CPED STAFF REPORT

Prepared for the City Planning Commission

CPC Agenda Item #7
June 23, 2014
BZZ-6580

LAND USE APPLICATION SUMMARY

Property Location: 24 University Avenue NE (Tract G)
Project Name: Corner Apartments
Prepared By: Hilary Dvorak, Principal Planner, (612) 673-2639
Applicant: Corner Apartments, LLC
Project Contact: Gretchen Camp with BKV Group, Inc.
Request: 57-unit multiple-family residential building
Required Applications:

Conditional Use Permit	To amend an existing Planned Unit Development to add a 57-unit multiple-family residential building.
Site Plan Review	For a new 6-story, 50,622 square foot residential building.

SITE DATA

Existing Zoning	C3A Community Activity Center District PO Pedestrian Oriented Overlay District and MR Mississippi River Overlay District
Lot Area	Lot = 11,135 sq. ft. / .26 acres PUD site = 88,650 sq. ft. / 2.04 acres
Ward(s)	3
Neighborhood(s)	Nicollet Island East Bank
Designated Future Land Use	Mixed Use
Land Use Features	Community Corridor (Second Street Northeast) Commercial Corridor (East Hennepin Avenue half-block to the east) Activity Center (East Hennepin)
Small Area Plan(s)	Not applicable

Date Application Deemed Complete	May 27, 2014	**Date Extension Letter Sent**	Not applicable
End of 60-Day Decision Period	July 26, 2014	**End of 120-Day Decision Period**	Not applicable

BACKGROUND

SITE DESCRIPTION AND PRESENT USE. The property is located at the intersection of First Avenue Northeast and Second Street Northeast. The site is currently a surface parking lot.

SURROUNDING PROPERTIES AND NEIGHBORHOOD. The site is surrounded by commercial establishments including offices, general retail sales and services uses, restaurants, residential developments of varying densities and a parking ramp. The site is located in the Nicollet Island East Bank neighborhood.

PROJECT DESCRIPTION. The applicant is proposing to construct a 57-unit multiple-family residential building on the site. This development will modify an existing Planned Unit Development that spans across three blocks. The Planned Unit Development includes several commercial uses, office space and many different types of attached housing units. The Planned Unit Development is made up of three blocks (see the map showing the boundaries of the Planned Unit Development). Block 1 contains several buildings with a mixture of office, commercial and residential uses in them. There are a total of 30 dwelling units located on Block 1. Block 1 is where the proposed development will be constructed. Block 2 is made up of 48 attached townhomes and Block 3 is made up of two condominium buildings with a total of 110 dwelling units and 12 attached townhomes.

The proposed development will be a six-story multiple-family residential building. The main entrance to the building will be located along First Avenue Northeast and the ground floor units on both First Avenue Northeast and Second Street Northeast will have individual entrances at street level. On top of the building there will be a rooftop deck. The exterior materials include cast stone, brick and metal.

Parking for the proposed development will be accommodated in the existing parking ramp located adjacent to the site. A second-story skyway will connect the existing parking ramp to the proposed building. A shared parking analysis is included in the packet for the Planned Unit Development.

Historical Significance: The development site is located in the St. Anthony Falls Historic District. The Heritage Preservation Commission reviewed the development project on November 4, 2013. Actions from the Heritage Preservation Commission meeting are attached to this report.

RELATED APPROVALS. The original Planned Unit Development was approved in 2000 and an amendment was approved in 2003. In 2011, both the City Planning Commission and the Heritage Preservation Commission reviewed and approved a 94-unit, 11-story multiple-family residential building for this site. That development was never built.

PUBLIC COMMENTS. No public comments have been submitted regarding the project. Any correspondence received prior to the public meeting will be forwarded on to the Planning Commission for consideration.

ANALYSIS

CONDITIONAL USE PERMIT

The Department of Community Planning and Economic Development has analyzed the application to amend an existing Planned Unit Development to add a 57-unit multiple-family residential building 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.*

   Amending an existing Planned Unit Development to add a 57-unit multiple-family residential building would not be detrimental to or endanger the public health, safety, comfort or general welfare. The proposed development will replace a surface parking lot, will provide more "eyes on the street" and will activate the street walls along First Avenue Northeast and Second Street Northeast.

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.*

   Amending an existing Planned Unit Development to add a 57-unit multiple-family residential building would not be injurious to the use and enjoyment of other property in the vicinity or impede the normal or orderly development and improvement of surrounding property for uses permitted in the district. Adjacent uses include a mixture of commercial establishments including offices, general retail sales and services uses, restaurants, residential developments of varying densities and a parking ramp. The proposed development will complement the existing uses in the area. Redeveloping the surface parking lot will improve the surrounding area. As a result of the development a pedestrian "alley" will be created that will allow movement from First Avenue Northeast through the block and the existing surface parking ramp will undergo facade improvements.

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

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

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

   In the C3A zoning district the zoning code requires 1.0 parking space per dwelling unit. For 57 dwelling units the parking requirement would be 57 parking spaces. In addition to the proposed 57-unit multiple-family residential building there are 30 existing apartments located on the block. The total parking requirement for all 87 dwelling units is 87 parking spaces. The residential component of this development qualifies for one transit reduction: proximity to transit. The transit reduction reduces the parking requirement by 10 percent or nine parking spaces. After the transit reduction is calculated the parking requirement for the residential component of the development is 78 parking spaces.

   Parking for the proposed development will be accommodated in the existing parking ramp located adjacent to the site. A second-story skyway will connect the existing parking ramp to the proposed building. There are a total of 188 parking spaces in the parking ramp. The parking requirement for the rest of the uses within the Planned Unit Development located on Block 1 is 106 parking spaces. The total parking requirement for all of the uses on Block 1 is 184 parking spaces.

   An amendment to the previously approved Travel Demand Management Plan (TDMP) was completed for this development. The TDMP concluded that the existing street capacity is adequate to support the traffic that will be generated by this development and the parking supply provided within the existing parking ramp is adequate for the project.

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

The proposed development would be consistent with the following policies of *The Minneapolis Plan for Sustainable Growth*:

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 1.9: Through attention to the mix and intensity of land uses and transit service, the City will support development along Community Corridors that enhances residential livability and pedestrian access.

1.9.5 Encourage the development of low- to medium-density housing on Community Corridors to serve as a transition to surrounding low-density residential areas.

1.9.6 Promote more intensive residential development along Community Corridors near intersections with Neighborhood Commercial Nodes and other locations where it is compatible with existing character.

Land Use Policy 1.10: Support development along Commercial Corridors that enhances the street's character, fosters pedestrian movement, expands the range of goods and services available, and improves the ability to accommodate automobile traffic.

1.10.1 Support a mix of uses – such as retail sales, office, institutional, high-density residential and clean low-impact light industrial – where compatible with the existing and desired character.

1.10.4 Encourage a height of at least two stories for new buildings along Commercial Corridors, in keeping with neighborhood character.

1.10.6 Encourage the development of medium-density housing on properties adjacent to properties on Commercial Corridors.

Land Use Policy 1.12: Support Activity Centers by preserving the mix and intensity of land uses and by enhancing the design features that give each center its unique urban character.

1.12.4 Discourage uses that diminish the transit and pedestrian character of Activity Centers, such as automobile services, surface parking lots, and drive-through facilities.

1.12.5 Encourage a height of at least two stories for new buildings in Activity Centers, in keeping with neighborhood character.

1.12.7 Encourage the development of medium- to high-density housing immediately adjacent to Activity Centers to serve as a transition to surrounding residential areas.

1.12.8 Support district parking strategies in Activity Centers, including shared parking facilities with uniform signage, and other strategies.

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.

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

   With the approval of the conditional use permit and site plan review applications this development will meet the applicable regulations of the C3A Community Activity Center District, the PO Pedestrian Oriented Overlay District and the MR Mississippi River Overlay District.

Findings Required for Planned Unit Developments:

A. The planned unit development conforms to the applicable standards for alternatives and amenities.

   Alternatives requested:

   Placement and number of principal residential structures.

   The proposed building will be constructed on its own lot.

   Bulk regulations.

   Maximum Floor Area: The maximum FAR in the C3A zoning district is 2.7. Within a Planned Unit Development, floor area may be spread out amongst the entire development. The size of Block 1 is 88,650 square feet in area. All of Block 1 is zoned C3A. Including the proposed development there will be 131,640 square feet of gross floor area on the block, an FAR of 1.48.

   Building Height: Building height in the C3A zoning district is limited to four stories or 56 feet. The applicant is proposing to construct a building that is six stories or 73 feet in height which requires an alternative.

   In addition to the conditional use standards and planned unit development standards, the city planning commission shall consider, but not be limited to, the following factors when determining maximum height:

   1. **Access to light and air of surrounding properties.**

      Increasing the height of the proposed building should have minimal impact on the amount of light and air that the surrounding properties receive. The proposed building will be constructed next to a one story office building. As proposed, the building will be set back ten feet from the shared property line in order to provide light and air for the adjacent building.

   2. **Shadowing of residential properties or significant public spaces.**

      Shadow studies have been included as an attachment to the staff report and include shadowing impacts at 9 am, 12 noon and 5 pm during the spring, summer, fall and winter. The shadow study indicates that there will be shadowing cast on the residential properties located across First Avenue Northeast from morning until mid-day during the spring, fall and winter. Although there will be shadows cast on the surrounding residential properties they won't be cast for the entire day.

   3. **The scale and character of surrounding uses.**
      The height of the proposed building will be compatible with buildings in the surrounding area which range between one story and 28 stories. The proposed building will be constructed next to a one story office building. As proposed, the building will be set back ten feet from the shared property line.

The character of the buildings in the neighborhood is varied. Most of the existing commercial buildings in the area were constructed in the early 1900's. Across the street The Falls and The Pinnacle high-rise residential buildings were constructed in the mid-1980's and the existing residential component of the Planned Unit Development were constructed in the early 2000's.

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

   The development site is located in the St. Anthony Falls Historic District. The proposed building will be constructed next to the Minneapolis Fire Department Repair Shop which was listed on the National Register of Historic Places in 2005. The proposed building will be set back ten feet from the shared property line in order to provide a transition area between the historic property and the new construction.

Lot area requirements.

The minimum lot area for a Planned Unit Development is one acre. The size of Block 1 of the PUD is 88,650 square feet or 2.04 acres.

Yards.

The front yard setback requirement along both First Avenue Northeast and Second Street Northeast is zero feet. The building will be constructed up to both front property lines. The setback requirement along both interior property lines is 5+2x, where x equals the number of stories above the first floor, not to exceed 15 feet. The resulting setback for a six story building is 15 feet. The building is setback 10 feet from the east interior property line and the south interior property line, however the skyway connecting the building to the parking ramp reduces the setback to zero feet. In both interior side yards there are also balconies located on floors two through six that project two feet from the building wall. An alternative is required to reduce the interior setbacks.

On-premise signs.

Signs are subject to the requirements of Chapter 543, On-premise Signs. In the C3A zoning district one can have one-and-a-half square feet of signage for every one foot of primary building wall. However, if there is a freestanding sign on the zoning lot then there can only be one square foot of signage for every one foot of primary building wall. Wall signs are limited to 180 square feet in size. Projecting signs are limited to 48 square feet in size. There is no sign height limitation for either wall signs or projecting signs in the C3A zoning district. Freestanding signs are limited to 80 square feet and can be no taller than 8 feet. The zoning code also limits the number of freestanding signs on a zoning lot to one. The applicant is proposing to have a 30 square foot sign attached to the top of the metal canopy above the front entrance to the building. The sign will be 14 feet high.

Off-street parking and loading.

In the C3A zoning district the zoning code requires 1.0 parking space per dwelling unit. For 57 dwelling units the parking requirement would be 57 parking spaces. In addition to the proposed 57-unit multiple-family residential building, there are 30 existing apartments located on the block. The total parking requirement for all 87 dwelling units is 87 parking spaces. The residential component of this development qualifies for one transit reduction: proximity to transit. The transit reduction reduces the parking requirement by 10 percent or nine parking spaces. After the transit reduction is calculated the parking requirement for the residential component of the development is 78 parking spaces.

Parking for the proposed development will be accommodated in the existing parking ramp located adjacent to the site. A second-story skyway will connect the existing parking ramp to the proposed building. There are a total of 188 parking spaces in the parking ramp. The parking requirement for

the rest of the uses within the Planned Unit Development located on Block 1 is 106 parking spaces. The total parking requirement for all of the uses on Block 1 is 184 parking spaces.

There is no loading requirement for a multiple-family development with less than 100 dwelling units.

Points required:

- Bulk regulations, height **– 5 points.**
- Yards, required yards within the Planned Unit Development**– 5 points.**

Total – 10 points.

Phasing plan. This development will modify an existing Planned Unit Development that spans across three blocks. The original Planned Unit Development was approved in 2000 and an amendment was approved in 2003. The proposed building will be constructed on the last vacant parcel of the land within the Planned Unit Development.

Amenities provided:

The applicant proposes the following amenities from Table 527-1, Amenities:

Pedestrian Improvements - **A site and building design that allows for exceptional and accessible pedestrian and/or bicycle access through and/or around a site that exceeds the requirements of Chapter 530, Site Plan Review.** The site has been designed with a pedestrian "alley" that runs from First Avenue Northeast to the middle of the block. The proposed alley will connect up with an existing walkway that will lead pedestrians from the middle of the block out to either University Avenue Southeast or East Hennepin Avenue. The walkway will be open to the public. **The improvements shall use a combination of landscaping, decorative materials, access control and lighting to create a safe, clear and aesthetically pleasing access through and/or around the site that complies with the Americans with Disabilities Act accessibility requirements.** The alley will be made of pervious cobblestone pavers. Pedestrian-scale lighting will be integrated into the alley. New landscape materials will be installed in the existing planting beds along the alley. This provision is worth 3 points.

Reflective roof – **Utilize roofing materials for seventy five (75) percent or more of the total roof surface having a Solar Reflectance Index (SRI) equal to or greater than the values as required by the US Green Building Council (USGBC) for low-sloped and steep-sloped roofs.** Reflective roofing materials with a Solar Reflectance Index equal to or greater than that required by the USGBC will be provided for a minimum of 75 percent of the total roof area. This provision is worth 3 points.

Recycling storage area – **Provide an easily accessible area that serves the entire building and is dedicated to the collection and storage of non-hazardous materials for recycling, including but not limited to paper, corrugated cardboard, glass, plastics and metals. The recycling storage area shall be located entirely below grade or entirely enclosed within the building.** There will be a recycling storage area provided on the first floor of the building. The recyclable materials will be collected in bins designated for mixed paper, glass, plastic, metal and cardboard. This provision is worth 1 point.

The applicant proposes the following amenities not listed in Table 527-1, Amenities:

Façade improvement to adjacent garage – The applicant is proposing to make modifications to the existing parking ramp that was constructed as part of the original Planned Unit Development. The applicant is proposing to attach metal panels to the front wall of the parking ramp facing Second Street Northeast. The metal panels will provide a decorative element to the exterior of the parking ramp. Along the first level of the parking ramp the metal panels will provide a medium for climbing

vines, which the applicant is proposing to plant along the foundation of the parking ramp for the entire length of Second Street Northeast. The applicant is requesting 5 points for this amenity.

Points Summary

Amenity		Points Requested by Applicant	Points Recommended by Staff
Amenities from Table 527-1	Pedestrian Improvements	3 points	3 points
	Reflective Roof	3 point	3 point
	Recycling Storage Area	1 point	1 point
Amenities proposed by the applicant or others	Façade Improvements to adjacent garage	5 points	5 points
Total		12 points	12 points

B. The planned unit development conforms to the required findings for a planned unit development:

(1) That the planned unit development complies with all of the requirements and the intent and purpose of this chapter. In making such determination, the following shall be given primary consideration:

a. The character of the uses in the proposed planned unit development, including in the case of residential uses, the variety of housing types and their relationship to other site elements and to surrounding development.

A multiple-family residential development with 57 dwelling units is proposed. The mix of units includes studio, one and two-bedrooms. Adjacent uses include a mixture of commercial establishments including offices, general retail sales and services uses, restaurants, residential developments of varying densities and a parking ramp. The proposed development will complement the existing uses in the area.

b. The traffic generation characteristics of the proposed planned unit development in relation to street capacity, provision of vehicle access, parking and loading areas, pedestrian access, bicycle facilities and availability of transit alternatives.

An amendment to the previously approved TDMP was completed for this development. The TDMP concluded that the existing street capacity is adequate to support the traffic that will be generated by this development and the parking supply provided within the existing parking ramp is adequate for the project.

Parking for the proposed development will be accommodated in the existing parking ramp located adjacent to the site. A second-story skyway will connect the existing parking ramp to the proposed building. There are a total of 188 parking spaces available within the parking ramp. The total parking requirement for all of the uses on Block 1 is 184 parking spaces.

There will be three bicycle storage locations provided within the development. On the first floor of the building there will be a bicycle storage room that will accommodate 22 bicycles. Another bicycle storage room will be provided on the second level of the existing parking ramp that will also accommodate an additional 22 bicycles. And lastly

there will be a bicycle rack provided near the main entrance to the building along First Avenue Northeast. This bicycle rack will accommodate up to eight bicycles.

As for transit alternatives there are numerous bus routes that run through the immediate area. There are also on-street bicycle lanes provided in the area. In addition there are two Nice Ride bicycle stations provide within blocks of the site.

c. *The site amenities of the proposed planned unit development, including the location and functions of open space, the preservation or restoration of the natural environment or historic features, sustainability and urban design.*

The site amenities include pedestrian improvements, reflective roofing, a recycling storage area and facade improvement to the adjacent parking garage. The proposed building will be constructed next to the Minneapolis Fire Department Repair Shop which was listed on the National Register of Historic Places in 2005. The proposed building will be set back ten feet from the shared property line in order to provide a transition area between the historic property and the new construction. The development site is also located in the St. Anthony Falls Historic District. The Heritage Preservation Commission reviewed the development project on November 4, 2013. Actions from the Heritage Preservation Commission meeting are attached to this report.

d. *The appearance and compatibility of individual buildings and parking areas in the proposed planned unit development to other site elements and to surrounding development, including but not limited to building scale and massing, microclimate effects of the development, and protection of views and corridors.*

The proposed development will be a six-story multiple-family residential building. The main entrance to the building will be located along First Avenue Northeast and the ground floor units on both First Avenue Northeast and Second Street Northeast will have individual entrances at street level. On top of the building there will be a rooftop deck. The exterior materials include cast stone, brick and metal. Parking for the proposed development will be accommodated in the existing parking ramp located adjacent to the site. A second-story skyway will connect the existing parking ramp to the proposed building.

The height of the proposed building will be compatible with buildings in the surrounding area which range between one story and 28 stories. The proposed building will be constructed next to a one story office building. As proposed the building will be set back ten feet from the shared property line in order to provide light and air for the adjacent building.

e. *An appropriate transition area shall be provided between the planned unit development and adjacent residential uses or residential zoning that considers landscaping, screening, access to light and air, building massing, and applicable policies of the comprehensive plan and adopted small area plans.*

The development site is not located adjacent to a residential use or properties with residential zoning.

f. *The relation of the proposed planned unit development to existing and proposed public facilities, including but not limited to provision for stormwater runoff and storage, and temporary and permanent erosion control.*

The applicant will be working closely with the Public Works Department, the Plan Review Section of CPED and the various utility companies during the duration of the development to ensure that all procedures are followed in order to comply with city and other applicable requirements. The City of Minneapolis will review and approve the applicant's stormwater management plan and erosion control plan.

g. *The consideration, where possible, of sustainable building practices during the construction phases and the use of deconstruction services and recycling of materials for the demolition phase.*

The proposed development will replace a surface parking lot so there will be no deconstruction of existing buildings. During construction waste generated during construction will be recycled.

(2) *That the planned unit development complies with all of the applicable requirements contained in Chapter 598, Land Subdivision Regulations.*

The platting of the site is in compliance with Chapter 598, Land Subdivision Regulations.

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:

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

Building Placement and Design – *Meets requirements*

- The building reinforces the street wall, facilitates pedestrian access and maximizes natural surveillance. The building is set up to the front property lines along both First Avenue Northeast and Second Street Northeast, there are entrances and exits at street level that can be accessed by residents and guests and there are large windows and balconies on all sides of the development that maximize the opportunities for people to observe adjacent spaces and the public sidewalks.
- The building walls fronting along both First Avenue Northeast and Second Street Northeast are being built between zero and five feet of the property lines.
- Where the building is setback from the property lines there are raised terraces and landscaping.
- The main entrance to the building will be located along First Avenue Northeast and the ground floor units on both First Avenue Northeast and Second Street Northeast will have individual entrances at street level.
- Parking for the proposed development will be accommodated in the existing parking ramp located adjacent to the site. A second-story skyway will connect the existing parking ramp to the proposed building.
- The building is articulated with recesses and projections, varying window patterns, recessed and projecting balconies and different materials.
- There are no areas of the development that are over 25 feet in length and void of windows, entries, recesses or projections, or other architectural elements.
- The exterior materials include cast stone, brick and metal. The sides and rear of the building are similar to and compatible with the front of the building.
- Plain face concrete block is not being proposed as an exterior building material.

- The development meets the minimum window percentages required by the zoning code. The windows in the development are vertical in nature and are evenly distributed along the building walls. See **Table 1**.
- The entire building frontage along both First Avenue Northeast and Second Street Northeast contain active functions.
- The principal roof line of the building will be flat. There is a mixture of flat and pitched roofed buildings in the area.
- Parking for the proposed development will be accommodated in the existing parking ramp located adjacent to the site. The parking ramp was designed so sloping floors do not dominate the appearance of it from the street. The ramp is currently open along Second Street Northeast so vehicles are visible from the public sidewalk. The applicant is proposing to attach metal panels to the front wall of the parking ramp facing the street. The metal panels will provide a decorative element to the exterior of the parking ramp. Along the first level of the parking ramp the metal panels will provide a medium for climbing vines, which the applicant is proposing to plant along the foundation of the parking ramp for the entire length of Second Street Northeast. These modifications to the parking ramp will help screen vehicles.

Table 1. Percentage of Windows Required for Elevations Facing a Public Street, Sidewalk, Pathway, or On-Site Parking

	Code Requirement		Proposed	
Residential Uses				
1st Floor facing First Avenue Northeast	**20% minimum**	**154 sq. ft.**	**30%**	**227 sq. ft.**
2nd Floor and Above facing First Avenue Northeast	**10% minimum**	**101 sq. ft.**	**34%**	**338 sq. ft.**
1st Floor facing Second Street Northeast	**20% minimum**	**151 sq. ft.**	**22%**	**168 sq. ft.**
2nd Floor and Above facing Second Street Northeast t	**10% minimum**	**99 sq. ft.**	**22%**	**218 sq. ft.**

Access and Circulation – *Meets requirements*

- All of the entrances leading into the building are directly connected to a public sidewalk.
- No transit shelters are proposed as part of this development.
- Parking for the proposed development will be accommodated in the existing parking ramp located adjacent to the site. A second-story skyway will connect the existing parking ramp to the proposed building.
- There is no public alley on this block.
- There is no maximum impervious surface requirement in the C3A zoning district. According to the materials submitted by the applicant 97 percent of the site will be impervious.

Landscaping and Screening – *Requires alternative compliance*

- The zoning code requires that at least 20 percent of the site not occupied by the building be landscaped. According to the applicant's landscaping plan there is 280 square feet of landscaping

on the site or approximately three percent of the site not occupied by the building. Alternative compliance is required.

- The zoning code requires at least 1 canopy tree for each 500 square feet of required green space and at least 1 shrub for each 100 square feet of required green space be planted on the site. The tree and shrub requirement for this site is one and five respectfully. The applicant is proposing to have zero canopy trees and three shrubs on the site. Alternative compliance is required.

Table 2. Landscaping and Screening Requirements

	Code Requirement	Proposed
Lot Area	**--**	**11,135 sq. ft.**
Building footprint	**--**	**8,960 sq. ft.**
Remaining Lot Area	**--**	**2,175 sq. ft.**
Landscaping Required	**435 sq. ft.**	**13 sq. ft.**
Canopy Trees (1: 500 sq. ft.)	**1 trees**	**0 trees**
Shrubs (1: 100 sq. ft.)	**5 shrubs**	**3 shrubs**

Additional Standards – *Meets requirements*

- Parking for the proposed development will be accommodated in the existing parking ramp located adjacent to the site. A second-story skyway will connect the existing parking ramp to the proposed building.
- The proposed building will be constructed next to the Minneapolis Fire Department Repair Shop which was listed on the National Register of Historic Places in 2005. The proposed building will be set back ten feet from the shared property line in order to provide a transition area between the historic property and the new construction.
- Shadow studies have been included as an attachment to the staff report and include shadowing impacts at 9 am, 12 noon and 5 pm during the spring, summer, fall and winter. The shadow study indicates that there will be shadowing cast on the residential properties located across First Avenue Northeast from morning until mid-day during the spring, fall and winter. Although there will be shadows cast on the surrounding residential properties they won't be cast for the entire day.
- This development should have minimal wind effects on the surrounding area.
- The site plan complies with crime prevention design elements as there are walkways that direct people to the building entrances, there are large windows and balconies on all sides of the building that maximize the opportunities for people to observe adjacent spaces and the public sidewalks and there are lights located near all of the pedestrian entrances and along the pedestrian alley.
- The development site is located in the St. Anthony Falls Historic District. The Heritage Preservation Commission reviewed the development project on November 4, 2013. Actions from the Heritage Preservation Commission meeting are attached to this report.

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

The proposed use is *permitted* in the C3A District.

Off-street Parking and Loading – *Meets requirements*

- In the C3A zoning district the zoning code requires 1.0 parking space per dwelling unit. For 57 dwelling units the parking requirement would be 57 parking spaces. In addition to the proposed 57-unit multiple-family residential building, there are 30 existing apartments located on the block. The total parking requirement for all 87 dwelling units is 87 parking spaces. The residential component of this development qualifies for one transit reduction: proximity to transit. The transit reduction reduces the parking requirement by 10 percent or nine parking spaces. After the transit reduction is calculated the parking requirement for the residential component of the development is 78 parking spaces.
  Parking for the proposed development will be accommodated in the existing parking ramp located adjacent to the site. A second-story skyway will connect the existing parking ramp to the proposed building. There are a total of 188 parking spaces in the parking ramp. The parking requirement for the rest of the uses within the Planned Unit Development located on Block 1 is 106 parking spaces. The total parking requirement for all of the uses on Block 1 is 184 parking spaces.
- The bicycle parking requirement for a multiple-family development is one space per two dwelling units. The bicycle parking requirement for this development is 29 spaces. Not less than 90 percent of the required bicycle parking spaces shall meet the standards for long-term bicycle parking. Required long-term bicycle parking spaces shall 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. In total, 26 of the required bicycle parking spaces need to be enclosed. There will be three bicycle storage locations provided within the development. On the first floor of the building there will be a bicycle storage room that will accommodate 22 bicycles. Another bicycle storage room will be provided on the second level of the existing parking ramp that will also accommodate an additional 22 bicycles. And lastly there will be a bicycle rack provided near the main entrance to the building along First Avenue Northeast. This bicycle rack will accommodate up to eight bicycles.
- There is no loading requirement for a multiple-family development with less than 100 dwelling units.

Building Bulk and Height – *Requires conditional use permit*

- The development meets the maximum gross floor area requirement of the zoning code but an alternative through the conditional use permit for the Planned Unit Development is required to increase the height of the building.

Table 3. Building Bulk and Height Requirements

	Code Requirement	Proposed Lot	Proposed PUD
Lot Area	--	11,135 sq. ft. / .26 acres	88,650 sq. ft. / 2.04 acres
Gross Floor Area (GFA)	--	50,622 sq. ft.	131,640 sq. ft.
Maximum Floor Area Ratio (GFA/Lot Area)	2.7	4.54	1.48
Maximum Building Height	4 stories or 56 feet, whichever is less	6 stories or 73 ft.	6 stories or 73 ft.

Residential Lot Requirements – *Meets requirements*

Table 4. Residential Lot Summary

	Code Requirement	Proposed Lot	Proposed PUD
Dwelling Units (DU)	--	57 DUs	57 DUs
Density (DU/acre)	--	219 DU/acre	219 DU/acre
Minimum Lot Area	Not less than one acre	11,135 sq. ft. / .26 acres	88,650 sq. ft. / 2.04 acres
Minimum Lot Width	0 ft.	106 ft.	106 ft.

Yard Requirements – *Requires conditional use permit*

Table 5. Minimum Yard Requirements

	Zoning District	Overriding Regulations	Total Requirement	Proposed
Front along Second Street Northeast	0 ft.	--	0 ft.	0 ft.
Front along First Avenue Northeast	0 ft.	--	0 ft.	0 ft.
Interior Side (East)	15 ft.	--	15 ft.	10 ft.
Interior Side (North)	15 ft.	--	15 ft.	10 ft.

Signs – *Meets requirements*

- Signs are subject to the requirements of Chapter 543, On-premise Signs. In the C3A zoning district one can have one-and-a-half square feet of signage for every one foot of primary building wall. However, if there is a freestanding sign on the zoning lot then there can only be one square foot of signage for every one foot of primary building wall. Wall signs are limited to 180 square feet in size. Projecting signs are limited to 48 square feet in size. There is no sign height limitation for either wall signs or projecting signs in the C3A zoning district. Freestanding signs are limited to 80 square feet and can be no taller than 8 feet. The zoning code also limits the number of freestanding signs on a zoning lot to one. The applicant is proposing to have a 30 square foot sign attached to the top of the metal canopy above the front entrance to the building. The sign will be 14 feet high.

Dumpster Screening – *Meets requirements*

- There will be a trash and recycling storage area provided on the first floor of the building.

Screening of Mechanical Equipment – *Meets requirements with Conditions of Approval*

- The applicant has not indicated where on the site the mechanical equipment will be located. To meet the requirements of the zoning code the mechanical equipment shall be screened with a fence, vegetation or the building itself. CPED is recommending that the mechanical equipment be screened per these standards.

Lighting – *Meets requirements with Conditions of Approval*

- A lighting plan showing footcandles was not submitted as part of the application materials. CPED is recommending that a lighting plan that meets the requirements of Chapter 535 of the Zoning Code be met.

Impervious Surface Area – *Meets requirements*

- There is no maximum impervious surface requirement in the C3A zoning district. According to the materials submitted by the applicant 97 percent of the site will be impervious.

Specific Development Standards – *Not applicable*

PO Pedestrian Oriented Overlay District and MR Mississippi River Overlay District Overlay District Standards – *Not applicable*

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

The Minneapolis Plan for Sustainable Growth identifies the site as Mixed Use on the future land use map. The proposed development is consistent with the following principles and policies outlined in the comprehensive plan:

Urban Design Policy 10.4: Support the development of residential dwellings that are of high quality design and compatible with surrounding development.

10.4.1 Maintain and strengthen the architectural character of the city's various residential neighborhoods.

10.4.2 Promote the development of new housing that is compatible with existing development in the area and the best of the city's existing housing stock.

Urban Design Policy 10.5: Support the development of multi-family residential dwellings of appropriate form and scale.

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.

10.6.1 Design buildings to fulfill light, privacy, and view requirements for the subject building as well as for adjacent properties by building within required setbacks.

10.6.2 Promote the preservation and enhancement of view corridors that focus attention on natural or built features, such as the Downtown skyline, landmark buildings, significant open spaces or bodies of water.

10.6.3 Provide appropriate physical transition and separation using green space, setbacks or orientation, stepped down height, or ornamental fencing to improve the compatibility between higher density and lower density residential uses.

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.

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

There are no small area plans for this area of the City of Minneapolis.

5. Alternative compliance.

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

- **Twenty-Percent Landscaping Requirement.** The zoning code requires that at least 20 percent of the site not occupied by the building be landscaped. According to the applicant's landscaping plan there is 280 square feet of landscaping on the site or approximately three percent of the site not occupied by the building. CPED finds that strict adherence to the requirements is impractical given the size of the site and the footprint of the building. There is only ten feet of open space provided between the proposed building and the two adjacent structures. The open space area next to the adjacent office building is being used as a pedestrian "alley" that runs from Second Street Northeast to the middle of the block. The proposed alley will connect up with an existing walkway that will lead pedestrians from the middle of the block out to either University Avenue Southeast or East Hennepin Avenue. And the open space area next to the adjacent parking ramp is being used as a service drive for trash and recycling. The pet exercise run will also be located in this area.
- **Tree and Shrub Requirement.** The zoning code requires at least 1 canopy tree for each 500 square feet of required green space and at least 1 shrub for each 100 square feet of required green space be planted on the site. The tree and shrub requirement for this site is one and five respectfully. The applicant is proposing to have zero canopy trees and three shrubs on the site. CPED finds that strict adherence to the requirements is impractical given the size of the site and the footprint of the building. There is only ten feet of open space provided between the proposed building and the two adjacent structures. CPED does not believe that ten feet would provide adequate room in which to grow a canopy tree. However, CPED finds that there is enough room on the site to plant five shrubs and is recommending that this be a condition of approval. The applicant is also proposing to landscape the boulevard along both First Avenue Northeast and Second Street Northeast with trees and perennials.

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 amend an existing Planned Unit Development to add a 57-unit multiple-family residential building at the property located at 24 University Avenue NE (Tract G), subject to the following conditions:

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

2. As required by section 527.120 of the zoning code, the development shall comply with the standards for some combination of the following amenities from Table 527-1, Amenities and those proposed by the applicant totaling a minimum of 10 points: pedestrian improvements, reflective roofing, recycling storage area and facade improvement to the adjacent parking garage.

3. At least 75 percent or more of the total roof surface shall have a Solar Reflectance Index (SRI) equal to or greater than the values as required by the US Green Building Council (USGBC) for low-sloped and steep-sloped roofs.

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 a 57-unit multiple-family residential building at the property located at 24 University Avenue NE (Tract G), subject to the following conditions:

1. Approval of the final site plan, elevations, floor plan, landscaping plan and lighting plan by the Department of Community Planning and Economic Development.

2. All site improvements shall be completed by June 23, 2016, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.

3. There shall be at least five shrubs provided on the site as required by Section 530.120 of the zoning code.

4. The mechanical equipment shall be screened as required by section 535.70 of the zoning code.

ATTACHMENTS

1. PDR report
2. Written description and findings submitted by applicant
3. November 4, 2014, Heritage Preservation Actions
4. Zoning map
5. Site survey
6. Civil and architectural plans
7. Renderings
8. Shadow study
9. Photos
10. Correspondence

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

Preliminary Development Review Report

Development Coordinator Assigned: **CALVIN BELT**
(612) 673-5867
calvin.belt@ci.minneapolis.mn.us

Status *
RESUBMISSION REQUIRED

Tracking Number:	PDR 1000869
Applicant:	CORNER APARTMENTS LLC 24 UNIVERSITY AVE NE SUITE 150 MPLS, MN 55413
Site Address:	24 UNIVERSITY AVE NE #G
Date Submitted:	11-JUL-2011
Date Reviewed:	20-JUL-2011

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

Construction of a multi family residential building with approx. 94 rental units. Building will have walk up live/work units on the first floor. It will use existing adjacent parking ramp.

Review Findings (by Discipline)

❑ Zoning - Planning

- This development will modify an existing Planned Unit Development (PUD) that spans across three blocks. The proposed development will be a 10-story multiple-family residential building. Parking for the proposed development will be accommodated in the existing parking ramp located adjacent to the site. A second-story skyway will connect the existing parking ramp to the proposed building.
- Since this is an amendment to an existing PUD amenities for only those alternatives needed for this specific development will be required. Likely alternatives include height and interior yard setbacks. Which amenities would be provided for the alternatives requested need to eb determined.

❑ Addressing

- Address assignment as described in the Minneapolis Street Naming and Address Standards will be assigned when the proposed project is at the formal routing phase. Contact Greg Simbeck (612-673-3773) with questions.

❑ Right of Way

- Landscaping in the right of way will require an encroachment permit application.
- Tree grates not already permitted in the public right of way will require an encroachment permit application.
- In addition to an encroachment permit application, any irrigation system in the public right of way will require the applicant to register as a private utility and to enroll in the Gopher State One-Call system, so that anyone digging in your area will be made aware that your lines are in the right of way.
- Please contact Bob Boblett at (612) 673-2428 for further information.

❑ Traffic and Parking

- Any patterned walkway for the development shall not extend into the right of way. Please remove the brick pavers from the right of way.
- Clarify the trash operations. Will the trash be picked up in the ramp or will the dumpster be rolled out to the street?
- A minimum distance of 3' is required between the back of curb and obstruction such as a planter.
- An obstruction permit is required anytime construction work is preformed in the right of way. Log on to http://minneapolis.mn.roway.net/. for a permit.
- Call Dennis Duerr at 612-673-2707 prior to construction for the removal of any City of Minneapolis right of way signs that may be in the way of construction.
- A Travel Demand Management Plan (TDMP) will be required. Contact Mike Anderson at 612-767-9340 to discuss.
- Contact Bill Prince (612-673-3901) regarding any changes to the current street lighting.

❑ Sewer Design

- Sanitary Sewer connection is to a non traditional structure verify condition of Manhole and Drill hole connection to unlined tunnel on 2nd.
- All plan sheets shall be signed and dated.
- Please provide a narrative of the shared stormwater system for the adjacent parcel(s)
- An easement and maintenance a plan outlining the responsibilities for referenced storm drain shall be approved and recorded prior to permitting.
- This site is connected to the adjacent properties with the shared infrastructure. Provide a complete summary of the stormwater management for the upstream area as well as the subject site.
- Provide one set of Erosion control notes, site specific, including all of the city standard notes.
- Current erosion notes contradict Standard notes or are not relevant.
- The City of Minneapolis does not specify erosion control BMP's, the Engineer is responsible for the design, and functionality of the design. Remove note relating to this.
- Concrete Washout area is not designated on the Site Plan.
- Provide a detail for the pervious Pavers
- Stormwater Management should detail flow from off site through subject property
- Resubmittal required.

❑ Street Design

- The plan as submitted meets the requirements of the Public Works Street Design Division.
- Note: Cobblestone pavers must end at the property line.
- The grades at the front door can be looked at.
- The building elevations do not show risers at street level.

❑ Water

- Water connections as shown with bends into the proposed facility are not typically allowed. Please contact Craig Allison at (612) 673-3280 in the PW Water Department to confirm domestic water and fire service location, connections, and sizes to the existing watermain in 2nd st. N.E.

❑ Sidewalk

- The planter boxes at the building on First Ave NE may cause the width of the sidewalk to be to narrow. These sidewalks should be at least six feet wide in this area. Please provide dimensions.

❑ Fire Safety

- Provide required fire suppression and fire alarm system throughout building, including standpipes
- Provide fire department connection on the address side of building and within 150 feet of a city fire hydrant
- Combined fire and domestic water lines are limited to 25% diameter for domestic use.

❑ Business Licensing

- Contact Becky Anger (612)673-2690 concerning a Food Plan Review should a food related business occupy a portion of the building.

❑ Parks - Forestry

- Contact Paul Martinson (612-221-9295) regarding removal or protection of trees in the city right of way.

❑ Environmental Health

- Properties in the area have identified soil contamination. If an environmental investigation has been conducted for this project forward a copy of the report to Thomas Frame of Minneapolis Environmental Services, (tom.frame@ci.minneapolis.mn.us.).
- If impacted soil is encountered during construction call the MN State Duty officer at (615) 649-5451.
- 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.
- 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.
- 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. If you have questions concerning these annual registrations contact Tom Frame at 612-673-5807.

❑ Historical Preservation Committee

- Project will need a Certificate of Appropriateness.
- Applicant is already working with P&D staff.
- Application went to the HPC on 07/12/11. Commission approved with a number of conditions.

END OF REPORT

Project Narrative

The project site is currently a surface parking lot located at the intersection of 2nd Street NE and 1st Avenue NE. Multi-family housing projects surround the property – The Pinnacle (28 stories) and The Falls (19 stories) across 2nd Street, Village Lofts at St. Anthony kitty corner from the site (7 stories) and St. Anthony Village townhomes (2.5 stories) across 1st Avenue. Immediately adjacent to the project site is an open three-story parking garage. The open nature of the garage creates a negative visual impact for the block. Also adjacent to the property is an office/retail space (1 story) located within the renovated Historic Minneapolis Fire Department Repair Shop. The remainder of the block consists of retail/office spaces (1-2 stories) and a mixed-use multifamily residential building (3 stories).

Corner Apartments, LLC proposes the construction of a multi-family residential building with approximately 57 rental units. The building will have walk-up live/work units on the first floor fronting 1st Avenue and 2nd Street and the primary residential entrance will be on 1st Avenue. The project will utilize the adjacent existing parking ramp to satisfy parking requirements for residents. Access to the enclosed parking will be from a new skyway connection at the second floor. Construction of the new building will also greatly reduce the visual impact of the parking garage.

The building has a series of recessed, terraced areas that will provide private outdoor space for residents but will also allow the building to relate to the street because the primary building wall is flush to the property lines. By providing a setback and elevated terrace, the ground floor live/work units will have direct street access for the work area of the unit and then a three foot raised terrace area within the unit and on the exterior for the residential portion.

Across the street there are townhouses and this street in particular has a nice residential edge to it; therefore, the building design incorporates that aspect into the design of the 1st Ave and 2nd Street facades. The primary residential entry is located on 1st Avenue and the open area between the two buildings provides a buffer from the adjacent building and to relate to it at the same time. Another important detail is to figure out how this building can become a contemporary entrée to the neighborhood but one that fits well as the 1-story building next door projects through the base. The proposed building has a contemporary base podium but it still has a scale and proportion that becomes a very respectful neighbor to the 1-story Fire Barn building which is quite charming and one of the older structures in the area. Specific elements like the building entry canopy will be more contemporary in design but these elements help develop a delightful entry and also help tie the new building into the overall fabric of the neighboring structures.

Exterior building materials of brick, dark charcoal metal panels and glass are used in order to have a contrasting effect on the elevations. The gray panels are intended to be more of a neutral and more recessive rather than progressive. The main body of the housing will appear neutral and will be smooth in texture because we feel that an artful composition involves texture paired against smoothness. It is anticipated that the brick will have a fair amount of variation as far as color. So the gray panels will be a foil for the brick and will emphasize the texture of the brick.

Balconies will be four feet by nine feet in size and are intended to have a very light, elegant presence on the elevations. The base of each balcony is a 10-inch pre-constructed slab that has a solid top and bottom (so you don't see the underside of it) with tie-rod hangers. The railings will be very light – a combination of glass and a metal mesh grill is proposed. French balconies will be provided on the brick portion of the building. The railings on these balconies will consist of a painted metal frame and a metal mesh grill.

The building design is deeply responsive to its context. The design for Corner Apartments responds to the historic structures on the block, the existing high-rise residential buildings across 2nd Street, and the evolving character of this area. The new building will be constructed in accordance with HPC guidelines for this area of the St. Anthony Falls Historic District.

❖ **Further analysis of the proposed project may result in the Zoning Office identifying additional required land use applications.**

CONDITIONAL USE PERMIT REQUIRED FINDINGS

Conditional Use Permit for a Planned Unit Development

The Applicant requests a Conditional Use Permit to amend a Planned Unit Development to allow the addition of a multiple-family housing project with 57 units. The Project meets the required findings for the issuance of a CUP for a planned unit development:

1) That 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 proposed multiple-family development will not be detrimental or endanger the public health, safety, comfort or general welfare. This infill urban project with 57 dwelling units will be in complete compliance with all building codes and will be well maintained. The safety and sense of security of area residents will be improved by re-purposing this corner surface parking lot for the use of multi-family housing. Occupying the building with new residents will reinforce the pedestrian realm and will focus many more "eyes on the street" by placing new residential units along the street frontages. The proposed site plan eliminates the vehicular use on this site and incorporates pedestrian improvements, allowing better site circulation and pedestrian access. By eliminating the parking lot and greatly improving the landscape and street presence, the site will be much safer and more pedestrian-friendly. The Project will include on-site management staff to maintain a clean, safe living environment.

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 or substantially diminish property value.

The new apartment building is a compatible use with surrounding properties and will not be injurious to the use and enjoyment of other property in the vicinity or impede the normal and orderly development and improvement of surrounding property. The surface parking lot will be eliminated and all uses on the block will utilize the existing parking ramp. No changes to curb cuts are proposed, so the project will not alter how the site functions today. Several improvements to the site are proposed. First, a pedestrian walkway north of the proposed building will allow people to enter the block from 1st Avenue to walk to the rear of the commercial uses along University Avenue and Hennepin Avenue. This will improve the overall pedestrian-friendly nature of the block. Additionally, the façade of the existing parking ramp will be improved with a green wall attached via a metal mesh grid. This will improve the overall appearance of the block. The quality building design, improved streetscape conditions, and parking ramp elevation improvements will dramatically improve the conditions of the current site.

The on-site improvements will also improve the character of the area for the enjoyment of all surrounding properties. The development will strongly and positively impact the orderly development of the neighborhood.

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

Because this project is contributing to a pre-existing Planned Unit Development, adequate utilities, access, drainage, and other necessary facilities are already in place for the Project. The adjacent parking ramp uses two existing vehicular access points to the site which will not be changed. Utilities for the proposed apartment building will be accessed from 1st Avenue and 2nd Street NE.

Prior to site removals, during construction and up until final stabilization of the site, stormwater pollution prevention and erosion control will be addressed to meet the requirements of the City, Watershed and MPCA. A typical rock construction entrance will be provided, along with perimeter silt fence and inlet protection.

4) Adequate measures have been or will be taken to minimize traffic congestion in the public streets.
The existing street capacity is adequate for the proposed density. Curb cuts allowing access to the existing parking ramp will not be altered; therefore, traffic flow patterns will remain consistent with the previous Travel Demand Management Plan for the original PUD.

A Travel Demand Management Plan (TDMP) was previously completed for the development and Wenck Associates provided an amendment to the study for the proposed addition of apartment units to the block. Wenck issued a memorandum that outlines strategies for encouraging alternative modes of transportation.

Multiple pedestrian access points into the development will be provided. There will be 30 bike spaces provided for residents within the existing parking ramp and 4 bike racks (8 capacity) provided near the main entrance. As detailed in the previous TDMP, the Project is in close proximity to and well-served by bus transit and bicycle routes.

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

The Corner Apartments Project is highly consistent with the *Minneapolis Plan for Sustainable Growth* which indentifies the project site as part of the activity center of Central/Hennepin. The proposed multi-family development supports the following principles and policies of the *Plan*:

1.1.5 Ensure that land use regulations continue to promote development that is compatible with nearby properties, neighborhood character, and natural features; minimizes pedestrian and vehicular conflict; promotes street life and activity; reinforces public spaces; and visually enhances development.

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

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

3.1.2 Use planning processes and other opportunities for community engagement to build community understanding of the important role that urban density plays in stabilizing and strengthening the city.

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.

3.6.2 Promote housing development in all communities that meets the needs of households of different sizes and income levels.

6.8.6 Continue to recognize the functions and values of the urban forest and tree canopy which provide many economic and ecological benefits such as reducing storm water runoff and pollution, absorbing air pollutants, providing wildlife habitats, absorbing carbon dioxide, providing shade, stabilizing soils, increasing property values and increasing energy savings.

7.1.4 Ensure open spaces provide peaceful, meditative, and relaxing areas as well as social, recreational, and exercise opportunities.

Policy 7.6: Continue to beautify open spaces through well designed landscaping that complements and improves the city's urban form on many scales – from street trees to expansive views of lakes and rivers.

7.6.3 Invest in the greening of streets, particularly those that connect into and supplement the parks and open spaces network.

10.2.5 Locate access to and egress from parking ramps mid-block and at right angles to minimize disruptions to pedestrian flow at the street level.

10.2.8 Coordinate site designs and public right-of-way improvements to provide adequate sidewalk space for pedestrian movement, street trees, landscaping, street furniture, sidewalk cafes and other elements of active pedestrian areas.

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

With the approval of alternatives for height and side yard setbacks, the Project will conform to the applicable regulations of the C3A zoning district in which it is located.

Alternative for height.

The height limit in the C3A zoning district is four stories or 56 feet, whichever is less. The height of the new apartment building will be 6 stories or 69 feet (79-6" to the top of penthouse). The height of the new apartment building accommodates the residential density that is desired within the Hennepin/Central Activity Center and also fits within the context of the existing multi-family condominium buildings that surround the project site. The design and height of the new apartment building meet all the criteria of the zoning code regarding consideration of increased height:

(1) Access to light and air of surrounding properties.

Public right-of-way buffers the proposed development from surrounding properties, thereby allowing for adequate light and air. The proposed apartment building is set back 10 feet from the Fire Barn building to the north and from the parking ramp to the east. Both the Fire Barn building and the parking ramp have primary facades that faced public streets; therefore, access to light and air will not be an issue for these buildings.

(2) Shadowing of residential properties or significant public spaces.

The proposed Project will not shadow significant public spaces. The wide right-of-way of 1st Avenue will help minimize the effect of shadowing on the adjacent townhomes to the north. Shadows will fall primarily on the street during spring, summer, and fall. During winter months, the proposed building will cast shadows on residences at various times throughout the day. This shadow pattern currently exists, due to the existing built context which includes The Pinnacle (28 stories) and The Falls (19 stories).

(3) The scale and character of surrounding uses.

This area of the Hennepin/Central Activity Center has a mix of building types and heights and it is common for buildings over 4 stories to be adjacent to shorter structures. The proposed 6-story apartment is similar in scale to the 7-story Village Lofts development across the Street and the 9-story Cobalt Condominium building on University Avenue. Additionally, the proposed Project height is well below the height of the 28-story Pinnacle and the 19-story Falls high-rise buildings immediately across 2nd Street. The impact of the height of the new building on the neighboring townhomes will be mitigated by the width of the street right-of-way. The new building has also been designed to be compatible with the existing buildings on the block.

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

The project is not located near significant open spaces or water bodies. The proposed building will be set back 10 feet from the adjacent historic Fire Barn structure. The primary view of the Fire Barn will be maintained from the public street and a proposed pedestrian 10 ft wide walkway through the block will help to maintain views of the south façade.

Alternative for yards.

Corner Apartments, LLC requests alternative approvals to reduce the required interior side yards on the north and east property lines.

North setback (adjacent to Fire Barn building): Within the C3A zoning district, setbacks are not required for commercial buildings; however the proposed residential building has windows that require setbacks in order to comply with building code. The zoning code requires a 15 foot setback, and the Applicant proposes a 10 foot wide setback for the north façade. This distance complies with building codes and will allow windows for both the north façade of the apartment building and the south façade of the Fire Barn building. This type of interaction between buildings should be particularly encouraged in this urban location because the Project site is located in an Activity Center and along 1st Avenue which is a primary pedestrian route. The proposed 10 foot setback is reasonable to allow windows while providing for a respectful distance between the new apartment building and the existing Fire Barn building.

East setback (adjacent to parking ramp): An alternative side yard setback is being requested along the east property line - the zoning code requires a 15 foot setback, and the Applicant proposes a 10 foot wide setback. The proposed setback of 10 feet is a reasonable request for a multiple-family housing development because of the particular urban environment of the Project site. The adjacent parking garage is built up to the property line, and the 10 foot separation will allow openings for both the east façade of the apartment building and the west façade of the parking ramp. The building walls along 2nd Street are meant to engage the sidewalk and provide a more pedestrian friendly and urban experience for pedestrians.

In addition to the conditional use permit standards, the Project also complies with the additional findings required for a planned unit development:

(1) That the planned unit development complies with all of the requirements and the intent and purpose of this chapter. In making such determination, the following shall be given primary consideration:

a. The character of the uses in the proposed planned unit development, including in the case of residential uses, the variety of housing types and their relationship to other site elements and to surrounding development.

The Project creates 57 new rental apartment units with a mix of studio, one-, and two-bedroom dwellings. Quality housing will compliment the commercial and retail uses that surround the development site and rental options will balance out the predominantly for-sale units that border the block. As discussed above, the new construction is compatible with the surrounding uses and development pattern in the neighborhood.

b. The traffic generation characteristics of the proposed planned unit development in relation to street capacity, provision of vehicle access, parking and loading areas, pedestrian access, bicycle facilities and availability of transit alternatives.

The existing street capacity is adequate for the proposed density. Curb cuts allowing access to the existing parking ramp will not be altered; therefore, traffic flow patterns will remain consistent to current conditions. The surface parking lot will be removed; thus, improving pedestrian movement around the site. A Travel Demand Management Plan (TDMP) was completed for the original PUD which outlines

strategies to encourage multiple modes of transportation. Pedestrian access points into the block will be improved. There will be at least 30 bike spaces provided within the adjacent parking ramp and 4 bike racks provided on the project site. As detailed in the TDMP, the Project is in close proximity to and well-served by bus transit and bicycle routes.

c. The site amenities of the proposed planned unit development, including the location and functions of open space, the preservation or restoration of the natural environment or historic features, sustainability and urban design.

The new site plan will improve upon the current conditions of the surface parking lot. We believe this project will increase the experience for surrounding properties by eliminating the surface parking lot and adding quality rental housing to the block. The proposed building will provide a screen or buffer to the west elevation of the existing parking ramp. The south façade of the ramp will be updated as part of this development. In addition, the Project qualifies for the following amenity points:

Façade improvement to adjacent garage – 5 points
As part of the Corner Apartments project, the adjacent parking ramp façade will be renovated. The exterior will be upgraded with a living wall/green screen system.

Pedestrian Improvements – 3 points
On the block, adjacent to the Fire Barn Building, is pedestrian "alley" that allows movement through the block. The design includes pervious pavers, pedestrian-scale lighting, and artwork.

Reflective Roof – 3 points
The project will incorporate a white TPO roof. It will be specified to have a Solar Reflectance Index (SRI) of at least 78.

Recycling storage area – 1 point
Within the building trash room on first floor, recycling materials will be collected. At a minimum bins will be provided for the collection of mixed paper, glass, plastic, metal, and cardboard.

d. The appearance and compatibility of individual buildings and parking areas in the proposed planned unit development to other site elements and to surrounding development, including but not limited to building scale and massing, microclimate effects of the development, and protection of views and corridors.

The current site is a surface parking lot, and this Project repurposes the corner of this block for multi-family housing. The proposed project will used a shared parking strategy with the existing parking ramp on the block. This area of the Hennepin/Central Activity Center has a mix of building types and heights and it is common for buildings over 4 stories to be adjacent to shorter structures. The proposed 6-story apartment is similar in scale to the 7-story Village Lofts development across the Street and the 9-story Cobalt Condominium building on University Avenue. Additionally, the proposed Project height is well below the height of the 28-story Pinnacle and the 19-story Falls high-rise buildings immediately across 2nd Street. The impact of the height of the new building on the neighboring townhomes will be mitigated by the width of the street right-of-way. The new building has also been designed to be compatible with the existing buildings on the block and does not impede on any view corridors along the public streets.

e. An appropriate transition area shall be provided between the planned unit development and adjacent residential uses or residential zoning that considers landscaping, screening, access to light and air, building massing, and applicable policies of the comprehensive plan and adopted small area plans.

Immediately adjacent to the proposed Project site is a 3-story parking ramp to the east and a 1-story commercial building to the north. The Corner Apartments building will be otherwise separated from surrounding development on the south and west by public streets which mitigate any potential impacts of

the building massing on access to light and air or due to shadowing from the new construction. Pedestrian improvements are proposed as part of this development - the streetscape along 1st Avenue and 2nd Street will be significantly enhanced with landscaping that engages the pedestrian realm. The existing parking ramp façade will be improved – see proposed 2nd Street elevation. As discussed above, the project is consistent with numerous policies within the Minneapolis Plan for Sustainable Growth.

f. The relation of the proposed planned unit development to existing and proposed public facilities, including but not limited to provision for stormwater runoff and storage, and temporary and permanent erosion control.

Because this project is contributing to a pre-existing Planned Unit Development, adequate utilities, access, drainage, and other necessary facilities are already in place for the Project. The adjacent parking ramp uses two existing vehicular access points to the site which will not be changed. Utilities for the proposed apartment building will be accessed from 1st Avenue and 2nd Street NE.

Prior to site removals, during construction and up until final stabilization of the site, stormwater pollution prevention and erosion control will be addressed to meet the requirements of the City, Watershed and MPCA. A typical rock construction entrance will be provided, along with perimeter silt fence and inlet protection.

g. The consideration, where possible, of sustainable building practices during the construction phases and the use of deconstruction services and recycling of materials for the demolition phase.

No building demolition is proposed as part of this project. The Corner Apartments will participate in a construction waste recycling program. Recently completed BKV projects have recycled as much as 85% of the construction waste and demotion debris. It is anticipated that this project will have a similar percentage of construction waste that will be diverted from the landfill.

(2) That the planned unit development complies with all of the applicable requirements contained in Chapter 598, Land Subdivision Regulations.

As part of a previously approved PUD, the project complies with the regulations of Chapter 598.

Corner Apartments
Hunt Development
Minneapolis, Minnesota

UNIT MATRIX & BUILDING SUMMARY

4/17/2014

6-STORY BUILDING
Precast Concrete (Level 1) & Wood Construction (Levels 2-6)

Note: First Level Housing (100'-0" = xx)

Unit Type	Description	KITCHEN/ FINISH GROUP	Unit Style: Simplex (Flat)	Unit Style: Multi-Level (Loft)	RENTABLE AREA (SF) per unit	RENTABLE AREA - Entry Level (SF)	HUD RENTABLE (PAINT-TO-PAINT)	TOTAL RENTABLE AREA (SF) per unit type	Level 1	Level 2	Level 3	Level 4	Level 5	Level 6	Total Units	Features: Roof Terrace (T)	Features: Balcony (BL)	Features: French Balcony (FB)	Features: Live/ Work Unit			Features: Total	Comments	Unit Mix Percentage / Remarks
STUDIO/ALCOVE Units	**Distribution Goal -%**																							
550-650 s.f.																								
ST A	Studio		5	--	540	-	489	**2,700**	0	1	1	1	1	1	**5**	0	0	5	0	0	0	**5**		
ST B	Studio		5	--	543	-	501	**2,715**	0	1	1	1	1	1	**5**	0	0	5	0	0	0	**5**		
ST C	Studio		1	--	544	-	502	**544**	0	1	0	0	0	0	**1**	0	0	1	0	0	0	**1**		
ALC A	Alcove		4	--	606	-	560	**2,424**	0	1	1	1	1	0	**4**	0	4	0	0	0	0	**4**		
ALC B	Alcove		4	--	577	-	541	**2,308**	0	1	1	1	1	0	**4**	0	4	0	0	0	0	**4**		
ALC C	Alcove		4	--	578	-	542	**2,312**	0	1	1	1	1	0	**4**	0	4	0	0	0	0	**4**		
ALC D	Alcove		4	--	664	-	618	**2,656**	0	0	1	1	1	1	**4**	0	0	4	0	0	0	**4**		
Total STUDIO/ ALCOVES			**27**	**0**					**0**	**6**	**6**	**6**	**6**	**3**	**27**	**0**	**12**	**15**	**0**	**0**	**0**	**27**		**47%**
1 Bedroom Units	**Distribution Goal -%**																							
650-800																								
1A	1 Br / 1 Ba		4	--	737	-	692	**2,948**	0	1	1	1	1	0	**4**	0	4	0	0	0	0	**4**		
1B	1 Br / 1 Ba		5	--	641	-	586	**3,205**	0	1	1	1	1	1	**5**	0	0	5	0	0	0	**5**		
1C	1 Br / 1 Ba		4	--	745	-	706	**2,980**	0	1	1	1	1	0	**4**	0	4	0	0	0	0	**4**		
1D	1 Br / 1 Ba		4	--	678	-	642	**2,712**	0	1	1	1	1	0	**4**	0	4	0	0	0	0	**4**		
1F	Live/Work		1	--	725	-	652	**725**	1	0	0	0	0	0	**1**	0	0	0	1	0	0	**1**		
1G	Live/Work		1	--	800	-	720	**800**	1	0	0	0	0	0	**1**	0	0	0	1	0	0	**1**		
Total 1 BEDROOMS			**19**	**0**					**2**	**4**	**4**	**4**	**4**	**1**	**19**	**0**	**12**	**5**	**2**	**0**	**0**	**19**		**33%**
1 BR + DEN Units	**Distribution Goal -%**																							
800-900																								
1E	1 Br / 1 Ba / Den		1	--	830	-	784	**830**	0	0	0	0	0	1	**1**	1	0	0	0	0	0	**1**		
1H	Live/Work		1	--	937	-	843	**937**	1	0	0	0	0	0	**1**	0	0	0	1	0	0	**1**		
1J	Live/Work		1	--	960	-	864	**960**	1	0	0	0	0	0	**1**	0	0	0	1	0	0	**1**		
Total 1 BEDROOMS			**3**	**0**					**2**	**0**	**0**	**0**	**0**	**1**	**3**	**1**	**0**	**0**	**2**	**0**	**0**	**3**		**5%**
2 Bedroom 1 Bath	**Distribution Goal -%**																							
900-975 s.f.																								
2A	2 Br / 1 Ba		1	--	876	-	821	**876**	0	0	0	0	0	1	**1**	1	0	0	0	0	0	**1**		
2B	2 Br / 1 Ba		1	--	868	-	809	**868**	0	0	0	0	0	1	**1**	1	0	0	0	0	0	**1**		
Total 2 BEDROOMS			**2**	**0**					**0**	**0**	**0**	**0**	**0**	**2**	**2**	**2**	**0**	**0**	**0**	**0**	**0**	**2**		**4%**
2 Bedroom 2 Bath	**Distribution Goal -%**																							
975-1350 s.f.																								
2C	2 Br / 2 Ba		5	--	982	-	920	**4,910**	0	1	1	1	1	1	**5**	0	0	5	0	0	0	**5**		
2D	2 Br / 2 Ba		1	--	971	-	911	**971**	0	0	0	0	0	1	**1**	1	0	0	0	0	0	**1**		
			0	--	0	-	-	**0**	0	0	0	0	0	0	**0**	0	0	0	0	0	0	**0**		
Total 2 BEDROOMS			**6**	**0**					**0**	**1**	**1**	**1**	**1**	**2**	**6**	**1**	**0**	**5**	**0**	**0**	**0**	**6**		**11%**
SUMMARY																								
Average Unit Size							**642**	**691**																
UNIT TOTALS			**57**	**0**			**36,590**	**39,381**	**4**	**11**	**11**	**11**	**11**	**9**	**57**	**4**	**24**	**25**	**4**	**0**	**0**	**57**		**100%**

BUILDING SUMMARY

Floor	Building GFA		Common Area SF	Rentable Net Area SF	Non-Rental Area SF (Corridors, etc.)	Floor Efficiency	NOTES
6TH LEVEL HOUSING	8,110	0	0	6,915	1,195	85.3%	
5TH LEVEL HOUSING	8,584	0	0	7,291	1,293	84.9%	
4TH LEVEL HOUSING	8,584	0	0	7,291	1,293	84.9%	
3RD LEVEL HOUSING	8,584	0	0	7,291	1,293	84.9%	
2ND LEVEL HOUSING	8,584	0	0	8,131	453	94.7%	
1ST LEVEL HOUSING	8,176	0	2,007	3422	4,754	41.9%	Lobby/ Offices/ Services/ Amentities Space
Total	**50,622**	**0**	**2,007**	**40,341**	**5,527**		
SF Efficiency	**80%**	**Efficiency**					
Average Unit Size	**888**	SF Gross		**708**	SF Net		
GRAND TOTAL (Housing GFA)	**50,622**						

Existing Parking Ramp = 214 stalls						**214**
Surface Parking Lost = 26 stalls						**188**
Current Uses	***Use***	***Tenant Address***	***Parking require (per sq ft)***	***Total Square Feet***	***Required parking stalls for use***	***Remaining Parking***
Restaurant, sit down						
Chipotle	Restaurant	225 Hennepin Ave	1 space per 500 sq. ft. of GFA up to 2,000 sq. ft. + 1 space per 300 sq. ft. of GFA in excess of 2,000 sq. ft.	2,869	7	181
New Bohemia	Restaurant	233 Hennepin Ave	1 space per 500 sq. ft. of GFA up to 2,000 sq. ft. + 1 space per 300 sq. ft. of GFA in excess of 2,000 sq. ft.	2,800	7	174
Jimmy John's	Restaurant	14 University Ave	1 space per 500 sq. ft. of GFA up to 2,000 sq. ft. + 1 space per 300 sq. ft. of GFA in excess of 2,000 sq. ft.	1,910	4	170
JL Beers	Restaurant	24 University Ave #100	1 space per 500 sq. ft. of GFA up to 2,000 sq. ft. + 1 space per 300 sq. ft. of GFA in excess of 2,000	1,908	10	160
Restaurant, sit down (general entertainment)						
Keegans Pubs LLC	Bar/Restaurant	10 University NE	30% of capacity	3,485	36	124
Office use						
Vacant	Corporate Office	24 University Ave #125	1 space per 500 sq ft of GFA in excess of 4,000 sq ft	2,000	4	120
Hunt Real Estate	Corporate Office	24 University Ave #150	1 space per 500 sq ft of GFA in excess of 4,000 sq ft	1,665	4	116
Meritex	Office	222 1st Ave NE	1 space per 500 sq ft of GFA in excess of 4,000 sq ft	12,147	16	100
Preston Kelly	Office	220 University Ave NE	1 space per 500 sq ft of GFA in excess of 4,000 sq ft	10,790	14	86
Retail/Other						
Smart & Chic	Salon	20 University Ave NE	1 space per 500 sq ft of GFA in excess of 4,000 sq ft	939	0	86
East Bank Village Apts	30 Dwelling units	Various	1 stall per D.U. with 10% reduction for transit.	30 dwelling units	27	59
Corner Apartments	57 Dwelling units	TBD	1 stall per D.U. with 10% reduction for transit.	57 dwelling units	51	8
Police Dept.	Police sub station	22-A University Ave NE	1 space per 500 sq ft of GFA in excess of 4,000 sq ft	340	0	8
Mona Williams	Clothing Boutique	18 University Ave NE	1 space per 500 sq ft of GFA in excess of 4,000 sq ft	1,516	4	4
					184	**4**

Notes:

Non-residential uses with one thousand (1,000) square feet or less shall be exempt from minimum off-street parking requirements.
All uses over one thousand (1,000) sq ft and under four thousand (4,000) sq ft shall provide four (4) parking spaces.

Minneapolis Heritage Preservation Commission
Actions

Regular Meeting
4:30 p.m., Tuesday, November 4, 2013
Room 317, City Hall
350 South Fifth Street
Minneapolis, MN 55415-1385

Members Present: Chad Larsen, Laura Faucher, Alex Haecker, Susan Hunter Weir, Ginny Lackovic, Robert Mack, Ian Stade and Constance Vork
Members Absent: Chris Hartnett and Linda Mack

Committee Clerk: Diana Armstrong, 612.673.2371
The meeting was called to order at 4:33 p.m.
Minutes were approved for the meeting held on October 22, 2013.

Public Hearings

1. **24 University Avenue NE (BZH #27932, Ward 3) (Chris Vrchota)**
   This item was continued from the October 22, 2013 meeting.

   Gretchen Camp of BKV Group has applied for a Certificate of Appropriateness for construction of a new 6-story, 56-unit residential building on an existing surface parking lot at 24 University Avenue NE in the Saint Anthony Falls Historic District.

   Action: The Heritage Preservation Commission adopted staff findings and **approved** the Certificate of Appropriateness for construction of a new 6-story, 56-unit residential building located at 24 University Ave NE, Tract G, with the following conditions:

   1. The Department of Community Planning and Economic Development reviews and approves final site plan, floor plans, signage, lighting and elevations.
   2. All glass must be clear, non-tinted, non-reflective glass. One coat of Low-E glazing is permitted on the interior surface of the windows.
   3. The applicant shall obtain all other necessary City approvals prior to the commencement of work.
   4. By ordinance, approvals are valid for a period of two years from the date of the decision unless required permits are obtained and the action approval is substantially begun and proceeds in a continuous basis toward completion. Upon written request and for good cause, the planning director may grant up to a one year extension if the request is made in writing no later than October 22, 2015.
   5. By ordinance, all approvals granted in this Certificate of Appropriateness shall remain in effect as long as all of the conditions and guarantees of such approvals are observed. Failure to comply with such conditions and guarantees shall constitute a violation of this Certificate of Appropriateness and may result in termination of the approval.

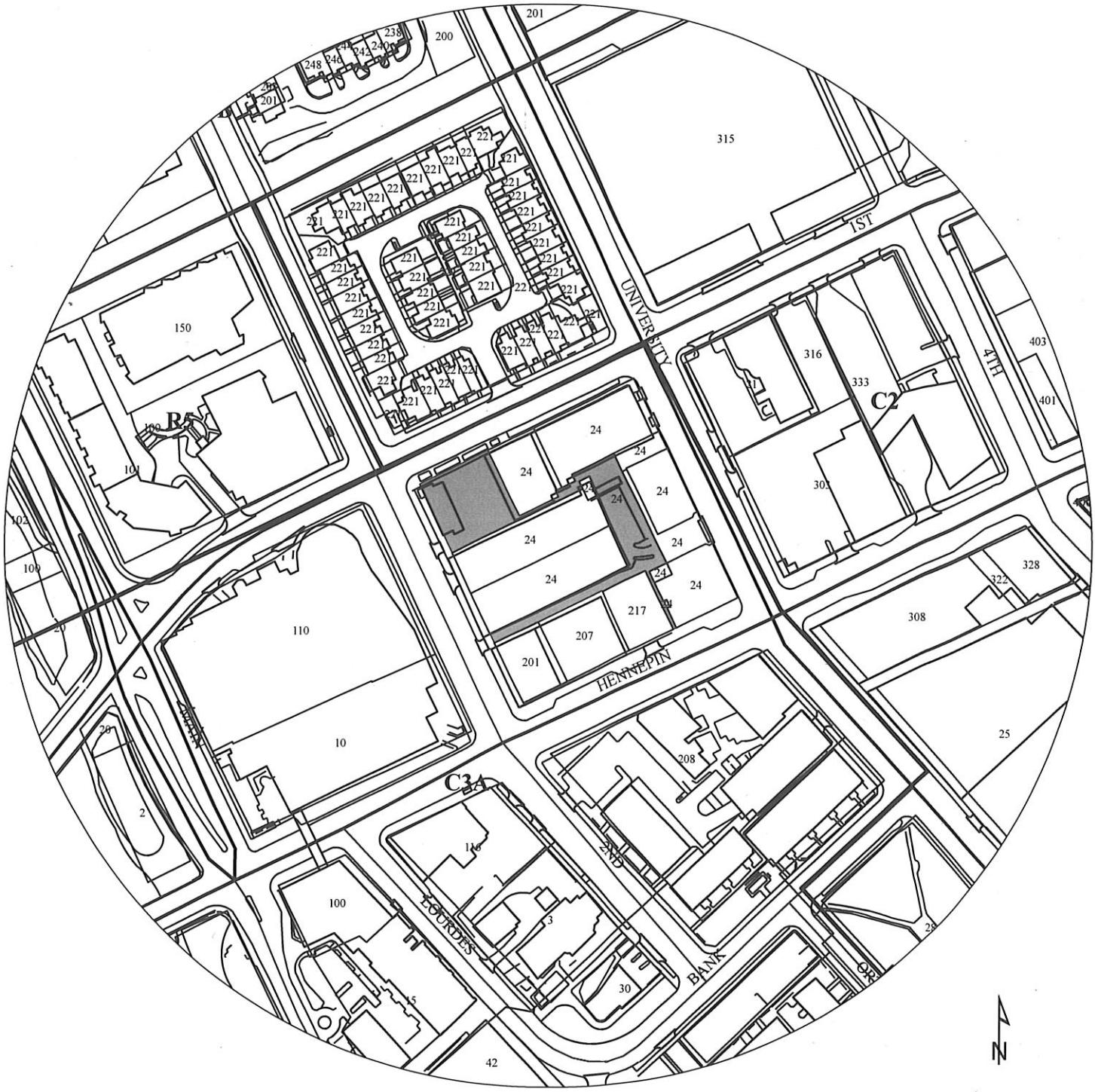
   Absent: Hartnett and L. Mack
   Approved on Consent

Corner Apartments, LLC

NAME OF APPLICANT

3rd

WARD



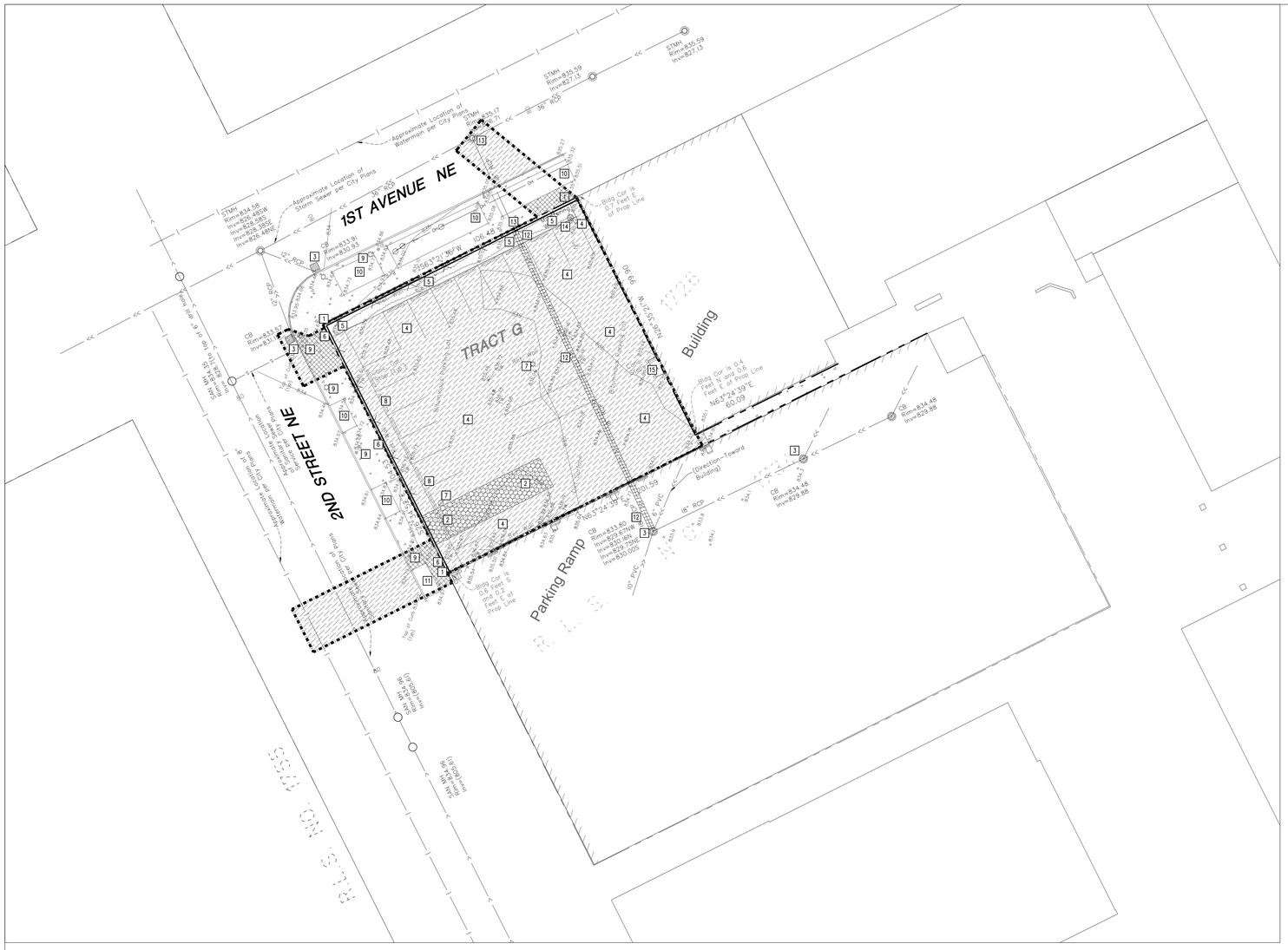
200 100 0 200 400

PROPERTY ADDRESS

24 University Avenue NE (Tract G)

FILE NUMBER

BZZ-6580



1 C1.0 SELECTIVE SITE DEMOLITION PLAN
1"=20'

PROPOSED PLAN SYMBOLS
CONSTRUCTION LIMITS
SILTATION FENCE
PROPERTY LINE
ROCK CONSTRUCTION ENTRANCE
BITUMINOUS REMOVAL
CONCRETE REMOVAL
PIPE REMOVAL

ABBREVIATIONS	
BLDG	Building
BM	Bench Mark
CB	Catch Basin
CONC	Concrete
DIP	Ductile Iron Pipe
ELEV	Elevation
EX	Existing
FFE	Finished Floor Elevation
INV	Invert
MAX	Maximum
MH	Manhole
MIN	Minimum
PVC	Polyvinyl Chloride
RCP	Reinforced Concrete Pipe

APPROXIMATE DISTURBED AREA IS 0.30 ACRES

N

20' 10' 0 20' 40'
SCALE 1" = 20'

KEYED NOTES

KEYED NOTES ARE DENOTED BY NO ON PLAN.

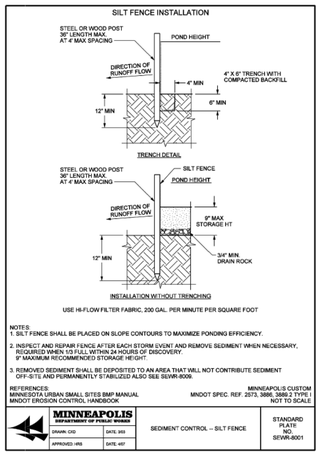
1. INSTALL SILT FENCE. REFER TO DETAIL 2/C1.0.
2. INSTALL ROCK CONSTRUCTION ENTRANCE. REFER TO DETAIL 3/C1.0.
3. INSTALL INLET SEDIMENT PROTECTION. REFER TO DETAIL 4/C1.0.
4. REMOVE BITUMINOUS PAVEMENT IN ITS ENTIRETY TO THE EXTENTS SHOWN.
5. REMOVE SHRUBS IN THEIR ENTIRETY INCLUDING STUMPS.
6. REMOVE CONCRETE CURB WALL IN ITS ENTIRETY.
7. REMOVE POWER POLE/ LIGHT POLE. COORDINATE POLE REMOVALS WITH UTILITY OWNER.
8. REMOVE PRECAST CONCRETE WHEEL STOPS IN THEIR ENTIRETY.
9. EXISTING LIGHT POLE AND PARKING METERS TO REMAIN. PROTECT ITEMS AT ALL TIMES.
10. EXISTING BOULEVARD TREES TO REMAIN. PROTECT TREES AT ALL TIMES.
11. REMOVE AND REPLACE BOULEVARD TREE AS NEEDED FOR NEW WATER SERVICE INSTALLATION.
12. REMOVE STORM SEWER PIPE IN ITS ENTIRETY TO THE EXTENTS SHOWN.
13. BACKFILL AND BULKHEAD 18–INCH STORM SEWER AT PROPERTY LINE AND IN MANHOLE IN 1ST AVENUE. FOLLOW ALL CITY OF MINNEAPOLIS STANDARDS AND SPECIFICATIONS.
14. REMOVE MONITORING WELL IN ITS ENTIRETY AND ABANDON WELL IN ACCORDANCE WITH THE MINNESOTA DEPARTMENT OF HEALTH REGULATIONS.
15. REMOVE EXISTING CONCRETE STEPS, RAILING, GUARD POSTS AND RAMP.

DEMOLITION AND REMOVAL NOTES:

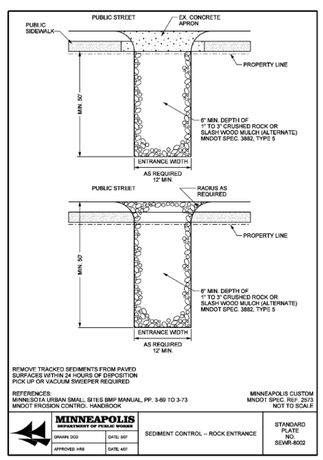
1. PRIOR TO START OF DEMOLITION, ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE INSTALLED AND INSPECTED BY THE CITY OF MINNEAPOLIS. ALL SILT FENCES SHALL BE INSTALLED AND INSPECTED PRIOR TO ANY CONSTRUCTION ACTIVITY. SILT FENCES SHALL BE INSTALLED ALONG THE CONTOUR.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ASCERTAIN THE LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY THE LOCATION, ELEVATION AND MARK ALL EXISTING UTILITIES 48 HOURS BEFORE CONSTRUCTION STARTS. THE ENGINEER, ARCHITECT OR OWNER DOES NOT GUARANTEE THAT ALL THE UTILITIES ARE MAPPED, OR IF MAPPED, ARE SHOWN CORRECTLY. CONTACT GOPHER STATE ONE CALL AT 651–454–0002 FOR FIELD LOCATING EXISTING UTILITIES. CONTACT UTILITY OWNER IF DAMAGE OCCURS DUE TO CONSTRUCTION.
3. THERE MAY BE MISCELLANEOUS ITEMS TO BE REMOVED THAT ARE NOT IDENTIFIED ON THESE PLANS. THE CONTRACTOR IS TO VISIT THE SITE AND REVIEW THE DOCUMENTS TO OBTAIN A CLEAR UNDERSTANDING OF THE INTENDED SCOPE OF WORK.
4. PRIOR TO START OF CONSTRUCTION, DISCONNECT ALL GAS AND ELECTRIC SERVICES. COORDINATE DISCONNECTION OF EACH UTILITY WITH THE UTILITY OWNER. REMOVE ALL GAS AND ELECTRIC LINES UNDER PROPOSED BUILDING FOOTPRINT.
5. ANY UTILITIES NOT INDICATED FOR REMOVAL OR ABANDONMENT, ARE TO BE PROTECTED AT ALL TIMES.
6. ALL EXISTING CURB AND GUTTER IS TO BE REMOVED WITHIN THE SCOPE OF THE PROJECT FROM THE SAW CUT LINES TO THE NEAREST JOINT.
7. THE BACKGROUND INFORMATION WAS PREPARED BY LOUCKS AND ASSOCIATES. (763) 424–5503.
8. ALL WORK IN THE PUBLIC RIGHT OF WAY IS TO BE COORDINATED WITH THE CITY OF MINNEAPOLIS. ROADWAY REPAIRS, BOULEVARD REPAIRS, AND TRAFFIC CONTROL ARE TO BE PER CITY OF MINNEAPOLIS STANDARDS AND SPECIFICATIONS.

GENERAL NOTES:

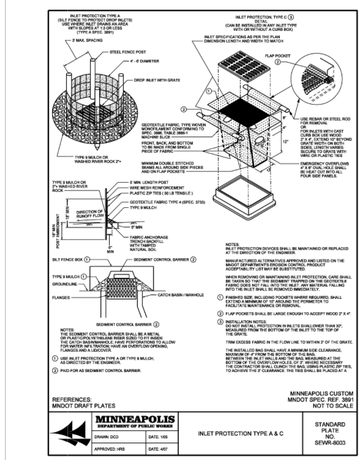
1. CONCRETE CURB AND GUTTER REMOVAL, PAVEMENT REMOVAL, AND UTILITY REMOVAL LIMITS ARE TO BE COORDINATED WITH THE GRADING CONTRACTOR PRIOR TO COMMENCEMENT OF WORK. REFER TO ALL CONSTRUCTION DOCUMENTS AND COORDINATE ALL WORK WITH THE CITY OF MINNEAPOLIS AND UTILITY OWNER.
2. CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL AND PEDESTRIAN ACCESS WHERE APPLICABLE.
3. CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING AND REVIEW ALL CONSTRUCTION DOCUMENTS AND GEOTECHNICAL REPORTS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR ITEMS THAT SHOULD HAVE BEEN ANTICIPATED BY PERFORMING THE ABOVE.
4. THE ROCK CONSTRUCTION ENTRANCE INDICATED ON THE PLAN IS SHOWN IN AN APPROXIMATE LOCATION. PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR IS TO COORDINATE WITH THE CITY OF MINNEAPOLIS FOR THE EXACT ROCK CONSTRUCTION ENTRANCE LOCATION.



2 C1.0 SILT FENCE
NOT TO SCALE



3 C1.0 ROCK CONSTRUCTION ENTRANCE
NOT TO SCALE



4 C1.0 INLET SEDIMENT PROTECTION
NOT TO SCALE

BKV GROUP

Architecture
Interior Design
Landscape Architecture
Engineering

Boarman Kroos Vogel Group Inc.

222 North Second Street
Minneapolis MN 55401
Telephone: 612–339–3752
Facsimile: 612–339–6212
www.bkvgroup.com

BKBM ENGINEERS
6630 Brooklyn Boulevard
Minneapolis, MN 55429
Phone: (763) 843-0420
Fax: (763) 843-0421
www.bkbm.com

© 2011 BKBM Engineers, Inc.
All rights reserved.
This document is an instrument of service and is the property of BKBM Engineers, and may not be used or copied without prior written consent.

NOT FOR CONSTRUCTION

CORNER APARTMENTS MINNEAPOLIS, MN

CERTIFICATION

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Date

License Number

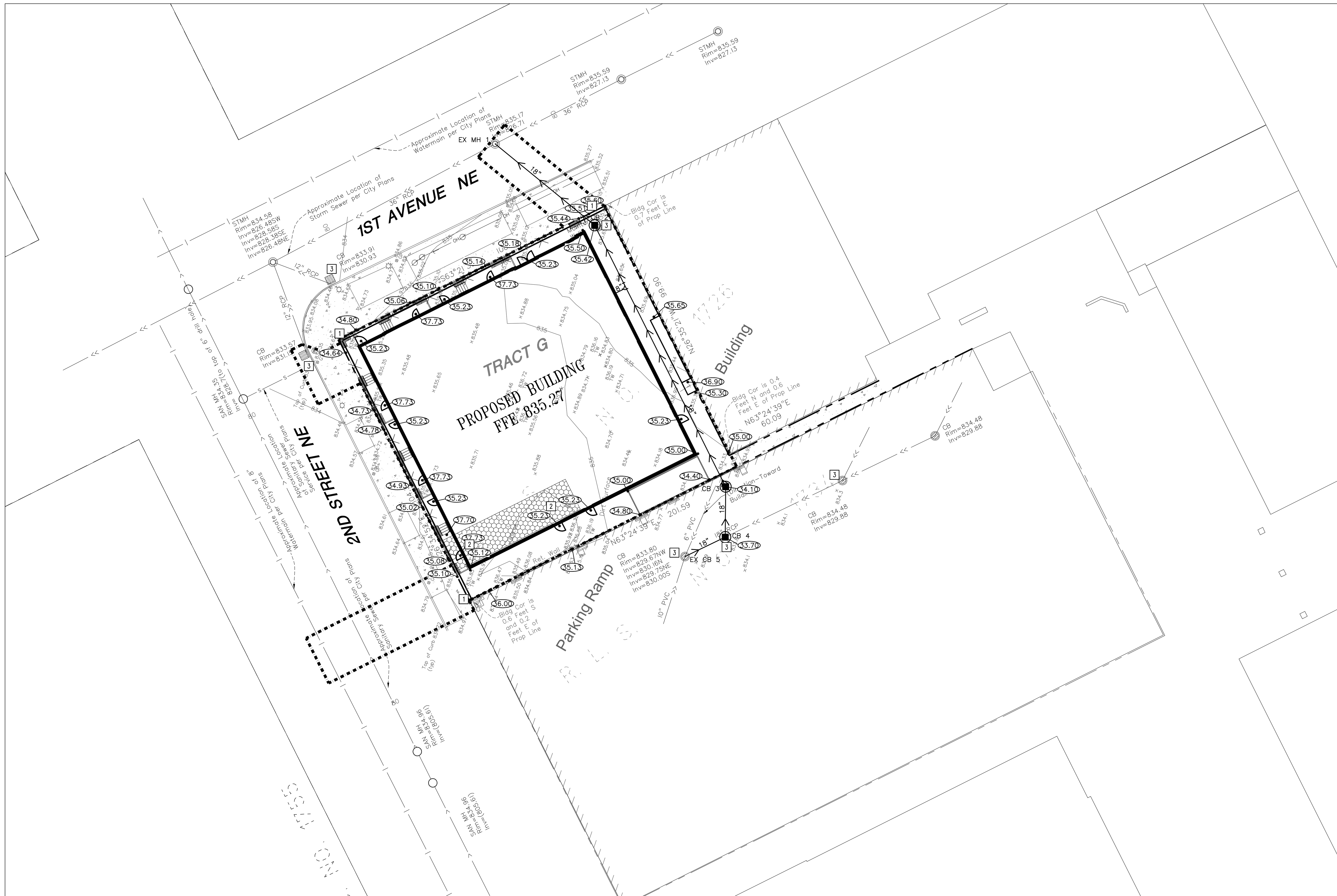
REVISIONS	No.	DATE
CITY PDR SUBMITTAL		06.03.11

DATE	06–03–11
DRAWN BY	ETL
CHECKED BY	JWM
COMMISSION NO.	11320.00

SELECTIVE SITE DEMOLITION PLAN

C1.0

© 2011 BKV Group, Inc. EOE

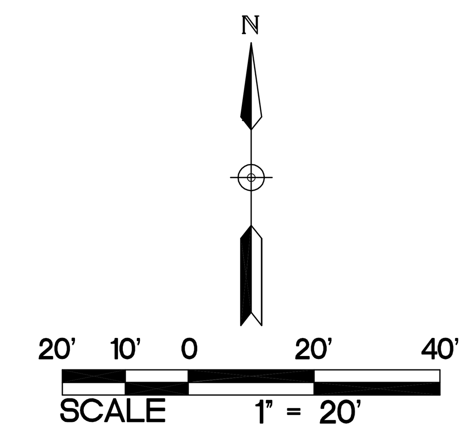


1 / C2.0 GRADING AND DRAINAGE PLAN
1"=20'

PROPOSED PLAN SYMBOLS	
CONSTRUCTION LIMITS	
SILTATION FENCE	
PROPERTY LINE	
SPOT ELEVATION	37.75
STORM SEWER	
CATCH BASIN	
MANHOLE	
DRAINAGE FLOW ARROW	

ABBREVIATIONS	
BLDG	Building
BM	Bench Mark
CB	Catch Basin
CONC	Concrete
ELEV	Elevation
EX	Existing
FFE	Finished Floor Elevation
INV	Invert
MAX	Maximum
MH	Manhole
MIN	Minimum
PVC	Polyvinyl Chloride
RCP	Reinforced Concrete Pipe

APPROXIMATE DISTURBED AREA IS 0.30 ACRES



KEYED NOTES

KEYED NOTES ARE DENOTED BY [NO] ON PLAN.

[1] INSTALL SILT FENCE. REFER TO DETAIL 2/C1.0.

[2] INSTALL ROCK CONSTRUCTION ENTRANCE. REFER TO DETAIL 3/C1.0.

[3] INSTALL INLET SEDIMENT PROTECTION. REFER TO DETAIL 4/C1.0.

GRADING NOTES:

1. THE CONTRACTOR SHALL VISIT THE SITE, REVIEW ALL CONSTRUCTION DOCUMENTS AND FIELD VERIFY THE EXISTING CONDITIONS PRIOR TO BIDDING. NO ADDITIONAL COMPENSATION WILL BE GIVEN FOR WORK THAT COULD HAVE BEEN IDENTIFIED BY A SITE VISIT OR CONSTRUCTION DOCUMENT REVIEW.
2. THE BACKGROUND INFORMATION WAS PREPARED BY LOUCKS AND ASSOCIATES. (763) 424–5503.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ASCERTAIN THE LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY THE LOCATION, ELEVATION AND MARK ALL EXISTING UTILITIES 48 HOURS BEFORE CONSTRUCTION STARTS. THE ENGINEER, ARCHITECT OR OWNER DOES NOT GUARANTEE THAT ALL THE UTILITIES ARE MAPPED, OR IF MAPPED, ARE SHOWN CORRECTLY. CONTACT GOPHER ONE AT 651–454–0002 FOR FIELD LOCATING EXISTING UTILITIES. CONTACT UTILITY OWNER IF DAMAGE OCCURS DUE TO CONSTRUCTION.
4. PROTECT ALL EXISTING STRUCTURES AND UTILITIES WHICH ARE NOT SCHEDULED FOR REMOVAL.
5. NOTIFY CITY BUILDING INSPECTOR BEFORE TRENCHING AND EXCAVATION WORK COMMENCES. THE CONTRACTOR SHALL OBTAIN ALL APPLICABLE PERMITS PRIOR TO START OF CONSTRUCTION.
6. ALL SPOT ELEVATIONS SHOWN AS 37.75, FOR EXAMPLE, ARE TO BE UNDERSTOOD TO MEAN 837.75.
7. PROVIDE POSITIVE DRAINAGE FROM BUILDINGS AT ALL TIMES.
8. UPON COMPLETION OF THE GRADING AND UTILITY WORK, THE DEVELOPER SHALL CERTIFY THAT ALL GRADING AND UTILITY WORK WAS PERFORMED IN ACCORDANCE WITH THE APPROVED GRADING AND UTILITY PERMITS. AN AS–BUILT GRADING AND UTILITY PLAN SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND DISTRIBUTION.
9. PRIOR TO ISSUANCE OF BUILDING PERMITS, ALL NECESSARY EROSION CONTROL DEVICES MUST BE IN PLACE AND FUNCTIONING. THE CITY WILL INSPECT THE SITE TO DETERMINE ITS SUITABILITY FOR BUILDING ACTIVITIES.
10. ALL DEBRIS CREATED IN THE PROCESS OF CLEARING AND GRADING THE SITE SHALL BE REMOVED FROM THE SITE. THIS INCLUDES TREES AND SHRUBS. UNDER NO CIRCUMSTANCES SHALL THIS TYPE OF MATERIAL BE BURIED OR BURNED ON THE SITE.
11. ALL GRADING OPERATIONS SHALL BE CONDUCTED IN A MANNER TO MINIMIZE THE POTENTIAL FOR SITE EROSION. EROSION CONTROL MEASURES SHALL BE INSTALLED TO PREVENT SEDIMENT FROM RUNNING OFF ONTO ADJACENT PROPERTIES. ANY DAMAGE TO ADJACENT PROPERTIES MUST BE CORRECTED AND RESTORED AS SOON AS PERMISSION IS GRANTED FROM THE ADJACENT PROPERTY OWNER(S).
12. IF CONSTRUCTION OF THE SITE WORK PROCEEDS THROUGH THE WINTER MONTHS, ANY DISTURBED AREAS OUTSIDE THE BUILDING FOOTPRINTS ARE TO BE MINIMALLY STABILIZED PRIOR TO MARCH 1, AS FOLLOWS: AREAS PLANNED TO RECEIVE PAVEMENTS ARE TO HAVE CLASS 5 BASE INSTALLED; ALL OTHER DISTURBED AREAS ARE TO BE SEEDED, STRAW MULCH PLACED, AND DISC–ANCHORED.
13. THE CONTRACTOR SHALL LIMIT THE DISTURBED AREA AS MUCH AS POSSIBLE.

BKV GROUP

Architecture
Interior Design
Landscape Architecture
Engineering

Boarman
Kroos
Vogel
Group
Inc.

222 North Second Street
Minneapolis MN 55401
Telephone: 612–339–3752
Facsimile: 612–339–6212
www.bkvgroup.com

BKBM ENGINEERS
5930 Brooklyn Boulevard
Minneapolis, MN 55429
Phone: (763) 843-0420
Fax: (763) 843-0421
www.bkbm.com

© 2011 BKBM Engineers, Inc.
All rights reserved.
This document is an instrument of service and is the property of BKBM Engineers, and may not be used or copied without prior written consent.

NOT FOR CONSTRUCTION

CORNER APARTMENTS
MINNEAPOLIS, MN

CERTIFICATION

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Date

License Number

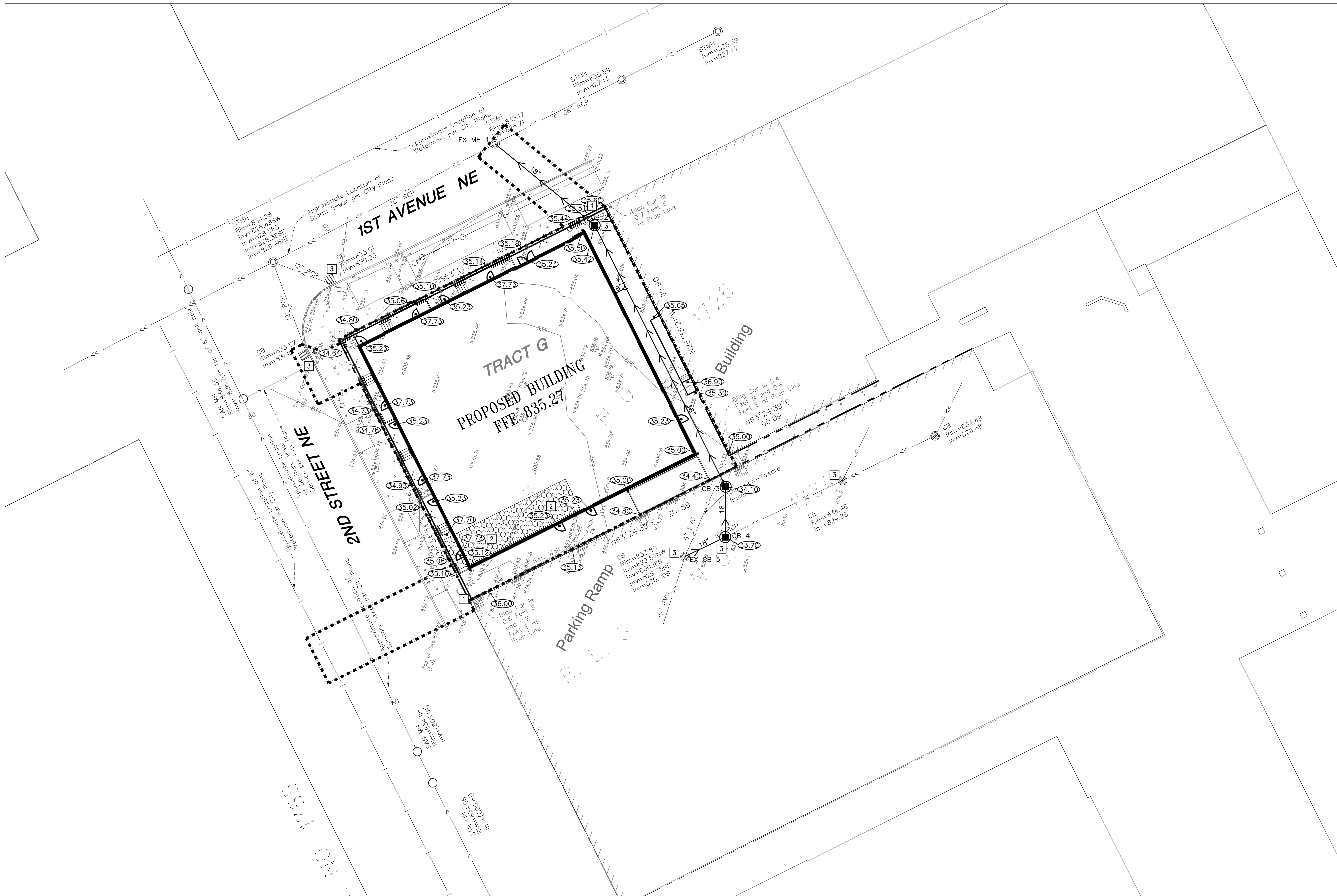
REVISIONS	No.	DATE
CITY PDR SUBMITTAL		06.03.11

DATE	06–03–11
DRAWN BY	ETL
CHECKED BY	JWM
COMMISSION NO.	11320.00

GRADING AND DRAINAGE PLAN

C2.0

© 2011 BKV Group, Inc. EOE

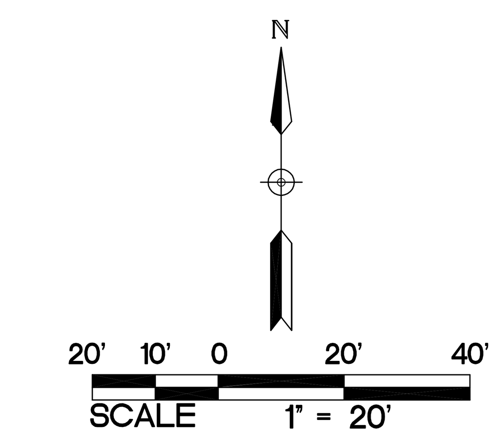


1 C3.0 EROSION CONTROL PLAN
1"=20'

PROPOSED PLAN SYMBOLS
CONSTRUCTION LIMITS
SILTATION FENCE
PROPERTY LINE
SAWCUT LINE (APPROX.)
SPOT ELEVATION
STORM SEWER
CATCH BASIN
MANHOLE
DRAINAGE FLOW ARROW
CONCRETE WASHOUT AREA

ABBREVIATIONS	
BLDG	Building
BM	Bench Mark
CB	Catch Basin
CONC	Concrete
ELEV	Elevation
EX	Existing
FFE	Finished Floor Elevation
INV	Invert
MAX	Maximum
MH	Manhole
MIN	Minimum
PVC	Polyvinyl Chloride
RCP	Reinforced Concrete Pipe

APPROXIMATE DISTURBED AREA IS 0.30 ACRES



KEYED NOTES

KEYED NOTES ARE DENOTED BY [NO] ON PLAN.

[1] INSTALL SILT FENCE. REFER TO DETAIL 2/C1.0.

[2] INSTALL ROCK CONSTRUCTION ENTRANCE. REFER TO DETAIL 3/C1.0.

[3] INSTALL INLET SEDIMENT PROTECTION. REFER TO DETAIL 4/C1.0.

MINNEAPOLIS STANDARD EROSION CONTROL NOTES – (JANUARY 7, 2011)

1. **CONTRACTOR MUST CALL A CONSTRUCTION START 48 HOURS PRIOR TO ANY LAND DISTURBANCES 612-673-3867. FAILURE TO DO SO MAY RESULT IN FINES, THE REVOCATION OF PERMIT AND A STOP WORK ORDER BEING ISSUED.**
2. INSTALL PERIMETER EROSION CONTROL AT THE LOCATIONS SHOWN ON THE PLANS PRIOR TO THE COMMENCEMENT OF ANY LAND DISTURBANCE OR CONSTRUCTION ACTIVITIES.
3. BEFORE BEGINNING CONSTRUCTION, INSTALL A TEMPORARY ROCK CONSTRUCTION ENTRANCE AT EACH POINT WHERE VEHICLES EXIT THE CONSTRUCTION SITE. USE 2 INCH OR GREATER DIAMETER ROCK IN A LAYER AT LEAST 6 INCHES THICK ACROSS THE ENTIRE WIDTH OF THE ENTRANCE. EXTEND THE ROCK ENTRANCE AT LEAST 50 FEET INTO THE CONSTRUCTION ZONE USING A GEO-TEXTILE FABRIC BENEATH THE AGGREGATE TO PREVENT MIGRATION OF SOIL INTO THE ROCK FROM BELOW.
4. REMOVE ALL SOILS AND SEDIMENTS TRACKED OR OTHERWISE DEPOSITED ONTO PUBLIC AND PRIVATE PAVEMENT AREAS. REMOVAL SHALL BE ON A DAILY BASIS WHEN TRACKING OCCURS AND MAY BE ORDERED BY MINNEAPOLIS INSPECTORS AT ANY TIME IF CONDITIONS WARRANT. SWEEPING SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE CONSTRUCTION AND DONE IN A MANNER TO PREVENT DUST BEING BLOWN TO ADJACENT PROPERTIES.
5. INSTALL INLET PROTECTION AT ALL PUBLIC AND PRIVATE CATCH BASIN INLETS, WHICH RECEIVE RUNOFF FROM THE DISTURBED AREAS. CONTRACTOR SHALL CLEAN, REMOVE SEDIMENT OR REPLACE STORM DRAIN INLET PROTECTION DEVICES ON A ROUTINE BASIS SUCH THAT THE DEVICES ARE FULLY FUNCTIONAL FOR THE NEXT RAIN EVENT. SEDIMENT DEPOSITED IN AND/OR PLUGGING DRAINAGE SYSTEMS IS THE RESPONSIBILITY OF THE CONTRACTOR. **HAY BALES OR FILTER FABRIC WRAPPED GRATES ARE NOT ALLOWED FOR INLET PROTECTION.**
6. LOCATE SOIL OR DIRT STOCKPILES NO LESS THAN 25 FEET FROM ANY PUBLIC OR PRIVATE ROADWAY OR DRAINAGE CHANNEL. IF REMAINING FOR MORE THAN SEVEN DAYS, STABILIZE THE STOCKPILES BY MULCHING, VEGETATIVE COVER, TARPS, OR OTHER MEANS. CONTROL EROSION FROM ALL STOCKPILES BY PLACING SILT BARRIERS AROUND THE PILES. TEMPORARY STOCKPILES LOCATED ON PAVED SURFACES MUST BE NO LESS THAN TWO FEET FROM THE DRAINAGE/GUTTER LINE AND SHALL BE COVERED IF LEFT MORE THAN 24 HOURS.
7. MAINTAIN ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES IN PLACE UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED. INSPECT TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES ON A DAILY BASIS AND REPLACE DETERIORATED, DAMAGED, OR ROTTED EROSION CONTROL DEVICES IMMEDIATELY.
8. TEMPORARILY OR PERMANENTLY STABILIZE ALL CONSTRUCTION AREAS WHICH HAVE UNDERGONE FINAL GRADING, AND ALL AREAS IN WHICH GRADING OR SITE BUILDING CONSTRUCTION OPERATIONS ARE NOT ACTIVELY UNDERWAY AGAINST EROSION DUE TO RAIN, WIND AND RUNNING WATER WITHIN 7–14 DAYS. USE SEED AND MULCH, EROSION CONTROL MATTING, AND/OR SODDING AND STAKING IN GREEN SPACE AREAS. REMOVE ALL TEMPORARY SYNTHETIC, STRUCTURAL, NON-BIODEGRADABLE EROSION AND SEDIMENT CONTROL DEVICES AFTER THE SITE HAS UNDERGONE FINAL STABILIZATION WITH PERMANENT VEGETATION ESTABLISHMENT. FINAL STABILIZATION FOR PURPOSES OF THIS REMOVAL IS 70% ESTABLISHED COVER OVER DENUDED AREA.
9. READY MIXED CONCRETE AND CONCRETE BATCH/MIX PLANTS ARE PROHIBITED WITHIN THE PUBLIC RIGHT OF WAY. ALL CONCRETE RELATED PRODUCTION, CLEANING AND MIXING ACTIVITIES SHALL BE DONE IN THE DESIGNATED CONCRETE MIXING/WASHOUT LOCATIONS AS SHOWN IN THE EROSION CONTROL PLAN. UNDER NO CIRCUMSTANCE MAY WASHOUT WATER DRAIN ONTO THE PUBLIC RIGHT OF WAY OR INTO ANY PUBLIC OR PRIVATE STORM DRAIN CONVEYANCE.
10. CHANGES TO APPROVED EROSION CONTROL PLAN MUST BE APPROVED BY THE EROSION CONTROL INSPECTOR PRIOR TO IMPLEMENTATION. CONTRACTOR TO PROVIDE INSTALLATION AND DETAILS FOR ALL PROPOSED ALTERNATE TYPE DEVICES.
11. IF DEWATERING OR PUMPING OF WATER IS NECESSARY, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS AND/OR APPROVALS PRIOR TO DISCHARGE OF ANY WATER FROM THE SITE. IF THE DISCHARGE FROM THE DEWATERING OR PUMPING PROCESS IS TURBID OR CONTAINS SEDIMENT LADEN WATER, IT MUST BE TREATED THROUGH THE USE OF SEDIMENT TRAPS, VEGETATIVE FILTER STRIPS, OR OTHER SEDIMENT REDUCING MEASURES SUCH THAT THE DISCHARGE IS NOT VISIBLY DIFFERENT FROM THE RECEIVING WATER. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED AT THE DISCHARGE POINT TO PREVENT SCOUR EROSION. THE CONTRACTOR SHALL PROVIDE A DEWATERING/PUMPING PLAN TO THE EROSION CONTROL INSPECTOR PRIOR TO INITIATING DEWATERING ACTIVITIES.

EROSION CONTROL NOTES:

1. ALL EROSION CONTROL FACILITIES SHALL BE INSTALLED PRIOR TO ANY SITE GRADING OPERATIONS. THE CITY MUST BE NOTIFIED UPON COMPLETION OF THE INSTALLATION OF THE REQUIRED EROSION CONTROL FACILITIES AND PRIOR TO ANY DEMOLITION AND GRADING OPERATION BEING COMMENCED. THE CONTRACTOR IS RESPONSIBLE TO SCHEDULE A PRE-CONSTRUCTION GRADING MEETING ON-SITE WITH THE CITY. IF DAMAGED OR REMOVED DURING CONSTRUCTION, ALL EROSION CONTROL FACILITIES SHALL BE RESTORED AND IN PLACE AT THE END OF EACH DAY.
2. ANY EROSION CONTROL FACILITIES DEEMED NECESSARY BY THE CITY; BEFORE, DURING OR AFTER THE GRADING ACTIVITIES, SHALL BE INSTALLED AT THEIR REQUEST.
3. NO DEVIATIONS SHALL BE MADE FROM THE ELEVATIONS SHOWN ON THE APPROVED GRADING PLAN, WITHOUT PRIOR APPROVAL FROM THE CITY.
4. SITE ACCESS ROADS SHALL BE GRADED OR OTHERWISE PROTECTED WITH SILT FENCES, DIVERSION CHANNELS, OR DIKES AND PIPES TO PREVENT SEDIMENT FROM EXITING THE SITE VIA THE ACCESS ROADS. SITE-ACCESS ROADS/DRIVEWAYS SHALL BE SURFACED WITH CRUSHED ROCK WHERE THEY ADJOIN EXISTING PAVED ROADWAYS.
5. SOILS TRACKED FROM THE SITE BY MOTOR VEHICLES OR EQUIPMENT SHALL BE CLEANED DAILY FROM PAVED ROADWAY SURFACES, OR MORE FREQUENTLY IF REQUESTED BY CITY OR WATERSHED, THROUGHOUT THE DURATION OF CONSTRUCTION.
6. DUST CONTROL MEASURES SHALL BE PERFORMED PERIODICALLY WHEN CONDITIONS REQUIRE AND/OR AS DIRECTED BY THE CITY OR WATERSHED.
7. ALL EROSION CONTROL MEASURES SHALL BE USED AND MAINTAINED FOR THE DURATION OF SITE CONSTRUCTION. IF CONSTRUCTION OPERATIONS OR NATURAL EVENTS DAMAGE OR INTERFERE WITH THESE EROSION CONTROL MEASURES, THEY SHALL BE RESTORED TO SERVE THEIR INTENDED FUNCTION AT THE END OF EACH DAY OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS.
8. ALL CONSTRUCTION AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED AS SOON AS POSSIBLE. ANY AREAS WHICH HAVE BEEN FINISHED GRADED OR AREAS THAT HAVE BEEN DISTURBED AND FOR WHICH GRADING OR SITE BUILDING CONSTRUCTION OPERATIONS ARE NOT ACTIVELY UNDERWAY SHALL BE SEEDED AND MULCHED AS SET FORTH IN THE FOLLOWING PARAGRAPHS WITHIN 14 DAYS:
   - A. ALL SEEDED AREAS SHALL BE EITHER MULCHED AND DISC-ANCHORED OR COVERED BY FIBROUS BLANKETS TO PROTECT SEEDS AND LIMIT EROSION. TEMPORARY STRAW MULCH SHALL BE DISC-ANCHORED AND APPLIED AT A UNIFORM RATE OF NOT LESS THAN TWO TONS PER ACRE AND NOT LESS THAN 80% COVERAGE.
   - B. IF THE GRADED AREA IS ANTICIPATED TO BE RE-DISTURBED/DEVELOPED WITHIN SIX MONTHS, PROVIDE A TEMPORARY VEGETATIVE COVER CONSISTING OF MINNESOTA DEPARTMENT OF TRANSPORTATION (MNDOT) SEED MIXTURE 110 (OATS), OR 100 (WINTER WHEAT), AT A RATE OF 100 POUNDS PER ACRE.
   - C. IF GRADED AREA WILL NOT BE DEVELOPED FOR A PERIOD GREATER THAN SIX MONTHS, PROVIDE A SEMI-PERMANENT VEGETATIVE COVER OF SEED MIXTURE MNDOT 190 AT A RATE OF 60 POUNDS PER ACRE.
   - D. UNLESS SPECIFIED ELSEWHERE WITHIN THE CONSTRUCTION DOCUMENTS (I.E. ARCHITECTURAL SITE PLAN OR LANDSCAPE PLAN), PERMANENT TURF RESTORATION SHALL CONSIST OF MN/DOT SEED MIXTURE 260 (COMMERCIAL TURF GRASS) AT A RATE OF 100 POUNDS PER ACRE.

11. RUNOFF SHALL BE PREVENTED FROM ENTERING ALL STORM SEWER CATCH BASINS PROVIDING THEY ARE NOT NEEDED DURING CONSTRUCTION. WHERE STORM SEWER CATCH BASINS ARE NECESSARY FOR SITE DRAINAGE DURING CONSTRUCTION, A SILT FENCE OR SEDIMENT PROTECTION DEVICES AS DETAILED SHALL BE INSTALLED AND MAINTAINED AROUND ALL CATCH BASINS UNTIL THE TRIBUTARY AREA TO THE CATCH BASIN IS RESTORED.
12. GRADING ACTIVITIES PROPOSED TO BEGIN AFTER OCTOBER 15 WILL REQUIRE AN APPROVED PHASING SCHEDULE. THE AREA OF LAND THAT THE CITY WILL ALLOW TO BE DISTURBED AT THIS TIME OF YEAR WILL BE SEVERELY LIMITED. THE CITY WILL ALSO REQUIRE ADDITIONAL EROSION CONTROL DEVISES, I.E., TEMPORARY SEDIMENT BASINS, DORMANT SEEDING AND HIGH RATES OF APPLICATION OF BOTH SEED AND MULCH.
13. ACCUMULATION OF ALL SEDIMENT OCCURRING IN STORM SEWERS AND GUTTERLINES SHALL BE REMOVED PRIOR TO, DURING AND AFTER COMPLETION OF GRADING ACTIVITIES.
14. EROSION CONTROL ITEMS AND DEVICES SHALL BE REMOVED ONLY AFTER THE AREA HAS RECEIVED FINAL STABILIZATION OR AS DIRECTED BY THE CITY.

PLAN AGREEMENT:

ALL CLEARING, GRADING, CONSTRUCTION OR DEVELOPMENT WILL BE DONE PURSUANT TO THE PLAN.

OWNER/DEVELOPER:
CORNER APARTMENTS
HUNT DEVELOPMENT
ADDRESS
CITY
PHONE

OWNER SIGNATURE ________________________________

BKV GROUP

Architecture
Interior Design
Landscape Architecture
Engineering

Boarman
Kroos
Vogel
Group
Inc.

222 North Second Street
Minneapolis MN 55401
Telephone: 612-339-3752
Facsimile: 612-339-6212
www.bkvgroup.com

BKBM ENGINEERS
5930 Brooklyn Boulevard
Minneapolis, MN 55429
Phone: (763) 843-0420
Fax: (763) 843-0421
www.bkbm.com

© 2011 BKBM Engineers, Inc.
All rights reserved.
This document is an instrument of service and is the property of BKBM Engineers, and may not be used or copied without prior written consent.

NOT FOR CONSTRUCTION

CORNER APARTMENTS
MINNEAPOLIS, MN

CERTIFICATION
I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Date

License Number

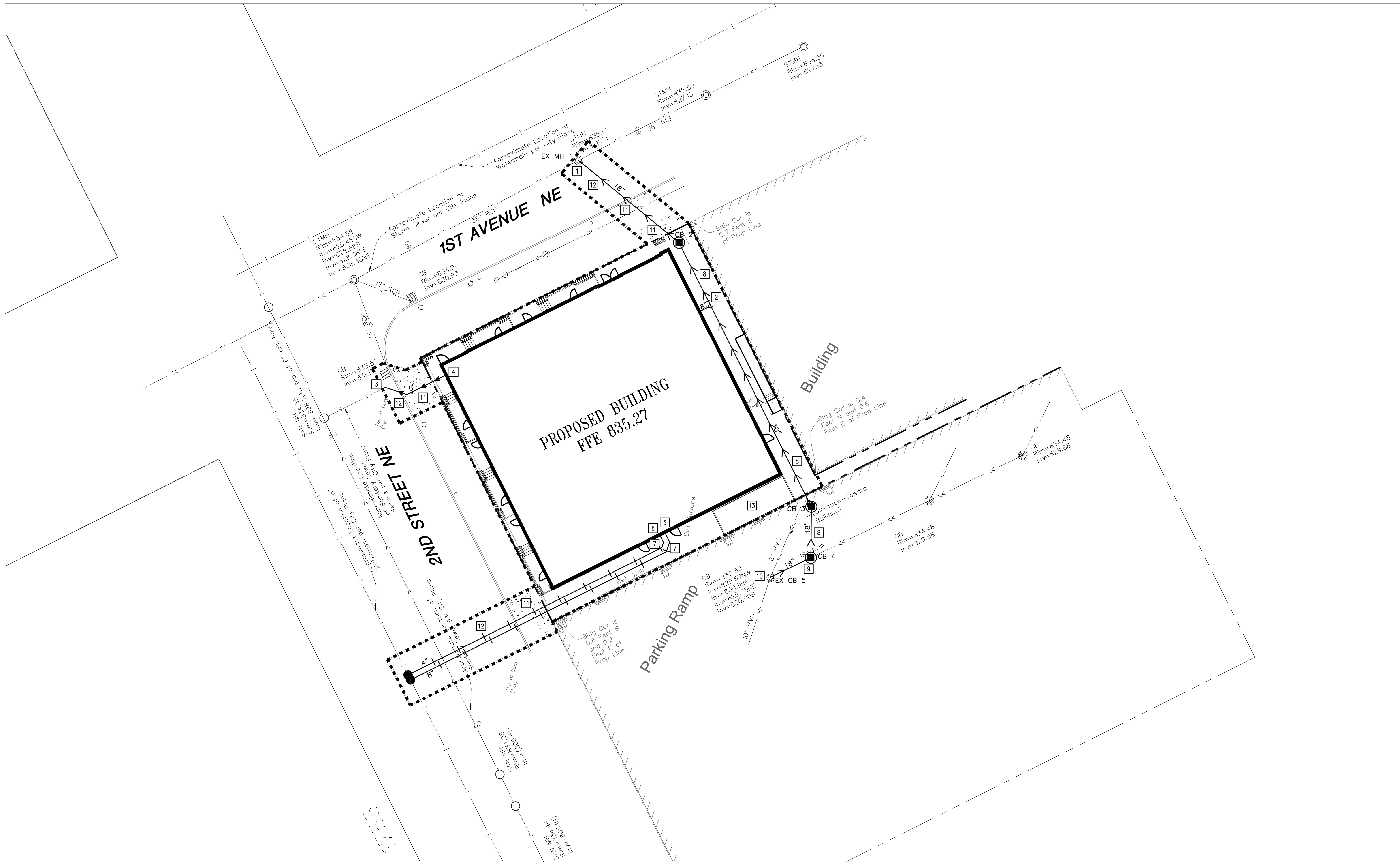
REVISIONS	No.	DATE
CITY PDR SUBMITTAL		06.03.11

DATE	06-03-11
DRAWN BY	ETL
CHECKED BY	JWM
COMMISSION NO.	11320.00

EROSION CONTROL PLAN

C3.0

© 2011 BKV Group, Inc. EOE



1 / C4.0 UTILITY AND PAVING PLAN
1"=20'

PROPOSED PLAN SYMBOLS
CONSTRUCTION LIMITS
PROPERTY LINE
WATER PIPE
STORM SEWER
SANITARY SEWER
CATCH BASIN
BITUMINOUS PAVEMENT RESTORATION
CONCRETE SIDEWALK

ABBREVIATIONS	
BLDG	Building
BM	Bench Mark
CB	Catch Basin
CONC	Concrete
DIP	Ductile Iron Pipe
ELEV	Elevation
EX	Existing
FFE	Finished Floor Elevation
INV	Invert
MAX	Maximum
MH	Manhole
MIN	Minimum
PVC	Polyvinyl Chloride
RCP	Reinforced Concrete Pipe

N

20' 10' 0 20' 40'
SCALE 1" = 20'

KEYED NOTES

KEYED NOTES ARE DENOTED BY [NO] ON PLAN.

[1] CORE DRILL EXISTING MANHOLE FOR PROPOSED 18-INCH DIAMETER PIPE CONNECTION AT INVERT ELEVATION 828.21. GROUT SEAL AROUND OPENING. FOLLOW ALL CITY OF MINNEAPOLIS STANDARDS AND SPECIFICATIONS.

[2] LOCATION OF PROPOSED ROOF DRAIN CONNECTION. INSTALL 18-INCH BY 8-INCH SEWER WYE AT INVERT ELEVATION OF 828.86. **COORDINATE EXACT LOCATION AND INVERT ELEVATION WITH MECHANICAL CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.**

[3] APPROXIMATE LOCATION OF EXISTING 6-INCH SANITARY SEWER SERVICE TO SITE. CONTRACTOR SHALL FIELD VERIFY EXACT PIPE LOCATION, ELEVATION AND PIPE SIZE. THE INVERT ELEVATION OF THE SERVICE PIPE IS UNKNOWN BUT IS BELIEVED TO BE 828.9±.

[4] INSTALL 19-FEET OF 6-INCH PVC SANITARY SEWER PIPE AT 1.0% SLOPE TO INVERT OF 829.09. STUB PIPE TO WITHIN 5-FEET OF PROPOSED BUILDING. **COORDINATE EXACT LOCATION AND INVERT ELEVATION WITH MECHANICAL CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.**

[5] STUB 8-INCH FIRE PROTECTION LINE TO WITHIN 5-FEET OF PROPOSED BUILDING. FOLLOW ALL CITY OF MINNEAPOLIS STANDARDS AND SPECIFICATIONS.

[6] STUB 4-INCH DOMESTIC WATER SERVICE TO WITHIN 5-FEET OF PROPOSED BUILDING. FOLLOW ALL CITY OF MINNEAPOLIS STANDARDS AND SPECIFICATIONS.

[7] INSTALL 45-DEGREE BENDS WITH THRUST BLOCKING. FOLLOW ALL CITY OF MINNEAPOLIS STANDARDS AND SPECIFICATIONS.

[8] LOCATION OF PROPOSED SITE STORM SEWER. REFER TO STORM SEWER TABLE FOR RIM AND INVERT ELEVATIONS AND PIPE SIZES.

[9] CONSTRUCT NEW CATCH BASIN OVER EXISTING 18-INCH STORM SEWER PIPE. REFER TO STORM SEWER TABLE FOR INVERT ELEVATIONS.

[10] CORE DRILL EXISTING CATCH BASIN FOR PROPOSED 18-INCH DIAMETER PIPE CONNECTION AT INVERT ELEVATION 829.75. GROUT SEAL AROUND OPENING. FOLLOW ALL CITY OF MINNEAPOLIS STANDARDS AND SPECIFICATIONS.

[11] RESTORE CONCRETE SIDEWALKS. FOLLOW ALL CITY OF MINNEAPOLIS STANDARDS AND SPECIFICATIONS.

[12] RESTORE BITUMINOUS PAVEMENT. FOLLOW ALL CITY OF MINNEAPOLIS STANDARDS AND SPECIFICATIONS.

[13] REFER TO ARCHITECTURAL AND LANDSCAPE ARCHITECTS DRAWINGS FOR NEW PAVEMENT SURFACES ALONG PERIMETER OF BUILDING.

[14] DOG RUN AREA. REFER TO LANDSCAPE ARCHITECT'S DRAWINGS.

UTILITY NOTES:

1. COORDINATE SERVICE CONNECTION LOCATIONS AT THE BUILDING WITH THE MECHANICAL CONTRACTOR PRIOR TO CONSTRUCTION. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR UNCOORDINATED WORK.
2. ALL SERVICE CONNECTIONS WITH LESS THEN 5 FEET OF COVER OVER THE TOP OF PIPE ARE TO BE INSULATED. INSULATION SHALL BE INSTALLED FROM THE CONNECTION OF THE SERVICE AT THE BUILDING TO THE POINT WHICH THE SERVICE ATTAINS 5 FEET OF COVER.
3. PROTECT ALL EXISTING STRUCTURES AND UTILITIES WHICH ARE NOT SCHEDULED TO BE REMOVED.
4. ALL SEWER AND WATER CROSSINGS SHALL HAVE A MINIMUM VERTICAL SEPARATION OF 1.5 FEET AND HORIZONTAL SEPARATION OF 10 FEET. FOLLOW ALL DEPARTMENT OF LABOR AND INDUSTRY AND CITY OF MINNEAPOLIS STANDARDS.
5. ALL WATER MAINS SHALL BE DUCTILE IRON PIPE, CLASS 52, UNLESS NOTED OTHERWISE.
6. ALL WATER MAIN SHALL HAVE A MINIMUM DEPTH OF COVER OF 8.0 FEET OVER TOP OF WATER MAIN.
7. PROVIDE THRUST BLOCKING ON ALL WATER MAIN PER CITY OF MINNEAPOLIS. PROVIDE MECHANICAL JOINT RESTRAINTS ON ALL BENDS, VALVES, TEES, PLUGS AND HYDRANT LEADS.
8. SANITARY SEWER PIPING SHALL BE PVC SDR 26 UNLESS NOTED OTHERWISE.
9. STORM SEWER PIPING SHALL BE REINFORCED CONCRETE PIPE (RCP), UNLESS NOTED OTHERWISE. ALL 12-INCH THROUGH 18-INCH RCP STORM SEWER PIPE SHALL BE CLASS 5. ALL STORM SEWER PIPE THAT IS EXTENDED TO THE BUILDING FOR ROOF DRAIN SERVICE SHALL BE SCHEDULE 40 PVC.
10. CONTRACTORS ARE TO COORDINATE ALL WORK WITH GAS, ELECTRIC, TELEVISION AND TELEPHONE COMPANIES PRIOR TO START OF CONSTRUCTION.

UTILITY NOTES FOR WORK IN PUBLIC RIGHT-OF-WAY:

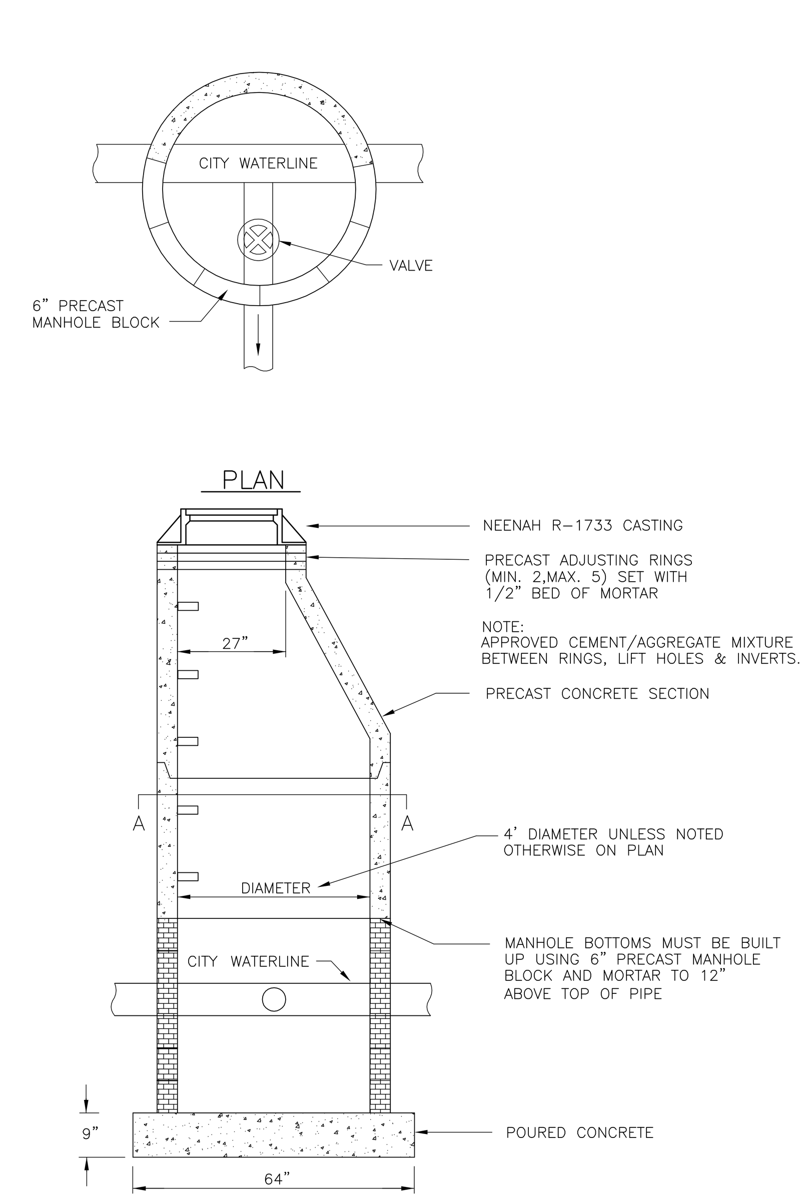
1. FOLLOW ALL CITY OF MINNEAPOLIS STANDARDS AND SPECIFICATIONS.
2. PRIOR TO CONSTRUCTION, CONTRACTORS ARE TO COORDINATE ALL WORK WITHIN RIGHT OF WAY AND OBTAIN ALL APPLICABLE PERMITS.

NOTE:
ALL UTILITIES MUST BE INSTALLED BY A MINNEAPOLIS LICENSED CONTRACTOR.

NOTE:
ALL WORK DONE OUTSIDE OF THE LOT LINE ON PUBLIC RIGHT-OF-WAY MUST BE DONE BY A CONTRACTOR LICENSED TO WORK IN THE CITY OF MINNEAPOLIS WHO HAS THE $100,000.00 SIDEWALK CONTRACTOR'S BOND ON FILE WITH THE SIDEWALK DIVISION.

STORM SEWER TABLE

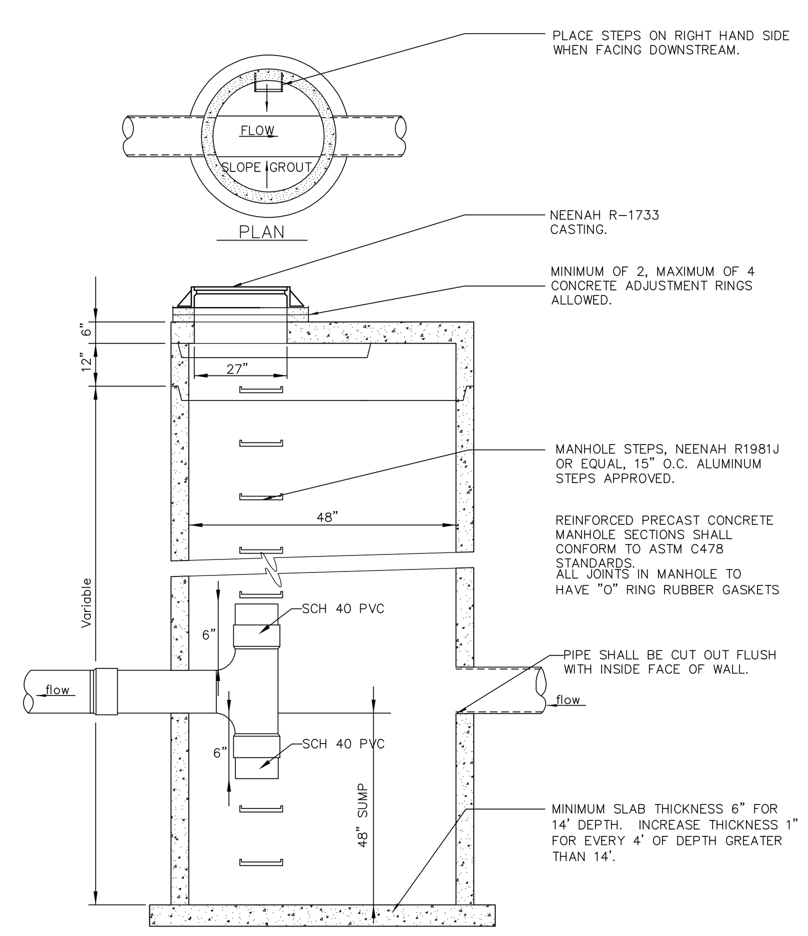
STRUCTURE IDENTIFICATION	STRUCTURE DIMENSION (INCHES)	NEENAH CASTING	TOP ELEVATION	INVERT ELEVATION	PIPE LENGTH, DIAMETER, SLOPE & NEXT UPSTREAM STRUCTURE
EX. MH 1	NA	NA	835.17	NE. 826.71 SW. 826.71 SE. 828.21	46 L.F. OF 18" RCP PIPE @ XX.X%, CB #2
CB 2	48	R-2535	835.42	NW. 828.59 SE. 828.59 SUMP 824.59	24 L.F. OF 18" PVC PIPE @ X.XX%, SEWER WYE
SEWER WYE	18'X8"	NA	NA	NW. 828.79 SE. 828.79	81 L.F. OF 18" RCP PIPE @ X.XX%, CB 3
CB 3	48	R-2535	834.10	NW. 829.47 S. 829.47	18 L.F. OF 18" RCP PIPE @ X.XX%, CB 4
CB 4	48	R-2535	833.70	N. 829.62 NE. 829.78 SW. 829.62	16 L.F. OF 18" RCP PIPE @ X.XX%, EX. CB 5
EX. CB 5	NA	NA	833.80	NE. 829.75 NE. 829.75 SW. 830.00	------------------------------



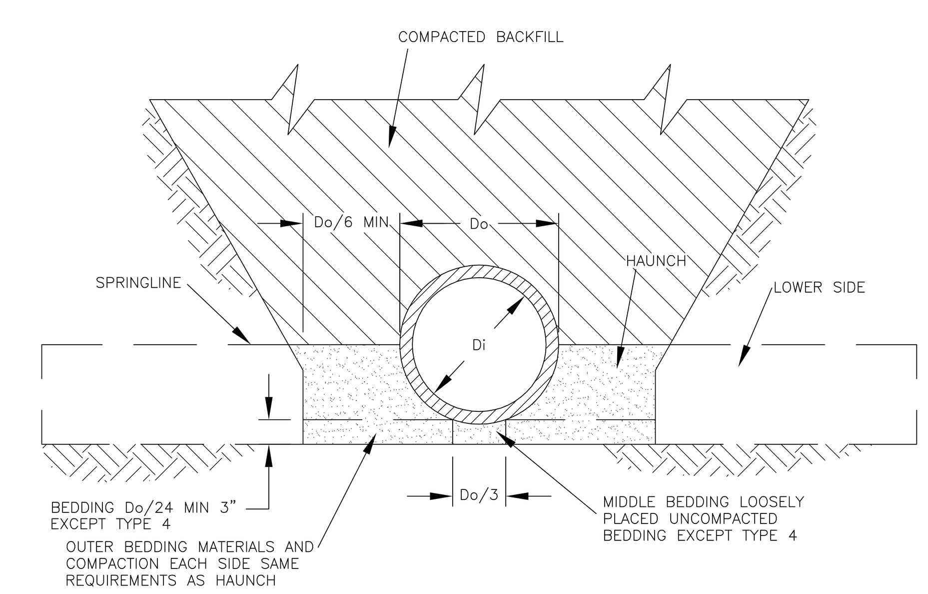
SECTION

NOTE:
THE CONTRACTOR IS TO EXCAVATE FOR WATER VALVE MANHOLE AND PIPING. THE CITY WILL INSTALL WETTAP AND WATER SERVICE TO PROPERTY LINE. CONTRACTOR IS TO BACKFILL AND INSTALL WATER VALVE MANHOLE. FOLLOW ALL CITY OF MINNEAPOLIS STANDARDS AND SPECIFICATIONS.

2 / C4.0 WATER VALVE MANHOLE
NOT TO SCALE



3 / C4.0 SUMP MANHOLE
NOT TO SCALE

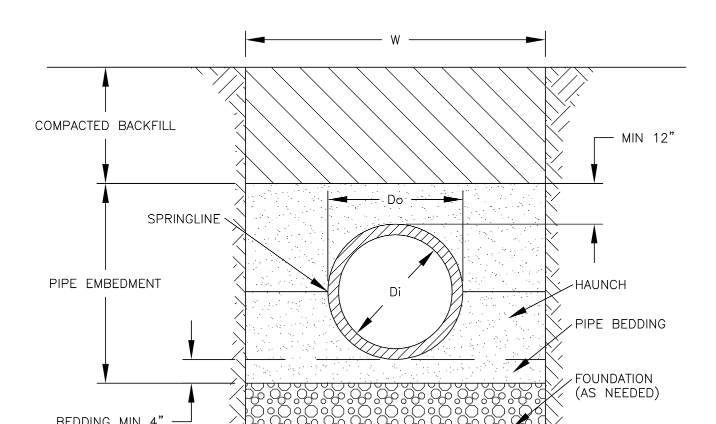


STANDARD TRENCH INSTALLATION SOIL AND MINIMUM STANDARD PROCTOR COMPACTION REQUIREMENTS		
INSTALLATION TYPE	HAUNCH AND OUTER BEDDING	LOWER SIDE
TYPE 1	95% CATEGORY I	90% CATEGORY I 95% CATEGORY II 100% CATEGORY III
TYPE 2	90% CATEGORY I 95% CATEGORY II	85% CATEGORY I 90% CATEGORY II 95% CATEGORY III
TYPE 3	85% CATEGORY I 90% CATEGORY II 95% CATEGORY III	85% CATEGORY I 90% CATEGORY II 95% CATEGORY III
TYPE 4	NO COMPACTION REQUIRED, EXCEPT IF CATEGORY III USE 85% CATEGORY III	NO COMPACTION REQUIRED, EXCEPT IF CATEGORY III USE 85% CATEGORY III

EQUIVALENT SOIL CLASSIFICATIONS FOR SOIL DESIGNATIONS		
SOIL	UNIFIED SOIL CLASSIFICATION SYSTEM (USCS)	MN/DOT SPECIFICATION
CATEGORY I	CLEAN COURSE GRAINED SOILS: SW, SP, GW, GP, OR ANY SOIL BEGINNING WITH ONE OF THESE SYMBOLS WITH 12% OR LESS PASSING A #200 SIEVE	COARSE FILTER AGGREGATE MN/DOT 3149.2H
CATEGORY II	COURSE GRAINED SOILS WITH FINES: GM, GC, SM, SC, OR ANY SOIL BEGINNING WITH ONE OF THESE SYMBOLS CONTAINING MORE THAN 12% PASSING A #200 SIEVE	AGGREGATE BEDDING MN/DOT 3149.2G
CATEGORY III	FINE GRAINED SOILS: CL, ML, (OR CL-ML, CL.ML, ML/CL) WITH LESS THAN 30% RETAINED ON A #200 SIEVE.	NOT APPLICABLE

NOTES:
1. COMPACTION AND SOIL SYMBOLS-I.E. "95% CATEGORY I" REFERS TO CATEGORY I SOIL MATERIAL WITH MINIMUM STANDARD PROCTOR COMPACTION OF 95%.
2. SOIL IN BEDDING AND HAUNCH ZONES SHALL BE COMPACTED TO AT LEAST THE SAME COMPACTION AS SPECIFIED FOR THE MAJORITY OF SOIL IN THE BACKFILL ZONE.
3. THE TRENCH WIDTH SHALL BE WIDER THAN SHOWN IF REQUIRED FOR ADEQUATE SPACE TO ATTAIN SPECIFIED COMPACTION IN THE HAUNCH AND BEDDING ZONES.
4. FOR TRENCH WALLS WITH GREATER THAN 10 DEGREE SLOPES THAT CONSIST OF EMBANKMENT, THE LOWER SIDE SHALL BE COMPACTED TO AT LEAST THE SAME COMPACTION AS SPECIFIED FOR THE SOIL IN THE BACKFILL ZONE.
5. NO BEDDING IS REQUIRED FOR TYPE 4 STANDARD INSTALLATION.
6. REFER TO ASTM C1479-07 FOR DETAILS.
7. TYPE III BEDDING SHALL BE USED UNLESS NOTED OTHERWISE.

4 / C4.0 TYPICAL PIPE BEDDING FOR RCP AND DIP
NOT TO SCALE



NOTES:
1. THE MINIMUM TRENCH WIDTH "W" SHALL BE W=Do+16" OR 1.25*Do+12 WHICHEVER IS GREATER.
2. PIPE EMBEDMENT MATERIAL SHALL BE CLASS I OR CLASS II MATERIAL. REFER TO SPECIFICATIONS FOR DETAILS.
3. REFER TO ASTM D2321-05 "UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY-FLOW APPLICATIONS" FOR DETAILS.

5 / C4.0 TYPICAL PIPE BEDDING FOR PVC
NOT TO SCALE

BKV GROUP

Architecture
Interior Design
Landscape Architecture
Engineering

Boarman
Kroos
Vogel
Group
Inc.

222 North Second Street
Minneapolis MN 55401
Telephone: 612-339-3752
Facsimile: 612-339-6212
www.bkvgroup.com

BKBM ENGINEERS
5930 Brooklyn Boulevard
Minneapolis, MN 55429
Phone: (763) 843-0400
Fax: (763) 843-0421
www.bkbm.com

© 2011 BKBM Engineers, Inc.
All rights reserved.
This document is an instrument of service and is the property of BKBM Engineers, and may not be used or copied without prior written consent.

NOT FOR CONSTRUCTION

CORNER APARTMENTS
MINNEAPOLIS, MN

CERTIFICATION
I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Joel W. Maier — Date: 06-03-11

19181
License Number

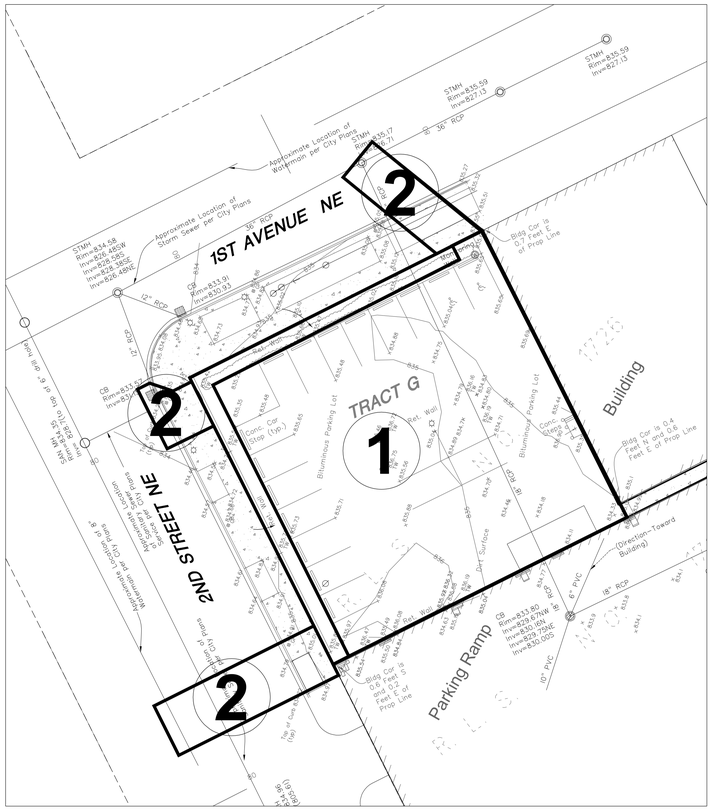
REVISIONS	No.	DATE
CITY PDR SUBMITTAL		06.03.11

DATE	06-03-11
DRAWN BY	ETL
CHECKED BY	JWM
COMMISSION NO.	11320.00

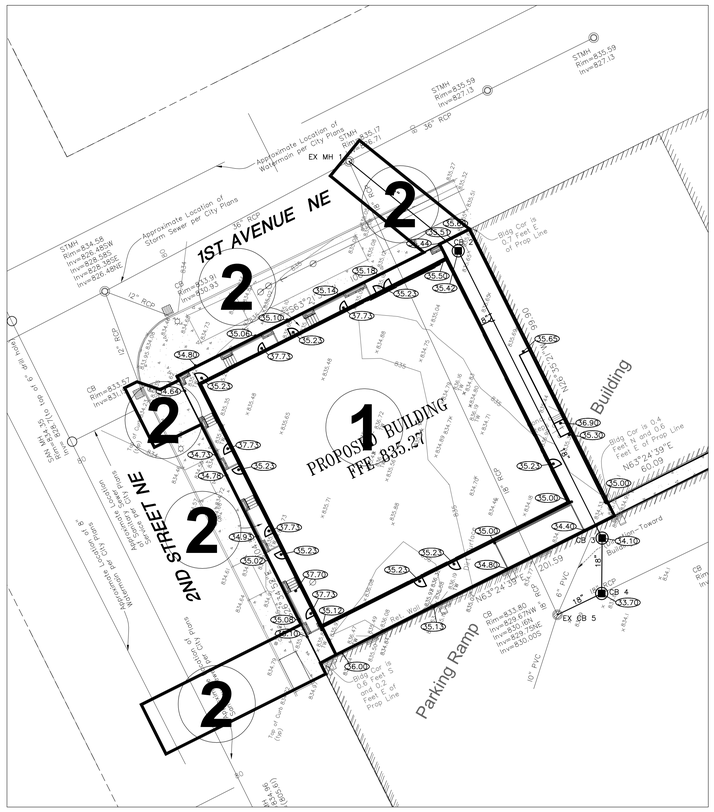
UTILITY AND PAVING PLAN

C4.0

© 2011 BKV Group, Inc. EOE



1 C5.0 EXISTING CONDITIONS
1"=20'



2 C5.0 PROPOSED CONDITIONS
1"=20'

N

20' 10' 0 20' 40'
SCALE 1" = 20'

EXISTING DRAINAGE AREAS								
DRAINAGE AREA	IMPERVIOUS AREA (ACRES)	PERVIOUS AREA (ACRES)	TOTAL AREA (ACRES)	TC (MINUTES)	Q OUT (CFS) STORM EVENT			ROUTING
					2-YEAR (2.75")	10-YEAR (4.15")	100-YEAR (5.90")	
1	0.24	0.02	0.26	2.10	1.08	1.68	2.41	
2	0.04	0.01	0.05	1.10	0.19	0.30	0.44	
TOTAL	0.28	0.02	0.30		1.27	1.98	2.85	

PROPOSED DRAINAGE AREAS									
DRAINAGE AREA	IMPERVIOUS AREA (ACRES)	PERVIOUS AREA (ACRES)	TOTAL AREA (ACRES)	TC (MINUTES)	1.25" RAIN	Q OUT (CFS) STORM EVENT			ROUTING
						2-YEAR (2.75")	10-YEAR (4.15")	100-YEAR (5.90")	
1	0.23	0.01	0.23	1.1	0.00	1.03	1.57	2.25	TO SEWER
2	0.07	0.01	0.07	1.1	0.01	0.30	0.43	0.68	SHEET FLOWS TO ROW
TOTAL	0.29	0.01	0.30		0.01	1.33	2.00	2.93	

STORMWATER RUNOFF SUMMARY			
	2-YR STORM (2.75") RUNOFF (CFS)	10-YR STORM (4.15") RUNOFF (CFS)	100-YR STORM (5.90") RUNOFF (CFS)
EXISTING SITE	1.27	1.98	2.85
PROPOSED SITE	1.33	2.00	2.93

OTHER NOTES:

1. LONG TERM MAINTENANCE OF THE SITE WILL BE PERFORMED BY THE OWNER. INCLUDED MAINTENANCE FOR STORMWATER DEVISES SHALL BE:
   1.1. INSPECT SUMP CATCH BASINS ON A BIANNUAL BASIS, ONCE IN THE SPRING AND ONCE IN THE FALL
   1.2. CLEAN SUMP CATCH BASINS OF SEDIMENT AND DEBRIS ANNUALLY OR WHEN SEDIMENTS FILL ½ OF THE STORAGE VOLUME.

NOTE:

THE STORM WATER POLLUTION PREVENTION PLAN FOR THIS PROJECT INCLUDES THE CIVIL ENGINEERING PLANS AND THE PROJECT MANUAL.

CONTRACTOR TO SUPPLY CONSTRUCTION PHASING NARRATIVE, ESTIMATED PRELIMINARY QUANTITIES OF ALL EROSION PREVENTION AND SEDIMENT CONTROL BMP'S ANTICIPATED AT THE START OF THE PROJECT AND FOR THE LIFE OF THE PROJECT, AND LOCATION OF AREAS WHERE CONSTRUCTION WILL BE PHASED TO MINIMIZE DURATION OF EXPOSED SOIL AREAS. CONTRACTOR IS TO REVIEW MINNESOTA POLLUTION CONTROL AGENCY'S INSTRUCTIONS FOR THE APPLICATION FOR MINNESOTA'S NPDES/SDS GENERAL STORMWATER PERMIT FOR CONSTRUCTION ACTIVITY PRIOR TO SUBMITTING APPLICATION.

CONSTRUCTION ACTIVITY EROSION PREVENTION PRACTICES

PROVIDE TEMPORARY PROTECTION OR PERMANENT COVER FOR EXPOSED SOIL AREAS WITH A CONTINUOUS POSITIVE SLOPE WITHIN 200 FEET OF A SURFACE WATER, CURB AND GUTTER, CATCH BASIN, OR ANY STORM WATER CONVEYANCE SYSTEM CONNECTED TO ANY OF THE ABOVE WITHIN THE FOLLOWING TIME FRAME:

THE TIME AN AREA CAN REMAIN OPEN WHEN NOT ACTIVELY BEING WORKED ON:
SLOPES STEEPER THAN 3:1 – 7 DAYS
SLOPES 10:1 TO 3:1 – 14 DAYS
SLOPES FLATTER THAN 10:1 – 14 DAYS

DITCHES THAT CONNECT TO A SURFACE WATER MUST BE STABILIZED WITHIN 200-FEET FROM THE EDGE OF PROPERTY OR WITHIN 200-FEET TO ANY SURFACE WATER WITHIN 24-HOURS.

PIPE OUTLETS MUST BE PROVIDED WITH TEMPORARY OR PERMANENT ENERGY DISSIPATION WITHIN 24-HOURS AFTER CONNECTION TO A SURFACE WATER.

SEDIMENT CONTROL MEASURES MUST BE INSTALLED ON ALL DOWN GRADIENT PERIMETERS BEFORE ANY UPGRADIENT LAND DISTURBING ACTIVITIES BEGIN.

SEDIMENT AND EROSION CONTROL MAINTENANCE

PERIMETER SEDIMENT CONTROL PRACTICES: WHEN SEDIMENT REACHES 1/2 THE HEIGHT OF THE BMP, THE SEDIMENT MUST BE REMOVED WITHIN 24 HOURS. IF PERIMETER SEDIMENT CONTROL HAS BEEN DAMAGED OR IS NOT FUNCTIONING PROPERLY, IT MUST BE REPAIRED AND/OR REPLACED WITHIN 24 HOURS. PERIMETER BMP MEASURES MAY INCLUDE SILT FENCING.

CONSTRUCTION SITE VEHICLE EXIT LOCATIONS: ALL TRACKED SEDIMENT ONTO PAVED SURFACES MUST BE REMOVED WITHIN 24 HOURS OF DISCOVERY OR MORE FREQUENTLY IF REQUIRED BY CITY OR WATERSHED.

CONSTRUCTION SITE DEWATERING: SITE WATER DISCHARGE DUE TO CONSTRUCTION DEWATERING OPERATIONS SHALL BE MONITORED FOR SEDIMENTATION AND TREATED PRIOR TO DISCHARGE TO PUBLIC STORM SEWERS. TREATMENT OF DEWATERING DISCHARGE MAY BE ACCOMPLISHED BY TEMPORARY SEDIMENTATION BASINS OR OTHER APPROPRIATE BMPS.

POLLUTION PREVENTION MANAGEMENT MEASURES

SOLID WASTE DISPOSED PROPERLY; COMPLY WITH MPCA REQUIREMENTS.

HAZARDOUS WASTE STORED (SECONDARY CONTAINMENT, RESTRICTED ACCESS) AND DISPOSED IN COMPLIANCE WITH MPCA REQUIREMENTS.

EXTERNAL WASHING OF TRUCKS AND OTHER CONSTRUCTION VEHICLES MUST BE LIMITED TO A DEFINED AREA OF THE SITE. RUNOFF MUST BE CONTAINED AND WASTE PROPERLY DISPOSED.

NO ENGINE DEGREASING ALLOWED ON-SITE.

CONCRETE WASHOUT ON-SITE: ALL LIQUID AND SOLID WASTES GENERATED BY CONCRETE WASHOUT OPERATIONS MUST BE CONTAINED IN A LEAK-PROOF CONTAINMENT FACILITY OR IMPERMEABLE LINER. A COMPACTED CLAY LINER THAT DOES NOT ALLOW LIQUIDS TO ENTER GROUND WATER IS CONSIDERED AN IMPERMEABLE LINER. THE LIQUID AND SOLID WASTES MUST NOT CONTACT THE GROUND, AND THERE MUST NOT BE RUNOFF FROM THE CONCRETE WASHOUT OPERATIONS OR AREAS. LIQUID AND SOLID WASTES MUST BE DISPOSED OF PROPERLY AND IN COMPLIANCE WITH MPCA REGULATIONS. A SIGN MUST BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY TO INFORM CONCRETE EQUIPMENT OPERATORS TO UTILIZE THE PROPER FACILITIES. THE CONCRETE WASHOUT AREA INDICATED ON THE PLANS IS SHOWN IN AN APPROXIMATE LOCATION. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION IN ACCORDANCE WITH MPCA REQUIREMENTS.

FINAL STABILIZATION

STABILIZATION BY UNIFORM PERENNIAL VEGETATIVE COVER (70% DENSITY)

DRAINAGE DITCHES STABILIZED.

ALL TEMPORARY SYNTHETIC AND STRUCTURAL BMP'S REMOVED.

CLEAN OUT SEDIMENT FROM CONVEYANCES AND SEDIMENTATION BASINS (RETURN TO DESIGN CAPACITY).

OWNER:

OWNER NAME, COMPANY NAME,
ADDRESS AND PHONE NUMBER

MINNEAPOLIS VICINITY MAP

BKV GROUP

Architecture
Interior Design
Landscape Architecture
Engineering

Boarman Kroos Vogel Group Inc.

222 North Second Street
Minneapolis MN 55401
Telephone: 612-339-3752
Facsimile: 612-339-6212
www.bkvgroup.com

BKBM ENGINEERS
5930 Brooklyn Boulevard
Minneapolis, MN 55429
Phone: (763) 843-0420
Fax: (763) 843-0421
www.bkbm.com

© 2011 BKBM Engineers, Inc.
All rights reserved.
This document is an instrument of service and is the property of BKBM Engineers, and may not be used or copied without prior written consent.

NOT FOR CONSTRUCTION

CORNER APARTMENTS
MINNEAPOLIS, MN

CERTIFICATION

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Date

License Number

REVISIONS	No.	DATE
CITY PDR SUBMITTAL		06.03.11

DATE	06-03-11
DRAWN BY	ETL
CHECKED BY	JWM
COMMISSION NO.	11320.00

STORMWATER MANAGEMENT PLAN

C5.0

© 2011 BKV Group, Inc. EOE

GENERAL NOTES

- LANDSCAPE CONTRACTOR SHALL INSPECT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS RELATING TO THE NATURE AND SCOPE OF WORK.
- LANDSCAPE CONTRACTOR SHALL VERIFY PLAN LAYOUT AND DIMENSIONS SHOWN AND BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT DISCREPANCIES WHICH MAY COMPROMISE THE DESIGN AND/OR INTENT OF THE PROJECT'S LAYOUT.
- LANDSCAPE CONTRACTOR SHALL ASSURE COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK AND/OR MATERIALS SUPPLIED.
- LANDSCAPE CONTRACTOR SHALL PROTECT EXISTING ROADS, CURBS/GUTTERS, TRAILS, TREES, LAWNS AND SITE ELEMENTS DURING CONSTRUCTION OPERATIONS. DAMAGE TO SAME SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
- LANDSCAPE CONTRACTOR SHALL VERIFY ALIGNMENT AND LOCATION OF UNDERGROUND AND ABOVE GRADE UTILITIES AND PROVIDE THE NECESSARY PROTECTION FOR SAME BEFORE CONSTRUCTION / MATERIAL INSTALLATION BEGINS (MINIMUM 10'-0" CLEARANCE).
- UNDERGROUND UTILITIES SHALL BE INSTALLED SO THAT TRENCHES DO NOT CUT THROUGH ROOT SYSTEMS OF ANY EXISTING TREES TO REMAIN.
- EXISTING CONTOURS, TRAILS, VEGETATION, CURB/GUTTER AND OTHER ELEMENTS ARE BASED UPON INFORMATION SUPPLIED TO THE LANDSCAPE ARCHITECT BY OTHERS. LANDSCAPE CONTRACTOR SHALL VERIFY DISCREPANCIES PRIOR TO CONSTRUCTION AND NOTIFY LANDSCAPE ARCHITECT OF SAME.
- ALIGNMENT AND GRADES OF THE PROPOSED WALKS, TRAILS AND/OR ROADWAYS ARE SUBJECT TO FIELD ADJUSTMENT REQUIRED TO CONFORM TO LOCALIZED TOPOGRAPHIC CONDITIONS AND TO MINIMIZE TREE REMOVAL AND GRADING. CHANGES IN THE ALIGNMENT AND GRADES MUST BE APPROVED BY THE LANDSCAPE ARCHITECT.
- LANDSCAPE CONTRACTOR SHALL REVIEW THE SITE FOR DEFICIENCIES IN THE PLANT MATERIAL SELECTIONS AND OTHER SITE CONDITIONS WHICH MIGHT NEGATIVELY AFFECT PLANT ESTABLISHMENT, SURVIVAL OR WARRANTY. UNDESIRABLE PLANT MATERIAL SELECTIONS OR SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK.
- LANDSCAPE CONTRACTOR SHALL PREPARE AND SUBMIT REPRODUCIBLE AS-BUILT DRAWING(S) OF LANDSCAPE INSTALLATION, IRRIGATION AND SITE IMPROVEMENTS UPON COMPLETION OF CONSTRUCTION INSTALLATION AND PRIOR TO PROJECT ACCEPTANCE.
- NO PLANTS WILL BE INSTALLED UNTIL FINAL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- SOD AREAS DISTURBED DUE TO GRADING SHALL BE REPLACED, UNLESS NOTED OTHERWISE.
- WHERE SOD ABUTS PAVED SURFACES, FINISHED GRADE OF SOD/SEED SHALL BE HELD 1" BELOW SURFACE ELEVATION OF TRAIL, SLAB, CURB, ETC.
- SOD SHALL BE LAID PARALLEL TO THE CONTOURS AND SHALL HAVE STAGGERED JOINTS. ON SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES, SOD SHALL BE STAKED SECURELY.
- PROPOSED PLANT MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1. UNLESS NOTED OTHERWISE, DECIDUOUS SHRUBS SHALL HAVE AT LEAST 5 CANES AT THE SPECIFIED HEIGHT. ORNAMENTAL TREES SHALL HAVE NO 'V' CROTCHES AND SHALL BEGIN BRANCHING NO LOWER THAN 3 FEET ABOVE THE ROOT BALL. STREET AND BOULEVARD TREES SHALL BEGIN BRANCHING NO LOWER THAN 6' ABOVE FINISHED GRADE.
- LANDSCAPE CONTRACTOR SHALL ASSURE COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK AND/OR MATERIALS SUPPLIED.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ONGOING MAINTENANCE OF NEWLY INSTALLED MATERIALS UNTIL TIME OF OWNER ACCEPTANCE. ACTS OF VANDALISM OR DAMAGE WHICH MAY OCCUR PRIOR TO OWNER ACCEPTANCE SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
- LANDSCAPE CONTRACTOR SHALL WARRANTY NEW PLANT MATERIAL THROUGH ONE CALENDAR YEARS FROM THE DATE OF THE OWNER ACCEPTANCE. NO PARTIAL ACCEPTANCE WILL BE CONSIDERED.
- PLANTING AREAS (NOT OVER STRUCTURE) RECEIVING GROUND COVER, PERENNIALS, ANNUALS, AND/OR VINES SHALL RECEIVE A MINIMUM OF 18" DEPTH OF PLANTING SOIL CONSISTING OF AT LEAST 45 PARTS TOPSOIL, 45 PARTS SCREENED COMPOST OR MANURE AND 10 PARTS SAND.
- ANNUAL AND PERENNIAL PLANTING BEDS TO RECEIVE 4" DEEP SHREDDED HARDWOOD MULCH WITH NO WEED BARRIER.
- SHRUB BED MASSINGS TO RECEIVE 4" DEEP SHREDDED HARDWOOD MULCH WITH FIBER MAT WEED BARRIER.
- STEEL EDGER TO BE USED TO CONTAIN SHRUBS, PERENNIALS AND ANNUALS WHERE PLANTING BED MEETS SOD UNLESS OTHERWISE NOTED.
- REFER TO CIVIL FOR SITE DEMOLITION INFORMATION.
- REFER TO CIVIL FOR ADDITIONAL SITE GRADING AND UTILITY INFORMATION.
- IF A DISCREPANCY EXISTS BETWEEN THE NUMBER OF PLANTS SHOWN IN THE PLANT MATERIALS SCHEDULE AND THE PLANS, THE PLANS SHALL GOVERN.
- CONTRACTOR SHALL STAKE OUT LOCATION OF ALL PROPOSED TREES FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

SITE PLAN NOTES

TRASH COLLECTION: TRASH BINS WILL BE WHEELED OUT ADJACENT TO THE BUILDING (NEAR DOG PARK AND OUTSIDE OF SERVICE ROOM) ON TRASH DAY AND PICKED UP BY VENDORS VIA THE ADJACENT PARKING GARAGE.

SURVEY NOTES

ALL EXISTING CONDITIONS SHOWN ON THIS DRAWING ARE BASED ON AN OWNER-FURNISHED SURVEY. BKV GROUP OFFERS NO GUARANTEE, EITHER EXPRESSED OR IMPLIED, FOR THE ACCURACY OR RELIABILITY OF THE INDICATED EXISTING CONDITIONS.

THE CONTRACTOR SHALL FIELD VERIFY ALL CRITICAL EXISTING CONDITIONS INCLUDING, BUT NOT LIMITED TO, EXISTING BUILDING LOCATIONS, UTILITY LOCATIONS AND INVERT ELEVATIONS, AND EXISTING SITE GRADES PRIOR TO THE START OF WORK.

ANY OBSERVED DEVIATIONS FROM CONDITIONS INDICATED ON THE DRAWINGS SHALL BE BROUGHT TO THE ARCHITECT OR LANDSCAPE ARCHITECT'S ATTENTION IMMEDIATELY UPON DISCOVERY. NO WORK SHALL PROCEED IN THE AREAS OF ANY DISCOVERED DEVIATIONS UNTIL THE DIFFERENCES ARE RESOLVED.

IRRIGATION NOTES

- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A PERFORMANCE IRRIGATION PLAN AND SPECIFICATIONS AS PART OF THE SCOPE OF WORK WHEN BIDDING. THESE SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ORDER AND/OR INSTALLATION. IT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT SODDED/SEEDED AND PLANTED AREAS ARE IRRIGATED PROPERLY, INCLUDING THOSE AREAS DIRECTLY AROUND AND ABUTTING BUILDING FOUNDATION.
- SHRUB & PERENNIAL BEDS TO BE IRRIGATED WITH DRIP IRRIGATION. SOD TO BE IRRIGATED WITH SPRAY.
- LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH A WATERING/LAWN IRRIGATION SCHEDULE APPROPRIATE TO THE PROJECT SITE CONDITIONS AND TO PLANT MATERIALS GROWTH REQUIREMENTS.
- LANDSCAPE CONTRACTOR SHALL INSURE THAT SOIL CONDITIONS AND COMPACTION ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AROUND THE CONSTRUCTION SITE. UNDESIRABLE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK. IT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO INSURE PROPER SURFACE AND SUBSURFACE DRAINAGE IN ALL PLANTING AREAS.
- COORDINATE IRRIGATION SLEEVING LOCATIONS WITH GENERAL CONTRACTOR.
- RAIN SENSORS TO BE INCLUDED WITHIN THE IRRIGATION DESIGN.
- IRRIGATION LIMITS TO EXTEND TO STREET BACK OF CURB.

PROJECT DATA:
LOT AREA: 11,135 SF / .26 ACRES
BUILDING FOOTPRINT: 8,960 SQ FT

GREEN SPACE REQ'D:	435 SF / 20%
GREEN SPACE PROVIDED:	1500 SF / 69%
ON-SITE:	280 SF / 13%
ADJACENT SITES:	519 SF / 24%
ROW:	701 SF / 32%
PERVIOUS AREA TOTAL:	4,518 SF
ON-SITE:	1,336 SF
ADJACENT SITE:	2,481 SF
ROW:	701 SF

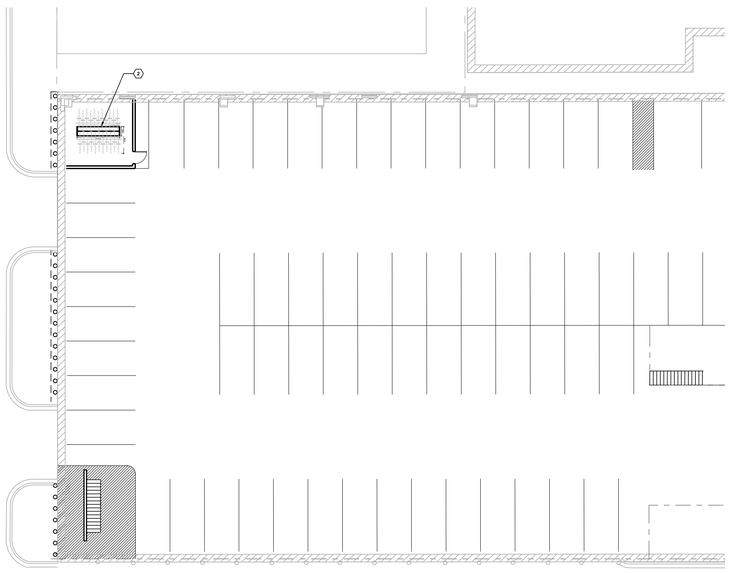
PROPOSED PLANT SCHEDULE

QTY.	SYM	COMMON NAME	SCIENTIFIC NAME	SIZE	TYPE	COMMENTS
TREES						
2	A	IMPERIAL HONEYLOCUST	Gleditsia triacanthos v. inermis 'Impcole'	2.5" CAL.	B&B	MATCH EXISTING STREET TREES
SHRUBS						
3	B	RASPBERRY TART VIBURNUM	Viburnum dentatum 'Rastzam'	#5	CONT.	PLANT PER PLAN
PERENNIALS / GRASSES / VINES						
114	C	PANDORA'S BOX DAYLILY	Hemerocallis 'Pandora's Box'	#2	CONT.	PLANT PER PLAN
113	D	SUNDAY GLOVES DAYLILY	Hemerocallis 'Sunday Gloves'	#2	CONT.	PLANT PER PLAN
27	E	BOSTON IVY	Parthenocissus tricuspidata 'Robusta'	#3	CONT.	PLANT PER PLAN

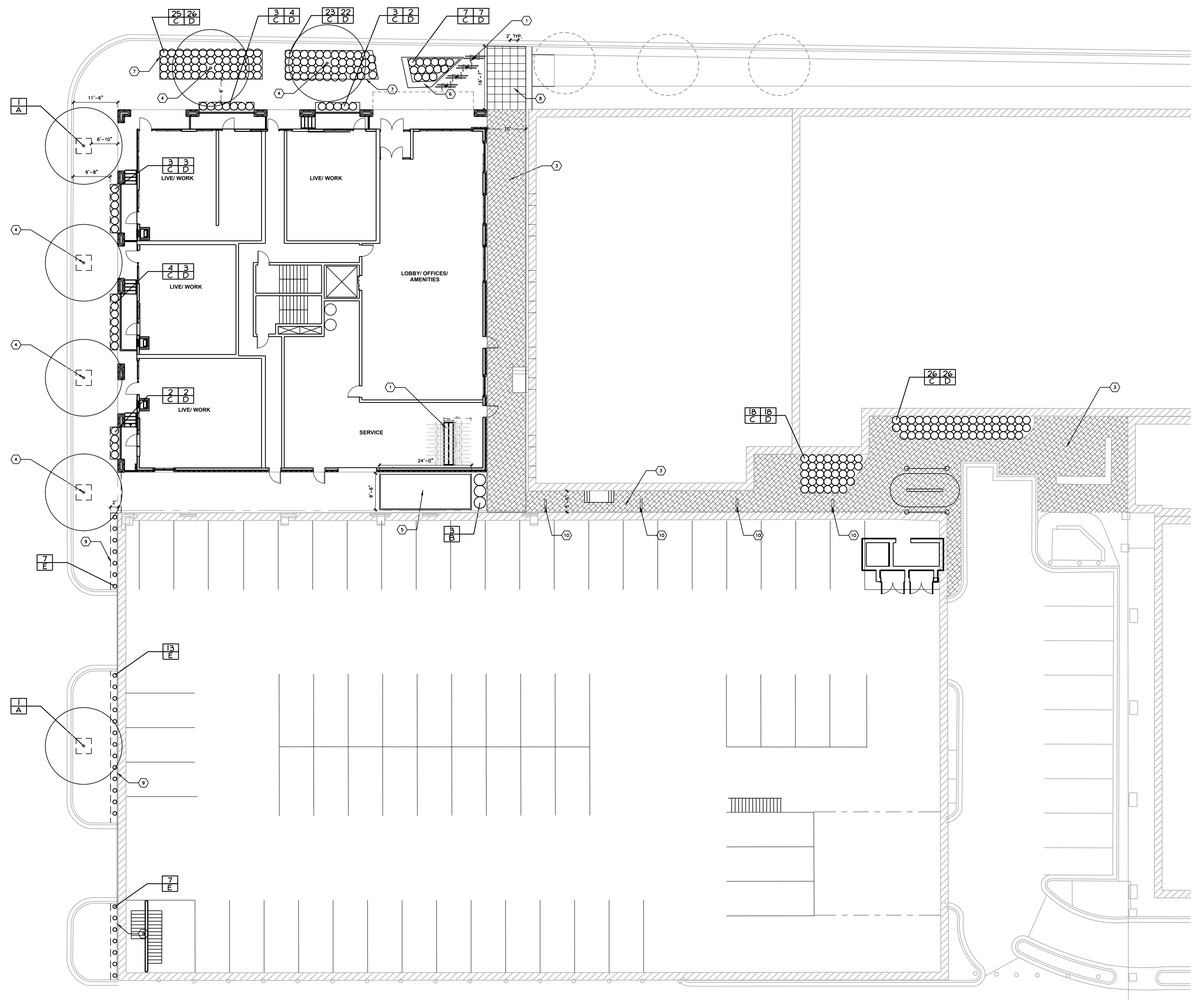
PERVIOUS AREA: 1,060 SQ FT (INCLUDES PERVIOUS PAVERS)

KEY NOTES

1. BIKE RACKS (CAPACITY: 8 EXTERIOR, 22 INTERIOR)
2. BIKE RACKS ON 2ND FLOOR OF PARKING RAMP. 22 CAPACITY AND TO MEET ZONING CODE DEFINITION OF LONG TERM BIKE PARKING.
3. "OLD ST. ANTHONY PROMENADE" – PERVIOUS COBBLESTONE PAVERS
4. EXISTING STREET TREES
5. DOG RUN
6. RAISED PLANTER / SEATWALL
7. EXISTING BOULEVARD – NEW PLANTING
8. SCORED CONCRETE ACCENT BAND
9. GREEN SCREEN – ATTACHED TO FACE OF PARKING RAMP; PLANTED WITH VINES.
10. WALL–MOUNTED LIGHTING FIXTURES



2 L100 BIKE PARKING – 2ND FLOOR GARAGE
1/16" = 1'-0"



1 L100 LANDSCAPE PLAN
1/16" = 1'-0"

0 8' 16' 32'

BKV GROUP

Architecture
Interior Design
Landscape Architecture
Engineering

Boarman Kroos Vogel Group Inc.

222 North Second Street
Minneapolis MN 55401
Telephone: 612–339–3752
Facsimile: 612–339–6212
www.bkvgroup.com

NOT FOR CONSTRUCTION

CORNER APARTMENTS

CERTIFICATION
I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional under the laws of the State of Minnesota.

Date

License Number

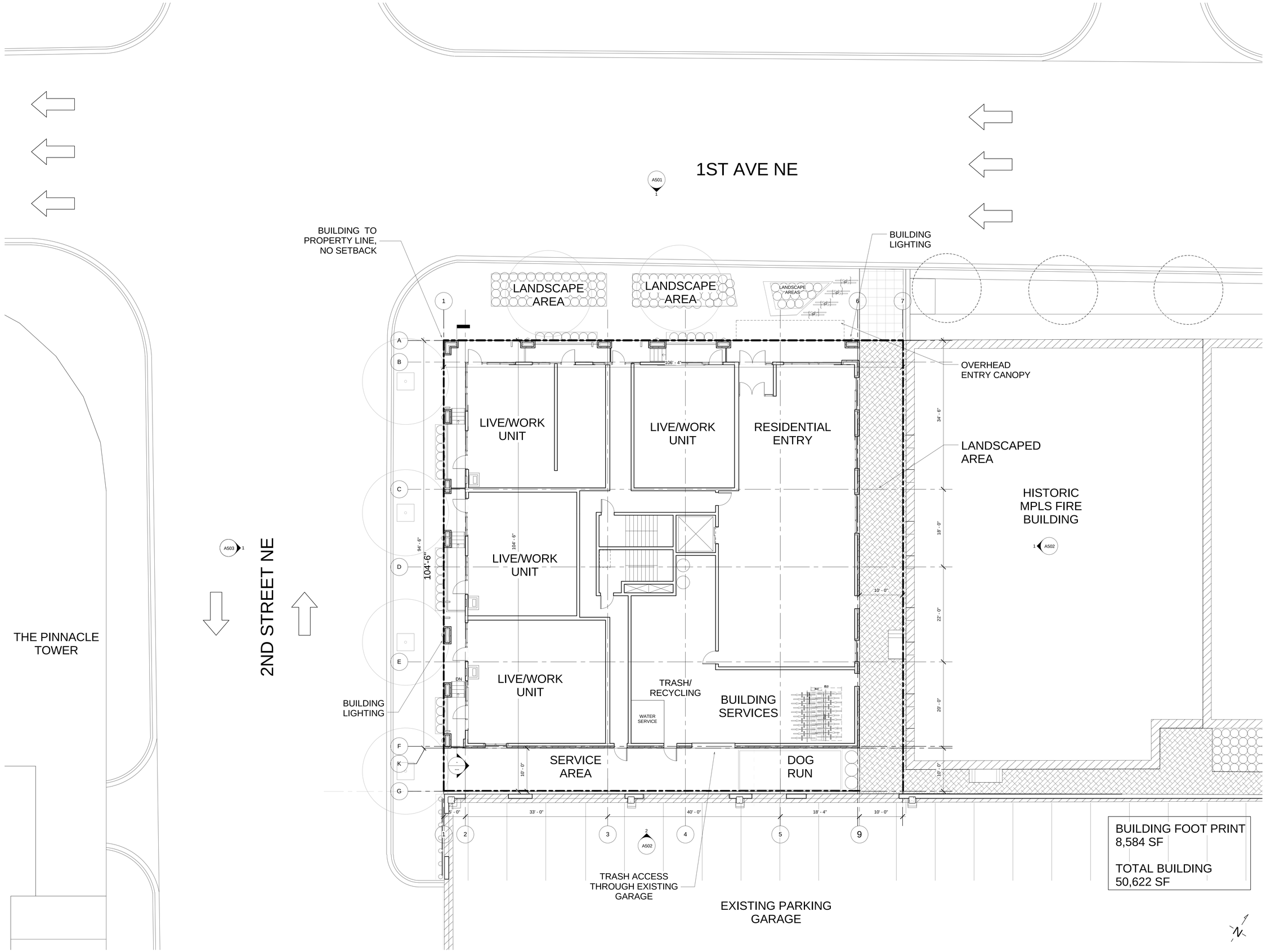
REVISIONS	No.	DATE

DATE	04-17-2014
DRAWN BY	CJP
CHECKED BY	CJP
COMMISSION NO.	183401

LANDSCAPE PLAN

L100

© 2008 BKV Group, Inc. EOE



1 A100 Site Plan
1/8" = 1'-0"

BKV GROUP

Architecture
Interior Design
Landscape Architecture
Engineering

Boarman Kroos Vogel Group Inc.

222 North Second Street
Minneapolis MN 55401
Telephone: 612–339–3752
Facsimile: 612–339–6212
www.bkvgroup.com

CONSULTANTS

PROJECT TITLE

Corner Apartments

KEY PLAN NORTH ARROW

CERTIFICATION

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional underthe laws of the State of Minnesota.

Date

License Number

REVISION	DATE

DATE	4-17-2014
DRAWN BY	CJP
CHECKED BY	JOB
COMMISSION NO.	1834.01

SHEET TITLE

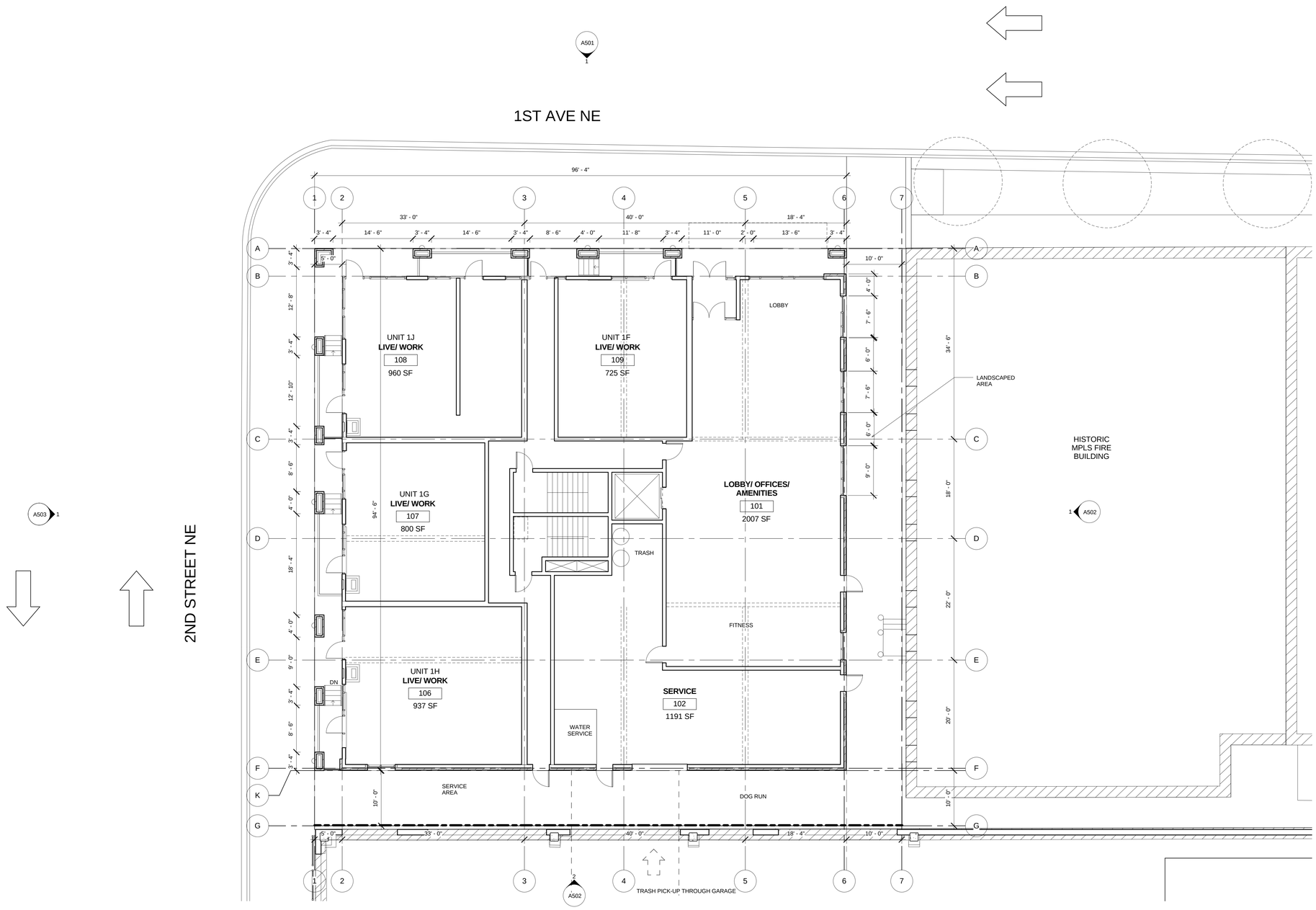
SITE PLAN

SHEET NUMBER

A100

© 2009 BKV Group, Inc. EOE

C:\Users\cpalm\AppData\Local\Temp\AcPublish_6\Corner Apartments_2014_CJP.dwg
4/16/2014 12:27:56 PM
BKVTB-30x42



1 A101 Level 1
1/8" = 1'-0"

BKV GROUP

Architecture
Interior Design
Landscape Architecture
Engineering

Boarman Kroos Vogel Group Inc.

222 North Second Street
Minneapolis MN 55401
Telephone: 612–339–3752
Facsimile: 612–339–6212
www.bkvgroup.com

CONSULTANTS

PROJECT TITLE

Corner Apartments

KEY PLAN NORTH ARROW

CERTIFICATION

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional underthe laws of the State of Minnesota.

Date

License Number

REVISION	DATE

DATE	4-17-2014
DRAWN BY	GP
CHECKED BY	JOB
COMMISSION NO.	183401

SHEET TITLE

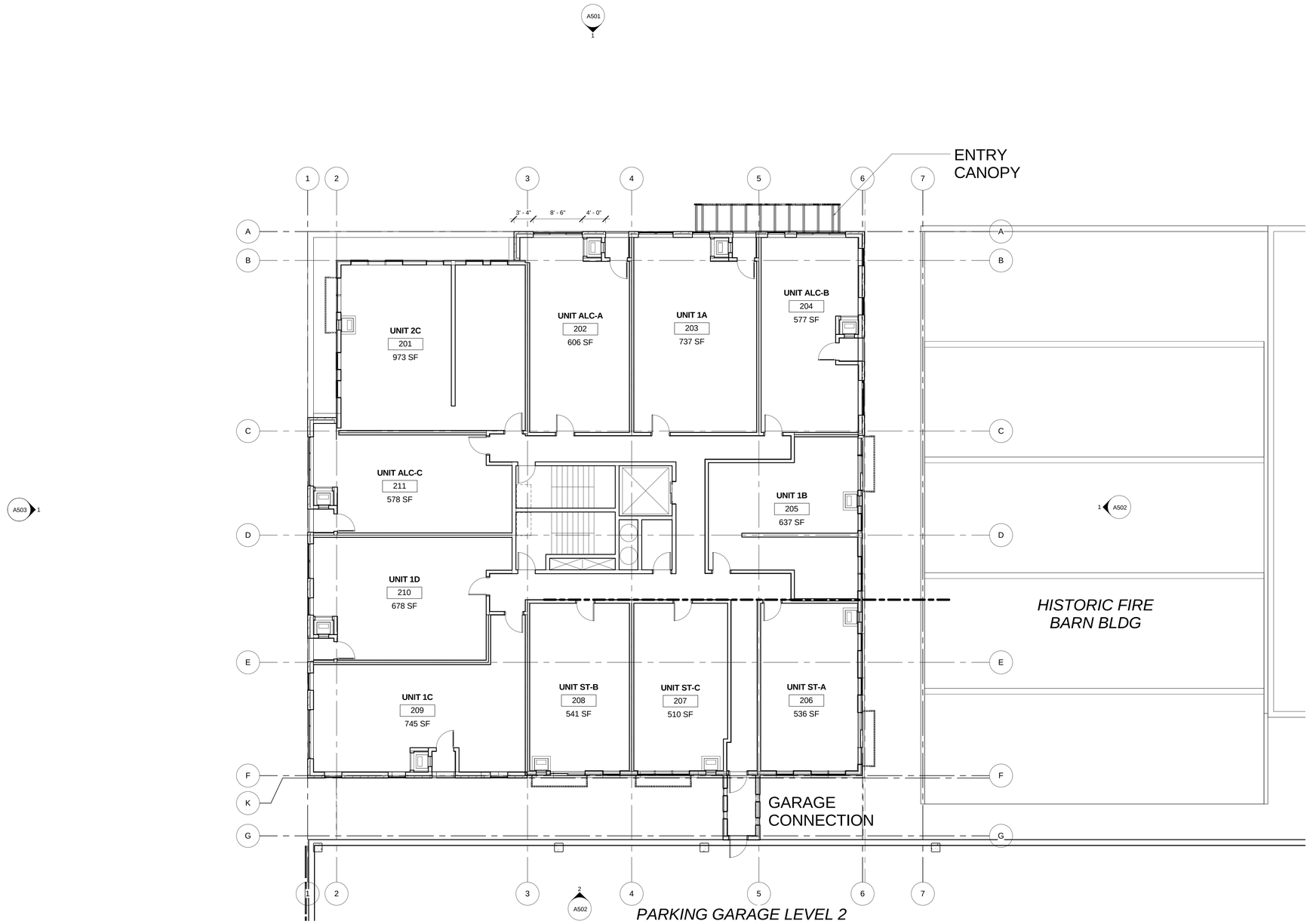
FIRST FLOOR PLAN

SHEET NUMBER

A101

© 2009 BKV Group, Inc. EOE

C:\Users\jobrien\AppData\Local\Temp\AcPublish_1\Documents\183401_01 Corner Apartments_R14_2014_JOB.rvt
6/17/2014 4:05:27 PM
BKVTB-30142



1 A102 Level 2
1/8" = 1'-0"

BKV GROUP

Architecture
Interior Design
Landscape Architecture
Engineering

Boarman Kroos Vogel Group Inc.

222 North Second Street
Minneapolis MN 55401
Telephone: 612–339–3752
Facsimile: 612–339–6212
www.bkvgroup.com

CONSULTANTS

PROJECT TITLE

Corner Apartments

KEY PLAN NORTH ARROW

CERTIFICATION

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional underthe laws of the State of Minnesota.

Date

License Number

REVISION	DATE

DATE	4-17-2014
DRAWN BY	CJP
CHECKED BY	JOB
COMMISSION NO.	1834.01

SHEET TITLE

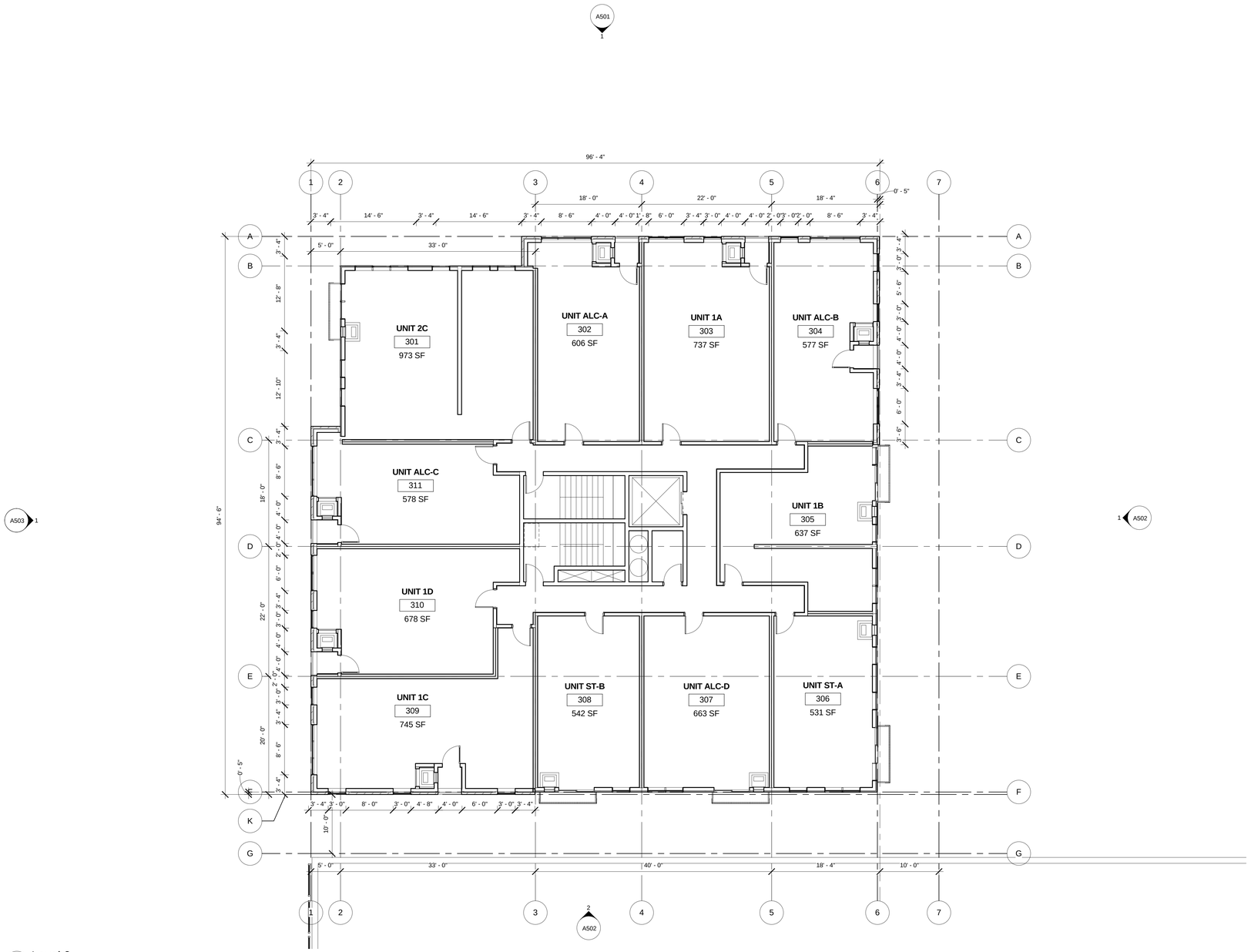
SECOND FLOOR PLAN

SHEET NUMBER

A102

© 2009 BKV Group, Inc. EOE

C:\Users\cjp\Desktop\Documents\1834_01 Corner
4/17/2014 1:50:28 PM
BKVTB-30x42



1 A103 Level 3
1/8" = 1'-0"

BKV GROUP

Architecture
Interior Design
Landscape Architecture
Engineering

Boarman Kroos Vogel Group Inc.

222 North Second Street
Minneapolis MN 55401
Telephone: 612–339–3752
Facsimile: 612–339–6212
www.bkvgroup.com

CONSULTANTS

PROJECT TITLE

Corner Apartments

KEY PLAN NORTH ARROW

CERTIFICATION

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional underthe laws of the State of Minnesota.

Date

License Number

REVISION	DATE

DATE	4-17-2014
DRAWN BY	CJP
CHECKED BY	JOB
COMMISSION NO.	1834.01

SHEET TITLE

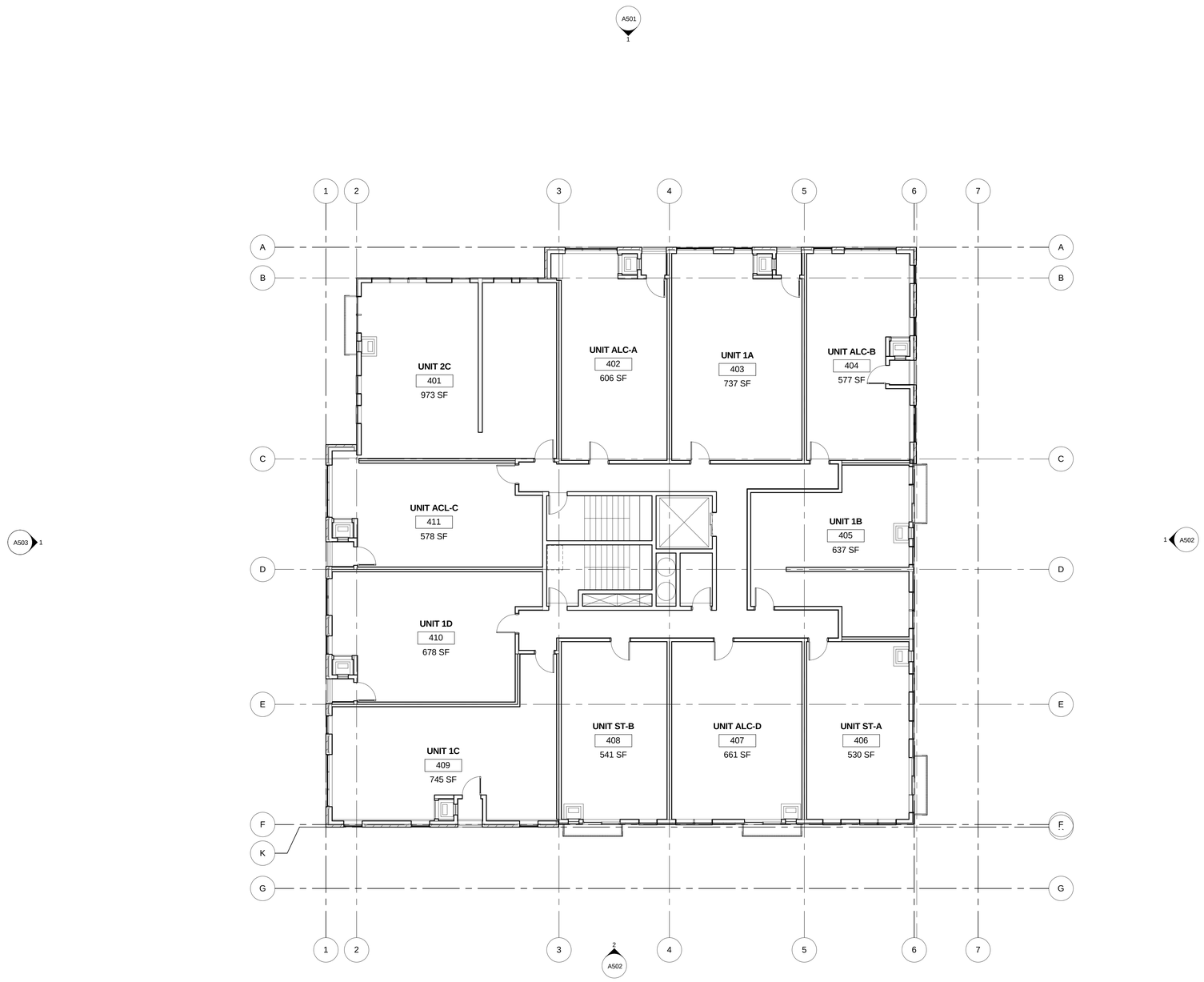
THIRD FLOOR PLAN

SHEET NUMBER

A103

© 2009 BKV Group, Inc. EOE

C:\Users\cjp\Desktop\Documents\1834_01 Corner
4/17/2014 1:50:28 PM
BKVTB-30x42



1 A104 Level 4
1/8" = 1'-0"

BKV GROUP

Architecture
Interior Design
Landscape Architecture
Engineering

Boarman Kroos Vogel Group Inc.

222 North Second Street
Minneapolis MN 55401
Telephone: 612–339–3752
Facsimile: 612–339–6212
www.bkvgroup.com

CONSULTANTS

PROJECT TITLE

Corner Apartments

KEY PLAN NORTH ARROW

CERTIFICATION

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional underthe laws of the State of Minnesota.

Date

License Number

REVISION	DATE

DATE	4-17-2014
DRAWN BY	Author
CHECKED BY	Checker
COMMISSION NO.	1834.01

SHEET TITLE

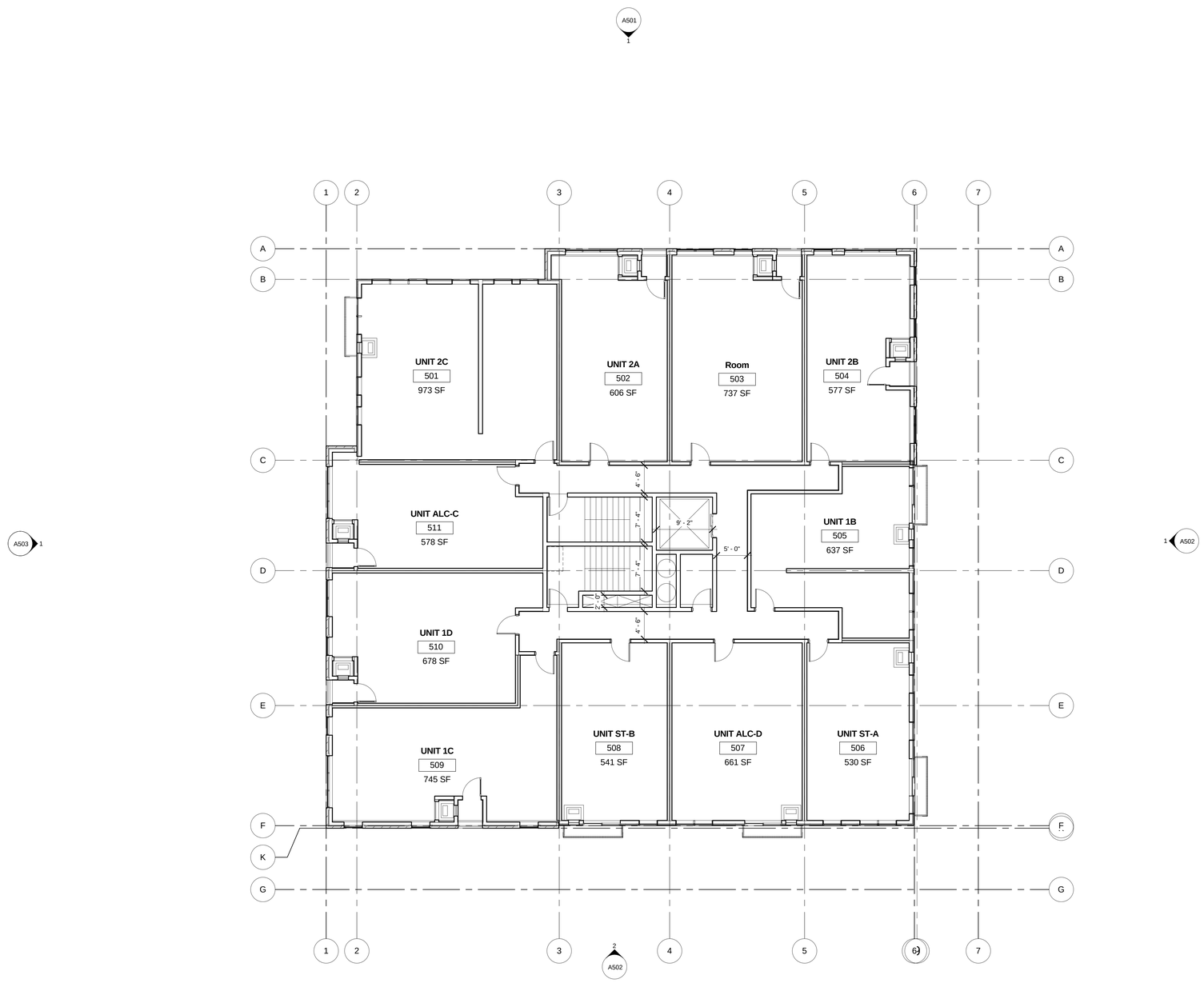
FOURTH FLOOR PLAN

SHEET NUMBER

A104

© 2009 BKV Group, Inc. EOE

C:\Users\jeb\Desktop\Documents\1834_01 Corner
4/17/2014 1:00:28 PM
BKVTB-30x42



1 A105 Level 5
1/8" = 1'-0"

BKV GROUP

Architecture
Interior Design
Landscape Architecture
Engineering

Boarman Kroos Vogel Group Inc.

222 North Second Street
Minneapolis MN 55401
Telephone: 612–339–3752
Facsimile: 612–339–6212
www.bkvgroup.com

CONSULTANTS

PROJECT TITLE

Corner Apartments

KEY PLAN NORTH ARROW

CERTIFICATION

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional underthe laws of the State of Minnesota.

Date

License Number

REVISION	DATE

DATE	4-17-2014
DRAWN BY	Author
CHECKED BY	Checker
COMMISSION NO.	1834.01

SHEET TITLE

FIFTH FLOOR PLAN

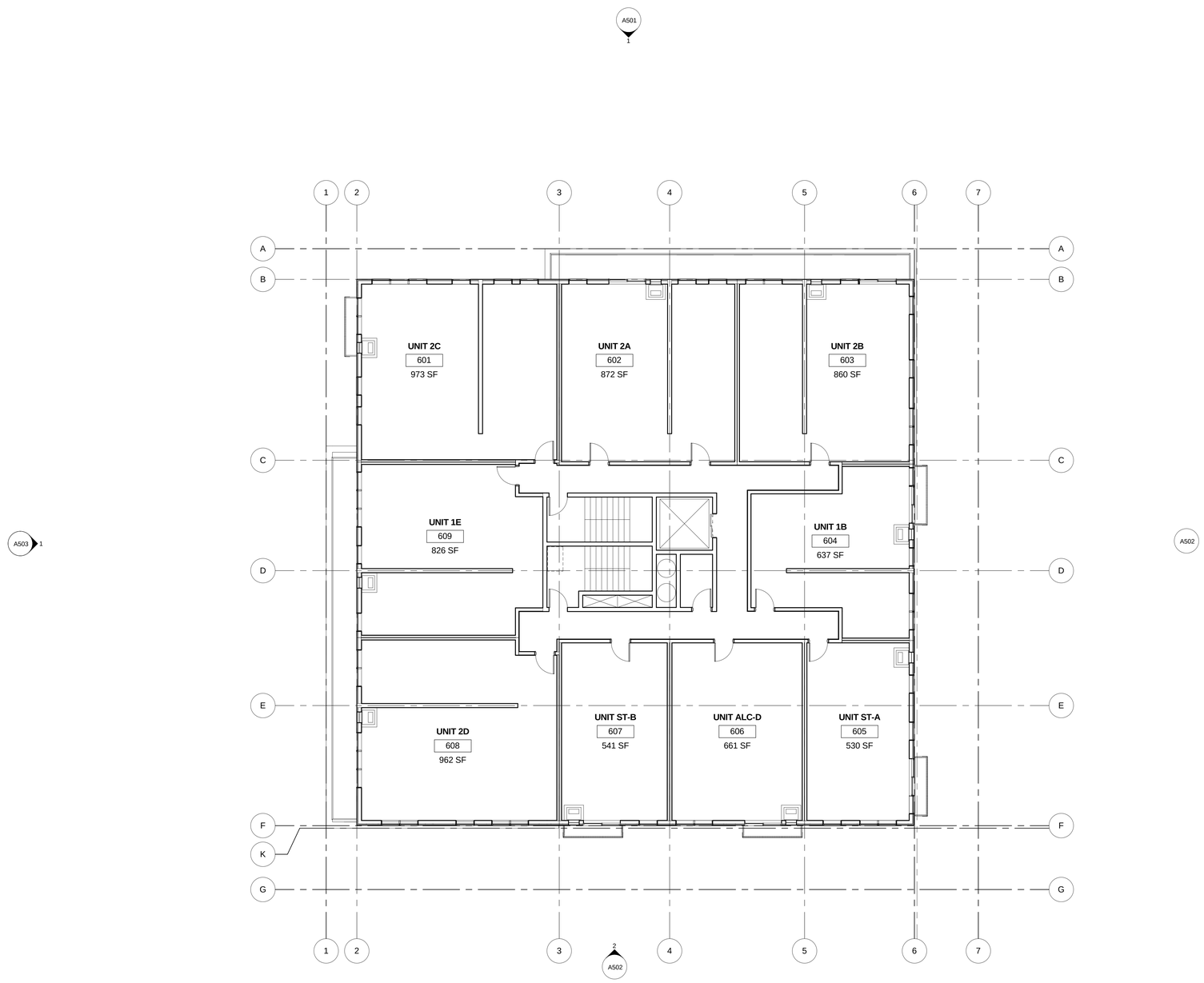
SHEET NUMBER

A105

© 2009 BKV Group, Inc. EOE

C:\Users\cadkvm\AppData\Local\Temp\AcPublish_1184\Corner Apartments_1834.01_Revit.rvt
4/17/2014 1:50:22 PM

BKVTB-30x42



1 A106 Level 6
1/8" = 1'-0"

BKV GROUP

Architecture
Interior Design
Landscape Architecture
Engineering

Boarman Kroos Vogel Group Inc.

222 North Second Street
Minneapolis MN 55401
Telephone: 612–339–3752
Facsimile: 612–339–6212
www.bkvgroup.com

CONSULTANTS

PROJECT TITLE

Corner Apartments

KEY PLAN NORTH ARROW

CERTIFICATION

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional underthe laws of the State of Minnesota.

Date

License Number

REVISION	DATE

DATE	4-17-2014
DRAWN BY	CJP
CHECKED BY	JOB
COMMISSION NO.	1834.01

SHEET TITLE

SIXTH FLOOR PLAN

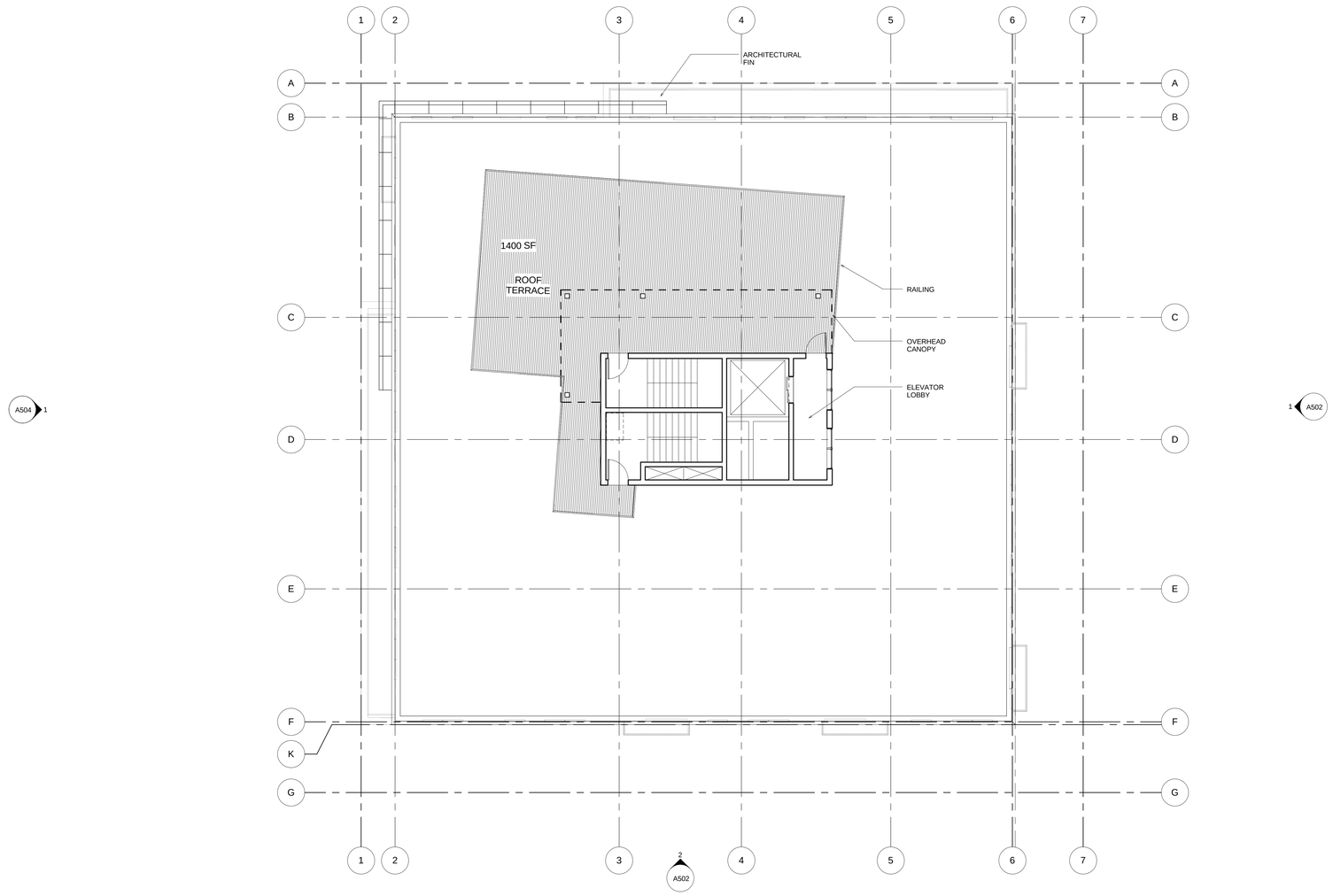
SHEET NUMBER

A106

© 2009 BKV Group, Inc. EOE

C:\Users\cjp\Desktop\Documents\1834_01 Corner
Apartments_R14_cjpTEMP.rvt
4/17/2014 1:50:23 PM

BKVTB-30x42



1 A107 Roof Terrace
1/8" = 1'-0"

BKV GROUP

Architecture
Interior Design
Landscape Architecture
Engineering

Boarman
Kroos
Vogel
Group
Inc.

222 North Second Street
Minneapolis MN 55401
Telephone: 612–339–3752
Facsimile: 612–339–6212
www.bkvgroup.com

CONSULTANTS

PROJECT TITLE

Corner Apartments

KEY PLAN NORTH ARROW

CERTIFICATION

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional underthe laws of the State of Minnesota.

Date

License Number

REVISION	DATE

DATE	4-17-2014
DRAWN BY	Author
CHECKED BY	Checker
COMMISSION NO.	1834.01

SHEET TITLE

ROOF PLAN

SHEET NUMBER

A107

© 2009 BKV Group, Inc. EOE

C:\Users\jeffrey.kroos\Documents\1834_01 Corner Apartments_2012_Jeff.rvt
4/17/2014 2:00:23 PM

BKV/TB-30x42

1 A501 North - 1st Ave NE
1/8" = 1'-0"

2 A501 West - 2nd Street NE
1/8" = 1'-0"

BKV GROUP

Architecture
Interior Design
Landscape Architecture
Engineering

Boarman Kroos Vogel Group Inc.

222 North Second Street
Minneapolis MN 55401
Telephone: 612–339–3752
Facsimile: 612–339–6212
www.bkvgroup.com

CONSULTANTS

PROJECT TITLE

Corner Apartments

KEY PLAN NORTH ARROW

CERTIFICATION

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional underthe laws of the State of Minnesota.

Date

License Number

REVISION	DATE

DATE	4-17-2014
DRAWN BY	CJP
CHECKED BY	JOB
COMMISSION NO.	1834.01

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A501

© 2009 BKV Group, Inc. EOE

C:\Users\cvallevoro\Documents\1834_16 Corner
4/15/2014 10:02:18 AM
BKVTB-30x42

BKV GROUP

Architecture
Interior Design
Landscape Architecture
Engineering

Boarman Kroos Vogel Group Inc.

222 North Second Street
Minneapolis MN 55401
Telephone: 612–339–3752
Facsimile: 612–339–6212
www.bkvgroup.com

CONSULTANTS

PROJECT TITLE

Corner Apartments

KEY PLAN NORTH ARROW

CERTIFICATION

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional underthe laws of the State of Minnesota.

Date

License Number

REVISION	DATE

DATE	4-17-2014
DRAWN BY	CJP
CHECKED BY	JOB
COMMISSION NO.	1834.01

SHEET TITLE

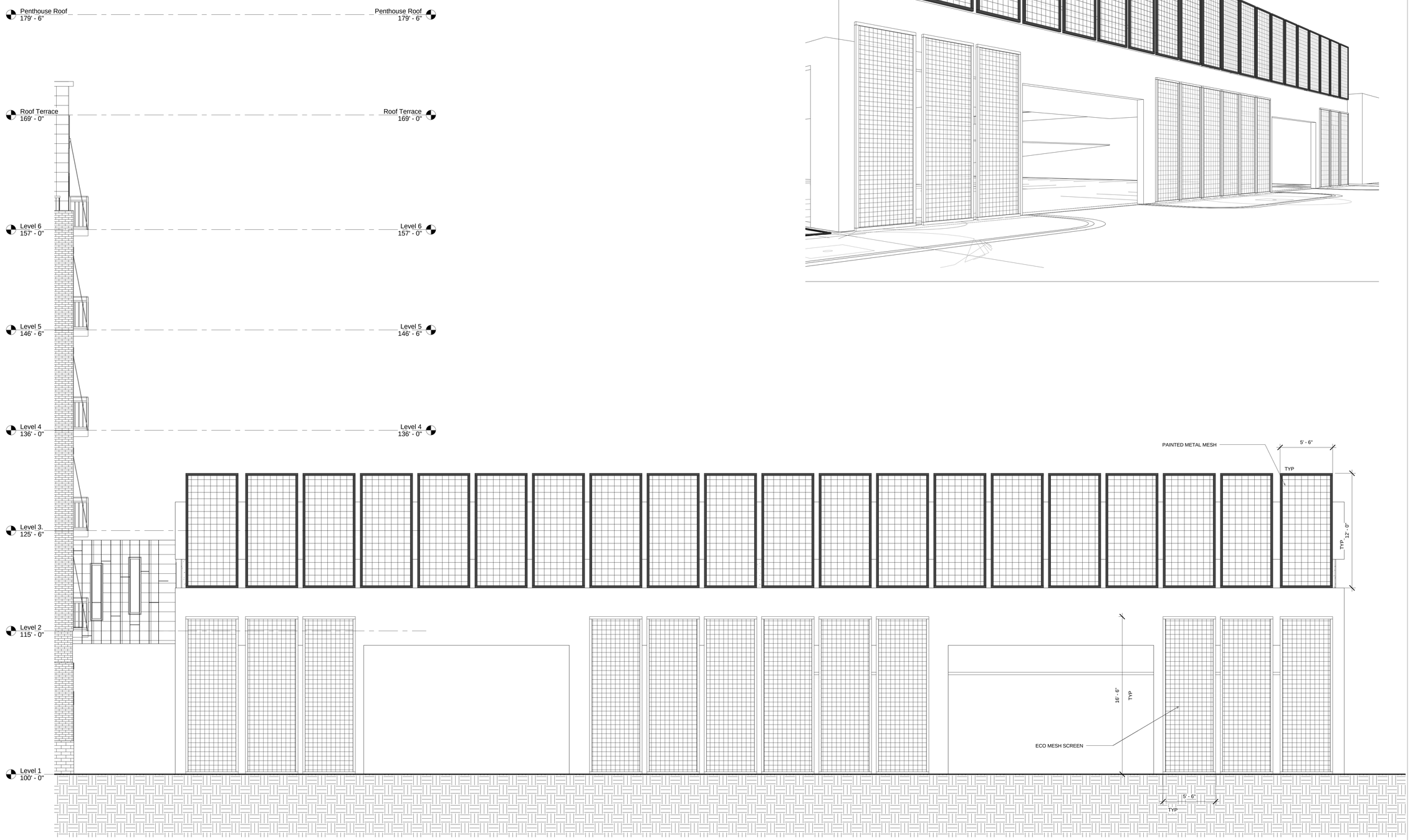
EXTERIOR ELEVATIONS

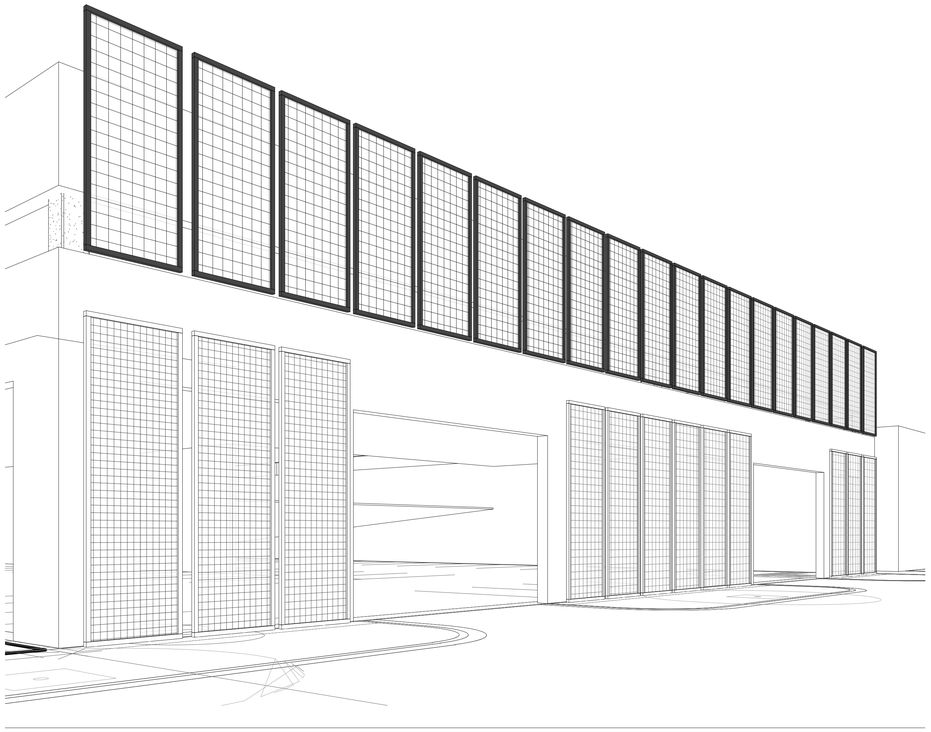
SHEET NUMBER

A502

© 2009 BKV Group, Inc. EOE

C:\Users\cjohnson\Documents\1834_01 Corner
8/10/2014 10:06:28 AM
BKVTB-30x42





BKV GROUP

Architecture
Interior Design
Landscape Architecture
Engineering

Boarman
Kroos
Vogel
Group
Inc.

222 North Second Street
Minneapolis MN 55401
Telephone: 612–339–3752
Facsimile: 612–339–6212
www.bkvgroup.com

CONSULTANTS

PROJECT TITLE

Corner Apartments

KEY PLAN

NORTH ARROW

CERTIFICATION

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional underthe laws of the State of Minnesota.

Date

License Number

REVISION	DATE

DATE	4-17-2014
DRAWN BY	CJP
CHECKED BY	JOB
COMMISSION NO.	1834.01

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A503

© 2009 BKV Group, Inc. EOE

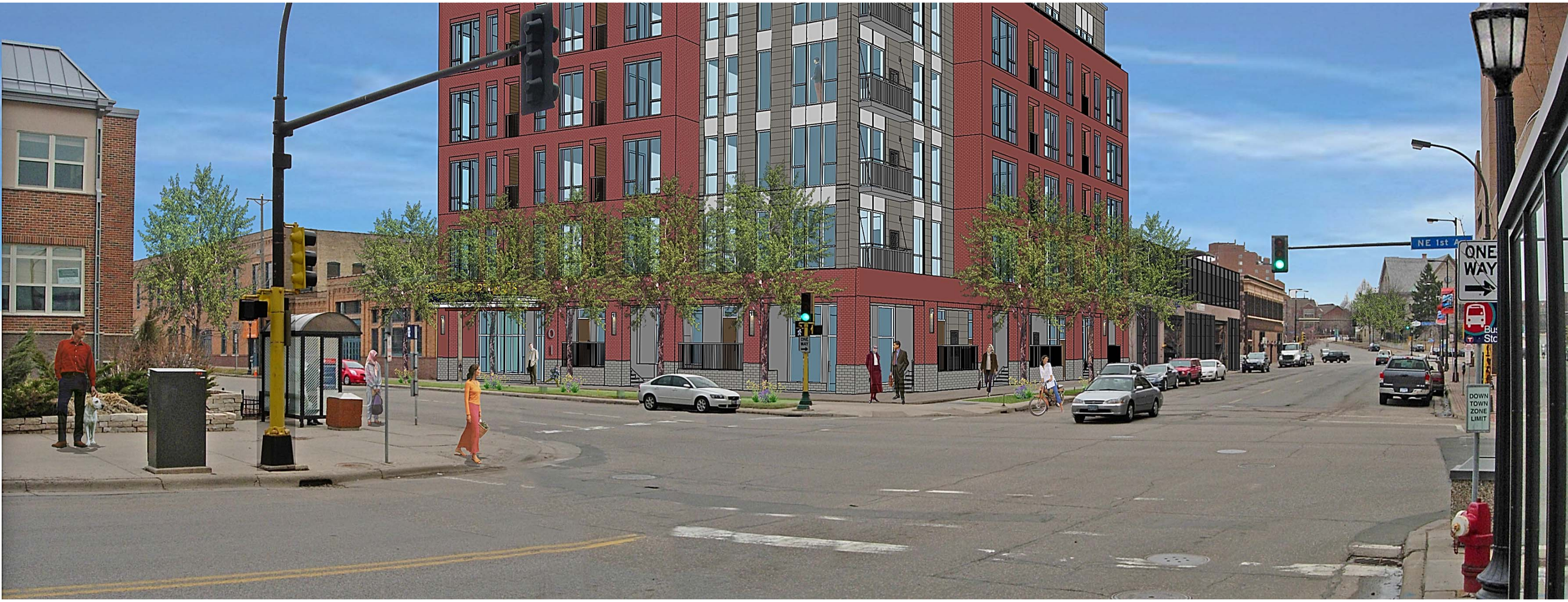
C:\Users\cjp\Autodesk\Documents\1834_01 Corner 4/17/2014 2:05:07 PM\Bim.rvt

BKVTB-30x42

Context View - looking southeast along 2nd Street NE

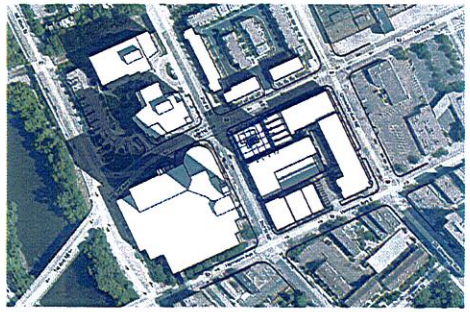
Context View - at the intersection of University Avenue and 1st Avenue NE

Context View - looking northwest east along 2nd Street NE



Context View - at intersection of 2nd Street and 1st Avenue NE

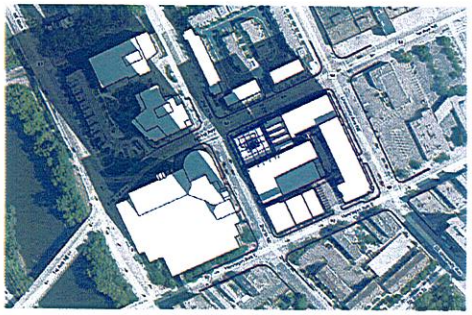
Perspective View - main entrance on 1st Avenue NE



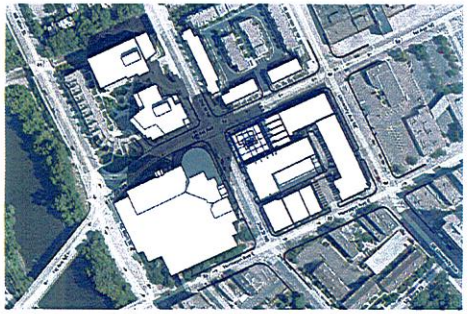
MARCH 20 - 9AM

JUNE 20 - 9AM

SEPT 20 - 9AM

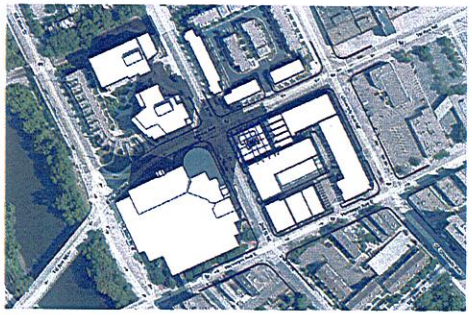


DEC 20 - 9AM



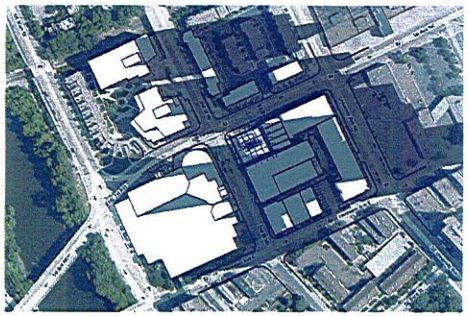
MARCH 20 - NOON

JUNE 20 - NOON

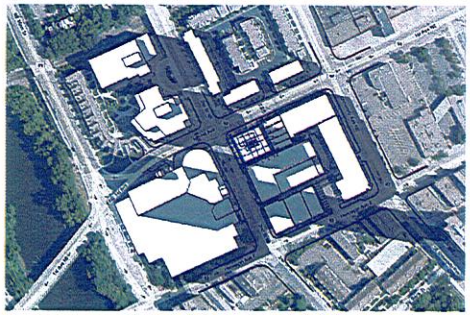


SEPT 20 - NOON

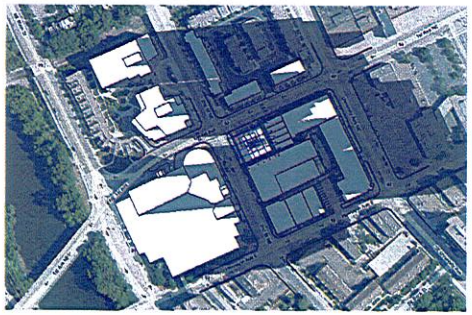
DEC 20 - NOON



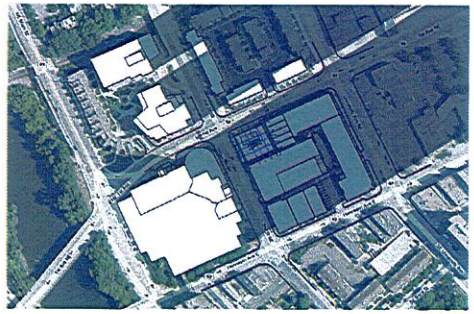
MARCH 20 - 5PM



JUNE 20 - 5PM



SEPT 20 - 5PM



DEC 20 - 5 PM

Corner Apartments

Corner Apartments, LLC 6/12/2014

SHADOW STUDIES

HuntAssociates BKV GROUP

Existing Site Conditions - Aerial view (project site outlined in red)

Existing Site Conditions - View from 2nd Street, looking southeast

Existing Site Conditions - View from 1st Avenue, looking south

Existing Site Conditions - View of site from intersection of 2nd Street and 1st Avenue

Existing Site Conditions - View from 2nd Street, looking northwest

Existing Site Conditions - View from intersection of Hennepin Avenue and 2nd Street, looking northwest

Gretchen Camp

From: Gretchen Camp
Sent: Friday, May 16, 2014 5:16 PM
To: 'jacob.frey@minneapolismn.gov'
Cc: 'Ritchie, Heidi'; 'jay.ludke@minneapolismn.gov'; 'Dan Hunt'; Dvorak, Hilary A.
Subject: Corner Apartments - Planning Commission submittal
Attachments: 2014-04-24 Corner Apts - Neighborhood Meeting.pdf

Hello Council Member Frey!
Please see my email below to Victor at NIEBNA regarding the Corner Apartments project at 24 University Avenue NE. We were sorry that you couldn't be present at the last NIEBNA meeting, as we hoped you could see the project presentation in person. Attached you will find the images we presented to residents that night.

We plan to submit this project to Hilary Dvorak this Monday for CPC approval of the current 6-story building design. Previous CPC approvals were for a 10-story building and the HPC approved this latest design in November of 2013.

Let us know if you have questions about the design or development details. We'd be happy to discuss them with you on the phone or in person!

Best regards,
Gretchen

Gretchen Camp, AIA, LEED AP | Partner | BKV Group | Ph: 612.373.9122
222 North 2nd Street, Minneapolis, MN 55401 | Chicago, IL | Washington, DC
Architecture, Interior Design, Landscape Architecture, Engineering | www.bkvgroup.com EOE

From: Gretchen Camp
Sent: Friday, May 16, 2014 5:04 PM
To: 'pvictor@eudaemonics.com'
Cc: Dvorak, Hilary A.; 'Dan Hunt'
Subject: Corner Apartments - Planning Commission submittal

Hello Victor,
I trust you received the spreadsheet from Jim Hunt, outlining the stall allocations for the existing parking ramp. We anticipate getting a letter from NIEBNA, voicing your support for the project. Please let me know if you need any additional information before emailing us that letter.

I met with our planner, Hilary Dvorak, and we confirmed the details of our land use application (to be submitted on 5/19/14). It is as follows:

1. **Amend the Planned Unit Development** (PUD) to allow for the proposed building with 57 dwelling units.
   Alternative to increase height: The proposed building is 6 stories or 69 feet tall to the roof terrace level; the height of roof penthouse is 79'-6".
   Alternative to decrease side yards from 15 feet to 10 feet
   PUD Amenities: Façade improvement to adjacent garage – 5 points
   Pedestrian Improvements – 3 points
   Reflective Roof – 3 points
   Recycling storage area – 1 point

2. **Site plan review**

Again, we appreciate all of the time that you and the NIEBNA Board have spent on the review of this project. We are excited to move forward with Planning Commission approvals and to see some activity on the site!

Please let us know if you have any questions.
Best regards,
Gretchen

Gretchen Camp, AIA, LEED AP | Partner | BKV Group | Ph: 612.373.9122
222 North 2nd Street, Minneapolis, MN 55401 | Chicago, IL | Washington, DC
Architecture, Interior Design, Landscape Architecture, Engineering | www.bkvgroup.com EOE

Gretchen Camp

From: Gretchen Camp
Sent: Friday, May 16, 2014 5:04 PM
To: 'pvictor@eudaemonics.com'
Cc: Dvorak, Hilary A.; 'Dan Hunt'
Subject: Corner Apartments - Planning Commission submittal

Hello Victor,
I trust you received the spreadsheet from Jim Hunt, outlining the stall allocations for the existing parking ramp. We anticipate getting a letter from NIEBNA, voicing your support for the project. Please let me know if you need any additional information before emailing us that letter.

I met with our planner, Hilary Dvorak, and we confirmed the details of our land use application (to be submitted on 5/19/14). It is as follows:

1. **Amend the Planned Unit Development** (PUD) to allow for the proposed building with 57 dwelling units.
   Alternative to increase height: The proposed building is 6 stories or 69 feet tall to the roof terrace level; the height of roof penthouse is 79'-6".
   Alternative to decrease side yards from 15 feet to 10 feet
   PUD Amenities: Façade improvement to adjacent garage – 5 points
   Pedestrian Improvements – 3 points
   Reflective Roof – 3 points
   Recycling storage area – 1 point
2. **Site plan review**

Again, we appreciate all of the time that you and the NIEBNA Board have spent on the review of this project. We are excited to move forward with Planning Commission approvals and to see some activity on the site!

Please let us know if you have any questions.
Best regards,
Gretchen

Gretchen Camp, AIA, LEED AP | Partner | BKV Group | Ph: 612.373.9122
222 North 2nd Street, Minneapolis, MN 55401 | Chicago, IL | Washington, DC
Architecture, Interior Design, Landscape Architecture, Engineering | www.bkvgroup.com EOE