



# CPED STAFF REPORT

Prepared for the City Planning Commission

CPC Agenda Item #3  
 December 1, 2014  
 BZZ-6907

## LAND USE APPLICATION SUMMARY

*Property Location:* 4701 Humboldt Avenue North  
*Project Name:* Broadway Equipment Company Expansion  
*Prepared By:* Aaron Hanauer, Senior City Planner, (612) 673-2494  
*Applicant:* Greg Hayes, Ebert Construction  
*Project Contact:* Greg Hayes, Ebert Construction  
*Request:* To allow for the construction of a two-story, 17,865 square foot office addition  
*Required Applications:*

|                         |                                                                                                          |
|-------------------------|----------------------------------------------------------------------------------------------------------|
| <b>Site Plan Review</b> | To allow for the construction of a two-story office addition that will face a public street and pathway. |
|-------------------------|----------------------------------------------------------------------------------------------------------|

## SITE DATA

|                                   |                                                                       |
|-----------------------------------|-----------------------------------------------------------------------|
| <b>Existing Zoning</b>            | I2/Medium Industrial<br>SH/Shoreland Overlay District                 |
| <b>Lot Area</b>                   | 212,385 square feet / 4.9 acres                                       |
| <b>Ward(s)</b>                    | 4                                                                     |
| <b>Neighborhood(s)</b>            | Humboldt Industrial Area Neighborhood and borders Lind Bohanon        |
| <b>Designated Future Land Use</b> | Industrial                                                            |
| <b>Land Use Features</b>          | Industrial Employment District                                        |
| <b>Small Area Plan(s)</b>         | <a href="#">Industrial Land Use and Employment Policy Plan (2006)</a> |

|                                         |                   |                                       |     |
|-----------------------------------------|-------------------|---------------------------------------|-----|
| <b>Date Application Deemed Complete</b> | October 29, 2014  | <b>Date Extension Letter Sent</b>     | N/A |
| <b>End of 60-Day Decision Period</b>    | December 28, 2014 | <b>End of 120-Day Decision Period</b> | N/A |

## **BACKGROUND**

### **SURROUNDING PROPERTIES AND NEIGHBORHOOD.**

The project site, 4701 Humboldt Avenue North, is located in the Humboldt Industrial Area Neighborhood just to the west of the 47<sup>th</sup> Avenue North and Humboldt Avenue North intersection. The project site is located within the Humboldt Industrial Employment District, a city-recognized industrial area setup to encourage and promote industrial uses. There are industrial-related uses to the north, south and west of the project site. The future land use classification of the project site and western side of Humboldt Avenue North is industrial. The project site is zoned I2 and is within the SH/Shoreland Overlay District. The neighboring industrial properties are a mix of I1-I3 zoning. The Minneapolis Park and Recreation Board owns the adjacent property to the east which includes Shingle Creek and Shingle Creek Trail. This parcel and the properties on the east side of Humboldt Avenue North are zoned R4/Multiple-Family District.

### **SITE DESCRIPTION AND PRESENT USE.**

The project site is accessed via 47th Avenue North. This stretch of 47th Avenue North, to the west of Humboldt Avenue North, is a public street but terminates just to the west of the project site.

The project site is an irregularly shaped lot that is 212,385 square feet (4.9 acres). The original one-story warehouse building was constructed in 1967. Broadway (Car Wash) Equipment Company moved to this location in 1977. The company specializes in designing and manufacturing car-wash systems for auto dealers. The production of machinery and equipment is considered a medium industrial use, which is a permitted use in the I2/Medium Industrial Zoning District.

In 2003, Broadway Equipment Company built an approximately 13,125 square foot addition (75' x 175') at the southwestern end of the building. The building now contains 88,643 square feet of floor area.

Off-street parking is located along the eastern property line and along the eastern side of the building. The southern portion of the building contains four large loading docks that can accommodate semis; the northern portion of the building has a loading area for smaller trucks. The project site also has outside storage along the northern and southern portions of the site and a cell tower that is located at the southwestern portion of the site.

### **PROJECT DESCRIPTION.**

The applicant is proposing a two-story office addition with 17,865 square feet on the eastern portion of the building. The existing office area within the warehouse would be converted back to production space. With the addition, the total floor area of the building would be 106,602 square feet. The main exterior material of the proposed addition would be precast concrete panels, glass, and metal. The applicant is also proposing to convert impervious surface along 47<sup>th</sup> Avenue into a landscaped yard and restripe their parking area

### **PUBLIC COMMENTS.**

As of November 25, 2014, no public comments have been received. Any correspondence received prior to the public meeting will be forwarded on to the Planning Commission for consideration.

## ANALYSIS

### SITE PLAN REVIEW

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

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

##### **Building Placement and Design** – *Requires alternative compliance*

- The proposed building addition will not reinforce the street wall as it will be setback 232 feet from 47<sup>th</sup> Avenue North. Alternative compliance is required. The building, however, will maximize natural surveillance and visibility by having window percentages exceed the minimum requirement on all floors. The proposed site design will also facilitate pedestrian access and circulation with protected walkways leading from the parking areas to the building entrances.
- The first floor of the building will be located 232 feet from 47<sup>th</sup> Avenue North. Alternative compliance is required.
- As part of the proposed project, the applicant is proposing a nine-foot wide landscaped yard along 47<sup>th</sup> Avenue North that will be planted with Technito Arborvitae that will help screen existing outdoor storage areas and a loading area.
- The building addition is oriented so that at least one principal entrance faces the public street, 47<sup>th</sup> Avenue North.
- Most of the on-site parking is located to the interior of the site along the eastern property line. However, the applicant is proposing to maintain having 16 parking spaces located between the building and 47<sup>th</sup> Avenue North. Alternative compliance is required.
- The building walls provide architectural detail like metal canopies at the entrances to create visual interest. The building walls also contain windows that exceed the requirements of Chapter 530 to maximize natural surveillance and visibility.
- The eastern elevation of the building is 205 feet linear feet. This elevation contains recesses and projections to help divide the elevation into smaller identifiable sections. This includes having the north entrance recessed from the main building plane and projecting metal canopies on the window openings.
- The proposed addition will not have blank, uninterrupted walls that exceed 25 feet in length.
- The applicant is proposing two exterior materials for the addition: precast concrete panels and glass. Both materials are considered durable with 100 percent material allowance on an elevation.
- The exterior material and appearance on the side (east) elevation will be similar and compatible with the front (south) elevation of the building.
- The applicant is not proposing to use plain face concrete block as an exterior material for the addition.
- The principal entrance on the south elevation is clearly defined and emphasized through a metal canopy; a second entrance is located on the east elevation. The applicant will exceed the minimum window requirement on all floors of the building addition (see Table 1). As conditioned, the first floor will have clear and lightly tinted glass with a visible light transmittance ratio of 0.6 or higher.
- The ground floor of the proposed addition is designed to accommodate active functions along the building frontage that faces 47<sup>th</sup> Avenue North. This portion of the building includes a pedestrian entrance, seating area and a conference room.

- The building addition will have a flat roof, which will match the existing building’s flat roof and roof styles of the neighboring industrial buildings.

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

|                                     | Code Requirement |             | Proposed |               |
|-------------------------------------|------------------|-------------|----------|---------------|
| <b>47<sup>th</sup> Avenue North</b> |                  |             |          |               |
| 1 <sup>st</sup> Floor               | 30% minimum      | 108 sq. ft. | 79%      | 285 sq. ft.   |
| 2 <sup>nd</sup> Floor               | 10% minimum      | 102 sq. ft. | 64%      | 229 sq. ft.   |
| <b>East Interior (parking lot)</b>  |                  |             |          |               |
| 1 <sup>st</sup> Floor               | 30% minimum      | 492 sq. ft. | 71%      | 1,170 sq. ft. |
| 2 <sup>nd</sup> Floor and Above     | 10% minimum      | 164 sq. ft. | 37%      | 612 sq. ft.   |

**Access and Circulation – Meets requirements**

- A clear and well-lighted walkway of five feet in width is proposed to connect the building entrances to the parking facilities located on the site. The property is not adjacent to a street with a public sidewalk and does not have a walkway connecting the building entrance to 47<sup>th</sup> Avenue North.
- No transit shelters are proposed for the site.
- The proposed interior walkways connecting the parking areas to the building entrances will minimize the conflict with pedestrian and vehicular traffic.
- Vehicular access and circulation within the project site will not impact surrounding residential uses as there are no adjacent residential structures along this portion of 47<sup>th</sup> Avenue North.
- The applicant has reduced the amount of impervious surfaces with the proposed project. The applicant is proposing to convert 1,338 square feet of asphalt into a landscaped yard.
- The existing site contains approximately 1,930 square feet of landscaped area along the eastern property line. The applicant is proposing to add 1,338 square feet of landscaped area along 47<sup>th</sup> Avenue North.

**Landscaping and Screening – Requires alternative compliance**

- The composition and location of the proposed landscaping along 47<sup>th</sup> Avenue North complements the scale of the proposed development on the project site.
- 20 percent of the site not occupied by buildings is required to be landscaped with turf grass, native grasses or other perennial flowering plants, vines, shrubs or trees. With the proposed project, the subject property is required to provide 22,942 square feet of landscaped area. The applicant is proposing to have 3,439 square feet of landscaped area. Alternative compliance is required.
- One canopy tree is required for every 500 square feet of landscaped area. With the proposed project, the project site is required to have 46 canopy trees. The applicant is not proposing to have any canopy trees on the project site. Alternative compliance is required.
- One shrub is required for every 100 square feet of landscaped area. With the proposed project, the project site is required to have 229 shrubs. The applicant is proposing to have 38 shrubs (Technito Arborvitae). Alternative compliance is required.
- The parking lot does not have corners that are not able to be used for parking or vehicular circulation.
- A nine-foot wide landscaped yard would be located in front of the parking area along 47<sup>th</sup> Avenue North. The landscaped yard will have screening that will be six feet in height that is 95

percent opaque with the planting of Technito Arborvitae shrubs that will form a hedge. This screening will meet the height and opacity requirement for the parking and loading of trucks more than 15,000 pounds as well as the proposed outdoor storage area that would be visible from 47<sup>th</sup> Avenue North.

- The parking area along the eastern property line abuts a residence zoning district. Therefore, it is subject to the seven-foot wide landscaped yard and screening requirement of 95 percent opaque that is six feet in height. There is currently a four-foot wide landscaped yard with an approximately two-foot high retaining wall for the first 450 linear feet from 47<sup>th</sup> Avenue North. For the remaining 360 linear feet of the eastern property line, the applicant is proposing off-street parking right along the property line. Alternative compliance is required for the landscaped yard and screening of all of the parking spaces along the eastern property line.
- The applicant will be maintaining an outdoor storage along 47<sup>th</sup> Avenue North. The project includes a nine-foot wide landscaped yard in front of the outdoor storage area. The landscaped yard will have screening that will be six feet in height that is 95 percent opaque with the planting of Technito Arborvitae shrubs that will form a hedge. The applicant is also proposing to maintain their outdoor storage area along the northern (rear) property line. The eastern extent of this outdoor storage area abuts a residence zoning district. Per the I2 zoning district requirements, areas within 300 feet of a residence district adjacent are required to provide screening that is six feet in height and not less than 95 percent opaque. However, this is an existing condition and retains nonconforming rights.
- The applicant is not proposing to plant trees on-site. Therefore, the 78-space parking lot will not meet the requirement that parking spaces be no more than 50 feet from the center of an on-site deciduous tree. Alternative compliance is required.
- The proposed landscaped area along 47<sup>th</sup> Avenue North will be covered in turf grass. The installation and maintenance of all landscaped materials shall comply with the standards outlined in section 530.210.

**Table 2. Landscaping and Screening Requirements**

|                               | Code Requirement | Proposed          |
|-------------------------------|------------------|-------------------|
| Lot Area                      | 212,385          | N/A               |
| Building footprint            | 97,675           | N/A               |
| Remaining Lot Area            | 114,710          | N/A               |
| Landscaping Required          | 22,942 sq. ft.   | 3,439 sq. ft.     |
| Canopy Trees (1: 500 sq. ft.) | 46 trees         | 0 trees (on-site) |
| Shrubs (1: 100 sq. ft.)       | 229 shrubs       | 38 shrubs         |

**Additional Standards – Requires Alternative Compliance**

- The parking lot and driveway is designed with wheel stops and a retaining wall along the eastern property line. In 2003, to help with stormwater, the applicant built a filtration system that contained several catch basins located in the parking lot and loading dock areas. Multiple roof drains around the building also drain to the catch basins. The runoff from the catch basins and roof drains is piped to the southeast corner of the lot where it discharges into Shingle Creek. The applicant is proposing to update their stormwater management plan to treat the runoff from the project area. The applicant is proposing a Stormtech Chamber System with iron sand filter to treat one inch of runoff from the total disturbed area to meet the water quality standards of Shingle Creek Watershed Management Commission (i.e. removal of 60 percent phosphorus and 85 percent total suspended solids). The Single Creek Watershed Management Commission has approved the proposed stormwater management plan. When Public Works

Sewer Design completed their initial review of the stormwater management plan in October 2014, they requested additional information, but did not have major objections with the stormwater management plan. Runoff rates for the entire site will decrease slightly with the conversion of 1,338 square feet of impervious surface to a landscaped yard along the northern property line.

- The applicant is not proposing to add wheel stops, discontinuous curbing, or continuous concrete curb for the entire parking area. Alternative compliance is required.
- The proposed project will not obstruct views of important elements of the City such as parks and greenways, significant buildings and water bodies.
- The proposed project will not cast shadows on public spaces and adjacent properties.
- The proposed addition will not have a significant impact on the generation of wind currents at ground level.
- The site plan includes crime prevention design elements as specified in section 530.260. The applicant is exceeding their minimum window requirements on all elevations, proposing lighting levels along walkways that will maintain an acceptable level of security and locating landscaping along the front property line that will help with territorial reinforcement and controlling of natural access to the site.
- The project site does not include a locally designated historic structure or structure that has been determined to be eligible for local designation.

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

The property at 4701 Humboldt Avenue North is zoned I2 and is located within the SH/Shoreland Overlay District. If the site plan review is approved, the project will comply with applicable regulations of the zoning ordinance.

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

- The applicant's proposed off-street parking plan is in compliance with the off-street parking minimum and maximum requirement for vehicles (see Table 3 below). The minimum parking requirement for a medium industrial use is one space per 1,000 square feet of gross floor area up to 20,000 square feet plus one space per 2,000 square feet of gross floor area in excess of 20,000 square feet plus one space per 5,000 square feet of outdoor sales, display or storage areas. With the addition, the applicant would have 106,602 square feet of building area and 17,338 square feet of outdoor storage area. Therefore, the project would be required to provide 67 off-street parking spaces; 63 off-street parking spaces for the building gross floor area and 4 off-street parking spaces for the outdoor storage area. The applicant is proposing to provide 78 legally conforming off-street parking spaces. The site plan also shows an additional seven parallel parking spaces along the eastern property line. However, these spaces do not allow for a 22-foot wide, two-way drive aisle to the back of the property. As a condition of approval, these seven spaces shall not be approved as part of a final site plan.
- The maximum parking requirement is one space per 200 square feet of gross floor area up to 20,000 square feet plus one space per 1,000 square feet of gross floor area in excess of 20,000 square feet plus one space per 2,500 square feet of outdoor sales, display, or storage area. The project site with the new development would be allowed to have up to 194 off-street parking spaces; 187 off-street parking spaces for the building gross floor area and seven off-street parking spaces for the outdoor storage area. The applicant's proposal will not exceed their maximum off-street parking allowance.
- The applicant's proposal will exceed the zoning code's bike parking minimum requirement. Per Table 541-3, a medium industrial use has a bike parking requirement of two spaces or one space per 30,000 square feet of gross floor area, whichever is greater, excluding gross floor area devoted to

bulk storage of materials. The proposed medium industrial use will have a bike parking requirement of four spaces with half of these spaces meeting the long-term parking standards. The zoning code requires long term bike parking to be located in enclosed and secured or supervised areas providing protection from theft, vandalism and weather and shall be accessible to intended users. The applicant is proposing a total of seven bike parking spaces; three spaces within the building and four spaces right outside of an entrance on the east elevation that will be protected by a canopy.

- The applicant’s proposal meets the Minneapolis zoning code’s off-street loading requirement. Per Table 541-9, a medium industrial use with 106,602 square feet of gross floor area has a high loading requirement and is required to provide four, large off-street loading spaces (12’x25’). The applicant is proposing to maintain the existing four large loading spaces at the southern portion of their building.

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

|                       | Minimum Parking Requirement | Applicable Reductions | Total Minimum Requirement | Maximum Parking Allowed | Proposed |
|-----------------------|-----------------------------|-----------------------|---------------------------|-------------------------|----------|
| Medium industrial use | 67                          | N/A                   | 67                        | 194                     | 78       |

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

|                       | Minimum Bicycle Parking: Total/Long Term | Proposed Bicycle Parking: Total/Long Term | Loading Requirement    | Proposed               |
|-----------------------|------------------------------------------|-------------------------------------------|------------------------|------------------------|
| Medium industrial use | 4/2                                      | 7/3                                       | 4 large loading spaces | 4 large loading spaces |

**Building Bulk and Height – Meets requirements**

- There is not a minimum lot area requirement for a medium industrial use in the I2 Zoning District.
- The maximum floor area ratio for all structures located in the industrial districts is 2.7. With the proposed addition, the floor area of the 106,602 square foot building on a 212,385 square foot lot will be 0.5.
- The maximum allowed height in the industrial districts is four stories or 56 feet, whichever is less. The project site is also located in the Shoreland Overlay District. The height of all structures within the SH Overlay District is 2.5 stories or 35 feet, whichever is less. Per the zoning code definition of height, roof-top mechanical equipment is included in the height regulation. The proposed height to the top of the rooftop mechanical equipment will be 28.5 feet in height.

**Table 5. Building Bulk and Height Requirements**

|                                         | Code Requirement                     | Proposed                    |
|-----------------------------------------|--------------------------------------|-----------------------------|
| Minimum Lot Area                        | N/A                                  | 212,385 sq. ft. / 4.9 acres |
| Gross Floor Area (GFA)                  | N/A                                  | 106,602 sq. ft              |
| Maximum Floor Area Ratio (GFA/Lot Area) | 2.7 per 548.350                      | 0.5                         |
| Maximum Building Height                 | 4 stories/56 feet, whichever is less | 2 stories/28.5 feet         |

**Yard Requirements – Meets requirements**

- The proposed addition will meet all yard requirements. The parking lot along the eastern property line, which abuts a residential zoning district, retains nonconforming rights to its location.

**Table 7. Minimum Yard Requirements for I2 District**

|                                       | Zoning District | Overriding Regulations                                                                                                      | Total Requirement | Proposed |
|---------------------------------------|-----------------|-----------------------------------------------------------------------------------------------------------------------------|-------------------|----------|
| Front (47 <sup>th</sup> Avenue North) | 0 ft.           | Established front yard setback for the first 25 feet from the residence district boundary to the east (548.140 (b))         | 0 ft.             | 240 ft.  |
| Interior (east)                       | 0 ft.           | Yard of not less than five (5) plus two (2) feet for every story above the first shall be provided along such side lot line | 5 ft.             | 50 ft.   |
| Interior (west)                       | N/A             | N/A                                                                                                                         | N/A               | N/A      |
| Interior (north)                      | N/A             | N/A                                                                                                                         | N/A               | N/A      |

**Signs – Not applicable**

- The applicant is not proposing new signs with the project. All new signs are required to meet the requirements of Chapter 543 of the zoning code. Separate permits are required from the Zoning Office for any proposed signage.

**Dumpster Screening – Meets requirements**

- The applicant is proposing to have the trash containers within the building, which meets the zoning code’s requirement for screening. Refuse storage containers are required to be screened from the street, adjacent residential uses located in a residence or office residence district and adjacent permitted or conditional residential uses.

### **Screening of Mechanical Equipment – Meets requirements**

- The applicant’s proposal to screen rooftop mechanical equipment will meet zoning code requirements (535.70). The applicant is proposing five roof top mechanical units. These units are approximately three feet in height. The applicant is proposing to screen the units with a blue metal that will be architecturally compatible with blue metal canopies proposed for the window and door openings.

### **Fencing- Not applicable**

- The applicant is not proposing new fencing as part of the project.

### **Lighting – Meets requirements**

- The applicant is proposing to maintain the location of existing lighting and add new lighting along the proposed building addition. Existing lights will be updated with fixtures that match new lighting fixtures. As conditioned, the applicant shall submit a lighting plan that is in compliance with the specific standards outlined in section 535.590 and 541.340 of the Minneapolis zoning code.

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

- A machinery and equipment production facility, which is a medium industrial use in the I2 zoning district, does not have specific development standards.

### **Shoreland Overlay District – Meets requirements**

- The proposed development is permitted within the Shoreland Overlay District. The project is not located on a steep slope or within 40 feet of the top of a steep slope or bluff and is located more than 50 feet from the ordinary high water mark of Shingle Creek. As stated in the building bulk and height section above, the proposed addition will comply with the height regulations of the Shoreland Overlay District.

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

*The Minneapolis Plan for Sustainable Growth* identifies the site as an industrial use on the future land use map. The proposed development is consistent with the industrial future land use category guidance in retaining industrial jobs in an industrial employment district. The proposed development is consistent with the land use, economic development and environmental policies of the comprehensive plan.

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

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

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

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

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

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

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

Economic Development Policy 4.9: Focus economic development efforts in strategic locations for continued growth and sustained vitality.

4.9.1 Prioritize economic development efforts around designated neighborhood commercial nodes, commercial corridors, activity centers and growth centers.

Urban Design Policy 10.19: 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.

10.19.4 Landscaped areas should be maintained in accordance with Crime Prevention Through Environmental Design (CPTED) principles, to allow views into and out of the site, to preserve view corridors and to maintain sight lines at vehicular and pedestrian intersections.

10.19.7 Boulevard landscaping and improvements, in accordance with applicable City polices, are encouraged.

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

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

#### **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:

- **Placement of the building shall reinforce the street wall.** The proposed building addition will not reinforce the street wall as it will be approximately 232 feet from the front property line. Alternative compliance is required. CPED is supportive of the alternative compliance request based on strict adherence to the requirement being impractical because of site location/conditions. If the addition was built near the front property line, it would significantly disrupt their previously approved off-street loading area. The proposed alternative does meet the intent of this chapter. The proposed addition will bring the eastern portion of the building closer to 47<sup>th</sup> Avenue North. Currently, the eastern portion of the building is 437 feet away from 47<sup>th</sup> Avenue North. The project will bring that portion of the building 205 linear feet closer to 27<sup>th</sup> Avenue North. In addition, the proposed addition will help maximize natural surveillance and visibility, and facilitate pedestrian access and circulation.
- **First floor of the building shall be located not more than eight feet from the front lot line.** The proposed building addition will be located 232 feet from the front property line. Alternative compliance is required. CPED is supportive of the alternative compliance request based on strict adherence to the requirement being impractical because of site

location/conditions. If the addition was built within eight feet of the front property line, it would significantly disrupt their previously approved off-street loading area. The proposed alternative does meet the intent of this chapter as it will bring the eastern portion of the building 205 linear feet closer to 47<sup>th</sup> Avenue North. The proposed addition is currently 437 feet away from 47<sup>th</sup> Avenue North.

- **On-site accessory parking facilities shall be located to the rear or interior of the site.** The applicant is proposing to maintain 16 off-street parking spaces located between the building and 47<sup>th</sup> Avenue North. Alternative compliance is required. CPED is supportive of the alternative compliance request based on strict adherence to the requirement being impractical because of site location/conditions. The applicant's proposal to maintain having 16 off-street parking spaces located between the building and 47<sup>th</sup> Avenue North is a reduction compared to the previous configuration of the parking lot. A 1995 survey submitted by the applicant showed 72 off-street parking spaces located between the building and 47<sup>th</sup> Avenue North.
- **Not less than twenty percent of the site not occupied by buildings, including all required landscaped yards, shall be landscaped with turf grass, native grasses or other perennial flowering plants, vines, shrubs or trees.** To meet the 20 percent landscaping requirement, 22,942 square feet of the project site would have to be landscaped. The project site currently contains 1,930 square feet of landscape area. The applicant is proposing to add 1,338 square feet of landscape area for a total of 3,268 square feet (three percent of the project site). Alternative compliance is required. CPED is supportive of the alternative compliance request based on strict adherence to the requirement being impractical because of site location/conditions. The applicant's proposal to increase landscaping over existing conditions meets the intent of this chapter. The addition of a nine-foot wide landscaped yard along 47<sup>th</sup> Avenue North will help with screening of the off-street parking and outdoor storage areas along 47<sup>th</sup> Avenue North.
- **Not less than one canopy tree for each 500 square feet, or fraction thereof.** To meet the one canopy tree for every 500 square feet of landscaped area, 46 canopy trees would be required. The project site currently does not have any canopy trees on site. Just outside of the property line along 47<sup>th</sup> Avenue North, there are two canopy trees and two evergreen trees. CPED is recommending, with the approval of Public Works or the Minneapolis Park and Recreation Board, that the 47<sup>th</sup> Avenue North boulevard contains a total of eight trees and that all new trees that are planted be canopy trees.
- **Not less than one shrub for every 100 square feet, or fraction thereof.** To meet the one shrub for every 100 square feet of landscaped area, 229 shrubs would be required. The project site currently does not have any shrubs on site. The applicant is proposing to plant 38 shrubs along 47<sup>th</sup> Avenue North (Technito Arborvitae). CPED is supportive of the alternative compliance request based on strict adherence to the requirement being impractical because of site location/conditions. The applicant's proposal to increase the number of shrubs meets the intent of this chapter. The placement of the shrubs near the 47<sup>th</sup> Avenue North property line will help with screening of the off-street parking and outdoor storage areas of the public street.
- **Parking and loading facilities abutting a residence district shall have a landscaped yard at least seven feet wide.** The parking area along the eastern property line is required to have a seven-foot wide landscaped yard given that it abuts a residence district. There is currently a four-foot wide landscaped yard with approximately two-foot high retaining wall for the first 450 linear feet from 47<sup>th</sup> Avenue North. For the remaining 360 linear feet of the eastern property line that is proposed to be a parking and loading area, there is no landscaped yard. Alternative compliance is required for the landscaped yard for all of the parking spaces along the eastern property line. CPED is supportive of the alternative compliance request to maintain the existing conditions based on strict adherence to the requirements being impractical because of site location/conditions. It is highly unlikely that a residential development will take

place adjacent to the subject property and the parking area along the eastern property line is not visible from Shingle Creek, Shingle Creek Trail nor Humboldt Avenue North.

- **Parking and loading facilities abutting a residence district shall have screening that is six feet tall and at least 95 percent opaque.** The parking area along the eastern property line is required to have six-foot tall screening that is 95 percent opaque. There is currently a six-foot high chain link fence along the property line as well as dense vegetation on the Minneapolis Park Board land. The applicant is not proposing to do additional screening. Alternative compliance is required. CPED is supportive of the alternative compliance request based on strict adherence to the requirement being impractical because of site location/conditions. CPED recognizes that the dense vegetation along the eastern property line helps screen the parking area from Shingle Creek Trail, Shingle Creek and Humboldt Avenue North.
- **No parking space shall be located more than 50 feet from the center of an on-site deciduous tree.** Off-street parking spaces are required to be located within 50 feet from the center of an on-site deciduous tree. The applicant does not have on-site deciduous trees and is not proposing to plant trees on-site. Alternative compliance is required. CPED is supportive of the alternative compliance request based on strict adherence to the requirement being impractical because of site location/conditions. CPED recognizes that the dense vegetation along the eastern property line and the numerous trees along the eastern property line help screen the parking area. In addition, planting tree islands along the southern portion of the lot would significantly impact the truck movement plan and existing loading configuration where there is currently four loading bays.
- **Not less than one tree shall be provided for each 25 linear feet or fraction thereof of parking or loading area lot frontage.** The applicant does not have trees on-site and therefore does not meet the requirement that there be one tree for each 25 linear feet of parking or loading area. Alternative compliance is required. CPED is supportive of the alternative compliance request based on strict adherence to the requirement being impractical because of site location/conditions. There are currently four trees located just outside the project site in the boulevard along 47<sup>th</sup> Avenue North. CPED is recommending that with the approval of Public Works and the Minneapolis Parks and Recreation Board that the 47<sup>th</sup> Avenue boulevard contain at least eight trees and that all new planted trees be canopy trees.

## RECOMMENDATIONS

### 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 building addition at 4701 Humboldt Avenue North, subject to the following conditions:

1. The first floor windows shall have clear or lightly tinted glass with a visible light transmittance ratio of 0.6 or higher as required by Section 530.120 of the zoning code.
2. The installation and maintenance of all landscape materials shall comply with 530.210. The rooftop mechanical equipment shall be screened to be in compliance with Section 535.70.
3. A lighting plan shall be submitted that is in compliance with Section 535.590 and 541.570 of the zoning code.

4. With the approval of Public Works and the Minneapolis Parks and Recreation Board, the 47<sup>th</sup> Avenue North boulevard shall contain at least eight trees and that all new trees that are planted shall be canopy trees.
5. The final site plan shall not include the seven parallel parking spaces along the eastern property line as proposed as they will create a two-way drive aisle that is less than 22 feet in width
6. Department of Community Planning and Economic Development staff review and approval of the final building elevations, floor, site, lighting and landscape plans.
7. Site improvements required by Chapter 530 or by the City Planning Commission shall be completed by December 1, 2016, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.

## ATTACHMENTS

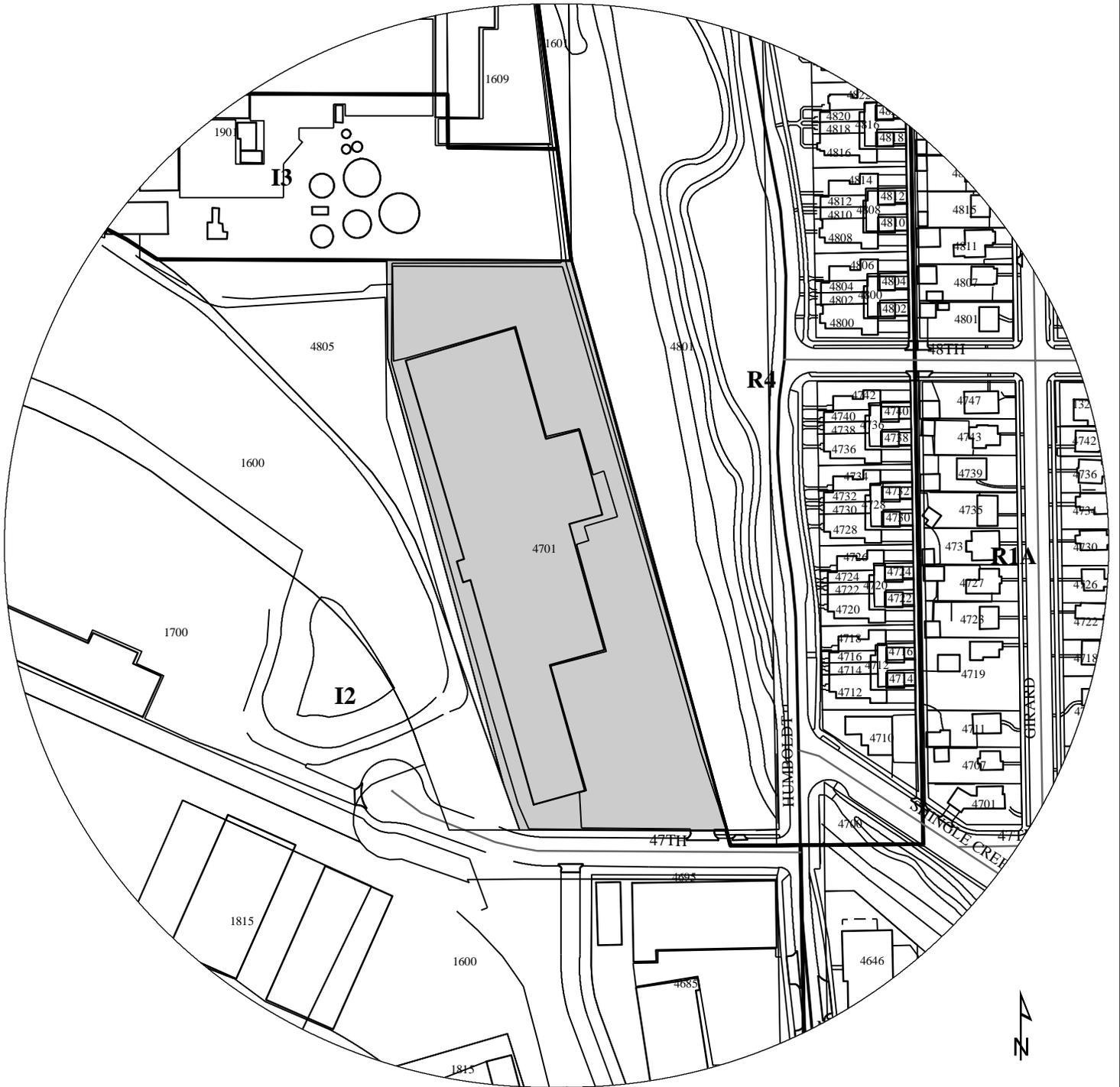
1. Zoning map and aerial
2. Project description
3. Civil plan set
4. Architectural plan set
5. PDR report
6. Shingle Creek Watershed Management Commission Review
7. Images

**Broadway Equipment-Schleeter Bros. LLC**

**4th**

NAME OF APPLICANT

WARD



200 100 0 200 400

PROPERTY ADDRESS

**4701 Humboldt Avenue North**

FILE NUMBER

**BZZ-6907**



Ave

N Humboldt Ave

Shingle Creek Dr

Webber Park

Shingle Creek

Shingle Creek

Shingle Creek

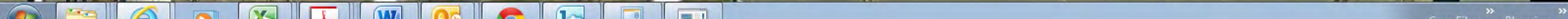
Shingle Creek

Shingle Creek

2003 addition

N 47th Ave

50 feet 10 m



2003 aerial





23350 COUNTY ROAD 10 CORCORAN, MINNESOTA 55357

EST. 1968

PH (763) 498.7844 FX (763) 498.9951 (800) 627.1669

October 30th, 2014

Minneapolis Planning Commission  
Public Service Center  
250 South 4th St - Room 300  
Minneapolis, MN 55415

Re: 4701 Humboldt Ave N - Broadway Equipment

Planning Commission Members,

Ebert Construction is submitting plans and site engineering documents for Land Use Application review as the applicants representative for a new two story office addition at 4701 Humboldt Ave N, operating as Broadway Equipment. Broadway Equipment designs and manufactures car wash systems specifically for the auto dealer market. Plans call for a new 2-story office addition of approx. 16,000 total sq ft (8,000 per floor) to replace the old existing offices and be attached to the existing building. Construction material will be predominately precast concrete with colored metal canopy, accent awnings and entry feature. Existing office space will be converted back into production space.

Building addition will feature a new main office entry with reception. Interior offices will be a mix of finished offices, conference rooms, demountable office partitions, break room and lunch room. Bathrooms on each floor will also include a locker room feature to encourage bike or other transportation to/from work. Elevator and stairs included to meet all access/ADA code.

Site plan includes new parking alignment and labeled handicap parking. New landscaping along 47th Ave N is also included. All addition roof top units will be held back and screened. Storm water will be managed through an underground storm chamber system.

Sincerely,

A handwritten signature in black ink that reads 'Greg Hayes'.

Greg Hayes  
VP Ebert Construction

October 23, 2014

Broadway Equipment

4701 Humboldt Ave N

Minneapolis, MN

Broadway Equipment Site Calculations:

Total Site = 212,536 sf

Existing Impervious = 197,056 sf

Existing Pervious = 15,480 sf

Cell Tower (area within Property Line) = 2,326 sf

Proposed Landscape Buffer = 1,342 sf

Thanks,

**Lauren Miller**, *EIT*

Project Engineer



**Solution Blue, Inc.**

318 Cedar Street | Saint Paul, MN 55101

Office: (651)294-0038 | Direct: (651)289-5536 |

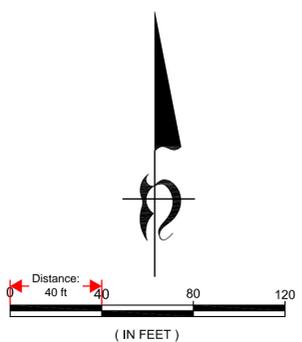
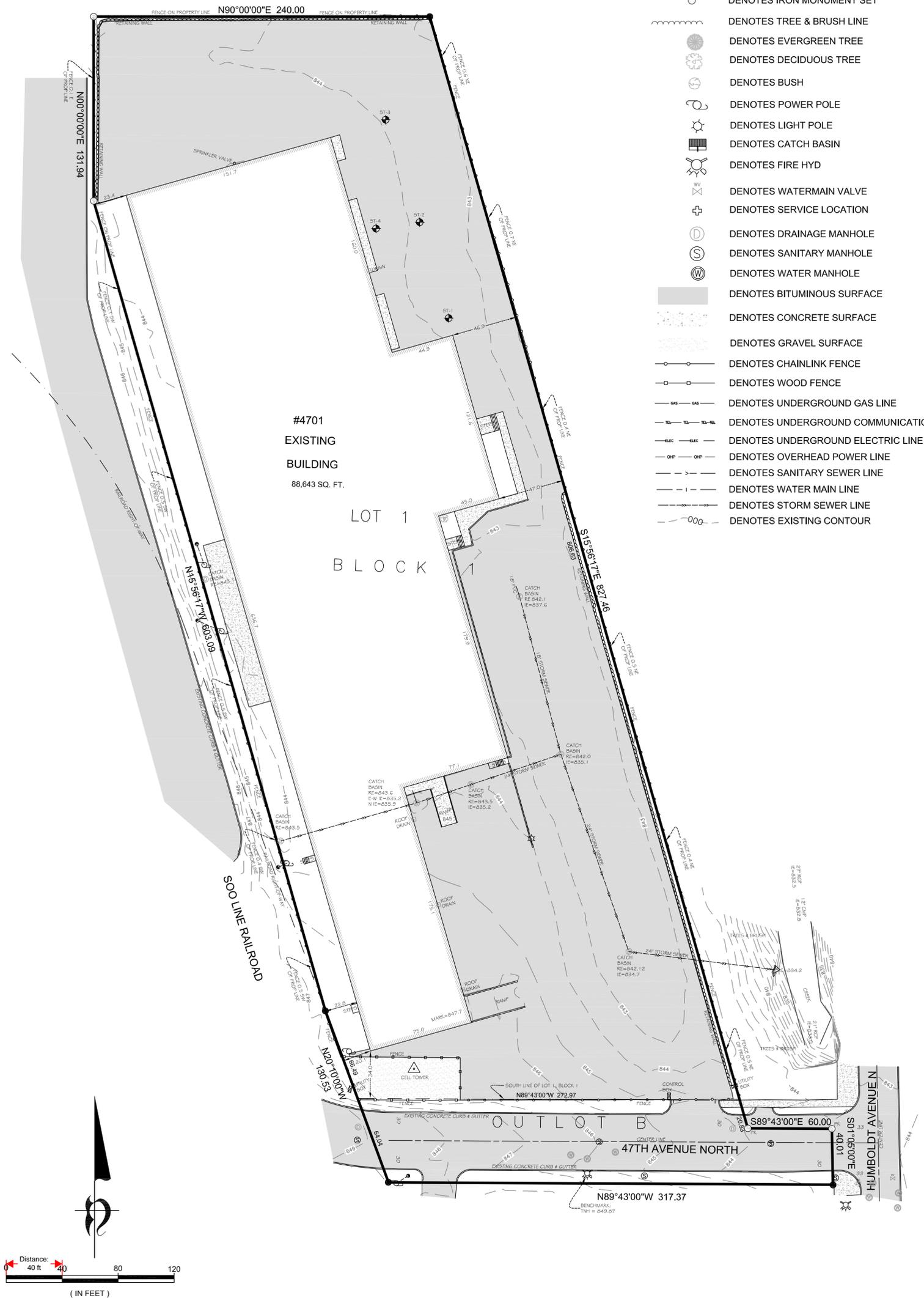
[lmiller@solutionblue.com](mailto:lmiller@solutionblue.com) | [www.solutionblue.com](http://www.solutionblue.com)

# CERTIFICATE OF SURVEY

## FOR BROADWAY EQUIPMENT

### LEGEND

- DENOTES IRON MONUMENT FOUND
- DENOTES IRON MONUMENT SET
- ~~~~~ DENOTES TREE & BRUSH LINE
- ⊙ DENOTES EVERGREEN TREE
- ⊙ DENOTES DECIDUOUS TREE
- ⊙ DENOTES BUSH
- ⊙ DENOTES POWER POLE
- ⊙ DENOTES LIGHT POLE
- ⊙ DENOTES CATCH BASIN
- ⊙ DENOTES FIRE HYD
- ⊙ DENOTES WATERMAIN VALVE
- ⊙ DENOTES SERVICE LOCATION
- ⊙ DENOTES DRAINAGE MANHOLE
- ⊙ DENOTES SANITARY MANHOLE
- ⊙ DENOTES WATER MANHOLE
- DENOTES BITUMINOUS SURFACE
- DENOTES CONCRETE SURFACE
- DENOTES GRAVEL SURFACE
- DENOTES CHAINLINK FENCE
- DENOTES WOOD FENCE
- GAS— DENOTES UNDERGROUND GAS LINE
- TEL— DENOTES UNDERGROUND COMMUNICATION LINE
- ELEC— DENOTES UNDERGROUND ELECTRIC LINE
- OHP— DENOTES OVERHEAD POWER LINE
- S— DENOTES SANITARY SEWER LINE
- W— DENOTES WATER MAIN LINE
- SS— DENOTES STORM SEWER LINE
- - - - - DENOTES EXISTING CONTOUR



NOTE:  
NO TITLE WORK WAS PROVIDED IN THE PREPARATION OF THIS SURVEY TO VERIFY OWNERSHIP, THE LEGAL DESCRIPTION, OR THE EXISTENCE OF ANY EASEMENTS OR ENCUMBRANCES TO THE PROPERTY.

**PROPERTY DESCRIPTION**  
LOT 1, BLOCK 1 AND OUTLOT B, ALL IN MULARKE PARK ADDITION, CITY OF MINNEAPOLIS, HENNEPIN COUNTY, MINNESOTA.

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

DATE: 7-12-2014 Thomas J. O'Meara  
THOMAS J. O'MEARA, LAND SURVEYOR  
MINNESOTA LICENSE NO. 46167

**Bohlen  
Surveying & Associates**  
31432 Foliage Avenue  
Northfield, MN 55057  
Phone: (507) 645-7768  
Email: info@bohlersurveying.com

1682 Cliff Road E.  
Burnsville, MN 55337  
Phone: (952) 895-9212  
Fax: (952) 895-9259

REVISIONS BY

|  |  |
|--|--|
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |

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

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

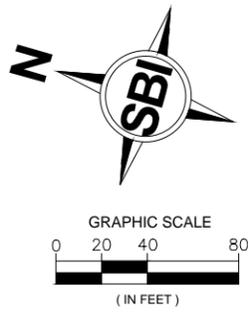
318 CEDAR STREET  
 SAINT PAUL, MN 55101  
 (651)294-0038  
 SOLUTIONBLUE.COM



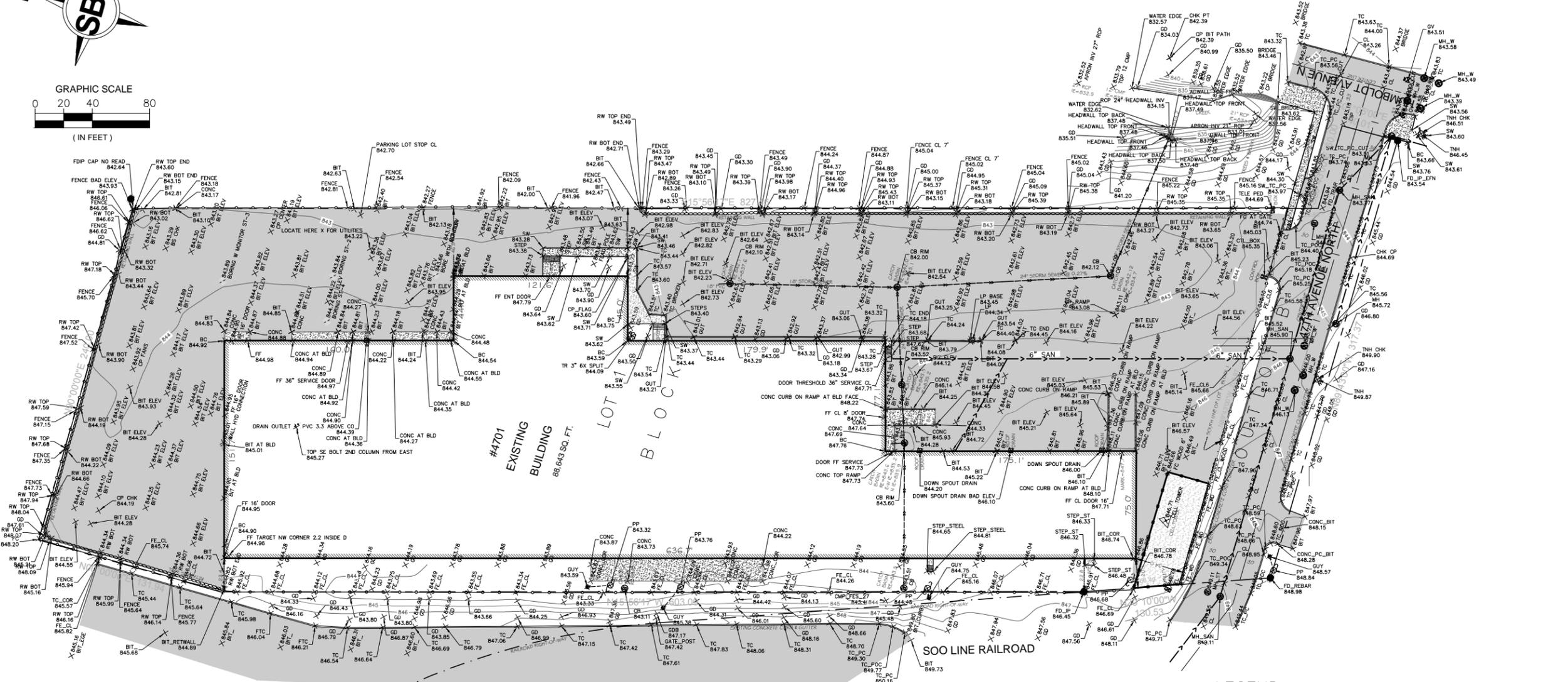
**EXISTING CONDITIONS PLAN**  
 BROADWAY EQUIPMENT  
 4701 HUMBOLDT AVE N. MINNEAPOLIS, MN

DRAWN BY LMM  
 CHECKED BY RAT  
 DATE 11/07/2014  
 JOB NO. 140603  
 SHEET

C1.0



CADD USER: SBI 7 FILE: C:\USERS\SBI\_2\DRAWING\PROJECTS\140603 - BROADWAY EQUIPMENT - EBERT\WORKING FILES\CADD\DWG\PLAN SHEETS\EXISTING CONDITIONS\PLAN.DWG PLOT SCALE: 1:2 PLOT DATE: 11/7/2014 1:00 PM



LEGEND

- DENOTES BITUMINOUS PAVEMENT
- DENOTES CONCRETE
- DENOTES EXISTING STORM STRUCTURE
- DENOTES EXISTING STORM SEWER
- DENOTES EXISTING SANITARY SEWER
- DENOTES EXISTING WATERMAIN
- DENOTES EXISTING POWER POLE
- DENOTES EXISTING WATER MANHOLE
- DENOTES EXISTING SANITARY MANHOLE
- DENOTES PROPERTY LINE
- DENOTES SOIL BORING
- DENOTES RETAINING WALL
- DENOTES FFNOTS: FFNCF



REVISIONS BY

|  |  |
|--|--|
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |

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

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

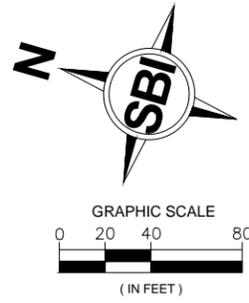
318 CEDAR STREET  
 SAINT PAUL, MN 55101  
 (651)294-0038  
 SOLUTIONBLUE.COM



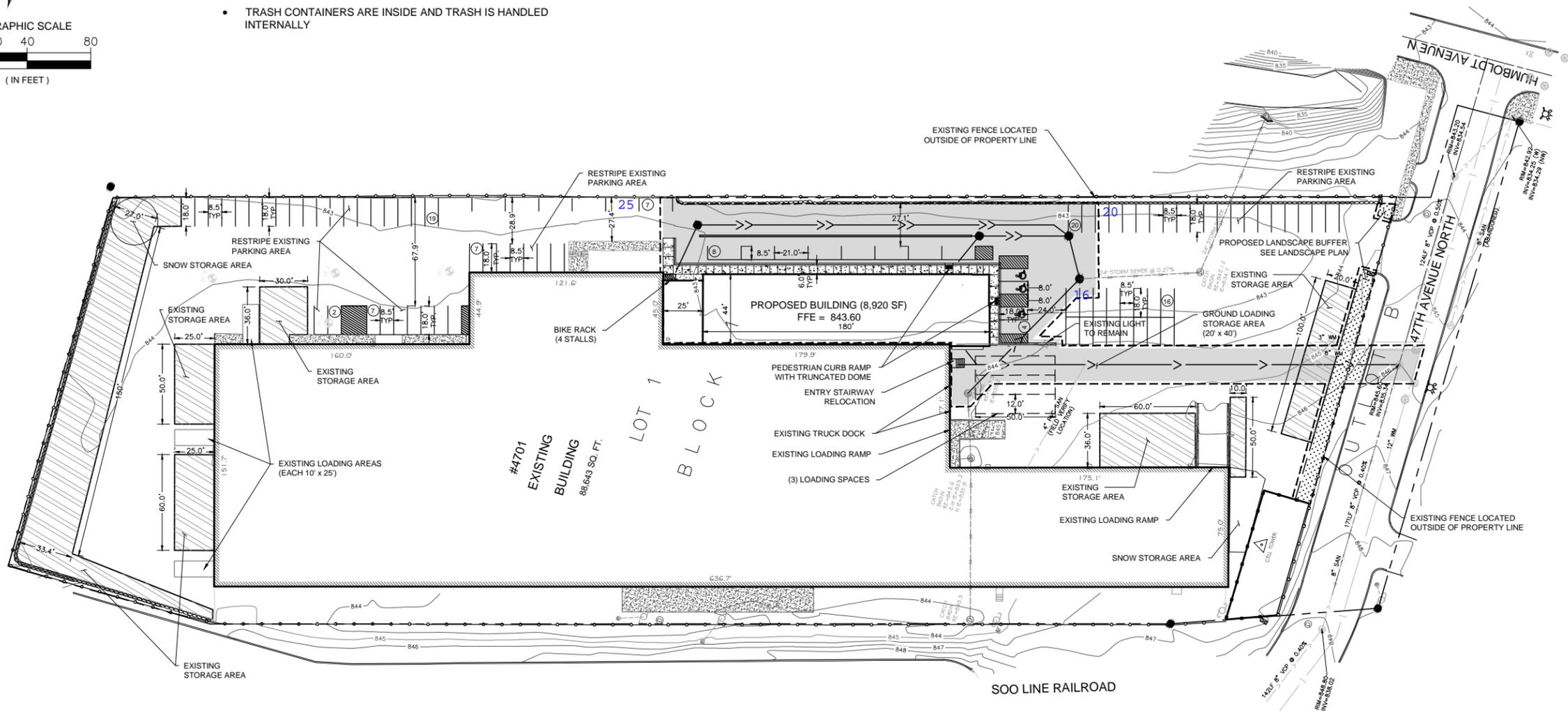
**SITE PLAN**  
 BROADWAY EQUIPMENT  
 4701 HUMBOLDT AVE N. MINNEAPOLIS, MN

DRAWN BY  
 LMM  
 CHECKED BY  
 RAT  
 DATE  
 11/07/2014  
 JOB NO.  
 140603  
 SHEET

C3.0



- NOTES:**
- CONNECT NEW SANITARY SEWER AND WATERMAIN TO EXISTING SERVICES - COORDINATE UTILITY LOCATIONS WITH CITY
  - NO KNOWN UTILITY EASEMENTS
  - TRASH CONTAINERS ARE INSIDE AND TRASH IS HANDLED INTERNALLY

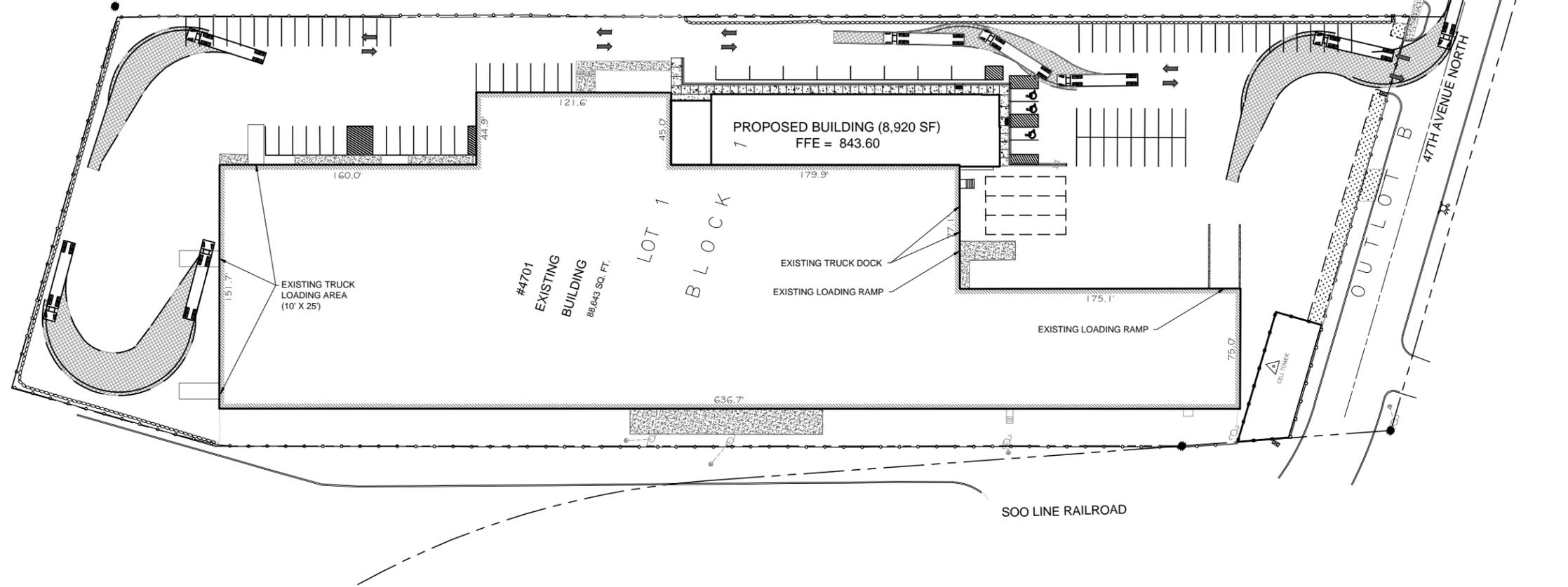
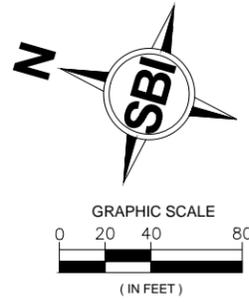


- PARKING STALL COUNT**
- TOTAL PARKING STALLS = 90
  - TOTAL ACCESSIBLE STALLS = 3

- LEGEND**
- [Pattern] DENOTES CONCRETE PAVEMENT
  - [Pattern] DENOTES BITUMINOUS PAVEMENT
  - [Pattern] DENOTES LANDSCAPE AREA
  - [Dashed Line] DENOTES CONSTRUCTION LIMITS
  - [Arrow] DENOTES PROPOSED STORM SEWER
  - [Line] DENOTES PROPOSED SANITARY SEWER
  - [Dot] DENOTES PROPOSED STORM MANHOLE
  - [Hatched] EXISTING STORAGE AREAS

CADD USER: bhndaj FILE: C:\USERS\BHNDAJ\PROJECTS\140603 - BROADWAY EQUIPMENT - EBERT\WORKING FILES\CADD\DWG\PLAN SHEETS\SITE PLAN.DWG PLOT SCALE: 1:2 PLOT DATE: 11/13/2014 4:06 PM

CADD USER: SBI / Z FILE: C:\USERS\SBI\_2\DRAWING\PROJECTS\140603 - BROADWAY EQUIPMENT - EBERT\WORKING FILES\CADD\DWG\PLAN SHEETS\TRUCK MOVEMENT PLAN.DWG PLOT SCALE: 1:2 PLOT DATE: 11/7/2014 1:01 PM



**NOTE:**  
 • TRUCK MOVEMENTS SHOWN FOR WB-50 TRUCK

| REVISIONS BY |  |
|--------------|--|
|              |  |
|              |  |
|              |  |
|              |  |
|              |  |
|              |  |
|              |  |
|              |  |
|              |  |
|              |  |

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

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

**Solution Blue**

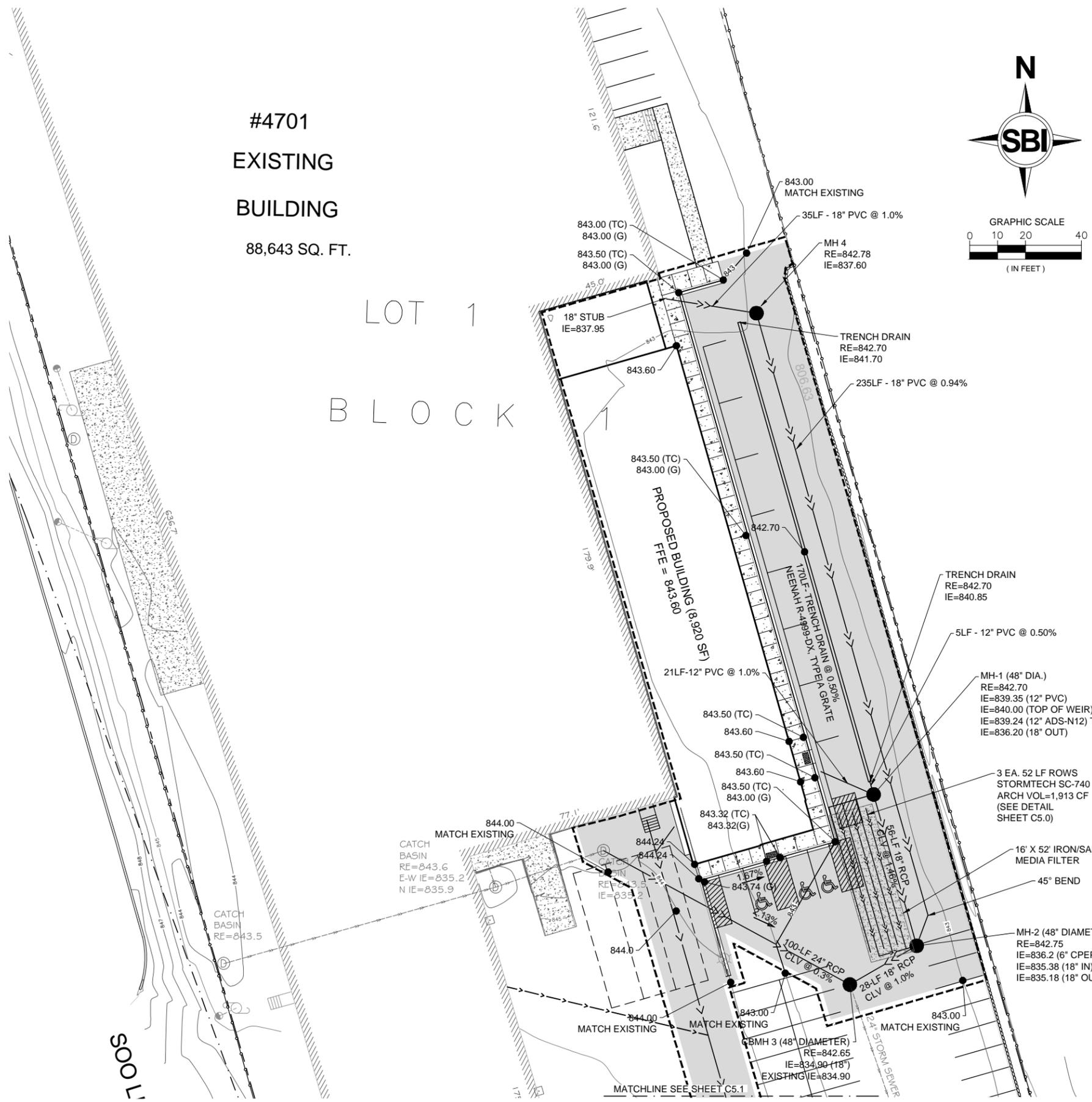
318 CEDAR STREET  
 SAINT PAUL, MN 55101  
 (651)294-0038  
 SOLUTIONBLUE.COM

**TRUCK MOVEMENT PLAN**  
 BROADWAY EQUIPMENT  
 4701 HUMBOLDT AVE N. MINNEAPOLIS, MN

DRAWN BY  
 LMM  
 CHECKED BY  
 RAT  
 DATE  
 11/07/2014  
 JOB NO.  
 140603  
 SHEET

C4.0

CADD USER: SBI-2 FILE: C:\USERS\SBI-2\WORK\PROJECTS\140603 - BROADWAY EQUIPMENT - EBERT\WORKING FILES\CADD\DWG\PLAN SHEETS\GRADING AND DRAINAGE\PLAN.DWG PLOT SCALE: 1/2"=1'-0" PLOT DATE: 11/7/2014 1:01 PM



- NOTE:**
- EXISTING DISTURBED AREA = 29,781 SF (IMP=29,571 SF, PER=210 SF)
  - PROPOSED DISTURBED AREA = 29,781 SF (IMP=28,439 SF, PER=1,342 SF)
  - TOTAL AVAILABLE STORAGE FOR STORMTECH SYSTEM IS 1,885 CUBIC FEET
  - STORAGE REQUIRED FOR TOTAL DISTURBED AREA (TOTAL DISTURBED AREA = 29,781 SF) IS 1,742 CUBIC FEET

Environmental Notes in response to City PDR Report: "Environmental Health" section

**Action Summary**  
IF VISIBLE OR OLFACTORY EVIDENCE OF CONTAMINATED SOIL (SUCH AS DISCOLORATION, PRESENCE OF OILS OR TARS, CHEMICAL ODORS, VAPORS, CHEMICAL CONTAINERS, POTENTIAL ASBESTOS-CONTAINING MATERIAL ["ACM"], OR DISCERNABLE CONCENTRATIONS OF DEBRIS OR NON-NATIVE FILL MATERIAL SUCH AS ASH, GLASS, OR SLAG), OTHER THAN PREVIOUSLY IDENTIFIED AND SAMPLED LOCATIONS, ARE OBSERVED DURING DRILLING, GRADING, EXCAVATION OR OTHER EARTHWORK ACTIVITIES RELATED TO THE PROJECT, THE FOLLOWING ACTIONS WILL BE TAKEN:

- STOP WORK IMMEDIATELY, SECURE WORKER SAFETY, AND SECURE THE AREA.
- CONTACT EBERT CONSTRUCTION'S PROJECT MANAGER OR SUPERINTENDENT AT:  
GREG HAYES: OFFICE 763-498-7844, CELL 612-581-7029  
SCOTT BURSCH: OFFICE 763-498-7844, CELL 612-282-5417
- NOTIFY MN STATE DUTY OFFICER OF THE PRESENCE OF IMPACTED SOILS AT 651-649-5451
- CONTACT CITY OF MINNEAPOLIS' ENVIRONMENTAL SERVICES DEPARTMENT (TOM FRAME AT 612-673-5807) TO CONFIRM THE NECESSARY PROCEDURES FOR THE REMOVAL, DISPOSAL, STORAGE AND/OR REUSE OF IMPACTED SOILS. ALSO CONFIRM THE REQUIRED PERMIT APPLICATION(S) AND APPROVALS AS NEEDED FOR THE CITY AND MPCA.

**REVISIONS BY**

| NO. | DATE | BY | DESCRIPTION |
|-----|------|----|-------------|
|     |      |    |             |
|     |      |    |             |
|     |      |    |             |
|     |      |    |             |
|     |      |    |             |
|     |      |    |             |
|     |      |    |             |
|     |      |    |             |
|     |      |    |             |
|     |      |    |             |

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

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

**Solution Blue**

318 CEDAR STREET  
SAINT PAUL, MN 55101  
(651)294-0038  
SOLUTIONBLUE.COM

**GRADING AND DRAINAGE PLAN**  
BROADWAY EQUIPMENT  
4701 HUMBOLDT AVE N. MINNEAPOLIS, MN

|            |            |
|------------|------------|
| DRAWN BY   | LMM        |
| CHECKED BY | RAT        |
| DATE       | 11/07/2014 |
| JOB NO.    | 140603     |
| SHEET      |            |

**C5.0**



REVISIONS BY

|  |  |
|--|--|
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |

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

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

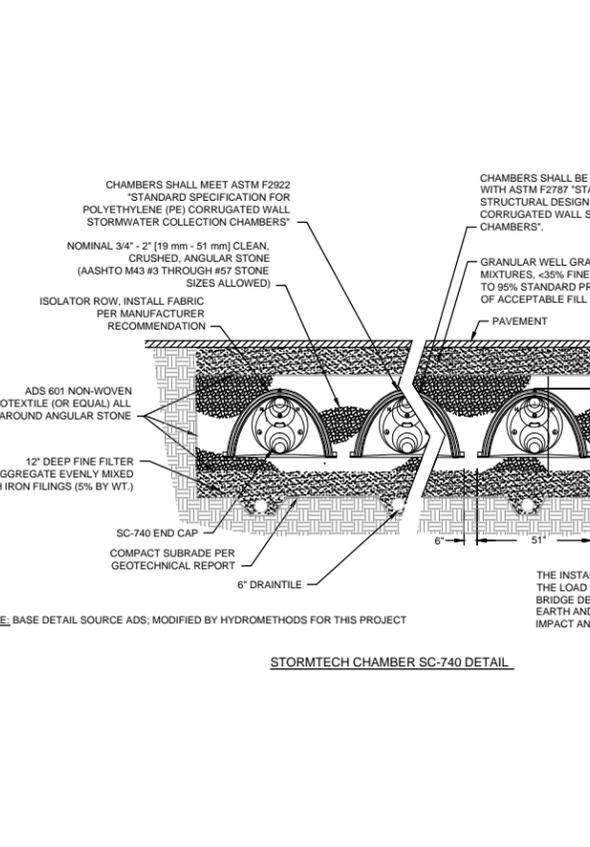
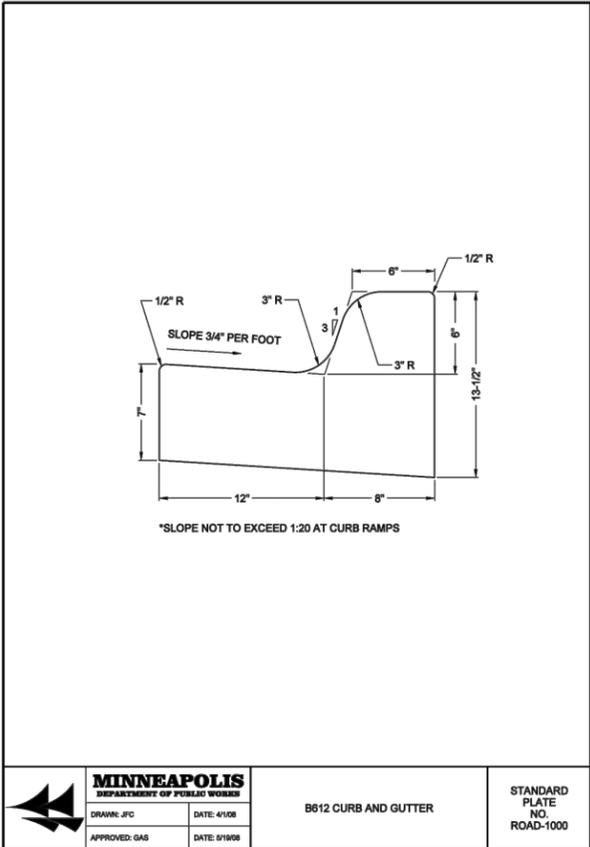
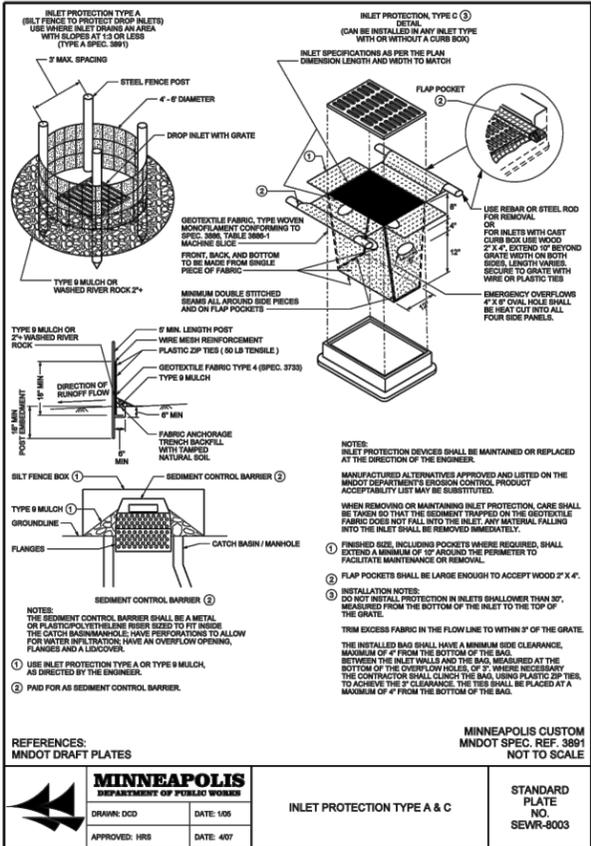
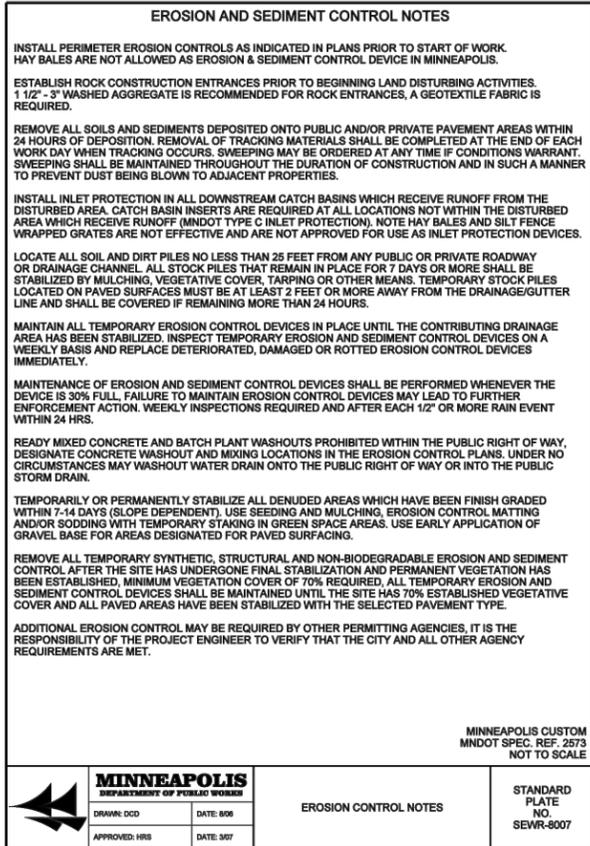
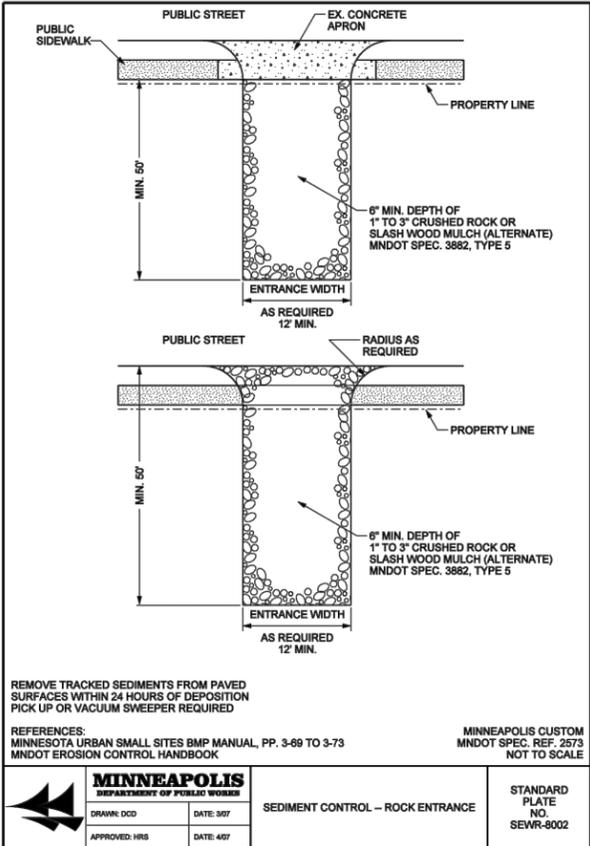
318 CEDAR STREET  
 SAINT PAUL, MN 55101  
 (651)294-0038  
 SOLUTIONBLUE.COM

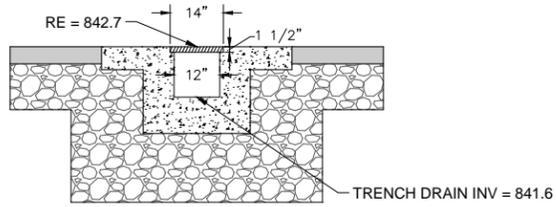


DETAILS  
 BROADWAY EQUIPMENT  
 4701 HUMBOLDT AVE N. MINNEAPOLIS, MN

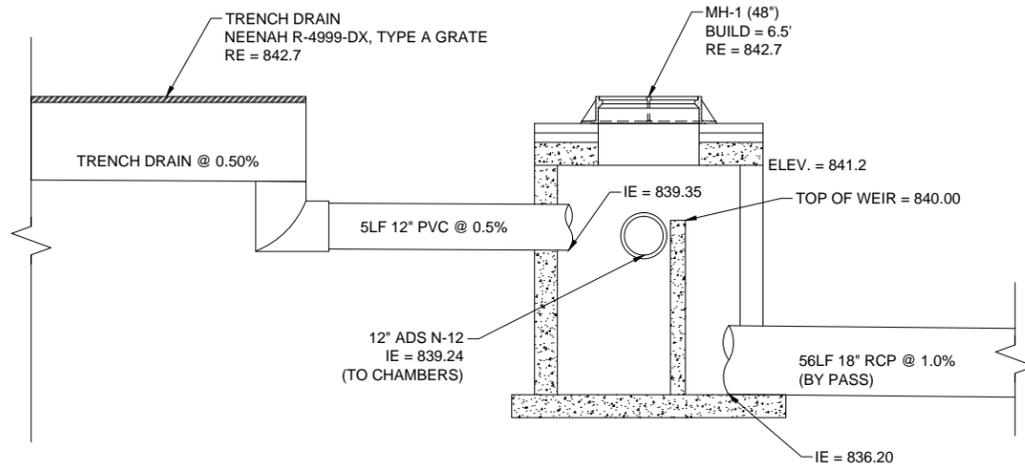
DRAWN BY LMM  
 CHECKED BY RAT  
 DATE 11/07/2014  
 JOB NO. 140603  
 SHEET

C6.0





SECTION A-A



SECTION B-B

CADD USER: SB1 / FILE: C:\USERS\SB1\_2\WORK\PROJECTS\140603 - BROADWAY EQUIPMENT - EBERT\WORKING FILES\CADD\DWG\PLAN SHEETS\DETAILS.DWG PLOT SCALE: 1/2" = 1'-0" PLOT DATE: 11/7/2014 1:01 PM

REVISIONS BY

|  |  |
|--|--|
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |

I HEREBY CERTIFY THAT THIS PLAN OR SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED CIVIL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA  
 CIVIL ENGINEER \_\_\_\_\_ REG. NO. \_\_\_\_\_  
 DATE: \_\_\_\_\_

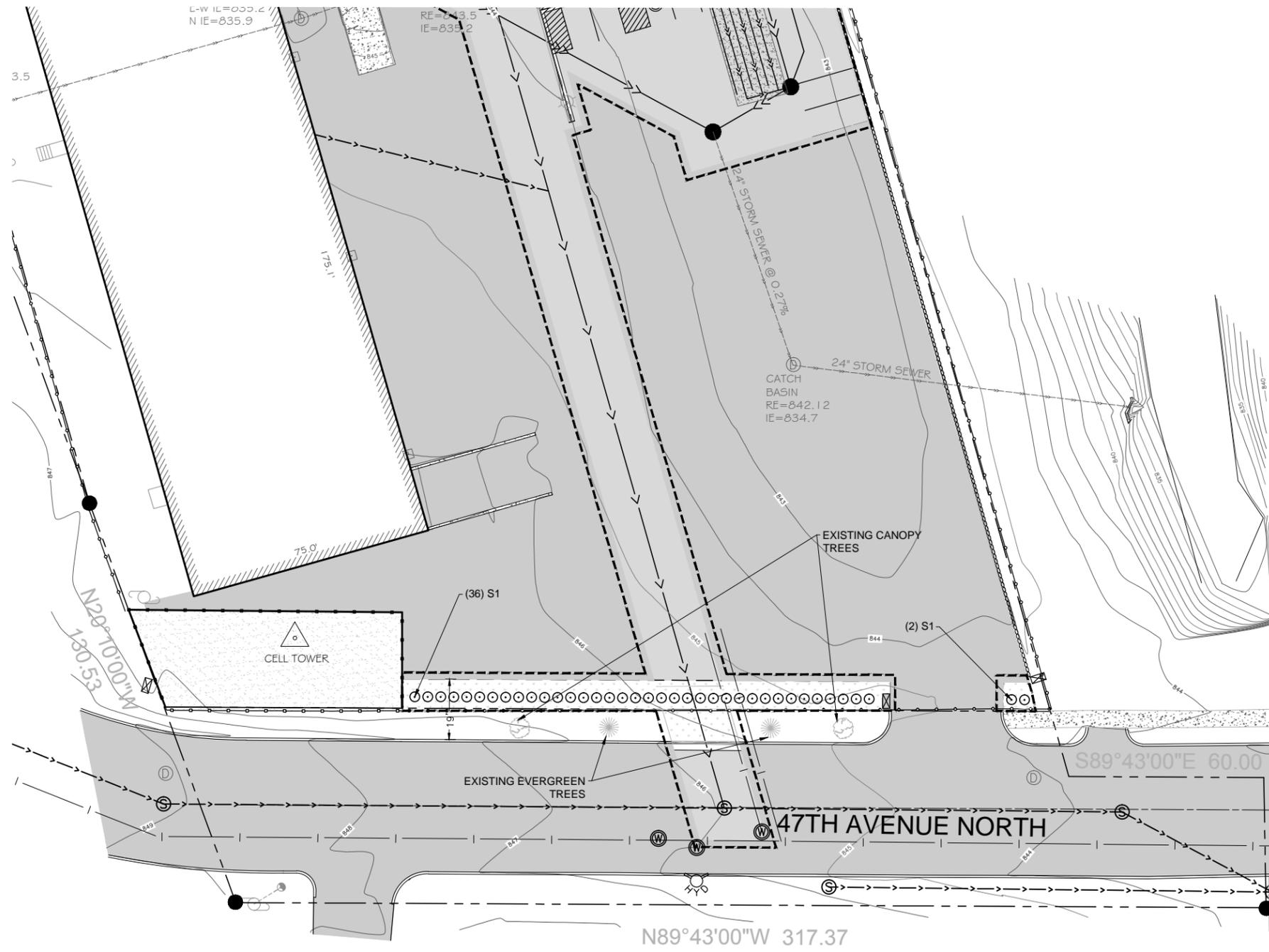
  
 318 CEDAR STREET  
 SAINT PAUL, MN 55101  
 (651)294-0038  
 SOLUTIONBLUE.COM

**DETAILS**  
 BROADWAY EQUIPMENT  
 4701 HUMBOLDT AVE N. MINNEAPOLIS, MN

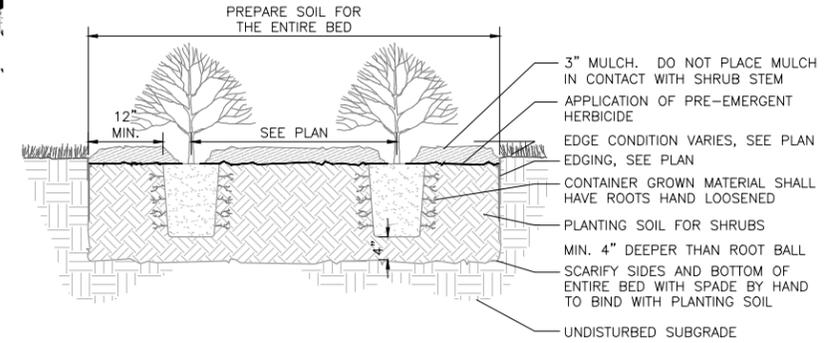
DRAWN BY  
 LMM  
 CHECKED BY  
 RAT  
 DATE  
 11/07/2014  
 JOB NO.  
 140603  
 SHEET

C6.1

CADD USER: SBI-2; FILE: C:\USERS\SBI-2\DWG\PROJECTS\140603 - BROADWAY EQUIPMENT - EBERT\WORKING FILES\CADD\DWG\PLAN SHEETS\LANDSCAPE PLAN.DWG PLOT SCALE: 1:2 PLOT DATE: 11/7/2014 1:02 PM



| Quantity      | Symbol | Common Name         | Scientific Name                      | Size     | Height | Width |
|---------------|--------|---------------------|--------------------------------------|----------|--------|-------|
| <b>SHRUBS</b> |        |                     |                                      |          |        |       |
| 38            | S1     | Technito Arborvitae | <i>Thuja occidentalis 'Bailjohn'</i> | #7 cont. | 6'     | 3'    |



SHRUB PLANTING DETAIL

NTS

REVISIONS BY

|  |  |
|--|--|
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |

I HEREBY CERTIFY THAT THIS PLAN OR SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA  
 LANDSCAPE ARCHITECT  
 DATE: \_\_\_\_\_ REG. NO. \_\_\_\_\_

318 CEDAR STREET  
 SAINT PAUL, MN 55101  
 (651)294-0038  
 SOLUTIONBLUE.COM

**LANDSCAPE PLAN**  
 BROADWAY EQUIPMENT  
 4701 HUMBOLDT AVE N. MINNEAPOLIS, MN

DRAWN BY LMM  
 CHECKED BY RAT  
 DATE 11/07/2014  
 JOB NO. 140603  
 SHEET

**L1.0**

# Existing Conditions



↘ existing egress

# Proposed Site Plan



- existing egress
- new egress and accessible route



Plan View  
1" = 100'



from 47th Ave N looking to entry



from Shingle Creek Drive and Humboldt Ave N.



from housing along Humboldt



### Sightline Studies

RTU's shown in red



Plan View



Perspective View



Entry View

east elevation no scale



Existing Warehouse Beyond      New 2 Story Office Building      2nd Entry (accessible route)      Existing 1 Story Office Building      Existing Warehouse Beyond

east elevation 1/32" = 1'-0"

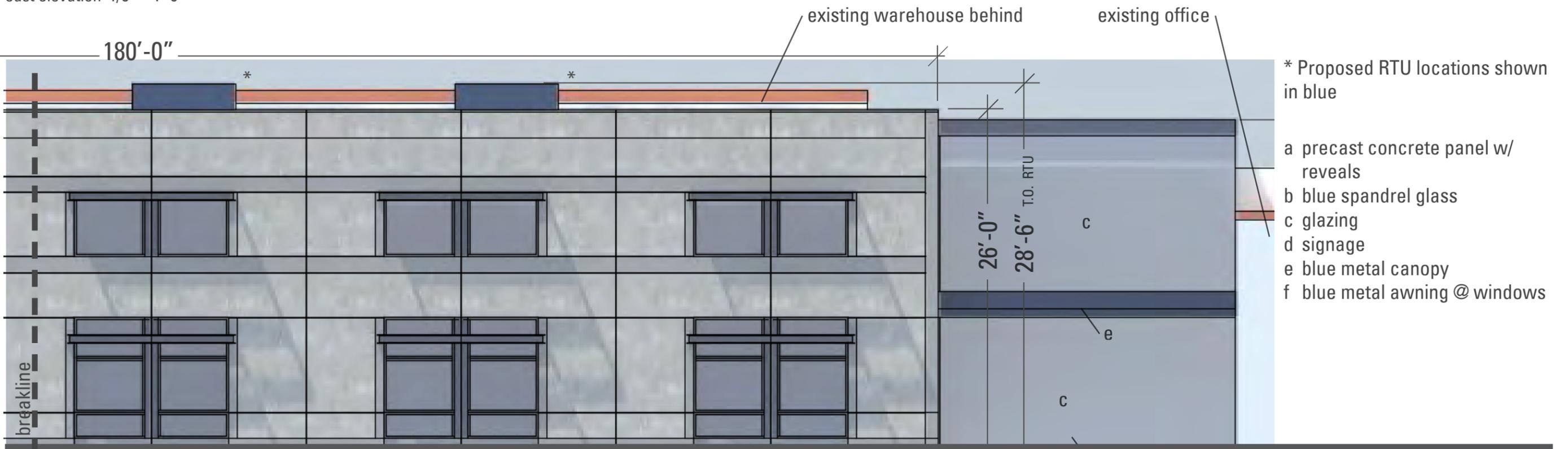
# Overall Project Perspective

Note: RTU's not visible. See page 3 Sightline Study





east elevation 1/8" = 1'-0"



east elevation 1/8" = 1'-0"

- \* Proposed RTU locations shown in blue
- a precast concrete panel w/ reveals
- b blue spandrel glass
- c glazing
- d signage
- e blue metal canopy
- f blue metal awning @ windows

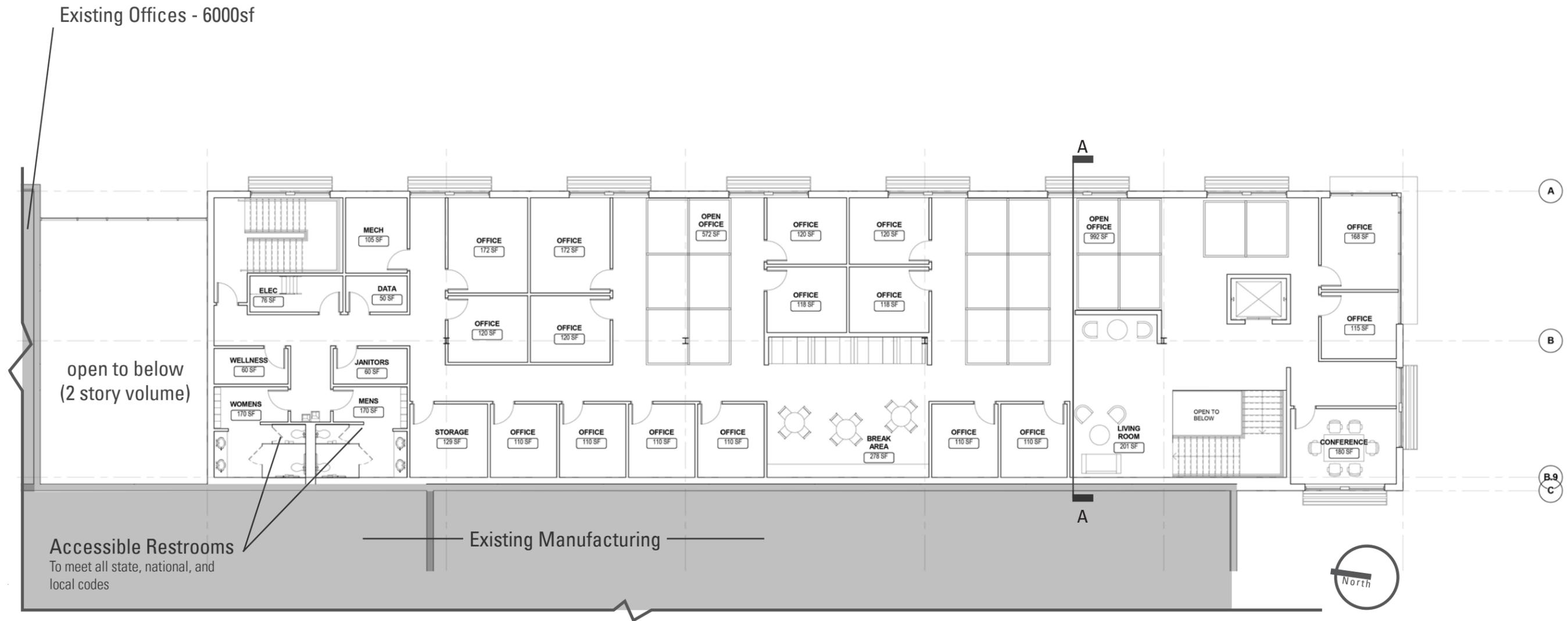


\* Proposed RTU locations shown in blue. RTU's shown for reference only, not visible from site. See sightline study (pg 3)

- a precast concrete panel w/ reveals
- b blue spandrel glass
- c glazing
- d signage
- e blue metal canopy
- f blue metal awning @ windows

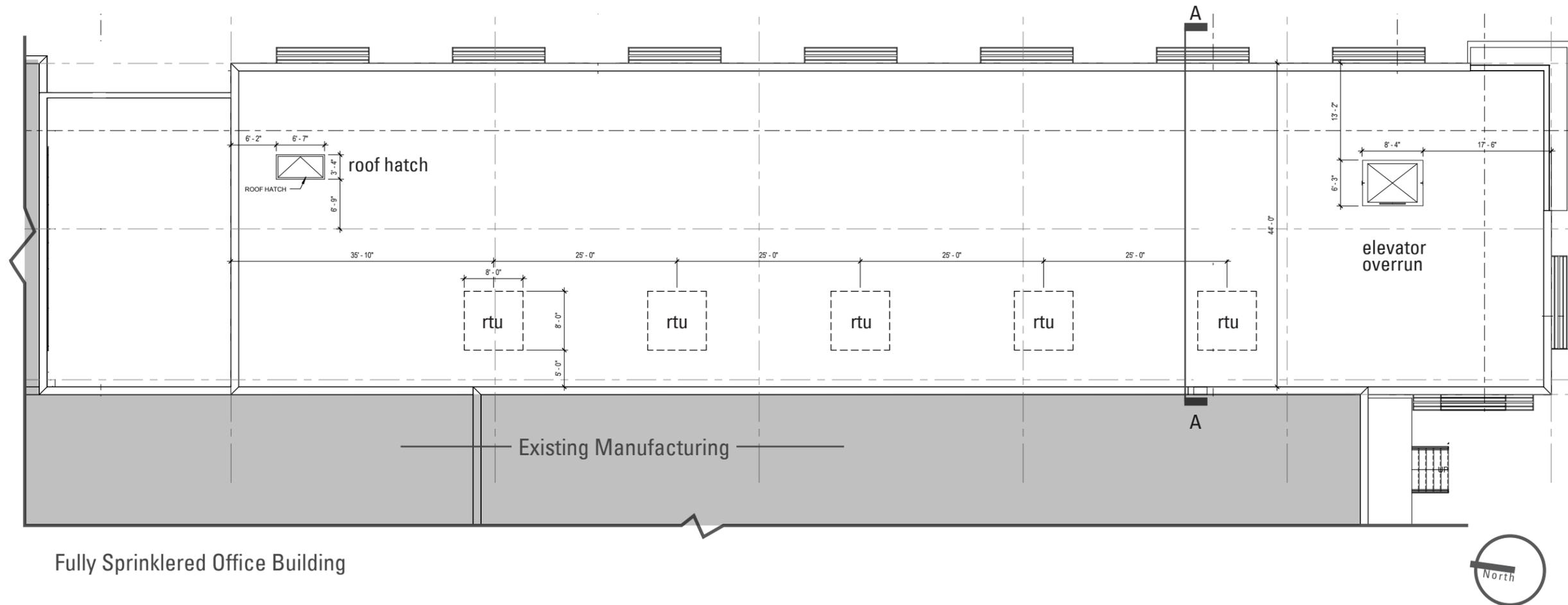


second floor plan:  
1/16" = 1'-0"



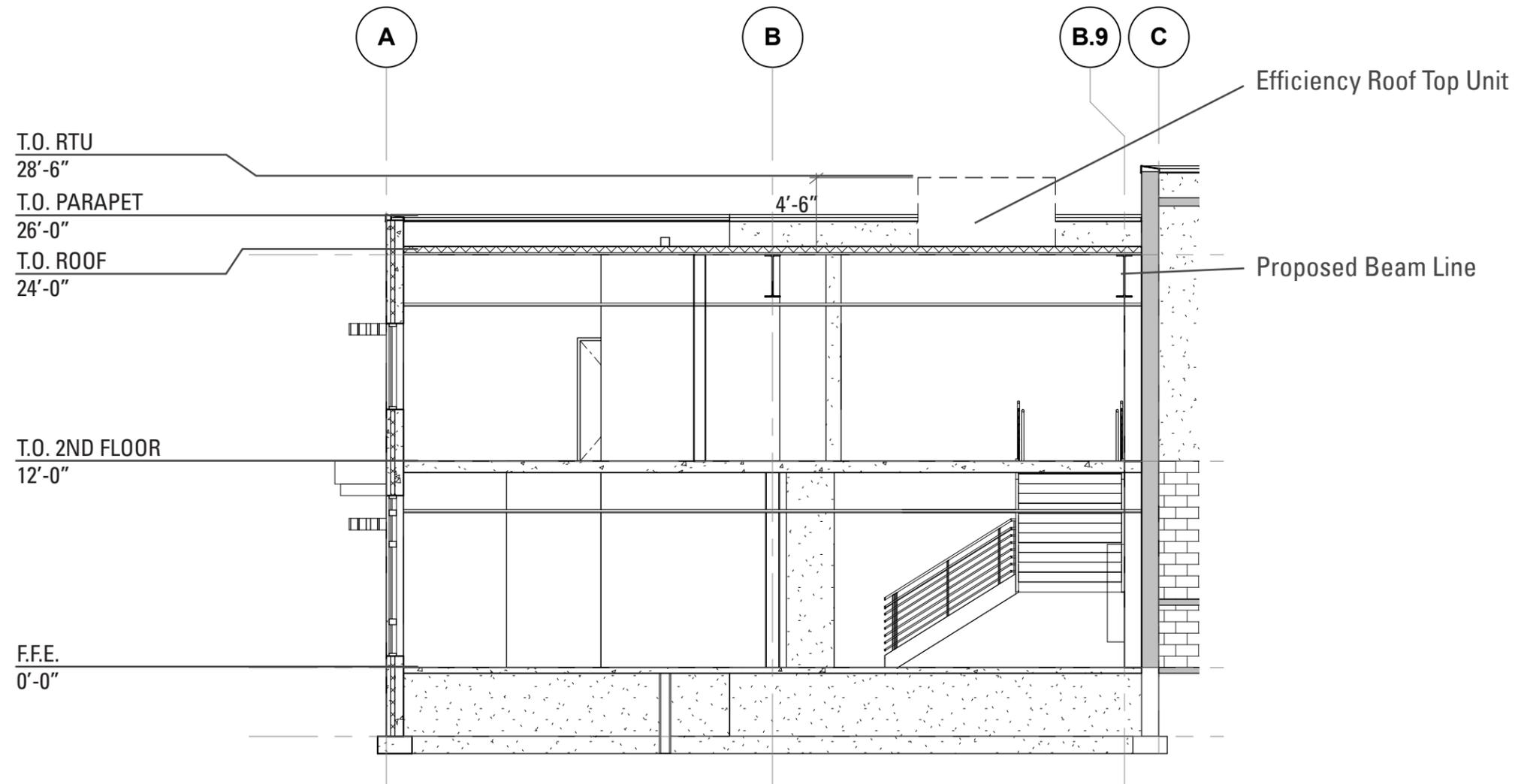
Fully Sprinklered Office Building

roof top plan:  
1/16" = 1'-0"



Fully Sprinklered Office Building

section A:  
1/8" = 1'-0"







**PREMIUM LED WALL PACK – SMALL  
36-WATT LED  
(E-WP6L SERIES)**

**Applications:** Security, pathway and perimeter lighting; ideal for entryways and other applications where control of spill light is important.

**Typical Mounting Height:** 8 to 15 feet

**Typical Spacing:** 1 to 2 times the mounting height



4-1/2"H x 8-3/4"W x 9-1/2"D



| Catalog #  | Description           | Input Voltage       | Delivered Lumen Output | CCT   | CRI | Lifetime (L <sub>70</sub> at 25°C) | Weight | Comparable To: |
|------------|-----------------------|---------------------|------------------------|-------|-----|------------------------------------|--------|----------------|
| E-WP6L03CZ | 36W LED Cool white    | Universal 120V-277V | 3350 Lumens            | 5000K | 70  | 50,000 Hours                       | 7 lbs  | 100W PSMH      |
| E-WP6L03NZ | 36W LED Neutral white | Universal 120V-277V | 3350 Lumens            | 4000K | 70  | 50,000 Hours                       | 7 lbs  | 100W PSMH      |

### Features

- 50,000 hours of maintenance-free operation to L<sub>70</sub> at 25°C
- Non-dimmable
- Low copper, die-cast aluminum housing and lens frame
- Dark bronze polyester powder-coat finish
- Fixed cutoff glare shield to reduce light pollution
- Tempered glass lens, thermal shock and impact resistant
- Patented lens design delivers true IES Type III distribution
- Mounts over recessed Junction box or with conduit
- Die-cast detachable back box for easy mounting
- 75°C minimum supply wire required
- Universal voltage (120V through 277V)
- Minimum starting temperature: -40° F
- Heat dissipating fins
- Conduit entries on all sides of the fixture
- Two knockouts provided on back for conduit or J-box mounting
- RoHS compliant
- UL Listed for wet locations
- Cree® LEDs inside
- 5-year limited warranty

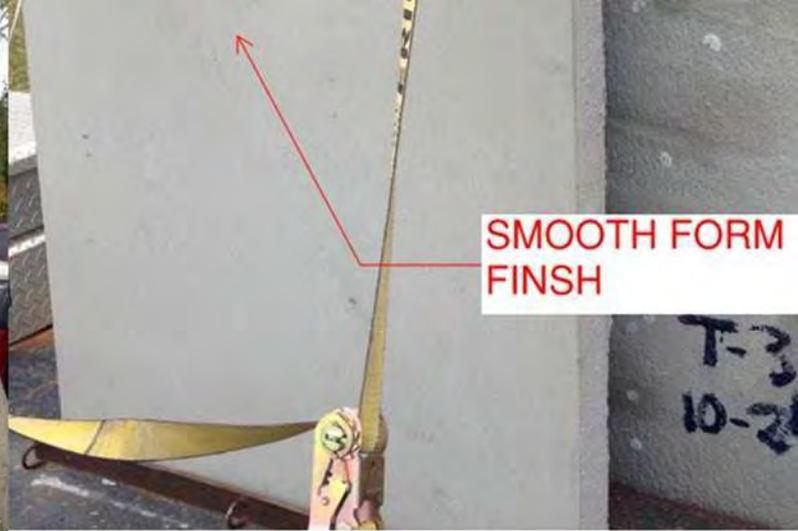
### Accessories

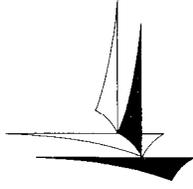


Photocell is field installed.  
Drilling of the back box  
in the field is required.

**CAT.#: E-ACP1** (120 volts)

**CAT.#: E-ACP2** (208/240/277 volts)





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

## Preliminary Development Review Report

Development Coordinator Assigned: **DONALD ZART**  
**(612) 673-5645**  
**don.zart@minneapolismn.gov**

|                                  |
|----------------------------------|
| <b>Status *</b>                  |
| <b>RESUBMISSION<br/>REQUIRED</b> |

|                         |                                                                    |
|-------------------------|--------------------------------------------------------------------|
| <b>Tracking Number:</b> | PDR 1001248                                                        |
| <b>Applicant:</b>       | BROADWAY EQUIPMENT<br>4701 HUMBOLDT AVE N<br>MINNEAPOLIS, MN 55430 |
| <b>Site Address:</b>    | 4701 HUMBOLDT AVE N                                                |
| <b>Date Submitted:</b>  | 24-SEP-2014                                                        |
| <b>Date Reviewed:</b>   | 02-OCT-2014                                                        |

### Purpose

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

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

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

### Project Scope

Proposed 2 story, 16,00 sq ft (8,000 per floor) office addition to existing manufacturing structure. Existing office space will be converted into production space.

### Review Findings (by Discipline)

#### Zoning - Planning

- The proposed addition will require a site plan review application to be reviewed by the City Planning Commission. Planning Commission date has not been scheduled.

#### Addressing

- There will not be a proposed change to the building's address.

---

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

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

**❑ Parks - Forestry**

- Contact Craig Pinkalla ([cpinkalla@minneapolisparks.org](mailto:cpinkalla@minneapolisparks.org)), Telephone (612)-499-9233 regarding removal or protection of trees during construction in the city right of way.
- Effective January 1, 2014, the City of Minneapolis and the Minneapolis Park and Recreation Board adopted an update to the existing Parkland Dedication Ordinance.
- The adopted City of Minneapolis Parkland Dedication ordinance is located in Section 598.340 of the City's Land Subdivision ordinance:
- <http://library.municode.com/index.aspx?clientId=11490>
- As adopted, the fee in lieu of dedication for new residential units is \$1,500 per unit (affordable units excluded per ordinance) and for commercial and industrial development it is \$200 per development employee (as defined in ordinance). Any dedication fee (if required) must be paid at the time of building permit issuance. There is also an administration fee that is 5% of the calculated park dedication fee.
- As proposed, for your project, Broadway Equipment Office Addition, the calculated dedication fee is as follows:
 

|                                      |   |         |
|--------------------------------------|---|---------|
| • Park Dedication Fee                | = | \$8,000 |
| • 5% of \$4,200 (Administrative Fee) | = | \$ 400  |
| • Total                              | = | \$8,400 |
- This is a preliminary calculation based on your current proposal; a final calculation will be made at the time of building permit submittal.
- For further information, please contact Don Zart at (612)245-4090.

**❑ Right of Way**

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

**❑ Street Design**

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

**❑ Sidewalk**

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

**❑ Traffic and Parking**

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

**❑ Water**

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

**❑ Fire Safety**

- Provide required fire sprinkler system throughout building
- Provide fire alarm monitoring of system
- Fire department connection must be located on the address side of building and within 150 feet of a fire hydrant
- Maintain fire department apparatus access at all times

**❑ Business Licensing**

- There doesn't appear to be a need for a Business License or Health Department review.

**❑ Historical Preservation Committee**

- There is not a preservation flag on the property. No preservation review required.

## □ Environmental Health

- On 2/28/1994 a petroleum release was detected when an underground storage tank (UST) for gasoline was removed on 2/21/1994; see Minnesota Pollution Control Agency Leak # 7218 and Tank Site ID 18548. MPCA closed the file on 7/5/1994. Although the MPCA file indicates no contaminated soils remained on site if the project will be disturbing soils in the area of the former UST site screening of the soils should be performed to ensure no contaminated soils are encountered on the site. If impacted soil is encountered during site activities work will need to stop and notification provided to the MN State Duty officer at (615) 649-5451. Approval for removal, disposal and/or reuse of impacted soils must be must occur from the MCPA and the City of Minneapolis prior to continuing excavation activities.
- If dewatering is required during site construction see below for city permit requirements. Subgrade structures should be designed to prevent infiltration of groundwater without the need for a permanent dewatering system being installed. If a continuously operating permanent dewatering system is needed it must be approved as part of the sanitary sewer and storm drain site plan approval prior to construction beginning.
- No construction, demolition or commercial power maintenance equipment shall be operated within the city between the hours of 6:00 p.m. and 7:00 a.m. on weekdays or during any hours on Saturdays, Sundays and state and federal holidays, except under permit. Contact Environmental Services at 612-673-3867 for permit information.
- Permits and approval are required from Environmental Services for the following activities: Temporary storage of impacted soils on site prior to disposal or reuse; Reuse of impacted soils on site; Dewatering and discharge of accumulated storm water or ground water, underground or aboveground tank installation or removal, well construction or sealing. Contact Tom Frame at 612-673-5807 for permit applications and approvals.
- A review of the project, permits issued and an inspection from Environmental Service for identification of equipment and site operations that require annual registration with the City of Minneapolis will occur for this project.

## □ Sewer Design

### Stormwater Management:

- Please identify the square footage of the area proposed to be disturbed with the project, and the existing and proposed impervious square footages within the disturbed area.
- Please provide stormwater modeling and supporting documentation for the design of the underground stormwater treatment BMP.
- It is recommended that an operations and maintenance plan be developed for the proposed stormwater treatment BMP.
- The proposed project is located within the Shingle Creek Watershed Management Commission. Please note it may be necessary to obtain approvals or permits from Shingle Creek Watershed since the site is adjacent to Shingle Creek. Please provide documentation of any reviews and/or approvals.

### Utility Connections:

- Please identify the location of the existing sanitary sewer service to the property, with relevant pipe and invert elevation information. For service connection records contact (612) 673-2451.

### Erosion Control:

- It is recommended that additional sediment control measures be implemented upstream of the catch basin and storm sewer pipe that discharges directly to Shingle Creek.

### Non Stormwater Discharges:

- Detail all mechanical and non-stormwater discharges. Non-stormwater discharges are not permitted unless approved by the City of Minneapolis. Non-stormwater discharges not declared and approved will not be permitted. If there currently are none and nothing is proposed declare this status on the plans.
- For comments or questions on Public Works Surface Water & Sewers Division related requirements please contact Jeremy Strehlo, (Professional Engineer) at (612) 673-3973, or [jeremy.strehlo@minneapolismn.gov](mailto:jeremy.strehlo@minneapolismn.gov)

**□ Construction Code Services**

- No specific site plan comments for this project. Code items appear to be represented in the plans.
- The following items are typical accessible comments;
  1. Accessible parking spaces and access aisles to be 96" (8') width 502.4.2.
  2. Access aisles are to be marked "no parking" per 502.4.4 ANSI A117.1 2003
  3. Maximum slope 1:48 for access aisle and parking space per 502.5
  4. Accessible routes shall consist of walking surfaces or slopes not steeper than 1:20.
- Contact the Metropolita Council for a SAC Determination. For more information please see this link - [http://www.minneapolismn.gov/www/groups/public/@regservices/documents/webcontent/convert\\_281675.pdf](http://www.minneapolismn.gov/www/groups/public/@regservices/documents/webcontent/convert_281675.pdf)

END OF REPORT

**SHINGLE CREEK WATERSHED MANAGEMENT COMMISSION****PROJECT REVIEW SC2014-15 Broadway Equipment**

**Owner:**           **Broadway Equipment**  
**4701 Humboldt Avenue N.**  
**Minneapolis, MN55430**

**Engineer:**  
**Company:**       **Solution Blue, Inc.**  
**Address:**       **318 Cedar Street**  
**St. Paul, MN 55101**

**Phone:**           **651-294-0038**

**Email:**

**Purpose:**        Building and parking lot expansion for Broadway Equipment. The new building will be built on an existing parking lot.

**Location:**     West of Humboldt Ave North and S of 49<sup>th</sup> Ave N (see Figure 1)

**Exhibits:**

1. Site plan, preliminary plat, grading and erosion control plan, and details by Solution Blue, updated 11/07/2014, rcvd. 11/12/2014.
2. Stormwater Management Plan by Solution Blue, updated 11/04/2014, received 11/04/2014

**Findings:**

1. The proposed project is the construction of a new building on an existing parking lot. Following development, the site will be 96 percent impervious, a decrease of 0.03 acres.
2. The Project Review was received on 10/22/14. To comply with the 60-day review requirement, the Commission must approve or deny this project no later than the 12/11/2014 meeting. Sixty calendar-days expires on 12/21/14.
3. To comply with the Commission's water quality treatment requirement, the site must provide ponding designed to NURP standards with dead storage volume equal to or greater than the volume of runoff from a 2.5" storm event, or BMPs providing a similar level of treatment - 80-85% TSS removal and 50-60% TP removal.

The site proposes Stormtech underground chambers to provide water quality treatment from runoff from the proposed building and adjacent parking lot (0.426 acres). The plan meets Commission water quality treatment requirements.

4. Commission rules require that site runoff be limited to predevelopment rates for the 2-, 10-, and 100-year storm events. Runoff from the site will be directed into the Stormtech underground chambers for treatment. Additionally, a grass buffer will be added to the site. By observation, the applicant meets the Commission's rate control requirements for the 2 and 10-Yr event because the site will have less impervious and will have water quality storage.

**Table 1. Runoff from site (cfs).**

| Drainage Area | 2-year event |       | 10-year event |       | 100-year event |       |
|---------------|--------------|-------|---------------|-------|----------------|-------|
|               | Pre-         | Post- | Pre-          | Post- | Pre-           | Post- |
| 29,781        |              | 1.44  |               | 1.77  |                | 2.28  |

5. Commission rules require the site to infiltrate 1.0” of runoff from new impervious area within 48 hours. The new impervious area on this site a decrease in 0.03 acres. The existing impervious fraction requires that 0.04 acre-feet be infiltrated within 48 hours. The applicant proposes to filter the stormwater using Stormtech underground chambers, which meets Commission requirements.
6. The NWI does not identify any wetlands on site.
7. There are no Public Waters on this site.
8. There is no floodplain on this site.
9. The Erosion Control Plan includes rock construction entrance, and inlet protection. The proposed project meets Commission requirements.
10. A public hearing on the project will be conducted as part of Planning Commission and City Council review of this project, meeting Commission public notice requirements.
11. A Project Review Fee of \$1,700 has not been received.

**Recommendation:** Recommend approval subject to the following conditions:

1. Project review fee of \$1,700 has not been received.
2. Applicant must execute a recordable maintenance agreement with the City ensuring the underground infiltration systems are properly maintained.
3. Underground filtration system to be tested post-construction to ensure proper operation and drawdown time (within 48hrs). See attached Standard Operating Procedure.

Wenck Associates, Inc.  
Engineers for the Commission



November 11, 2014

Ed Matthiesen, P.E.

Date

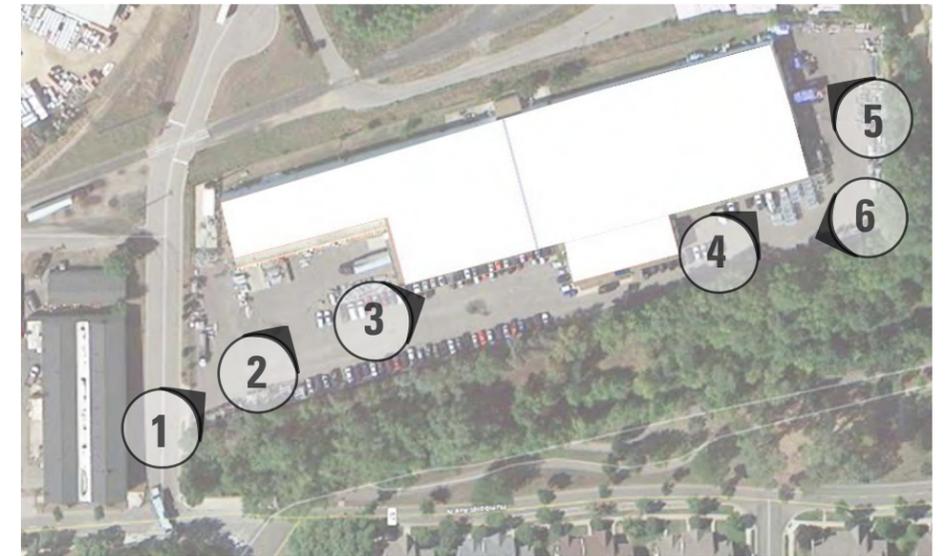
SC2014-15:

Figure 1. Site location.



# Existing Conditions

Existing Site Photographs



1 looking in from 47th



2 from the entry



3 view of proposed office area



4 looking at ne corner of building



5 looking at north end of building



6 looking south towards entry







Broadway  
Equipment

1470 A  
N Humboldt Av

CRETE

R R  
DEAD  
END