



MEMORANDUM

TO: City Planning Commission, Committee of the Whole
FROM: [Mei-Ling Anderson](#), City Planner, (612) 673-5342
DATE: June 26, 2014
SUBJECT: Linden Crossing, 4250 & 4264 Upton Avenue South

The proposed development is a four-story, mixed-use building at the southeast corner of Upton Avenue South and West 43rd Street. The subject site contains two parcels which are both zoned CI Neighborhood Commercial District and are located in the LH Linden Hills Overlay District. *The Minneapolis Plan for Sustainable Growth* identifies the site as Mixed Use on the future land use map and it is located in a designated Neighborhood Commercial Node.

The applicant is seeking an amendment to a project that was approved by the City Planning Commission on October 1, 2012 (BZZ-5745). The project that was approved was three stories with 18 dwelling units. The applicant is now proposing to increase the number of dwelling units by 2 for a total of 20 and, in doing so, they would add a partial fourth story that would be stepped back from the edge of the building to cover approximately 50 percent of the third floor roof. Due to the increase in height, the applicant must apply for a conditional use permit to allow a building over three stories in the CI district. In addition, the added height increases the property's north and west yard requirements, as these sides of the property are adjacent to residential zoning districts.

The exterior building facades and site layout will be unchanged vis-à-vis the previously approved plan. The applicant is still proposing below-grade parking spaces to serve the residents (38 spaces) and first-floor parking spaces to serve retail uses for the site and neighboring businesses (22 spaces).

Based on staff's preliminary review, the following land use applications have been identified:

- **Conditional use permit** to increase the height of the building from 3 stories/42 feet to 4 stories/56 feet.
- **Variance** to reduce the north interior side yard setback from 11 feet to 3 feet for a rooftop terrace on the second floor, and to 6 feet for two balconies with awnings on the third floor.
- **Variance** to reduce the west interior side yard setback from 12 feet to 7 feet for the balconies with awnings on the second and third floors, and from 11 feet to 5 feet for the second floor terrace, and to 6 feet for two balconies with awnings on the third floor.
- **Site plan review** to allow a new, mixed-use building with 20 residential dwelling units and approximately 6,154 square feet of commercial space.

Staff would like feedback from the Commission on the request to increase the building's height from 42 feet to 56 feet. The applicant has submitted their land use application and the public hearing is tentatively scheduled for July 14, 2014.

DATE: June 16, 2014

TO: Mei-Ling Anderson, City Planner
Minneapolis Planning Commission, Committee of the Whole

FROM: Mark Dwyer, Linden Hills Redevelopment, LLC.

RE: REQUEST TO AMEND DEVELOPMENT PLAN
LINDEN CROSSING MIXED-USE PROJECT

Summary of Proposed Changes

We are pleased to submit for your review our proposal to amend the current approval for Linden Crossing ("Project") – a mixed-use project at the NW corner of 43rd Street West and Upton Avenue South, in the Minneapolis neighborhood of Linden Hills.

Currently approved for 3 levels, the Project application was subject to moratorium constraints. At the time of application, we were not eligible for the standard FAR bonus nor for added height. Implemented in Fall-2012, the moratorium provided time for creation of a small area plan (SAP). The moratorium has been lifted, and the small area plan is now complete. We would like to begin construction this Fall-2014.

As now approved, the building is 3-stories with underground and enclosed ground level parking, first floor retail and residential condos on floors 2 and 3. The roof is 17,000 sf in area, and surrounded on the outer edge by a 3-foot parapet. We'd like to put stepped-back housing and outdoor decks in this roof area. We propose covering 50-percent (1/2) of this 3rd floor roof area with 4 condo homes. These will step back 12-feet or more from the outer wall edge of the 3rd floor. The building look, design and quality will not change from what is now approved.

The proposed 4th floor units will have minimal impact on the surrounding neighborhood. Because it is stepped back and further hidden from view by a 3-foot parapet, the 4th level will be minimally visible from adjacent streets and sidewalks. From this perspective, the overall height and scale of the project will seem mostly unchanged from what is approved. Most shadowing from the added condo homes will be on the building itself. And as now approved, the building has enough parking for the added residences.

The added living space will cover 50% of the roof, and transform the rest of the roof to be better used with decks and plantings.

A note on an older proposal that was rejected on appeal. As now approved, the Project follows a prior submittal named Linden Corner. It was approved but overturned on appeal in 2012 for being "too massive" for the neighborhood. It was 5 stories, spanned 5 lots, and totaled 89,803 GSF. Even with the added units on the 3rd floor rooftop, this Project is on 2 lots and is just over one-half the GSF of Linden Corner.

Comparison of the LINDEN CROSSING Project as Approved versus as Proposed

	<u>As Now Approved</u>	<u>Amend Request</u>
Stories / Height	3 stories / 42'	4 stories / 56' Will cover 50% of 3rd floor (CUP for Height Requested)
Gross Floor Area	42,588 gsf FAR = 1.70	Plus 8,408 gsf = 50,996 gsf total FAR = 2.04 Allowed FAR = 2.04
Commercial Uses	6,052 gsf	6,154 gsf
Dwelling Units	18 du's	Increase of 2 du's to 20 du's
DUs Concentration	31 per acre	35 per acre
Total Parking	62 stalls	Same: 62 stalls
Yards	9 and 10 foot yards required Variances Approved	11 and 12 foot yards required Yard Variances Requested
Assembly	2 lots / 25,052 sf	Same

Statement Of Proposed Use

The Project transforms a challenged site into a neighborhood benefit. New stores will activate the street front to complement existing area retail. New condominiums will address the growing need for well-located empty-nester housing choices.

The first floor of the building contains 6,154 gross square feet of street-front commercial space for up to four retailers. The exterior presents with a balance of stone and brick, and varying English-style storefronts of painted wood. The first floor will also have an entrance lobby for the residential units.

Floors two and three are residential-only, with a total of 16 condominium homes clad primarily in brick and panel. These levels step back in several places to create texture and terracing. The fourth floor units will stepped back considerably from the level below, and are clad in a composite board and batten “medium or dark bronze” in color. Each condominium home has one or more exterior living spaces.

The Project’s fourth floor will contain 4 stepped-back dwelling units covering 50% of the third level roof. The 920 sf rooftop communal deck for residents will be accessed by an elevator lobby, and 2 stairwell vestibules. The remainder of the rooftop will contain decks for private resident use.

Project related vehicle traffic is divided between W. 43rd Street and Upton. Underground parking for the condominium owners is accessed from W 43rd Street. The first floor public parking area is accessed from Upton Avenue. Garbage is picked-up once per week at curbside on Upton. UPS-type deliveries for the retail tenants can be received on either street. Moving trucks hired by condo owners for move in/out will service curbside on Upton.

Parking spaces are required as follows:

- Twenty parking spaces are required for the 20 dwelling units.
- Eight spaces are required for the on-site commercial uses
- Ten parking spaces are required for off-site uses that currently park on-site via easement.

Parking spaces are provided as follows:

- Thirty eight secure parking spaces (1.9 ratio) below grade for residents.
- Ten for the on-site commercial.
- Two may be purposed for condo guests / service vans.
- Ten parking spaces for the easement stalls.

Below-grade parking (38 stalls) will serve building residents. Public parking (22 stalls) is provided at grade within the building. These public stalls will serve the Project’s retail users and a neighboring business with existing parking easement rights.

The project will be built to a LEED standard. Certification will not be sought. Advice will be sought through the Xcel Energy EDA program to maximize energy efficiency. There will be ample bike racks provided. The site is near the Lake Harriet portion of the Grand Rounds bike route and connect trails. It is also on the MTC bus line number 6. Programs encouraging residents to compost and recycle will be ongoing.

From most sidewalk perspectives, Linden Crossing will present as a three-story building. This is due to the cornice, the parapet, and to the step-back of the upper floor. As a result Linden Crossing shadows about the same with the rooftop units as without. Please see the attached comparative shadow study.

We believe the amended version of the Project offers added housing in a manner that maximizes neighborhood benefit without burdening neighboring properties.

The Project does not encroach on the City’s easement at the corner of 43rd and Upton Ave. Thus, the “pocket park” at the corner will remain at its current location.

Existing Conditions

The site is made up of two parcels located at the NW corner of 43rd Street and Upton Avenue South. Famous Dave's occupied a converted gas station near the corner (4264 Upton) and Edward Jones was the main tenant in a small stucco office building to the north (4250 Upton). Both Famous Dave's and Edward Jones have recently closed / vacated. Of the 25,052 SF of site area, roughly 72% is currently asphalt surface parking. Less than 4% of the site is green space.

Soils are contaminated due to the site's former gas station use. We have been awarded much needed grant funding for site cleanup. We have worked closely with PEER Engineering and American Engineering Testing to manage extensive boring activity, soils testing, and remediation planning. The site is enrolled in the MPCA VIC program.

Project Values and Neighborhood Engagement

The Project is locally grown. Nearly every member of our development team lives or works in Linden Hills. We value the role of our parks, lakes, and business district in bringing us together as neighbors.

We value design form that fits and build quality that lasts. We support green space and green development. We value the benefit of open and honest public engagement.

Public engagement informing this development includes: two-dozen neighborhood council meetings over 3 years; a Fall-2011 series of design Review and Input Groups ("RINGS") meetings with nearly 40 neighbor participants; and City-level feedback gained through review of the prior project proposals.

The design of this project is also informed by the Linden Hills Neighborhood Small Area Plan and the Linden Hills Zoning Overlay. The SAP recommends stepping back the 4th story of any building along the street by 10-feet to further reduce the visibility of a fourth story from the street and overall visual impact of four story buildings. The Project's 4th story will step back 12-feet or more from the street and all other sides of the building.

Required Applications

1. Conditional use permit for increased height to 4 stories/56 feet.
2. Variance for location of levels 2 and 3, balconies and terrace in a required yard.
3. Site plan review.

End.



01.JPG, Front of Famous Daves - West Look



02.JPG, Side of Famous Dave's - North Look



05.JPG, Back of Office Bldg - East Look



06.JPG, Side of Office Bldg - South Look



07.JPG, Front of Office Bldg - West Look



03.JPG, Side of Famous Daves - SW Look



08.JPG, Houses West of Site



10.JPG, Houses West of Site



09.JPG, Houses West of Site



11.JPG, Multi Res North of Site



13.JPG, Multi Res - NE of Site



14.JPG, Multit Res NE of Site



12.JPG, Multi Res Buildings North of Site - Street View



15.JPG, Multi Res East of Site



16.JPG, Retail / Office East of Site



18.JPG, Uses & Blbrds South of Site



19.JPG, Uses South of Site



17.JPG, Multi Uses SE of Site



25.JPG, Within 1/2 Block - Design that informs Linden Corner



21.JPG, Within 1/2 Block - 7 Story Bldg on Hilltop



24.JPG, Across Street from Site - 4 story flat front



23.JPG, Within 1 Block - 4 story flat front - on hilltop



22.jpg, Within 1/2 Block - 7 story on hilltop



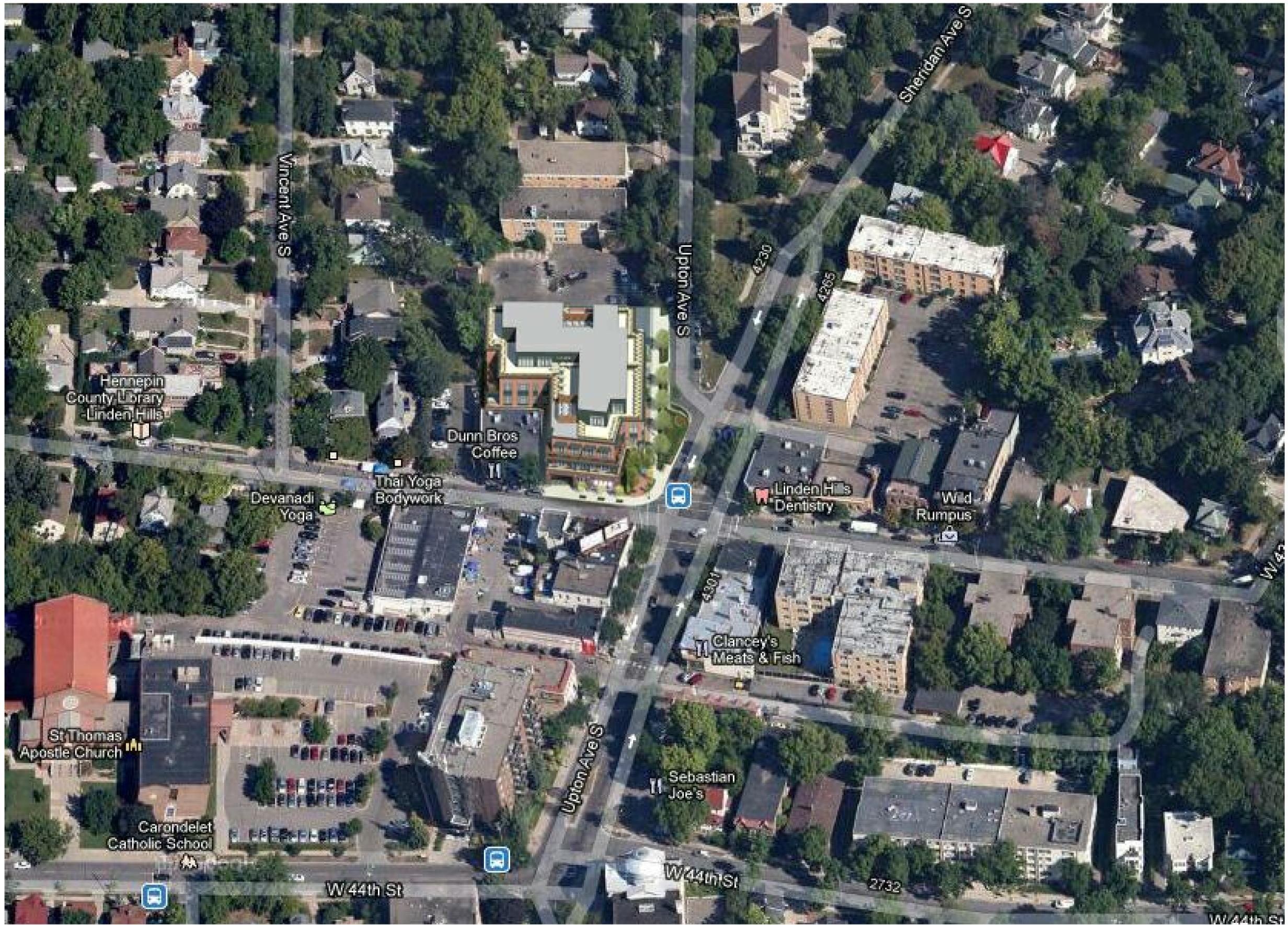
04.JPG, South Side of Office Bldg - North Look



26.JPG, Great Shops Linden Corner will Compliment



20.JPG, Uses South of Site

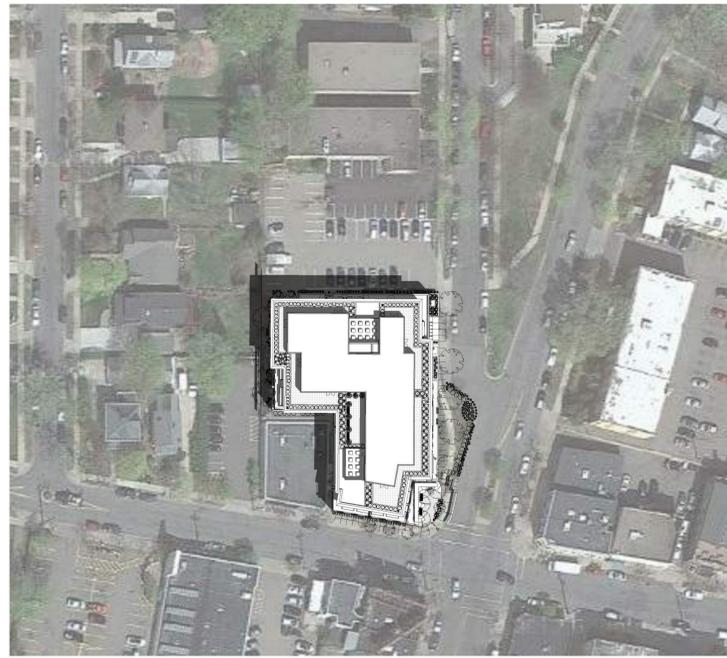


Site Context

Date	06/09/14
Project Architect	NA
Permit Submit Date	NA
Project Number	10016



Shadow Study - Summer Solstice- 9am



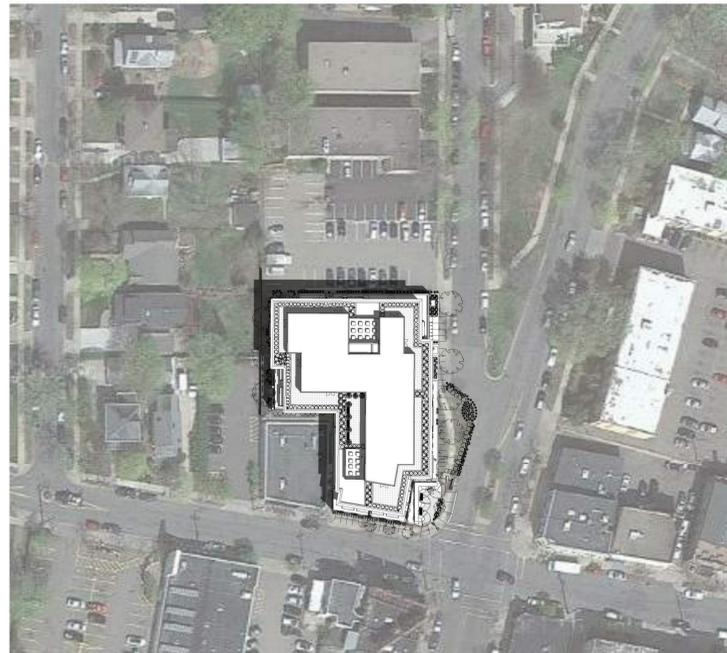
Shadow Study - Summer Solstice- 12 noon



Shadow Study - Summer Solstice- 4pm



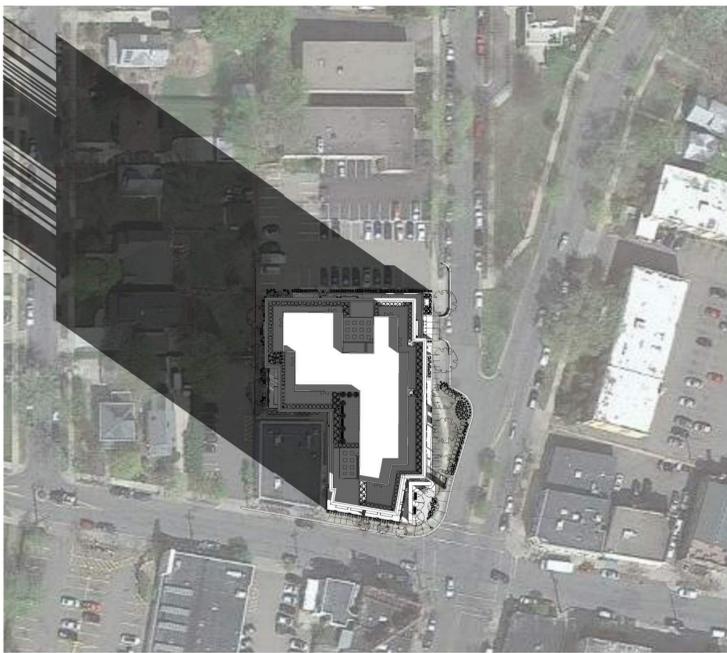
Shadow Study - Equinox - 9am



Shadow Study - Equinox - 12 noon



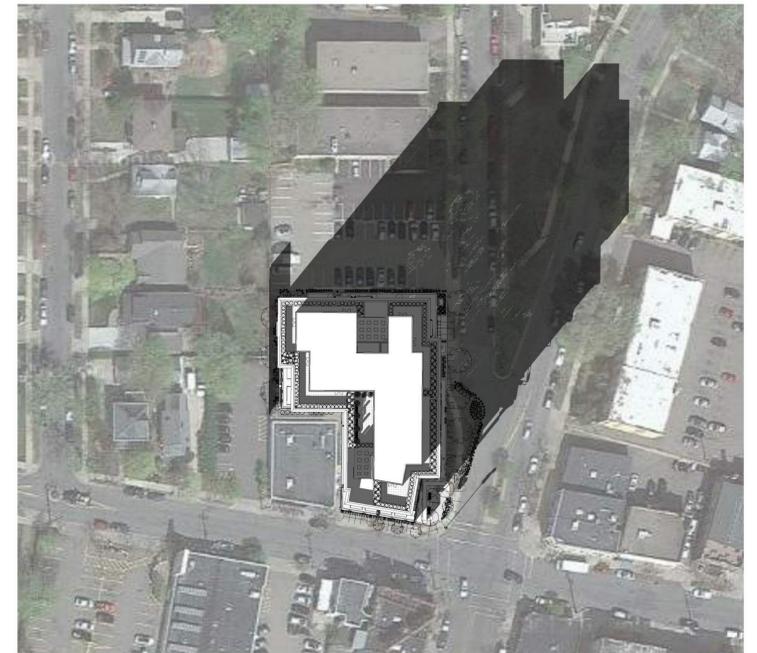
Shadow Study - Equinox - 4pm



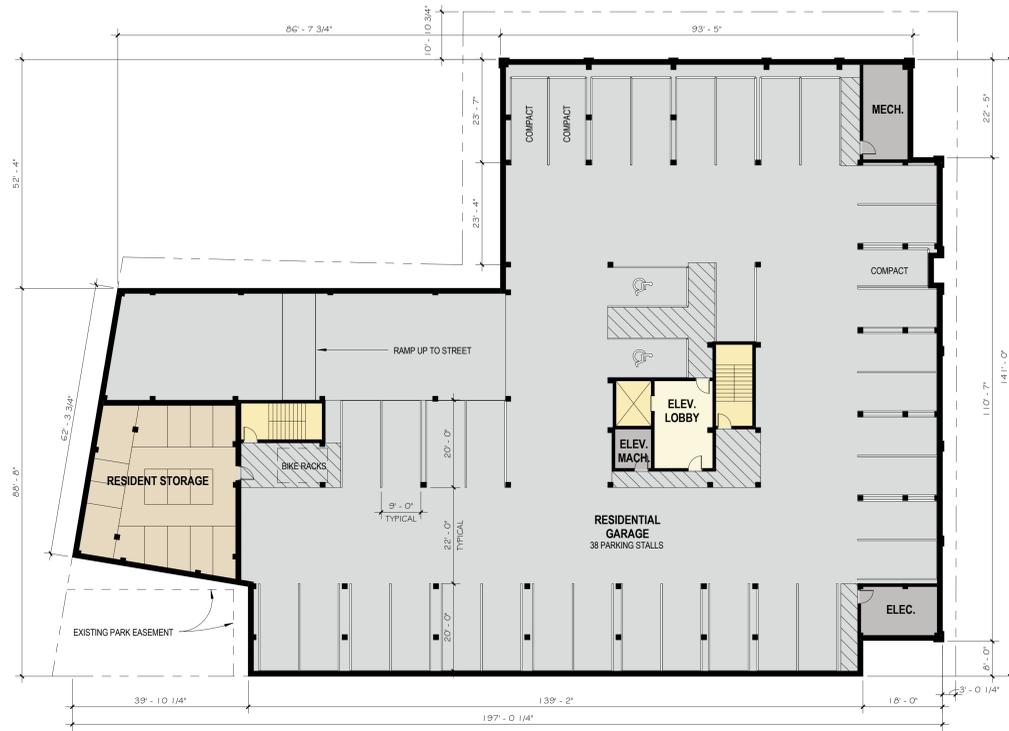
Shadow Study - Winter Solstice- 9am



Shadow Study - Winter Solstice- 12 noon



Shadow Study - Winter Solstice- 4pm



1 Garage Floor Plan
SCALE 1/16" = 1'-0"

UNIT MIX BY TYPE		
THREE BED	7	35%
TWO BED	13	65%
Grand total	20	100%

PARKING REQUIRED	
RESIDENTIAL (1 SPACE/UNIT REQ.)	20
EASEMENT SPACES	10
RETAIL (1 SPACE/500SF)	12
TOTAL REQUIRED	42
EXTRA SPACES	18

PARKING PROVIDED	
Garage	38
	22
Grand total	60

NET BUILDING AREA BY USE	
USE	AREA
GARAGE	27888 SF
RESIDENTIAL COMMON	6307 SF
RESIDENTIAL LEASABLE	37227 SF
RETAIL SPACE	6154 SF
SHARED COMMON	207 SF
VERTICAL CIRCULATION	2360 SF

GROSS BUILDING AREA BY FLOOR	
BELOW GRADE GARAGE	
Garage	21059 SF
	21059 SF
ABOVE GRADE GARAGE	
1st Floor	9870 SF
	9870 SF
ABOVE GRADE	
1st Floor	7731 SF
2nd Floor	17330 SF
3rd Floor	17331 SF
Rooftop Floor	8605 SF
	50956 SF
Grand total	81925 SF
SITE AREA	25,062 SF = 56 ACRES
F.A.R. = 80,996 / 25,062 = 2.04	



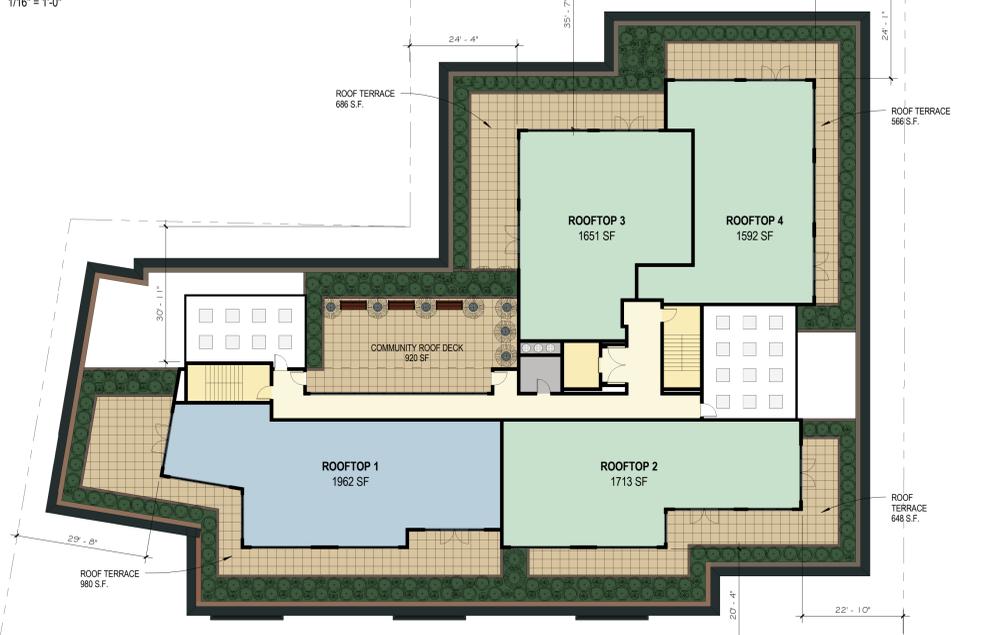
2 1st Floor Plan
SCALE 1/16" = 1'-0"



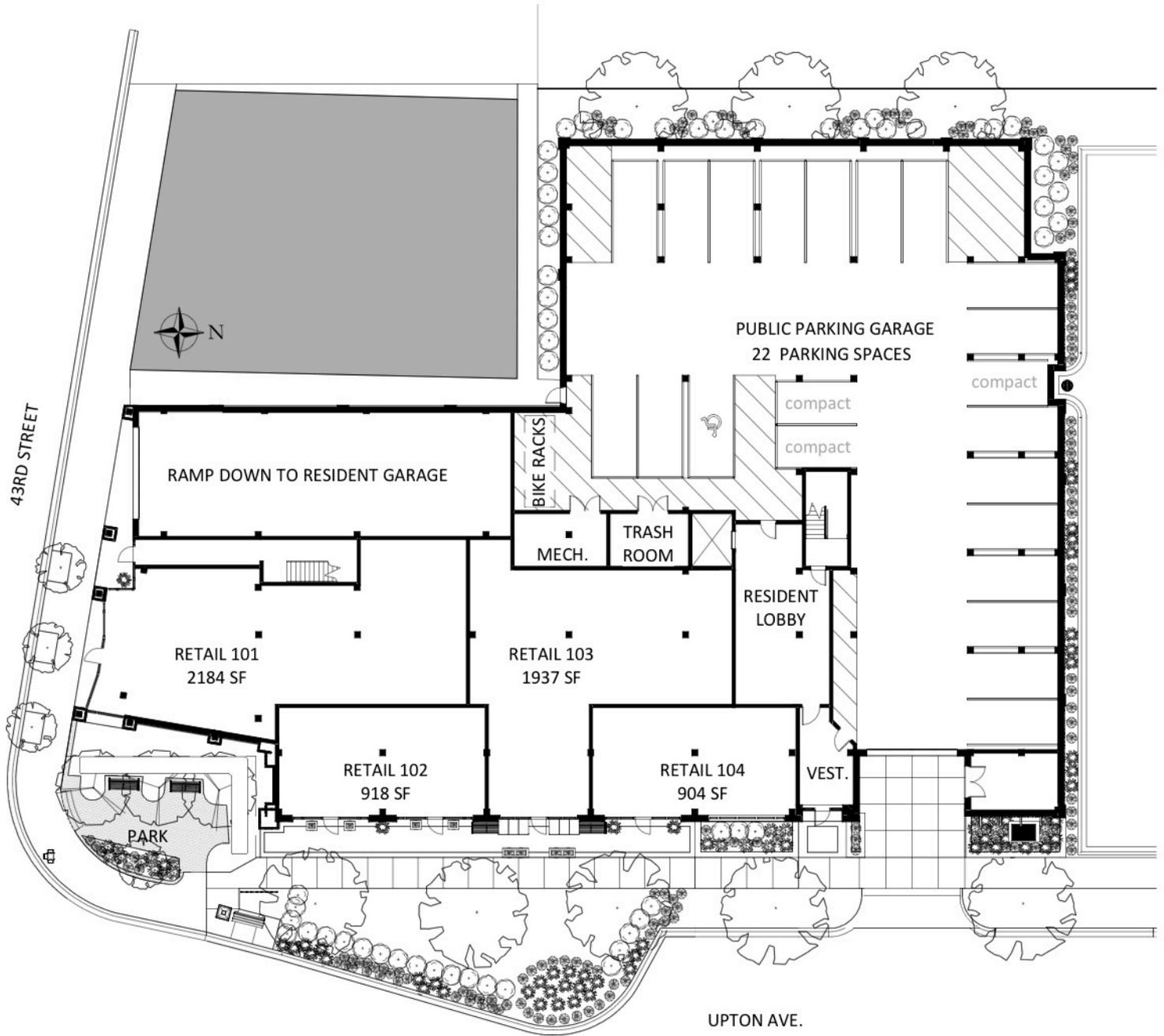
3 2nd Floor
SCALE 1/16" = 1'-0"



4 3rd Floor Plan
SCALE 1/16" = 1'-0"



5 Roof Plan
SCALE 1/16" = 1'-0"



LINDEN CROSSING

First Floor

RETAIL & RESIDENTIAL ENTRY FLOOR

4 RETAIL SPACES, PRIVATE RESIDENTIAL LOBBY, PUBLIC GARAGE - 22 STALLS



1 Perspective from Southeast
 SCALE

2 Perspective from Northeast
 SCALE



3 East Elevation
 SCALE 3/32" = 1'-0"

4 North Elevation
 SCALE 3/32" = 1'-0"



5 West Elevation
 SCALE 3/32" = 1'-0"

6 South Elevation
 SCALE 3/32" = 1'-0"

Date	06/05/14
Project Architect	N/A
Permit Submit Date	10/06
Project Number	10016

Color Elevations



1 ELEVATION - EAST
SCALE 3/16" = 1'-0"

Date	06/06/14
Project Architect	N/A
Permit Submit Date	
Project Number	10016

East Elevation

cA21



1 ELEVATION - SOUTH
SCALE 3/16" = 1'-0"



1 ELEVATION - WEST
SCALE 3/16" = 1'-0"

Date	08/09/14
Project Architect	N/A
Permit Submit Date	10/06
Project Number	

West Elevation

cA23



1 ELEVATION - NORTH
SCALE 3/16" = 1'-0"

Date	06/09/14
Project Architect	N/A
Permit Submit Date	
Project Number	10016

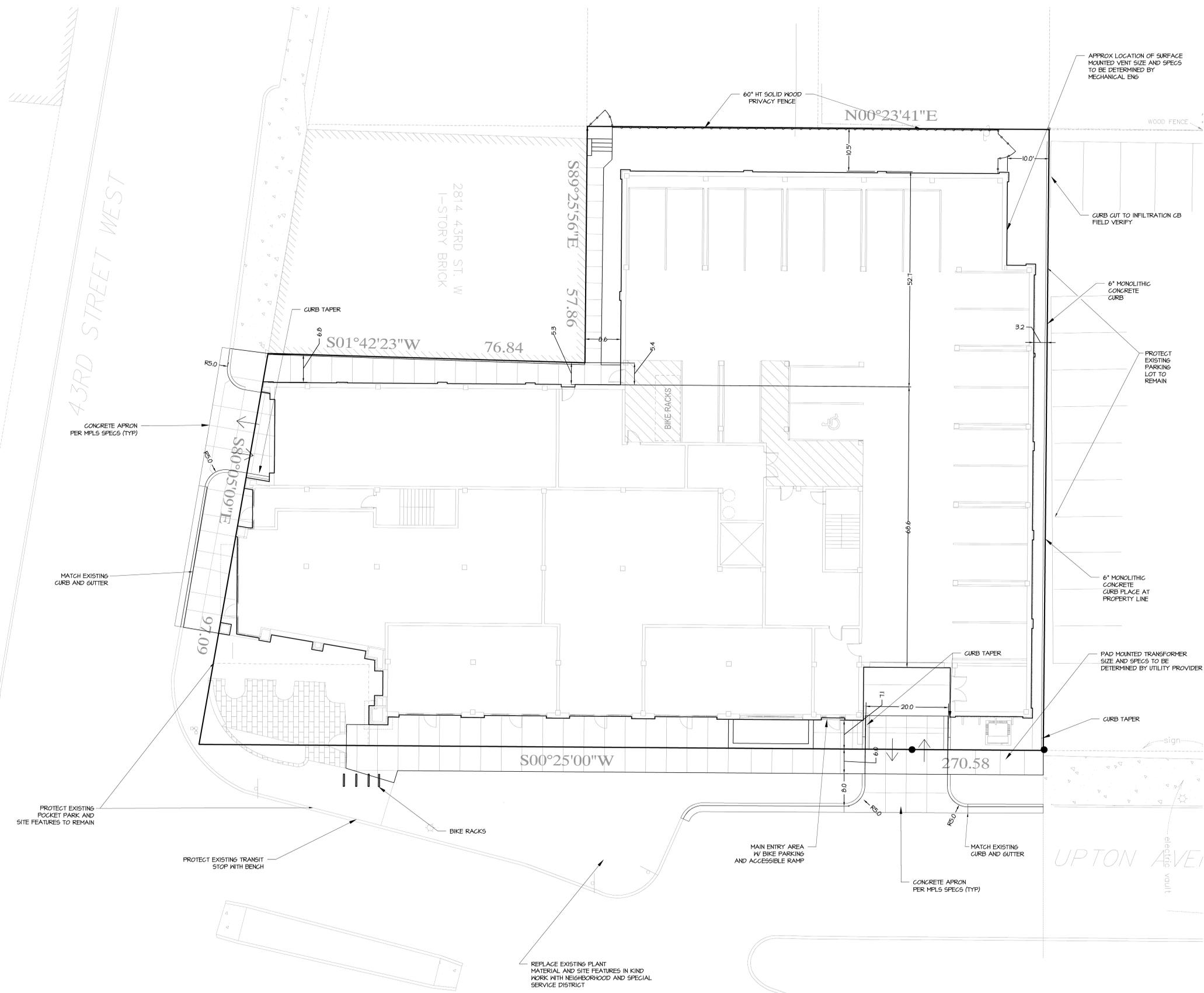
North Elevation

cA24

LINDEN CROSSING

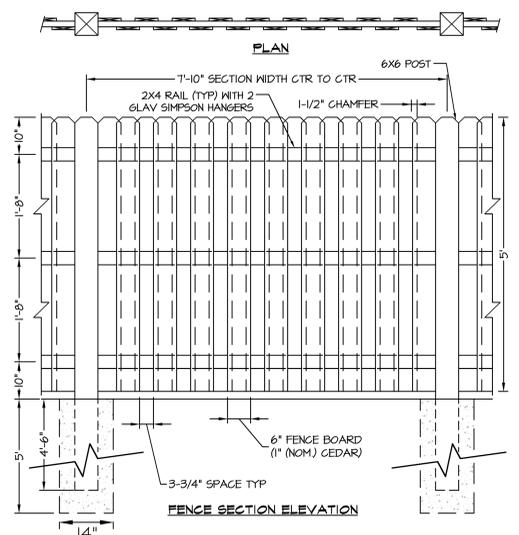
4230





AREAS AND QUANTITIES:
 SITE AREA = 0.51 ACRES (25,053 SF)
 DISTURBED AREA = 0.80 ACRES (35,000 SF)
 NEW IMPERVIOUS AREA = .03 ACRES
 EXISTING IMPERVIOUS AREA = 0.55 ACRES (23,846 SF) 45%
 PROPOSED IMPERVIOUS AREA = 0.52 ACRES (22,436 SF) 84%
 BUILDING COVERAGE AREA = 0.48 ACRES (21,464 SF)
 REQUIRED LANDSCAPE YARD AREA: 1/3 SF = 20% OF 3,504 SF (25,053 SF MINUS 21,464 SF)
 PROPOSED LANDSCAPE YARD AREA: 2,611 SF

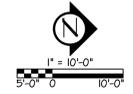
- LAYOUT NOTES:**
1. PROPOSED HORIZONTAL AND VERTICAL ALIGNMENTS SHALL BE VERIFIED WITH THE EXISTING BENCHMARK PRIOR TO CONSTRUCTION ACTIVITIES.
 2. LOCATIONS OF STRUCTURES, ROADWAY PAVEMENTS, CURBS AND GUTTERS, BOLLARDS, AND SITE IMPROVEMENT MATERIALS ARE APPROXIMATE AND SHALL BE STAKED IN THE FIELD, PRIOR TO INSTALLATION, FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT.
 3. DIMENSIONS SHOWN ARE TO FACE OF CURB AND FACE OF BUILDING FOUNDATION WALL. LOCATIONS SHALL BE STAKED IN THE FIELD AND VERIFIED WITH THE DRAWINGS PRIOR TO EXCAVATION ACTIVITIES.
 4. DECORATIVE PAVEMENT PATTERNS, TEXTURES, COLORS AND MATERIALS SHALL BE REVIEWED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
 5. ACCESSIBLE CURB RAMPS SHALL CONTAIN TRUNCATED DOME LANDINGS AND BE CONSTRUCTED IN ACCORDANCE TO LOCAL ACCESSIBLE REQUIREMENTS.
 6. PARKING STALLS SHALL BE STRIPED WITH A 4" WIDE WHITE PAINTED LINE. ACCESSIBLE ACCESS AISLES SHALL BE PAINTED WITH A 4" WIDE WHITE PAINTED LINE, 18" ON CENTER AND AT 45° ANGLE TO THE STALL. STOP LINES SHALL BE 12" WIDE WHITE PAINTED LINE.
 7. CURB AND GUTTER TYPE SHALL BE B612 UNLESS OTHERWISE NOTED ON THE DRAWINGS. CURB AND GUTTERS HEIGHTS, LENGTHS, AND WIDTHS SHALL BE TAPERED TO MEET DIFFERENT CURB TYPES (EXISTING AND PROPOSED).
 8. RECORD DRAWINGS SHALL BE MAINTAINED THROUGHOUT THE CONTRACT AND SHALL BE SUBMITTED TO THE OWNER UPON SUBSTANTIAL COMPLETION.
 9. SERVICE DELIVERY AND TRASH PICKUP WILL BE PERFORMED BY CURBSIDE PICKUP, SIMILAR TO OTHER BUSINESSES WITHIN THIS DISTRICT WITHOUT ALLEYS.



- NOTES:**
1. FOOTING DIAMETER TO BE 14". MINIMUM DEPTH 60".
 2. DIMENSIONS SHOWN ARE NOMINAL FOR WOOD.
- 5' SHADOWBOX WOOD FENCE**
 N T S

LEGEND:

	CONCRETE PAVEMENT AS SPECIFIED (PAD OR WALK)
	PROPERTY LINE
	CURB AND GUTTER
	FENCE



7812 - PROPOSED SUBMITTAL
 8012 - CITY SUBMITTAL

Date	8/31/18	JBW	TED	10019
Project Architect				
Permit Submittal Date				
Project Number				

LANDSCAPING NOTES

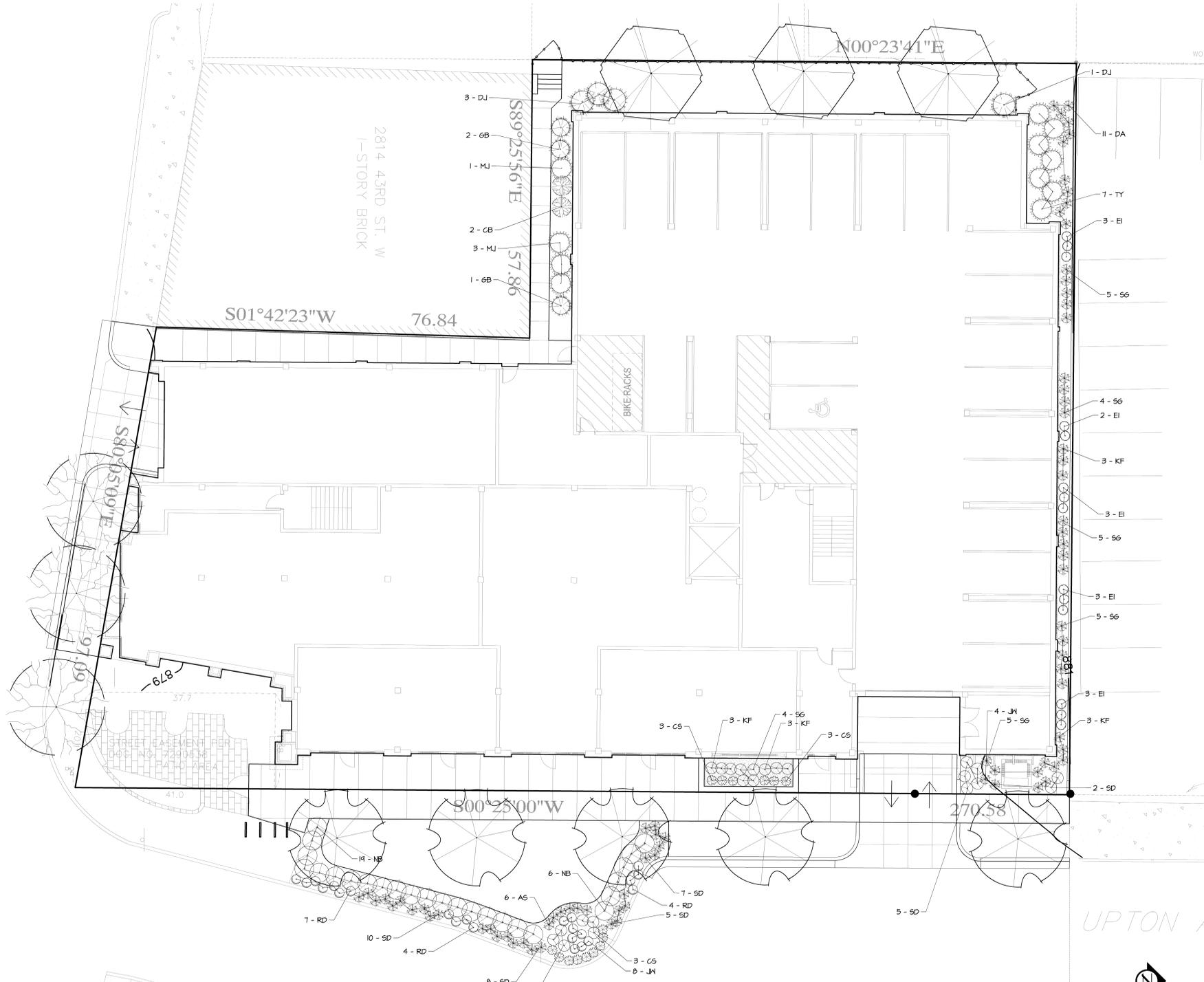
- ALL SHRUB BEDS SHALL BE MULCHED WITH 4" DEPTH OF DOUBLE SHREDDED HARDWOOD MULCH OVER WEED BARRIER. OWNER'S REP SHALL APPROVE MULCH SAMPLE PRIOR TO INSTALLATION. EDGING SHALL BE METAL EDGING OR APPROVED EQUAL.
- PLANT MATERIALS SHALL CONFORM WITH THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS AND SHALL BE OF HARDY STOCK, FREE FROM DISEASE, DAMAGE AND DISFIGURATION. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING PLUMBNESS OF PLANT MATERIAL FOR DURING OF ACCEPTANCE PERIOD.
- UPON DISCOVERY OF A DISCREPANCY BETWEEN THE QUANTITY OF PLANTS SHOWN ON THE SCHEDULE AND THE QUANTITY SHOWN ON THE PLAN, THE PLAN SHALL GOVERN.
- CONDITION OF VEGETATION SHALL BE MONITORED BY THE LANDSCAPE ARCHITECT THROUGHOUT THE DURATION OF THE CONTRACT. LANDSCAPE MATERIALS PART OF THE CONTRACT SHALL BE WARRANTED FOR ONE (1) FULL GROWING SEASONS FROM SUBSTANTIAL COMPLETION DATE.
- ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES SHALL RECEIVE 4" LAYER LOAM AND SOD AS SPECIFIED UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- COORDINATE LOCATION OF VEGETATION WITH UNDERGROUND AND OVERHEAD UTILITIES, LIGHTING FIXTURES, DOORS AND WINDOWS. CONTRACTOR SHALL STAKE IN THE FIELD FINAL LOCATION OF TREES AND SHRUBS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ALL PLANT MATERIALS SHALL BE WATERED AND MAINTAINED UNTIL ACCEPTANCE.
- REPAIR AT NO COST TO OWNER ALL DAMAGE RESULTING FROM LANDSCAPE CONTRACTOR'S ACTIVITIES.
- KEEP AND MAINTAIN ALL PAVED SURFACES FREE OF DEBRIS GENERATED FROM LANDSCAPE CONTRACTOR'S ACTIVITIES.
- REMOVE AND REPLACE EXISTING LANDSCAPE MATERIALS LOCATED WITHIN THE ROW. WORK WITH NEIGHBORHOOD AND EXISTING SERVICE DISTRICT REFS.
- INSTALL PAVERS PER MANUFACTURER SPECIFICATIONS AND AS SHOWN ON THE PLAN. OWNER TO SELECT PAVER TYPE AND COLOR.
- PROVIDE IRRIGATION SYSTEM DESIGN AND INSTALLATION. SYSTEM SHALL BE A FULLY PROGRAMMABLE SYSTEM CAPABLE OF ALTERNATE DATE WATERING. THE SYSTEM SHALL PROVIDE HEAD TO HEAD COVERAGE AND BE CAPABLE OF DELIVERING ONE INCH OF PRECIPITATION PER WEEK. SYSTEM SHALL EXTEND INTO THE PUBLIC RIGHT-OF-WAY TO THE EDGE OF PATHWAY/BACK OF CURB.

AREAS AND QUANTITIES:

SITE AREA = 0.51 ACRES (25,053 SF)
BUILDING COVERAGE AREA = 0.44 ACRES (21,464 SF)
REQUIRED LANDSCAPE YARD AREA: 715 SF = 20% OF 3,584 SF (25,053 SF MINUS 21,464 SF)
PROPOSED LANDSCAPE YARD AREA: 2,611 SF

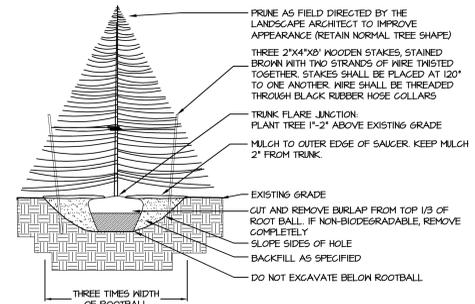
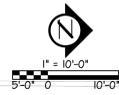
1 TREE/500 SF - 2 OVERSTORY TREES REQUIRED (ONSITE)
3 OVERSTORY PROPOSED (ONSITE)

1 SHRUB/100 SF - 8 SHRUBS REQUIRED (ONSITE)
20 SHRUBS PROPOSED (ONSITE)

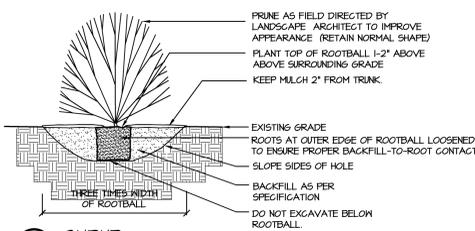


PLANT SCHEDULE:

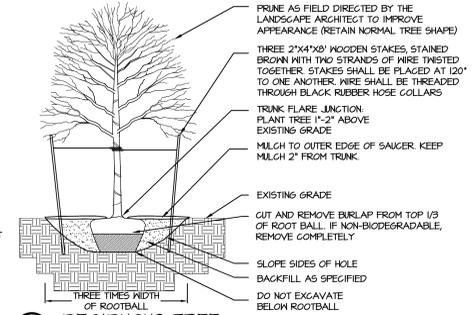
QUANTITY	TOT.	ROW	SITE	SYM.	COMMON NAME	BOTANICAL NAME	ROOT	MIN SIZE	COMMENTS
DECIDUOUS TREES									
5	5	0	0	61K60	GINKGO	Ginkgo biloba	B4B	2 1/2' CAL.	STRAIGHT LEADER-FULL FORM
3	3	0	0	61K60	PRINCETON AMERICAN ELM	Ulmus americana 'Princeton'	B4B	2 1/2' CAL.	STRAIGHT LEADER-FULL FORM
3	3	3	3	61K60	SUNBURST HONEYLOCUST	Gleditsia triacanthos 'Suncoke'	B4B	2 1/2' CAL.	STRAIGHT LEADER-FULL FORM
DECIDUOUS SHRUBS									
3	0	3	3	6B	GOLDEN JAPANESE BARBERRY	Berberis thunbergii 'Aurea'	CONT.	#3	DENSE BRANCH
2	0	2	2	6B	CRIMSON PYGMY JAPANESE BARBERRY	Berberis thunbergii 'Crimson Pygmy'	CONT.	#3	DENSE BRANCH
25	25	0	0	NB	NORTHERN CHARM BOXWOOD	Buxus 'Wilson'	CONT.	#3	DENSE BRANCH
EVERGREEN SHRUBS									
4	0	4	4	MJ	MANEY JUNIPER	Juniperus chinensis 'Maney'	CONT.	#3	FULL FORM
4	0	4	4	DJ	MEDORA JUNIPER	Juniperus scopulorum 'Medora'	CONT.	#3	FULL FORM
7	0	7	7	TY	TAUNTON YEM	Taxus x media 'Tauntonii'	CONT.	#3	FULL FORM
PERENNIALS									
12	0	12	12	KF	KARL FORESTER GRASS	Calamagrostis autiflora 'Karl Forester'	CONT.	#1	48" HT., 36" SPACING
15	15	0	0	RD	RUBY STELLA DAYLILLY	Hemerocallis 'Ruby Stella'	CONT.	#1	24" HT., 24" SPACING
32	30	2	2	SD	STELLA SUPREME DAYLILLY	Hemerocallis 'Stella Supreme'	CONT.	#1	24" HT., 24" SPACING
28	0	28	28	SG	SHENANDOAH REED SWITCH GRASS	Panicum virgatum 'Shenandoah'	CONT.	#1	48" HT., 36" SPACING
12	6	6	6	CS	CARADONNA SALVIA	Salvia x sylvestris 'Caradonna'	CONT.	#1	48" HT., 36" SPACING
11	0	11	11	DA	DEUTSCHLAND ASTILBE	Deutschtland Astilbe	CONT.	#1	48" HT., 36" SPACING
12	8	4	4	JN	JOE PYE WEEED	Eupatorium maculatum	CONT.	#1	48" HT., 36" SPACING
6	6	0	0	AS	AUTUMN JOY SEDUM	Sedum 'Autumn Joy'	CONT.	#1	48" HT., 36" SPACING
14	0	14	14	EI	BOSTON IVY	Parthenocissus tricuspidata	CONT.	#1	48" HT., 36" SPACING



5) EVERGREEN TREE
N T S



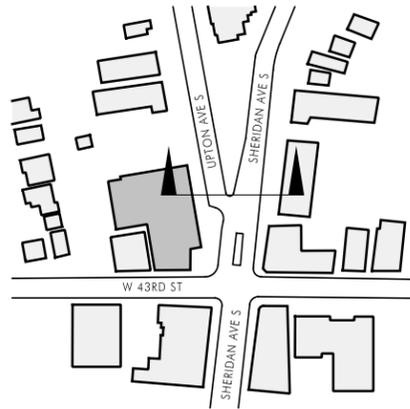
4) SHRUB
N T S



6) DECIDUOUS TREE
N T S

7812 - PERICOM SUBMITTAL
8812 - CITY SUBMITTAL

Date	8/31/24	JBY	TBC	10016
Project Architect				
Permit Submit Date				
Project Number				
CONDOMINIUMS				
LANDSCAPE PLAN				
L1				



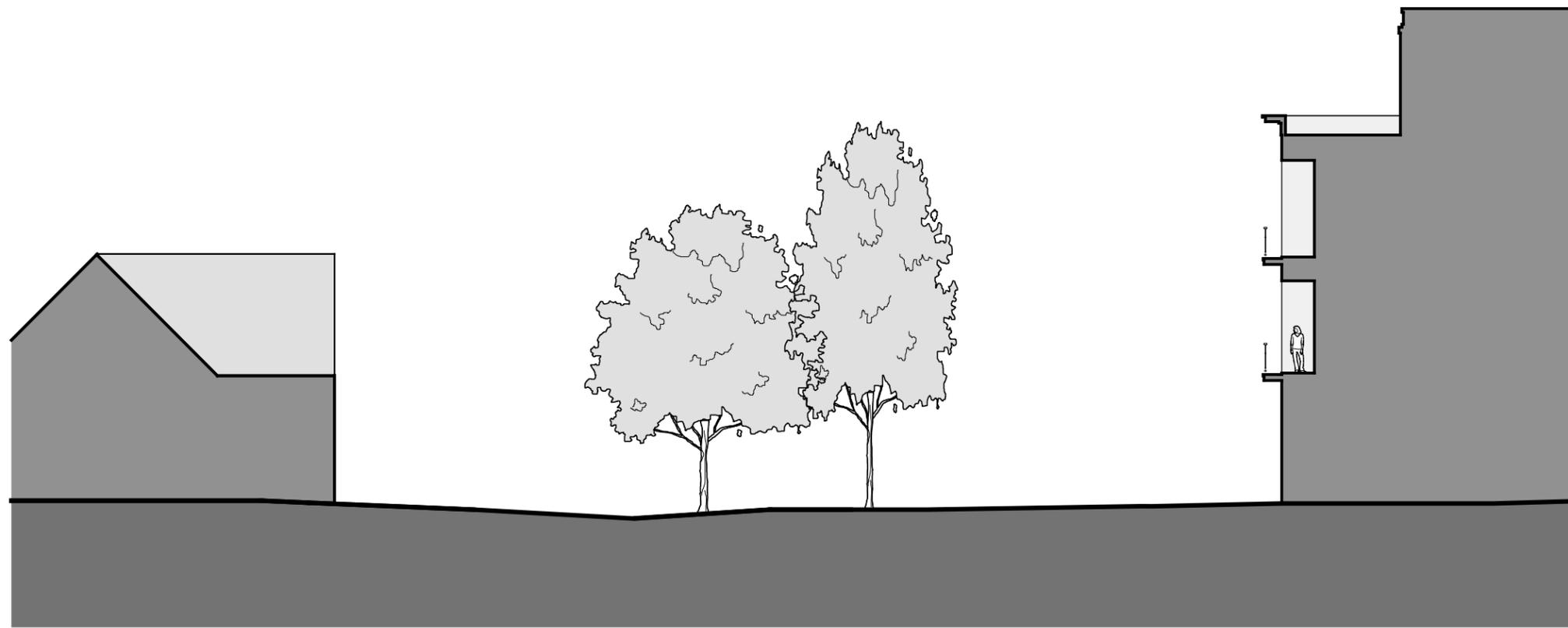
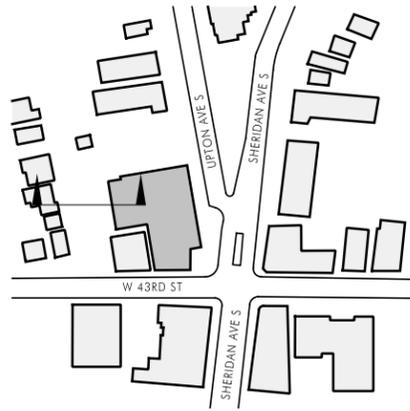
STREET SECTION - LOOKING NORTH ON UPTON

LINDEN CROSSING

06.16.14

SCALE: 1/16" = 1'-0"

Drawing |



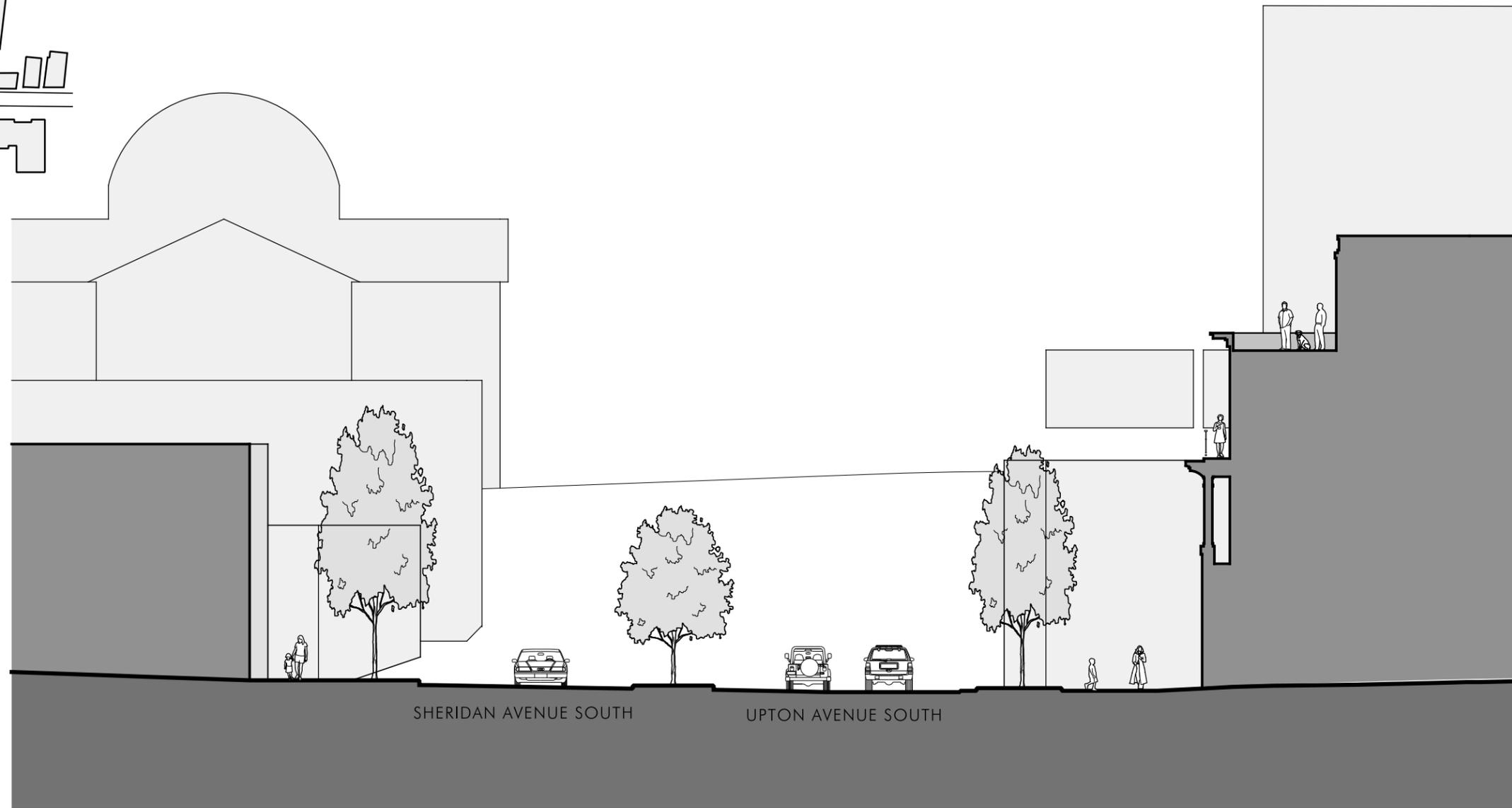
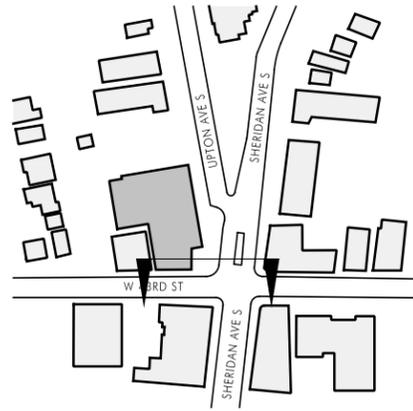
SECTION LOOKING NORTH

LINDEN CROSSING

06.16.14

SCALE: $\frac{1}{16}'' = 1'-0''$

Drawing 2

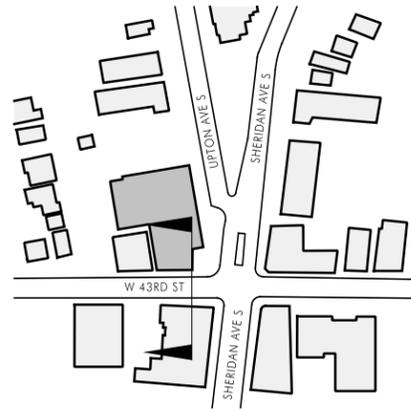


SHERIDAN AVENUE SOUTH

UPTON AVENUE SOUTH

STREET SECTION - LOOKING SOUTH ON UPTON/SHERIDAN

LINDEN CROSSING



STREET SECTION - LOOKING WEST ON 43RD STREET

LINDEN CROSSING