



CPED STAFF REPORT

Prepared for the City Planning Commission

CPC Agenda Item #5
 October 14, 2014
 BZZ-6828 and PL-285

LAND USE APPLICATION SUMMARY

Property Location: 501, 507, 515 and 523 8th St. S., 502 and 518 9th St. S., and 811 5th Ave. S.
Project Name: Kraus Anderson Corporate Headquarters
Prepared By: [Becca Farrar-Hughes](#), Senior City Planner, (612) 673-3594
Applicant: Kraus Anderson, (612) 332-7281
Project Contact: Pope Architects, (651) 642-9200
Request: To construct a 4-story office building and associated underground parking on a full city block in Downtown.

Required Applications:

Variance	Of the minimum FAR requirement in the B4N District from 2.0 to .73.
Variance	To allow one of the proposed wall signs to exceed the maximum height permitted in the B4N District of 28 feet.
Site Plan Review	To allow for the construction of a new 4-story, approximately 80,000 square foot office building with 48 underground parking spaces on a full city block.
Preliminary and Final Plat	Consolidate the underlying platted lots into three lots.

SITE DATA

Existing Zoning	B4N District DP Overlay District
Lot Area	109,571 square feet / 2.52 acres
Ward(s)	7
Neighborhood(s)	Elliot Park Neighborhood, Inc., (EPNI); adjacent to Downtown Minneapolis Neighborhood Association (DMNA)
Designated Future Land Use	Commercial
Land Use Features	The property is within the boundaries of Downtown Minneapolis, an Activity Center and designated Growth Center.
Small Area Plan(s)	Downtown East / North Loop Master Plan ; Elliot Park Neighborhood Master Plan

BACKGROUND

SITE DESCRIPTION AND PRESENT USE. The site consists of a two-story, approximately 38,703 square foot office building constructed in 1974 and the remainder consists of a 297 space accessory (112 spaces) and commercial surface parking lot (185 spaces). The property is considered one zoning lot for the purposes of the redevelopment.

Date Application Deemed Complete	September 19, 2014	Date Extension Letter Sent	N/A
End of 60-Day Decision Period	November 18, 2014	End of 120-Day Decision Period	N/A

SURROUNDING PROPERTIES AND NEIGHBORHOOD. The properties surrounding the site have downtown zoning designations predominantly including B4N and B4-I. The uses within the area are varied and include commercial, office and residential uses.

PROJECT DESCRIPTION. Kraus Anderson is proposing to consolidate its Twin Cities operations in a new 4-story, approximately 80,000 square foot office building located at the corner of 5th Avenue South and 9th Street South. The building would be LEED-certified and contain office workspace for 250 to 270 employees, conference rooms, a training center, a cafeteria, a fitness area and a total of 48 underground parking spaces located beneath the proposed building.

Should the project be approved in this form, the applicant would then submit an Interim Use Application to the City for review and approval by the City's Zoning and Planning Committee and City Council of a 158 space surface parking lot on the premises (resulting in a total of 206 surface parking stalls to serve the proposed office building). An interim use may be allowed as a temporary use of property until a particular date but for a period not to exceed the maximum allowable timeframe of five (5) years. Should the property not be redeveloped during this interim period, the surface parking would need to either be completely removed or formal land use applications submitted to the City to legalize the surface parking lot as a permanent use of the property. It is important to note that Staff would not support the permanent use of the remainder of the block for surface parking as it would conflict with all applicable adopted City policies. The property is zoned B4N (Downtown Neighborhood) District and is located in the DP (Downtown Parking) Overlay District.

The existing Kraus Anderson facility (which consists of a two-story building, and the remainder of the block a 297 space surface parking lot – with 112 surface parking spaces reserved for a total of 104 Kraus Anderson employees that travel to the site daily), located at 525 8th Street South, would remain in use until the new building is constructed should the proposal be approved. Once the new facility is occupied, the existing building would be demolished for additional surface parking to be established through the Interim Use Application process. The applicant has stated that they do intend to pursue development on the remainder of the lot but no detail on potential future phases has been included as part of this application.

The exterior materials proposed on the new building include brick, manufactured stone, zinc, metal panel and a combination of spandrel and vision glass. The fenestration would be shaded by vertical fins on the east, west and north elevations and horizontal sunshades on the south elevation.

The applicant previously submitted land use applications to the City in late August of this year for essentially the same project (BZZ-6715), a 4-story, approximately 80,000 square foot office building; however, the building was situated at the corner of 8th Street South and 5th Avenue South and the applicant proposed to establish the surface parking permanently on the premises. The proposal required the following land use applications: (1) a CUP to allow parking in the DP Overlay District; (2) a variance of the minimum FAR requirement in the B4N District from 2.0 to .73; (3) a variance to allow an accessory parking lot to exceed 20 spaces; (4) a variance of the parking maximum based on the gross square footage of the proposed building from 80 to 206 spaces (45 underground and 161 surface parking stalls); (5) a variance to allow a proposed wall sign to exceed the maximum height permitted in the B4N District of 28 feet; and (6) a variance of the mechanical screening requirement for rooftop mechanical units; (7) Site plan review, as well as a (8) preliminary and final plat.

The applicant attended two City Planning Commission Committee of the Whole meetings, one on May 22, 2014, and the other on August 28, 2014. While substantial feedback was given, only minor modifications were made to the proposal. The project was scheduled for the September 15, 2014, City Planning Commission meeting and a CPED Staff Report was prepared and finalized with recommendations to deny all submitted land use applications. The applicant elected to withdraw the submitted applications prior to the public hearing.

Based on the current proposal, the following applications are required: (1) a variance of the minimum FAR requirement in the B4N District from 2.0 to .73; (2) a variance to allow a proposed wall sign to exceed the maximum height permitted in the B4N District of 28 feet; (3) Site plan review, as well as a (4) preliminary and final plat.

PUBLIC COMMENTS. Staff received official correspondence from the Elliot Park Neighborhood on this specific proposal prior to the printing of this report which has been attached for reference. In addition, correspondence from EPNI based on the prior proposal has been provided as there is some carry over to the current proposal. Any additional correspondence received prior to the public meeting will be forwarded on to the Planning Commission for consideration and included as part of the public record.

ANALYSIS

VARIANCES

The Department of Community Planning and Economic Development has analyzed the following variance applications: (a) variance of the minimum FAR requirement in the B4N District from 2.0 to .73; and (b) variance to allow two of the proposed wall signs to exceed the maximum height permitted in the B4N District of 28 feet, based on the following [findings](#):

- I. *Practical difficulties exist in complying with the ordinance because of circumstances unique to the property. The unique circumstances were not created by persons presently having an interest in the property and are not based on economic considerations alone.*
 - a. **Minimum FAR from 2.0 to .73**: The project site consists of a full city block that totals 109,571 square feet or approximately 2.52 acres. With a minimum FAR of 2.0 in the B4N District (a Downtown Neighborhood District zoning designation established to provide an environment that promotes the development of higher density neighborhoods surrounding the Downtown office core), the lot would need to accommodate a two-story building covering the entire parcel or a building or buildings totaling 219,460 square feet in order to meet this minimum standard. The applicant is proposing a 4-story, approximately 80,000 square foot building, with an FAR of .73. While the applicant proposes to subdivide the property into three parcels (Lot 1: 47,915 square feet, Lot 2: 30,365 square feet, and Lot 3: 31,291 square feet) even with this subdivision, the subject development would not meet the minimum FAR on the proposed lot (Lot 1), upon which the building would be placed. To meet the minimum FAR of the proposed lot which would total 47,915 square feet, the proposed building would need to be 95,830 square feet in size or approximately 15,479 square feet larger. Utilizing the current footprint of approximately 20,180 square feet, the building would need to be increased by approximately one additional story resulting in a 5-story structure. The circumstances are somewhat unique, although they are created by the property owner/developer. In addition, practical difficulties do exist in complying with the ordinance as the development site is a full city block in Downtown Minneapolis and the applicant is approaching the site with phased development in mind given the applicant has been unable to find market support to fully develop the block at this time. The applicant has stated that they intend to develop the remaining two parcels on the block and the proposed building would provide a transition to the 2 and 3 story buildings along South 9th Street. Allowing a new undersized office building on a full city block with approximately 80% of the block undeveloped and with the intent that the applicant has committed to develop the

- remainder of the block in the next 5 to 6 years is reasonable. The proposed development provides an increase in FAR over what currently exists and the Interim Use Application for the proposed surface parking lot would provide assurance that the City can and will require a minimum level of development intensity on the remainder of the block upon the completion of the interim use timeframe. Further, the low rise nature of the building is compatible with surrounding properties.
- b. Height of wall signs:** The applicant proposes to install a total of 3 wall signs and one freestanding sign on the premises. One of the proposed wall signs requires a variance to exceed the maximum height allowed for a wall sign in the B4N District of 28 feet. The applicant proposes to install a sign at approximately 65 feet above grade on the south elevation of the building. Practical difficulties do not exist in complying with the ordinance. The applicant has sufficient opportunities for signage on the site and on the building. The proposed sign, at a height of 65 feet, is not based on factors unique to the site and is not responsive to the residential and historical context/character of the block face upon which the sign is proposed.
2. *The property owner or authorized applicant proposes to use the property in a reasonable manner that will be in keeping with the spirit and intent of the ordinance and the comprehensive plan.*
- a. Minimum FAR from 2.0 to .73:** The proposal to construct a 4-story building totaling approximately 80,000 square feet on a full city block in Downtown Minneapolis is reasonable and would be in keeping with the spirit and intent of the ordinance and the comprehensive plan as the applicant has committed to developing the remainder of the block in the next 5 to 6 years with development that would comply with the minimum FAR requirement. Staff acknowledges that the building is undersized and the result is an underdevelopment of the entire block. The subject parcel is zoned B4N with the DP Overlay District. It is important to note that the B4N District was established with a great deal of flexibility to allow development with urban intensity; no minimum parking requirement and no maximum FAR, with 10 stories allowed as-of-right. Staff acknowledges that market conditions do not always support maximizing every property with B4N zoning, but there is a major opportunity cost to developing downtown property with lower intensity development. While the current proposal is inconsistent with adopted city policies, the commitment by the developer to redevelop the remainder of the site to comply with the minimum FAR and eliminate the interim surface parking lot is reasonable in this circumstance. In addition, the proposed building provides a transition to the 2 and 3 story structures located along South 9th Street. The low rise nature of the building is compatible with surrounding properties.
- b. Height of walls signs:** The applicant proposes to install one wall sign at a height that exceeds the maximum height allowed for a wall sign in the B4N District of 28 feet. The applicant proposes to install a sign at approximately 65 feet above grade on the south elevation of the building. The applicant has sufficient opportunities for signage on the site and on the building. The request would not be in keeping with the spirit and intent of the ordinance and the comprehensive plan especially given the location of the sign on the south elevation of the building facing towards the neighborhood. The applicant has other options for signage including projecting signs if visibility is a concern for northbound vehicles approaching the property on South 5th Street.

3. *The proposed variance will not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity. If granted, the proposed variance will not be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties.*
 - a. **Minimum FAR from 2.0 to .73:** The proposal to allow a building on a full city block that is unable to meet a minimum FAR requirement of 2.0 thus resulting in an underdevelopment of the parcel would have adverse impacts on the essential character of the locality and be injurious to the use and enjoyment of other property in the vicinity as well as detrimental to the health, safety, or welfare of the general public and of those utilizing the property/nearby properties if the developer had not committed to pursuing development in the next 5 to 6 years that complies with the minimum requirement along with the removal of the interim surface parking lot that they intend to pursue. With significant redevelopment and investment occurring in the broader neighborhood, allowing a redevelopment that is inconsistent with the adopted vision and policies for the area has the potential for significant adverse effects with long term precedent setting concerns. This concern is mitigated given the commitment by the developer to redevelop the site consistent with the applicable FAR and other zoning related guidelines.
 - b. **Height of wall signs:** The proposal to allow a single wall sign to be installed at a height approximately 65 feet above grade or approximately 37 feet taller/over double the height than the maximum of 28 feet allowed in the B4N District, would potentially adversely alter the essential character of the locality and be injurious to the use and enjoyment of other property in the vicinity. The applicant has other options for signage including projecting signs that could improve visibility should that be an overarching concern given the location of the building. Allowing the placement of the sign on the south elevation of the building facing the residential uses located along South 9th Street is not a reasonable request.

SITE PLAN REVIEW

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

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

Building Placement and Design – Requires alternative compliance

- The proposed development is located on a full city block with frontage on four public streets; the proposed structure would more specifically be located on the southern 1/3 of the block. The proposed building would be located at the corner of 5th Avenue South and 9th Street South, within approximately 4 to 5 feet of the property line along 9th Street South, between approximately 3 and 17 feet from the property line along 5th Avenue South, approximately 138 feet from the property line along Portland Avenue South and approximately 218 feet from the property line along 8th Street South. Alternative compliance is necessary as the building placement does not reinforce the street wall along all four street frontages. In this circumstance, CPED Staff would support alternative compliance given that the applicant has committed to developing the remainder of the block in a manner that is consistent with applicable zoning regulations including the minimum FAR requirement and the elimination of the surface parking lot that they intend to entitle through a future Interim Use Application. It is

CPED Staff's position that there is sufficient influence to ensure future development on the remainder of the block.

- The area between the building and lot line along all but the 9th Street South frontage includes some combination of landscaping, driveways, drive-aisles and surface parking; the majority of which would be evaluated through a future Interim Use Application for a 158 space surface parking lot. Alternative compliance is necessary. In this circumstance, CPED Staff would support alternative compliance given that the applicant has committed to developing the remainder of the block in a manner that is consistent with applicable zoning regulations including the minimum FAR requirement and the elimination of the surface parking lot that they intend to entitle through a future Interim Use Application. It is CPED Staff's position that there is sufficient influence to ensure future development on the remainder of the block.
- There is one principal entrance located on the west elevation of the proposed building located off of 5th Avenue South that faces the public street. The entrance is recessed approximately 17 feet and despite the direction of the doors, is oriented towards the interior of the block and the large surface parking lot that that applicant intends to temporarily entitle through the Interim Use Application process. Staff will recommend that the Planning Commission require that the principal entrance be shifted more centrally on the west elevation of the building facing 5th Avenue South so that it creates a presence on the street and is no longer oriented towards the future interim surface parking lot.
- No permanent surface parking is proposed although the surface parking lot that the applicant intends to temporarily entitle would not be located to the rear or interior of the site. The parking lot would have frontage on over half of the block along 5th Avenue South, the entire block along Portland Avenue South and 8th Street South and over 40% along 9th Street South.
- The proposed building while suburban in its siting, scale and appearance provides architectural detail and contains windows to create visual interest, and increase security of adjacent outdoor spaces.
- There are two blank, uninterrupted walls that exceed 25 feet in length on the proposed development: one on the east elevation of the proposed building facing Portland Avenue South, and one on the north elevation of the building facing 8th Street South. Alternative compliance is necessary. Staff would recommend that the Planning Commission require compliance with this provision as it would be practical for the applicant to design the building to meet this standard.
- Exterior materials would be durable and as proposed would include brick, manufactured stone, zinc, metal panel and a combination of spandrel and vision glass. The fenestration would be shaded by vertical fins on the east, west and north elevations and horizontal sunshades on the south elevation. Further, Staff is concerned that there are too many materials proposed on the exterior of the building and would encourage the applicant to consider simplifying the material palette should the project be approved.
- The materials and the appearance of the rear and side walls are similar to and compatible with the front of the building.
- No plain face concrete block is proposed.
- The building complies with the window provisions with the exception of the east elevation of the building facing Portland Avenue South. Alternative compliance is necessary. Staff would recommend that the Planning Commission require compliance with this provision. In addition, the windows on the ground floor of the east and south elevations the windows are not evenly distributed. More than half of the south elevation of the building directly abutting the public sidewalk along 9th Street South has spandrel glass windows. All windows are vertical in proportion. Alternative compliance is necessary. Staff would recommend that alternative compliance not be granted for window distribution and that the Planning Commission require that clear windows be required along the entire ground floor elevation along 9th Street South to satisfy even distribution requirements. See **Table I**.

- The proposal complies with the ground floor active functions provision as storage areas do not exceed 30% of the linear frontage along each street.
- The existing and proposed form and pitch of roof lines within the development would be considered compatible with other buildings in the area as most of the roof lines in the vicinity are flat.
- The parking garage is located entirely below grade.

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

Nonresidential Uses	Code Requirement		Proposed	
	5 th Ave. S. - 1 st Floor	30%	260 sq. ft.	78%
5 th Ave. S. – Floors 2-4	10%	86 sq. ft.	>10%	--
9 th St. S. – 1 st Floor	30%	458 sq. ft.	40%	607 sq. ft.
9 th St. S. – Floors 2-4	10%	153 sq. ft.	>10%	--
8 th St. S. – 1 st Floor	30%	458 sq. ft.	66%	1,009 sq. ft.
8 th St. S. – Floors 2-4	10%	153 sq. ft.	>10%	--
Portland Ave. S. – 1 st Floor	30%	260 sq. ft.	20%	176 sq. ft.
Portland Ave. S. – Floors 2-4	10%	86 sq. ft.	>10%	--

Access and Circulation – Meets requirements

- A well-lit walkway at least 4 feet in width connects the building and adjacent public sidewalks to some of the future proposed interim use of the remainder of the block as a surface parking lot.
- No transit shelters are included in the development; however, a Metro Transit bus stop is located on the block along 9th Street South and the site is well-served by transit with numerous bus stops and routes accessible within walking distance.
- The proposed development has been somewhat designed to minimize conflicts with pedestrian traffic and surrounding residential uses despite the inclusion of a large surface parking lot which is proposed to be temporarily entitled through an Interim Use Application. Curb cuts to the site have been reduced.
- There is no public alley adjacent to the site. The site as proposed would have access points off of each street frontage around the perimeter of the block.
- The applicant intends to submit an Interim Use Application for the majority of the site as it is proposed to be covered by a large surface parking lot that is not fully compliant with the landscaping and screening standards required for a parking lot of this size.

Landscaping and Screening – Meets requirements

- The applicant is providing some permanent landscaping on the premises around the perimeter of the building. The composition and location of landscaped areas somewhat complement the scale of development and surroundings.
- In the Downtown Districts, any building containing 50,000 square feet or more of gross floor area are exempt from the general landscaping and screening requirements. As previously noted, the parking and loading landscaping and screening requirements would apply, however, if the applicant were to be proposing permanent surface parking on the subject lot. Further, the parking lot as currently shown would be subject to landscaping and screening requirements around the majority of the site as the parking lot (which the applicant proposes to entitle temporarily through an Interim Use Permit) has frontage on all four public streets.

- If the parking lot were to be established permanently it would be subject to a 9 foot required landscaped yard around the perimeter of the site abutting the public streets and the screening requirement would be 3 feet in height and 60% opaque and not less than one tree would need to be provided for each 25 linear feet of parking lot frontage.
- The Interim Use Application that the applicant intends to apply for should the proposed project be approved would include parking facilities that are located adjacent to each of the public streets and sidewalks that surround the block.
- The corners of the on-site parking lot are landscaped and will be officially evaluated as part of the Interim Use Application, but it is likely that additional screening would need to be included to fully meet the screening requirement as noted above.
- While the applicant is not seeking approvals for a surface parking lot as part of this proposal, the applicant will be pursuing an Interim Use Application for a surface parking lot that consists of 158 spaces. The distance to an on-site deciduous tree and the tree island size specifications would be officially evaluated during that application process. It appears that there are several parking spaces within the interior of the parking lot that are more than 50 feet from an on-site deciduous tree. Several tree islands are proposed; all appear to be greater than 7 feet in each direction.
- Areas not occupied by the proposed building, parking, driveways, (as previously noted the large interim surface parking lot must receive approval of an Interim Use Application) etc., are covered by landscaping.
- The installation and maintenance of all landscape materials shall comply with 530.210

Table 2. Landscaping and Screening Requirements

	Code Requirement	Proposed
Lot Area	N/A	109,571 sq. ft.
Building footprint	N/A	20,180 sq. ft.
Remaining Lot Area	N/A	89,391 sq. ft.
Landscaping Required	N/A	4,125 sq. ft.*
Canopy Trees (1: 500 sq. ft.)	N/A	2 trees*
Shrubs (1: 100 sq. ft.)	N/A	71 shrubs*

**These numbers are approximate numbers as the quantities associated with the surface parking lot are not included given the necessary approvals have not been sought for the surface parking lot at this time. Landscaping associated with any surface parking lot on the premises shall be evaluated as part of the Interim Use Application should the applicant elect to apply.*

Additional Standards – Meets requirements

- The on-site parking lot that the applicant proposes to temporarily entitle through the Interim Use Application process has been designed to provide on-site retention and filtration of stormwater.
- Staff would not expect the proposal to result in the blocking of views and it would not have impacts on blocking views of important city elements. The proposed structure would be expected to have negligible shadowing impacts on adjacent properties as well as minimal impacts on light, wind and air in relation to the surrounding area as well.
- The proposal appears to comply with standards regarding crime prevention through environmental design including but not limited to surveillance, lighting, space delineation, natural access control, etc. However, over half of the south elevation of the building facing 9th Street South consists of spandrel glass. CPED Staff has recommended that the Planning Commission require clear glazing (no spandrel glass) that is evenly spaced along the entire elevation as there are no interior programmatic constraints that would not make it practical.

- The existing structure, proposed to be demolished should the development be approved is not historically designated or located in a historic district or identified as a historic resource.

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

The proposed use of the site for an office use is *permitted* in the B4N District; however, the accompanying surface parking which the applicant proposes to temporarily entitle through the Interim Use Application process is considered a conditional use in the DP Overlay District and would require a variance to exceed 20 spaces if it were to be permanently established.

Off-street Parking and Loading – Meets requirements

- There is no required parking for the development. The applicant proposes to provide 48 spaces underneath the proposed building. The applicant has also indicated that they intend to submit an Interim Use Application to the City for a surface parking lot the covers the remainder of the block. A total of 158 spaces would be proposed in the surface parking lot (resulting in a total of 206 surface parking stalls to serve the proposed office building). If in the future the applicant were to attempt to permanently entitle the surface parking lot, a variance to exceed the maximum amount allowed based on the size of the proposed building would be required and likely not supported by Staff given the requests inconsistency with applicable adopted City policies.

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

	Minimum Parking Requirement	Applicable Reductions	Total Minimum Requirement	Maximum Parking Allowed	Proposed
Office	0	N/A	0	80	48
Total	0	N/A	0	80	48

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

	Minimum Bicycle Parking	Minimum Short-Term	Minimum Long-Term	Proposed	Loading Requirement	Proposed
Office	10	N/A	Not less than 50%	11	1 large	1 large
Total	10	N/A	5	11	1 large	1 large

Building Bulk and Height – Requires a variance

- The proposal requires a variance to allow a decrease in the minimum allowable floor area ratio from 2.0 to .73 as addressed above. The height of the building is compliant with the B4N regulations.

Table 5. Building Bulk and Height Requirements

	Code Requirement	Proposed
Lot Area	109,571 sq. ft.	N/A
Gross Floor Area (GFA)	219,142 sq. ft.	80,351 sq. ft.
Minimum Floor Area Ratio (GFA/Lot Area)	2.0	.73
Maximum Building Height	N/A	4 stories or 69 ft.

Yard Requirements – Not applicable

Signs – Requires a variance.

- Signs are subject to Chapters [531](#) and [543](#) of the Zoning Code. All new signs are required to meet the requirements of Chapter 543 of the Zoning Code. The applicant proposes a total of 3 internally illuminated wall signs proposed on the building as follows (backlit signs are prohibited): (1) one on the north elevation that is 16 square feet in size and located 12 feet above grade; (2) one on the east elevation that is 16 square feet in size and located 12 feet above grade; and (3) one on the south elevation that is 36 square feet in size and located 65 feet above grade, which requires a variance to exceed the maximum allowable height of 28 feet.

Table 8. Signage Summary

	Number Allowed Per Zoning Lot	Proposed Number	Maximum Size Allocation	Maximum Area Per Sign	Proposed Area	Maximum Allowed Height	Proposed Height
Attached	No limit	3	2.5 sq. ft. of signage per 1 ft. of primary building wall	120 sq. ft.	(1) 36 sq. ft. (2) 16 sq. ft.	28 ft.	(1) 65 ft. (1) 12 ft. (1) 12 ft.
Total	N/A	3	470 sq. ft. along 8th St. S. and 9 th St. S. & 270 sq. ft. along 5 th Ave. S. and Portland	120 sq. ft.	(1) 36 sq. ft. (2) 16 sq. ft.	28 ft.	(1) 65 ft. (1) 12 ft. (1) 12 ft.

Dumpster Screening – Meets requirements

- Trash would be stored within the interior of the building in the parking garage.

Screening of Mechanical Equipment – Meets requirements

- The applicant proposes to install two large mechanical units on the roof of the proposed building. The units are proposed to be screened per Section 535.70 of the Zoning Code.

Lighting – *Meets requirements*

- The applicant is proposing pole mounted light fixtures within the parking lot but no additional fixture information was provided. A photometric plan was not submitted as part of the application but would be required should the project be approved. All lighting would need to be downcast and shielded to avoid undue glare. All lighting would need to comply with Chapters 535 and 541 and Planning Staff would need to review the details of the fixtures in the final review prior to permit issuance.

Impervious Surface Area – *Not applicable*

Specific Development Standards – *Not applicable*

DP Overlay District Standards – *Meets requirements.*

- The DP Overlay District was put in place to restrict the establishment or expansion of surface parking lots and establishing certain minimum and maximum off-street parking standards in the downtown area. Prohibited uses include commercial parking lots, including the expansion of any existing commercial parking lot and the conversion of any accessory parking lot to a commercial parking lot. The applicant is not proposing a commercial parking lot.
- Accessory parking lots may be allowed as a conditional use but the parking lot must be located on the same zoning lot as the principal use served and the number of parking spaces shall not exceed 20 spaces. The applicant has indicated that they intend to apply for an Interim Use Application to temporary entitlement the establishment of 158 surface parking stalls that would be accessory to the principal use. If in the future the applicant were to attempt to permanently entitle the surface parking lot, a conditional use permit to establish an accessory surface parking lot as well as a variance to exceed 20 spaces would be required and likely not supported by Staff given the requests inconsistency with applicable adopted City policies.

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

In *The Minneapolis Plan for Sustainable Growth*, the future land use designation of this block is mixed use. The property is also located within the Downtown Growth Center and all of Downtown is considered an Activity Center. Downtown Minneapolis is the hub of the regional transit system and is a workplace for nearly 150,000 people. Mixed use allows for mixed use development, including mixed use with residential and may include either a mix of retail, office or residential uses within a building or within a district. There is no requirement that every building be mixed use. Specific to the Downtown Growth Center, the plan states: “As the physical and economic center of the city, Downtown is a logical place for a concentration of employment, housing, and other complementary uses. The land use pattern strengthens the concentrated office core with surrounding entertainment, cultural, and residential development. High intensity uses are encouraged to make the best use of the premium location and to strengthen the city’s core.” Activity Centers have a mix of uses with citywide and regional draw. The uses are typically high intensity and include employment, commercial, office, and residential uses. Activity centers can accommodate high density (50-120 du/acre) and very high density (120-200 du/acre) residential developments that are dependent on the surrounding context. The following policies and implementation steps of *The Minneapolis Plan for Sustainable Growth* apply to this proposal to construct a 4-story office building on a full city block in Downtown:

Land Use Policy 1.1 states: “Establish land use regulations to achieve the highest possible development standards, enhance the environment, protect public health, support a vital mix of land

uses, and promote flexible approaches to carry out the comprehensive plan.” This policy includes the following applicable implementation steps: (1.1.4) “Support context-sensitive regulations for development and land use, such as overlay districts, in order to promote additional land use objectives”; and (1.1.5) “Ensure that land use regulations continue to promote development that is compatible with nearby properties, neighborhood character, and natural features; minimizes pedestrian and vehicular conflict; promotes street life and activity; reinforces public spaces; and visually enhances development.”

Land Use Policy 1.2 states: “Ensure appropriate transitions between uses with different size, scale, and intensity.” This policy includes the following applicable implementation step: (1.2.1) “Promote quality design in new development, as well as building orientation, scale, massing, buffering, and setbacks that are appropriate with the context of the surrounding area.”

Land Use Policy 1.3 states: “Ensure that development plans incorporate appropriate transportation access and facilities, particularly for bicycle, pedestrian, and transit.” This policy includes the following applicable implementation steps: (1.3.1) “Require safe, convenient, and direct pedestrian connections between principal building entrances and the public right-of-way in all new development and, where practical, in conjunction with renovation and expansion of existing buildings”; (1.3.2) “Ensure the provision of high quality transit, bicycle, and pedestrian access to and within designated land use features; and (1.3.3) “Encourage above-ground structured parking facilities to incorporate development that provides active uses on the ground floor.”

Land Use Policy 1.4 states: “Develop and maintain strong and successful commercial and mixed use areas with a wide range of character and functions to serve the needs of current and future users”; and (1.4.4) “Continue to encourage principles of traditional urban design including site layout that screens off-street parking and loading, buildings that reinforce the street wall, principal entrances that face the public sidewalks, and windows that provide “eyes on the street”.”

Land Use Policy 1.12 states: “Support Activity Centers by preserving the mix and intensity of land uses and by enhancing the design features that give each center its unique urban character. This policy includes the following applicable implementation step: (1.12.3) “Encourage active uses on the ground floor of buildings in Activity Centers”; (1.12.4) “Discourage uses that diminish the transit and pedestrian character of Activity Centers, such as automobile services, surface parking lots, and drive-through facilities; and (1.12.6) “Encourage the development of high- to very-high density housing within the boundaries of Activity Centers.”

Land Use Policy 1.13 states: “Support high density development near transit stations in ways that encourage transit use and contribute to interesting and vibrant places.” This policy includes the following applicable implementation steps: (1.13.3) “Discourage uses that diminish the transit and pedestrian character of areas around transit stations, such as automobile services, surface parking lots, and drive-through facilities; and (1.13.4) “Encourage architectural design, building massing and site plans to create or improve public and semi-public spaces near the station”; and (1.13.5) “Concentrate highest densities and mixed use development adjacent to the transit station and along connecting corridors served by bus.”

Land Use Policy 1.15 states: “Support development of Growth Centers as locations for concentration of jobs and housing, and supporting services.” This policy includes the following applicable implementation steps: (1.15.2) “Support the intensification of jobs in Growth Centers through employment generating development”; (1.15.3) “Encourage the development of high- to very high-density housing within Growth Centers.”

Economic Development Policy 4.1 states: “Support private sector growth to maintain a healthy, diverse economy.”

Economic Development Policy 4.2 states: “Promote business start-ups, retention and expansion to bolster the existing economic base.”

Economic Development Policy 4.12: “Downtown will continue to be the economic engine of the Upper Midwest region by strengthening its employment core.”

Urban Design Policy 10.1 states: “Promote building designs and heights that enhance and complement the image and form of the Downtown skyline, provide transition to the edges of Downtown and protect the scale and quality in areas of distinctive physical or historical character.” This policy includes the following applicable implementation step: (10.1.1) “Concentrate the tallest buildings in the Downtown core”.

Urban Design Policy 10.2 states: “Integrate pedestrian scale design features into Downtown site and building designs and infrastructure improvements.” This policy includes the following applicable implementation steps: (10.2.1) “The ground floor of buildings should be occupied by active uses with direct connections to the sidewalk”; (10.2.2) “The street level of buildings should have windows to allow for clear views into and out of the building”; and (10.2.3) “Ensure that buildings incorporate design elements that eliminate long stretches of blank, inactive building walls such as windows, green walls, architectural details, and murals”.

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

The proposal is in conformance with the above noted policies and implementation steps of the Comprehensive Plan provided the developer follows-through with their commitment to develop the remainder of the site. The construction of a new office building could result in the addition of approximately 150 employees from Kraus Anderson’s other suburban locations, which supports the Economic Development policies regarding the support and retention of business in a downtown setting. The current proposal ignores the majority of the comprehensive policies put in place regarding the underdevelopment of the site, lack of density and the fact that the majority of the site would remain undeveloped.

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

There are two additional plans that must be considered when evaluating the proposal; the *Elliot Park Neighborhood Master Plan*, which was approved in 2003, and the *Downtown East/North Loop Master Plan*, which was also approved in 2003.

The *Elliot Park Neighborhood Master Plan* identifies several priority project areas; the subject parcel is located in overlapping districts denoted as the Historic 9th Street District and the Downtown District and within the Historic 9th Street Priority Project Area. The plan acknowledges repeatedly that the neighborhood has a reservoir/large percentage of land dedicated to surface parking lots and notes the significance of parking lot recovery in order to reclaim these properties for housing and infill development as important elements of the neighborhood’s vision.

The design guidelines in the plan address the following categories for the overall neighborhood: (1) Site development: New development will continue to include a mix of uses and new development will blend in with and enhance existing neighborhood uses, amenities, landmarks and character. Buildings should be located close to the street matching existing setbacks where appropriate; (2) Architecture: Scale, massing, proportion and orientation, etc.; (3) Parking: To meet long range plans for the neighborhood, parking strategies must provide an appropriate balance of on-street, small surface lot and structured parking solutions; (4) Transit: mass transit, pedestrian and bicycle.

As previously noted, the subject property is located in overlapping districts. The Downtown District is considered the transition zone between the mid to high rise buildings in downtown and the three to four story buildings in the neighborhood. The recommended scale for the site along 8th Street is 6 stories (12 to 16 north of 8th Street), recommended land use is primarily office, as well as mixed-use development with retail at the first floor and residential above, as well as increased use of below grade and structured parking and the elimination of surface parking.

The Historic 9th Street District is located along 9th Street and is the transition between downtown architecture and traditional single-family blocks. Housing in this location along 9th Street should be two to five stories to blend with the existing historic buildings, recommended land use is primarily residential with limited commercial and storefront office on the first floor, promote strategies for shared parking, small dispersed surface lots and new housing should provide underground or hidden off-street parking.

The *Downtown East/North Loop Master Plan* locates the property within the Development Precinct 1: Elliot Park West. The plan calls for mixed use development that includes office and commercial uses on the north half of the subject block along 8th Street that is 5 to 13 floors in height and the south half of the block along 9th Street calls for mixed use development with residential uses from 1 to 4 floors. Generally, the plan states that medium density, mixed use projects are appropriate in the northern reaches of the precinct in order to create a transitional step down zone between the height intensity character of the Downtown Core and the low-intensity setting of the historic district.

It is CPED Staff's position that the proposal to construct a 4-story, approximately 80,000 square foot office building on the southern portion of the block with the remainder of the parcel undeveloped and underdeveloped is inconsistent with both adopted policy documents as discussed above. However, it is CPED Staff's position that there is sufficient influence to ensure the future development on the remaining parcels of the block.

5. Alternative compliance.

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

- **Building placement.** The proposed development is located on a full city block with frontage on four public streets; the proposed structure would more specifically be located on the southern 1/3 of the block. The proposed building would be located at the corner of 5th Avenue South and 9th Street South, within approximately 4 to 5 feet of the property line along 9th Street South, between approximately 3 and 17 feet from the property line along 5th Avenue South, approximately 138 feet from the property line along Portland Avenue South and approximately 218 feet from the property line along 8th Street South. Alternative compliance is necessary as the building placement does not reinforce the street wall along all four street frontages. In this circumstance, CPED Staff would support alternative compliance given that the applicant has committed to developing the remainder of the block in a manner that is consistent with applicable zoning regulations including the minimum FAR requirement and the elimination of the

surface parking lot that they intend to entitle through a future Interim Use Application. It is CPED Staff's position that there is sufficient influence to ensure future development on the remainder of the block.

- **Area between the building and lot lines.** The area between the building and lot line along all but the 9th Street South frontage includes some combination of landscaping, driveways, drive-aisles and surface parking; the majority of which would be evaluated through a future Interim Use Application for a 158 space surface parking lot. Alternative compliance is necessary. In this circumstance, CPED Staff would support alternative compliance given that the applicant has committed to developing the remainder of the block in a manner that is consistent with applicable zoning regulations including the minimum FAR requirement and the elimination of the surface parking lot that they intend to entitle through a future Interim Use Application. It is CPED Staff's position that there is sufficient influence to ensure future development on the remainder of the block.
- **Blank wall provision.** There are two blank, uninterrupted walls that exceed 25 feet in length on the proposed development: one on the east elevation of the proposed building facing Portland Avenue South, and one on the north elevation of the building facing 8th Street South. Alternative compliance is necessary. Staff would recommend that the Planning Commission require compliance with this provision as it would be practical for the applicant to design the building to meet this standard.
- **Window requirements - % and even distribution.** The building complies with the window provisions with the exception of the east elevation of the building facing Portland Avenue South. Alternative compliance is necessary. Staff would recommend that the Planning Commission require compliance with this provision. In addition, the windows on the ground floor of the east and south elevations the windows are not even distributed. More than half of the south elevation of the building directly abutting the public sidewalk along 9th Street South has spandrel glass windows. All windows are vertical in proportion. Alternative compliance is necessary. Staff would recommend that alternative compliance not be granted for window distribution and that the Planning Commission require that clear windows be required along the entire ground floor elevation along 9th Street South to satisfy even distribution requirements, as well as on the east elevation of the building. See **Table I**.

PRELIMINARY/FINAL PLAT – PL-285

The Department of Community Planning and Economic Development has analyzed the application for a Preliminary and Final Plat based on the following findings:

- I. *The subdivision is in conformance with these land subdivision regulations, the applicable regulations of the zoning ordinance and policies of the comprehensive plan.*

Subdivision Regulations:

The applicant is proposing to consolidate several existing platted lots into three lots for the proposed development (Lot 1: 47,915 square feet, Lot 2: 30,365 square feet, and Lot 3: 31,291 square feet). The subdivision is in conformance with the design requirements of the land subdivision regulations. Public Works has noted that the applicant may want to consider adding drainage and utility easements prior to the recordation of the final plat for the benefit of the future development of the site as the public alleys that were formerly located on the block have been vacated.

Zoning Ordinance:

The proposed use of the site for an office use is permitted in the B4N District. The applicant has indicated that the accompanying 158 space surface parking lot that covers the remainder of the block will be temporarily entitled through an Interim Use Application process. An interim use may be allowed as a temporary use of property until a particular date but for a period not to exceed the maximum allowable timeframe of five (5) years. Should the property not be redeveloped during this interim period, the surface parking would need to either be completely removed or formal land use applications submitted to the City to legalize the surface parking lot as a permanent use of the property. It is important to note that Staff would not support the permanent use of the remainder of the block for surface parking as it would conflict with all applicable adopted City policies.

Comprehensive Plan:

See the above listed response in the site plan review section under #3 and #4. The policies and implementation steps apply to the subdivision application as well, indicating the proposal's consistency with the Comprehensive Plan.

2. *The subdivision will not be injurious to the use and enjoyment of other property in the immediate vicinity, nor be detrimental to present and potential surrounding land uses, nor add substantially to congestion in the public streets.*

The applicant is proposing to consolidate several existing platted lots into three new lots on a full city block. The proposed plat would not be injurious to the use and enjoyment of surrounding property, nor would it be detrimental to present and potential surrounding land uses, nor add substantially to congestion in the public streets.

3. *All land intended for building sites can be used safely without endangering the residents or users of the subdivision or the surrounding area because of flooding, erosion, high water table, soil conditions, improper drainage, steep slopes, rock formations, utility easements or other hazard.*

The site does not present the above hazards.

4. *The lot arrangement is such that there will be no foreseeable difficulties, for reasons of topography or other conditions, in securing building permits and in providing driveway access to buildings on such lots from an approved street. Each lot created through subdivision is suitable in its natural state for the proposed use with minimal alteration.*

The parcels created by this application present no foreseeable difficulties for this development. No significant alterations to the land appear necessary.

5. *The subdivision makes adequate provision for stormwater runoff, and temporary and permanent erosion control in accordance with the rules, regulations and standards of the city engineer and the requirements of these land subdivision regulations. To the extent practicable, the amount of stormwater runoff from the site after development will not exceed the amount occurring prior to development.*

A Stormwater Management Plan has been submitted to Public Works for review. Public Works shall review and approve all drainage and sanitary system plans before building permits are issued.

RECOMMENDATIONS

Recommendation of the Department of Community Planning and Economic Development for the Variance:

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt the above findings and **approve** the application for a variance to allow a reduction in the minimum FAR requirement in the B4N District from 2.0 to .73 on the properties located at 501, 507, 515 and 523 8th St. S., 502 and 518 9th St. S., and 811 5th Ave. S.

Recommendation of the Department of Community Planning and Economic Development for the Variance:

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt the above findings and **deny** the application for a variance to allow one wall sign on the south elevation of the building to exceed the maximum height permitted in the B4N District of 28 feet to approximately 65 feet on the properties located at 501, 507, 515 and 523 8th St. S., 502 and 518 9th St. S., and 811 5th Ave. S.

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

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt the above findings and **approve** the site plan review application to allow for the construction of a new 4-story, approximately 80,000 square foot office building with 48 underground parking stalls on the properties located at 501, 507, 515 and 523 8th St. S., 502 and 518 9th St. S., and 811 5th Ave. S subject to the following conditions of approval:

1. CPED Staff review and approval of the final site, elevation, lighting and landscaping plans before building permits may be issued.
2. All site improvements shall be completed by October 14, 2016, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.
3. All ground level windows must be transparent (non-reflective) with a visible light transmittance ratio of .6 or higher as required by Section 530.120 of the Zoning Code.
4. All mechanical equipment on the premises shall comply with the screening standards outlined in Section 535.70 of the Zoning Code.
5. The principal entrance to the building shall be relocated more towards the center of the building on the west elevation facing 5th Avenue South so that it creates a presence on the street and is no longer oriented towards the future interim surface parking lot.
6. The blank, uninterrupted walls that exceed 25 feet in length on the east and north elevations of the building shall be modified to comply with Section 530.120 of the Zoning Code.
7. The building shall have a minimum of 30% transparent windows on the east elevation of the structure facing Portland Avenue South.
8. Clear windows shall be evenly distributed along the entire south and east elevations of the building. No spandrel glass shall be permitted.
9. No surface parking shall be permitted unless an Interim Use Application is filed and approved by the City.

Recommendation of the Department of Community Planning and Economic Development for the Preliminary and Final Plat:

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt the above findings and **approve** Preliminary and Final Plat application for the properties located at 501, 507, 515 and 523 8th St. S., 502 and 518 9th St. S., and 811 5th Ave. S.

ATTACHMENTS

1. PDR report
2. Written description and findings submitted by applicant
3. Correspondence
4. Zoning map
5. Site survey
6. Plans – plat, site, construction plans, floor plans
7. Building elevations
8. Renderings
9. Photos

Kraus Anderson proposes to consolidate its Twin Cities' operations in a new 80,000 square-foot, 4-story office building to be constructed on the Northeast quadrant of 9th Avenue and 5th Street. This portion of the block that Kraus Anderson entities own, and where it has operated since the 1940's, is guided for lower-rise development since it borders the Elliot Park Neighborhood, and historic 9th Street corridor. The exterior design of the building has been revised to reference the 9th street setting in material selection and fenestration, while remaining an example of modern, innovative and forward looking workplace design, which is Kraus Anderson's goal for their headquarters facility.

The building, in its first phase, will contain office space for 270 employees, conference rooms, a training center, a cafeteria and a fitness area. A south-facing outdoor terrace on the second will provide exterior respite for staff. Parking associated with the building includes 48 spaces in a single below-grade garage. Site development will include green space, bicycle racks, and landscape elements, as well as pedestrian links desired by the Elliot Park Neighborhood.

The new office building will be clad in a variety of materials including brick, manufactured stone, zinc, metal panel and a combination of spandrel and vision glass. The fenestration will be shaded by vertical fins on the east, north, and west elevations, and horizontal sun-shades on the south. Kraus Anderson is committed to energy and material conservation, and the project has been registered with the USGBC for LEED certification.

The existing Kraus Anderson facility will remain in use until the new building is complete. Once the new facility is occupied, the existing building will be demolished to make way for future phases of development. This project is a necessary preparatory step to readying the remainder of the block for development.

As part of the Land Use Application, Kraus Anderson will be requesting the following; Site Plan Review, Re-Plat, and two variances:

-A variance from the required FAR in the B4N District. Kraus Anderson is requesting that the minimum FAR requirement be reduced from 2.0 to 1.7 for its first phase of construction. A future 20,000 square foot expansion is planned, which will bring the FAR to more than 2.0 on Lot 1.

-A variance for the height of one building sign on the southwest corner of the building.

Kraus Anderson looks forward to occupying the new building in 2015 and continuing the company's long presence in, and contributions to, the City of Minneapolis.

POPE ARCHITECTS, INC.

VARIANCE

Below please find written statements which address the following required findings:

1. *Practical difficulties exist in complying with the ordinance because of circumstances unique to the property. The unique circumstances were not created by persons presently having an interest in the property and are not based on economic considerations alone.*

We are seeking two variances: (1) reduced FAR from 2.0 to 1.7 on the subject parcel, and (2) for a sign height variance on the southwest corner of the building.

The initial FAR on the subject parcel will be 1.7. With the planned expansion of an additional 20,000 sq.ft., the FAR will rise to 2.08. The site is in the B4N district but guided for lower rise development as it borders the Elliot Park historic 9th Street corridor. The four-story height of the building is in keeping with the Elliot Park master plan.

The signage height-variance is requested in order to install the Kraus Anderson logo above 28' on the SW corner of the building. The building's architecture reflects Kraus Anderson's commitment to continued growth in Minneapolis. Its roof-line reaches up – looking to the future. The logo is an integral element of the design, and we ask for approval to mount it at 59' as indicated in the submitted drawings. The remainder of the building elevation in this area is glazing. All other details of the building signage in this area are in compliance with governing ordinances.

2. *The property owner or authorized applicant proposes to use the property in a reasonable manner that will be in keeping with the spirit and intent of the ordinance and the comprehensive plan.*

The proposed first phase of development is a high quality 80,000 square foot four-story office building being constructed by Kraus Anderson in order to consolidate 300 jobs in downtown Minneapolis. It represents a tripling of their existing office space on the site, and exemplifies their commitment to remaining in downtown Minneapolis, where they have had a presence on their current site since 1944. The use is in compliance with the ordinance and comprehensive plan. The project also is a necessary first step for development of the remainder of the block.

3. *The proposed variance will not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity. If granted, the proposed variance will not be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties.*

The Elliot Park area has been the home of Kraus Anderson since the 1940's. It is a vibrant and evolving area of the city, with an exciting future. Kraus Anderson's commitment to consolidate its business operations in this location emphasizes its long term commitment to the neighborhood, and Kraus Anderson is grateful for the strong support that the Elliot Park Neighborhood Council has provided for this project. The proposed office building would be constructed along 9th Avenue, a historic corridor. The design of the headquarters building has been revised to fit in to this context. Brick color has been changed to better blend with and reference nearby buildings, and fenestration on the building's south-east corner, and south elevation has been revised; adding windows and referencing the architecture of nearby structures.

Here are additional Findings specific to the sign height variance:

1. The sign adjustment will not significantly increase or lead to sign clutter in the area or result in a sign that is inconsistent with the purpose of the zoning district in which the property is located.

The quantity of signage being proposed is less than that which is allowed by City ordinances in this district. In addition, the size, materiality, color & illumination meet all ordinance requirements and are consistent with the surrounding zoning district. Kraus Anderson is requesting that the mounting height of one (1) building mounted wall sign be increased given the nature of the design element upon which it is mounted.

2. The sign adjustment will allow a sign that relates in size, materials, color, illumination and character to the function and architectural character of the building or property on which the sign will be located.

The signage variance being requested will allow for the signage to be integrated into the elevation along 5th Avenue South at a height complimentary to the architectural character of the building. The signage will be mounted to the composite metal panel system above the large expanse of glazing along this façade.

ENGELSMA LIMITED PARTNERSHIP

September 18, 2014

City of Minneapolis
Community Planning & Economic Development
250 South 4th Street
Room 300
Minneapolis, MN 55415

Re: BZZ-6715 / Kraus-Anderson / 501, 507, 515 and 523 8th Street S., 502 and 518 9th Street S. and 811 5th Avenue S.

To Whom It May Concern:

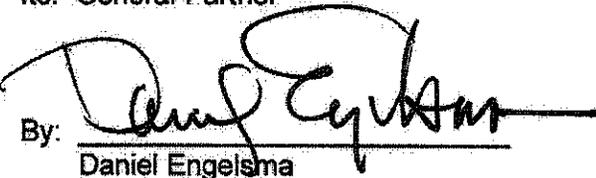
Engelsma Limited Partnership ("ELP"), formerly known as South Eight Street Properties Limited Partnership, is the owner of the properties located at 515 and 523 South 8th Street in Minneapolis. Copies of ELP's Certificate of Title as well as the Certificates of Amendments to the Limited Partnership Agreement changing the name of the partnership are attached for your reference.

Please accept this letter as ELP's written authorization to Kraus-Anderson, Incorporated to submit the land use applications in the above referenced matter. ELP fully supports the requests of Kraus-Anderson, Incorporated in the land use applications and asks for the City's approval of the applications.

Yours Truly,

ENGELSMA LIMITED PARTNERSHIP

By: Engelsma, LLC
Its: General Partner

By: 
Daniel Engelsma

Its: Executive Vice President



KRAUS-ANDERSON®
REALTY COMPANY

4210 West Old Shakopee Road
Bloomington, MN 55437
O 952.881.8166
F 952.881.8114
www.krausanderson.com

September 18, 2014

Council Member Lisa Goodman
Minneapolis City Council Ward 7
350 S 5th Street, Room 307
Minneapolis, MN 55415

Re: Kraus Anderson - Proposed Redevelopment
501, 507, 515 & 523 8th St South
502 & 518 9th St South
811 5th Ave South

Dear Council Member Goodman,

We have greatly appreciated the support and assistance you have provided as we have worked to create a redevelopment plan for the properties listed above. We continue to work with the City of Minneapolis to gain approval for the process, and at this point in time are submitting a revised land use application to the City of Minneapolis. That process requires that we provide you with the following information:

- Project Description
- Land use applications
- Address of the property for which zoning approval is sought
- Applicant's name, address, telephone number and e-mail address

Project Description

Kraus Anderson proposes to consolidate its Twin Cities' operations in a new 80,000 square-foot, 4-story office building to be constructed on the Northeast quadrant of 9th Avenue and 5th Street. This portion of the block that Kraus Anderson entities own, and where it has operated since the 1940's, is guided for lower-rise development since it borders the Elliot Park Neighborhood, and historic 9th Street corridor. The exterior design of the building has been revised to reference the 9th street setting in material selection and fenestration, while remaining an example of modern, innovative and forward looking workplace design, which is Kraus Anderson's goal for their headquarters facility.

The building, in its first phase, will contain office space for 270 employees, conference rooms, a training center, a cafeteria and a fitness area. A south-facing outdoor terrace on the second will provide exterior respite for staff. Parking associated with the building includes 48 spaces in a single below-grade garage. Site development will include green space, bicycle racks, and landscape elements, as well as pedestrian links desired by the Elliot Park Neighborhood.

The new office building will be clad in a variety of materials including brick, manufactured stone, zinc, metal panel and a combination of spandrel and vision glass. The fenestration will be shaded by vertical fins on the east, north, and west elevations, and horizontal sun-shades on

September 18, 2014

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the south. Kraus Anderson is committed to energy and material conservation, and the project has been registered with the USGBC for LEED certification.

The existing Kraus Anderson facility will remain in use until the new building is complete. Once the new facility is occupied, the existing building will be demolished to make way for future phases of development. This project is a necessary preparatory step to readying the remainder of the block for development.

Land Use Applications

As part of the Land Use Application, Kraus Anderson will be requesting the following; Site Plan Review, Re-Plat, and two variances:

-A variance from the required FAR in the B4N District. Kraus Anderson is requesting that the minimum FAR requirement be reduced from 2.0 to 1.7 for its first phase of construction. A future 20,000 square foot expansion is planned, which will bring the FAR to more than 2.0 on Lot 1.

-A variance for the height of one building sign on the southwest corner of the building.

Address of the Property

The following property addresses are affected:

501, 507, 515 & 523 8th St South

502 & 518 9th St South

811 5th Ave South

Applicant's name, address, telephone number and e-mail address

Kraus Anderson
525 South Eight Street
Minneapolis, MN 55404
612-332-7281
mkorsh@karealty.com

Applicant's Representative:
Pope Architects Inc.
1295 Bandana Blvd. North
St. Paul, MN 55108
Att. Amy Maldonado, Project Manager
651-789-1632
amaldonado@popearch.com

September 18, 2014

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Again, we appreciate the support you have expressed for our project and we welcome any questions you may have. Kraus-Anderson looks forward to occupying the new building in 2015 and continuing the company's long presence in, and contributions to, the City of Minneapolis.

Sincerely,

KRAUS-ANDERSON® REALTY COMPANY



Michael L. Korsh, CPM
Vice President of Real Estate Development
952-948-9421
mkorsh@karealty.com



KRAUS-ANDERSON®
REALTY COMPANY

4210 West Old Shakopee Road
Bloomington, MN 55437
O 952.881.8166
F 952.881.8114
www.krausanderson.com

September 18, 2014

Lynn Regnier
Executive Director
Elliot Park Neighborhood, Inc.
609 South 10th Street, Suite 170
Minneapolis, MN 55404

Re: Kraus Anderson - Proposed Redevelopment
501, 507, 515 & 523 8th St South
502 & 518 9th St South
811 5th Ave South

Dear Lynn,

Kraus Anderson is continuing to work with the City of Minneapolis to reach approval for its proposed headquarters. At this point in time we are making a revised application to the City of Minneapolis, and the process requires that we again provide your organization with the following information:

- Project Description
- Land use applications
- Address of the property for which zoning approval is sought
- Applicant's name, address, telephone number and e-mail address

Project Description

Kraus Anderson proposes to consolidate its Twin Cities' operations in a new 80,000 square-foot, 4-story office building to be constructed on the Northeast quadrant of 9th Avenue and 5th Street. This portion of the block that Kraus Anderson entities own, and where it has operated since the 1940's, is guided for lower-rise development since it borders the Elliot Park Neighborhood, and historic 9th Street corridor. The exterior design of the building has been revised to reference the 9th street setting in material selection and fenestration, while remaining an example of modern, innovative and forward looking workplace design, which is Kraus Anderson's goal for their headquarters facility.

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September 18, 2014

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501, 507, 515 & 523 8th St South
502 & 518 9th St South
811 5th Ave South

Applicant's name, address, telephone number and e-mail address

Kraus Anderson
525 South Eight Street
Minneapolis, MN 55404
612-332-7281
mkorsh@karealty.com

Applicant's Representative:
Pope Architects Inc.
1295 Bandana Blvd. North
St. Paul, MN 55108
Att. Amy Maldonado, Project Manager
651-789-1632
amaldonado@popearch.com

September 18, 2014

Page 3

Again, we appreciate the support that EPNI has expressed for our project and welcome any questions you may have. Kraus Anderson looks forward to occupying the new building in 2015 and continuing the company's long presence in, and contributions to, the City of Minneapolis and the Elliot Park Neighborhood.

Sincerely,

KRAUS-ANDERSON® REALTY COMPANY



Michael L. Korsh, CPM
Vice President of Real Estate Development
952-948-9421
mkorsh@karealty.com



April 22, 2014

Mr. Michael L. Korsh, Vice President
Kraus-Anderson Realty Company
4210 W. Old Shakopee Road
Bloomington, MN 55437-2951

Re: Kraus-Anderson Corporate Headquarters

Dear Michael:

It was a pleasure to see you again and to learn more about the Kraus-Anderson project as presented to our Building, Land Use & Housing Committee (BLUH) on April 17th.

At this meeting the community was introduced to plans for a corporate headquarters building in Elliot Park. The committee was pleased that Kraus-Anderson had paid attention to community vision and goals and, in particular, had taken care to become acquainted with the Elliot Park Neighborhood Master Plan.

As we understand the plans at this time Kraus-Anderson intends to:

- Build a 77,000 square foot, four-story building on the northwest corner of its property bounded by 8th and 9th Streets and Portland and 5th Avenues in Minneapolis.
- Reserve space for a future expansion opportunity on the south end of the new building.
- Move 113 employees from other locations to the new headquarters to be combined with the 133 employees currently housed at the Kraus-Anderson office building on this block.
- Achieve LEED certification for this new building that will include stone and brick materials as well as considerable amounts of glass for increased transparency allowing for views both inside and outside of the building.
- Design an attractive pedestrian walkway on 8th Street with a clearly defined directional path to the main entrance.
- Create community green space on the southwest corner of the block.
- Build underground parking for 50 vehicles and additional landscaped surface parking (pending future building development) for 200 vehicles for employee use only-no contract parking; and, will intentionally encourage employees to utilize alternative modes of public transportation.
- Begin construction by the end of 2014 and complete the project by the end of 2015.
- Develop the remaining block as soon as feasible to include housing and a possible medical/commercial building.



Following the presentation and discussion the BLUH Committee unanimously moved and approved *"the conceptual plans as presented in the spirit of the Elliot Park Master Plan."* EPNI policy requires the Board of Directors to ratify committee motions at their next meeting, which is not scheduled until June 9th. However, I am confident that the Board will support this motion, especially since the motion and second were made by two board members and affirmed by another two board members in attendance as well.

Overall the community was very pleased with the intentions of Kraus-Anderson to remain in the neighborhood and to design and build an exemplary corporate headquarters building, one that is worthy of its solid reputation as a respected construction company. In anticipation of this development moving forward an EPNI Task Force is being created to review the project plans and designs and we look forward to working with you and your project partners in the coming months. Please contact me if you have any questions.

Sincerely,

Lynn Regnier
Executive Director

- CC. Lisa Goodman, Seventh Ward Council Member
John Campobasso, Kraus Anderson
Katya Pilling, Landon Group
Jerry Dustrud, BLUH Committee Chair

EPNI has moved to 609 South 10th Street, Suite 170



719 10th Street South
Minneapolis, MN 55404
612-335-5846
www.elliottpark.org



ELLIOT PARK NEIGHBORHOOD

September 8, 2014

Ms. Becca Farrar, Senior Planner
Department of Community Planning & Economic Development
City of Minneapolis
250 South 4th Street, Room 300
Minneapolis, MN 55415-1385

Dear Ms. Farrar:

The Elliot Park Neighborhood Inc. (EPNI) Development Task Force completed the neighborhood review process on September 4th for the Kraus Anderson (KA) proposal for the redevelopment of properties located at 501, 507, 515 and 523 8th St S, 502 and 518 9th St S, and 811 5th Ave S. This encompasses the entire block bounded by 8th Street (north) and 9th Street (south) and 5th Avenue S. (west) and Portland Avenue (east). Recommendations made to the EPNI Board of Directors were as follows:

Parking

While the proposal calls for significant surface parking spaces (161), it was noted that this is a decrease from the current number of surface spaces (292). While the proposed surface parking leaves open the opportunity for future development on this block, with no phase 2 plan submitted, it also leaves open the possibility that the surface parking may remain long into the future. If this surface parking was temporary, and the neighborhood had a better idea of what redevelopment would occur and when, EPNI may have a different view of the proposed parking. With an unknown future, it is difficult to make any recommendation regarding the extensive parking proposed.

Historic District

Of significant concern to the neighborhood is the absence of a phase 2 plan for the southern face of the block (9th Street). Preservation of the designated South Ninth Street Historic District (see attached map) is one of the most important objectives of EPNI. The Lennox is a recently restored, historically-designated condominium property located directly across 9th Street from the Kraus Anderson property. The Historic District continues along S. Ninth Street to the east for another 1 ½ blocks and to the south on Portland Avenue for 1 block. In all, the South Ninth Street Historic District includes 20 properties within 1 ½ blocks of the Kraus Anderson block, and 3 non-contiguous properties in other parts of the neighborhood.

Master Plan

Elliot Park's Master Plan, incorporated by the City of Minneapolis into its Master Plan, calls for development that will align with the historical character and the scale of S. Ninth Street as it exists today and as it existed at the turn of the century. South Ninth Street forms a "wall" of sorts between downtown-related development to the north and primarily residential, smaller scale development to the south.

EPNI has moved to 609 South 10 Street, Suite 170

Historically the neighborhood has accepted that the quadrant of Elliot Park west of Chicago Avenue and north of the properties facing 9th Street has a more downtown character, but that the rest of the neighborhood is very residential and must be protected to limit downtown encroachment.

The Kraus Anderson block is juxtaposed at the juncture of downtown-type development and a relatively much lower-scale residential neighborhood. The southern half of the Kraus Anderson block, which faces 9th Street, lies within the area that the neighborhood wants to retain as lower scale residential development which reflects the historic character of the S. Ninth Street Historic District. The neighborhood views the 8th Street face of the KA block as being more characteristic of downtown development, especially since the KA property is located on the western boundary of the neighborhood, with downtown Minneapolis being located just across 5th Avenue S. from the KA property.

Height

Given the location of the proposed KA headquarters on the corner of 5th Avenue and 8th Street, there was less concern about its lack of a historic appearance, than if the building had been on 9th Street. While there are City design guidelines that seek to increase the height of buildings in this area, with a higher floor area to lot area ratio (FAR), the neighborhood will probably never be in a position where we say "build it higher." But as indicated above, the neighborhood has been accepting of higher buildings in the downtown-oriented area of Elliot Park.

Design

Regarding the design of the building, the neighborhood also has some concerns. The adjustments made to the design of the north side at the request of City of Minneapolis staff and the neighborhood, with an entry door facing more towards 8th Street, are appealing. Having a planter under the overhang or large potted plants would soften the look. We are disappointed that the concept of incorporating a "way-finder" design leading to the front door under the north side canopy seems to have been lost as the front pillars move closer to the building and do not allow for passage between the pillars and the building. This was discussed at neighborhood meetings, and we hope this concept may be reconsidered.

On the western face, the windows on the southern half of the building do not blend with the rest of the design and are not windows that can be seen through from both sides. More windows of the "see-through" type would enhance the western wall's appearance. We know that CPED staff will offer comments about these windows and we endorse the CPED point of view here.

This side of the building is very "hard", and could be softened by planters on the building's face, as well as an entry door on this side. This west face now feels "cold" and unwelcoming, especially on the southern end. The concept of social intercourse in an urban setting needs to be supported by a different design on this wall.

EPNI does not generally favor building straight up from the street, preferring some landscaping or soft design features that may help to emphasize the residential feel of the neighborhood, rather than looking like other parts downtown, which are located more in the central core of downtown.

The glass used in much of the rest of the design on the north face and northwest corner of the building was viewed favorably. While this design would score a "0" in terms of historic compatibility, the neighborhood will be much more concerned about such compatibility on the south face of the block.

Neighborhood Participation

When Kraus Anderson is developing that south face of the block, the neighborhood would like to be involved in a joint Request for Proposals (RFP) to spell out historically compatible development criteria in the early stages of seeking development opportunities on S. Ninth Street. The neighborhood can assist in bringing developers to the table who would have a background in historic preservation, while still allowing Kraus Anderson to achieve its development objectives.

The EPNI Board of Directors approved these comments as being the official position of the Elliot Park Neighborhood at its meeting on September 8, 2014. Thank you for consideration of this neighborhood position as you review the Kraus Anderson applications for this redevelopment proposal.

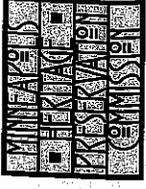
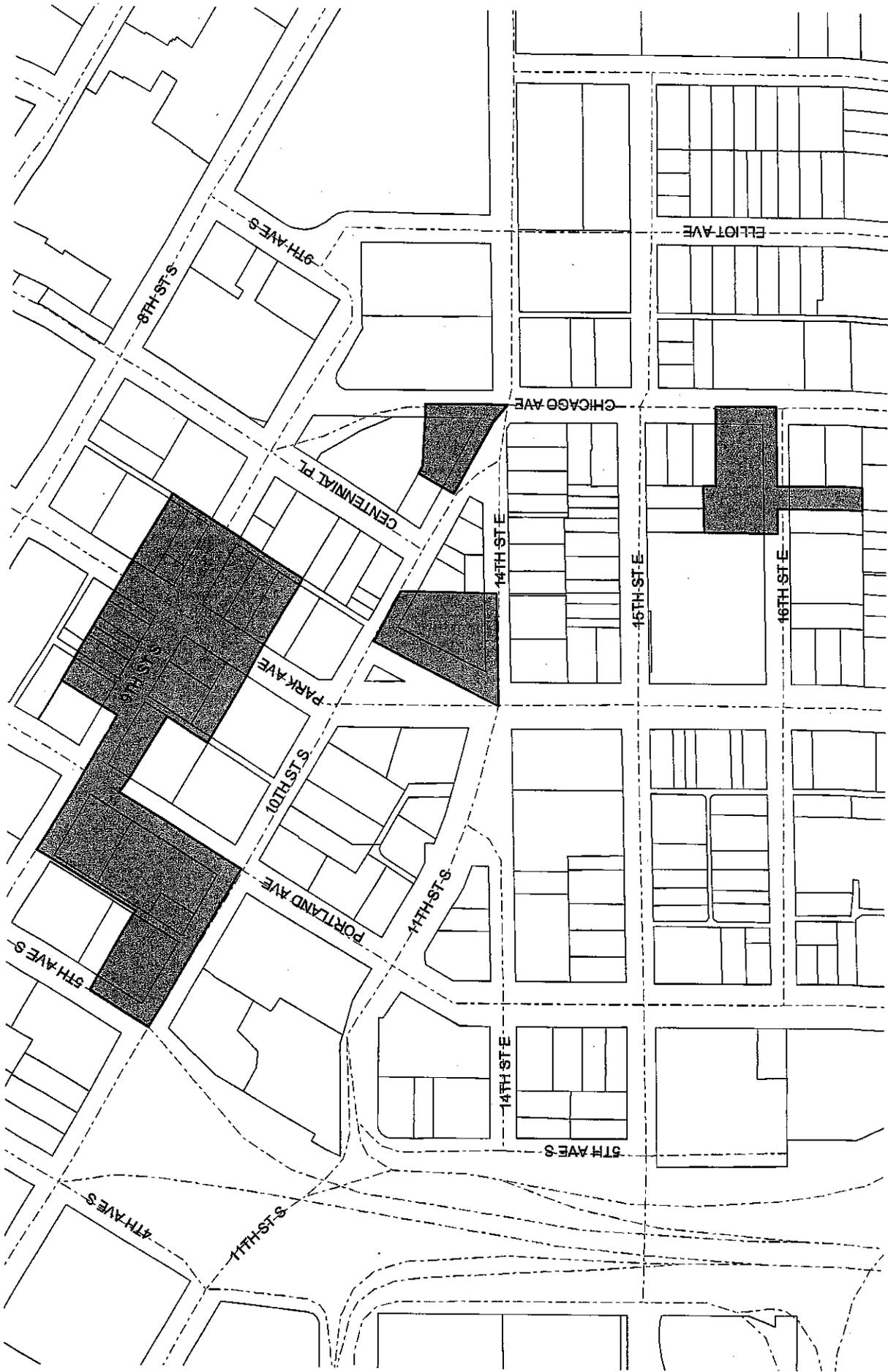
Sincerely,



Kim Forbes
President, Board of Directors

cc. Lisa Goodman, Seventh Ward Council Member

Ninth Street South Historic District



December 2005 Community Planning and Economic Development Department



ELLIOT PARK NEIGHBORHOOD

October 6, 2014

To Whom It may Concern:

The Elliot Park Neighborhood Inc. (EPNI) Development Task Force, at its October 2nd meeting, reviewed the significantly revised Kraus Anderson (KA) proposal for the redevelopment of the entire block bounded by 8th Street (north) and 9th Street (south) and 5th Avenue S. (west) and Portland Avenue (east). The new proposal simply takes the previous building design meant to be on 8th Street, rotates it 90 degrees, and moves it over to 9th Street, with very few relevant design changes.

The following recommendations were forwarded to the EPNI Board of Directors, which will review the recommendations at its regular October 13th meeting. The significant overlap in membership between the Task Force and the Board of Directors will be a factor in the Board's acceptance of the recommendations.

The recommendations and comments were as follows:

* EPNI opposes the entire building and site concept since it doesn't fit the residential character of 9th Street, lacks historic character, and conflicts with our Master Plan for this area. The Task Force was not necessarily opposed to contemporary buildings in the area, but there is a way to design a contemporary piece to fit with the scale, proportion, and feel of a designated historic area. We would advocate for more external texture and consistency with the surrounding architecture. There are many examples of places where this has been done.

* It doesn't appear that fitting into the context of this area and striving for compatibility were concepts that were seriously considered in the facade design. We understand the principle of form following function, but in this case we believe the tenets of the master plan and the close proximity to stylized residential architecture argue for a different design. The design looks more like a suburban office park than a building meant to fit in to a historic residential neighborhood.

* In terms of the master plan, this new concept almost completely eliminates the possibility of any future housing being built along the 9th Street corridor, with the future K.A. expansion maxing out the buildable area along 9th Street. At the very least, the previous version left the possibility of more housing developing across from the Lennox on 9th Street.

* It is unclear how or by whom the 5 year limitation on the surface parking will be enforced. This parking is no longer listed as a variance, so there were concerns about how redevelopment of the surface parking area will be mandated and when the clock starts on this 5 year period.

We have moved to 609 South 10th Street, Suite 170



719 10th Street South
Minneapolis, MN 55404
612-335-5846
www.elliotpark.org

* As we explained in our September 8th letter to the Planning Commission, we are more concerned about what happens on 9th Street than 8th Street. Excerpts from that letter need to be restated here:

“The Kraus Anderson block is juxtaposed at the juncture of downtown-type development and a relatively much lower-scale residential neighborhood. The southern half of the Kraus Anderson block, which faces 9th Street, lies within the area that the neighborhood wants to retain as lower scale residential development which reflects the historic character of the S. Ninth Street Historic District. The neighborhood views the 8th Street face of the KA block as being more characteristic of downtown development.”

“Elliot Park’s Master Plan, incorporated by the City of Minneapolis into its Master Plan, calls for development that will align with the historical character and the scale of S. Ninth Street as it exists today and as it existed at the turn of the century. South Ninth Street forms a “wall” of sorts between downtown-related development to the north and primarily residential, smaller scale development to the south.”

“Preservation of the designated South Ninth Street Historic District (see attached map) is one of the most important objectives of EPNI. The Lennox is a recently restored, historically-designated condominium property located directly across 9th Street from the Kraus Anderson property. The Historic District continues along S. Ninth Street to the east for another 1 ½ blocks and to the south on Portland Avenue for 1 block. In all, the South Ninth Street Historic District includes 20 properties within 1 ½ blocks of the Kraus Anderson block, and 3 non-contiguous properties in other parts of the neighborhood.”

We would welcome meaningful efforts from Kraus Anderson to significantly alter the design proposal in accordance with the principals stated above. Questions about this recommendation can be directed to Kim Vohs (vohsconsult@outlook.com or 952-975-9316), or Lynn Regnier (lynnregnier@elliottpark.org or 612-335-5846 ext 18).

Sincerely,

Millie Schafer
Chairperson, EPNI Development Task Force

Farrar, Rebecca D.

From: Derek Gledhill <derekmg@aol.com>
Sent: Sunday, October 05, 2014 9:56 AM
To: Farrar, Rebecca D.
Subject: Pope Architects land use application on behalf of Kraus Anderson

Rebecca,
this is feedback on the Pope Architects land use application on behalf of Kraus Anderson at 501/507/523 8th St S and 518 9th St S.

As I understand the application their will be a wall sign exceeding 28 feet, as well as a new 4-story building.

I believe that the variations from existing standards should not be allowed. The limitations / requirements are there for a reason and should not be approved. In addition the 4 story building will block off light and the view to, and negatively impact the value of, several surrounding buildings or at least the lower floors of those building, and therefore should also not be approved. I would suggest a maximum of a 2 story building would be appropriate on that site. I urge the commission to reject this application.

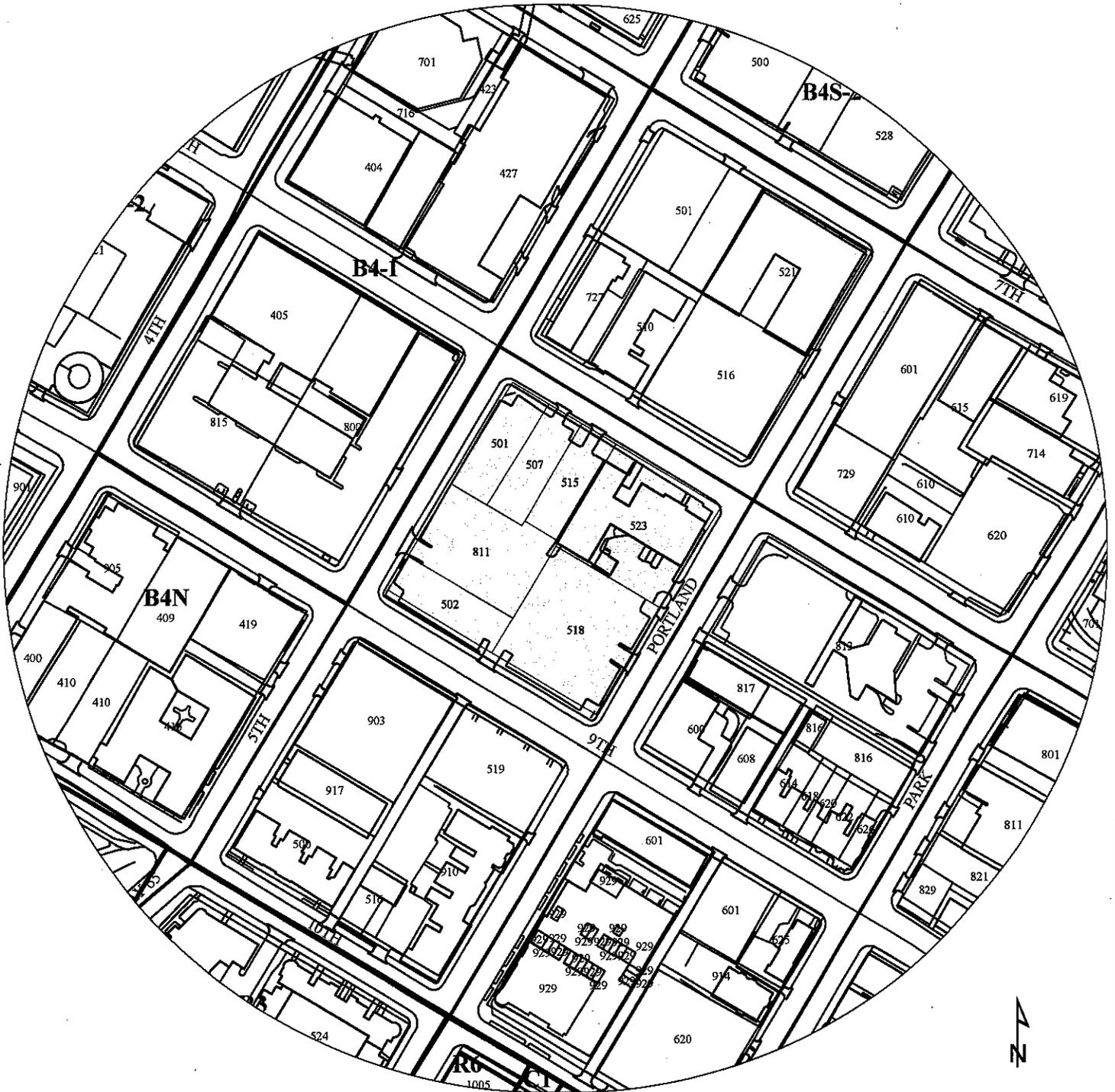
Derek Gledhill
Owner
Skyscape condo
929 Portland Ave

Kraus Anderson Inc.

7th

NAME OF APPLICANT

WARD



200 100 0 200 400

PROPERTY ADDRESS

501-523 8th St S, 502-518 9th St S, and 811 5th Ave S

FILE NUMBER

BZZ-6828

POPE ARCHITECT
1235 BROADWAY
ST. PAUL, MN 55102-2727
(612) 642-2000 | FAX (612) 642-2133
WWW.POPEARCHITECT.COM

KRAUS-ANDERSON
KRAUS ANDERSON
DOWNTOWN OFFICE
525 S. 3RD STREET
MINNEAPOLIS, MN

PDR
RE-SUBMISSION
9-19-2014

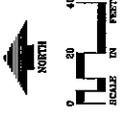
TOILETS
ASSOCIATES

1235 BROADWAY
ST. PAUL, MN 55102-2727
(612) 642-2000 | FAX (612) 642-2133
WWW.TOILETSASSOCIATES.COM

DEMOLITION PLAN

Scale	1" = 10'
North	As Shown
Date	9/19/2014
Sheet	C-1-2

CALL BEFORE YOU DIG
Gopher State One Call
MINN. CITY AREA: 612-644-2922
TOLL FREE: 1-800-282-1000



SURVEY LEGEND

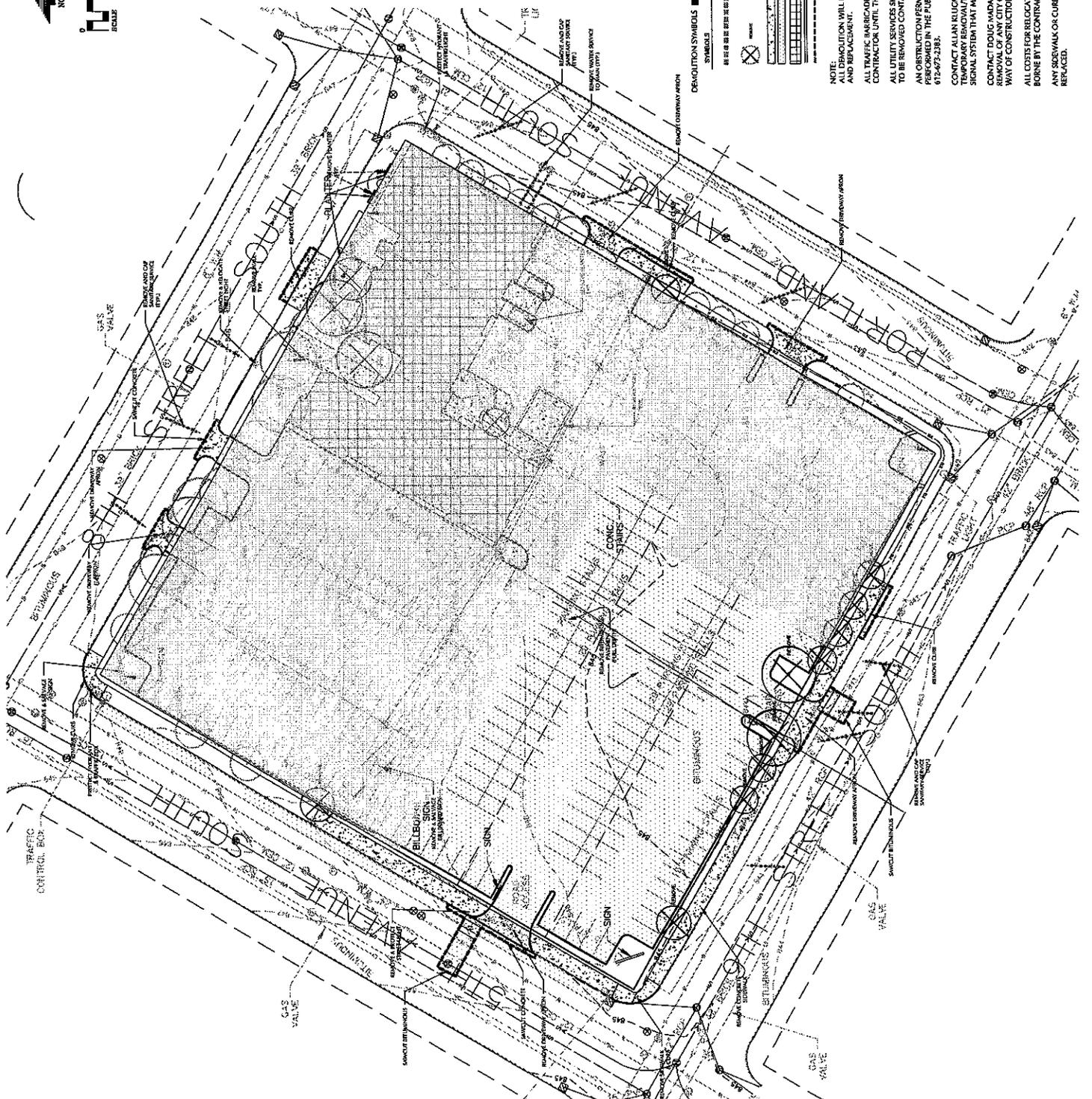
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WARNING:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND/OR RELOCATION OF LINES.
THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 612-644-2922 FOR ALL UTILITY SERVICES. AS A RESULT OF THIS CALL, A FULL LIST OF SERVICES WILL BE PROVIDED. THIS LIST INCLUDES: GAS, WATER, SEWER, TELEPHONE, CABLE, OPTICAL FIBER, AND OTHER SERVICES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES BEFORE ANY CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES BEFORE ANY CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES BEFORE ANY CONSTRUCTION.

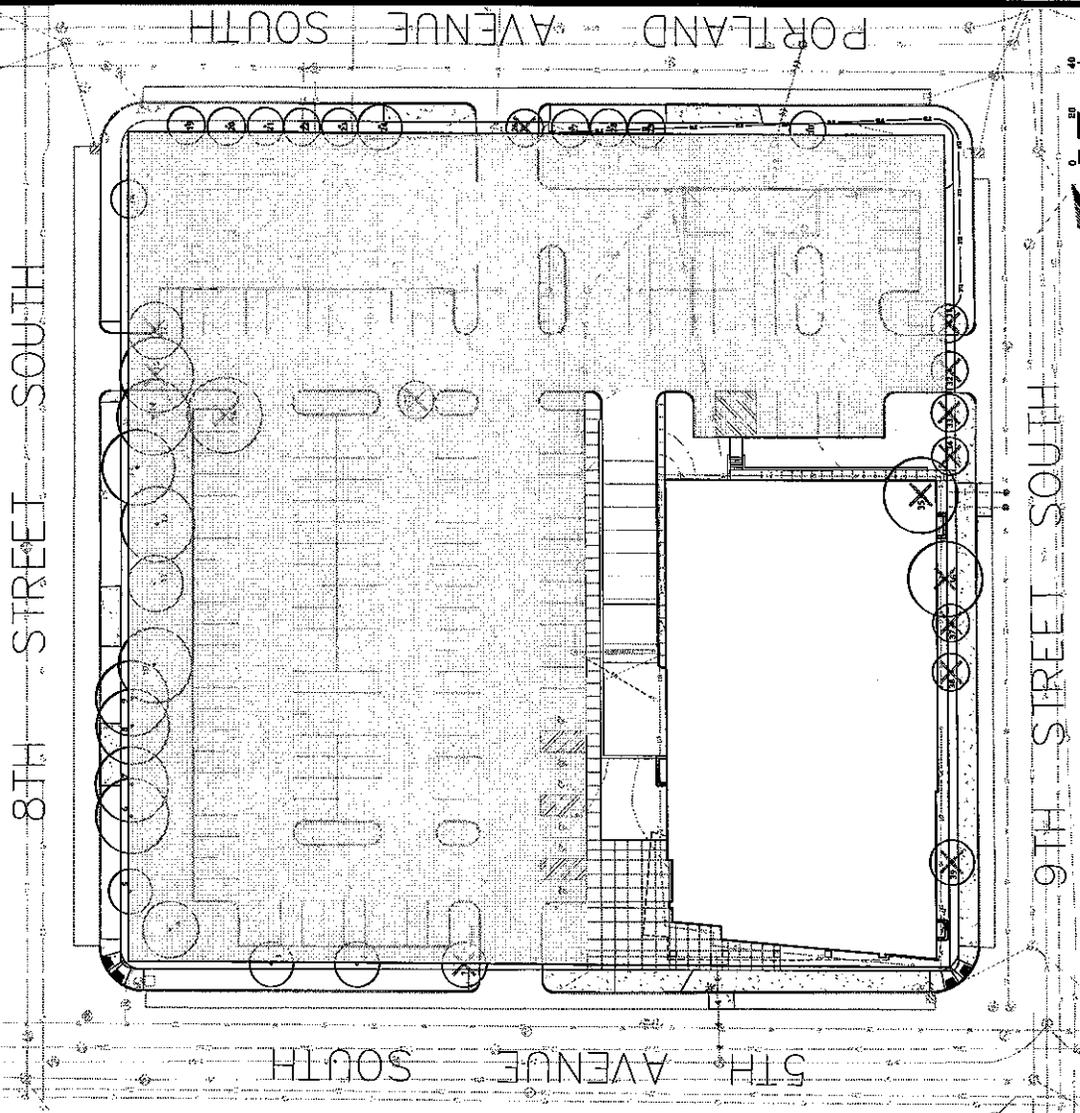
DEMOLITION SYMBOLS

SYMBOLS	DESCRIPTION
(Symbol: Dashed line)	CONSTRUCTION LIMIT LINE
(Symbol: Solid line)	REMOVE TREES/BRUSH (REMOVE ROOTS TO 3' DEEP)
(Symbol: Stippled area)	REMOVE CONCRETE
(Symbol: Dotted area)	REMOVE BRICK/MASONRY
(Symbol: Horizontal lines)	REMOVE STRUCTURE
(Symbol: Vertical lines)	REMOVE CURB AND GUTTER
(Symbol: Diagonal lines)	REMOVE PAVEMENT

NOTE:
ALL DEMOLITION WILL BE COORDINATED WITH THE AFFILIATED NEW INSTALLATION AND REPLACEMENT.
ALL TRAFFIC BARRICADES WILL BE THE RESPONSIBILITY OF THE DEMOLITION CONTRACTOR UNTIL THE BARRICADES ARE NO LONGER REQUIRED.
ALL UTILITY SERVICES AS A RESULT OF THIS CALL, A FULL LIST OF SERVICES WILL BE PROVIDED. THIS LIST INCLUDES: GAS, WATER, SEWER, TELEPHONE, CABLE, OPTICAL FIBER, AND OTHER SERVICES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES BEFORE ANY CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES BEFORE ANY CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES BEFORE ANY CONSTRUCTION.
AN OBSTRUCTION PERMIT IS REQUIRED ANYTIME CONSTRUCTION WORK IS PERFORMED IN THE PUBLIC RIGHT-OF-WAY. PLEASE CONTACT SCOTT NUMBER AT 612-673-2181.
CONTACT ALAN KILGAMAN AT 612-693-2743 PRIOR TO CONSTRUCTION FOR CONSTRUCTION OF THE PUBLIC RIGHT-OF-WAY. CONTACT SCOTT NUMBER AT 612-673-2181.
CONTACT DOUG WADSWORTH AT 612-693-2743 PRIOR TO CONSTRUCTION FOR THE CONSTRUCTION OF THE PUBLIC RIGHT-OF-WAY. CONTACT SCOTT NUMBER AT 612-673-2181.
ALL COSTS FOR RELOCATION AND/OR REPAIR OF CITY TRAFFIC FACILITIES SHALL BE BORNE BY THE CONTRACTOR AND/OR PROPERTY OWNER.
ANY SIDEWALK OR CURB & GUTTER THAT IS DEFECTIVE OR DAMAGED MUST BE REPLACED.

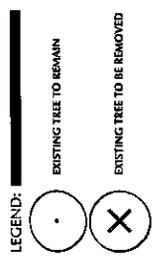


LANDSCAPE PLAN:



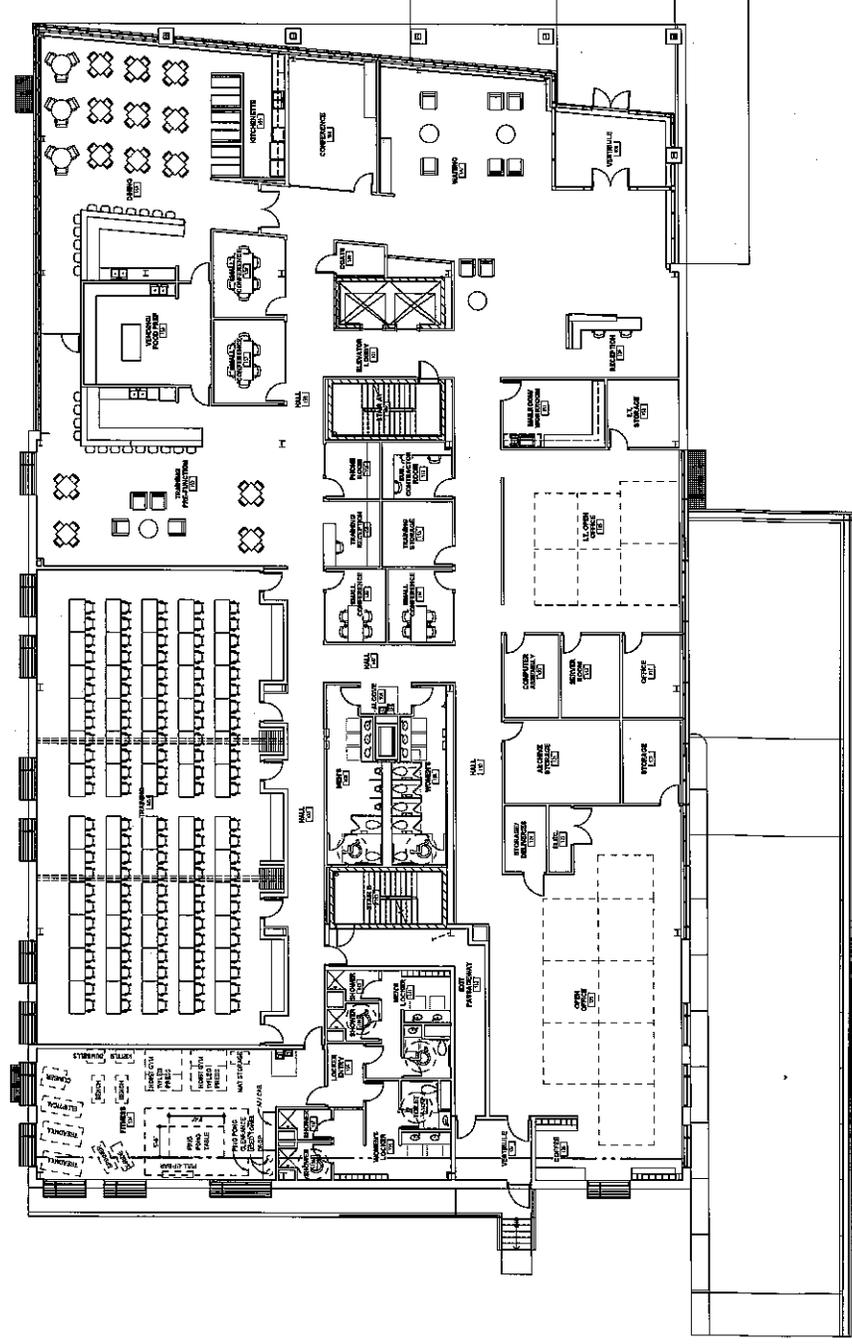
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2	8	ASH	R.O.W.	SAVED
3	8	ASH	R.O.W.	SAVED
4	10	ASH	SITE	SAVED
5	6	ASH	SITE	SAVED
6	14	HONEYLOCUST	SITE	SAVED
7	18	HONEYLOCUST	SITE	SAVED
8	14	HONEYLOCUST	SITE	SAVED
9	16	HONEYLOCUST	SITE	SAVED
10	20	ASH	SITE	SAVED
11	10	ASH	SITE	SAVED
12	22	ASH	SITE	SAVED
13	26	ASH	SITE	SAVED
14	24	ASH	SITE	SAVED
15	24	ASH	SITE	REMOVED
16	20	GINKGO	SITE	REMOVED
17	10	CRABAPPLE	SITE	REMOVED
18	7	CRABAPPLE	SITE	SAVED
19	6	ASH	R.O.W.	SAVED
20	5	ELM	R.O.W.	SAVED
21	6	ELM	R.O.W.	SAVED
22	6	ASH	R.O.W.	SAVED
23	4	ELM	R.O.W.	SAVED
24	8	ASH	R.O.W.	SAVED
25	4	ASH	SITE	REMOVED
26	6	ASH	R.O.W.	REMOVED
27	6	ASH	R.O.W.	SAVED
28	6	ASH	R.O.W.	SAVED
29	6	LINDEN	R.O.W.	SAVED
30	6	ASH	R.O.W.	SAVED
31	6	HACKBERRY	R.O.W.	REMOVED
32	5	LINDEN	R.O.W.	REMOVED
33	5	LINDEN	R.O.W.	REMOVED
34	7	HACKBERRY	R.O.W.	REMOVED
35	24	HONEYLOCUST	SITE	REMOVED
36	16	ASH	R.O.W.	REMOVED
37	4	ELM	R.O.W.	REMOVED
38	6	LINDEN	R.O.W.	REMOVED
39	8	ASH	R.O.W.	REMOVED

TREE CALCULATIONS:
 TOTAL NUMBER OF TREES WITHIN PROJECT AREA - 39
 TREES ON SITE - 17
 NUMBER OF TREES SAVED - 24
 TREES WITHIN R.O.W. - 22
 TREES REMOVED - 16
 TREES SAVED - 11
 TREES ON SITE - 17
 TREES REMOVED - 5
 TREES SAVED - 12



Revision	1	Initials	JK
Revision	2	Initials	JK
Revision	3	Initials	JK
Revision	4	Initials	JK
Revision	5	Initials	JK
Revision	6	Initials	JK
Revision	7	Initials	JK
Revision	8	Initials	JK
Revision	9	Initials	JK
Revision	10	Initials	JK
Revision	11	Initials	JK
Revision	12	Initials	JK
Revision	13	Initials	JK
Revision	14	Initials	JK
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Revision	18	Initials	JK
Revision	19	Initials	JK
Revision	20	Initials	JK

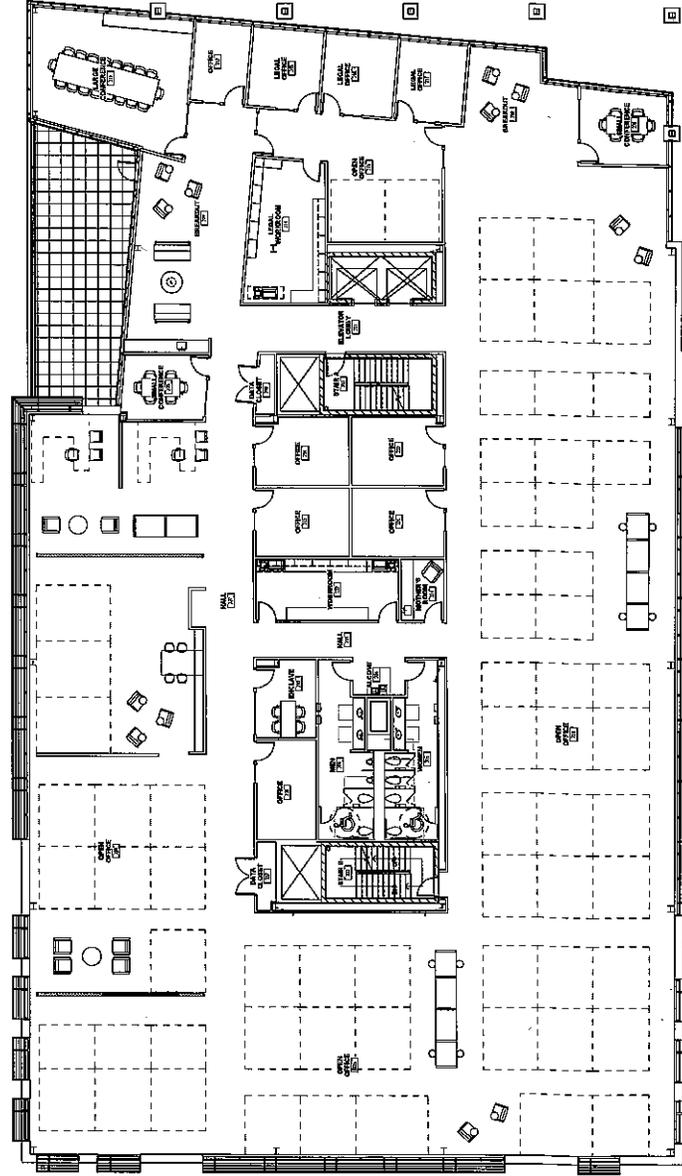
Completion No.	41100-03164
Drawn By	JAE
Checked By	EL-AM
Scale	AS SHOWN



1. FURNITURE PLAN - FIRST LEVEL
1/8" = 1'-0"

Revision No.	4112-03 (1)
Drawn By	AE
Checked By	B, AW
Scale	AS SHOWN

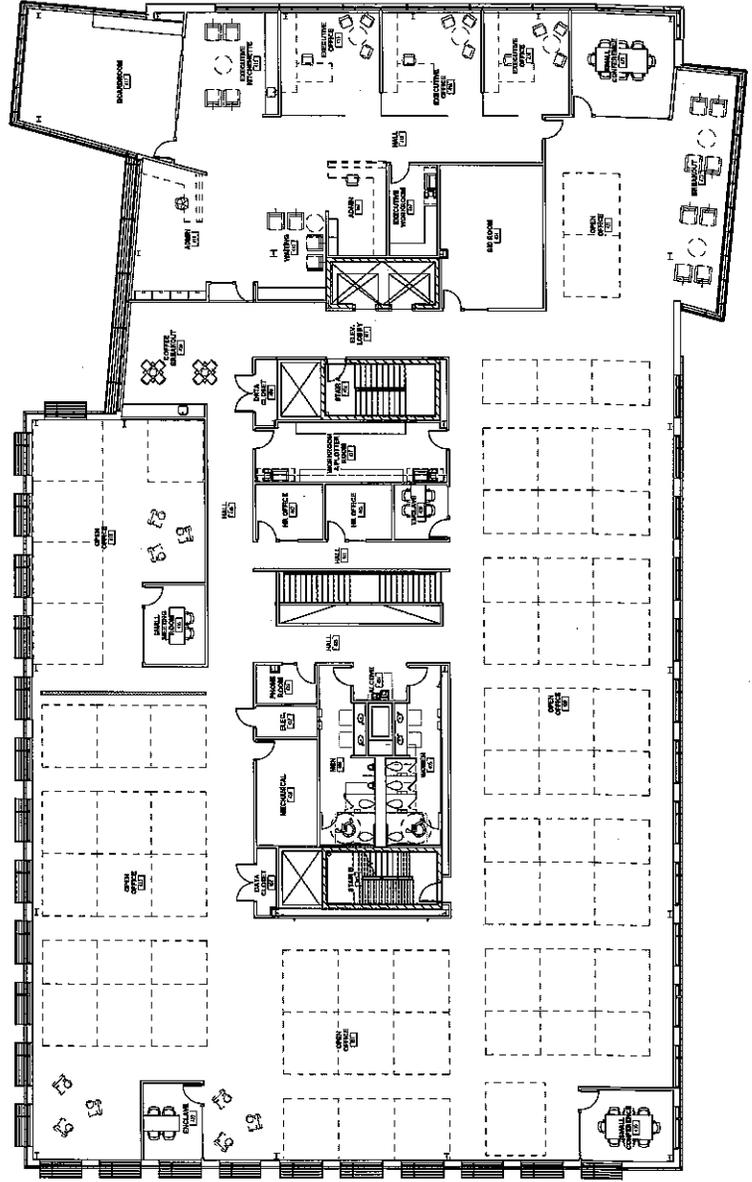
Revision No.	4112-03 (1)
Drawn By	AE
Checked By	B, AW
Scale	AS SHOWN



1. FURNITURE PLAN - SECOND LEVEL
1/8" = 1'-0"

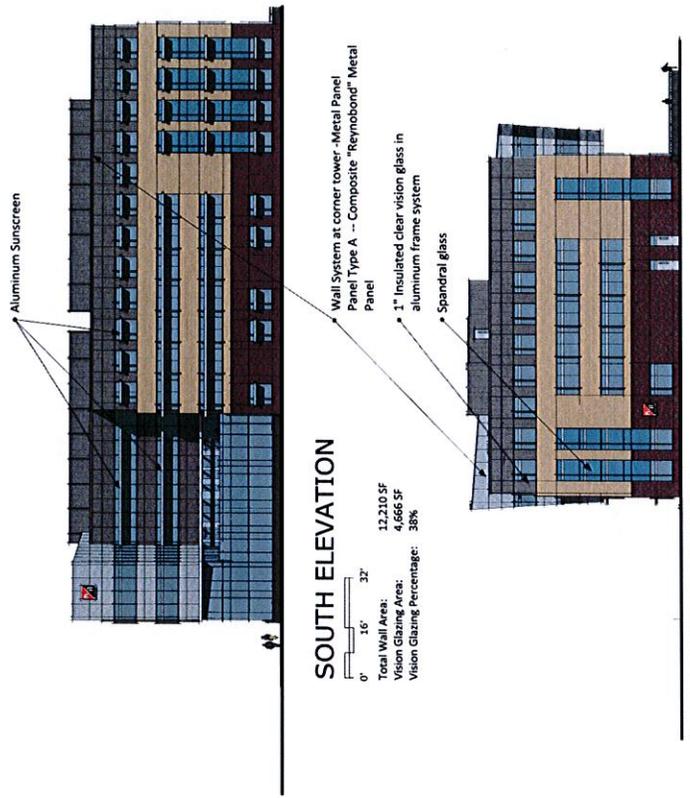
Client Name	POPE ASSOCIATES, INC.
Project Name	POPE ASSOCIATES, INC. - 1000 W. WASHINGTON ST.
Project Address	1000 W. WASHINGTON ST., MINNEAPOLIS, MN 55401
Project Phone	612-338-1100
Project Fax	612-338-1101
Project Email	POPE@POPEASSOCIATES.COM
Project Website	WWW.POPEASSOCIATES.COM
Project Manager	JOHN POPE
Project Designer	JOHN POPE
Project Architect	POPE ASSOCIATES, INC.
Project Engineer	POPE ASSOCIATES, INC.
Project Contractor	POPE ASSOCIATES, INC.
Project Subcontractor	POPE ASSOCIATES, INC.
Project Date	10/1/01
Project Status	FOR REFERENCE ONLY

Revision No.	41100-2101
Revision	AE
Checked By	EL, AM
Scale	3/8" = 1'-0"



1 FURNITURE PLAN - FOURTH LEVEL
A11.4
1/8" = 1'-0"

ELEVATIONS

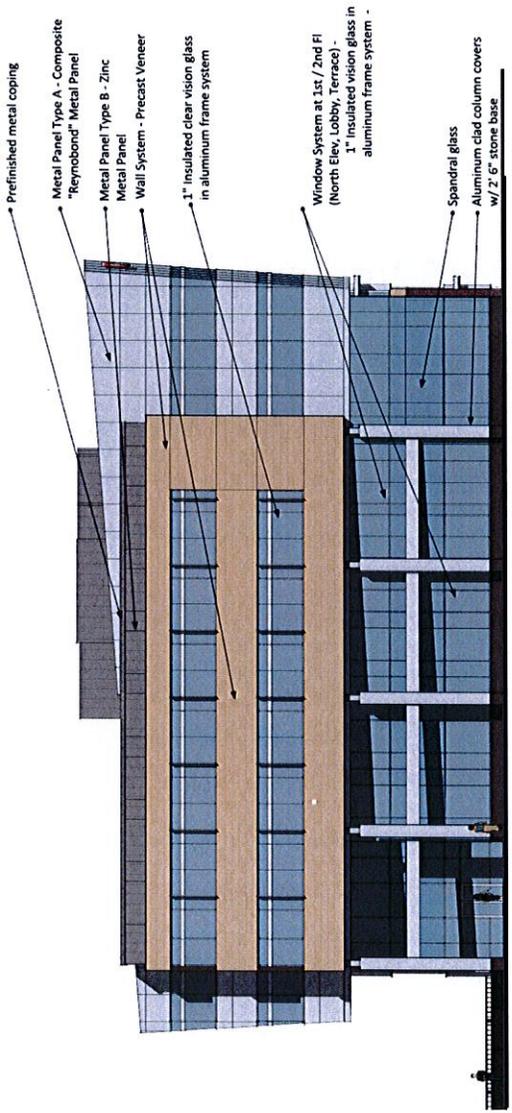


SOUTH ELEVATION

0' 16' 32'
 Total Wall Area: 12,210 SF
 Vision Glazing Area: 4,666 SF
 Vision Glazing Percentage: 38%

EAST ELEVATION

0' 16' 32'
 Total Wall Area: 7,162 SF
 Vision Glazing Area: 1,715 SF
 Vision Glazing Percentage: 24%



WEST ELEVATION

0' 8' 16'
 Total Wall Area: 7,164 SF
 Vision Glazing Area: 3,040 SF
 Vision Glazing Percentage: 42%

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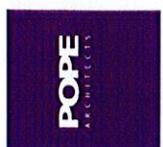
525 S. 8TH STREET, MINNEAPOLIS, MN

CPED Re-Submittal

09-18-14 / COMM # 41100-13184



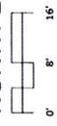
KRAUS-ANDERSON®



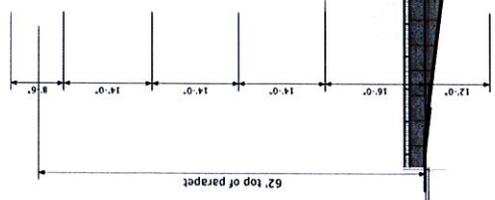


- Prefinished metal coping
- Metal Panel Type A - Composite "Reynobond" Metal Panel
- Metal Panel Type B - Zinc Metal Panel
- Wall System - Precast Veneer
- 1" Insulated clear vision glass in aluminum frame system
- Window System at 1st / 2nd Fl (North Elev, Lobby, Terrace) - 1" Insulated glass in aluminum frame system
- Aluminum clad column covers w/ 2" stone base
- Face brick

NORTH ELEVATION



Total Wall Area: 12,802 SF
 Vision Glazing Area: 4,010 SF
 Vision Glazing Percentage: 31%



ELEVATIONS

Kraus-Anderson Downtown Office

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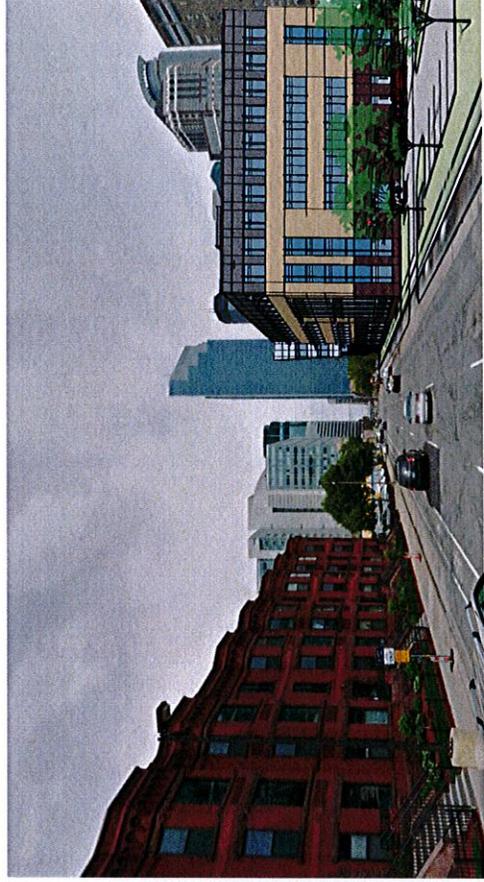
VIEW LOOKING NORTH ON 5TH AVE



VIEW LOOKING EAST ON 9TH ST



VIEW LOOKING SOUTH FROM 5TH AND 8TH



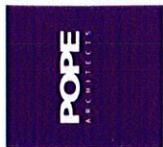
VIEW LOOKING WEST ON 9TH ST

Kraus-Anderson Downtown Office

525 S. 8TH STREET, MINNEAPOLIS, MN

CPED Re-Submittal

09-18-14 / COMM # 41100-13184



PRELIMINARY PLAT OF KRAUS ANDERSON ADDITION

EXISTING LEGAL DESCRIPTION:
 Lot 1, Block 5 of Mattisons Third Addition to Minneapolis, together with the Northeastery One-Half of the vacated alley adjacent thereto which lies between the Southwestery extensions of the side lot lines of said Lot 1.

and

Lot 2, Block 5, "Mattisons Third Addition to Minneapolis," together with that portion of the vacated alley in said Block lying Northeastery of the center line of said alley and between extensions Southwestery of the Northeastery and Southwestery side lines of said Lot 2.

and

Lots 7, 9, 11 and 12, Block 5, "Mattisons Third Addition to Minneapolis."

and

All of the vacated alley in Block 5, "Mattisons Third Addition to Minneapolis," except the 3 following described parts:

The Northeastery One-Half of the vacated alley adjacent to Lot 1, said Block, which lies between the Southwestery extensions of the side lot lines of said Lot 1.

That portion of the vacated alley in said Block lying Northeastery of the center line of said vacated alley and between the extensions Southwestery of the Northeastery and Southwestery lines of Lot 2, said Block.

That part of the Northeastery Half of the vacated alley abutting Lot 10, said Block, which lies between the Southwestery extensions of the Northeastery line and the Southwestery line of said Lot.

and

Lot 10, Block 5, Mattisons Third Addition to Minneapolis.

and

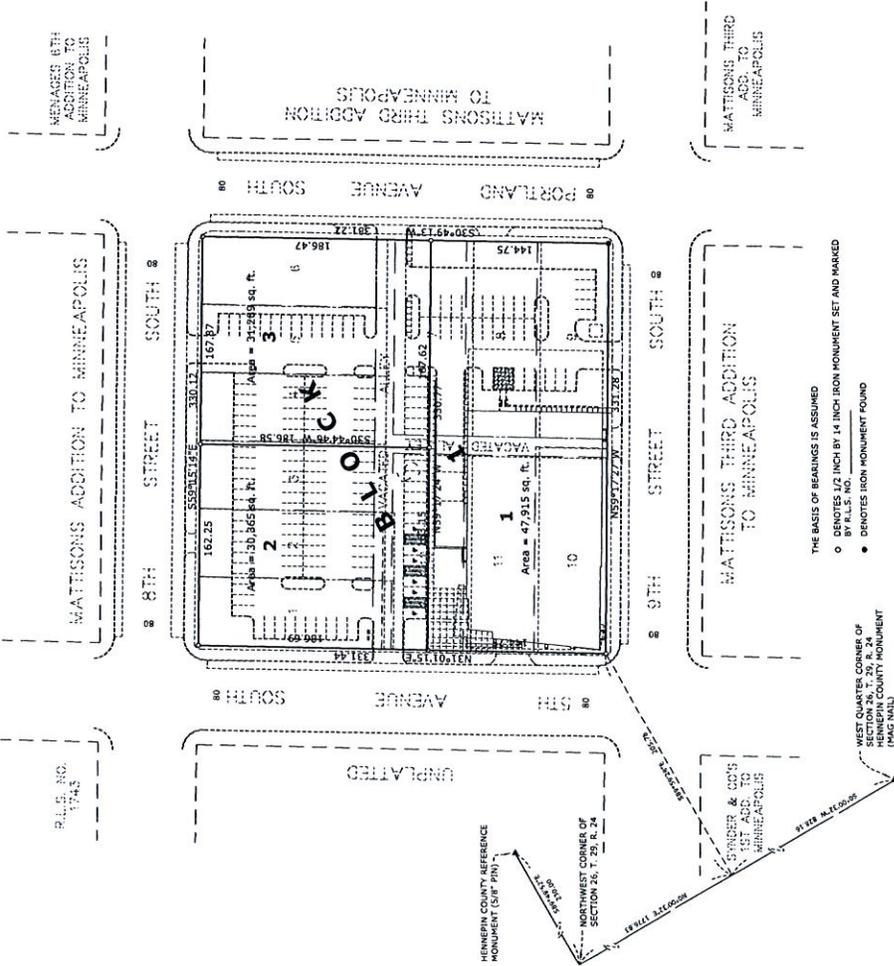
That part of the vacated alley, dedicated in Block 5 of the plat of Mattisons Third Addition to Minneapolis, which lies Northwestery of the centerline thereof, and between the Southwestery extensions of the Northeastery and Southwestery lines of Lot 10, said Block and Addition.

and

Lots 3, 4, 5 and 6, Block 5, "Mattisons Third Addition of Minneapolis," but not including any part of the vacated alley in said Block 5.

PROPOSED LEGAL DESCRIPTION:

Lots 1, 2 and 3, Block 1, Kraus Anderson Addition, Hennepin County, Minnesota.




Hansen Thorp Pellinen Olson Inc.
 Engineers - Surveyors - Landscape Architects

