



# CPED STAFF REPORT

Prepared for the City Planning Commission

CPC Agenda Item #3  
 July 14, 2014  
 BZZ-6602

## LAND USE APPLICATION SUMMARY

**Property Location:** 55 28<sup>th</sup> Avenue North  
**Project Name:** Williams Building Parking Lot  
**Prepared By:** [Mei-Ling Anderson](#), City Planner, (612) 673-5342  
**Applicant:** Unison Comfort Technologies  
**Project Contact:** Jay Althof  
**Request:** To allow a surface parking area with 141 vehicle spaces and serving employees of the property at 60 28<sup>th</sup> Avenue North.

*Required Applications:*

<b>Conditional Use Permit</b>	To allow a principal parking facility in the I2 Medium Industrial District.
<b>Site Plan Review</b>	For a principal parking facility containing 141 vehicle parking spaces.

## SITE DATA

<b>Existing Zoning</b>	I2 Medium Industrial District MR Mississippi River Critical Area Overlay District
<b>Lot Area</b>	52,716 square feet / 1.21 acres
<b>Ward(s)</b>	5
<b>Neighborhood(s)</b>	Hawthorne Neighborhood Council
<b>Designated Future Land Use</b>	Urban Neighborhood
<b>Land Use Features</b>	Industrial Employment District 4 – Upper River
<b>Small Area Plan(s)</b>	<a href="#">Above the Falls Master Plan Update</a> <a href="#">Mississippi River Critical Area Plan</a>

<b>Date Application Deemed Complete</b>	June 20, 2014	<b>Date Extension Letter Sent</b>	Not applicable
<b>End of 60-Day Decision Period</b>	August 19, 2014	<b>End of 120-Day Decision Period</b>	Not applicable

## BACKGROUND

**SITE DESCRIPTION AND PRESENT USE.** The subject site is located at 55 28<sup>th</sup> Avenue South in the I2 Medium Industrial District. The site is rectangular in shape and is bounded to the north and east by two public streets, 28<sup>th</sup> Avenue North and North Pacific Street. There are railroad tracks directly to the west of the property and an industrial use directly to the south of the property. Currently, the site contains a vacant, 65-foot high corrugated metal building that was previously used for warehousing and offices.

**SURROUNDING PROPERTIES AND NEIGHBORHOOD.** The subject site is surrounded by industrial uses that border the west bank of the Mississippi River, which is located approximately 450 feet from the site. Neighboring industrial uses include metal recycling, concrete production, warehouses, and rail yards. There are residential uses approximately 1,000 feet to the west, on the opposite side of Interstate 94.

**PROJECT DESCRIPTION.** The applicant is proposing to construct a 141-space surface parking lot that would be used exclusively by the employees of Unison Comfort Technologies at 60 28<sup>th</sup> Avenue North, which is a manufacturing facility located directly to the north of the subject site. This business is proposing to add over 100 employees to its current site in 2015.

The applicant is proposing 26 compact spaces and 115 spaces within the lot. The project would incorporate the existing property's building foundation and slab for the surface of the parking lot. A landscaped buffer and six-foot screen would surround all four sides of the property. There are two curb cuts proposed, both of which would be located on the north side of the lot along 28<sup>th</sup> Avenue North. Traffic would enter on the east curb cut and exist on the west curb cut. All proposed drive aisles would allow for a one-way directional flow of traffic. Pedestrians would be directed to enter and exit the site via a six-foot wide walkway at the northeast corner of the site, which is nearest the intersection of 28<sup>th</sup> Avenue North and North Pacific Street.

A conditional use permit (CUP) is required in order to allow a principal parking facility serving industrial uses in the I2 Medium Industrial District. In addition, a principal parking facility with ten new or additional spaces triggers the site plan review application.

**PUBLIC COMMENTS.** As of the printing of this report, staff has not received any comments regarding this development. 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 allow a principal parking facility in the I2 Medium Industrial District based on the following [findings](#):

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

The establishment of a 141-space surface parking lot would not be detrimental to or endanger the public health, safety, comfort, or general welfare provided that the development complies with all applicable codes and life safety ordinance, as well as Public Works Department standards.

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

The applicant's proposal will not be injurious to the use and enjoyment of other property in the vicinity and will not impeded the normal or orderly development and improvement of surrounding property for uses permitted in the district. The uses surrounding the site are primarily industrial and generate heavy truck traffic on a daily basis. The parcels in the immediate vicinity contain a manufacturing facility, metal recycling, outdoor storage, and railroad tracks. The applicant is proposing site improvements that would minimize any adverse visual impacts on surrounding uses, including tree and shrub plantings, stormwater retention and filtration, and a chain-link and mesh fence around the perimeter. With the implementation of the proposed site improvements, the parking lot should have little effect on surrounding properties.

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

Adequate utilities, access roads, and drainage facilities exist or will be provided for the subject site. The applicant is proposing to consolidate the five curb cuts that are currently serving the property into two curb cuts that would provide vehicle access off of 28<sup>th</sup> Avenue North. The initial Preliminary Development Review (PDR) was completed for the proposed project. Since then, the applicant has worked with the Public Works Department to address their comments and concerns, and the current proposal reflects these changes. The applicant will continue to work 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 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.*

The proposed parking lot would only be available for use by employees of Unison. The applicant believes that providing this off-street parking option will alleviate congestion in the public streets. Adequate measures will be provided to prevent congestion in the public streets.

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

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

**Land Use Policy 1.6: Recognize that market conditions and neighborhood traditions significantly influence the viability of businesses in areas of the city not designated as commercial corridors and districts.**

- 1.6.1 Allow for retention of existing commercial uses and zoning districts in designated Urban Neighborhood areas, to the extent they are consistent with other city goals and do not adversely impact surrounding areas.

**Urban Design Policy 10.18: Reduce the visual impact of automobile parking facilities.**

- 10.18.2 Parking lots should maintain the existing street face in developed areas and establish them in undeveloped areas through the use of fencing, walls, landscaping or a combination thereof along property lines.

- 10.18.4 Provide walkways within parking lots in order to guide pedestrians through the site.

- 10.18.17 Minimize the width of ingress and egress lanes along the public right of way in order to provide safe pedestrian access across large driveways.

**Urban Design Policy 10.22 Use Crime Prevention Through Environmental Design (CPTED) principles when designing all projects that impact the public realm, including open spaces and parks, on publicly owned and private land.**

- 10.22.4 Provide on-site lighting at all building entrances and along walkways that maintains a minimum acceptable level of security while not creating glare or excessive lighting of the site.
- 10.22.5 Locate landscaping, sidewalks, lighting, fencing and building features to clearly guide pedestrian movement on or through the site and to control and restrict people to appropriate locations.
- 10.22.7 Locate entrances, exits, signs, fencing, landscaping, and lighting to distinguish between public and private areas, control access, and to guide people coming to and going from the site.

The applicant has identified landscaping, screening, and lighting materials that would reduce the visual impact of automobile parking facilities and promote CPTED principles. In addition, the applicant is proposing to install landscaping along the northern property line to discourage mid-block pedestrian crossings and incentivize the use of the pedestrian walkway along the eastern portion of the site so that pedestrians are encouraged to cross the street at the corner. The project would consolidate five curb cuts on 28<sup>th</sup> Avenue North into two curb cuts to further minimize vehicular and pedestrian conflicts across the site.

The future land use map in the comprehensive plan denotes the subject property and the properties to the north, east, and south as Urban Neighborhood, while the properties to the west are designated as Industrial. The subject parcel is zoned I2 Medium Industrial District, areas within the Urban Neighborhood are not intended to accommodate significant new growth or density. The proposed project is in keeping with the comprehensive plan in that it would retain the existing zoning district to the extent that it is consistent with other city goals and does not adversely impact surrounding areas.

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

If the requested land use applications are approved, the proposal will comply with all provisions of the I2 Medium Industrial District.

## **SITE PLAN REVIEW**

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

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

#### **Building Placement and Design – *Not applicable***

- No buildings are proposed on the site. Due to the fact that the proposed 141-space surface parking lot is a principal parking facility, it is not subject to the provision requiring that on-site accessory parking facilities be located to the rear or interior of the site, within the principal building served, or entirely below grade.

**Access and Circulation** – *Meets requirements with Conditions of Approval*

- The applicant is proposing a six-foot wide walkway that would connect the interior of the parking lot to the public sidewalk.
- No transit shelters are proposed for the site.
- The vehicular access and circulation proposed for the parking lot would minimize potential conflicts with pedestrians. There are no residential uses or alleys surrounding the site.
- The parking lot would take up a considerable amount of the site, with 42,228 (80.1%) square feet of the 52,716 square feet in lot area being impervious surfaces. However, the applicant is proposing to extend the landscaped areas provided on-site into the public right-of-way to offset the impervious surfaces on-site, as well as provide an on-site stormwater collection and filtration system. The applicant has not specified the materials used for all landscaped areas and staff is recommending that they demonstrate compliance with section 530.180 of the zoning code as a Condition of Approval.

**Landscaping and Screening** – *Requires alternative compliance*

- The composition and location of landscaped areas complement the scale of the development and its surroundings.
- The applicant is providing a six-foot vinyl chain link fence that is at least 95% opaque around the perimeter of the surface parking lot to comply with the screening requirements that apply to the north and east sides of the property, which face a public street.
- Surface parking lots with more than 100 spaces are required to provide a nine-foot wide landscaped yard between the parking area and public street, public sidewalk, or public pathway. This standard applies to the north (28<sup>th</sup> Avenue North) and east (North Pacific Street) sides of the property. The applicant is providing a landscaped yard of 3.5 feet along the north property line, and landscaped yard of less than one foot along the east property line. Alternative compliance is being requested for this standard.
- The corners of the parking lot that are unavailable for parking or vehicular circulation are appropriately landscaped.
- The zoning code requires that at least 20 percent of the site not occupied by buildings be landscaped. The total site area is 52,716 square feet and no building is proposed. Therefore, at least 10,543 square feet of landscaping would be necessary to meet the 20 percent requirement. The applicant is providing 10,488 square feet of landscaping, or 19.9% of the area not covered by buildings. Alternative compliance is being requested for this standard.
- The zoning code requires that at least 22 canopy trees and 106 shrubs be provided based on the 10,543 square feet of required landscaping. The applicant is proposing eight canopy trees (four Autumn Blaze Maple and four Armstrong Maple), 11 decorative trees (eight Japanese Tree Lilac and three Spring Snow Crabapple) and 112 shrubs (a mix of Cardinal Candy Viburnum, Red Gnome Dogwood, and Dwarf Bush Honeysuckle) on the site. In addition, the applicant is proposing approximately six decorative trees and ten shrubs in the public right-of-way along North Pacific Street. The number of shrubs the applicant is proposing exceeds the minimum requirement by six, while the applicant would need to provide at least 14 additional canopy trees to meet the minimum standard of 22. Alternative compliance is being requested for the on-site canopy tree requirement.
- In parking lots with ten or more spaces, all stalls shall be within 50 feet from the center of an on-site deciduous tree. The applicant is proposing a mix of decorative and deciduous trees throughout the site, however not every stall is within 50 feet from the center of an on-site deciduous tree and alternative compliance is required.

- Not less than one tree shall be provided for each 25 linear feet or fraction thereof of parking or loading area frontage. This standard applies to the north (28<sup>th</sup> Avenue North) and east (North Pacific Street) sides of the property. The applicant is proposing two canopy trees along 28<sup>th</sup> Avenue North and none along North Pacific Street. The remaining trees that are provided along 28<sup>th</sup> Avenue North do not meet the code requirement, as the center of the two deciduous trees are placed more than 25 feet apart from each other and the rest of the trees are considered decorative and do not meet the standards for a canopy tree. The linear tree requirement is also not met on North Pacific Street; all trees on this frontage are located within the public right-of-way and they are also decorative trees and not canopy trees. Alternative compliance is requested.
- The applicant or property owner shall be responsible for maintaining and replacing landscape materials and trees in the public right-of-way according to section 530.210.

**Table 1. Landscaping and Screening Requirements**

	<b>Code Requirement</b>	<b>Proposed</b>
<b>Lot Area</b>	--	52,716 sq. ft.
<b>Building footprint</b>	--	--
<b>Remaining Lot Area</b>	--	52,716 sq. ft.
<b>Landscaping Required</b>	10,543 sq. ft.	10,488 sq. ft.
<b>Canopy Trees (1: 500 sq. ft.)</b>	22 trees	8 trees
<b>Shrubs (1: 100 sq. ft.)</b>	106 shrubs	102 shrubs

**Additional Standards – Meets requirements with Conditions of Approval**

- The proposed 141-space surface parking lot has been designed to accommodate on-site retention and filtration. The applicant is proposing to incorporate enhanced stormwater management through a system of tanks that will collect stormwater runoff in the northeast portion of the site.
- The proposed parking lot would not block any significant views.
- The proposed parking lot would not lead to shadowing on public spaces or adjacent properties.
- The proposed parking lot would not have any negative impacts on light, wind currents, or air in relation to the surrounding area.
- The site has been developed in such a manner that it appears to adhere to the crime prevention standards outlined in the zoning code specific to surface parking lots and allow for adequate surveillance and visibility. The parking lot would be fenced and secured, and the combination of landscaping and screening would further distinguish between public and private spaces.
- There are no eligible or designated historic structures on the subject site.

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

The proposed use is *conditional* in the I2 Medium Industrial District.

**Off-street Parking and Loading – Meets requirements**

- The parking facility would support a medium industrial use with 228,443 square feet of gross floor area. Based on the parking requirements in Chapter 541, the minimum requirement for this use is 125 spaces and the maximum allowed is 309 spaces. The applicant currently has 83 spaces on their property at 60 28<sup>th</sup> Avenue North. These spots would remain after the

proposed parking lot is constructed, for a total of 224 spots. The addition of the parking facility at 55 28<sup>th</sup> Avenue North (the subject site) would not cause the applicant to exceed their allowed parking allocation per the zoning code.

- The development is not subject to a minimum bicycle parking requirement as it is a principal parking facility.

**Table 2. Vehicle Parking Requirements Per Use (Chapter 541)**

	<b>Minimum Parking Requirement</b>	<b>Maximum Parking Allowed</b>	<b>Existing (60 28<sup>th</sup> Ave N)</b>	<b>Additional Proposed (Subject Site)</b>	<b>Total</b>
<b>Medium Industrial</b>	125	309	83	141	<b>224</b>
<b>Total</b>	<b>125</b>	<b>309</b>			<b>224</b>

**Building Bulk and Height** – *Not applicable*

**Residential Lot Requirements** – *Not applicable*

**Yard Requirements** – *Meets requirements*

- The site is located within the I2 districts. Industrial districts are not subject to minimum yard requirements unless they are adjacent to a residence or office residence district or a residential structure. The subject site is not adjacent to any residential uses or districts and is not subject to minimum yard requirements.

**Signs** – *Not applicable*

- All new signs are required to meet the requirements of Chapter 543 of the zoning code. The applicant is not proposing signage at this time.

**Dumpster Screening** – *Not applicable*

**Screening of Mechanical Equipment** – *Not applicable*

**Lighting** – *Meets requirements*

- According to section 535.590 of the zoning code, light fixtures shall not cause illumination or glare in excess of one-half footcandle measured at the closes property line of any residential use, or five footcandles measured at the street curb line or nonresidential property line nearest the light source. The proposed lighting plan complies with the zoning code requirement.

**Impervious Surface Area** – *Not applicable*

**Specific Development Standards** – *Not applicable*

**MR Mississippi River Critical Area Overlay District Standards** – *Meets requirements*

- The Mississippi River is located approximately 450 feet from the subject site and the SH Shoreland Overlay District standards do not apply to this development. There are no buildings proposed for the site, so the district's height restrictions do not apply. In addition, no off-premise advertising signs are proposed on the site. The project meets the requirements of the MR Mississippi River Critical Area Overlay District.

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

*The Minneapolis Plan for Sustainable Growth* identifies the site as Urban Neighborhood on the future land use map. The proposed development is consistent with the principles and policies of the comprehensive plan that are outlined in finding #5 of the Conditional Use Permit application.

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

*The Above the Falls Master Plan Update* identifies the subject site as Transitional Industrial in its future land use map. These areas are typically existing industrial uses which may remain for an uncertain time frame, with the expectation that they will eventually transition to other uses compatible with the vision for the area, such as residential. Given the flexibility of this definition, the site's proposed use as a parking facility serving industrial uses is compatible with the policies within the *Above the Falls Master Plan Update*.

The plan further supports the proposed development in its direction for Subarea 5, which is the section of the plan that applies to the Broadway to Lowry Riverfront District. The plan acknowledges that a transition to higher value office/industrial development is likely to be an incremental process. The proposed use for the site would bring activity to an underutilized parcel while supporting existing industrial/office uses in the vicinity. In particular, the plan recommends, in the near term, supporting mitigation of the impacts of the existing heavy industry mix, including greening of sites and operations, and screening from other uses. The project's proposed landscaping and screening improvements would be consistent with this recommendation from the plan. The proposed project is also consistent with the following general land use design guidelines and principles recommended in the plan for the Upper Riverfront area:

**Site Design and Public Realm**

- Incorporate sustainable stormwater management solutions (Best Management Practices, or BMPs) to minimize runoff and improve surface water quality, and to contribute to public realm and open space; create linkages and synergy between public and private open spaces.
- Ensure there is adequate lighting throughout sites to promote a safe environment.

**Office/Industrial Development**

- Encourage retrofits to existing uses where possible to make sites, buildings, and operations more green and sustainable.

- Reduce dust, noise, vibration, air pollution, and other negative impacts on surrounding uses through improved design, site management, buffering and screening, and other strategies.

The site is located in the Upper River Industrial Employment District. The *Above the Falls Master Plan Update* specifies that properties within this district are guided for job-generating uses, in particular office and industrial. The proposed parking lot would be supporting an industrial employer that is expanding its operations. The *Industrial Land Use and Employment Policy Plan* identifies this portion of the Upper River Industrial Employment District as an I2 Medium Industrial District, which is consistent with the existing and proposed zoning classification for the site. The plan encourages buffering for new structures within the employment districts and new structures in transition areas. While the subject site is surrounded by industrial uses, the proposed design incorporates landscaped yards and screens on all sides of the property.

The site is also located within the study area of the *Mississippi River Critical Area Plan*. The site is located in the Upper River area, which is suited for new housing, industrial and office jobs, and an extended parkway system. The proposed development would be considered appropriate for this location rather than housing, as it is not located immediately on the riverfront. In addition, 28<sup>th</sup> Avenue North is not called out as a potential lateral greenway connection to the river, so the lack of transportation facilities provided in the adjacent public right-of-way are sufficient for the intent of the plan.

### **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:

- **Required landscaped yards along public streets, sidewalks, or walkways.** Alternative compliance is being requested for the standard that surface parking lots with more than 100 spaces shall provide a nine-foot wide landscaped yard between the parking area and public street, public sidewalk, or public pathway. This standard applies to the north and east sides of the property. The applicant is providing a landscaped yard of 3.5 feet along the north property line, and landscaped yard of less than one foot along the east property line. The applicant states that it is not practical to provide the required nine-foot yard within the property since the existing foundation and slab that is being used for the surface parking area is within four feet of the property line on the north and east sides. As an alternative, the applicant is proposing to extend the landscaped yards on both sides of the property up to the public street, for a total width of 13 feet along the north and 11 feet seven inches along the east. Staff is recommending that alternative compliance be granted for this standard.
- **Twenty-Percent Landscaping Requirement.** The zoning code requires that at least 20 percent of the site not occupied by buildings be landscaped. The total site area is 52,716 square feet and no building is proposed. Therefore, at least 10,543 square feet of landscaping would be necessary to meet the 20 percent requirement. The applicant is providing 10,488 square feet of landscaping, or 19.9% of the area not covered by buildings. Alternative compliance is being requested for this standard. Staff is recommending that alternative compliance be granted, as the existing layout of the site poses constraints for installing additional landscaping on the property. In addition, the applicant is proposing additional landscaping in the public rights-of-way along both 28<sup>th</sup> Avenue North and North Pacific Street.
- **Canopy tree requirement.** The zoning code requires that at least 22 canopy trees and 106 shrubs be provided based on the 10,543 square feet of required landscaping. The applicant is proposing eight canopy trees (four Autumn Blaze Maple and four Armstrong Maple), 11 decorative trees (eight Japanese Tree Lilac and three Spring Snow Crabapple) and 112 shrubs (a

mix of Cardinal Candy Viburnum, Red Gnome Dogwood, and Dwarf Bush Honeysuckle) on the site. In addition, the applicant is proposing approximately six decorative trees and ten shrubs in the public right-of-way along North Pacific Street. The number of shrubs the applicant is proposing exceeds the minimum requirement by six, while the applicant would need to provide at least 14 additional canopy trees to meet the minimum standard of 22. Alternative compliance is being requested for the on-site canopy tree requirement. As the applicant is exceeding the minimum shrub requirement and providing additional landscaping offsite in the public right-of-way, staff is recommending that alternative compliance be granted for this standard and that the applicant shall continue to work with CPED to increase the number of on-site deciduous trees provided to the extent practical.

- **All surface parking stalls shall be located within 50 feet of the center of an on-site deciduous tree.** The applicant is proposing a mix of decorative and deciduous trees throughout the site, however not every stall is within 50 feet from the center of an on-site deciduous tree and alternative compliance is required. Staff is recommending that alternative compliance be granted for this standard and that the applicant shall continue to work with CPED to increase the number of on-site deciduous trees provided to the extent practical.
- **Linear tree requirement.** Not less than one tree shall be provided for each 25 linear feet or fraction thereof of parking or loading area frontage. This standard applies to the north (28<sup>th</sup> Avenue North) and east (North Pacific Street) sides of the property. The applicant is proposing two canopy trees along 28<sup>th</sup> Avenue North and none along North Pacific Street. The remaining trees that are provided along 28<sup>th</sup> Avenue North do not meet the code requirement, as the center of the two deciduous trees are placed more than 25 feet apart from each other and the rest of the trees are considered decorative and do not meet the standards for a canopy tree. The linear tree requirement is also not met on North Pacific Street; all trees on this frontage are located within the public right-of-way and they are also decorative trees and not canopy trees. Alternative compliance is requested. Staff is recommending that alternative compliance be granted for this standard and that the applicant shall continue to work with CPED to increase the number of on-site deciduous trees provided to the extent practical.

## RECOMMENDATIONS

### **Recommendation of the Department of Community Planning and Economic Development for the Conditional Use Permit:**

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt the above findings and **approve** the application for a conditional use permit to allow a principal parking facility in the I2 Medium Industrial District and MR Mississippi River Critical Area Overlay District at the property located at 55 28<sup>th</sup> Avenue North, subject to the following conditions:

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

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

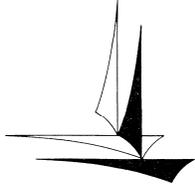
The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt the above findings and **approve** the site plan review application to allow

principal parking facility containing 141 parking spaces at the property located at 55 28<sup>th</sup> Avenue North, subject to the following conditions:

1. All site improvements shall be completed by July 14, 2016, unless extended by the Zoning Administrator, or the permit may be revoked for noncompliance.
2. Approval of the final site, landscaping, and lighting plans by CPED.
3. Fences shall be constructed, designed, and maintained per section 535.430 of the zoning code.
4. The applicant shall work with CPED to increase the number of on-site deciduous trees to increase compliance with the 25-foot linear feet requirement for parking lot frontages as well as the requirement that all surface parking stalls be within 50 feet of an on-site deciduous tree.
5. The applicant shall indicate the materials of all landscaped areas per section 530.180 of the zoning code.
6. All signs are expected to comply with Chapter 543 of the zoning code. All new signage requires a separate permit from CPED.
7. The applicant or property owner shall be responsible for maintaining and replacing landscape materials and trees in the public right-of-way according to section 530.210.

## ATTACHMENTS

1. PDR report
2. Written description and findings submitted by applicant
3. Zoning map
4. Site plan
5. Site survey
6. Plans
7. Elevations
8. Renderings
9. Photos



Minneapolis Development Review  
250 South 4<sup>th</sup> Street  
Room 300  
Minneapolis, MN 55415

## Preliminary Development Review Report

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

<b>Status *</b>
<b>RESUBMISSION REQUIRED</b>

<b>Tracking Number:</b>	PDR 1001208
<b>Applicant:</b>	UNISON COMFORT TECHNOLOGIES 60 28TH AVE N MINNEAPOLIS, MN 55411
<b>Site Address:</b>	55 28TH AVE N
<b>Date Submitted:</b>	04-JUN-2014
<b>Date Reviewed:</b>	13-JUN-2014

### Purpose

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

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

Proposed re-development of property into an accessory parking lot to support the applicant's 225,000 sq foot manufacturing facility located across the street. Proposed 140 parking stalls and associated site improvements.

### Review Findings (by Discipline)

#### Addressing

- The City of Minneapolis does not address accessory parking. The parcel address will stay the same.

#### Parks - Forestry

- Contact Paul Martinson (612-499-9209) regarding removal or protection of trees during construction in the city right of way.

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

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

## □ Zoning - Planning

- Staff has identified the following land use applications for this project based on the preliminary review:
  - Variance to increase the maximum allowed fence in the required yards along 28th Ave N and Pacific from 6 feet to 8 feet.
  - Conditional use for a principal parking facility.
  - Site plan review for a principal parking facility containing 10 new or additional spaces.
- Additional applications may be identified going forward depending on any revisions that are made to the plans.
- Alternative compliance is being requested for many of the landscaping requirements in Chapter 530, Site Plan Review. In particular, the plans do not show a 9 foot landscaped yard provided on the property along public street frontage (28th Ave N and N. Pacific Street) and 17.9% of the site is landscaped where the minimum requirement is 20%. The parking lot does not appear to meet the requirement that a canopy tree is being provided for every 25 feet of parking lot frontage or the requirement that every space be located within 50 feet of an on-site deciduous tree. Staff recommends eliminating as much of the alternative compliance as possible.
- The applicant might consider angled parking to provide additional on-site landscaping. The center row could have overlapping dimensions to save a few feet and make up a few stalls that they would be losing to gain landscaping on north frontage.
- Please provide the following updates on future iterations of the plans:
  - Remove the wheel stops.
  - Demonstrate how the transformer will be screened per Chapter 535.
  - Label the compact spaces as such.
  - Please provide more details on the material of the fence.
  - Indicate the materials of all landscaped areas. The intent of the ordinance is to provide a mix of landscaping materials in all non-impervious areas, not just mulch (530.180).
- Staff may require the following as conditions of approval:
  - Staff would prefer a 6' decorative metal fence.
  - Provision of additional planters interior to the site.
  - A 6-foot wide sidewalk should be provided along 28th Avenue North behind a 5.5-foot boulevard based on Public Works' standards. Locate all pedestrian amenities and accessible spaces nearest the corner of 28th Avenue North and North Pacific Street.
  - Please clarify the grade change of the walkway along the east side of the property and ensure that it meets Plan Review standards for accessibility.
- A land use application has been submitted but a public hearing has not yet been scheduled.

## □ Street Design

- A demolition plan was not included as part of the submitted site plans, consequently it is unclear if all existing curb & gutter and driveway aprons along 28th Ave. N. and Pacific St. are intended to be removed and replaced. All existing curb & gutter, driveway aprons, and sidewalks, intended to be removed shall be clearly identified on the plans. For detailed information related to City of Minneapolis standard specifications, details, and standard plates refer to the following:  
<http://www.minneapolismn.gov/publicworks/plates/index.htm>
- All driveway aprons shall be designed and constructed to City standards. Please refer to the following:  
[http://www.minneapolismn.gov/publicworks/plates/public-works\\_road](http://www.minneapolismn.gov/publicworks/plates/public-works_road). Add the appropriate details from the ROAD-2000 Series: Driveways (ROAD-2000, ROAD-2001, ROAD-2002, ROAD-2003) to the plans. Proposed driveway aprons shall be shown graphically correct on all related site plan sheets. All driveway aprons shall be oriented at 90 degrees to the direction of travel of the adjoining roadway.
- All curb & gutter in the Public right-of-way shall be designed and constructed to City standards, curb & gutter to be City standard B624 Curb and Gutter. Please refer to the following:  
[http://www.minneapolismn.gov/publicworks/plates/public-works\\_road](http://www.minneapolismn.gov/publicworks/plates/public-works_road). Add the appropriate details from the ROAD-1000 Series - Curbs and Gutters (ROAD-1003, and ROAD-1010) to the plans. Top of Curb profiles shall be provided for any section of curb replacement in excess of 50 feet.

**❑ Right of Way**

- An encroachment permit shall be required for all streetscape elements in the Public right-of-way such as: plants & shrubs, planters, tree grates and other landscaping elements, sidewalk furniture (including bike racks and bollards), and sidewalk elements other than standard concrete walkways such as pavers, stairs, raised landings, retaining walls, access ramps, and railings (NOTE: railings may not extend into the sidewalk pedestrian area). Please contact Bob Boblett at (612) 673-2428 for further information.

**❑ Traffic and Parking**

- The Applicant shall provide a narrative describing parking lot operation. Based upon the information received the following comments have been provided:
- A mid-block pedestrian crossing is not allowed; the parking lot should be designed to encourage pedestrians to cross at the intersection of 28th Ave. N. and Pacific St.
- The bull-nose island at the parking entrance from 28th Ave. N. shall be moved onto private property. The driveway apron at this location exceeds the maximum width of 25'; it is recommended that the bull nose island be removed completely and the driveway width narrowed to meet the required width.
- The parking lot exit to Pacific Street is not compliant; all vehicle access points shall have a minimum of 20' of straight curb before the intersection, and all vehicle access points shall be perpendicular to the roadway. Current ordinance states that vehicle circulation shall be done on site and curb cuts reduced and consolidated as much as possible. Without further information, it is recommended to revise the parking lot plans to eliminate the exit to Pacific Street.
- Contact Shane Morton, 612-673-5517 if you have questions on the traffic requirements.

**❑ Water**

- The plan as submitted meets the requirements of the Public Works Water Maintenance & Distribution Division.

**❑ Fire Safety**

- The plan as submitted meets City of Minneapolis requirements for Fire Safety.

**❑ Environmental Health**

- The site is an active participant in the Minnesota Pollution Control Agency Voluntary Investigation and Cleanup Program identified by VIC# VP27631. The site is also active in the MPCA Petroleum Brownfield Program Site ID# 4545. If impacted soils are identified that must be addressed as part of this project see below for required city permits and approvals for contaminated soil storage.
- If dewatering is required during site construction see below for city permit requirements.
- No construction, demolition or commercial power maintenance equipment shall be operated within the city between the hours of 6:00 p.m. and 7:00 a.m. on weekdays or during any hours on Saturdays, Sundays and state and federal holidays, except under permit. Contact Environmental Services at 612-673-3867 for permit information.
- Permits and approval are required from Environmental Services for the following activities: Temporary storage of impacted soils on site prior to disposal or reuse; Reuse of impacted soils on site; Dewatering and discharge of accumulated storm water or ground water, underground or aboveground tank installation or removal, well construction or sealing. Contact Tom Frame at 612-673-5807 for permit applications and approvals.
- A review of the project, permits issued and an inspection from Environmental Service for identification of equipment and site operations that require annual registration with the City of Minneapolis will occur for this project.

**❑ Business Licensing**

- There is no Business License review required at this time.

**❑ Sidewalk**

- The Applicant shall provide a 6' City standard sidewalk and a 5' boulevard along 28th Ave. N. The proposed site plan should closely match the public sidewalk and a boulevard along the north side of 28th Ave. N. (opposite the project site).
- An ADA compliant pedestrian ramp is required at the intersection of 28th Ave. N. and Pacific Street (crossing 28th Ave. N.). Construct one (1) ADA compliant pedestrian ramps at this location. Include the appropriate details and standard plates in the site plan; refer Mn/DOT Standard Plan 5-297.250 Pedestrian Curb Ramp Details at: <http://standardplans.dot.state.mn.us/stdplan.aspx>

**❑ Historical Preservation Committee**

- The wrecking of an existing structure requires a review by historic preservation. This is handled either by the regular process a wrecking permit follows or can be done ahead of time.

**❑ Sewer Design****Stormwater Management:**

- The proposed project is subject to the stormwater treatment requirements of Chapter 54 of the Minneapolis Code of Ordinances. Please provide the necessary documentation and analysis demonstrating compliance with Chapter 54, including stormwater calculations, BMP maintenance plans, etc.
- Please provide water quality modeling demonstrating that 70% TSS removal is being achieved on the site.
- An operations and maintenance plan is required for the stormwater treatment devices. The O&M plan shall define the maintenance regimen, including type and interval of maintenance and party to conduct such maintenance. Please provide a copy of the O&M Plan.
- Please add the following notes to the appropriate plan sheet:
  - The Contractor, property owner or responsible party shall contact Minneapolis Surface Waters and Sewers 48 hours prior to any excavation or construction related to or in the location of the proposed Stormwater Management BMP (Contact Paul Chellsen, 673-2406 or [paul.chellsen@minneapolismn.gov](mailto:paul.chellsen@minneapolismn.gov)).
  - Upon the project's completion the General Contractor, Property Owner or Responsible Party shall provide to the Department of Public Works a Final Stormwater Management Report including record drawings. This report will serve as a means of verification that the intent of the approved stormwater management design has been met. This final report shall substantiate that all aspects of the original design have been adequately provided for by the construction of the project.

**Surface Drainage:**

- The existing spot elevations on Sheet C1.0 are too small to read. Please correct this so the existing drainage patterns of the site are clearly demonstrated.

**Utility Connections:**

- The proposed storm sewer connection should occur on the 27" storm main on the east side of the property, in Pacific St, not on the 18" on the north side. The 27" storm should also be shown on the plans. The storm sewer service connection to the City main should be core-drilled and a saddle tee fitting installed, per City of Minneapolis Standard Supplemental Specifications.
- There may be several existing sanitary service connections to the site. Please note these service connections are the responsibility of the property owner. If any damage occurs due to failure of any service the property owner is liable for the damage. If the services are proposed to be removed at this time, please note this on the plan. Existing utility service location information is available through the City's Utility Connections Office, 612-673-2451.
- For comments or questions on Public Works Surface Water & Sewers Division related requirements please contact Jeremy Strehlo, (Professional Engineer) at (612) 673-3973, or [jeremy.strehlo@minneapolismn.gov](mailto:jeremy.strehlo@minneapolismn.gov)

**☐ Construction Code Services**

- While accessible stalls are not required in this new parking facility, it is suggested that a sign be provided at the entrance to the parking facility describing directions to accessible parking.
- It is also recommended that two accessible stalls be provided at the front of the building.

END OF REPORT

**SUBMITTED IN SUPPORT OF LAND USE APPLICATIONS FOR AN ACCESSORY  
PARKING LOT LOCATED AT 55 28<sup>TH</sup> AVENUE NORTH  
FOR UNISON COMFORT TECHNOLOGIES  
GENERAL LAND USE APPLICATION**

**STATEMENT OF PROPOSED USE AND DESCRIPTION OF PROJECT**

**Proposed Use.**

Unison Comfort Technologies proposes to re-develop the property located at 55 28<sup>th</sup> Avenue North into an accessory parking lot. The proposed accessory parking lot will support the Applicant's 225,000 square foot manufacturing facility located directly across from the proposed side, on the north side of 28<sup>th</sup> Avenue North.

**Existing Use.**

Currently, the property has an existing 65' high corrugated metal building that primarily was used for warehouse and light office use. This structure is the tallest building in the immediate neighborhood and is prominent while looking toward the Minneapolis skyline on the Lowry Bridge.

**Project Site.**

The project site is located in the Hawthorne Neighborhood, on the southwest corner of the intersection at 28<sup>th</sup> Avenue North and Pacific Street. Adjacent users are focused on heavy industrial operations which include metal recycling, concrete production, warehouse and rail line use. Unison proposes to demolish the enclosure of the building and leave the building foundation and slab in place while re-purposing the site as an on-grade accessory parking lot.

**Design and Construction.**

The Applicant proposes to construct an accessory parking lot with 140 stalls, located on the southwest corner of 28<sup>th</sup> Avenue North and Pacific Street, or at the address of 55 28<sup>th</sup> Avenue North. The proposed design incorporates re-use of the site's existing building foundation and slab to support a parking surface in an effort to minimize and simplify construction efforts while accomplishing the Applicant's primary goal of reducing their overall parking demand on City streets.

The Applicant proposes to designate handicap accessible stalls directly adjacent to the Applicant's manufacturing facility, in which the proposed accessory parking lot will support. The parking lot will provide parking for 140 cars with standard and compact stalls. The entrance to the site is located more than 100 feet from the nearest street intersection.

Due to groundwater and soil contamination concerns, storm water from impervious parking pavement will be collected, retained, filtered, and discharged into the City's stormwater system. The intent for the proposed storm water design is to avoid infiltration and not contribute to the ground water contamination issue.

While taking into consideration the parking and loading design requirements, the Applicant proposes to enclose the entire parking lot with a vinyl coated fence. This proposed fence will also act as a security deterrent that will aid in the safety and welfare of the Applicant's employees.

### **Applicant Approvals.**

**Site Plan Review.** The Applicant's proposed design is a principal parking facility containing more than 10 additional parking stalls, and therefore requires the Applicant's design to satisfy Chapter 530.

**Conditional Use Permit.** The Applicant proposes to re-develop the property located at 55 28<sup>th</sup> Avenue from a site currently supporting parking and warehouse use into an accessory surface parking lot that will only service the Applicant's adjacent manufacturing facility.

### **Exceptions.**

The Applicant proposes to use the required fenced screening as a security fence, which would enclose the entire parking lot. Per the City of Minneapolis Fence Requirements Chapter 535, the Applicant must satisfy the limitation of a maximum allowable 6 foot high fence along all public streets and the rear yard of the property. The Applicant proposes a fencing design that will enclose the entire site at 8 feet tall. Per Site Plan Review provision 530.220.2, the Applicant believes an 8 foot tall fence is consistent with the character of the area. Additionally, per Site Plan Review provisions 530.260.3, the Applicant believes an 8 foot fencing feature enclosing the entire site would clearly restrict and control people to appropriate locations. Finally, per Site Plan Review provisions 530.260.4, the Applicant believes an 8 foot fencing feature enclosing the entire site would control desirable and undesirable access into the site.

### **Considerations.**

There are a number of items the Applicant's design team will bring to City staff within their review of the proposed project below:

The Applicant's design will only allow the Applicant to use the accessory surface parking lot and will not allow public access to the site. Since the facility will only support the Applicant's adjacent manufacturing facility, the Applicant proposes to provide and consolidate all required handicap accessible parking stalls supporting the manufacturing facility on the facility's property in lieu of requiring handicap stalls in the proposed parking lot. This proposed design is attributed to the logistical issues of handicap individuals crossing public roadways busy with heavy industrial traffic and the convenience of placing the stalls adjacent to the building. The Applicant's design team believes this should be a variance request.

The Applicant's design will only allow the Applicant to use the accessory surface parking lot and will not allow public access to the site. The Applicant proposes the parking lot's required bicycle storage be placed inside the Applicant's adjacent manufacturing facility, as a theft deterrent and for the Applicant's convenience. The Applicant's design team also believes this should be a variance request.

The Applicant's proposed parking layout design was determined by reducing the scope of excavation work due to the intent of disrupting as little soil as possible, given the concerns of contaminated groundwater and soils. The proposed amount of stalls in the proposed parking lot requires two exits. It is not clear if the City would determine the intersection of 28<sup>th</sup> Avenue and Pacific Street to be a major intersection. In the event the City does find this intersection to be where two major arterials connect, the Applicant would seek a variance to propose a decrease the required distance from the proposed east right-out only curb cut to the adjacent intersection of 28<sup>th</sup> Avenue North and Pacific Street from 30 feet to 20 feet.

The Applicant's proposed parking design requires the project to go through a Site Plan Review (more than 10 stalls). With groundwater and soil contamination concerns in mind, the Applicant proposes an alternative compliance to the Site Plan Review's requirement of 20% landscaping within the property lines. The Applicant's proposes to maximize the amount of impervious pavement of the site, so that storm water does not infiltrate the ground and increase the amount of contaminated ground water. The Applicant's design team has proposed to include additional plantings beyond the City requirements with the intent that the added plantings would enhance the designated green space, which is 17.9%. The Applicant proposes to provide 4% additional trees and 85% more shrubbery than required. Additionally, the Applicant also proposes to place landscaping outside of the property lines (outlined below). If these landscaping improvements were to be applied to the amount of landscaping, the Applicant would have 19.7% of the site landscaping, including the additional square footage as green space and into the overall site's square footage.

The Applicant's design team would also like to communicate the team intends to apply for an encroachment permit to allow for landscaping and fencing to be placed on City property, due to the proposed design incorporating the existing building's foundation. As previously mentioned, the Applicant would prefer to minimize the amount of excavation work with concerns for contaminated groundwater and soil conditions. Additionally, the Applicant would like to maximize the amount of parking stalls on this site for safety concerns. The Applicant's design still meets the 9' setback requirement from the City streets, if the encroachment permit were approved by the City. If the City were to allow the Applicant's encroachment request, approximately 10-15 cars would be able to park on private property, in lieu of the heavily trafficked City streets.

The Applicant decided to move forward with the proposed parking lot caused by a number of internal and external pressures to the Applicant.

The Applicant is estimated to add approximately 100+ new jobs in North Minneapolis by early 2015. This dramatic growth will add additional parking demand that the proposed parking lot will handle. Other adjacent users also have a heavy parking demand on City streets, which forces employees to walk long distances on City streets. This is not only unsafe for the Applicant's employees when coming to work, but also an undesirable challenge for current employees, visiting customers and interviewees that will support Applicant's plans for growth.

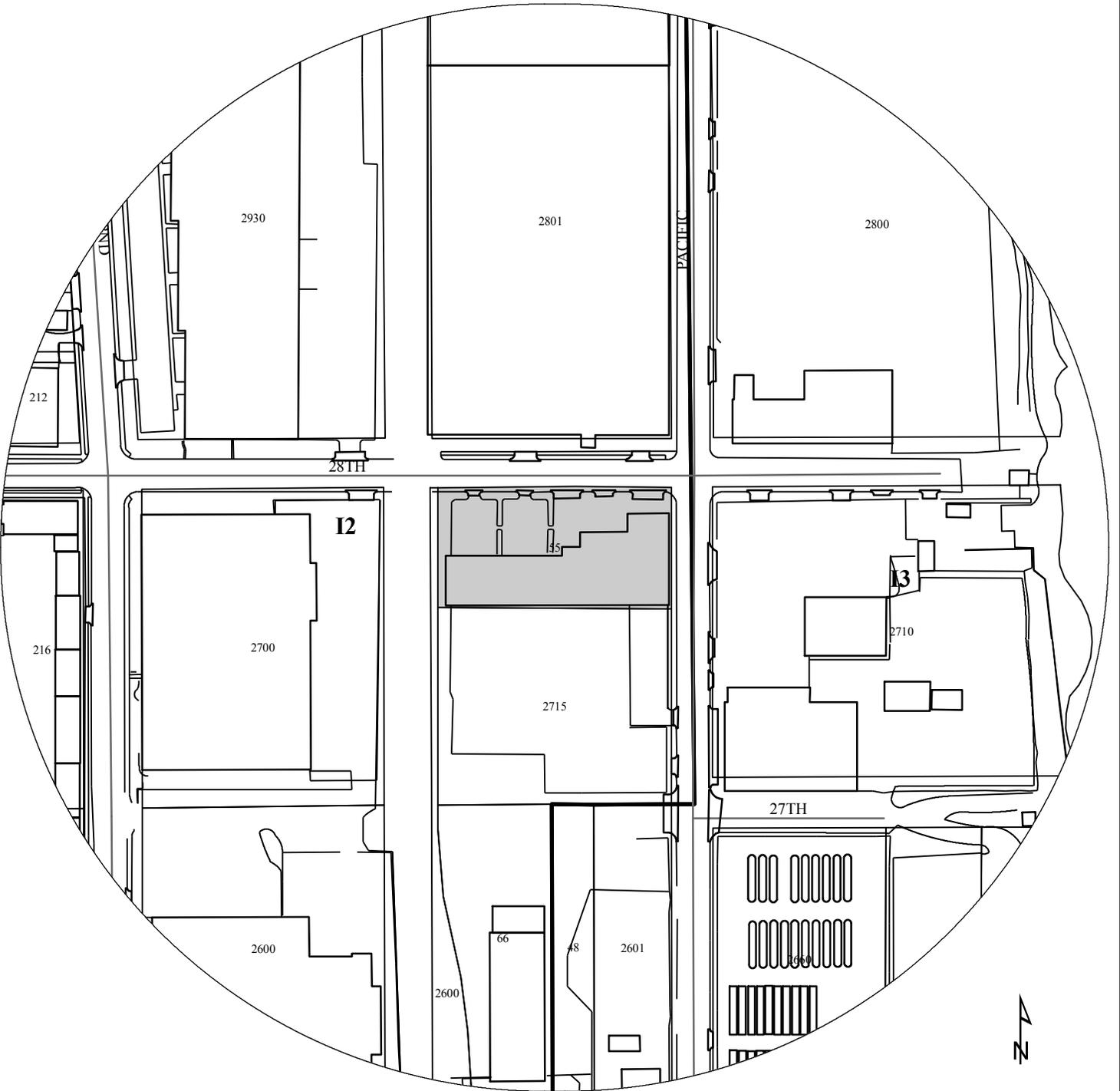
The Applicant's current site (60 28<sup>th</sup> Avenue North) is surrounded by heavy industrial users that require constant truck traffic. The adjacent users are typically hauling garbage, cement, and long trailers of loose recycled material. The constant traffic of large and heavy vehicles creates a challenging parking environment for the Applicant's employees on adjacent City streets. The Applicant seeks to provide a safe parking environment for as many of their employees as possible.

**Unison Comfort Technologies**

**5th**

NAME OF APPLICANT

WARD



200 100 0 200 400

PROPERTY ADDRESS  
**55 28th Avenue North**

FILE NUMBER  
**BZZ-6602**

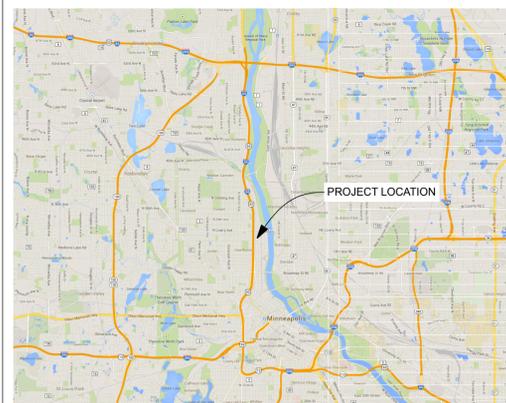


# UNISON COMFORT PARKING LOT DEVELOPMENT

FORMER WILLIAM'S STEEL

55 28TH AVENUE NORTH

MINNEAPOLIS, MINNESOTA 55411



20 LOCATION MAP  
INDEX NOT TO SCALE



16 KEY PLAN  
INDEX NOT TO SCALE

## PROJECT TEAM

**CLIENT**  
UNISON COMFORT TECHNOLOGIES  
60 28TH AVENUE NORTH  
MINNEAPOLIS, MN 55411  
PHONE NUMBER (651) 335-8555  
CONTACT: JAY ALTHOF

**OWNER'S REP.**  
CRESA PARTNERS  
920 SECOND AVENUE SOUTH, SUITE 900  
MINNEAPOLIS, MN 55402  
PHONE NUMBER (952) 337-8498  
CONTACT: COREY RUFF

**CIVIL ENGINEER**  
SOLUTION BLUE  
318 CEDAR STREET  
SAINT PAUL, MN 55101  
PHONE NUMBER (651) 294-0038  
FAX NUMBER (651) 395-3326  
CONTACT: MITCHELL COOKAS

**ARCHITECT**  
MICHAEL J. WILKUS A.I.A.  
11487 VALLEY VIEW ROAD  
EDEN PRAIRIE, MINNESOTA 55344  
PHONE NUMBER (952) 941-8660  
FAX NUMBER (952) 941-2755  
CONTACT: KEVIN GREEN

## SHEET INDEX

INDEX	COVER SHEET
SUR	CERTIFICATE OF SURVEY
C1	EROSION CONTROL PLAN
C2	SITE PLAN
C3	GRADING AND DRAINAGE PLAN
C4	STORMWATER MANAGEMENT PLAN
C5	DETAILS
L1.0	LANDSCAPE PLAN
L2.0	LANDSCAPE DETAILS
A1.0	ARCHITECTURAL SITE PLAN
A1.1	LIGHTING PLAN
A2.0	EXTERIOR ELEVATIONS
A3.0	CONCEPTUAL RENDERING

CONSULTANT:



11487 Valley View Rd., Eden Prairie, MN 55344  
Telephone: 952.941.8660 www.wilkusarch.com

CLIENT:



UNISON COMFORT TECHNOLOGIES  
60 28TH AVENUE NORTH  
MINNEAPOLIS, MN 55411

PROJECT INFORMATION:

UNISON COMFORT PARKING SOLUTION - WILLIAMS BUILDING  
55 28TH AVENUE NORTH  
MINNEAPOLIS, MN 55411

SEAL:

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 ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

Print Name: MICHAEL J. WILKUS

Signature: \_\_\_\_\_

License No.: \_\_\_\_\_

Expiration Date: \_\_\_\_\_

Date: 06-02-2014

PROJECT NO.: 2014-0687

DRAWN BY: KPG

CHECKED BY: MJW

ISSUE: DATE:

SITE PLAN REVIEW 06-02-2014

REVISION: DATE:

PROJECT LOCATION:

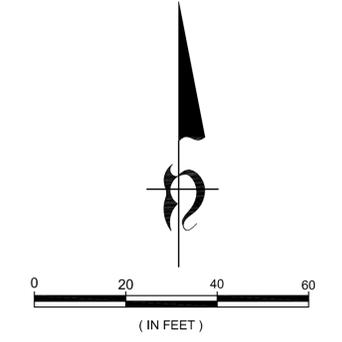
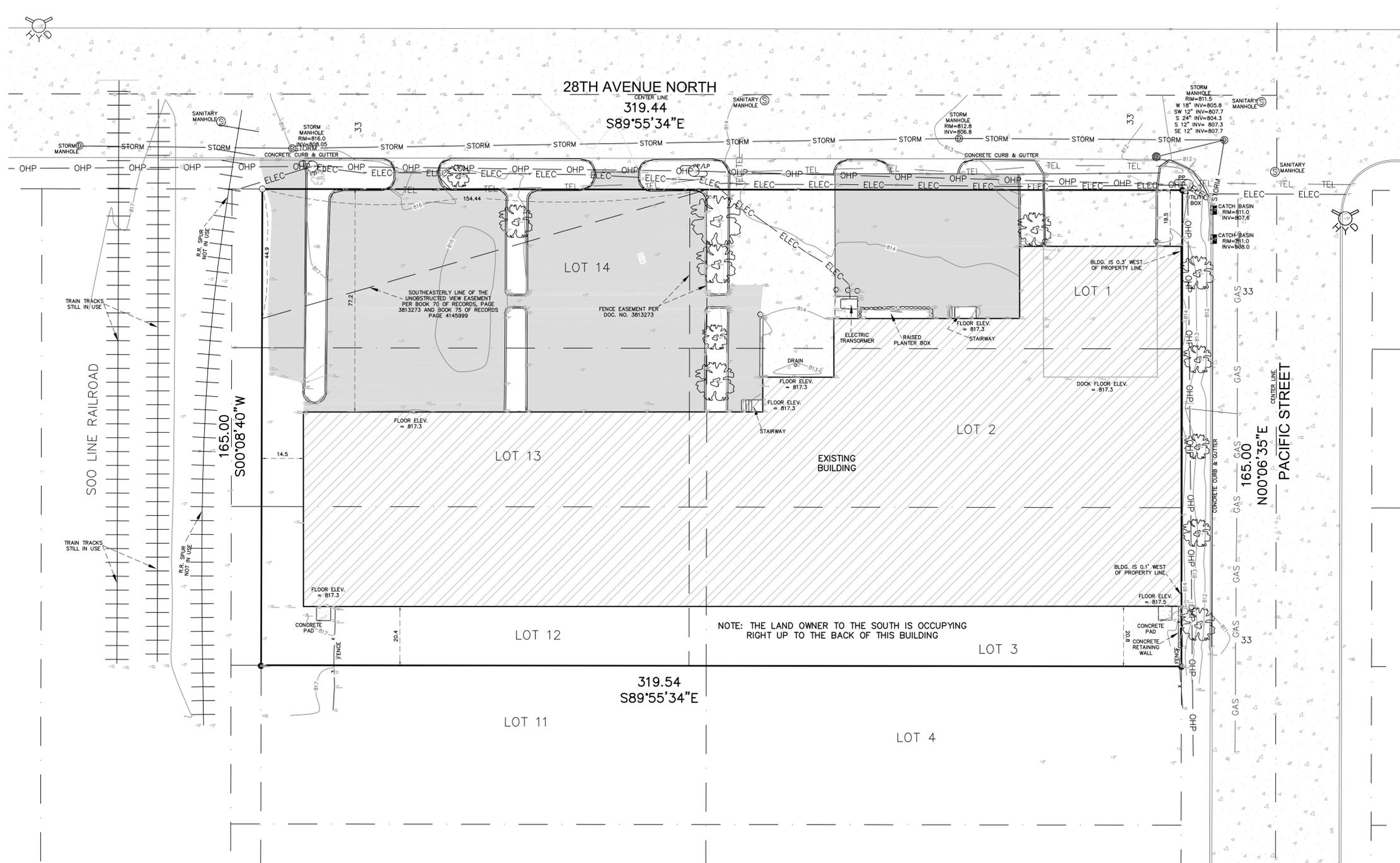
MINNEAPOLIS, MN

SHEET NUMBER/TITLE:

INDEX

COVER SHEET

# CERTIFICATE OF SURVEY FOR UNISON COMFORT TECHNOLOGIES



- DENOTES IRON MONUMENT FOUND
  - DENOTES IRON MONUMENT SET
  - LP ○ DENOTES LIGHT POLE
  - GW ○ DENOTES GUY WIRE
  - PP ○ DENOTES POWER POLE
  - ☒ DENOTES CATCH BASIN
  - ⊕ DENOTES WATER VALVE
  - ⊗ DENOTES FIRE HYD
  - STMH ○ DENOTES STORM MANHOLE
- 
- STORM — DENOTES STORM SEWER LINE
  - x — DENOTES FENCE
  - ELEC — DENOTES UNDERGROUND ELECTRIC LINE
  - GAS — DENOTES UNDERGROUND GAS LINE
  - OHP — DENOTES OVERHEAD POWER
  - DENOTES BITUMINOUS SURFACE
  - ▨ DENOTES CONCRETE SURFACE
  - — — DENOTES EXISTING CONTOUR

PROPERTY DESCRIPTION

**Parcel 1:**  
Lots 1, 2 and 3, Block 3, Demmon's Addition to North Minneapolis, Hennepin County, Minnesota.

**Parcel 2:**  
All those parts of Lots 12, 13 and 14, Block 3, Demmon's Addition to North Minneapolis, lying Easterly of a line drawn from a point on the South line of Lot 8, said Block 3, 154.68 feet Westerly of the Southeast corner of said Lot 8 to a point on the North line of said Lot 14, 154.44 feet Westerly of the Northeast corner of said Lot 14.

Torrens Property  
Torrens Certificate No. 1384670

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

DATE: 5-21-14  
DATE: 5-27-14

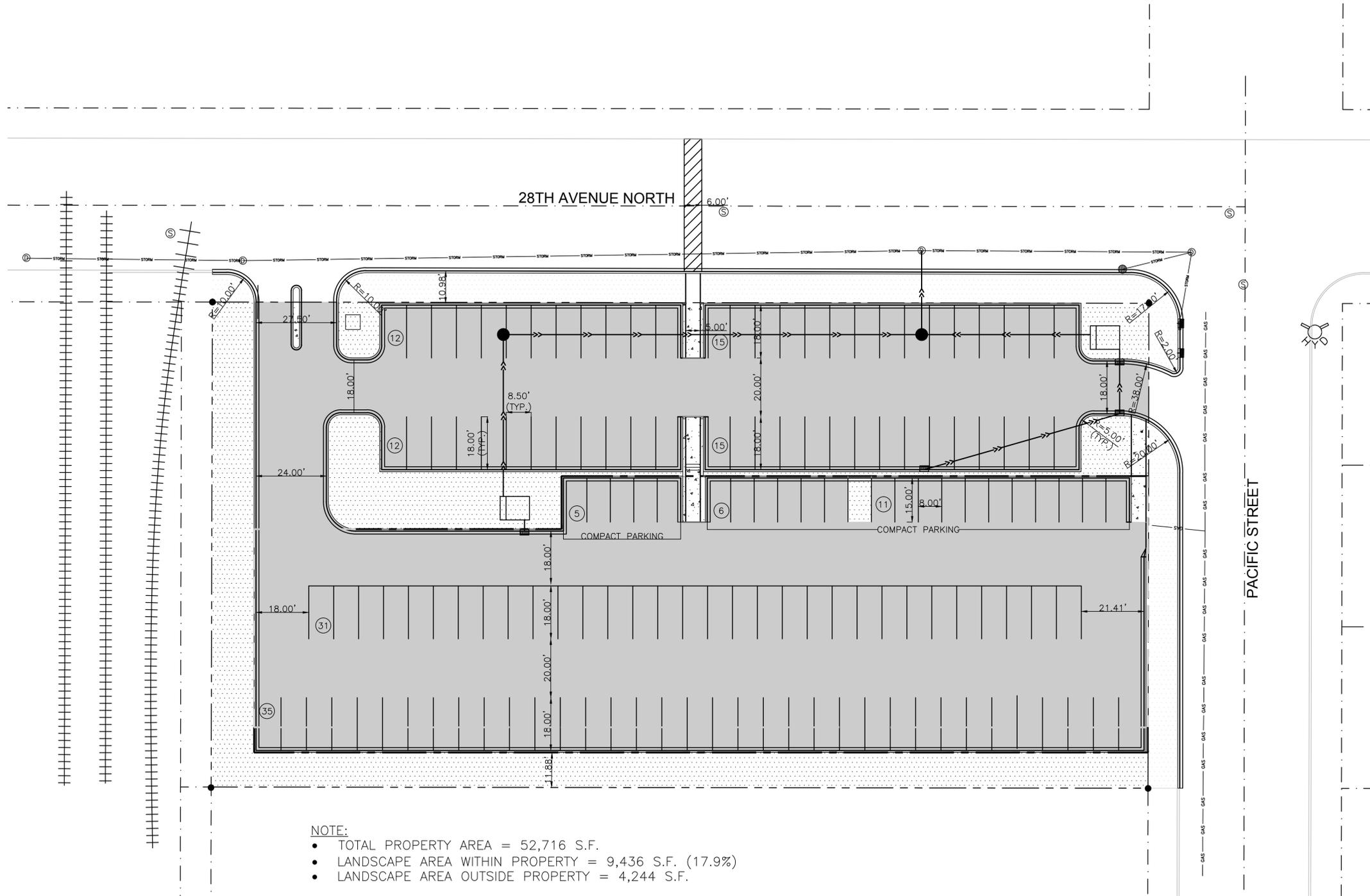
*Thomas J. O'Meara*  
THOMAS J. O'MEARA, LAND SURVEYOR  
MINNESOTA LICENSE NO. 46167

**Bohlen  
Surveying & Associates**

31432 Fallage Avenue  
Northfield, MN 55057  
Phone: (507) 645-7788  
tomesra@bohlersurveying.com

1692 Cliff Road E.  
Burnsville, MN 55337  
Phone: (952) 895-9212  
Fax: (952) 895-9259

CADD USER: SBI 7 FILE: C:\USERS\SBI 7\DROPBOX\PROJECTS\140401 - UNISON SITE AT 55 28TH AVE N. MPLS - WIKIUP ARCH & CRESA\WORKING FILES\CADD\WG\PLAN SHEETS\SITE PLAN\_OPTION B.DWG - PLOT SCALE: 1:1 PLOT DATE: 6/2/2014 4:54 PM

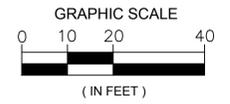


**NOTE:**

- TOTAL PROPERTY AREA = 52,716 S.F.
- LANDSCAPE AREA WITHIN PROPERTY = 9,436 S.F. (17.9%)
- LANDSCAPE AREA OUTSIDE PROPERTY = 4,244 S.F.

**LEGEND**

- BITUMINOUS PAVEMENT
- CONCRETE PAVEMENT
- LANDSCAPE AREA (WITHIN PROPERTY)
- LANDSCAPE AREA (OUTSIDE PROPERTY)



**REVISIONS BY**

NO.	DATE	BY	DESCRIPTION

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DATE: \_\_\_\_\_

318 CEDAR STREET  
SAINT PAUL, MN 55101  
(651)234-0038  
SOLUTIONBLUE.COM

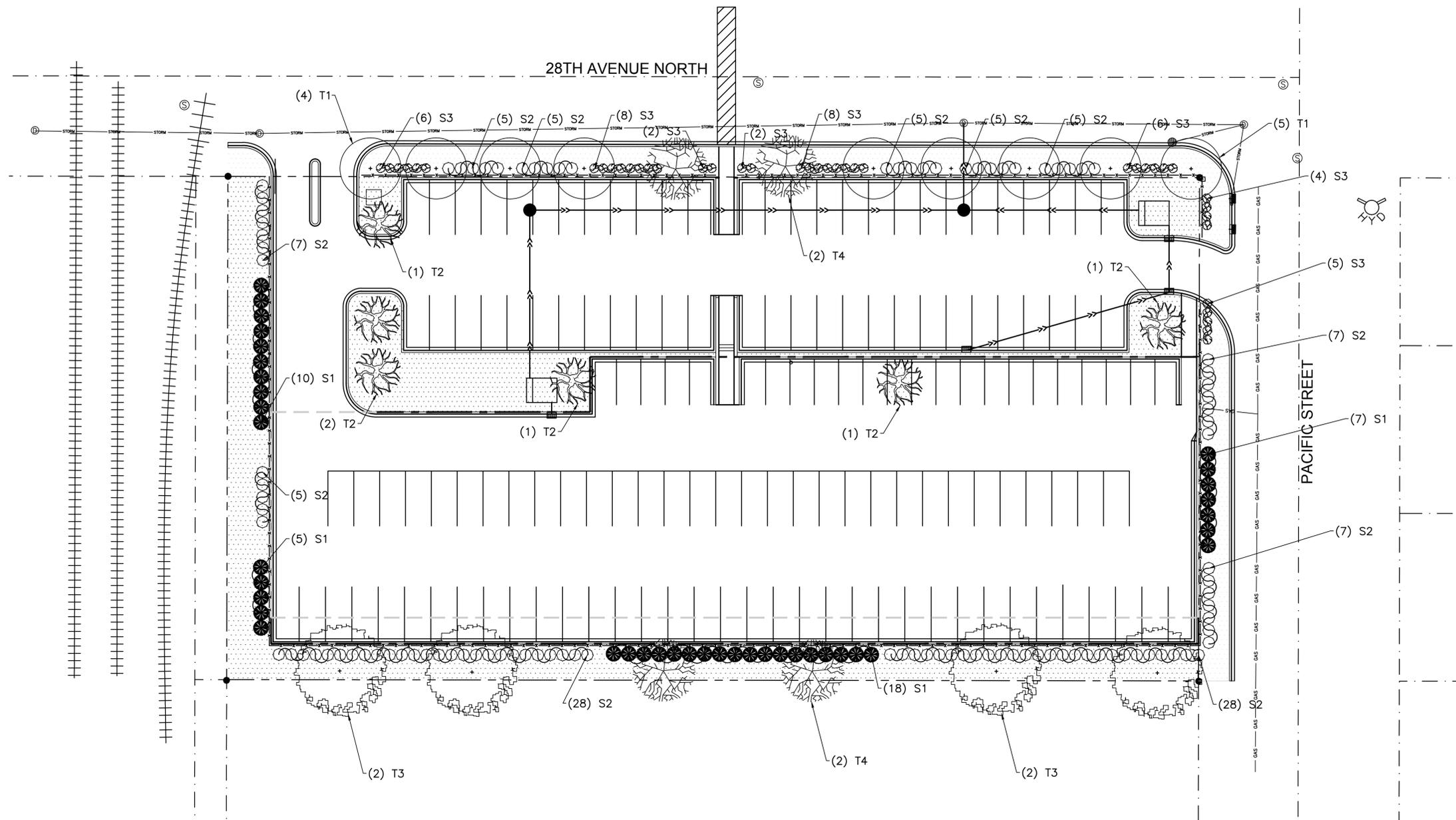
**SITE PLAN**  
UNISON  
55 28TH AVENUE N. MINNEAPOLIS, MN

DRAWN BY  
LMM  
CHECKED BY  
RAT  
DATE  
06/02/2014  
JOB NO.  
140401  
SHEET

**C2.0**



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 DATE: \_\_\_\_\_

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 (651)234-0038  
 SOLUTIONBLUE.COM

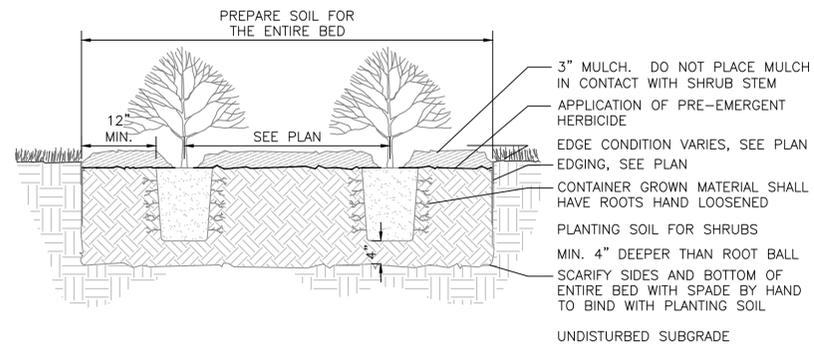
**LANDSCAPE PLAN**  
 UNISON  
 55 28TH AVENUE N. MINNEAPOLIS, MN

DRAWN BY  
 LMM  
 CHECKED BY  
 RAT  
 DATE  
 06/02/2014  
 JOB NO.  
 140401  
 SHEET

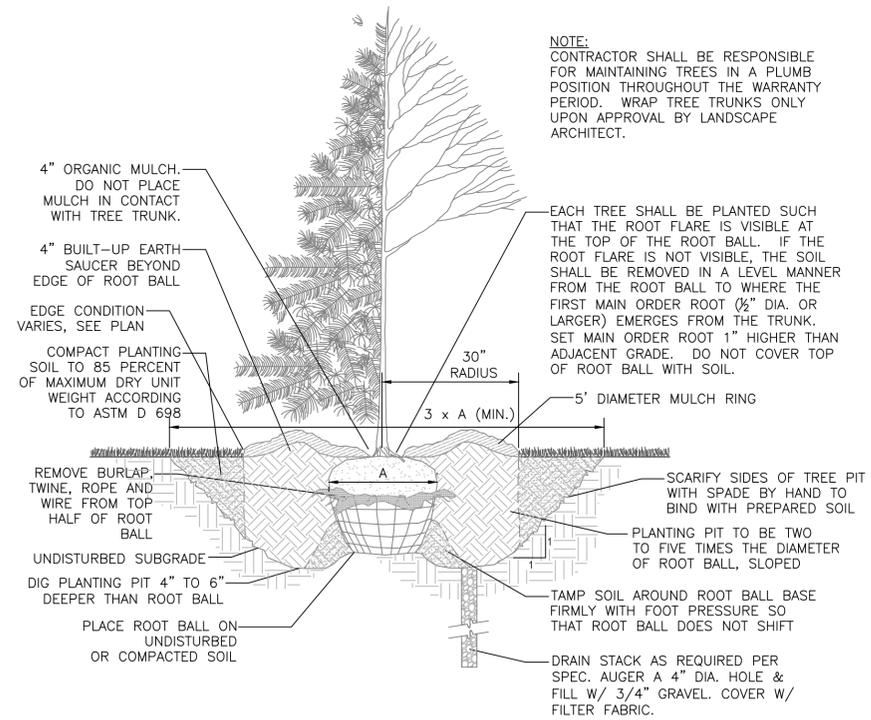
**L1.0**

Quantity	Symbol	Common Name	Scientific Name	Size	Height	Width
<b>SHRUBS</b>						
40	S1	Cardinal Candy Viburnum	<i>Viburnum dilatatum 'Henneke'</i>	#5 cont.	5'	5'
107	S2	Red Gnome Dogwood	<i>Cornus alba sibirica 'Red Gnome'</i>	#5 cont.	3-4'	4'
44	S3	Dwarf Bush Honeysuckle	<i>Diervilla lonicera</i>	#5 cont.	3-4'	3'
<b>TREES</b>						
9	T1	Japanese Tree Lilac	<i>Syringa reticulata</i>	3" B&B	25-30'	20-25'
6	T2	Spring Snow Crabapple	<i>Malus 'Spring Snow'</i>	3" B&B	25-30'	15-20'
4	T3	Autumn Blaze Maple	<i>Acer x freemanii 'Jeffersred'</i>	3" B&B	50-60'	40'
4	T4	Armstrong Maple	<i>Acer x freemanii 'Armstrong'</i>	3" B&B	40-45'	15'

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**1** SHRUB PLANTING DETAIL  
NTS



**2** TREE PLANTING DETAIL  
NTS

40

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 SOLUTIONBLUE.COM

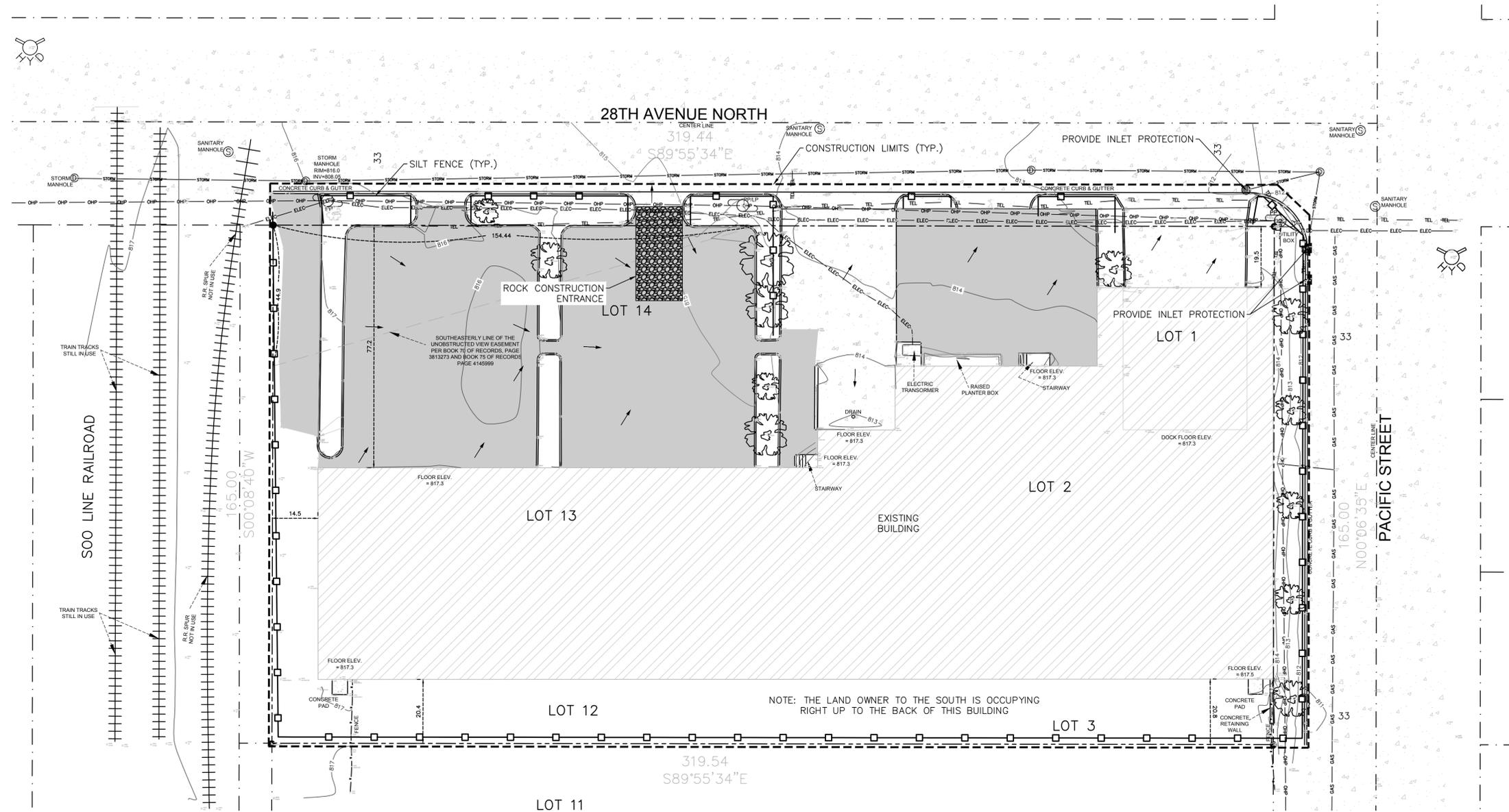


**LANDSCAPE DETAILS**  
 UNISON  
 55 28TH AVENUE N. MINNEAPOLIS, MN

DRAWN BY LMM
CHECKED BY RAT
DATE 06/02/2014
JOB NO. 140401
SHEET

L2.0

CADD USER: SBI 7 FILE: C:\USERS\SBI 7\DROPBOX\PROJECTS\140401 - UNISON SITE AT 55 28TH AVE N. MPLS. - WIKIUP ARCH & CRESA\WORKING FILES\CADD\WG\PLAN SHEETS\EROSION CONTROL PLAN.DWG PLOT SCALE: 1:1 PLOT DATE: 6/7/2014 4:54 PM



- LEGEND**
- DENOTES IRON MONUMENT FOUND
  - DENOTES IRON MONUMENT SET
  - LP DENOTES LIGHT POLE
  - GW DENOTES GUY WIRE
  - PP DENOTES POWER POLE
  - DENOTES CATCH BASIN
  - DENOTES WATER VALVE
  - DENOTES FIRE HYD
  - STMH ○ DENOTES STORM MANHOLE
  - SANMH ○ DENOTES SANITARY MANHOLE
  - WET — DENOTES WETLAND LIMITS
  - — — — — DENOTES TOP SLOPE OF POND
  - GAS — DENOTES UNDERGROUND GAS LINE
  - CATV — DENOTES UNDERGROUND CABLE
  - — — — — DENOTES SANITARY SEWER LINE
  - — — — — DENOTES WATER MAIN LINE
  - — — — — DENOTES STORM SEWER LINE
  - — — — — DENOTES FENCE
  - DENOTES EXISTING TREE
  - DENOTES EXISTING TREE
  - — — — — DENOTES PROPERTY LINE
  - — — — — DENOTES CONSTRUCTION LIMITS
  - — — — — DENOTES SILT FENCE
  - DENOTES DRAINAGE ARROW

**REVISIONS BY**


I HEREBY CERTIFY THAT THIS PLAN OR SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED CIVIL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA

CIVIL ENGINEER \_\_\_\_\_ REG. NO. \_\_\_\_\_  
 DATE: \_\_\_\_\_

318 CEDAR STREET  
 SAINT PAUL, MN 55101  
 (651)234-0038  
 SOLUTIONBLUE.COM

**EROSION CONTROL PLAN**  
 UNISON

55 28TH AVENUE N. MINNEAPOLIS, MN

Following initial soil disturbance or redistribution, permanent or temporary stabilization shall be completed within seven (7) calendar days on all perimeter dikes, swales, ditches, perimeter slopes, and all slopes greater than 3 horizontal to 1 vertical (3:1); embankments of ponds, basins, and traps; and within fourteen (14) days on all other disturbed or graded areas. The requirements of this section do not apply to those areas which are shown on the plan and are currently being used for material storage or for those areas on which actual construction activities are currently being performed."

The contractor, developer, and owner shall request the erosion control inspector to inspect and approve work completed in accordance with the approved erosion and sediment control plan, and in accordance with Chapter 52. The contractor, developer, or owner shall be required to obtain written approval by the inspector at the stages of development as outlined in section 52.250, subsections (1), (2), and (3).

52.250. – Inspection and supervision.  
 The contractor and/or their agents shall conduct a pre-construction meeting on-site with the issuing authority on each site which has an approved erosion and sediment control plan. After commencing initial grading or land disturbing activities,

the permittee shall obtain written inspection approvals by the issuing authority at the following stages in the development of the site, or of each subdivision thereof:

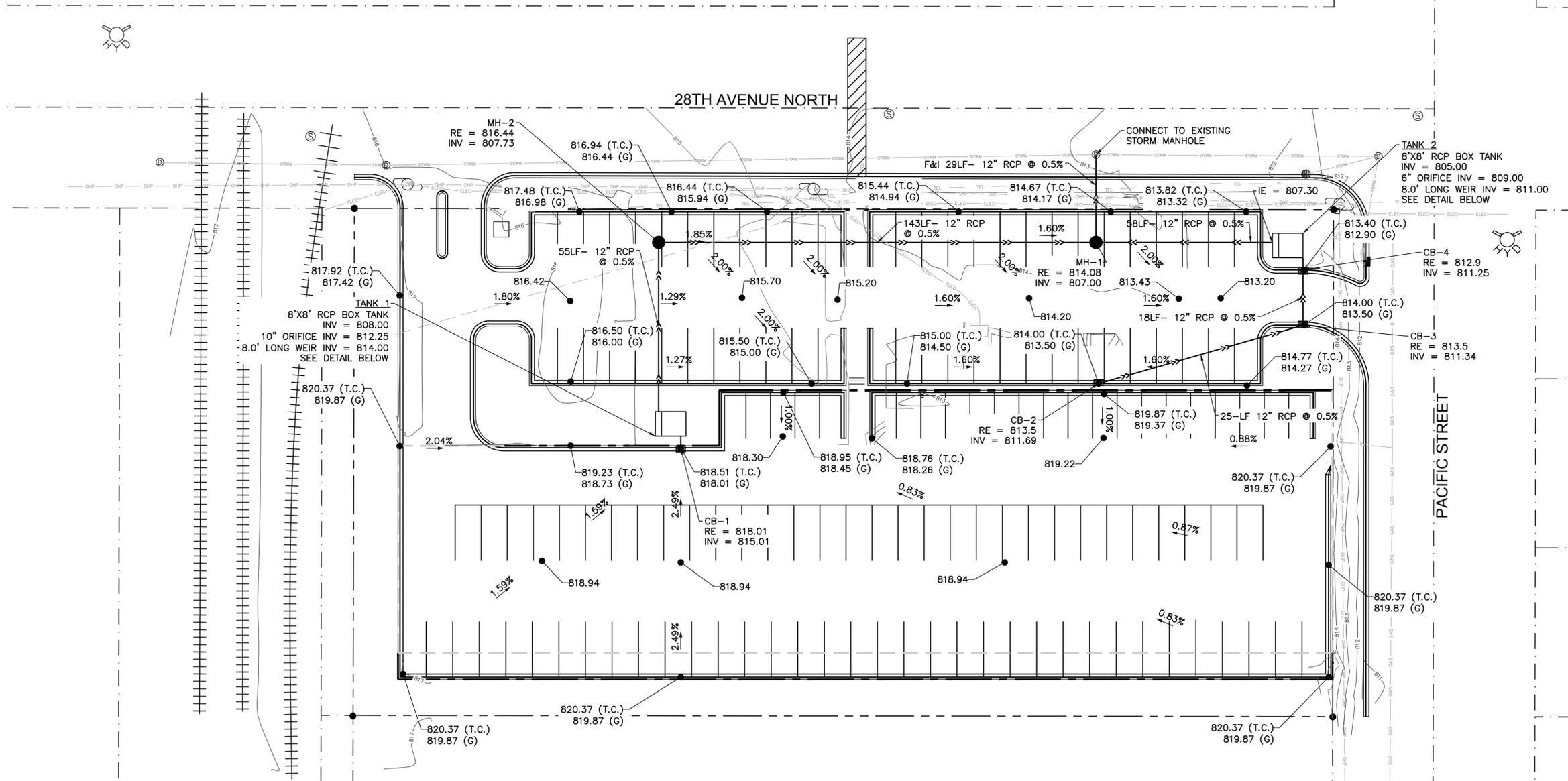
- (1) Upon completion of installation of perimeter erosion and sediment controls, prior to proceeding with any other land disturbance or grading. Other building or grading inspection approvals may not be authorized until initial approval by the erosion control inspector is made.
- (2) Upon completion of stripping, the stockpiling of topsoil, the construction of temporary erosion and sediment control facilities, disposal of all waste material, and preparation of the ground and completion of rough grading, but prior to placing top soil, permanent drainage or other site development improvements and ground covers.
- (3) Upon completion of final grading, permanent drainage and erosion control facilities including established ground covers and planting, and all other work of the permit. The issuing authority may require additional inspections as may be deemed necessary. Work shall not proceed beyond the stages outlined above until the erosion control inspector inspects the site and approves the work previously completed. Requests

for inspections shall be made at least twenty-four (24) hours in advance (exclusive of Saturdays, Sundays, and holidays) of the time the inspection is desired. Upon request for inspections, the issuing authority shall perform the inspection within forty-eight (48) hours of request. In making application for a permit covered by Chapter 52, the applicant or the landowner performing or allowing such work consents to the issuing authority having the right to enter the site for the purpose of inspecting compliance with the erosion and sediment control plan or for performing any work necessary to bring the site into compliance with the erosion and sediment control plan. This does not include consent to enter into any building which is completed and which has been secured, but does include consent to inspect any area of the property where land disturbing activity is occurring or is thought to be planned as a site of land disturbing activity.

DRAWN BY	LMM
CHECKED BY	RAT
DATE	06/02/2014
JOB NO.	140401
SHEET	

**C1.0**

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REVISIONS BY


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CIVIL ENGINEER \_\_\_\_\_ REG. NO. \_\_\_\_\_  
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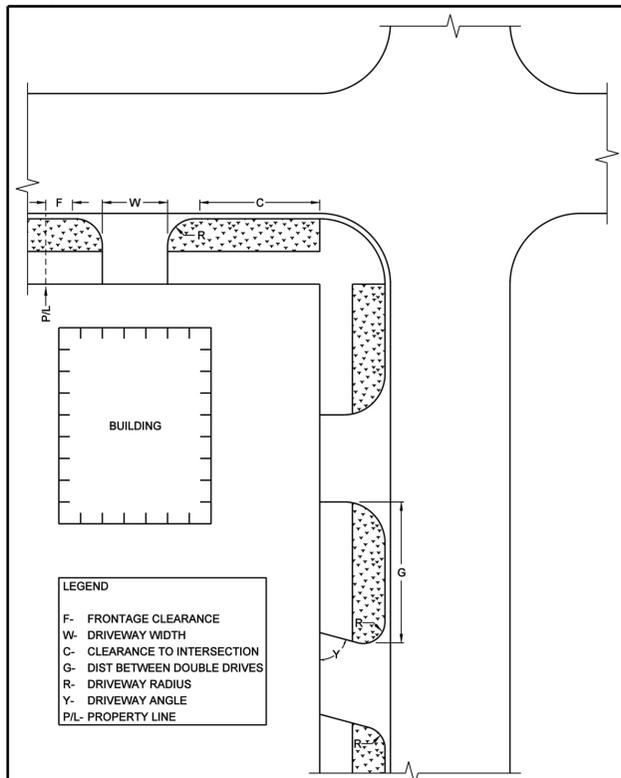
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 SAINT PAUL, MN 55101  
 (651)234-0038  
 SOLUTIONBLUE.COM

**GRADING AND DRAINAGE PLAN**  
 UNISON  
 55 28TH AVENUE N. MINNEAPOLIS, MN

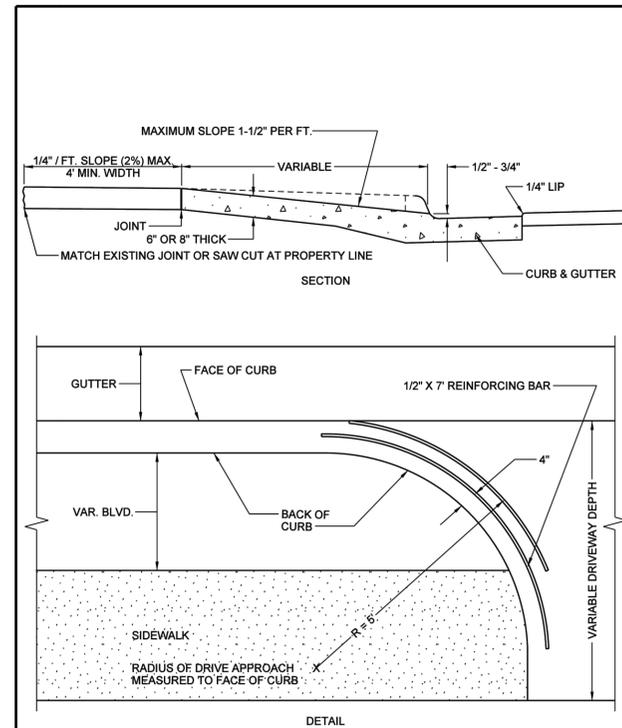
DRAWN BY  
 LMM  
 CHECKED BY  
 RAT  
 DATE  
 06/02/2014  
 JOB NO.  
 140401  
 SHEET

**C3.0**

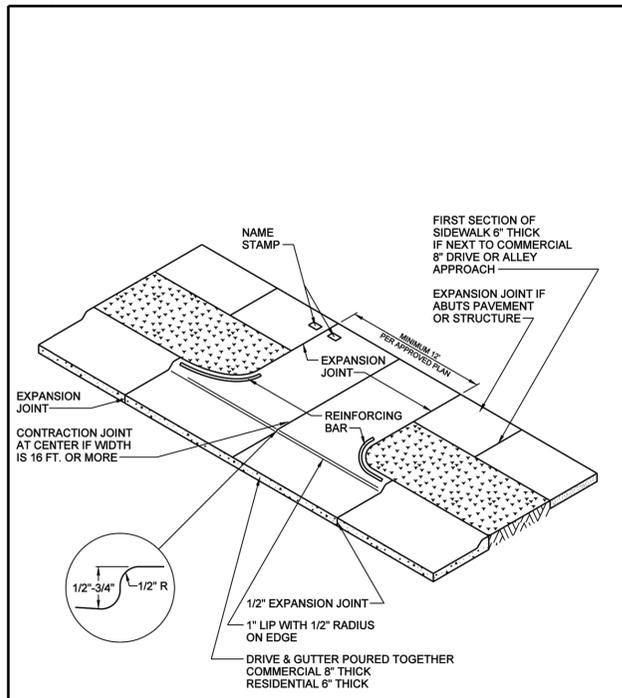




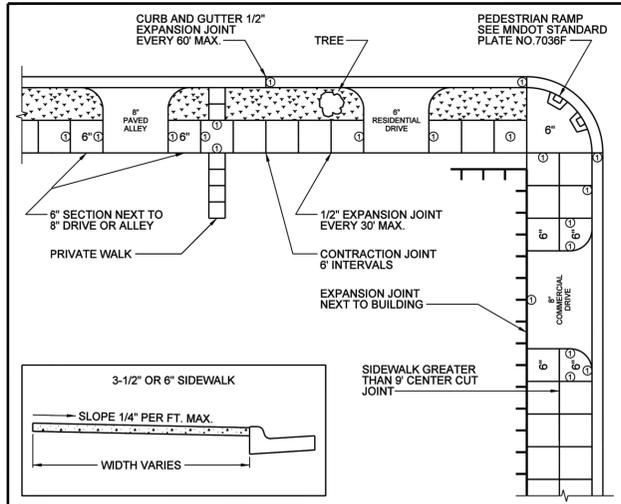
	<b>MINNEAPOLIS</b> DEPARTMENT OF PUBLIC WORKS	DRIVEWAY REFERENCE	STANDARD PLATE NO. ROAD-2000
	DRAWN: JFC DATE: 9/10/07		
	APPROVED: GAS DATE: 5/19/08		



	<b>MINNEAPOLIS</b> DEPARTMENT OF PUBLIC WORKS	TYPICAL DRIVEWAY CONSTRUCTION	STANDARD PLATE NO. ROAD-2001
	DRAWN: JFC DATE: 9/10/07		
	APPROVED: GAS DATE: 5/19/08		



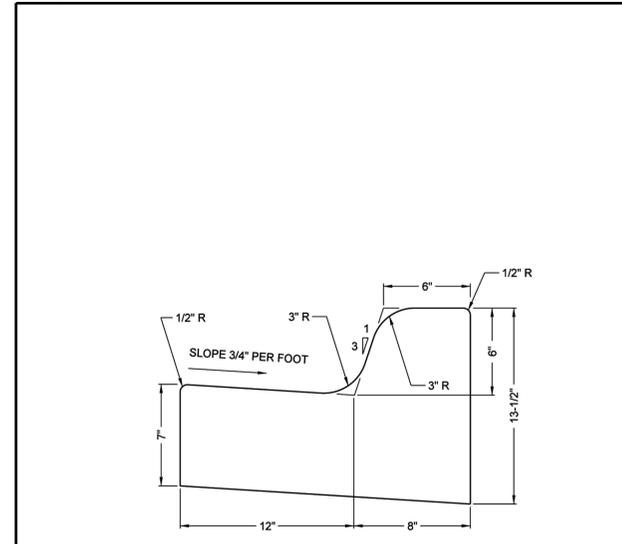
	<b>MINNEAPOLIS</b> DEPARTMENT OF PUBLIC WORKS	TYPICAL DRIVEWAY	STANDARD PLATE NO. ROAD-2002
	DRAWN: JFC DATE: 9/10/07		
	APPROVED: GAS DATE: 5/19/08		



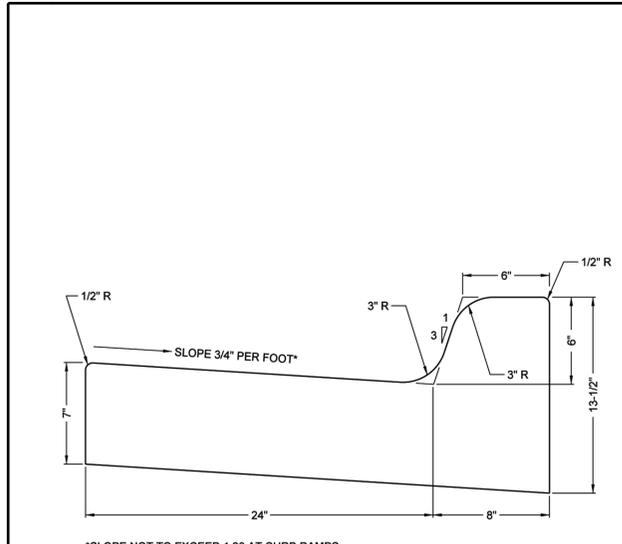
**NOTE**

- EXPANSION MATERIAL REQUIRED (SEE MNDOT SPEC BOOK, 2301.3K, JOINT CONSTRUCTION). FIRST SECTION NEXT TO COMMERCIAL DRIVEWAY OR ALLEY 6" THICK. 1/2" THICK EXPANSION JOINTS AT 30' INTERVALS (MAXIMUM). EXPANSION TO BE USED WHEN SIDEWALK ABUTS BUILDING. CONTRACTION JOINT TO BE CENTERED ON SIDEWALK WIDER THAN 9'. CONTRACTION JOINT TO BE PLACED EVERY 6' OR LESS.

	<b>MINNEAPOLIS</b> DEPARTMENT OF PUBLIC WORKS	TYPICAL SIDEWALK AND DRIVEWAY CONSTRUCTION	STANDARD PLATE NO. ROAD-2003
	DRAWN: JFC DATE: 9/10/07		
	APPROVED: GAS DATE: 5/19/08		



	<b>MINNEAPOLIS</b> DEPARTMENT OF PUBLIC WORKS	B612 CURB AND GUTTER	STANDARD PLATE NO. ROAD-1000
	DRAWN: JFC DATE: 4/1/08		
	APPROVED: GAS DATE: 5/19/08		



	<b>MINNEAPOLIS</b> DEPARTMENT OF PUBLIC WORKS	B-624 CURB AND GUTTER	STANDARD PLATE NO. ROAD-1003
	DRAWN: JFC DATE: 9/10/07		
	APPROVED: GAS DATE: 5/19/08		

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CIVIL ENGINEER \_\_\_\_\_ REG. NO. \_\_\_\_\_  
 DATE: \_\_\_\_\_

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 (651)294-0038  
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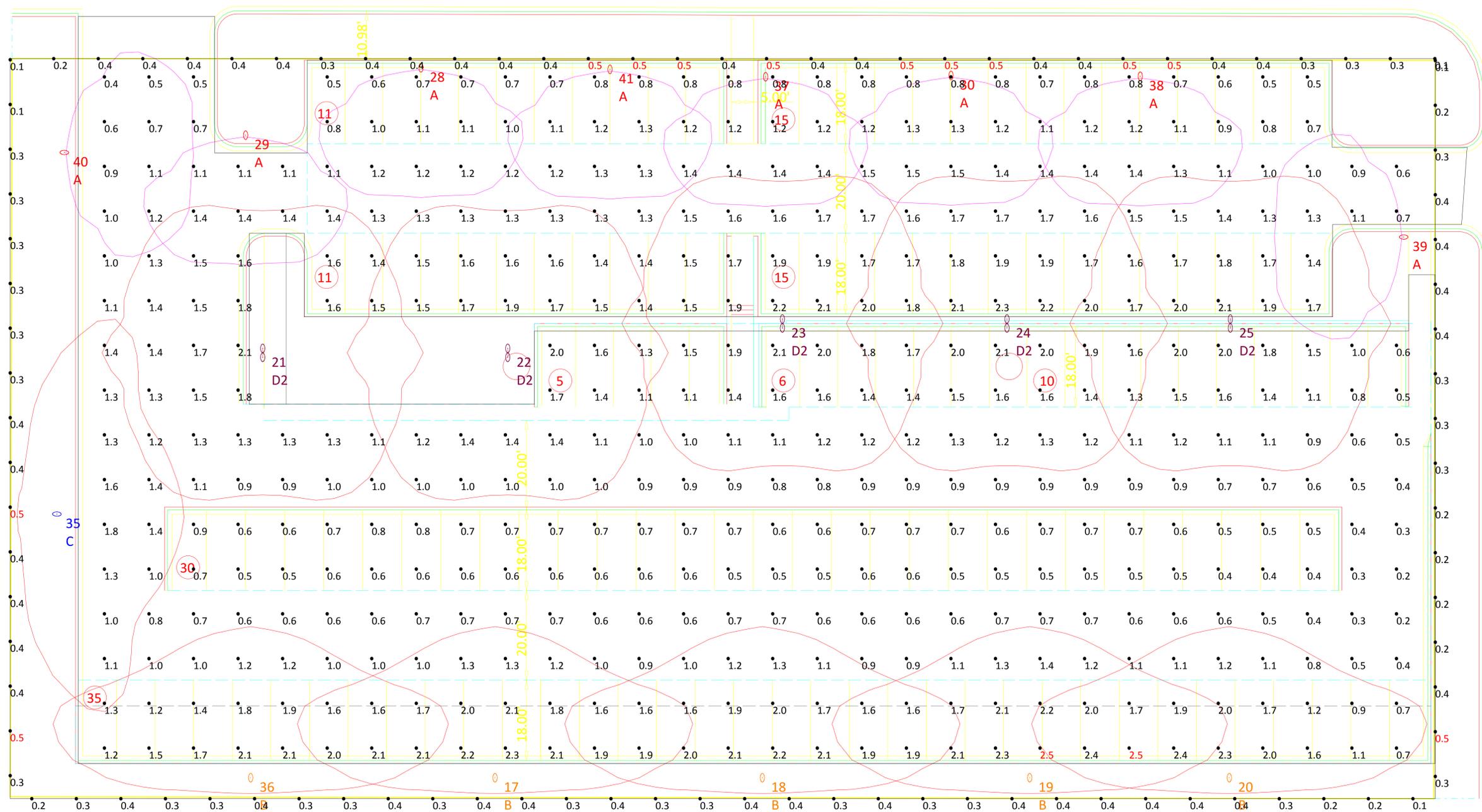


**DETAILS**  
 UNISON  
 55 28TH AVENUE N. MINNEAPOLIS, MN

DRAWN BY  
 LMM  
 CHECKED BY  
 RAT  
 DATE  
 06/02/2014  
 JOB NO.  
 140401  
 SHEET

**C5.0**

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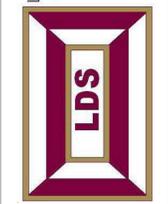


Calculation Summary							Luminaire Schedule								
Scene: General Lighting 1							Scene: General Lighting 1								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Symbol	Qty	Label	Arrangement	Description	Lum. Watts	Arr. Watts	Total Watts	Arr. Lum. Lumens
Lot Line C	Illuminance	Fc	0.35	0.5	0.1	3.50		8	A	SINGLE	Holophane ATB020ALEDE35MVOLTR4BZHS	26	26	208	1353
Parking lot	Illuminance	Fc	1.21	2.5	0.2	6.05		5	B	SINGLE	Holophane ATB020BLEDE10MVOLTR2BZHS	71	71	355	3975
								1	C	SINGLE	Holophane ATB020BLEDE70MVOLTR2BZ	48	48	48	4072
								5	D2	BACK-BACK	Holophane ATB020BLEDE70MVOLTR4BZ	48	96	480	8192

Scale: 1 inch = 12 Ft.

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LIGHTING DESIGN SOLUTIONS, LLC  
 www.lightingdesignsolutions.com  
 Email: lds@lmc.net  
 Office: 715-693-2690  
 Cell Phone: 715-574-4975  
 Fax: 715-693-2594



Engineered by:  
 Daniel Geenen LC, WI registered Electrical Designer  
 PO Box 375  
 Schofield WI 54476

PARKING LOT LIGHTING PLAN  
 Parking lot lighting plan  
 Plan Notes:  
 1) Red lines indicate .5 foot-candle of photometric distribution  
 2) Blue lines indicate .25 foot-candle of photometric distribution  
 3) calculations are completed using a 20' mounting height.  
 Date: 5/30/2014  
 Scale: 1" = 12'

UNISON COMFORT TECHNOLOGIES  
 60 28TH AVENUE NORTH  
 MINNEAPOLIS MN





1 AXONOMETRIC RENDERING  
A3.0

CONSULTANT:



11487 Valley View Rd., Eden Prairie, MN 55344  
Telephone: 952.941.8600 www.wilkusarch.com

CLIENT:



UNISON COMFORT TECHNOLOGIES  
60 28TH AVENUE NORTH  
MINNEAPOLIS, MN 55411

PROJECT INFORMATION:

UNISON COMFORT PARKING SOLUTION - WILLIAMS BUILDING  
55 28TH AVENUE NORTH  
MINNEAPOLIS, MN 55411

SEAL:  
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Print Name: MICHAEL J. WILKUS

Signature: \_\_\_\_\_  
License No.: \_\_\_\_\_  
Expiration Date: \_\_\_\_\_  
Date: 06-02-2014

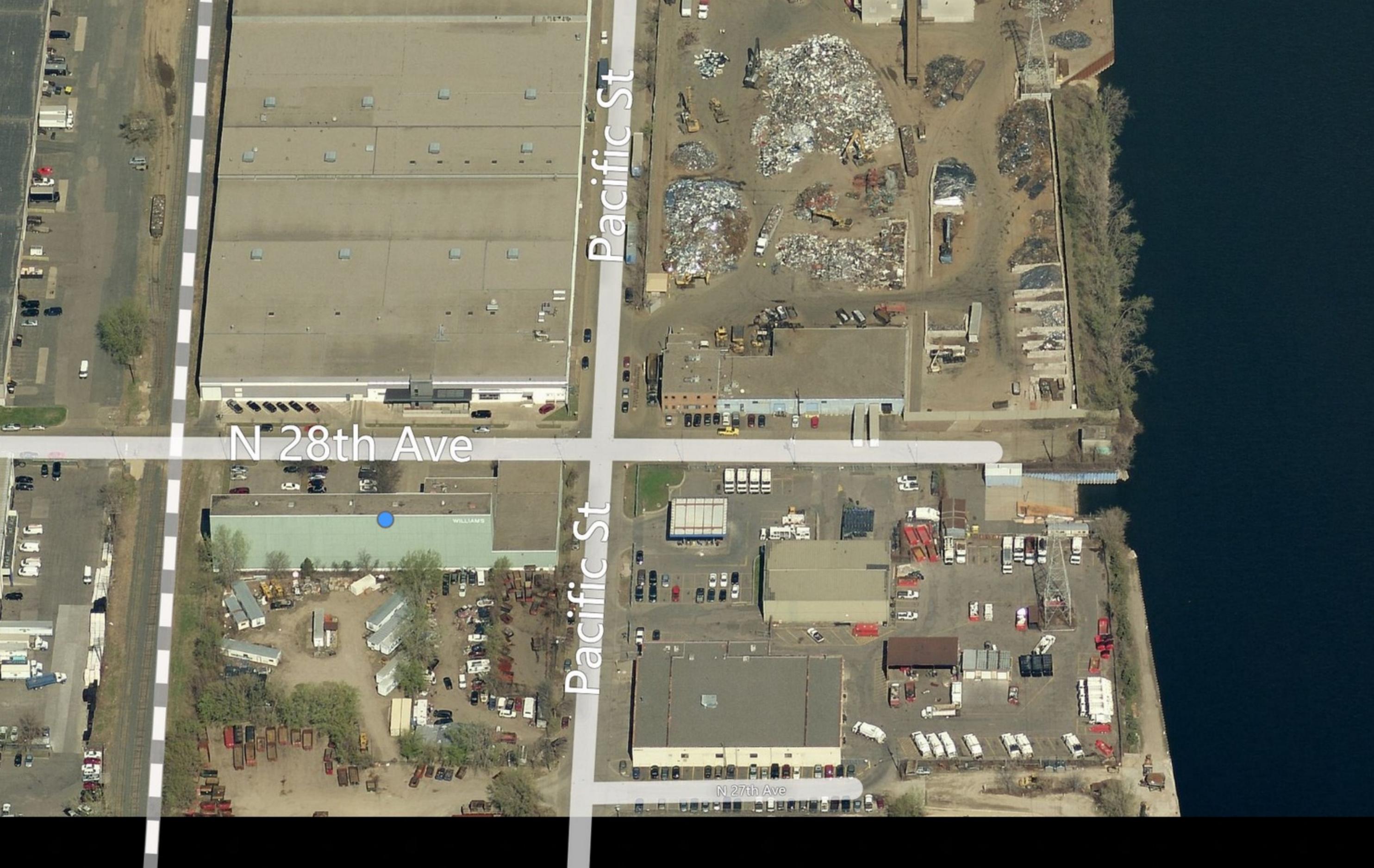
PROJECT NO.: 2014-0087  
DRAWN BY: KPG  
CHECKED BY: MJW

ISSUE:	DATE:
SITE PLAN REVIEW	06-02-2014

REVISION:	DATE:

PROJECT LOCATION:  
MINNEAPOLIS, MN

SHEET NUMBER / TITLE:  
**A3.0**  
CONCEPTUAL  
RENDERING



N 28th Ave

Pacific St

Pacific St

N 27th Ave

Unison Comfort Technologies  
55 28<sup>th</sup> Avenue North  
Minneapolis, MN 55411  
Land Use Application - Pictures



Unison Comfort Technologies  
55 28<sup>th</sup> Avenue North  
Minneapolis, MN 55411  
Land Use Application - Pictures

