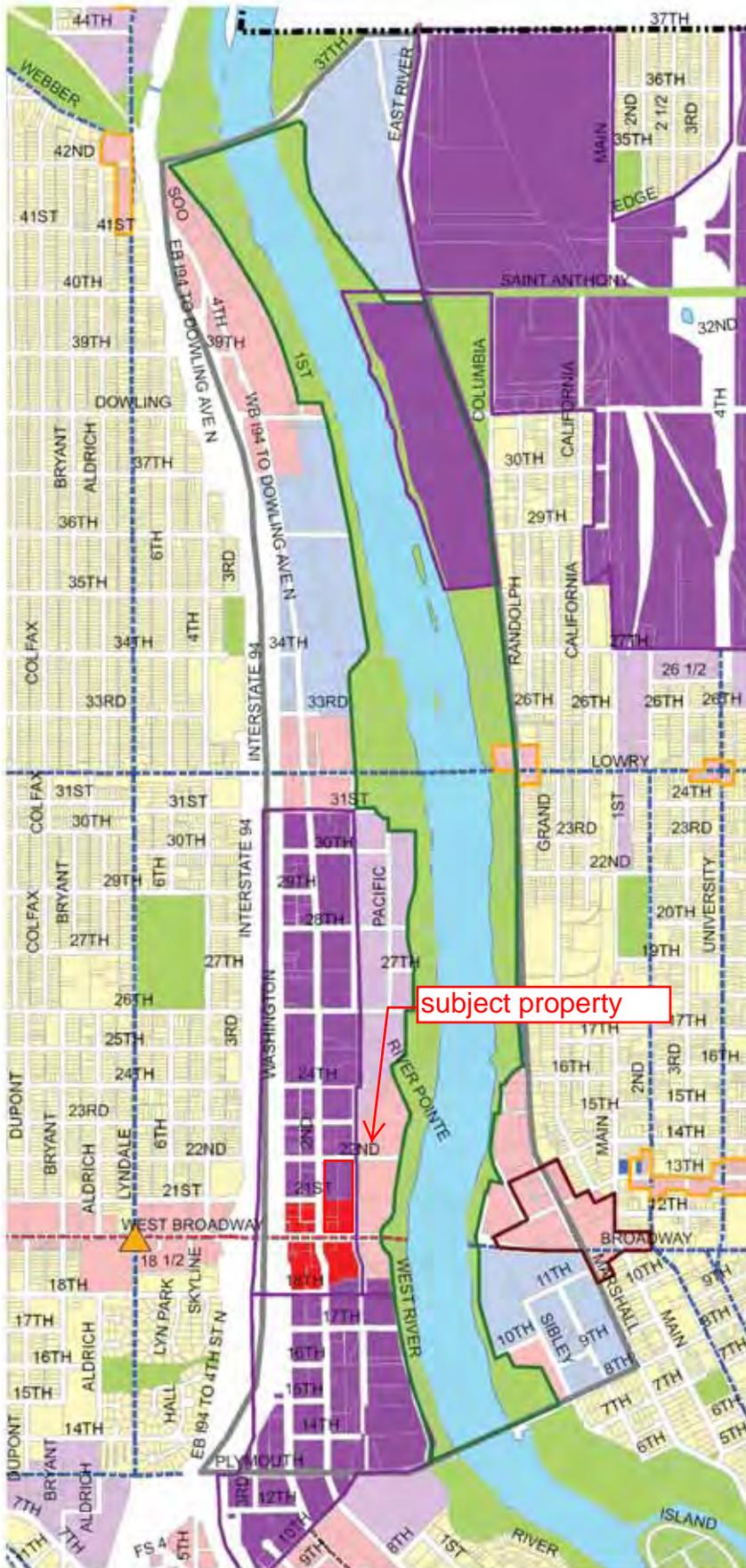
FILE NUMBER

BZZ-6482



Employment District 4 - Upper River
 Adopted November 3, 2006

Map 1.2 Above the Falls Future Land Use

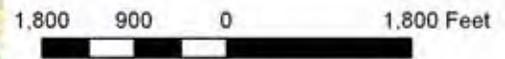


Legend

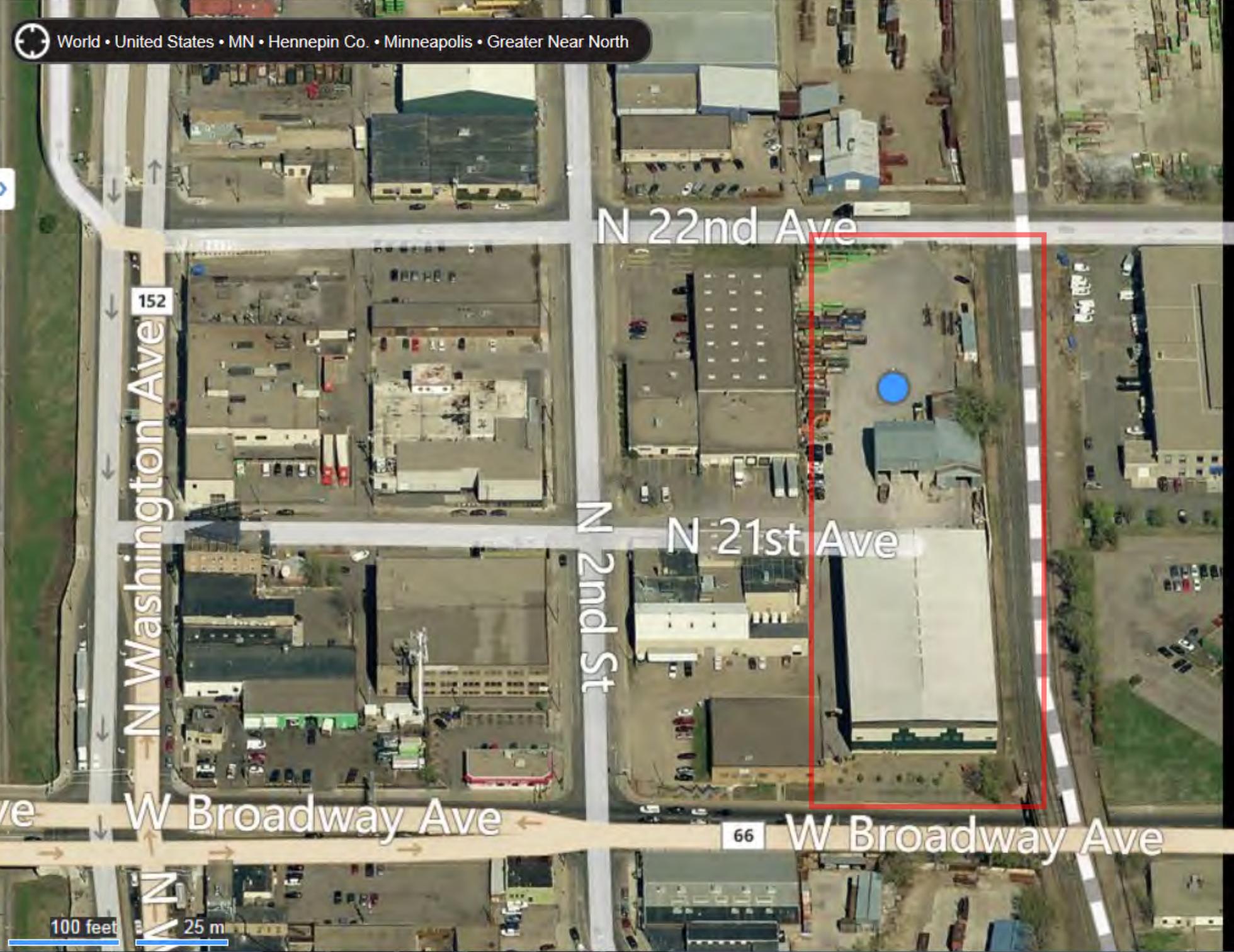
- Growth Center
- Major Retail Center
- Transit Station
- Regional Park Boundary
- Activity Center
- Industrial Employment District
- Neighborhood Commercial Node
- Study Area
- Business Park
- Commercial Corridor
- Community Corridor
- Urban Neighborhood
- Mixed Use
- Commercial
- Public and Institutional
- Transitional Industrial
- Industrial
- Parks and Open Space



City Council Approved 6/14/13



Map 1.2: Future Land Use



N 22nd Ave

152

N Washington Ave

N 2nd St

N 21st Ave

W Broadway Ave

66

W Broadway Ave

100 feet

25 m

General Land Use Application Documents

1. General Land Use Application Worksheet – attached including the following:
 - a) Email sent to the Hawthorne Neighborhood Council and to City Council member Blong Yang, dated March 7, 2014.
 - b) Legal Description (as a separate MS Word document)

2. Summary of Fees:

Conditional Use Permit	\$1,035.00
Site Plan Review	\$1,660.00
Misc	\$ 25.00
Mailing label postage (22 x \$.49)	\$ 10.78
Total	\$2,730.78

Check attached payable to Minneapolis Finance Department

3. List of property owners within 350 feet of the property and mailing labels from Hennepin County – attached
4. Statement of Proposed Use and Description of Project: BRR is a Construction Waste Recycling Facility and Transfer Station. The use in the existing large metal recycling building consists of sorting construction and demolition materials such as cardboard, glass, block, brick, wood, shingles, ferrous and non-ferrous metals, etc. The existing smaller metal building is used to store materials and for additional sorting. The purpose of this request is to remove the existing small metal building and replace it with a new, slightly larger metal building in basically the same location. The new building will be located approximately 15 feet south of the old building to allow for better truck traffic flow from the scale to the larger recycling building.
5. Photos were taken around the site on March 12, 2014. The photos, a photo list and map key are attached.
6. Drawings are attached.
7. Conditional Use Permit (CUP) Statement – BRR agrees to the following:
 - a) The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare.
 - b) The conditional use will not be injurious to the use and enjoyment of other property in the vicinity and will not impede the normal and orderly

development and improvement of surrounding property for uses permitted in the district.

- c) Adequate utilities, access roads, drainage, necessary facilities or other measures, have been or will be provided.
- d) Adequate measures have been or will be taken to minimize traffic congestion in the public streets.
- e) The conditional use is consistent with the applicable policies of the comprehensive plan.
- f) The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located.

Broadway Resource Recovery, LLC

2301 N. 2nd Street
Minneapolis, Minnesota 55411
612-282-1232
www.atomicrecycling.com

April 2, 2014

Mr. Aaron Hanauer
Community Planning & Economic Development
Development Services Division
250 South 4th Street, Room 300
Minneapolis, MN 55415-1316

Dear Aaron,

Re: Responses to Review of General Land Use Application for 111 22nd Avenue N

Please find the following responses to your letter dated March 27, 2014 regarding the General Land Use Application for the replacement of a building at the Broadway Resource Recovery (BRR) Construction Waste Recycling Facility located at 111 22nd Avenue North, Minneapolis, Minnesota:

A. Additional information regarding Trucks at 750 tons/day:

BRR requests an increase from 600 tons per day to 750 tons per day to match the Minnesota Pollution Control Agency (MPCA) Solid Waste permit. This is a 25 percent increase in tonnage. Using approximately 7 tons per truck there would be 21 additional trips. The number of trips would go from 86 trips per day to 107 trips per day. The trips would be 107 in and 107 out for a total of 214 trips.

There is minimal impact to the site since the trucks enter the site at different times during the day and there is space for the trucks to line up prior to the scale, therefore trucks do not wait on the street. There is also space for trucks to wait on site before unloading their materials in the Recycling Building. There is minimal impact to the surrounding area since the trucks use posted truck routes, the site is one block from access to Interstate I-94 and this is an industrial area. The truck traffic patterns are not changing with this building replacement project and have been the same since the facility was first developed.

B. Information added to Site Plan: Please see attached drawings that were submitted for the Minneapolis PDR review on March 31, 2014. The existing two way traffic flow on 22nd Avenue North and West Broadway is shown on Drawing

Mr. Aaron Hanauer
Senior City Planner
April 2, 2014

A1.2. This drawing also shows the existing traffic flow pattern for the trucks entering and leaving the facility. Trucks enter from 22nd Avenue North and go to the scale to be weighed. Then the trucks will go on the east side of the proposed building to get to the Recycling Building where they will drop off their loads. The trucks will leave by going on the west side of the proposed building to exit back out to 22nd Avenue North. There will be no permanent exterior trash enclosures.

C. Elevation Sheets: Drawing A2.1 shows the clear window panels with seams between each panel. The panels will be eight feet high on the high side of the building and six foot four inches high on the low side of the building. The panels will be eight feet wide and are meant to look like one continuous band. The proposed building appearance will complement the existing Recycling Building.

D. Height: The building height design has been modified to be within the 35 foot height requirement for the Mississippi River Critical Area Overlay District. Therefore a variance will not be necessary.

E. The following addresses the criteria in Section 551.490 Conditional Uses and Variances:

- 1) Erosion will be controlled with best management practices during construction. The silt fence, road drain inlet protection and rock entrance details are shown on Drawing C1.01.
- 2) The visibility of the building is being limited to the height allowed by Section 551.710 Height of Structures at 35 feet.
- 3) This project will not generate watercraft uses.

Please contact me if you have questions at 612-282-1232.

Sincerely,

Broadway Resource Recovery, LLC



Reed W. Lewis
CEO

Cc: Kyle Lewis, Broadway Resource Recovery, LLC
Kathleen M. Osborne, P.E., Foth

Attachment – Drawings (3-31-2014 PDR Submittal)

From: [Osborne, Kathy](#)
To: [Hanauer, Aaron M.](#)
Cc: [Reed, Lewis](#)
Subject: Responses to BRR Land Use Application Questions
Date: Monday, March 17, 2014 3:19:13 PM
Attachments: [image006.png](#)
[image008.png](#)
[image001.png](#)

Hi Aaron,

Please see our responses below to your 4 questions.

Kathy

Kathleen M. Osborne, P.E., Senior Project Manager
Foth Infrastructure & Environment, LLC
Eagle Point II
8550 Hudson Boulevard North, Suite 105
Lake Elmo, MN 55042
Ph: (651) 288-8550 / Fax: (651) 288-8551
Direct Line: 651-288-8594
Mobile: 612-616-7409
E-mail: kathy.osborne@foth.com
<http://www.foth.com>

From: Hanauer, Aaron M. [<mailto:Aaron.Hanauer@minneapolismn.gov>]
Sent: Wednesday, March 12, 2014 4:33 PM
To: Osborne, Kathy
Subject: RE: BRR Land Use Application

1. Building elevations: I know the drawings are not completed, but I am assuming you are looking to match the building materials and design of the existing building, correct? This will be encouraged/recommended to the planning commission. If that is the case, please show that on the elevations.

Response: The new building elevations submitted on 3-14-14 did show building materials and a design that matches the existing Recycling Building.
2. Building location: We encourage you to look at bringing the new building closer to 22nd Avenue North (similar to the adjacent buildings) while allowing trucks to wait on your property and not on 22nd Avenue North. Per 530.110, the placement of buildings is supposed to reinforce the street wall, maximize natural surveillance and visibility.

Response: The new building is a replacement of the existing building in its current location. The purpose of the new building is to be an extension of the existing Recycling Building for additional material sorting, however due to the Minneapolis Utility Easement located in the center of the property, the new building cannot be located immediately adjacent to the Recycling Building. Moving the new building closer to 22nd Avenue N would create an unacceptable truck traffic path to the Scale House before they enter the Recycling Building and it would be too far of a distance for the sorting operation between the two buildings.
3. Building design: Building walls shall provide architectural detail and shall contain windows as required in this section in order to create visual interest and to increase the security of adjacent outdoor spaces by maximizing natural surveillance and visibility. You will likely not meet our window percentage, but consider putting windows on the building elevation along 22nd Avenue North, per 530.120.

Response: The new building will include clear window panels on the top side of the building (as shown on the Elevations) instead of traditional windows. Traditional windows in this building would be problematic due to the equipment used for material sorting.
4. Landscaping along West Broadway: We highly encourage you as part of this conditional use permit to propose a landscaping plan that enhances your elevation along West Broadway Avenue. As stated in the 2007 report, West Broadway Avenue is an important commercial and transportation corridor. A well designed landscaping plan (it may include a designed perennial plan, but don't just rely on that). The combination of perennials and more plantings to fill in the area along West Broadway, would go a long ways of continuing the improvements that have been happening along this corridor.

Response: BRR will consider adding some additional flowering crabapple trees on the south side the of Recycling Building along West Broadway to further enhance the corridor. As discussed with you on 3-14-14, BRR is not staffed such that a perennial flower garden would be well maintained in the future. BRR will evaluate if 2 or 3 columnar flowering trees will fit along with the existing Spruces and other flowering trees so that there is not future overcrowding nor future growth that would be too close to the metal building.

Aaron Hanauer
Senior City Planner

City of Minneapolis – Community Planning and Economic Development
250 S. Fourth Street – Room 300
Minneapolis, MN 55415

Office: 612-673-2494
aaron.hanauer@minneapolismn.gov
www.minneapolismn.gov/cped



From: Osborne, Kathy
Sent: Friday, March 07, 2014 5:22 PM
To: 'blong.yang@minneapolis.gov'; dhawkins@hawthorneneighborhoodcouncil.org
Cc: 'Reed Lewis'; Hanauer, Aaron M. (Aaron.Hanauer@minneapolismn.gov)
Subject: New BRR Project notification for Ward 5 and Hawthorne Neighborhood

Dear City Council Member Blong Yang and Diana Hawkins, Interim Director of the Hawthorne Neighborhood Council,

Broadway Resource Recovery, LLC (BRR) is working with the City of Minneapolis on a Land Use Application and the Preliminary Development Review process needed prior to applying for a building permit for a new project in Ward 5 and the Hawthorne Neighborhood. BRR is located at 111-22nd Avenue North with property boundaries along the railroad tracks (east) and West Broadway Avenue (south). Diamond Vogel is located on the west boundary.

BRR is a construction waste recycling facility and transfer station. The use in the existing large metal building consists of sorting construction and demolition materials such as cardboard, glass, block, brick, wood, shingles, ferrous and non-ferrous metals, etc. There is also an existing smaller metal building within the property that is currently used to store materials and to perform additional material sorting. The purpose of this new project is to remove the existing smaller metal building and replace it with a new, slightly larger metal building. The new building will have the same use and will be located approximately 15 feet south of the old building to allow for better truck traffic flow from the scale. The property is zoned I2.

The applicant's information is the following:

Broadway Resource Recovery, LLC
Reed Lewis, CEO
2301 N. 2nd Street
Minneapolis, MN 55411
612-282-1232
rlewis@atomicrecycling.com

Thank you for your consideration.

Kathy

Kathleen M. Osborne, P.E., Senior Project Manager
Foth Infrastructure & Environment, LLC
Eagle Point II
8550 Hudson Boulevard North, Suite 105
Lake Elmo, MN 55042
Ph: (651) 288-8550 / Fax: (651) 288-8551
Direct Line: 651-288-8594
Mobile: 612-616-7409
E-mail: kathy.osborne@foth.com
<http://www.foth.com>



Go Green, keep it on the screen. Please do not print this email unless necessary.

Photo Key

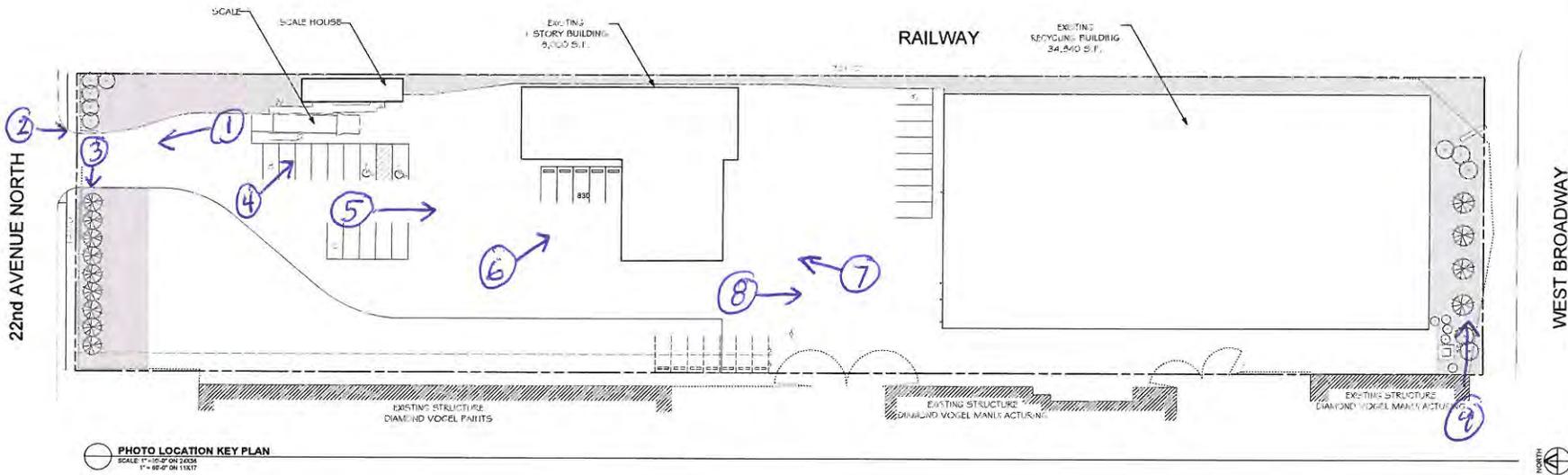


PHOTO LOCATION KEY PLAN
SCALE: 1" = 32'-0" ON 2/20/14
1" = 60'-0" ON 11/1/17



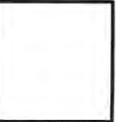
PROPOSED BUILDING FOR:
BROADWAY RESOURCE RECOVERY, LLC
111 22nd AVENUE NORTH
MINNEAPOLIS, MN

Paul Meyer
ARCHITECTS
1515 3RD AVENUE NORTH, SUITE 100
PLUMBOURG, MINNESOTA 55125
TEL: 612.339.1111
PROJECT # 2008



**PRELIMINARY
NOT FOR
CONSTRUCTION**

ISSUE/REVISIONS
07-11-2014



Client's Name: Broadway Resource Recovery, LLC	Site Location: 111 22 nd Avenue N	Project No. 13B003
--	--	------------------------------

<p>Photo Log Contents</p> <ol style="list-style-type: none"> 1. Site Entrance and gate, facing north from scale 2. Entrance Address Sign 3. Trees at west side of Entrance 4. Scale House 5. Building to be Replaced (facing south) 6. Building to be Replaced (close up) 7. Building to be Replaced (facing north) 8. Recycling Building (facing south) 9. Trees Behind Recycling Building Along West Broadway Avenue

Photo No. 1	Date: 3/12/2014	
Description: Site Entrance Facing North		

Client's Name: Broadway Resource Recovery, LLC	Site Location: 111 22 nd Avenue N	Project No. 13B003
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Photo No. 2	Date: 3/12/2014
Description: Entrance Address Sign	



Photo No. 3	Date: 3/12/2014
Description: Trees at Entrance	



Client's Name: Broadway Resource Recovery, LLC	Site Location: 111 22 nd Avenue N	Project No. 13B003
--	--	------------------------------

Photo No. 4	Date: 3/12/2014
Description: Scale House	



Photo No. 5	Date: 3/12/2014
Description: Building to be Replaced – Facing South	



Client's Name: Broadway Resource Recovery, LLC	Site Location: 111 22 nd Avenue N	Project No. 13B003
--	--	------------------------------

Photo No. 6	Date: 3/12/2014
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Description:
Building to be Replaced – Close Up



Photo No. 7	Date: 3/12/2014
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Description:
Building to be Replaced – Facing North



Client's Name: Broadway Resource Recovery, LLC	Site Location: 111 22 nd Avenue N	Project No. 13B003
--	--	------------------------------

Photo No. 8	Date: 3/12/2014
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Description:
Recycling Building –
Facing South



Photo No. 9	Date: 3/12/2014
-----------------------	---------------------------

Description:
Trees Behind
Recycling Building
along Broadway



22nd Avenue North



West Broadway



22nd Avenue North

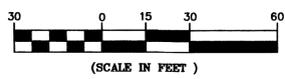
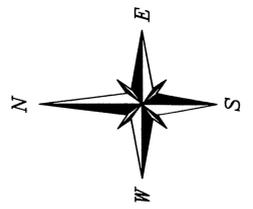


West Broadway



22nd Avenue North images





LEGEND

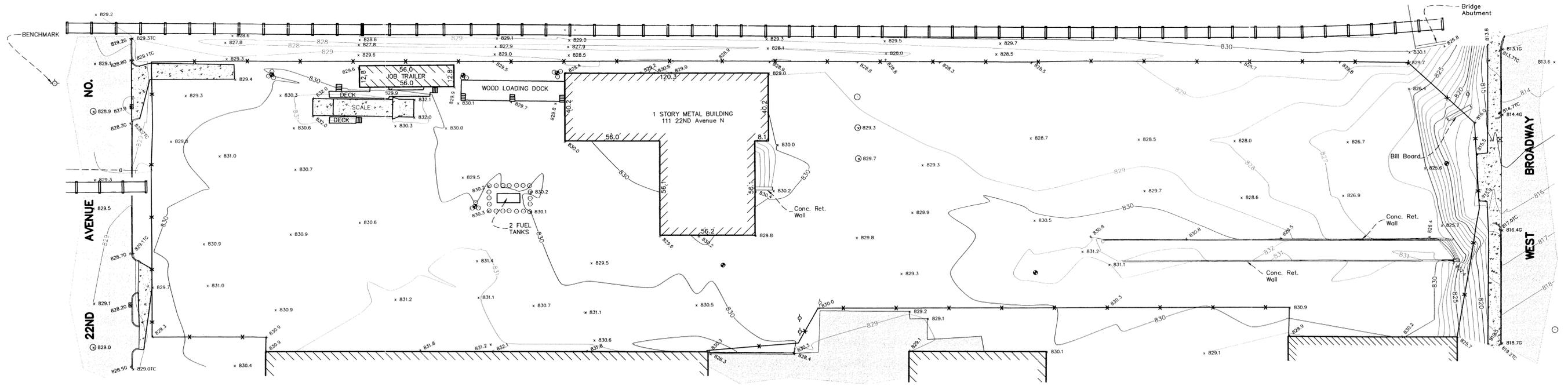
- ⊙ - Denotes Catch Basin
- ⊙ - Denotes Sanitary Sewer Manhole
- ⊙ - Denotes Monitoring Well
- M - Denotes Water Valve
- ⊙ - Denotes Fire Hydrant
- COMM - Denotes Communications Riser
- EM - Denotes Electric Meter
- GM - Denotes Gas Meter
- TRANS - Denotes Electric Transformer
- ⊙ - Denotes Utility Pole
- ⊙ - Denotes Light Pole
- ⊙ - Denotes Parking Meter
- ⊙ - Denotes Guard Post
- ▭ - Denotes Bituminous Surface
- ▭ - Denotes Concrete Surface
- SS - Denotes Sanitary Sewer
- ST - Denotes Storm Sewer
- I - Denotes Watermain
- G - Denotes Gasmain
- E - Denotes Underground Electric
- T - Denotes Underground Telephone
- - Denotes Chain Link Fence

GENERAL NOTES

1. This is not a Boundary survey
2. The field survey of this site was completed on July 7, 2004.
3. Address of property: 111 22nd Avenue N., as noted on site.
4. Utilities shown are from visible surface indications only. Excavations were not made during the process of this survey to locate underground utilities and/or structures. The location of underground utilities may vary from locations shown hereon and additional underground utilities and/or structures may be encountered. Contact Gopher State One Call Notification Center (800) 252-1166 for verification of utility type and field location prior to excavation.
5. Subsurface and environmental conditions were not examined or considered during the process of this survey. No statement is made concerning the existence of underground or overhead containers or facilities that may affect the use or development of this property.

BENCHMARK

Top nut of Hydrant located on the north side of 22nd Avenue N, 30 feet west of main railroad tracks.
Elevation = 831.61 (N.G.V.D.-1929)



SCHOELL & MADSON, INC.
ENGINEERS • SURVEYORS • PLANNERS
SOIL TESTING • ENVIRONMENTAL SERVICES
10580 WAYZATA BOULEVARD, SUITE 1
MINNETONKA, MN 55305
(952) 546-7601 FAX: (952) 546-9065
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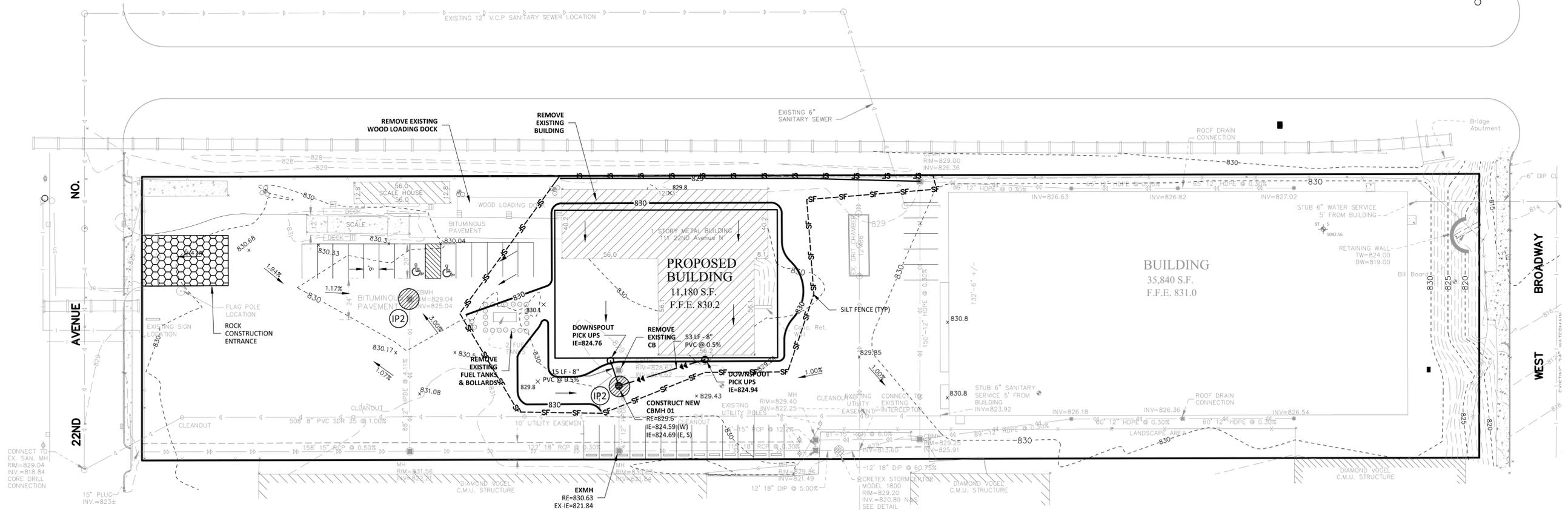
REVISIONS				
NO.	DATE	BY	DESCRIPTION	CK'D
1				
2				
3				
4				
5				
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7				

This drawing has been checked and reviewed this 9th day of July, 2004 by DGN
JOB BOOK NUMBER: (134-84)
FIELD BOOK: 613 PAGE: 40

CERTIFICATION
I hereby certify that this survey was prepared under my supervision and that I am a Licensed Land Surveyor under the laws of the State of Minnesota.
Daniel G. Nickols
DANIEL G. NICKOLS
Date: 7/9/2004 License No. 19839

LOCATION
Lots 1-7, Block 9, and
Lots 1-7, Block 10,
Town of North Minneapolis.
Minneapolis, MN

CLIENT
Kellington Construction, Inc.
20110 Auger Avenue
Corcoran, MN 55340



GRADING NOTES

- A. PROPOSED CONTOURS ARE TO FINISHED SURFACE ELEVATION. SPOT ELEVATIONS ALONG PROPOSED CURB DENOTE GUTTER GRADE.
 - B. CONTRACTOR SHALL REVIEW PAVEMENT GRADIENT AND CONSTRUCT "GUTTER OUT" WHERE WATER DRAINS AWAY FROM CURB. ALL OTHER AREAS SHALL BE CONSTRUCTED AS "GUTTER IN" CURB.
 - C. ALL GRADIENTS ON SIDEWALKS ALONG THE ADA ROUTE SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF 5% (1:20), EXCEPT AT CURB RAMPS (1:12), AND A MAXIMUM CROSS SLOPE OF 2.08% (1:48). THE MAXIMUM SLOPE IN ANY DIRECTION ON AN ADA PARKING STALL OR ACCESS ISLE SHALL BE 2.08% (1:48). THE CONTRACTOR SHALL REVIEW AND VERIFY THE GRADIENT IN THE FIELD ALONG THE ADA ROUTES PRIOR TO PLACING CONCRETE OR BITUMINOUS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF THERE IS A DISCREPANCY BETWEEN THE GRADIENT IN THE FIELD VERSUS THE DESIGN GRADIENT.
 - D. THE CONTRACTOR IS CAUTIONED THAT "THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF C/ASCE 38-02 TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA". THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, BY CONTACTING THE NOTIFICATION CENTER (GOPHER STATE ONE FOR MINNESOTA AT 1-800-252-1166). THE CONTRACTOR AND/OR SUBCONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- E. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
 - F. SAFETY NOTICE TO CONTRACTORS: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY RESPONSIBLE FOR CONDITIONS ON THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE DUTY OF THE ENGINEER OR THE DEVELOPER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN, ON OR NEAR THE CONSTRUCTION SITE.
 - G. THE CONTRACTOR SHALL COMPLETE THE SITE GRADING CONSTRUCTION IN ACCORDANCE WITH THE REQUIREMENTS OF THE OWNER'S SOILS ENGINEER. ALL SOIL TESTING SHALL BE COMPLETED BY THE OWNER'S SOILS ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOIL TESTS AND INSPECTIONS WITH THE SOILS ENGINEER.
 - H. PRIOR TO PLACEMENT OF THE AGGREGATE BASE, A TEST ROLL WILL BE REQUIRED ON THE STREET AND PARKING AREA SUBGRADE. THE CONTRACTOR SHALL PROVIDE A LOADED TANDER AXLE TRUCK WITH A GROSS WEIGHT OF 25 TONS. THE TEST ROLLING SHALL BE AT THE DIRECTION OF THE SOILS ENGINEER AND SHALL BE COMPLETED IN AREAS AS DIRECTED BY THE SOILS ENGINEER. THE SOILS ENGINEER SHALL DETERMINE WHICH SECTIONS OF THE STREET OR PARKING AREA ARE UNSTABLE. CORRECTION OF THE SUBGRADE SOILS SHALL BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SOILS ENGINEER.
 - I. REPLACE ALL SUBGRADE SOIL DISTURBED DURING THE CONSTRUCTION THAT HAVE BECOME UNSUITABLE AND WILL NOT PASS A TEST ROLL. REMOVE UNSUITABLE SOIL FROM THE SITE AND IMPORT SUITABLE SOIL AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING VEHICULAR AND PEDESTRIAN TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MINNESOTA DEPARTMENT OF TRANSPORTATION (MN/DOT) STANDARDS.
- RESTRICTED AREAS SHALL INCLUDE ALL DESIGNATED TREE AREAS OUTSIDE OF THE DESIGNATED CONSTRUCTION ZONE. ALL VEGETATION WITHIN THE RESTRICTED AREAS SHALL REMAIN.
- CONTRACTOR SHALL RESTRICT ALL GRADING AND CONSTRUCTION ACTIVITIES TO AREAS DESIGNATED ON THE PLANS. ACTIVITIES WITHIN THE CONSTRUCTION MAY BE RESTRICTED TO A NARROWER WIDTH IN THE FIELD TO SAVE ADDITIONAL TREES AS DIRECTED BY THE OWNER.
- ACTIVITIES PROHIBITED OUTSIDE OF THE CONSTRUCTION BOUNDARIES WOULD INCLUDE, BUT NOT BE LIMITED TO: SOIL AND OTHER MATERIAL STOCKPILING, EQUIPMENT OR MACHINERY STORAGE, DRIVING OF ANY VEHICLE, LEAKAGE OR

SPILLAGE OF ANY "WASHOUT" OR OTHER TONIC MATERIAL. THE COLLECTION OF OTHER DEBRIS AND SOIL STOCKPILING WILL BE IN AN AREA DETERMINED ON-SITE BY THE ENGINEER.

ALL RESTRICTED AREAS SHALL BE FENCED OFF WITH BRIGHT ORANGE POLYETHYLENE SAFETY NETTING AND STEEL STAKES AS SHOWN ON THE TREE PROTECTION DETAIL. AT NO TIME SHALL THIS FENCING BE REMOVED OR ACTIVITY OF ANY KIND TAKE PLACE WITHIN IT. FINAL PLACEMENT OF ALL PROTECTIVE FENCING SHALL BE COMPLETE BEFORE ANY WORK COMMENCES ON-SITE.

BEFORE COMMENCING WITH ANY EXCAVATION THE CONTRACTOR SHALL COMPLETE ALL PREPARATORY WORK REGARDING TREE REMOVAL, ROOT PRUNING, TREE PRUNING AND STUMP REMOVAL TO THE SATISFACTION OF THE OWNER.

AN OWNER'S REPRESENTATIVE WILL BE AVAILABLE AT ALL TIMES DURING THE PREPARATORY AND CONSTRUCTION PERIOD.

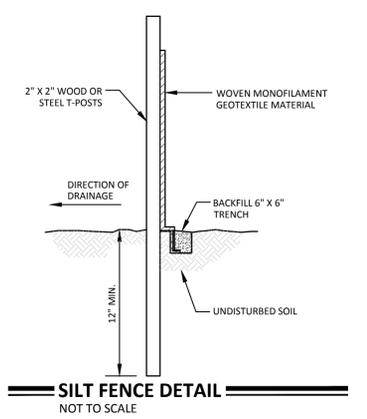
MULCH RATHER THAN SEED OR SOD WILL BE USED AT THE BASE OF QUALITY TREES TO A PERIMETER DETERMINED BY THE OWNER'S REPRESENTATIVE. AREAS TO BE SEED FOR EROSION CONTROL PURPOSES WITHIN THE CONSTRUCTION ZONE ARE TO BE DETERMINED BY THE OWNER'S REPRESENTATIVE. NATURAL GROUND COVER WILL BE MAINTAINED WHEREVER POSSIBLE.

THE USE OF RETAINING WALLS NEAR TREES, IN ADDITION TO THOSE REQUIRED ON THE PLANS SHALL BE DETERMINED IN THE FIELD, BASED ON TREE LOCATIONS AND TOPOGRAPHY.

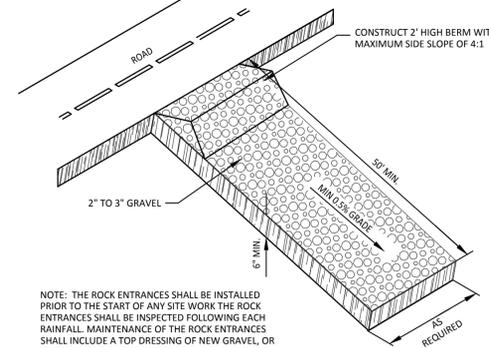
(OPTIONAL)

- J. RETAINING WALL(S) SHALL BE CONSTRUCTED OF MODULAR BLOCK, OR BOULDERS, ETC. MATERIAL. THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER AND LOCAL AUTHORITY CERTIFIED ENGINEERING DRAWINGS, DESIGN CALCULATIONS AND SOIL BORINGS. THE CERTIFIED ENGINEER FOR THE RETAINING WALL(S) SHALL PROVIDE CONSTRUCTION OBSERVATIONS OF THE RETAINING WALL IMPROVEMENT, AND A LETTER CERTIFYING THE INSTALLATION OF THE WALL(S) WAS CONSTRUCTED IN CONFORMANCE WITH THE PLANS AND SPECIFICATIONS.
- K. IF THE CONTRACTOR ENCOUNTERS ANY DRAIN TILE WITHIN THE SITE, HE OR SHE SHALL NOTIFY THE ENGINEER WITH THE LOCATION, SIZE, INVERT AND IF THE TILE LINE IS ACTIVE. NO ACTIVE DRAIN TILE SHALL BE BACKFILLED WITHOUT REVIEW, DISCUSSION AND APPROVAL FROM THE PROJECT ENGINEER.

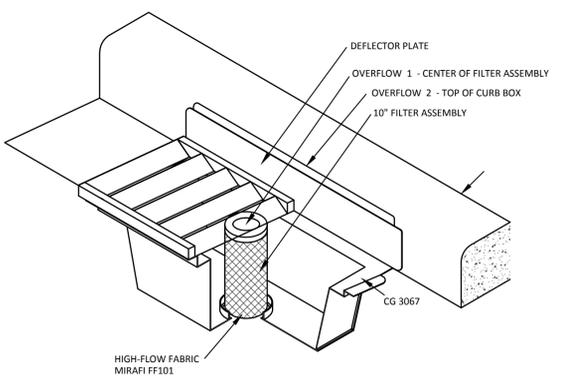
NOTE: CONTRACTOR SHALL VERIFY THAT ALL GRADING FOR THE NEW BUILDING AND PARKING LOT CONSTRUCTION SHALL DRAIN TO EXISTING OR PROPOSED CATCH BASINS.



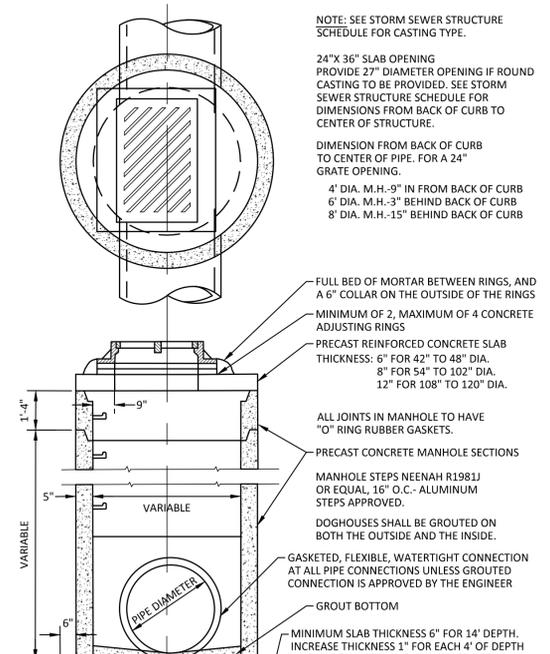
SILT FENCE DETAIL
NOT TO SCALE



ROCK ENTRANCE DRIVE
NOT TO SCALE



ROAD DRAIN INLET PROTECTION (IP-2)
NOT TO SCALE



01 CATCH BASIN MANHOLE
N.T.S.

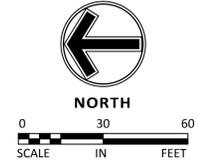
LEGEND

PROPOSED	EXISTING
PROPERTY LIMIT	---
CURB & GUTTER	---
STORM SEWER	---
DRAINTILE	---
BUILDING	---
RETAINING WALL	---
WETLAND LIMITS	---
TREELINE	---
SPOT ELEVATION	962.5
CONTOUR	902
RIP RAP	---
OVERFLOW ELEV.	902.5
SOIL BORINGS	---

NOTE: SEE STORM SEWER STRUCTURE SCHEDULE FOR CASTING TYPE.

24"X 36" SLAB OPENING
PROVIDE 27" DIAMETER OPENING IF ROUND CASTING TO BE PROVIDED. SEE STORM SEWER STRUCTURE SCHEDULE FOR DIMENSIONS FROM BACK OF CURB TO CENTER OF STRUCTURE.

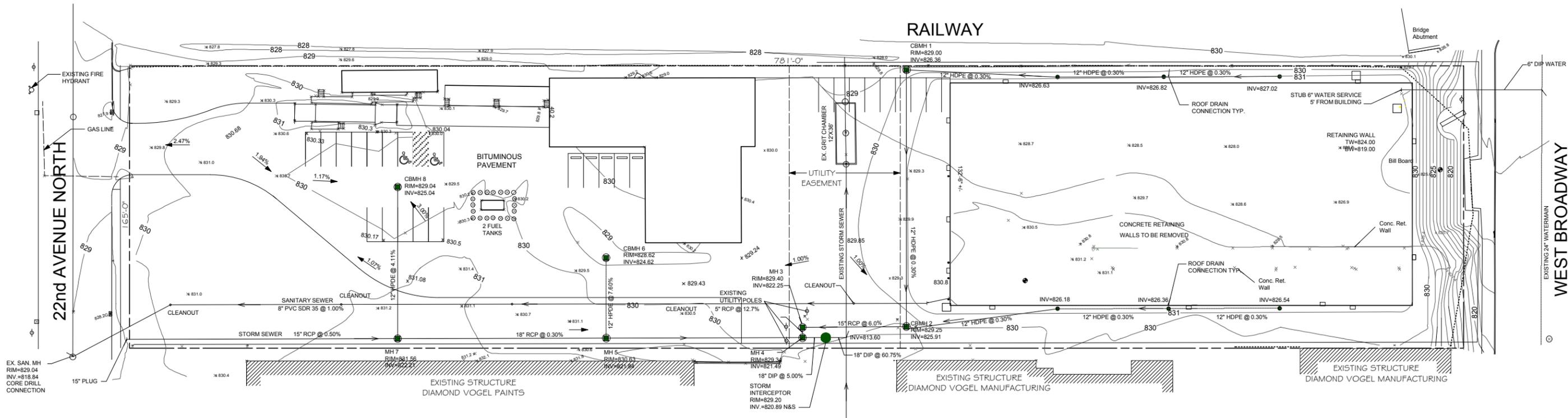
DIMENSION FROM BACK OF CURB TO CENTER OF PIPE. FOR A 24" GRATE OPENING.
4' DIA. M.H.-9" IN FROM BACK OF CURB
6' DIA. M.H.-3" BEHIND BACK OF CURB
8' DIA. M.H.-15" BEHIND BACK OF CURB



SITE DATA

BUILDING AREA:	SCALE HOUSE	717 S.F.
	EXISTING RECYCLING BUILDING	34,840 S.F.
	PROPOSED BUILDING	11,180 S.F.
	TOTAL	46,737 S.F.
SITE AREA:		128,865 S.F.
REQUIRED LANDSCAPE AREA:		128,865 S.F.
		-46,737 S.F.
		82,128 S.F.
		X 20%
		16,426 S.F.
EXISTING LANDSCAPE AREA:		17,244 S.F.
PROPOSED LANDSCAPE AREA:		16,714 S.F.
EXISTING PARKING:		32 SPACES
PARKING REQUIRED:		20,000 \ 1,000 = 20
		26,737 \ 2,000 = 13
		TOTAL PARKING REQUIRED 33
SITE COVERAGE:	BUILDINGS AND PAVING	111,642 S.F. 86%
	LANDSCAPE	16,714 S.F. 14%
	RATIO	6.14 : 1.0

INFORMATION FOR THIS DRAWING WAS TAKEN FROM A LAND TITLE SURVEY COMPLETED BY LOTS SURVEYS CORPORATION INC. DATED SEPTEMBER 19, 2000. A SURVEY BY SCHOELL AND MADSEN DATED JULY 9th 2004, AND A GRADING AND UTILITY PLAN PREPARED BY SCHOELL AND MADSEN DATED SEPTEMBER 20, 2005.



1
A1.1 **EXISTING GRADING AND UTILITY PLAN**
SCALE: 1" = 30'-0" ON 24X36
1" = 60'-0" ON 11X17

PROPOSED BUILDING FOR:
BROADWAY RESOURCE RECOVERY, LLC
111 22nd AVENUE NORTH
MINNEAPOLIS, MN

Paul Meyer
ARCHITECTS, INC.
15650 36TH AVENUE NORTH, SUITE 170
PLYMOUTH, MINNESOTA 55446
TEL: 763-557-9081 / FAX: 763-557-9233
PROJECT # 1415001



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EXISTING
SITE PLAN

A1.1

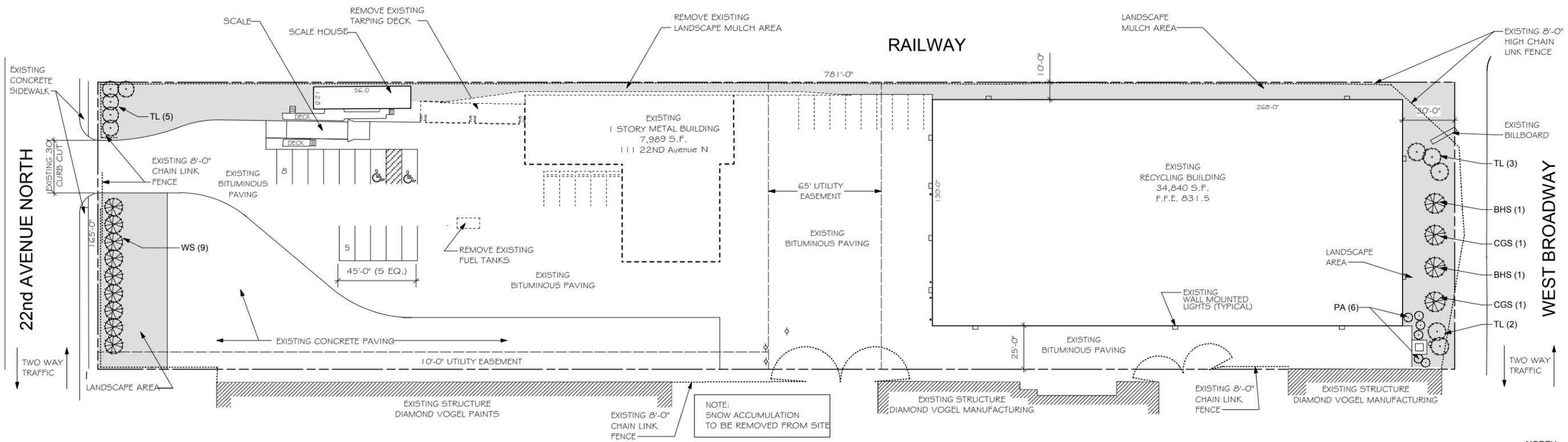
EXISTING LANDSCAPING

SYMBOL	QUANTITY	COMMON NAME
WS	9	WHITE SPRUCE
BHS	2	BLACK HILLS SPRUCE
CGS	2	COLORADO GREEN SPRUCE
ITL	10	IVORY SILK TREE LILAC
PA	6	PYRAMIDAL ARBORVITAE

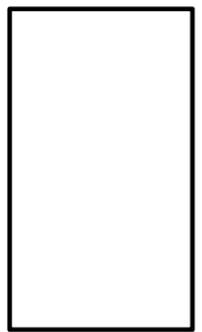
NOTE:
OWNER SHALL ENGAGE GEOTECHNICAL ENGINEER TO MONITOR SOIL EXCAVATED FOR THIS PROJECT. ANY EXCAVATED SOIL FOUND TO BE CONTAMINATED SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.

PROPOSED BUILDING FOR:
BROADWAY RESOURCE RECOVERY, LLC
111 22nd AVENUE NORTH
MINNEAPOLIS, MN

Paul Meyer
ARCHITECTS INC
15659 36TH AVENUE NORTH, SUITE 170
PLYMOUTH, MINNESOTA 55446
TEL 763-557-9081 / FAX 763-557-9233
PROJECT # 14150.01



2 EXISTING SITE PLAN / LANDSCAPE PLAN
A1.2 SCALE: 1" = 30'-0" ON 24X36
1" = 60'-0" ON 11X17



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CONSTRUCTION**

ISSUE/REVISIONS
03-14-2014

**EXISTING
LANDSCAPE PLAN**
A1.2

SITE DATA

BUILDING AREA:	SCALE HOUSE	717 S.F.
	EXISTING RECYCLING BUILDING	34,840 S.F.
	PROPOSED BUILDING	11,180 S.F.
	TOTAL	46,737 S.F.

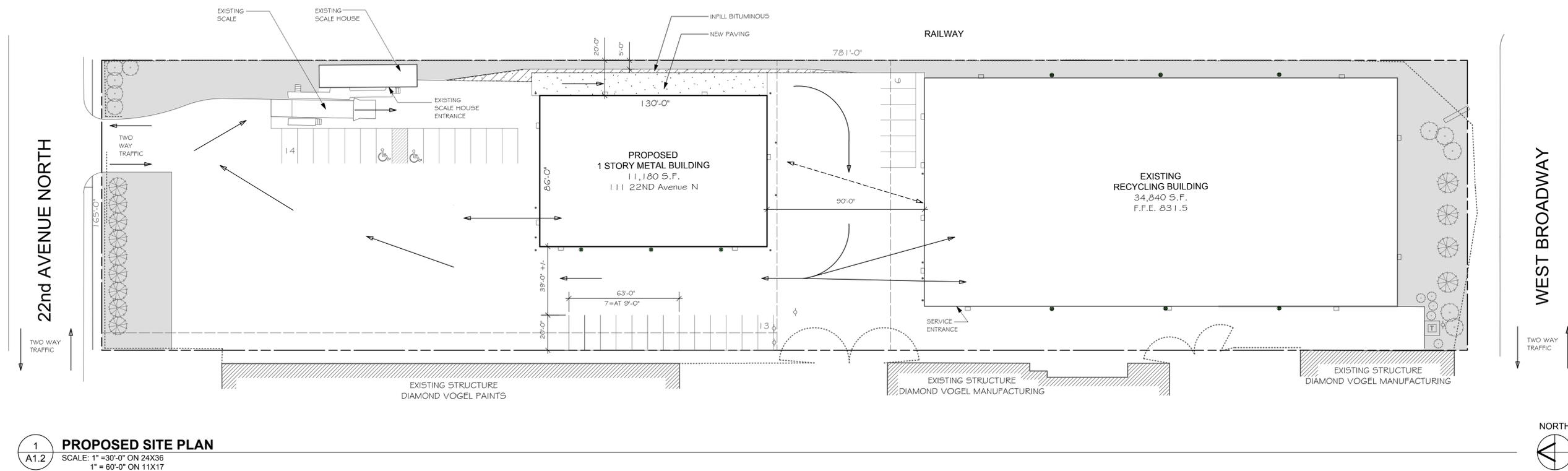
SITE AREA:	128,865 S.F.
REQUIRED LANDSCAPE AREA:	128,865 S.F.
	- 46,737 S.F.
	82,128 S.F.
	X 20%
	16,426 S.F.

EXISTING LANDSCAPE AREA:	17,244 S.F.
PROPOSED LANDSCAPE AREA:	16,714 S.F.

EXISTING PARKING:	32 SPACES
PARKING REQUIRED:	20,000 \ 1,000 = 20
	26,737 \ 2,000 = 13
TOTAL PARKING REQUIRED	33

SITE COVERAGE:	BUILDINGS AND PAVING	111,642 S.F. 86%
	LANDSCAPE	16,714 S.F. 14%
RATIO		6.14 : 1.0

INFORMATION FOR THIS DRAWING WAS TAKEN FROM A LAND TITLE SURVEY COMPLETED BY LOTS SURVEYS CORPORATION INC. DATED SEPTEMBER 19, 2000, A SURVEY BY SCHOELL AND MADSEN DATED JULY 9th 2004, AND A GRADING AND UTILITY PLAN PREPARED BY SCHOELL AND MADSEN DATED SEPTEMBER 20, 2005.

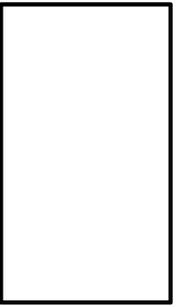


1 PROPOSED SITE PLAN
 A1.2 SCALE: 1" = 30'-0" ON 24X36
 1" = 60'-0" ON 11X17



PROPOSED BUILDING FOR:
BROADWAY RESOURCE RECOVERY, LLC
 111 22nd AVENUE NORTH
 MINNEAPOLIS, MN

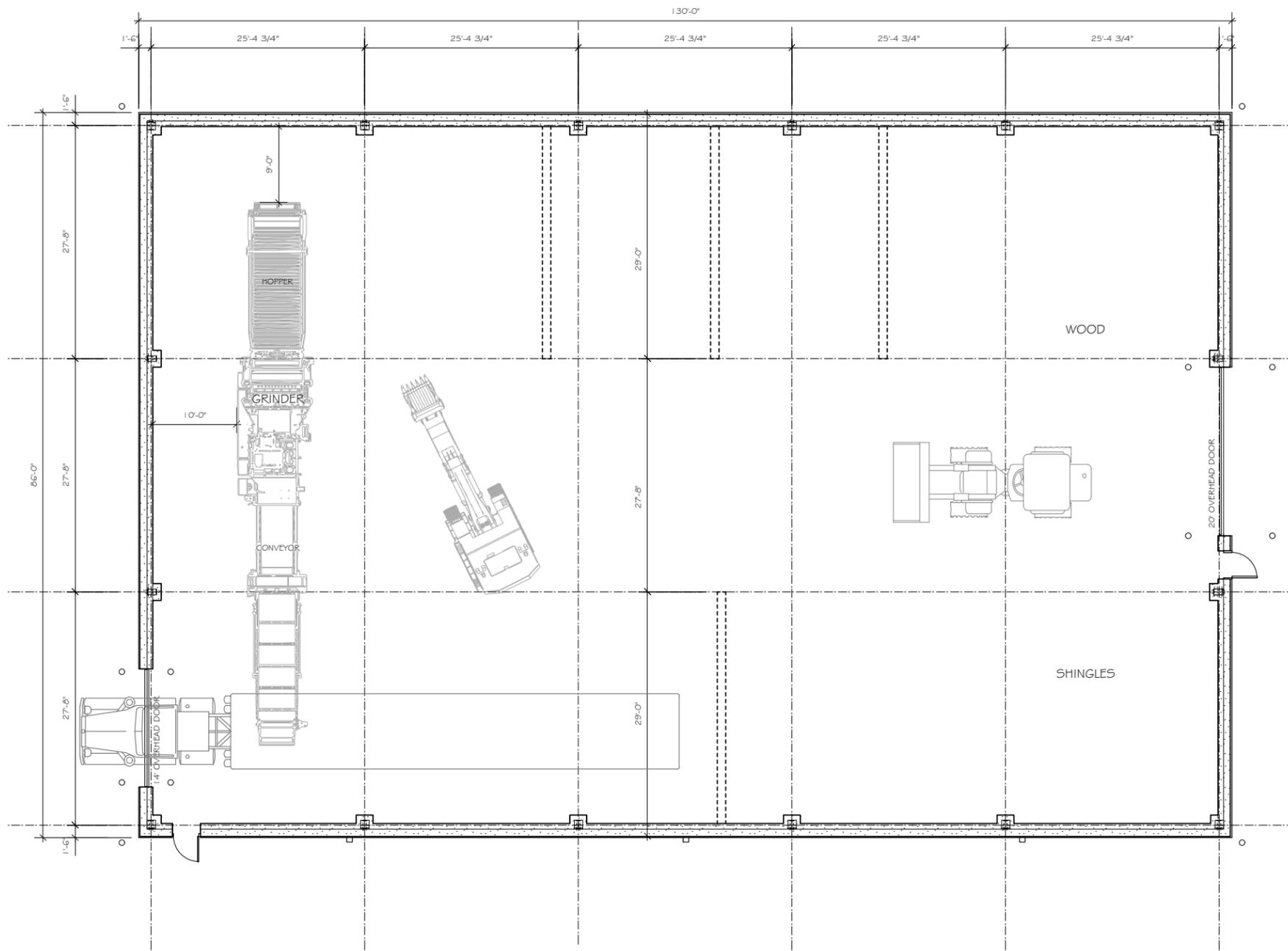
Paul Meyer
ARCHITECTS, INC.
 15650 36TH AVENUE NORTH, SUITE 170
 FLYMOOTH, MINNESOTA 55446
 TEL 763-557-9081 / FAX 763-557-9233
 PROJECT # 14150.01



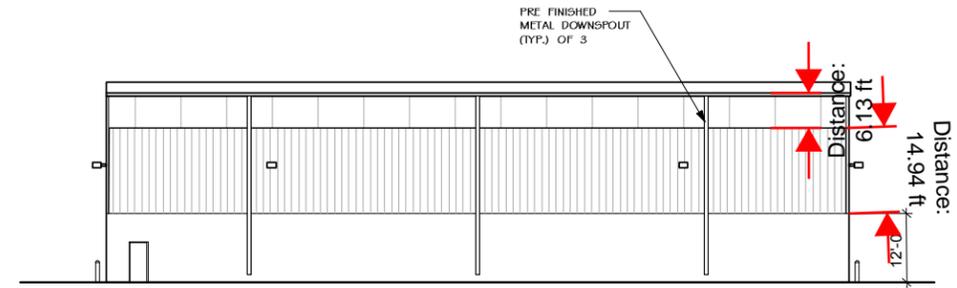
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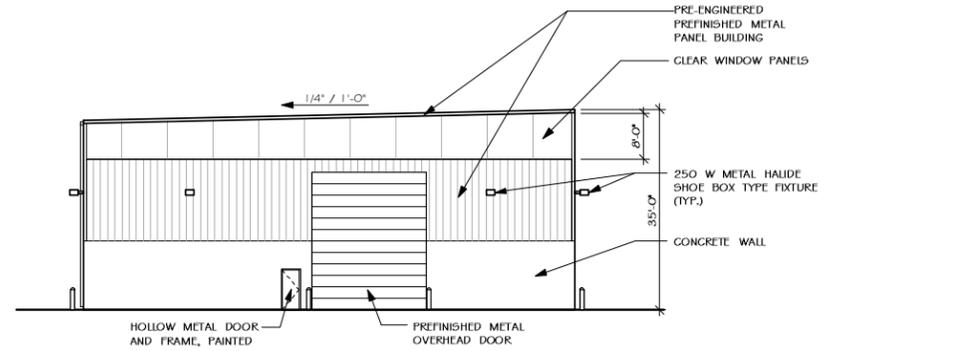
**PROPOSED
 SITE PLAN**
A 1.3



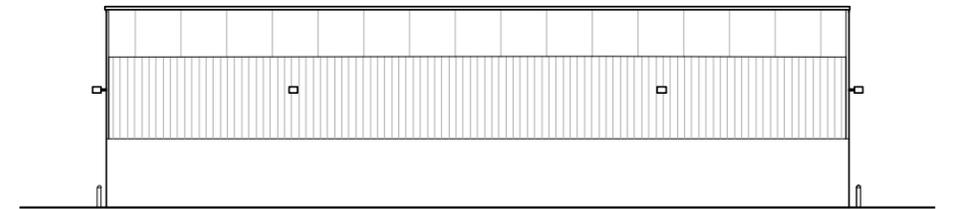
1
A2.1
PROPOSED FLOOR PLAN
SCALE: 1/8" = 1'-0" ON 24X36
1/16" = 1'-0" ON 11X17



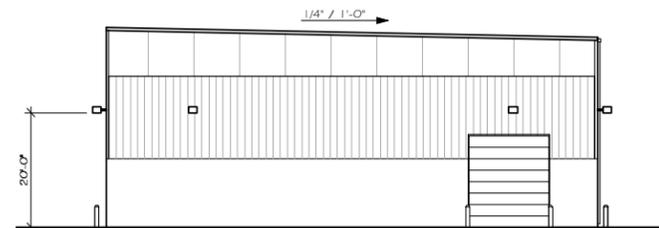
2
A3.1
WEST ELEVATION
SCALE: 1/16" = 1'-0" ON 24X36
1/32" = 1'-0" ON 11X17



3
A2.1
SOUTH ELEVATION
SCALE: 1/16" = 1'-0" ON 24X36
1/32" = 1'-0" ON 11X17



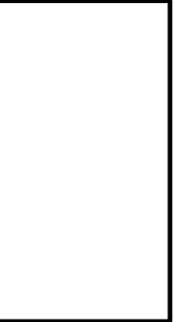
4
A2.1
EAST ELEVATION
SCALE: 1/16" = 1'-0" ON 24X36
1/32" = 1'-0" ON 11X17



5
A2.1
NORTH ELEVATION
SCALE: 1/16" = 1'-0" ON 24X36
1/32" = 1'-0" ON 11X17

PROPOSED BUILDING FOR:
BROADWAY RESOURCE RECOVERY, LLC
111 22nd AVENUE NORTH
MINNEAPOLIS, MN

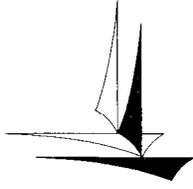
Paul Meyer
ARCHITECTS, INC.
15845 58TH AVENUE NORTH, SUITE 110
POTOMAC, MARYLAND 20854
TEL: 763-557-9081 / FAX: 763-557-9223
PROJECT # 14150.01



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04-17-2014

FLOOR PLAN
A2.1



Minneapolis Development Review
250 South 4th Street
Room 300
Minneapolis, MN 55415

Preliminary Development Review Report

Development Coordinator Assigned: **DONALD ZART**
(612) 673-2726
don.zart@minneapolismn.gov

Status *
RESUBMISSION REQUIRED

Tracking Number:	PDR 1001188
Applicant:	BROADWAY RESOURCE RECOVERY, LLC 2301 N 2ND ST MINNEAPOLIS, MN 55411
Site Address:	111 22ND AVE N
Date Submitted:	02-APR-2014
Date Reviewed:	11-APR-2014

Purpose

The purpose of the Preliminary Development Review (PDR) is to provide Customers with comments about their proposed development. City personnel, who specialize in various disciplines, review site plans to identify issues and provide feedback to the Customers to assist them in developing their final site plans.

The City of Minneapolis encourages the use of green building techniques. For additional information please check out our green building web page at: http://www.ci.minneapolis.mn.us/mdr/GreenBuildingOptions_home.asp.

DISCLAIMER: The information in this review is based solely on the preliminary site plan submitted. The comments contained in this report are preliminary ONLY and are subject to modification.

Project Scope

Replace existing 7,989 sq ft metal building with a larger, 11,180 sq ft building

Review Findings (by Discipline)

Zoning - Planning

- The following applications have been identified for the proposed project
 - Conditional use permit to allow for an expansion of a recycling facility
 - Site plan review
- The project is anticipated to go to the May 5, 2014 Planning Commission meeting.

Addressing

- There is not a proposed change in address for this project.

***Approved:** You may continue to the next phase of developing your project.

***Resubmission Required:** You cannot move forward or obtain permits until your plans have been resubmitted and approved.

□ Parks - Forestry

- Effective January 1, 2014, the City of Minneapolis and the Minneapolis Park and Recreation Board adopted an update to the existing Parkland Dedication Ordinance.
- The adopted City of Minneapolis Parkland Dedication ordinance is located in Section 598.340 of the City's Land Subdivision ordinance:
- <http://library.municode.com/index.aspx?clientId=11490>
- As adopted, the fee in lieu of dedication for new residential units is \$1,500 per unit (affordable units excluded per ordinance) and for commercial and industrial development it is \$200 per development employee (as defined in ordinance). Any dedication fee (if required) must be paid at the time of building permit issuance. There is also an administration fee that is 5% of the calculated park dedication fee.
- As proposed, for your project Broadway Resource Recovery, the calculated dedication fee is as follows:
- Maximum fee at current maximum per development employee = \$1,200
- 5% of \$1,200 (for administrative fee) = \$ 60
- Total = \$1,260
- This is a preliminary calculation based on your current proposal; a final calculation will be made at the time of building permit submittal.
- For further information, please contact Don Zart at (612)673-2726.

□ Right of Way

- The plan as submitted meets the requirements of the Public Works Right-Of-Way Division.

□ Street Design

- The plan as submitted meets the requirements of the Public Works Street Design Division.

□ Environmental Health

- Registration of a 4000 gallon aboveground storage tank for diesel fuel is on site for Atomic Recycling. If the AST will need to be removed as part of the new building see below for local permit requirements. If Broadway Resources is now the responsible party for the AST ownership change to the Minnesota Pollution control agency must be submitted.
- The site Industrial Stormwater Plan for MPCA Permit # MNR0537WM should be reviewed and updated as necessary to reflect site changes. If there are changes they should be submitted to the MCPA as required under your current permit.
- If dewatering is required during site construction see below for city permit requirements. Subgrade structures should be designed to prevent infiltration of groundwater without the need for a permanent dewatering system being installed. If a continuously operating permanent dewatering system is needed it must be approved as part of the sanitary sewer and storm drain site plan approval prior to construction beginning.
- No construction, demolition or commercial power maintenance equipment shall be operated within the city between the hours of 6:00 p.m. and 7:00 a.m. on weekdays or during any hours on Saturdays, Sundays and state and federal holidays, except under permit. Contact Environmental Services at 612-673-3867 for permit information.
- Permits and approval are required from Environmental Services for the following activities: Temporary storage of impacted soils on site prior to disposal or reuse; Reuse of impacted soils on site; Dewatering and discharge of accumulated storm water or ground water, underground or aboveground tank installation or removal, well construction or sealing. Contact Tom Frame at 612-673-5807 for permit applications and approvals.
- A review of the project, permits issued and an inspection from Environmental Service for identification of equipment and site operations that require annual registration with the City of Minneapolis will occur for this project.

□ Traffic and Parking

- The plan as submitted meets the requirements of the Public Works Traffic & Parking Services Division.

❑ Water

- The plan as submitted meets the requirements of the Public Works Water Maintenance & Distribution Division.
- Note to the Applicant: It is unclear if the proposed building requires new water service connection; please contact Rock Rogers at (612) 673-2286, to review domestic and fire service design, connections, and sizes.

❑ Fire Safety

- Maintain fire department access at all times.

❑ Historical Preservation Committee

- There is not a Preservation flag on the property but please note that the wrecking of any structure requires a preservation review as part of the normal permitting process. Wrecking Permit to be taken out by a licensed wrecking contractor.

❑ Business Licensing

- There isn't a Business License review required at this time.

❑ Sewer Design

- Stormwater Management: It appears that the site was previously captured under the stormwater management requirements of Chapter 54 of the Minneapolis Code of Ordinances, due to a previous approved project. Please provide the necessary documentation and analysis demonstrating continued compliance with Chapter 54, including stormwater calculations, BMP maintenance plans, etc.
- It is unclear if additional landscaping is proposed on the site, as the Landscape Areas identified on Sheet A1.1 do not seem to match what exists on the site and are not identified on Sheet C1.01. Please clearly identify the area of land disturbance on the plan and provide the total acreage of disturbance.
- Utility: Please identify the extents of the existing utility easement on Sheet C1.01.
- Erosion Control: The proposed silt fence location on Sheet C1.01 should contain the entire disturbed area. It appears there is land disturbing activity occurring to the west of the proposed silt fence.
- Non Stormwater Discharges: Detail all mechanical and non-stormwater discharges. Non-stormwater discharges are not permitted unless approved by the City of Minneapolis. Non-stormwater discharges not declared and approved will not be permitted. If there currently are none and nothing is proposed declare this status on the plans.
- For comments or questions on Public Works Surface Water & Sewers Division related requirements please contact Jeremy Strehlo, (Professional Engineer) at (612) 673-3973, or jeremy.strehlo@minneapolismn.gov

❑ Construction Code Services

- Revised site plan is required for submission with ADA Sign Post(s) indicated at existing ADA parking spaces, Access Aisle indicating "No Parking" and Accessible Route with min. slope per Minnesota State Accessibility Code Section(s) 402 and 502.
- Two service doors shown on floor plan sheet # A2.1 are required to be ADA compliance doors with required landing of minimum 5'0" x 5'0" landing with min. slope and door hardware/clearance per Minnesota State Accessibility Code Section(s) 403, 404.2.2, 404.2.3, 404.2.6, 404.2.9 and 1105.1.
- Submit copy of SAC Determination Letter. Contact the Met Council for this determination, see http://www.minneapolismn.gov/www/groups/public/@regservices/documents/webcontent/convert_281675.pdf for more information.

❑ Sidewalk

The plan as submitted meets the requirements of the Public Works Sidewalk Inspections Division

END OF REPORT