



CPED STAFF REPORT

Prepared for the City Planning Commission

CPC Agenda Item #3
 March 30, 2015
 BZZ-7046

LAND USE APPLICATION SUMMARY

Property Location: 817 & 909 Main Street NE and 900 2nd Street NE (804 Main Street NE)
Project Name: Catholic Eldercare – Transitional Care Unit Expansion
Prepared By: [Becca Farrar-Hughes](#), Senior City Planner, (612) 673-3594
Applicant: Catholic Eldercare, Inc.
Project Contact: Senior Housing Partners, Attn: Dustin Sayre
Request: To amend a CUP for a PUD to allow for an expansion of an existing assisted living/nursing home facility and existing development achievement center.

Required Applications:

Amend the Conditional Use Permit	For a Planned Unit Development in the R5 (Multiple-family) District;
Amend the Conditional Use Permit	For a nursing home/assisted living facility;
Amend the Conditional Use Permit	For a development achievement center;
Variance	To allow an increase in fence height in the required front yard setback along 2nd Street NE;
Site Plan Review	To allow for the construction of a new 3-story, 23,465 square foot addition to an existing assisted living and nursing home facility.

SITE DATA

Existing Zoning	R5 District
Lot Area	220,028 square feet / 5.05 acres
Ward(s)	3
Neighborhood(s)	Saint Anthony West Neighborhood Organization
Designated Future Land Use	Urban Neighborhood
Land Use Features	The subject property is located along 2 nd Street NE, as well as a block west of University Avenue NE, a block east of Marshall Street and a block south of West Broadway NE, which are all designated Community Corridors. Further, the site is located approximately one block south of the boundary of the (Broadway & Marshall) Activity Center.
Small Area Plan(s)	Not applicable. The property is just outside the boundaries of the Above the Falls Master Plan Update and Grain Belt Brewery Area Development Objectives

Date Application Deemed Complete	February 26, 2015	Date Extension Letter Sent	N/A
End of 60-Day Decision Period	April 27, 2015	End of 120-Day Decision Period	N/A

BACKGROUND

SITE DESCRIPTION AND PRESENT USE. The subject parcel is a double block bounded by 8th Avenue NE, 2nd Street NE, 10th Avenue NE and Main Street NE. The majority of the block is owned by Catholic Eldercare which operates a large campus that includes a 150 bed nursing home, a 51-unit assisted living facility as well as a development achievement center licensed for 39 individuals on the property. In addition, the St. Anthony of Padua Church (the oldest Catholic Church in Minneapolis) is also located on the property and is attached to the other buildings located on the campus.

SURROUNDING PROPERTIES AND NEIGHBORHOOD. The subject site is located within a residential neighborhood and is surrounded by residential properties with residential zoning classifications including R4, R5 and R2B. In the broader area, there are industrial, institutional, commercial uses and park related uses.

PROJECT DESCRIPTION. The applicant proposes to construct a 3-story, 23,465 square foot addition onto the existing 173,217 square foot building that varies in height 1 to 3 stories, and further remodel the interior of a portion of the existing structure. The proposed addition would allow for 24 additional transitional care/short term stay units with an associated 2,400 square foot therapy department and new 4,500 square foot development achievement center. Transitional care units accommodate the post-acute care needs of individuals that will be discharged back to their homes following hospitalization. The proposed addition would displace and require the demolition of the existing rectory building located on the premises. The demolition of this deemed historic resource required approval of the Heritage Preservation Commission which transpired in late 2014.

An amendment to the Conditional Use Permit for a PUD is required in order to modify the previously approved PUD for the site with an alternative request for yards. In addition, the applicant proposes to amend the existing CUP for a nursing home/assisted living facility and amend the existing CUP for the development achievement center. A variance is required in order to allow a 5-foot tall fence in the required front yard along 2nd Street NE as well as site plan review for the proposed addition.

RELATED APPROVALS.

Planning Case #	Application	Description	Action
BZH-28313	Demolition of a Historic Resource	Demolish of the rectory building.	Approved in 2014.
C-692	Conditional Use Permit	To allow a nursing home with 150 beds.	Approved in 1981.
C-1350	Conditional Use Permit	To allow a cell tower.	Approved in 1991.
C-1523	Conditional Use Permit	To allow a 14,000 square foot addition to the nursing home.	Approved in 1993.
C-1549	Conditional Use Permit	To allow a 50-unit assisted living facility.	Approved in 1993.
C-1774	Conditional Use Permit	For a Planned Residential Development to allow a 3-story addition with 22 assisted living units.	Approved in 1996.

PUBLIC COMMENTS. Staff has received official correspondence from the Saint Anthony West Neighborhood Organization which is attached for reference. Any additional correspondence received prior to the public meeting will be forwarded on to the Planning Commission for consideration and will be included in the public record.

ANALYSIS

AMEND THE CONDITIONAL USE PERMIT - PLANNED UNIT DEVELOPMENT, NURSING HOME/ASSISTED LIVING FACILITY, AND DEVELOPMENT ACHIEVEMENT CENTER

The Department of Community Planning and Economic Development has analyzed the application to amend a planned unit development that results in the expansion of the existing assisted living/nursing home facility and existing development achievement center based on the following findings:

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

An amendment to the PUD to allow a new 3-story, approximately 23,465 square foot addition to the existing facility in order for the operator to expand the services offered on the premises would not be detrimental to or endanger the public health, safety, comfort or general welfare. Catholic Eldercare has operated a nursing home on the property since 1981, and subsequently expanded the facility in 1993 and 1996 to accommodate an assisted living facility and development achievement center. The immediate area consists primarily of residential uses; there is a mix of uses in the broader vicinity including commercial, residential, institutional, industrial and park related uses. The addition is contextually appropriate in terms of the proposed use, scale, massing and materiality. The proposed development would not be out of character with the area given that a large nursing home/assisted living facility with a development achievement center exists on the property.

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

This property is located in a fully developed area and allowing an amendment to the PUD that allows for a 3-story, approximately 23,465 square foot addition would not be expected to be injurious to the use and enjoyment of other property in the vicinity nor would it impede on possible future development. The proposed development would be consistent with the character and scale of uses already located on the block, within the existing campus.

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

The site currently has two large surface parking lots on the property. One is located on the west side of the site with access off of Main Street NE and the other is located on the east side of the site with access off of 2nd Street NE. There are a total of 3 curb cuts to these parking lots off of each street. There are a total of 102 off-street parking spaces located within the existing parking lots. The applicant proposes to include a drop-off area and 6 new off-street parking spaces adjacent to the new addition. The drop-off and parking lot would be accessed off of 8th Avenue NE. In total, 108 off-street parking spaces would be provided on site.

The Public Works Department has reviewed the preliminary plan and will review the final plan for compliance with standards related to access and circulation, drainage, and sewer/water connections. The applicant would be required to continue to work closely with the Public Works Department, the Plan Review Section of CPED and the various utility companies during the duration of the development should the applications be approved. This would be required to ensure that all procedures are followed and that the development complies with all city and other applicable requirements. The applicant is aware that all applicable plans are expected to incorporate any applicable comments or modifications as required by the Public Works Department.

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

Measures have been provided in regard to minimizing traffic congestion from a parking perspective as the applicant would be providing a total of 108 off-street parking spaces for the campus. This would include the existing 102 off-street parking spaces and the 6 additional spaces proposed by the applicant. Chapter 541 requires a minimum off-street parking requirement for nursing homes and assisted living facilities at 1 space per 3 beds. There are 150 beds in the nursing home and 51 beds in the assisted living facility for a total of 201 existing beds plus an additional 24 beds proposed; therefore, a total of 75 off-street parking spaces are required for a total of 225 beds. Further, the development achievement center requires 1 space per 500 square feet of gross floor area plus two-drop off spaces. The development achievement center totals approximately 4,500 square feet in size; therefore, a total of 9 additional spaces are required. Overall, 84 off-street parking spaces are required and 108 off-street parking spaces would be provided on the premises. Further, the site is in close proximity to several bus lines.

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

In *The Minneapolis Plan for Sustainable Growth*, the future land use designation of the property is urban neighborhood. The subject property is located along 2nd Street NE, as well as a block west of University Avenue NE, a block east of Marshall Street and a block south of West Broadway NE, which are all designated Community Corridors. Further, the site is located approximately one block south of the boundary of the (Broadway & Marshall) Activity Center. The proposed development would be consistent with the following general land use policies and implementation steps of *The Minneapolis Plan for Sustainable Growth*:

Land Use Policy 1.1: 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.

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: Ensure appropriate transitions between uses with different size, scale, and intensity.

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.

1.2.2 Ensure that lighting and signage associated with non-residential uses do not create negative impacts for residential properties.

Land Use Policy 1.5: Promote growth and encourage overall city vitality by directing new commercial and mixed use development to designated corridors and districts.

1.5.1 Support an appropriate mix of uses within a district or corridor with attention to surrounding uses, community needs and preferences, and availability of public facilities.

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

Urban Design Policy 10.8: Strengthen the character and desirability of the city's urban neighborhood residential areas while accommodating reinvestment through infill development.

Urban Design Policy 10.13: Work with institutional and public partners to assure that the scale and form of new development or expansion will occur in a manner most compatible with the surrounding area.

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

If the requested land use applications are approved, the proposal would comply with all provisions of the R5 District. Both nursing home/assisted living facilities and development achievement centers have specific development standards as follows:

Board and care home, nursing home, assisted living.

- (1) On-site services shall be for residents of the facility only.
- (2) The operator shall submit a management plan for the facility and a floor plan showing sleeping areas, emergency exits and bathrooms.
- (3) To the extent practical, all new construction or additions to existing buildings shall be compatible with the scale and character of the surroundings, and exterior building materials shall be harmonious with other buildings in the neighborhood.
- (4) An appropriate transition area between the use and adjacent property shall be provided by landscaping, screening and other site improvements consistent with the character of the neighborhood.

Developmental achievement center. In the residence and ORI Districts, the use shall be located in a nonresidential structure existing on the effective date of this ordinance, or nursing home.

The proposal complies with the above-listed specific development standards.

Findings Required for Planned Unit Developments:

- A. The planned unit development conforms to the applicable standards for [alternatives and amenities](#). All planned unit developments shall provide at least one amenity or a combination of amenities that total at least 10 points, beyond those required for any alternatives. For each alternative requested, amenities shall total at least five points. In this circumstance, the PUD exists; therefore, the 10 points are not required; however, for each alternative request, 5 points are requested.

Alternatives requested:

Required yards.

The applicant is requesting an alternative for the new addition adjacent to 2nd Street NE as the building, a pergola, and concrete outdoor seating area encroaches into the required front yard setback of 15 feet.

Points required for alternatives:

- Required yards – **5 points.**

Total = 5 points.

Amenities provided:

The applicant is proposing the following amenities from [Table 527-I, Amenities](#):

Decorative fencing (1 point) – In order to qualify for the amenity point, high-quality decorative metal fencing where visible from the public street, public sidewalk or public pathway shall be installed on the property. The point for decorative fencing may be obtained when it is included as part of another amenity if it is also provided in other areas on the site. In no case shall chain-link fencing be considered decorative fencing. The applicant proposes to install new decorative fencing around the outdoor garden area adjacent to 2nd Street NE. The fence is visible from public areas. The height of the fence at 5 feet in height requires a variance, however.

Enhanced exterior lighting (1 point) – In order to qualify for the amenity point, a lighting plan must be provided that highlights significant areas of the site or architectural features of the building(s), subject to the standards of Chapter 535, Regulations of General Applicability. The applicant proposes to install fixtures that up-light and down-light the proposed architectural features of the proposed addition. The lighting would meet the standards of Chapter 535. See the attached lighting plan.

Enhanced landscaping (1 point) – In order to qualify for the amenity point, a landscaping plan of exceptional design that has a variety of native tree, shrub, and plant types that provide seasonal interest and that exceed the requirements of Chapter 530, Site Plan Review. The landscaped areas shall have a resource efficient irrigation system. The landscaping plan shall be prepared by a licensed landscape architect. The new landscaping would exceed the requirements of Chapter 530 and a variety of native plant types are proposed. All landscaping around the existing Grotto would be replaced with landscaping to enhance the meditation area as well as to screen the new parking lot. See the attached landscaping plan.

Water feature (1 point) – In order to qualify for the amenity point, a water feature, including but not limited to a reflecting pond, a children’s play feature or a drinking fountain shall be located where it is highly visible to and useable by the public. The applicant proposes to locate a meditation fountain adjacent to the existing Grotto. The Grotto is used both by Catholic Eldercare and the greater public as a place of prayer and meditation. The fountain would consist of a subterranean basin (likely stainless steel or concrete) that house the water for the system. All of the fountain pumps, filters, equipment would have a discharge line dispensing water from an elevated height situated within a concrete wall or dry stack type stone wall. The water would then be pumped up to the decorative scupper and fall from the wall height down into the lower basin to re-circulate. The fountain concept is attached.

Amenities proposed by the applicant or others (1 point) – The City Planning Commission may consider other amenities not listed in Table 527-I, Amenities, that are proportionally related to the alternative requested. The neighborhood specifically requested that Catholic Eldercare provide additional security cameras on the exterior of the building to provide surveillance of not only the Catholic Eldercare site but also the adjacent neighborhood. The applicant has provided a plan that outlines the additional security cameras to be placed on the proposed addition. While this is a unique request, the applicant and the neighborhood consider this to be an amenity for the proposed development.

Table 1. Amenity Points Summary

Amenity	Points Requested by Applicant	Points Recommended by Staff
Decorative fencing	1 point	1 point
Enhanced exterior lighting	1 point	1 point
Enhanced landscaping	1 point	1 point
Water feature	1 point	1 point
Security cameras	1 point	1 point
Total	5 points	5 points

B. The planned unit development conforms to the [required findings](#) for a planned unit development:

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

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

The immediate area consists primarily of residential uses with industrial, institutional, commercial and park related uses located in the broader vicinity. The proposed addition to the existing building is contextually appropriate as there are several different styles and types of buildings that are interconnected on the nursing home/assisted living facility and development achievement center campus located on the premises. The project would allow Catholic Eldercare to expand the services that are provided on site. The proposed addition would not be out of character with the existing development located on the property.

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

The development would not be expected to have any negative impacts on traffic movement in the vicinity. The site is well served by transit and adequate parking exists on the site. The uses located on the premises include a place of assembly, a 150-bed nursing home facility, a 51-unit assisted living facility, and a development achievement center licensed for 39 individuals. An additional 24 beds are proposed within the subject building addition.

The site currently has two large surface parking lots on the property. One is located on the west side of the site with access off of Main Street NE and the other is located on the east side of the site with access off of 2nd Street NE. There are a total of 3 curb cuts to these parking lots off of each street. There are a total of 102 off-street parking spaces located within the existing parking lots. The applicant proposes to include a drop-off area and 6 new off-street parking spaces adjacent to the new addition. The drop-off and parking lot would be accessed off of 8th Avenue NE. In total, 108 off-street parking spaces would be provided on site.

Chapter 54I requires a minimum off-street parking requirement for nursing homes and assisted living facilities at 1 space per 3 beds. There are 150 beds in the nursing home and 51 beds in the assisted living facility for a total of 201 existing beds plus an additional 24 beds proposed; therefore, a total of 75 off-street parking spaces are required for a

total of 225 beds. Further, the development achievement center requires 1 space per 500 square feet of gross floor area plus two-drop off spaces. The development achievement center totals approximately 4,500 square feet in size; therefore, a total of 9 additional spaces are required. Overall, 84 off-street parking spaces are required and 108 off-street parking spaces would be provided on the premises.

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

The development provides the required amenities. Please see the amenities section of this report detailing the proposal's compliance with provisions related to decorative fencing, enhanced exterior lighting, enhanced landscaping, water feature and security cameras.

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

Much of the site is already developed with a mix of different types of buildings that in conjunction with the surface parking lots cover the majority of the nearly two-block site. The proposed addition to the existing campus is contextually appropriate with the adjoining buildings and does not result in any additional adverse impacts on the surrounding neighborhood. The proposed addition would not be out of character with the area. The applicant proposes to create a new drop-off area for the development achievement center as well as 6 additional surface parking stalls. The remainder of the parking on-site is existing. The scale and massing of the proposed addition is not out of character with other buildings in the immediate area.

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

The PUD is separated by public streets to the south, west and east of the subject site. On the far northern end of the site abutting 10th Avenue NE, there are two parcels that are not part of the PUD. One is owned by Catholic Eldercare and the other parcel is under separate ownership. Both are residential dwellings. The proposed addition would be on the opposite side of the parcel. No alterations are proposed adjacent to these two parcels. In the area of the proposed addition, the applicant is providing additional landscaping and screening that provides a transition to the public sidewalk.

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

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

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

The developer has committed to participating in a construction waste recycling program for the building that is to be demolished on the premises to accommodate the proposed addition.

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

The site was previously re-platted. No additional subdivision is required based on the proposed addition.

VARIANCE

The Department of Community Planning and Economic Development has analyzed the application for a variance to allow a 5-foot tall fence in the required front yard setback based on the following [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.*

Practical difficulties exist in complying with the ordinance due to the fact that the applicant is proposing to enclose an outdoor area/memory garden for individuals that are enrolled in the development achievement center/adult daycare use located on the premises. Typically a fence that is open and decorative would be allowed to be 4 feet in height in a required front yard. The applicant is proposing to install a 5-foot tall fence for security purposes. Given the fact that the site has frontage on 3 public streets, with already much of the site fully developed, there are limited locations for the needed outdoor space. The request is reasonable and appropriate in this circumstance.

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 proposal to allow an increase in fence height for a decorative open fence, from 4 feet to 5 feet in the required front yard along 2nd Street NE is reasonable and would be keeping with the spirit and intent of the ordinance and comprehensive plan. The taller fence is necessary in order to provide a safe and secure environment for those development achievement center/adult day care center members that want to access the outdoor area/memory garden.

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 granting of the variance to allow a slight increase in fence height for a decorative open fence in the required front yard from 4 feet to 5 feet would not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity, nor would it be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties.

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 existing building that the applicant proposes to construct an addition on to is a mixture of different buildings that have been added on to over time that are located on an approximate two block campus. The proposed addition is subject to two 15 foot front yard setback requirements along both 2nd Street NE and 8th Avenue NE. The south elevation of the proposed addition is located up to the property line in some areas adjacent to 2nd Street NE and does not comply with the required yard. The west elevation of the building exceeds the setback requirement adjacent to 8th Avenue NE as the building is approximately 42 feet from the property line. Further, a drop-off area is proposed between the building and the public street in this location. Alternative compliance would be necessary. CPED Staff would recommend that the Planning Commission grant alternative compliance as it would not be practical to require compliance given that it is a building addition that has been designed to attach to the existing structure that is adjacent to two street frontages. In order to fully comply with this provision, the size of the addition would need to be significantly increased. Further, while Staff typically does not support drop-off areas, given the nature of the use as well as the required drop-off spaces for the development achievement center component of the development, it is reasonable and appropriate in this specific circumstance.
- The area between the building and lot lines in the area adjacent to the building addition along both 8th Avenue NE and 2nd Street NE includes various amenities including landscaping and an outdoor garden area.
- There are several entrances to the existing campus. The proposed addition has a primary entrance facing each of the public streets.
- The majority of the on-site accessory surface parking is existing. The applicant proposes to add a drop off area and 6 space surface parking lot to serve the uses located within the proposed addition. The drop-off is located adjacent to 8th Avenue NE and the 6-space surface parking lot is located to the interior of the site.
- The proposed building addition would provide architectural detail consistent with the existing structure, contain windows to create visual interest, and increase security of adjacent outdoor spaces.
- There is a blank, uninterrupted wall that exceeds 25 feet in length on the east building elevation of the proposed addition. Alternative compliance is necessary. Staff would recommend that the Planning Commission require compliance with the provision as it would be practical to make alterations to the elevation that conforms to the code provision.
- The exterior materials on the addition would be compatible with the materials on the existing building and as proposed would include metal panel, brick and stone along with glass elements.
- The materials and the appearance of the rear and side walls of the addition are similar to and compatible with the front of the building and the existing building.
- No plain face concrete block is proposed.
- The building complies with all applicable window provisions. The windows are distributed in a more or less even manner and are also vertical in proportion. See **Table 2**.
- The proposal complies with the ground floor active functions provision as storage areas do not exceed 30% of linear frontage along each street.

- The existing and proposed form and pitch of roof lines within the development would be considered compatible. There is a mixture of different building types and rooflines on the campus. The proposed addition is predominantly a flat-roofed structure.
- There is no parking garage proposed. All on-site parking is located in a surface parking lot.

Table 2. Percentage of Windows Required for Elevations Facing a Public Street, Sidewalk, Pathway, or On-Site Parking

	Code Requirement	Proposed
2 nd Street NE-1 st Floor	20% minimum / 125 sq. ft.	37% / 229 sq. ft.
8 th Avenue NE-1 st Floor	20% minimum / 186 sq. ft.	25% / 228 sq. ft.
Facing on-site parking lot – 1 st Floor	20% minimum / 125 sq. ft.	37% / 233 sq. ft.
2 nd Street NE-2 nd Floor	10% minimum	> 10%
8 th Avenue NE– 2 nd Floor	10% minimum	> 10%
Facing on-site parking lot – 2 nd Floor	10% minimum	> 10%

Access and Circulation – Meets requirements

- A well-lit walkway at least 4 feet in width connects the proposed building addition with the adjacent public sidewalks and to the proposed on-site parking.
- No transit shelters are included in the development; however, the site is located long a bus route with a transit stop located along 2nd Street NE in front of the proposed addition. Additional bus lines are also located in close proximity to the subject site.
- The development has been somewhat designed to minimize conflicts with pedestrian traffic although two curb cuts serve the proposed addition due to the drop-off area and 6-space accessory surface parking lot.
- There is no public alley adjacent to the site. The nearly full two block site would be continued to be accessed off of 8th Avenue NE, 2nd Street NE and Main Street NE.
- The site has been somewhat designed to minimize the use of impervious surfaces as the proposal meets the 20% landscaping requirement. Much of the site is already developed and covered by the existing buildings as well as surface parking lots.

Landscaping and Screening – Requires alternative compliance

- In general, the composition and location of landscaped areas complement the scale of development and surroundings. See **Table 3**.
- The proposal is subject to a 7 foot wide landscaped yard and a 3-foot tall, 60% opaque screening requirement as the 6-space surface parking is located adjacent to 8th Avenue NE, although separated by a driveway. The applicant is proposing to install deciduous shrubs in a landscaped area that is 12 feet in width adjacent to 8th Avenue NE. CPED Staff would recommend that the Planning Commission require that an alternative species be installed that provides a dense continuous hedge in this location. Further, the existing parking lots along both Main Street NE and 2nd Street NE are not properly screened adjacent to the public streets. CPED Staff would further recommend that a dense continuous hedge that meets the above listed screening requirements be installed along the entire existing parking lot frontage adjacent to both public streets.
- Canopy trees are being provided for each 25 linear feet of parking lot frontage.
- The corners of the on-site parking lot are landscaped as applicable.

- As appropriate, areas not occupied by buildings, etc., are covered by landscaping.
- The installation and maintenance of all landscape materials shall comply with 530.210

Table 3. Landscaping and Screening Requirements

	Code Requirement	Proposed
Lot Area	20,000 square feet for the nursing home/assisted living facility	220,028 sq. ft.
Building footprint	--	79,173 sq. ft.
Remaining Lot Area	--	140,855 sq. ft.
Landscaping Required	28,171 sq. ft.	67,681 sq. ft.
Canopy Trees (1: 500 sq. ft.)	56 trees	8 new canopy trees / 178 existing trees
Shrubs (1: 100 sq. ft.)	282 shrubs	134 new shrubs / 181 existing shrubs

Additional Standards – Meets requirements

- The proposed on-site parking lot has been designed with discontinuous curbing to provide some on-site retention and filtration of stormwater.
- Staff would not expect the proposal to result in the further blocking of views and would not have impacts on blocking views of important city elements. The proposed addition to the structure would be expected to have no shadowing impacts on adjacent properties. The proposed addition would be expected to have minimal impacts on light, wind and air in relation to the surrounding area.
- 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.
- There are no designated historic structures on the subject property. However, the St. Anthony of Padua Church which is located on the premises, is the oldest Catholic Church in Minneapolis and is considered a historic resource that is eligible for designation. Further, as previously noted, the demolition of the existing rectory building which is located on the premises and deemed to be a historic resource required approval of the Heritage Preservation Commission which transpired in late 2014. The demolition of the rectory building allows for the proposed addition.

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

The proposed uses including the amendment to the PUD, the nursing home/assisted living facility and development achievement center are *conditional* in the R5 District.

Off-street Parking and Loading – Meets requirements

Table 4. Vehicle Parking Requirements Per Use (Chapter 54I)

	Minimum Parking Requirement	Applicable Reductions	Total Minimum Requirement	Maximum Parking Allowed	Proposed
Nursing home/assisted living facility/TCU units (225 beds total)	75	--	75	225	--
Development Achievement Center	9	--	9	23	--
Total	84	--	84	248	108

Table 5. Bicycle Parking and Loading Requirements (Chapter 54I)

	Minimum Bicycle Parking	Minimum Short-Term	Minimum Long-Term	Proposed	Loading Requirement	Proposed
Nursing home/assisted living facility/TCU units (24 new beds)	6	--	Not less than 90%	6	Low – 1 small space for the addition	1 (existing)
Development Achievement Center	--	--	--	--	None	--
Total	6	--	--	6		1

Building Bulk and Height – Meets requirements

Table 6. Building Bulk and Height Requirements

	Code Requirement	Proposed
Lot Area	20,000 square feet for the nursing home/assisted living facility	220,028 sq. ft. / 5.05 acres
Gross Floor Area (GFA)	--	196,682 sq. ft.
Maximum Floor Area Ratio (GFA/Lot Area)	2.0	.89
Maximum Building Height	4 stories or 56 feet, whichever is less	3 stories or 37 ft.

Residential Lot Requirements – Meets requirements.

Table 7. Residential Lot Summary

	Code Requirement	Proposed
Dwelling Units (DU)	--	--
Density (DU/acre)	--	--
Minimum Lot Area	20,000 square feet	220,028 square feet
Minimum Lot Width	80 ft.	185 ft.

Yard Requirements – Alternative requested under the PUD

- The applicant is requesting an alternative under the PUD for the new addition adjacent to 2nd Street NE as the building, a pergola, and concrete outdoor seating area encroaches into the required front yard setback of 15 feet.

Table 8. Minimum Yard Requirements

	Zoning District	Overriding Regulations	Total Requirement	Proposed
Front (Main Street NE)	15 ft.	--	15 ft.	N/A
Front (2 nd Street NE)	15 ft.	--	15 ft.	0 ft.
Front (8 th Avenue NE)	15 ft.	--	15 ft.	42 ft.
North (interior side yard)	11 ft.	--	11 ft.	N/A

Signs – Not applicable.

- Signs are subject to Chapter [543](#) of the Zoning Code. Typically, nursing homes/assisted living facilities in the R5 District are allowed one wall identification sign not exceeding 32 square feet at a maximum height of 14 feet or the top of wall, whichever is less. On a corner lot, two such signs are allowed per building. In addition, one monument sign not exceeding 32 square feet in area and 8 feet in height are permitted. Either the wall sign or the monument sign but not both may be illuminated. Development achievement centers are allowed one non-illuminated, flat wall identification sign not exceeding 16 square feet with a maximum height of 14 feet or top of wall, whichever is less. On a corner lot, two such signs are permitted per building. The applicant is not proposing any new signage on-site at this time as the master sign plan has not been finalized. The applicant intends to submit a master sign plan for the campus in the future.

Refuse Screening – Meets requirements

- There are two locations within the PUD where existing unscreened dumpsters are located. The applicant proposes to screen the dumpsters in compliance with Section 535.80 of the Zoning Code.

Screening of Mechanical Equipment – Meets requirements

- All mechanical units would be screened as required by Section 535.70 of the Zoning Code.

Lighting – Meets requirements

- The applicant proposes to install fixtures that up-light and down-light the proposed architectural features of the proposed addition. A photometric plan was not submitted as part of the application but will be required with the final submittal. All lighting will need to be downcast and shielded to avoid undue glare. All lighting shall comply with Chapters 535 and 541 and Planning Staff shall review the details of the fixtures in the final review prior to permit issuance.

Impervious Surface Area – Meets requirements

- In the R5 District, the maximum impervious surface requirement is 85%. The proposal would result in a site that is approximately 79% impervious.

Specific Development Standards – Meets requirements

Board and care home, nursing home, assisted living.

- (1) On-site services shall be for residents of the facility only.
- (2) The operator shall submit a management plan for the facility and a floor plan showing sleeping areas, emergency exits and bathrooms.
- (3) To the extent practical, all new construction or additions to existing buildings shall be compatible with the scale and character of the surroundings, and exterior building materials shall be harmonious with other buildings in the neighborhood.
- (4) An appropriate transition area between the use and adjacent property shall be provided by landscaping, screening and other site improvements consistent with the character of the neighborhood.

Developmental achievement center. In the residence and ORI Districts, the use shall be located in a nonresidential structure existing on the effective date of this ordinance, or nursing home.

The proposal complies with the above-listed specific development standards.

Overlay District Standards – Not applicable

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

See the above listed response to finding #5 in the conditional use permit application. The policies and implementation steps apply to the site plan review application as well.

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

Not applicable.

5. Alternative compliance.

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

- **Building Placement.** The existing building that the applicant proposes to construct an addition on to is a mixture of different buildings that have been added on to over time that are located on an approximate two block campus. The proposed addition is subject to two 15 foot front yard setback requirements along both 2nd Street NE and 8th Avenue NE. The south elevation of the proposed addition is located up to the property line in some areas adjacent to 2nd Street NE and does not comply with the required yard. The west elevation of the building exceeds the setback requirement adjacent to 8th Avenue NE as the building is approximately 42 feet from the property line. Further, a drop-off area is proposed between the building and the public street in this location. Alternative compliance would be necessary. CPED Staff would recommend that the Planning Commission grant alternative compliance as it would not be practical to require compliance given that it is a building addition that has been designed to attach to the existing structure that is adjacent to two street frontages. In order to fully comply with this provision, the size of the addition would need to be significantly increased. Further, while Staff typically does not support drop-off areas, given the nature of the use as well as the

required drop-off spaces for the development achievement center component of the development, it is reasonable and appropriate in this specific circumstance.

- **Blank Wall Provision.** There is a blank, uninterrupted wall that exceeds 25 feet in length on the east building elevation of the proposed addition. Alternative compliance is necessary. Staff would recommend that the Planning Commission require compliance with the provision as it would be practical to make alterations to the elevation that conforms to the code provision.
- **Screening requirement.** The proposal is subject to a 7 foot wide landscaped yard and a 3-foot tall, 60% opaque screening requirement as the 6-space surface parking is located adjacent to 8th Avenue NE, although separated by a driveway. The applicant is proposing to install deciduous shrubs in a landscaped area that is 12 feet in width adjacent to 8th Avenue NE. CPED Staff would recommend that the Planning Commission require that an alternative species be installed that provides a dense continuous hedge in this location. Further, the existing parking lots along both Main Street NE and 2nd Street NE are not properly screened adjacent to the public streets. CPED Staff would further recommend that a dense continuous hedge that meets the above listed screening requirements be installed along the entire existing parking lot frontage adjacent to both public streets.

RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt staff findings for the following applications by Senior Housing Partners, on behalf of Catholic Eldercare, for the properties located at 817 & 909 Main Street NE and 900 2nd Street NE (804 Main Street NE):

A. Conditional Use Permit for a Planned Unit Development.

Recommended motion: Approve, subject to the following conditions:

1. The conditional use permit shall be recorded with Hennepin County as required by Minn. Stat. 462.3595, subd. 4 before building permits may be issued or before the use or activity requiring a conditional use permit may commence. Unless extended by the zoning administrator, the conditional use permit shall expire if it is not recorded within two years of approval.
2. As required by section 527.120 of the Zoning Code, the development shall comply with the standards for some combination of the following amenities from Table 527-1, Amenities and those proposed by the applicant totaling a minimum of 5 points: decorative fencing, enhanced exterior lighting, enhanced landscaping, water feature and security cameras.

B. Conditional Use Permit for a nursing home/assisted living facility.

Recommended motion: Approve, the conditional use permit to allow 51 assisted living units as well as 24 transitional care units subject to the following condition:

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

C. Conditional Use Permit for a development achievement center.

Recommended motion: Approve, the conditional use permit for a development achievement center subject to the following condition:

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

D. Variance to increase the allowed height of a fence.

Recommended motion: Approve the variance to increase in fence height in the required front yard setback along 2nd Street NE from four feet to five feet for an open decorative fence.

E. Site Plan Review.

Recommended motion: Approve, the site plan review application to allow for the construction of a new 3-story, 23,465 square foot addition to the existing facility subject to the following conditions:

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 March 16, 2017, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.
3. The blank, uninterrupted wall on the east elevation of the proposed addition that exceeds 25 feet in length shall be modified to comply with Section 530.120 of the Zoning Code.
4. The applicant shall install a dense contiguous hedge that provides parking lot screening year-round along 8th Avenue NE as well as to buffer the existing parking lots located along both Main Street NE and 2nd Street NE as required by Section 530.170 of the Zoning Code.
5. All on-site dumpsters shall be screened in compliance with Section 535.80 of the Zoning Code.

ATTACHMENTS

1. PDR report
2. Written description and findings submitted by applicant
3. Correspondence
4. Zoning map
5. Plans – site, landscaping, elevations
6. Renderings
7. Photos



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

Preliminary Development Review Report

Development Coordinator Assigned: **PATRICIA MURZYN**
(612) 673-5827
patricia.murzyn@minneapolismn.gov

Status *
RESUBMISSION REQUIRED

Tracking Number:	PDR 1001277
Applicant:	CATHOLIC ELDERCARE 817 MAIN STREET NE MINNEAPOLIS, MN 55413
Site Address:	804 2ND ST NE
Date Submitted:	13-JAN-2015
Date Reviewed:	21-JAN-2015

Purpose

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

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

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

Project Scope

Proposed 3 story addition to expand an existing assisted living and nursing home, and expand their adult daycare facility. Site improvements and parking lot changes are only proposed for the south end of the site.

Review Findings (by Discipline)

Addressing

- The address for the proposed addition may be addressed the same as the existing building.
- Per request from applicant an accessory address is being reviewed for the new entrance off of 8th Avenue NE.

Business Licensing

- There is no Minneapolis Business Licensing review required for the proposed project.

*Approved: You may continue to the next phase of developing your project.
*Resubmission Required: You cannot move forward or obtain permits until your plans have been resubmitted and approved.

☐ Zoning - Planning

- Based on a cursory review of the proposed development, the following land use applications appear necessary:
- Amend the CUP for a PUD;
- Amend the CUP for the nursing home/assisted living facility;
- Amend the CUP for the development achievement center;
- Variance to allow an increase in fence height in the required front yard;
- Site Plan Review;
- Preliminary and Final Plat.
- Additional applications may be identified upon submission of a formal land use application to Staff. These comments are for preliminary purposes only.

☐ Parks - Forestry

- Contact Craig Pinkalla (612-499-9233 cpinkalla@minneapolisparks.org.) regarding any questions related to planting, removal or the process for protection of trees during construction in the city right of way.
- Per Public Works Traffic comments please indicate whether the boulevard tree will be affected by the possible relocation of the proposed driveway entrance .
- 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 proposed addition, the calculated dedication fee is as follows:
- Park Dedication Fee Calculation =
- Non-Residential Commercial Space = \$9,400
- 5% of \$XX (Administration Fee) = \$ 470
- Total Park Dedication Administrative Fee: \$9,870
- 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 Patty Murzyn 612-673-5827.

☐ Right of Way

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

☐ Street Design

- All driveway aprons shall be designed and constructed to City standards. All driveway aprons shall be shown graphically correct on all related plan sheets. Please refer to the following: http://www.minneapolismn.gov/publicworks/plates/public-works_road. Add the appropriate details from the ROAD-2000 Series: Driveways (ROAD-2000, ROAD-2001, ROAD-2002, ROAD-2003) to the plans.

☐ Sidewalk

- ADA compliant pedestrian ramps are required at each crosswalk at the intersection of 2nd St. N.E. and 8th Ave. N.E. Construct two (2) ADA compliant pedestrian ramps at this location. Include the appropriate details and standard plates in the site plan; refer Mn/DOT Standard Plan 5-297.250 Pedestrian Curb Ramp Details at: <http://standardplans.dot.state.mn.us/stdplan.aspx>.
- Note to the Applicant: Any sidewalk or other concrete infrastructure in the public right of way that is currently defective, or that is damaged during site development shall be removed and replaced by a contractor who has obtained a Sidewalk Construction Permit. Call 612-673-2420 to obtain a Sidewalk Construction Permit.

☐ Traffic and Parking

- The vehicle access point shall be located in order to provide a minimum of 30' of straight curb between the signalized intersection and the access point.
- Current ordinance states that all maneuvers associated with loading, parking or sanitation pick up for a private development shall occur on private property. Please provide a narrative explaining the trash removal operations and show turning maneuvers for all truck type vehicles that will be using the site and loading/parking entrance areas. A Solid Waste Collection Point (SWCP) shall be identified on the site plans; per City Ordinance (Section 2, Ch. 225, Article V - 225.750. Solid waste collection point (SWCP):
(a) Every lot containing a building regularly used for human habitation shall provide a solid waste collection point (SWCP), to facilitate the temporary storage and collection of solid waste, recyclable materials and yard waste if there is a yard. Any solid waste, recyclables, yard waste and other materials being put out for collection shall be stored in appropriate containers as required by this Code and placed in the location established as the SWCP.
(b) The SWCP shall be established at or near the alley line, or at or near the rear entrance or rear wall of the building for commercial, industrial and institutional properties, or as otherwise determined by the Director of Public Works.

☐ Water

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

☐ 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.
- Utility Connections: The proposed storm sewer service connection to the City main should be core-drilled and a saddle tee fitting installed, per City of Minneapolis Standard Supplemental Specifications. A new manhole is not permitted for the connection. The connection should be made in the middle third of the main pipe. Please revise the plans accordingly.
- Erosion Control: Perimeter sediment control should be provided on the site. Please show this on the erosion control plan.
- 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.

☐ Fire Safety

- Maintain the fire suppression and fire alarm system throughout new addition.

☐ Construction Code Services

- Provide plans and details for the accessible route to the second street entrance to the Adult Daycare.

☐ Environmental Health

- If impacted soil is encountered during site activities call the MN State Duty officer at (615) 649-5451.
- 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.

☐ Historical Preservation Committee

- There is no HPC flag on this property. HPC review is not required at this time for the proposed project. However, HPC review was required for the proposed wrecking permits pertaining to the removal of the existing rectory and was approved by Planner John Smoley.

END OF REPORT

Catholic Eldercare

For over 30 years, Catholic Eldercare has served as a resource to Northeast Minneapolis and surrounding communities as they care for older neighbors, friends and loved ones. Services include independent housing, 52 market-rate units, 35 affordable units, 122 assisted-living units with 25 units for Section 8 assignment, an adult day program and 150-bed nursing home. Our programming occupies two campuses, one in the 3rd Ward on Main Street between 8th and 10th Avenue N.E. and a second campus in the 1st Ward on Randolph St.

We employ 350 staff, enjoy the service of approximately 200 volunteers and have an annual operating budget of 18 million. As a major Northeast employer, we anticipate a continued role in the local economy in serving our city as a good corporate neighbor, a friend to our seniors, and an asset to the community.

Spiritual care is a high priority. Both campuses are attached to Catholic Churches reflecting the historic Catholic tradition of the community. The parent campus on Main St. is attached to St. Anthony of Padua, the oldest Catholic Church in Minneapolis, now consolidated with Holy Cross. Catholic Eldercare was able to purchase the church and related property and maintains it as a chapel that provides inclusive worship experiences for those we serve, their families and those living nearby. 75% of those we serve are Catholic and chose us as a Catholic provider of long-term care, as well as, our reputation for quality. The remaining 25% reflect the religious diversity of our community.

Catholic Eldercare Strategic Plan

Our strategic commitment is to build on our continuum of services to meet the current and future needs of the community. We believe that to accomplish this we must take on the following:

1. Move increasingly towards effective home and community-based care strategies.
2. Create a 24-bed transitional care / short term stay (TCU) service to accommodate the post-acute care needs of those we serve who will be discharged back to their homes following hospitalization. We do not currently have such a unit.
3. Expand our therapies to accommodate a more aggressive model of care needed in rehabilitation, extend care to our assisted-living and independent apartment buildings and create a robust outpatient service.
4. Because adult day service is supportive of families caring for an older loved one at home, we plan to revitalize and update our adult day service currently licensed to serve 39 at any given time.

Catholic Eldercare Site Conditions

To accomplish this, we plan to construct a 23,000 square-foot, three-story addition to the nursing home on Main Street with an additional 15,000 square-foot remodel within the existing footprint. This development will host a 24-bed transitional care unit, a 2,400 square foot therapy department and a new adult day unit.

We worked with Senior Housing Partners and Pope Architects to develop this proposal and considered four possible locations for the addition: 1) an off-site location, 2) a development within the current footprint that repurposed the existing beds, 3) a location on the Northeast side of the campus and 4) the rectory site. At the same time, we retained the services of Landscape Research LLC to evaluate the historic significance of the entire two-block site occupied by Catholic Eldercare.

After careful study we believe the Rectory site to be the optimal and possibly only location for this addition and the rectory's demolition a necessary step. The following factors are relevant to our consideration.

1. An addition attached to the nursing home has clear advantages. The TCU must be licensed. Per the State Department of Health regulations, if the new structure is physically attached to our currently licensed care facility it falls under that license and can take advantage of the oversight of our current administrator and director of nursing. A separate freestanding facility would need to hold its own license, which would require us to employ an additional administrator and another director of nursing. A free-standing facility would not be able to take advantage of services and supports currently available in the nursing home such as dining, maintenance, housekeeping, pastoral care, therapeutic recreation, elevators and rehabilitation services. Provision of these services and supports without the efficiencies available to an attached structure will dramatically increase the cost of the service making the project unfeasible unless revenue can be increased. Increasing revenue would require increasing the number of beds to 40 or more beds. Such a large freestanding unit would exceed demand making it more difficult to maintain census. In other words, it increases the likelihood of creating a service unit that loses money and puts the larger organization at risk. Our goals are best served if this new facility is attached to the current care center.
2. The transitional care/ short-term-stay market is very competitive. In order to compete, our TCU needs to be distinct and separate from the nursing home, a traditional long-term-care center. In today's market, blending younger seniors admitted for three-week rehabilitation or short-term stay with very frail seniors needing long-term care is an undesirable mix. Long-term seniors often have multiple chronic conditions and a significant percentage have early or mid-stage dementia.

To be competitive, transitional care rooms must be private rooms. The majority of rooms in the nursing home are not private. Rooms are large and somewhat separate but divided only by a curtain and two residents share a bathroom. Attempting to use our current facility to serve a short-term stay population will not meet the need or expectation of our prospective patients. To be competitive we need new space that will allow us to offer private rooms.

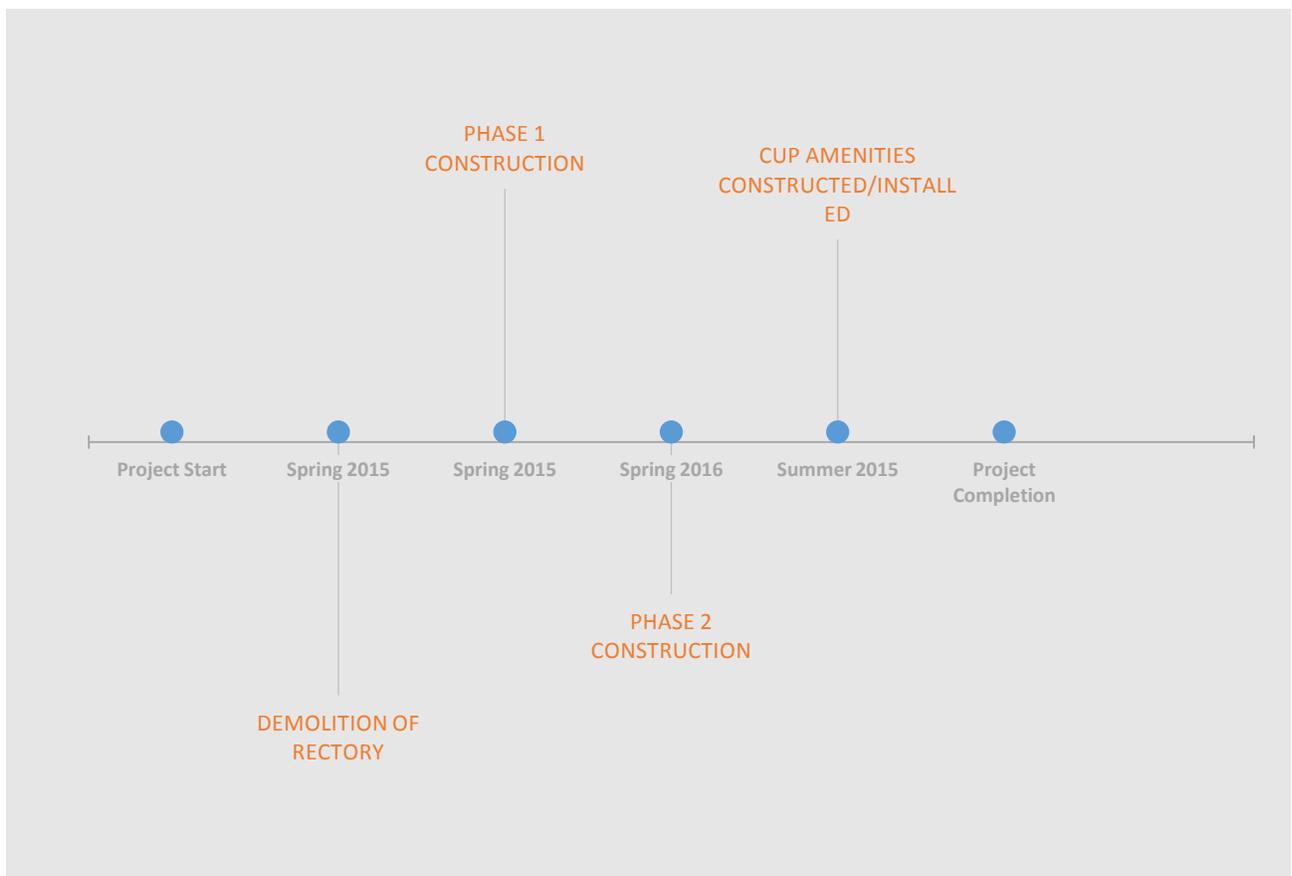
A transitional care unit must embrace a care model focused on rehabilitation that leads to independence where the therapeutic goal is to return the patient to his or her home. This model of care differs from that provided in the nursing home and is best provided as a separate, albeit attached, unit.

3. The possibility of housing short-term stay beds in an addition located on the northeast corner or near the center of the nursing home on the 2nd Street side was rejected because of the loss of significant parking spaces used by employees and tenants at Main Street Lodge. Such would make it very difficult to meet zoning code requirements related to parking and would unduly burden the surrounding neighborhood with street parking. In addition, the storm sewer from the vacated 9th Avenue runs under that parking lot also making it an unacceptable site for construction.
4. When Catholic Eldercare acquired the decommissioned St. Anthony of Padua Church and Rectory from the Parish, it was clear that our first commitment was to preserve the church. St Anthony of Padua Church enjoys the distinction of being the oldest Catholic parish in Minneapolis and is an integral part of the history of the City. The park-like green space south of the church along 8th Avenue is also an asset valued by Catholic Eldercare and the community. Maintaining this open space maintains the view of the remaining historic elevation of the church. That expanse also must be preserved if at all possible for the enjoyment of those we serve and the community. It was with this in mind that we limited the footprint of the addition to the land occupied by the rectory. By selecting the rectory site we are able to preserve the church and leave the green space essentially intact with the exception of moving the grotto (1947) 10 feet south of its present location.

Description of Proposed Project/Use and Construction Phasing Timeline

The proposed new 3-story addition will provide 24 short-term rehabilitation beds in the community, a 39-person memory day care service, as well as an expanded therapy space. The construction will begin with the demolition of the rectory spring of 2015. Once demolition is complete phase 1 construction of the 3-story addition and roughly 4/5 of the remodel will commence. We project this phase to take approximately 10 months to complete.

Following completion of phase 1 construction we will transition adult day services into the new space as well as begin moving into and starting operations of the new transitional care unit. Phase 2 construction will commence after the remaining remodel space is vacated. This phase will take approximately 3 months to complete. The various CUP amenities will be constructed/installed during the summer of 2015.



Variance:

As part of the Development Achievement Center (Adult Day Care) program, the proposed project includes an outdoor garden designed to allow guests to safely experience the outdoors.

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.*
 - a. For this area to remain safe for the memory impaired guests, it requires a fence to surround the outdoor garden area. The fence is to protect guests from inadvertently wandering off the property. To accomplish this goal the fence must exceed the 4' height restriction by 1'. The fence will be a decorative fence meeting the requirements of the Planned Unit Development amenity requirements.
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. The granting of this variance will not change the use of this property. The outdoor garden area is an added amenity to the existing Adult Day Care program.
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. The fence will be a decorative fence that will not be a detriment or esthetically unpleasing to the surrounding community. It will also not cause any safety or health concern. The concept is to enhance the lives of the Adult Day Care guests by allowing them to safely enjoy the benefits of nature and natural sunlight.

Conditional Use Permit

This application includes the request for 3 conditional use permits for the building addition. The conditional use permits are for the following:

1. To amend the conditional use permit for the planned unit development.
2. To amend the conditional use permit for the Assisted Living Apartments/Nursing Home Facility.
3. To amend the conditional use permit for the Development Achievement Center (adult day care).

The following addresses the Minneapolis Land Use application required findings as outlined in chapter 525:

1. *The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare.*
 - a. The Transitional Care addition will be a benefit to the general welfare of the greater Northeast Minneapolis community. Currently there are no Transitional Care services in this community and therefore Northeast residents have to leave their community while on the road to healing. This building and use type will not be an endangerment to the greater community.
2. *The conditional use will not be injurious to the use and enjoyment of other property in the vicinity and will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.*
 - a. Part of the addition proposal is to enhance the outdoor open space and an existing Grotto, both of which are enjoyed by Catholic Eldercare and the surrounding neighborhood. Further the addition's architecture will complement the existing building that make up the greater Catholic Eldercare campus. The Saint Anthony West neighborhood group has participated in sharing ideas and concepts in the final design.
3. *Adequate utilities, access roads, drainage, necessary facilities or other measures, have been or will be provided.*
 - a. Minneapolis Public Works department has undergone a plan development review of the proposed site plan. All comments have been incorporated into the final site plan and therefore adequately meet all city requirements and ordinances.
4. *Adequate measures have been or will be taken to minimize traffic congestion in the public streets.*
 - a. The total campus will require 98 parking spaces (75 for Nursing Home/Assisted Living, 9 for Development Achievement Center, and 14 for Offices). The proposed site plan will provide 108 spaces, exceeding the required stalls by 10 spaces resulting in a campus design capable of meeting its traffic demands. This includes 6 accessible parking spaces (1 being a van accessible space) compared to the 5 required accessible spaces. As a result the campus will minimize traffic impacts to the surrounding community.

5. *The conditional use is consistent with the applicable policies of the comprehensive plan.*
 - a. The current Planned Unit Development includes the Catholic Eldercare services: Long-term Care nursing home, Assisted Living apartments, and an Adult Day Care. The proposed addition will add a Transitional Care service to the campus which will complete the continuum of care for this campus and therefore complement the current use of this property.

6. *The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located.*
 - a. The proposed site plan will adhere to all applicable regulations of the district encompassing the property.

The design of the proposed site plan has taken into account the required items 1 (a-g) and 2 from Minneapolis Planned Unit Development application chapter 527.260:

1. *That the planned unit development complies with all of the requirements and the intent and purpose of this chapter. In making such determination, the following shall be given primary consideration:*
 - a. *The character of the uses in the proposed planned unit development, including in the case of residential uses, the variety of housing types and their relationship to other site elements and to surrounding development.*
 - i. The design team assigned to the Catholic Eldercare addition modeled the addition's design to complement the existing campus as well as the greater community. The Saint Anthony West neighborhood group participated in the development of the final design being proposed.

 - b. *The traffic generation characteristics of the proposed planned unit development in relation to street capacity, provision of vehicle access, parking and loading areas, pedestrian access, bicycle facilities and availability of transit alternatives.*
 - i. The total campus will require 98 parking spaces (75 for Nursing Home/Assisted Living, 9 for Development Achievement Center, and 14 for Offices). The proposed site plan will provide 108 spaces, exceeding the required stalls by 10 spaces resulting in a campus design capable of meeting its traffic demands. This includes 6 accessible parking spaces (1 being a van accessible space) compared to the 5 required accessible spaces. As a result the campus will minimize traffic impacts to the surrounding community.

 - c. *The site amenities of the proposed planned unit development, including the location and functions of open space, the preservation or restoration of the natural environment or historic features, sustainability and urban design.*
 - i. The site plan includes a designated open space as well as continuing to maintain a grotto constructed in the 1940s and the first Catholic Church in Minneapolis constructed in the 1860s. Further with the granting of the proposed variance, the addition will provide an outdoor garden area for the Adult Day Care guests. This will be a new amenity to the campus.

- d. *The appearance and compatibility of individual buildings and parking areas in the proposed planned unit development to other site elements and to surrounding development, including but not limited to building scale and massing, microclimate effects of the development, and protection of views and corridors.*
 - i. The proposed 3 story addition meets the zoning height restrictions and is replacing an existing 3 story rectory. Further the proposed Condition Use Permit includes incorporating an Adult Day Care memory garden and dedicated outdoor open space. As part of the Planned Unit Development application, Catholic Eldercare will be including enhanced landscaping exceeding the requirements of chapter 535.

 - e. *An appropriate transition area shall be provided between the planned unit development and adjacent residential uses or residential zoning that considers landscaping, screening, access to light and air, building massing, and applicable policies of the comprehensive plan and adopted small area plans.*
 - i. The proposed site plan includes the following Planned Unit Development amenities: enhanced landscaping, enhanced exterior lighting, dedicated outdoor open space, and a water feature. These amenities will meet the requirements of the Planned Unit Development amenities' standards complementing the surrounding community.

 - f. *The relation of the proposed planned unit development to existing and proposed public facilities, including but not limited to provision for storm water runoff and storage, and temporary and permanent erosion control.*
 - i. Minneapolis public works department has undergone a plan development review of the proposed site plan. All comments have been incorporated into the final site plan and therefore adequately meet all city requirements and ordinances. This includes all comments regarding storm water management for the proposed addition.

 - g. *The consideration, where possible, of sustainable building practices during the construction phases and the use of deconstruction services and recycling of materials for the demolition phase.*
 - i. We will recycle all material from the demolition that is allowed to be recycled per Minnesota Pollution Control Agency.
2. *That the planned unit development complies with all of the applicable requirements contained in Chapter 598, Land Subdivision Regulations.*
- a. The site plan shall meet all requirements outlined in chapter 598.

Amenities Description

Decorative Fencing

A new fence will be installed around the Adult Day program's outdoor garden area. The fence is visible from public areas and therefore the entirety of the fence will be decorative. For safety reason the fence will be 5' tall and will not have horizontal members beyond the bottom and top of the fence.

Enhanced Exterior Lighting

Up lighting will be installed along the new addition. The Up lighting will enhance the stone veneer towers. There will also be up/down lighting added to the columns of the canopy. The lighting will meet the standards of Chapter 535, Regulations of General Applicability. See enclosed appendix for Lighting plan.

Enhanced Landscaping

The landscaping around the new addition as well as in the Adult Day program's outdoor garden area will exceed the requirements of Chapter 530. There will be a variety of native plant types used. All landscaping around the existing Grotto will be replaced with landscaping to enhance the meditation area as well as create screening from the new parking lot. Any old or damaged plants within the hedge along 8th street will be replaced with similar species. See enclosed appendix for the Landscaping plan.

Water Feature

A meditation fountain will be added adjacent to the existing Grotto. The fountain will produce a soothing atmosphere as a complement to the Grotto. The Grotto is used both by Catholic Eldercare and the greater public as a place of prayer and meditation. The fountain will be an added benefit to this purpose. The fountain concept will consist of a subterranean basin (likely stainless steel or concrete) that houses the water for the system. All of the fountain pumps/filters/equipment will have a discharge line dispensing water from an elevated height situated within a concrete wall or dry stack type stone wall. The water will be pumped up to the decorative 'scupper' and fall from the wall height down into the lower basin then re-circulate. See enclosed appendix for example fountain concept.

Enhanced Security Cameras

Additional security cameras will be added to the outside of the building to provide surveillance of both the Catholic Eldercare properties and the adjacent neighborhood. If there are any crimes committed to adjacent properties Catholic Eldercare will cooperate with local law enforcement agencies to provide footage. This has been an enhancement over the years and appreciated by the local neighborhood. A letter from Michael Rainville – a Saint Anthony West Neighborhood resident is enclosed in the appendix requesting Catholic Eldercare to enhance the security cameras as noted above.

I HEREBY CERTIFY THAT THIS PLAN SPECIFICATION
COMPLIES WITH ALL CITY, STATE AND FEDERAL
REQUIREMENTS AND THAT I AM A FULLY
LICENSED PROFESSIONAL ENGINEER UNDER THE
ACTS OF THE STATE OF MINNESOTA.
DATE: 8-1-11 REG. #: 35589

SIGNED: David S. Hove
DRAWN BY: D.HOVE
CHECKED BY: D.HOVE
DATE: 8-7-14
JOB NUMBER: 14-0000
FILE NAME: catholic_eldercare_electrical_plan.rvt

REVISIONS

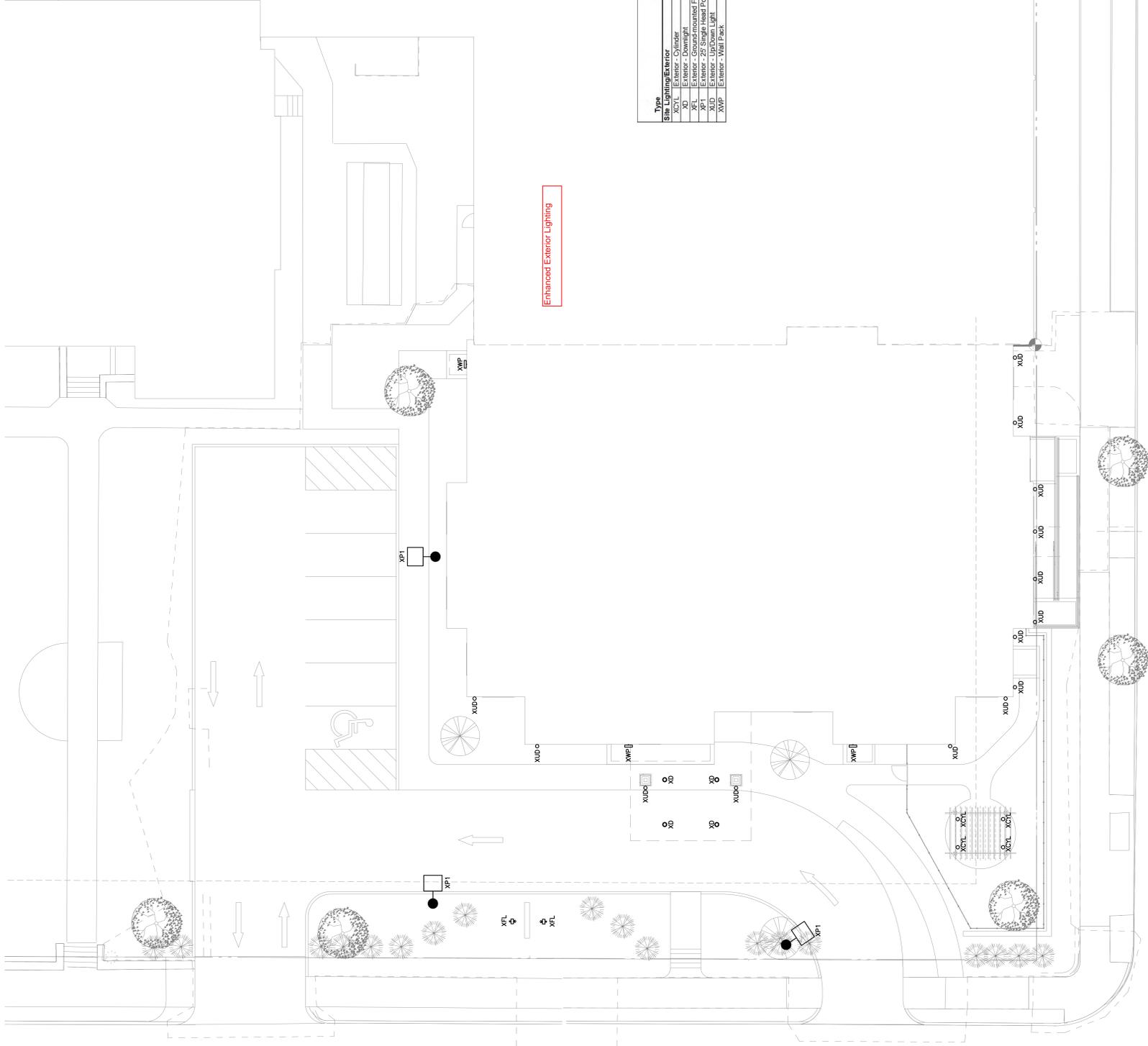
#	DATE	DESCRIPTION
1	8-1-11	ISSUED PLAN
2	8-2-12	ISSUED PLAN



LIGHT FIXTURE SCHEDULE-Catholic Eldercare

Type	Description	F	I	H	L	Mounting	Voltage	Lamps	Notes
XCYL	Extensor - Cylinder					Surface	120	integral	Note WS-V2025
XP1	Extensor - Groundmounted Floodlight					Ground	120	integral	Note WS-V2025
XP1	Extensor - 25 Single Head Pole					Pole/Post	120	integral	RAB EFF LED PAR or equal
XUD	Extensor - Up/Down Light					Surface	120	integral	Lithonia KAD or equal
XWP	Extensor - Wall Pack					Surface	120	integral	Note WS-V2025

Enhanced Exterior Lighting



8TH AVENUE N.E.

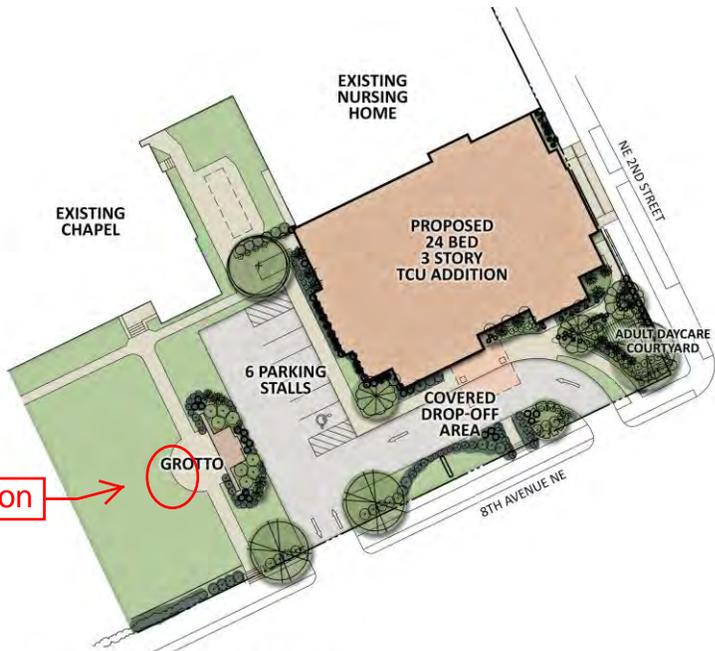
2ND STREET N.E.

CATHOLIC ELDERCARE
MINNEAPOLIS, MINNESOTA

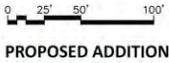
SITE PLAN

SCALE: 1"=10'-0"
ES

Water Feature Concept



Water Feature Location →



Catholic Eldercare — Transitional Care Addition & Remodel
 MINNEAPOLIS, MINNESOTA
 1-29-2015 | COMM#11736-13123



February 24, 2015

BOARD OF DIRECTORS

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Ward 3 Council Member Jacob Frey
City of Minneapolis
350 South Fifth Street, Rm 307 City Hall
Minneapolis, MN 55415

St. Anthony West Neighborhood Organization
909 Main Street N.E., Lower Level
Minneapolis, MN 55413

RE: Land Use Application and Plan Unit Development Amendment submitted to the Minneapolis Department of Community Planning and Economic Development

Dear Council Member Frey and members of the St. Anthony West Neighborhood Organization,

We continue to move forward in planning for the construction of an addition to the Nursing Home here at Catholic Eldercare located at **804 2nd Street Northeast, Minneapolis, Minnesota 55413.**

As you know, we were successful in our application to the Minneapolis Historic Preservation Commission to demolish the rectory located at this site. Thank you for the supportive role you played in that process. This clears the way for construction of a three story, 22,000 square foot addition containing a 24 bed transitional care/rehabilitation unit, a large rehabilitation services treatment area, an adult day center licensed to serve 39 clients and a corporate office/services center.

Our next step is the submission of the required Land Use Application and Planned Unit Development Amendment to the Minneapolis Department of Community Planning and Economic Development. This application will include the following:

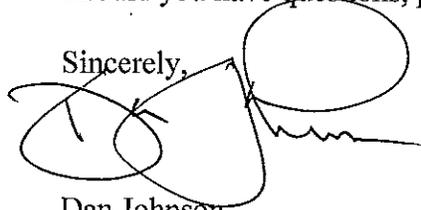
1. Applying for the following Conditional Use Permits:
 - a. To amend the CUP for the PUD.
 - b. To amend the CUP for the Assisted Living Apartments/nursing home facility.
 - c. To amend the CUP for the Development Achievement Center (adult day care).



2. Applying for a Site Plan review application to allow for the building addition to the Catholic Eldercare campus.
3. Applying for a fence height variance in the required front yard to allow an open decorative fence 5 feet in height.

Should you have questions, please contact me at 612-362-2425.

Sincerely,

A handwritten signature in black ink, appearing to read 'Dan Johnson', with a large circular flourish above the name.

Dan Johnson
President and CEO
Catholic Eldercare
(612) 362-2425 (office)
djohnson@catholiceldercare.org
www.catholiceldercare.org

Mr. Dan Johnson

Executive Director, Catholic Eldercare

Dear Dan, I wanted to thank you for all your outreach to the St. Anthony West Neighborhood Organization regarding the new Short term care building on 2nd Street and 8th Ave. As well as the other campus changes.

As you finalize details of the project, I would like to bring up the suggestion that St. Anthony West Neighborhood Organization raised concerning enhanced exterior security cameras. We feel that not only would the cameras benefit Catholic Eldercare but would also benefit the entire neighborhood and would be a worthwhile investment.

If indeed, you pursue the security cameras, I will introduce you to my contact at the Police Department who could provide details on capabilities and costs.

Thank you for listening to us.

Michael Rainville

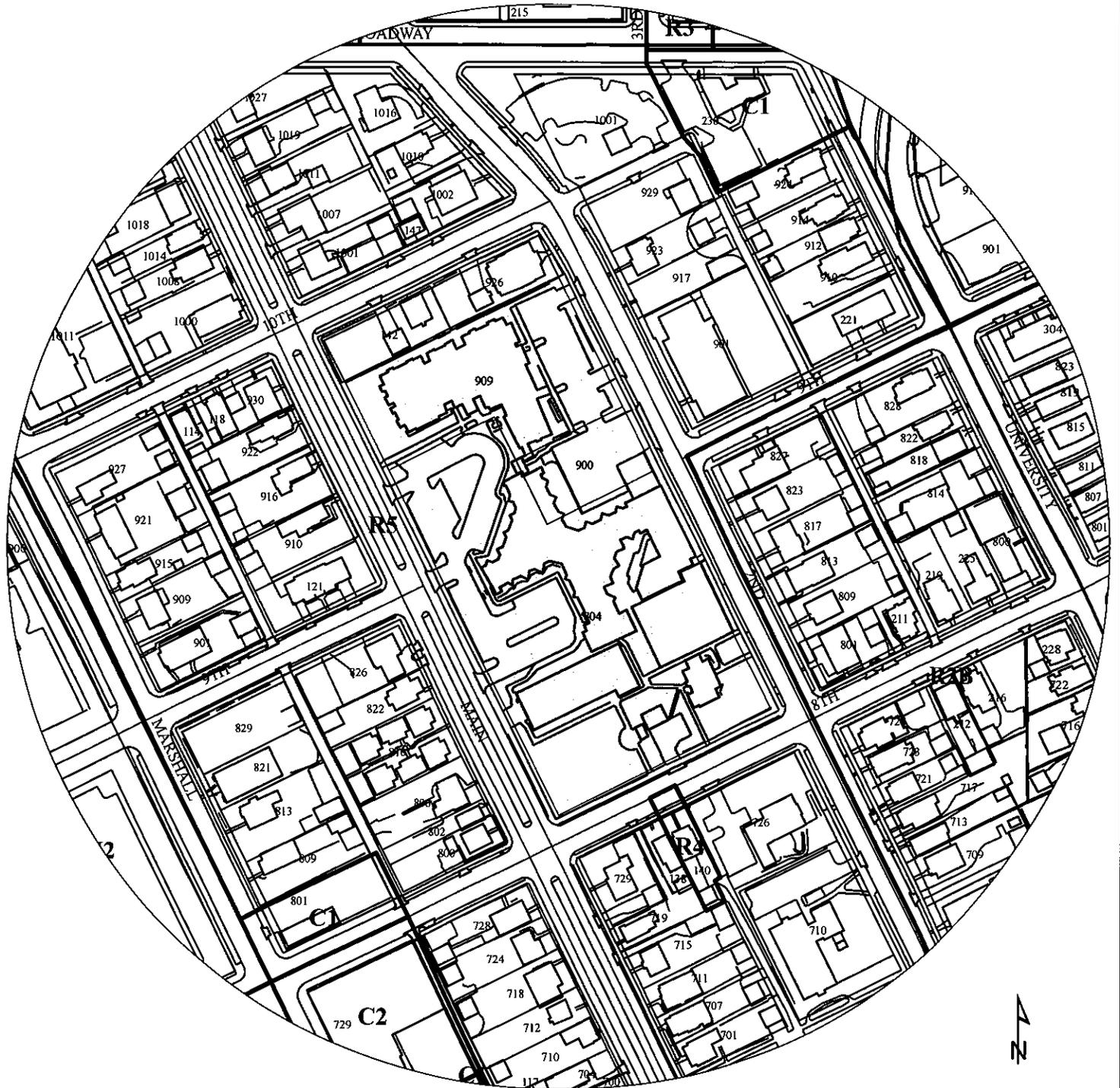
 1/28/15
St. Anthony West Neighborhood resident

Catholic Eldercare, Inc.

3rd

NAME OF APPLICANT

WARD



PROPERTY ADDRESS

817 & 909 Main Street NE and 900 2nd Street NE (804 Main Street NE)

FILE NUMBER

BZZ-7046

SITE DATA

ZONING DISTRICT R-5 PUD

PROPOSED ADDITION FLOOR AREA 23,465 S.F.
PROPOSED ADDITION FOOTPRINT 8,362 S.F.

SITE AREA 220,028 S.F.

EXISTING BUILDING FOOTPRINT 72,630 S.F. (33% OF SITE AREA)
PROPOSED BUILDING FOOTPRINT 79,173 S.F. (36% OF SITE AREA)
(LESS RECTORY FOOTPRINT: 1,819 S.F.- DEMOLISHED)

IMPERVIOUS SURFACES

EXISTING 70,255 S.F. (32% OF SITE AREA)
PROPOSED 73,174 S.F. (33% OF SITE AREA)

EXISTING LANDSCAPED AREA 77,143 S.F. (35% OF SITE AREA)
PROPOSED LANDSCAPED AREA 67,681 S.F. (31% OF SITE AREA)

EXISTING GROSS FLOOR AREA 178,285 S.F. (.81 FAR)
PROPOSED GROSS FLOOR AREA 196,682 S.F. (.89 FAR)
(LESS RECTORY FLOOR AREA: 5,068 S.F.-DEMOLISHED)

DISTURBED SITE AREA: 24,035 S.F.

DISTURBED SITE AREA WITHIN PROP. LINES: 20,849 S.F.

EXISTING IMPERVIOUS SURFACES 7,813 S.F. (37% OF AREA)
EXISTING GREEN SPACE 13,036 S.F. (63% OF AREA)

PROPOSED IMPERVIOUS SURFACES 16,538 S.F. (79% OF AREA)
PROPOSED GREEN SPACE 4,311 S.F. (21% OF AREA)

REQUIRED PARKING

REQUIRED PARKING
-225 BEDS NURSING & ASSISTED LIVING 75 SPACES
-ADULT DAY CARE 9 SPACES
-OFFICES 14 SPACES

TOTAL PARKING REQUIRED 98 SPACES

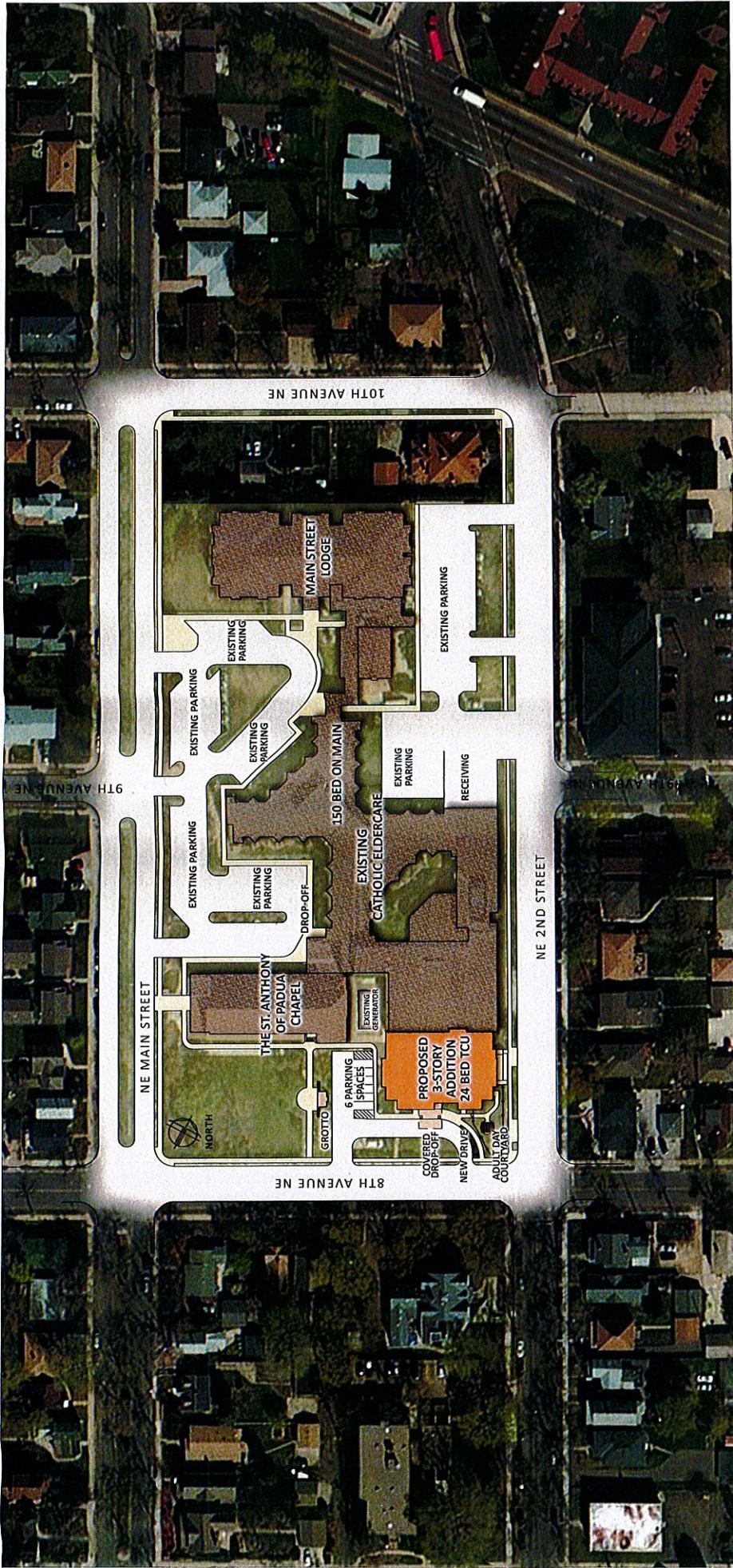
PROVIDED PARKING

EXISTING PARKING 102 SPACES
PROPOSED PARKING 6 SPACES

TOTAL PARKING PROVIDED 108 SPACES

REQUIRED ACCESSIBLE PARKING FOR 118 SPACES 5 SPACES

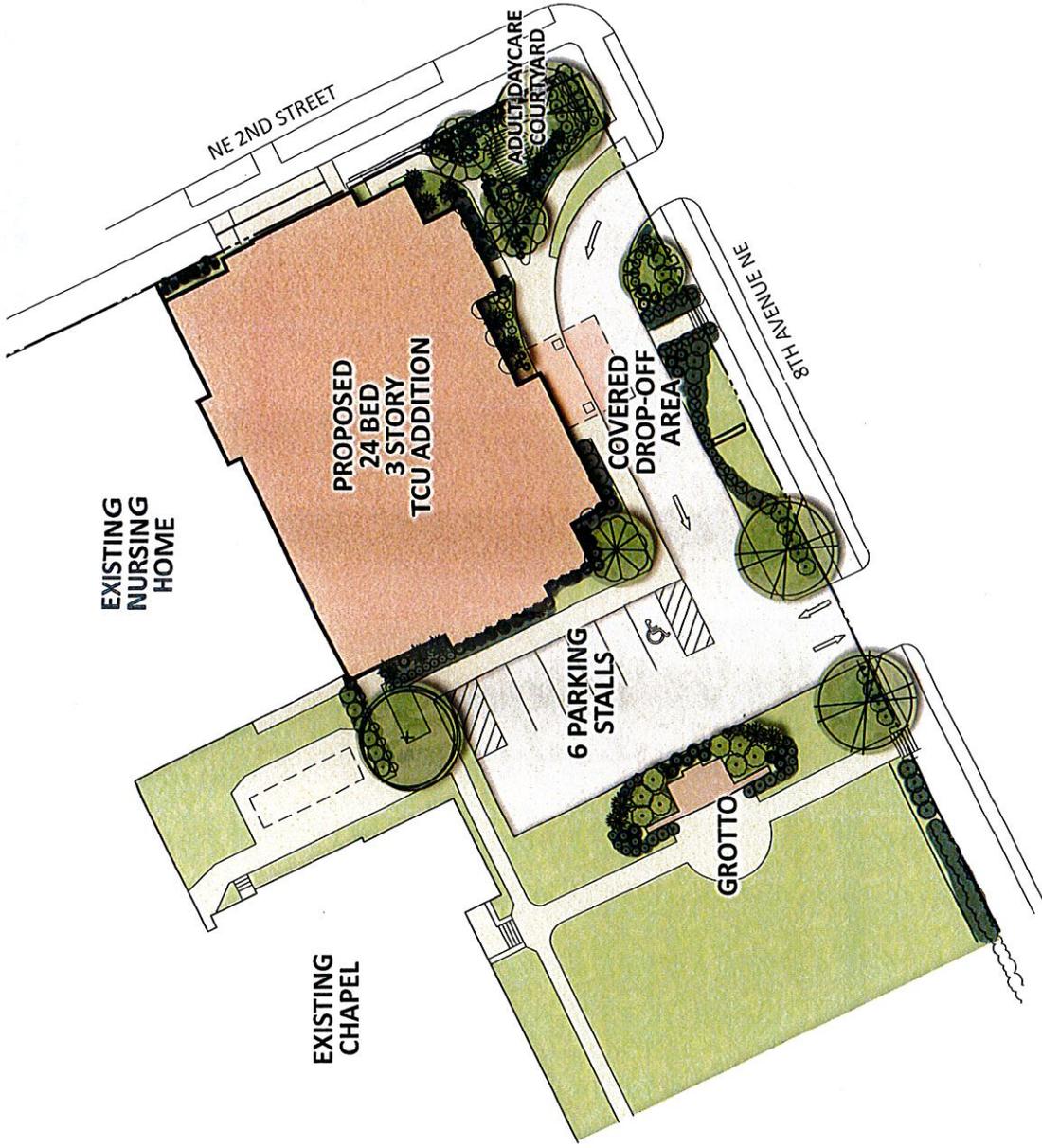
ACCESSIBLE PARKING PROVIDED 6 SPACES
-INCLUDING 1 VAN ACCESSIBLE STALL MIN.



SITE PLAN

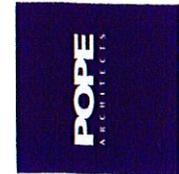
**Catholic Eldercare — Transitional Care
Addition & Remodel**
MINNEAPOLIS, MINNESOTA
1-29-2015 | COMM#11736-13123





0 25' 50' 100'

PROPOSED ADDITION



**Catholic Eldercare — Transitional Care
Addition & Remodel**

MINNEAPOLIS, MINNESOTA
1-29-2015 | COMM#11736-13123





VIEW FROM CORNER OF 8TH AVENUE & NE 2ND STREET

Catholic Eldercare — Transitional Care Addition & Remodel

MINNEAPOLIS, MINNESOTA
1-29-2015 | COMM#11736-13123





VIEW FROM 8TH AVENUE

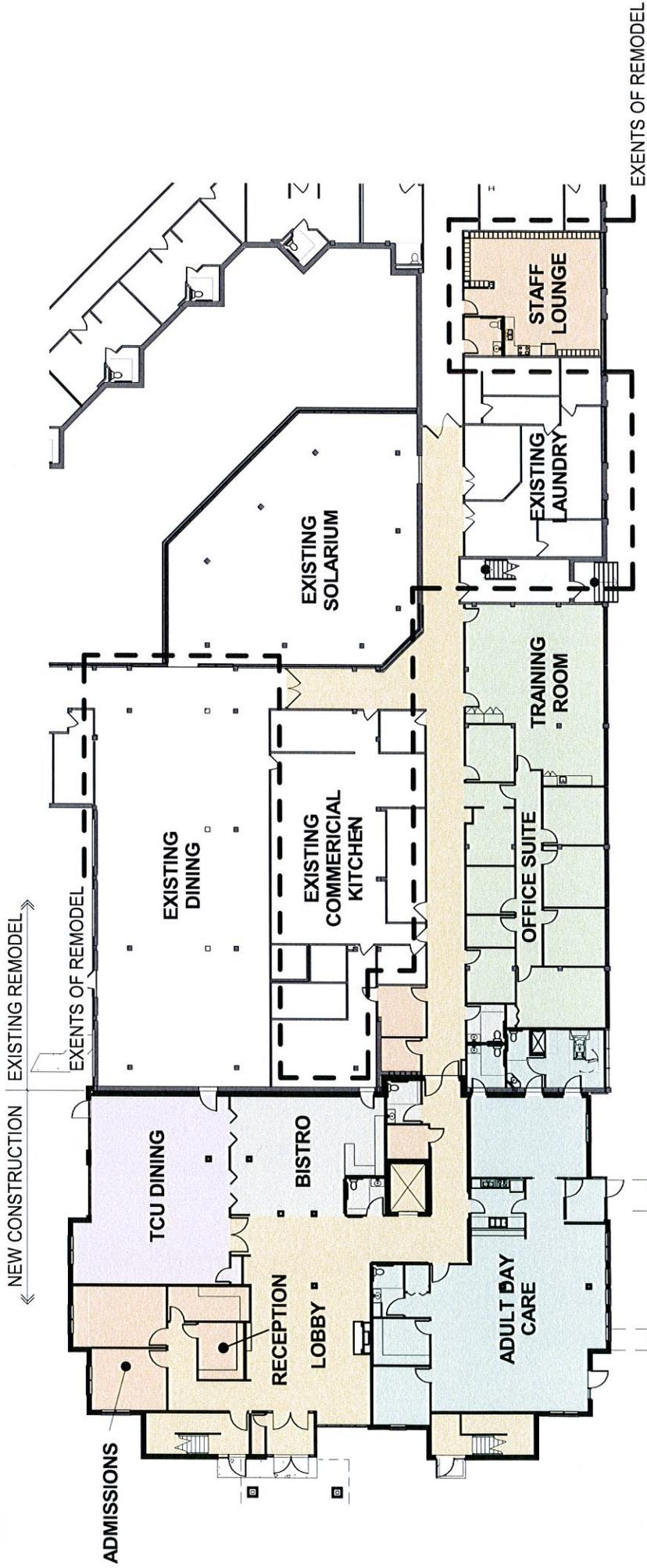
Catholic Eldercare — Transitional Care Addition & Remodel

MINNEAPOLIS, MINNESOTA
1-29-2015 | COMM#11736-13123

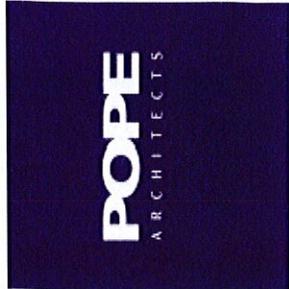


AREA LEGEND

- ADULT DAYCARE
- TCU
- COMMON
- OFFICE
- SUPPORT
- CIRCULATION



1ST FLOOR PLAN



Catholic Eldercare - Transitional Care Addition & Remodel

MINNEAPOLIS, MN
01/29/15 | COMM # 11736-13123



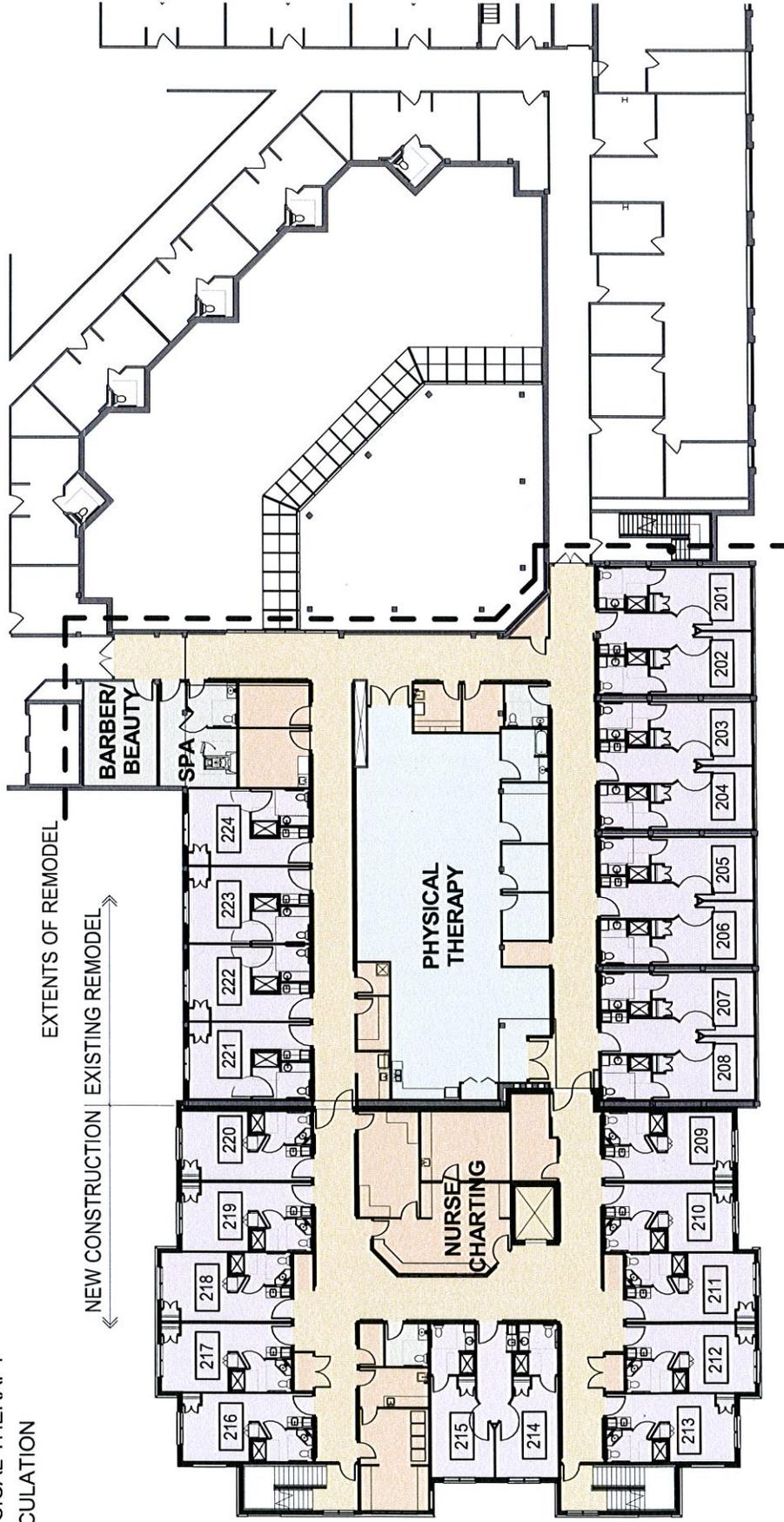
*Innovations in
Senior Living Communities*



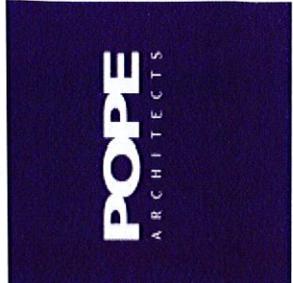
**SENIOR HOUSING
PARTNERS**

AREA LEGEND

- TCU
- COMMON
- SUPPORT
- PHYSICAL THERAPY
- CIRCULATION



2ND FLOOR PLAN



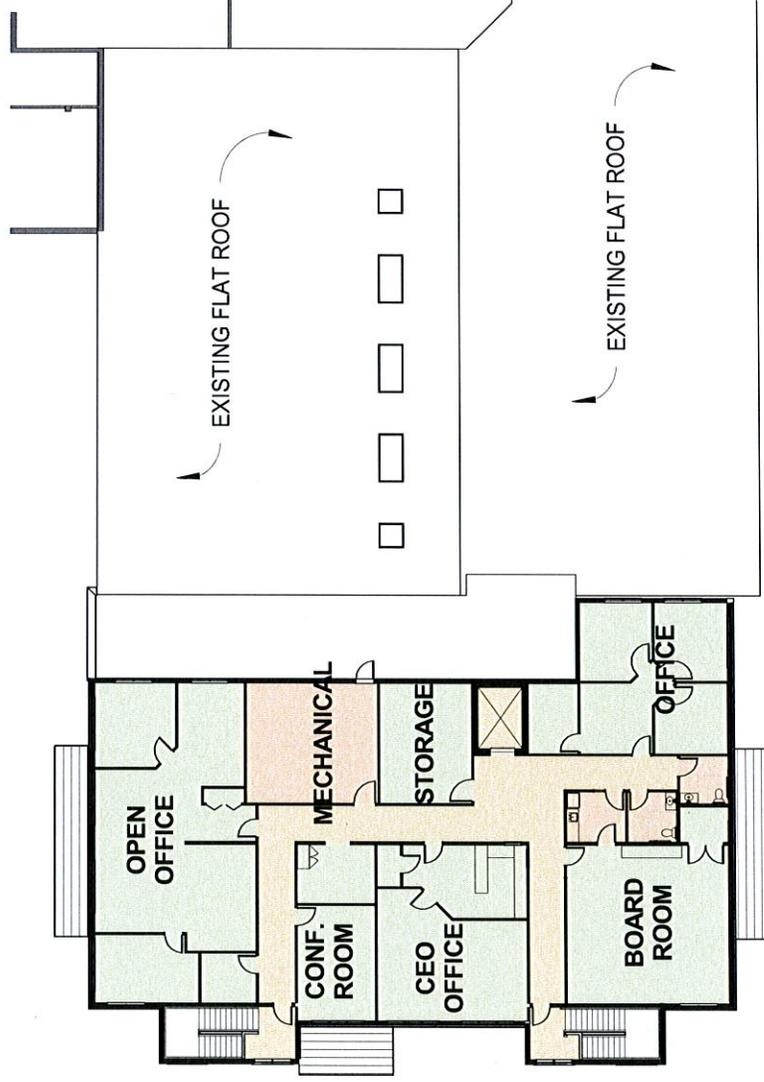
Catholic Eldercare - Transitional Care Addition & Remodel



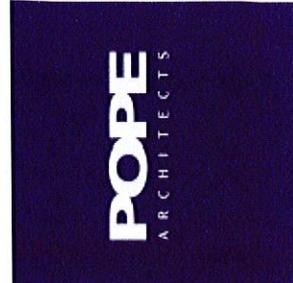
MINNEAPOLIS, MN
01/29/15 | COMM # 11736-13123

AREA LEGEND

- OFFICE
- SUPPORT
- CIRCULATION



3RD FLOOR PLAN



Catholic Eldercare - Transitional Care Addition & Remodel

MINNEAPOLIS, MN
01/29/15 | COMM # 11736-13123



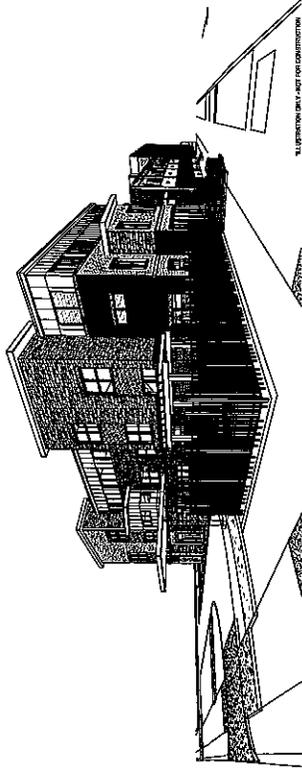
Catholic Eldercare
*Innovations in
Senior Living Communities*



**SENIOR HOUSING
PARTNERS**

CATHOLIC ELDERCARE ADDITION & REMODEL

817 MAIN STREET NE, MINNEAPOLIS, MINNESOTA



SHEET INDEX

SHEET NUMBER	SHEET NAME	DATE
AS1	TITLE SHEET	
AS2	CODE DATA, PARTITION TYPES, ABBREVIATIONS	
AS3	CODE DATA	
AS4	CONCEPTUAL	
AS5	1ST FLOOR	
AS6	2ND FLOOR	
AS7	3RD FLOOR	
AS8	4TH FLOOR	
AS9	OVERALL ROOF PLAN	
AS10	OVERALL ELEVATIONS & TYPICAL MOUNTING HEIGHTS	
AS11	INTERIOR ELEVATIONS & TYPICAL MOUNTING HEIGHTS	
AS12	1ST FLOOR HSP-CEILING PLAN	
AS13	2ND FLOOR HSP-CEILING PLAN	
AS14	3RD FLOOR HSP-CEILING PLAN	
AS15	ROOM SCHEDULE & MATERIAL ID	
AS16	INTERIOR MATERIAL IDENTIFICATION	

PROJECT DIRECTORY

OWNER
CATHOLIC ELDERCARE
817 MAIN STREET NE
MINNEAPOLIS, MN 55413
PHONE: (612) 956-5133
FAX: (612) 956-5133
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E-MAIL: SGBEAUER@CLARK-ENG.COM

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1256 ENERGY PARK DRIVE
ST. PAUL, MN 55108-55118
PHONE: (651) 642-9200
FAX: (651) 642-1101
CONTACT: MARK WIESPFENNING
E-MAIL: MWIESPFENNING@POPEASSOCIATES.COM

GENERAL CONTRACTOR
FRANA COMPANIES INC.
633 SECOND AVENUE SOUTH
HOPKINS, MN 55343
PHONE: (952) 956-8600
FAX: (952) 956-8600
CONTACT: MITCH OSTERHOLT
E-MAIL: MOSTERHOLT@FRANA.COM

CIVIL
CLARK ENGINEERING CORP.
621 LILAC DRIVE NORTH
MINNEAPOLIS, MN 55422-4609
PHONE: (612) 956-5133
FAX: (612) 956-5133
CONTACT: STEVEN GEBAUER
E-MAIL: SGBEAUER@CLARK-ENG.COM

STRUCTURAL
CLARK ENGINEERING CORP.
621 LILAC DRIVE NORTH
MINNEAPOLIS, MN 55422-4609
PHONE: (612) 956-5133
FAX: (612) 956-5133
CONTACT: STEVEN GEBAUER
E-MAIL: SGBEAUER@CLARK-ENG.COM

CATHOLIC ELDERCARE ADDITION REMODEL MINNEAPOLIS, MN

Catholic Eldercare

BUILDING DATA

Catholic Eldercare Addition & Remodel Unit Mix

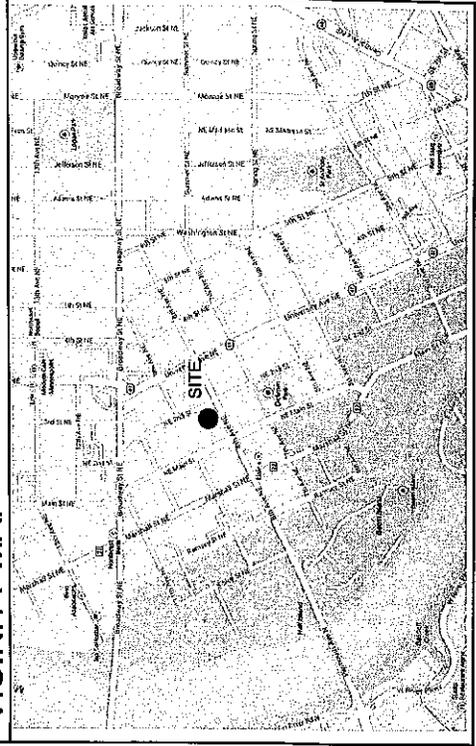
11/11/2014

TCU	Unit Type	GSF	1st	2nd	3rd	TOTAL UNITS	TOTAL BEDS	TOTAL GSF
A	1 Bed/Private	354	0	10	0	10	10	3,540
A1	1 Bed/Private	377	0	4	0	4	4	1,508
B	2 Bed/Semi-Private	766	0	3	0	3	6	2,298
B1	2 Bed/Semi-Private	792	0	1	0	1	2	792
B2	2 Bed/Semi-Private	766	0	1	0	1	2	766
TOTAL						20	24	8,374

Overall Square Footage

Floor Level	1st	2nd	3rd	TOTAL GSF
Existing	3,697	11,080	0	14,777
Site Change	606	0	0	606
New Construction	6,392	8,323	6,780	21,495
TOTAL	12,737	19,403	6,780	38,920

VICINITY MAP



TITLE SHEET

PROJECT NUMBER: 050622
DATE: 11/11/2014

Project No. 050622
Date 11/11/2014

Commission No. 11755-23
Drawn by
Checked by
SHEET

A0.1

POPE ASSOCIATES INC

1256 ENERGY PARK DRIVE
ST. PAUL, MN 55108-55118
PHONE: (651) 642-9200
FAX: (651) 642-1101
WWW.POPEASSOCIATES.COM

CATHOLIC ELDERCARE ADDITION REMODEL MINNEAPOLIS, MN

Catholic Eldercare

LAND USE APPLICATION
1/14/15

DATE

11/11/2014

COMMISSION NO.

11755-23

DRAWN BY

1

CHECKED BY

1

SHEET

A0.1

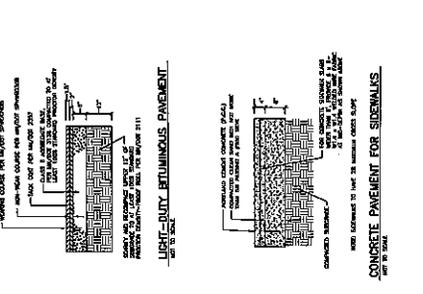
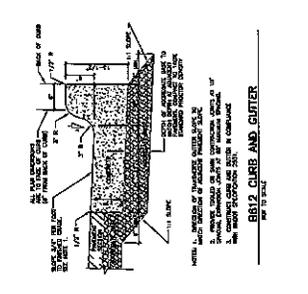
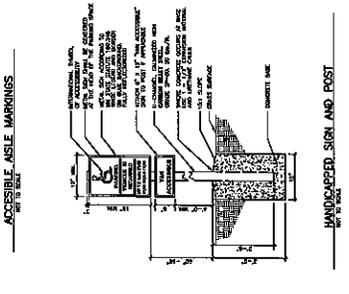
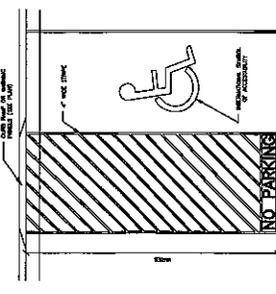
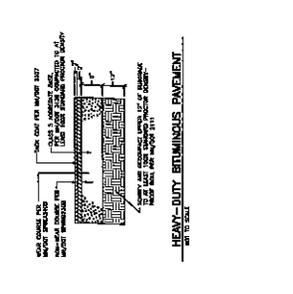
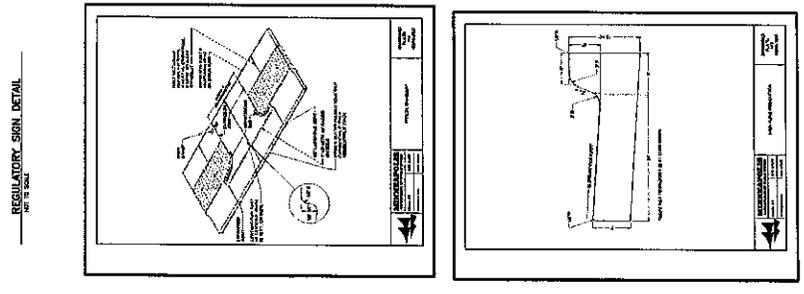
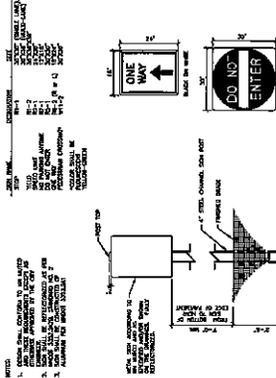
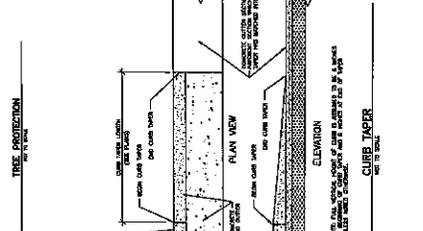
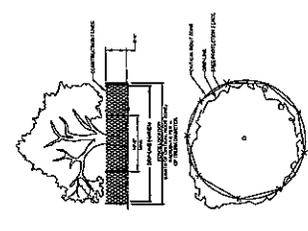
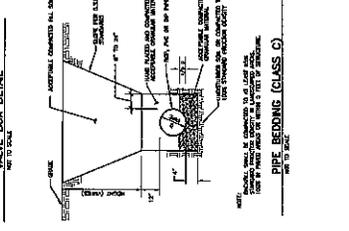
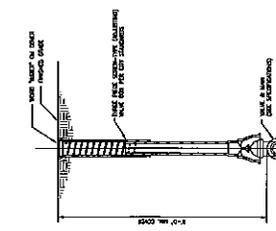
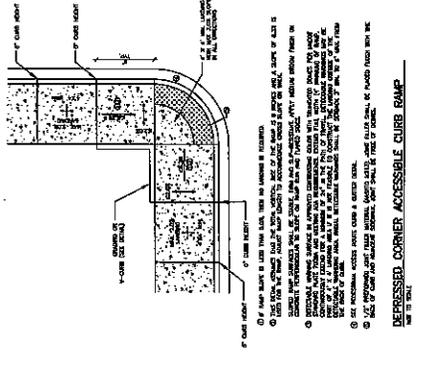
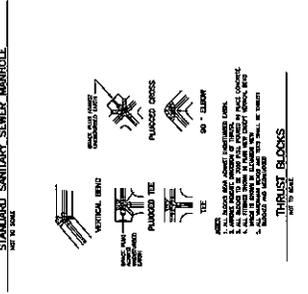
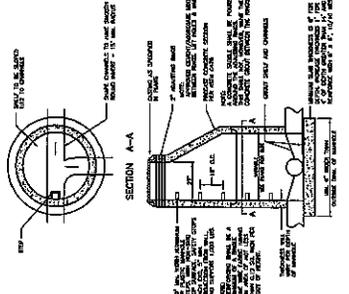
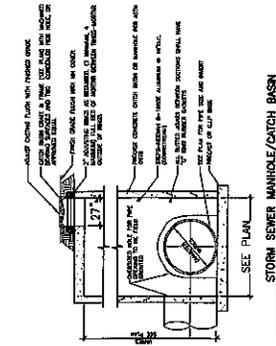
PROJECT NUMBER: 050622
DATE: 11/11/2014

CIVIL DETAILS

DATE:	08-11-11
PROJECT:	CLARK
CLIENT:	POPE CONSULTANTS, INC.
LOCATION:	ST. PAUL
DATE OF CONSTRUCTION:	07-11-11
PREPARED BY:	CLARK
CHECKED BY:	CLARK
DATE:	08-11-11

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PROJECT:	CLARK
CLIENT:	POPE CONSULTANTS, INC.
LOCATION:	ST. PAUL
DATE OF CONSTRUCTION:	07-11-11
PREPARED BY:	CLARK
CHECKED BY:	CLARK
DATE:	08-11-11



DATE:	08/11/11
PROJECT:	ELDERCARE-TRANSITION CARE
CLIENT:	POPE ASSOCIATES, INC.
SCALE:	AS SHOWN
DATE:	08/11/11
PROJECT:	ELDERCARE-TRANSITION CARE
CLIENT:	POPE ASSOCIATES, INC.
SCALE:	AS SHOWN

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DATE:	08/11/11
PROJECT:	ELDERCARE-TRANSITION CARE
CLIENT:	POPE ASSOCIATES, INC.
SCALE:	AS SHOWN
DATE:	08/11/11
PROJECT:	ELDERCARE-TRANSITION CARE
CLIENT:	POPE ASSOCIATES, INC.
SCALE:	AS SHOWN

REQUIRED PLANT MATERIALS

1 TREE PER 500 S.F. OF GREEN SPACE ON SITE
1 SHRUB PER 100 S.F. OF GREEN SPACE ON SITE

PARKING LOT SCREENING (60 L.F.)

1 TREE PER 25 L.F. OF PARKING AREA = 2.4 TREES
3' TALL SHRUBS

PLANT LIST: Site Plantings

QTY:	KEY BOTANICAL NAME	COMMON NAME	SIZE/ROOT
TREES			
3	RSM*	Acer rubrum 'Franksred'	2-1/2" B&B
1	QMS*	Acer saccharum 'Green Mountain'	2-1/2" B&B
3	NB*	Viburnum lentago	1-1/2" B&B
1	ABS*	Ametanchar grandifloro 'Autumn Brilliance'	Autumn Brilliance Serviceberry 1-1/2" B&B
SHRUBS			
10	CRB	Berberis thunbergii ssp. 'Crimson Pygmy'	Crimson Pygmy Barberry 3 Gal. Pot
19	AP*	Paternita italica 'Auburnwood'	Auburnwood Potentilla 2 Gal. Pot
8	DP*	Physocarpus opulifolius 'Diablo'	Diablo Ninebark 5 Gal. Pot
8	DP*	Physocarpus opulifolius 'New Dawn'	New Dawn Ninebark 5 Gal. Pot
14	LP	Spiraea japonica 'Little Princess'	Little Princess Spirea 3 Gal. Pot
40	AMS	Spiraea x bumalda 'Anthony Waterer'	Anthony Waterer Spirea 5 Gal. Pot
7	DJ*	Juniperus chinensis 'Daub's Frosted'	Daub's Frosted Juniper 5 Gal. Pot
17	S*	Juniperus sabbia 'Scandiar'	Scandiar Juniper 5 Gal. Pot
3	HA*	Thuja occidentalis 'Heiz Wintergreen'	Heiz Wintergreen Arborvitae 5 Gal. Pot
2	KA*	Thuja occidentalis 'Rustmore'	Rustmore Arborvitae 7 Gal. Pot
6	TK*	Thuja occidentalis 'Tiffany'	Tiffany Arborvitae 5 1/4" HL B&B
PERENNIALS & ORNAMENTAL GRASSES			
42	KFO	Chamaecrista coccinea 'Kar Forester'	Kar Forester Feather Reed Grass 3 Gal. Pot
34	D	Chamaecrista, mixed species	Solo, Luteo, and Red Spirea, Star & 8 other Mixed Grasses
34	H	Hosta, mixed species	Alba Margotica, August Moon, Fire & Ice, Lancifolia, & Grandiflora Hosta 1 Gal. Pot
23	BES*	Rudbeckia fulgida 'Goldsturm'	Brook-eyes Susan 1 Gal. Pot
SOB: SOB: Highland Kentucky blend, drought and salt tolerant.			

NATIVE OR NATIVE CULTIVAR PLANTS ARE NOTED WITH AN ASTERISK *

PLANTING NOTES:

Contractor shall provide all per plant materials of all plant materials. The quantities listed on the site of the Landscape Architect's written concurrence of the initial planting. Replacement plant materials shall also have a one year guarantee commencing upon planting.

All plants to be northern-grown and hardy. Plants to be installed as per standard ANI planting practices.

Use minimum 12" loam planting soil on trees and 6" on shrubs.

Contractor shall verify locations with all utilities prior to installation of plants.

Existing in-ground irrigation system shall be adjusted to cover all landscaping, including boulevards.

Staking of trees optional; reposition if not plants after one year.

Wrap all stems-barked trees-totals top and bottom. Remove by April 1.

Open top of burlap on BB materials; remove pot on potted plants; spill and break apart post pots.

Prune plants as necessary - per standard nursery practices.

Owner shall be responsible for maintenance after acceptance of the work by the Owner.

Plants shall be immediately planted upon arrival at site. Properly heat-in materials if necessary.

All disturbed areas to be seeded unless otherwise noted. Seed shall be northern grown and hardy.

Resilient beds for shrubs shall have (4 to 6 inch) weed barrier fabric, 4" - 6" of dark brown double shredded hardwood mulch and 4" vertical (concrete grade) block poly edging. The edging shall be placed and staked with straight lines and smooth curves.

Foundation planting beds shall be installed to match that on the existing drawings. Connections shall not be noticeable. Make adjust the location of foundation plants to fit within door locations.

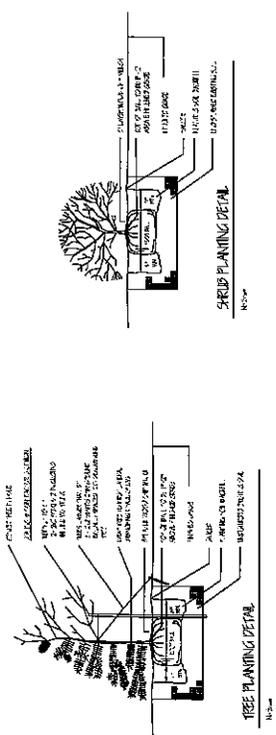
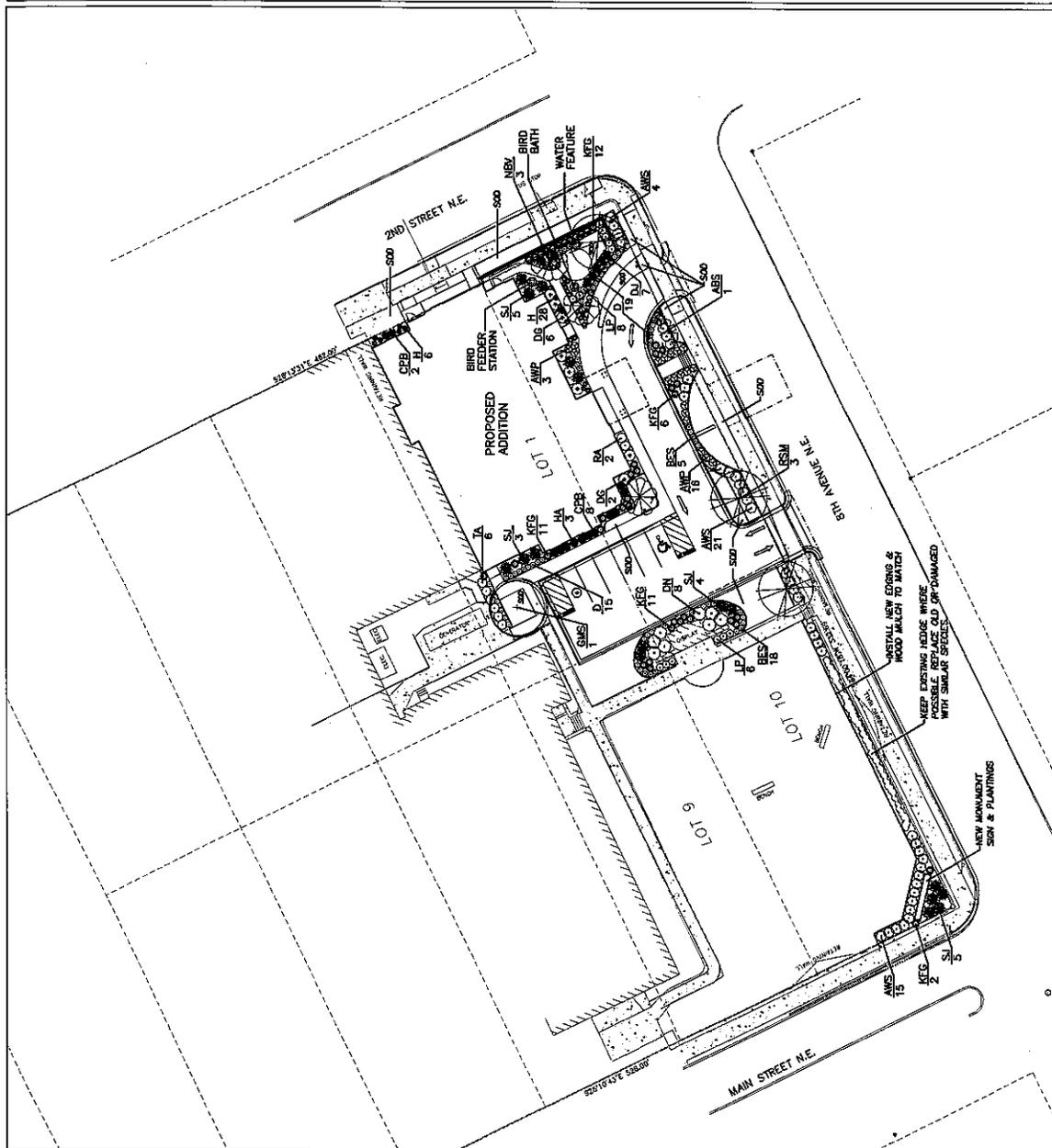
Double shredded dark brown hardwood mulch 4" deep shall be provided around all new trees.

Adult Dugrane garden shall be approved by Owner prior to installation.

Fence to be designed by Owner.

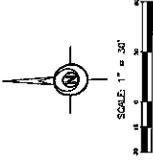
Areas which were previously covered by pavement must be prepared so that plant materials can be installed. Areas which were previously covered by asphalt shall be removed and replaced with the removed from the site and replaced with adequate planting soils. See Engineering specifications.

Sow and protect existing trees from damage due to grading and compaction as shown on the plan.



DATE: 11/11/2014	PROJECT: CATHOLIC ELDERCARE-TRANSITIONAL CARE ADDITION AND REMODEL
DRAWN BY: J. H. HARRIS	CHECKED BY: J. H. HARRIS
DATE: 11/11/2014	PROJECT: CATHOLIC ELDERCARE-TRANSITIONAL CARE ADDITION AND REMODEL
DRAWN BY: J. H. HARRIS	CHECKED BY: J. H. HARRIS
DATE: 11/11/2014	PROJECT: CATHOLIC ELDERCARE-TRANSITIONAL CARE ADDITION AND REMODEL
DRAWN BY: J. H. HARRIS	CHECKED BY: J. H. HARRIS

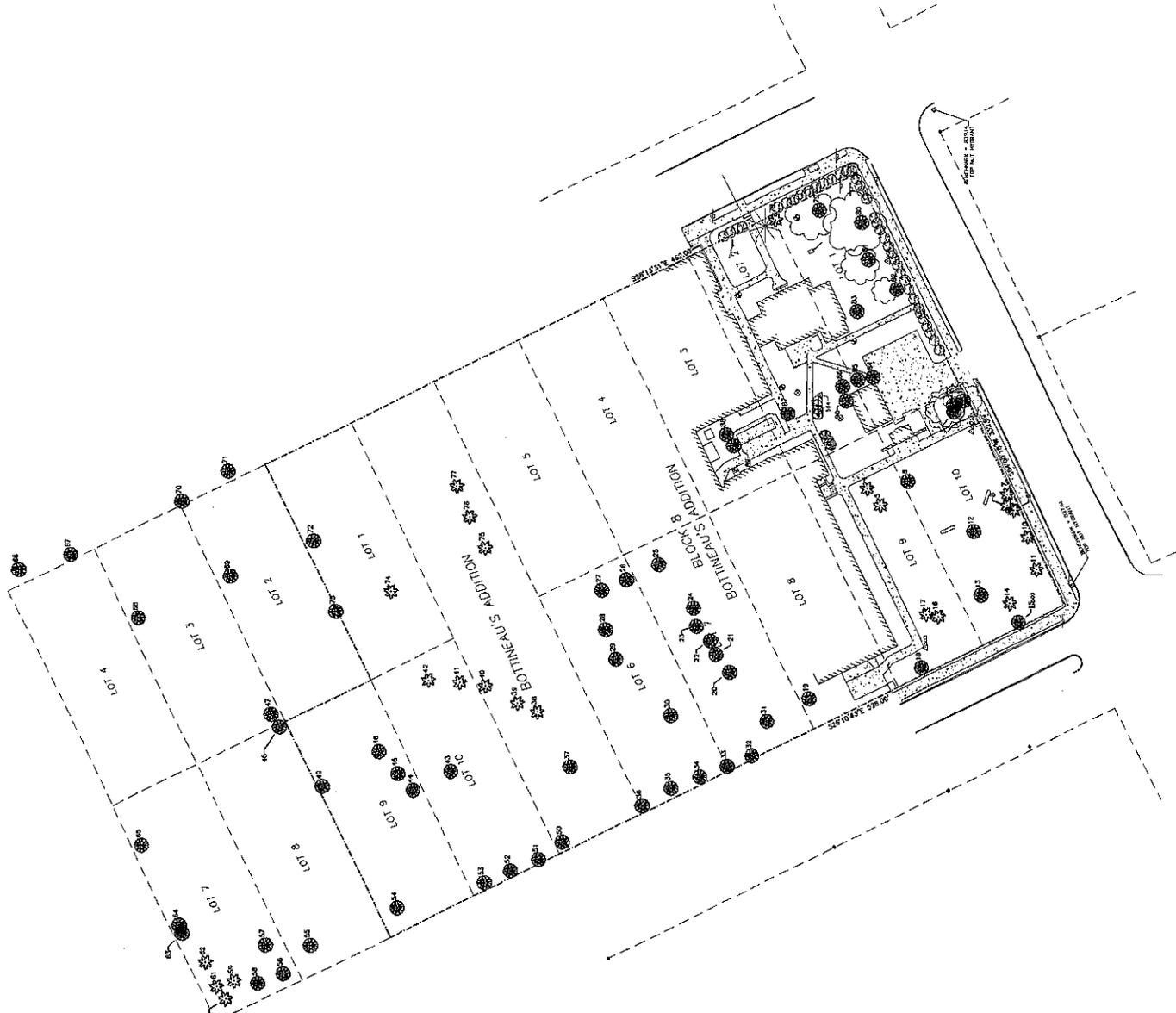
DATE: 11/11/2014	PROJECT: CATHOLIC ELDERCARE-TRANSITIONAL CARE ADDITION AND REMODEL
DRAWN BY: J. H. HARRIS	CHECKED BY: J. H. HARRIS
DATE: 11/11/2014	PROJECT: CATHOLIC ELDERCARE-TRANSITIONAL CARE ADDITION AND REMODEL
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DATE: 11/11/2014	PROJECT: CATHOLIC ELDERCARE-TRANSITIONAL CARE ADDITION AND REMODEL
DRAWN BY: J. H. HARRIS	CHECKED BY: J. H. HARRIS



NOTES:
1. EXISTING TREES REMAINING ARE SHOWN WITH NUMBER THRU
2. ALL DIMENSIONS ARE SHOWN IN FEET AND INCHES. ACCURACY
OF ANY DIMENSIONS SHOWN ON THIS PLAN IS AS SHOWN BY THE PLAN.

TREE INVENTORY

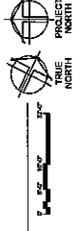
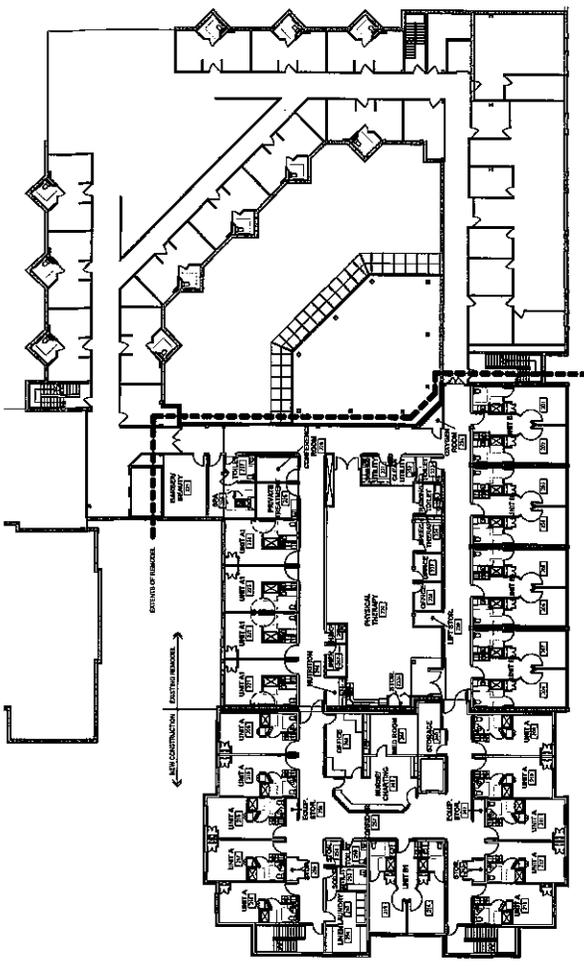
Tree #	Species	DBH	Condition	Notes	Remarks
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5	Maple	12.0	Good		
6	Maple	12.0	Good		
7	Maple	12.0	Good		
8	Maple	12.0	Good		
9	Maple	12.0	Good		
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90	Maple	12.0	Good		



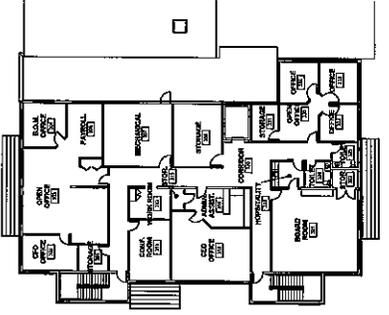
Project No.	050505
Client	
Architect	
Interior Designer	
Structural Engineer	
Mechanical Engineer	
Electrical Engineer	
Plumbing Engineer	
Fire Protection Engineer	
Other	

I hereby certify that this architectural or engineering drawing was prepared by me or under my direct supervision and that I am a duly licensed professional engineer or architect under the laws of the State of Minnesota.

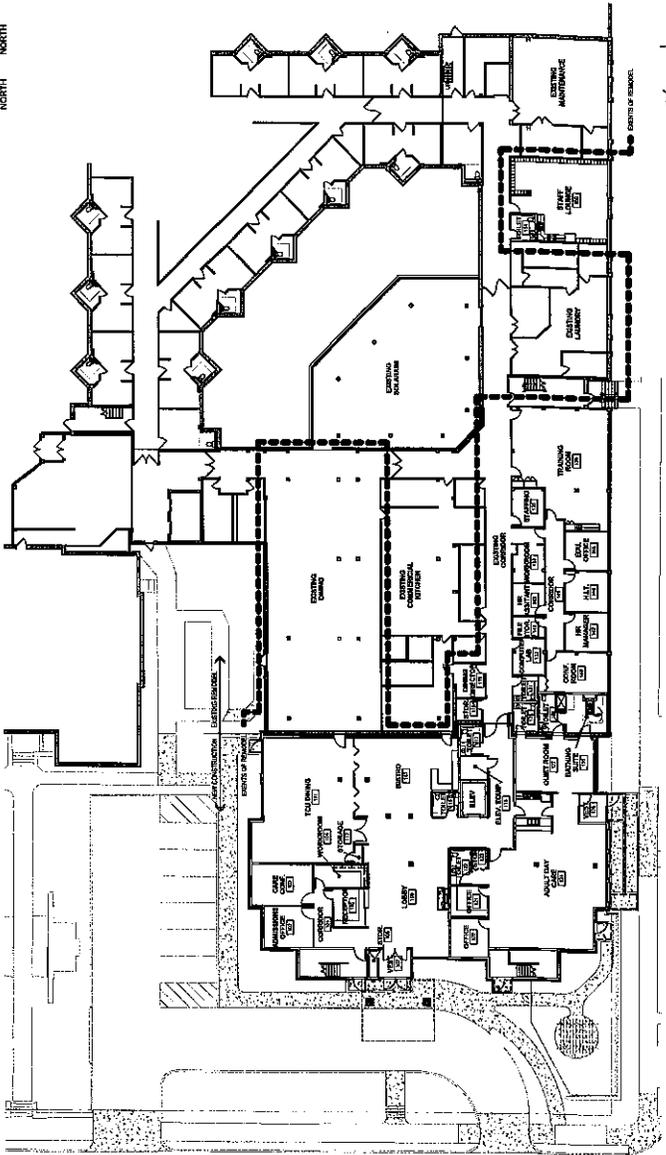
Commission No.	11732-131
Checked By	
Scale	AS SHOWN



2 OVERALL 2ND FLOOR PLAN
1/16" = 1'-0"



3 OVERALL 3RD FLOOR PLAN
1/16" = 1'-0"



1 OVERALL 1ST FLOOR PLAN
1/16" = 1'-0"



Key Plan

1ST FLOOR PLAN

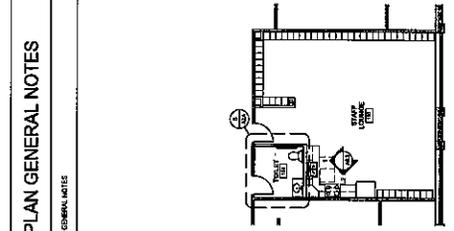
NAME AND FIRM:	POPE ASSOCIATES, INC.
DATE:	1/14/15
PROJECT:	CATHOLIC ELDERCARE ADDITION
LOCATION:	1500 PARK AVENUE, SUITE 100, MINNEAPOLIS, MN 55412
SCALE:	1/8" = 1'-0"
DESIGNED BY:	POPE ASSOCIATES, INC.
CHECKED BY:	POPE ASSOCIATES, INC.
DATE:	1/14/15

I hereby certify that this plan was prepared by a duly licensed professional architect or engineer registered in the State of Minnesota. I am a duly licensed professional architect or engineer registered in the State of Minnesota.

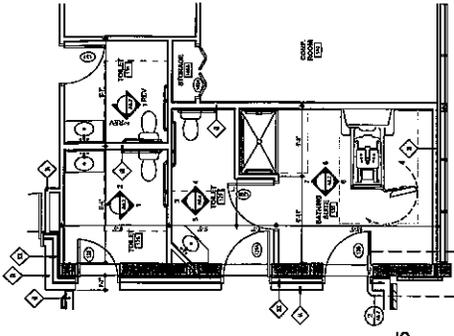
DATE:	1/14/15
PROJECT:	CATHOLIC ELDERCARE ADDITION
LOCATION:	1500 PARK AVENUE, SUITE 100, MINNEAPOLIS, MN 55412
SCALE:	1/8" = 1'-0"
DESIGNED BY:	POPE ASSOCIATES, INC.
CHECKED BY:	POPE ASSOCIATES, INC.
DATE:	1/14/15

FLOOR PLAN GENERAL NOTES

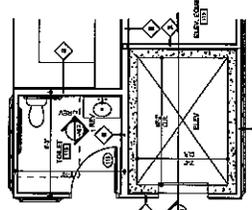
SEE SHEET A2.2 FOR GENERAL NOTES



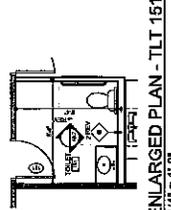
2 ENLARGED PLAN - STAFF LOUNGE SUITE
1/8" = 1'-0"



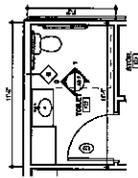
3 ENLARGED PLAN - BATHING SUITE
1/4" = 1'-0"



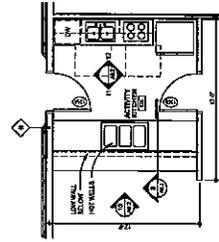
4 ENLARGED PLAN - ELEV/TLT 115
1/4" = 1'-0"



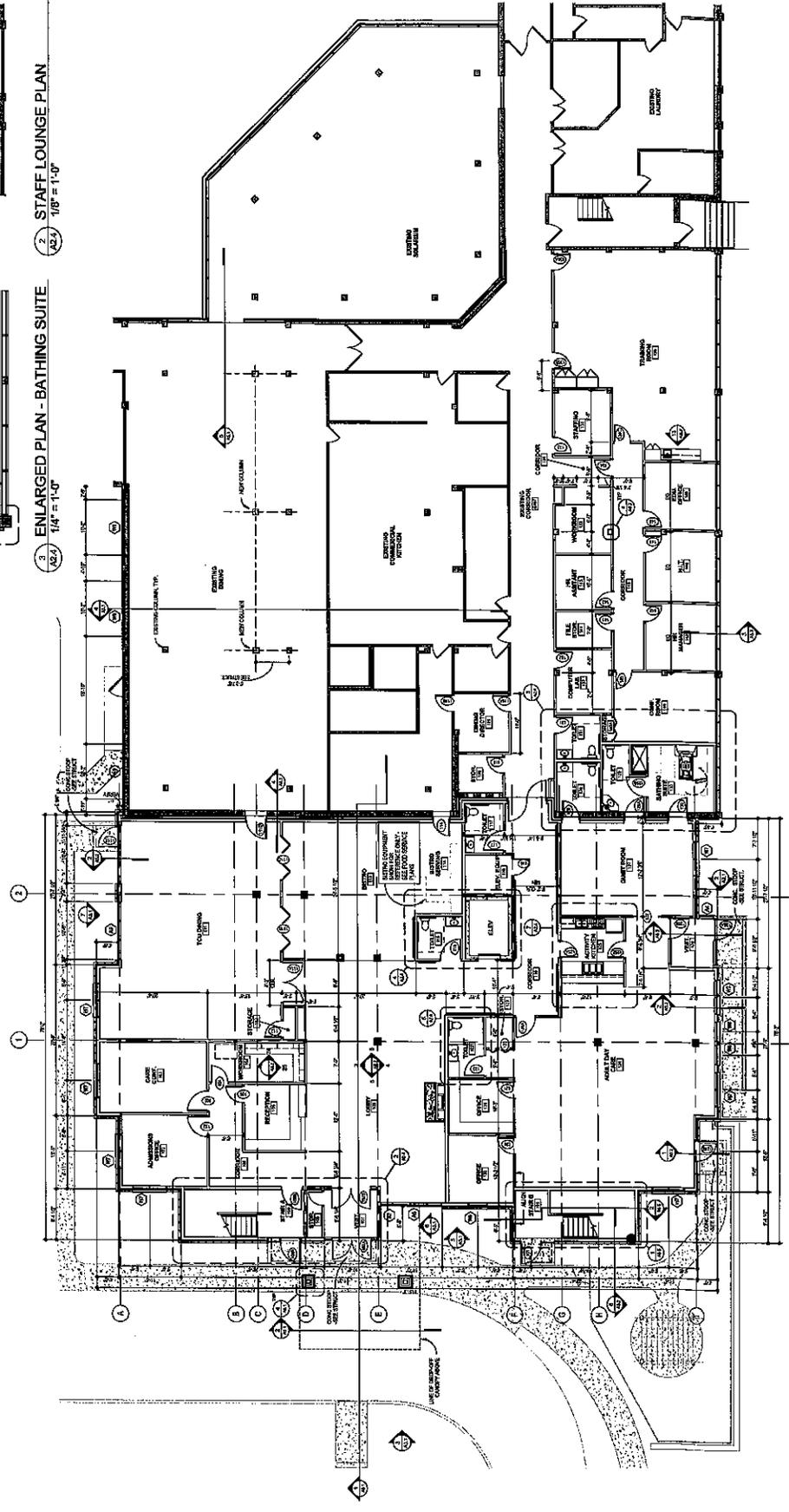
5 ENLARGED PLAN - TLT 151
1/4" = 1'-0"



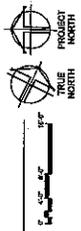
6 ENLARGED PLAN - TLT 122
1/4" = 1'-0"



7 ENLARGED PLAN - ACT. KITCHEN
1/4" = 1'-0"



1 1ST FLOOR PLAN
1/8" = 1'-0"



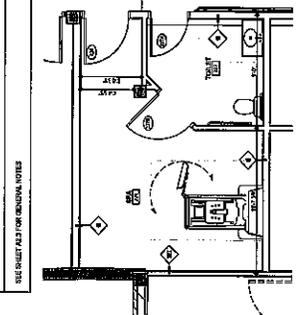
PROJECT NORTH
TRUE NORTH

Issue and Revision:	
1. 2015 03 10 PROJECTS	03/02/2015
2. 2015 03 10 PROJECTS	03/02/2015
3. 2015 03 10 PROJECTS	03/02/2015
4. 2015 03 10 PROJECTS	03/02/2015
5. 2015 03 10 PROJECTS	03/02/2015
6. 2015 03 10 PROJECTS	03/02/2015
7. 2015 03 10 PROJECTS	03/02/2015
8. 2015 03 10 PROJECTS	03/02/2015
9. 2015 03 10 PROJECTS	03/02/2015
10. 2015 03 10 PROJECTS	03/02/2015
11. 2015 03 10 PROJECTS	03/02/2015
12. 2015 03 10 PROJECTS	03/02/2015
13. 2015 03 10 PROJECTS	03/02/2015
14. 2015 03 10 PROJECTS	03/02/2015
15. 2015 03 10 PROJECTS	03/02/2015
16. 2015 03 10 PROJECTS	03/02/2015
17. 2015 03 10 PROJECTS	03/02/2015
18. 2015 03 10 PROJECTS	03/02/2015
19. 2015 03 10 PROJECTS	03/02/2015
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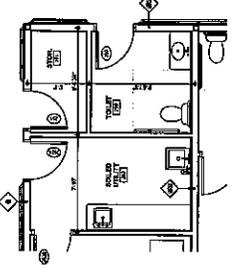
Health care facilities are subject to the Minnesota Health Care Facilities Act (MHCA), Minnesota Statutes, Chapter 144A, and the Minnesota Health Care Facilities Rules (MHR), Minnesota Rules, Chapter 144A.01. All health care facilities must be licensed under the laws of the State of Minnesota.

Project No.	11738-131
Commission No.	
Contract No.	
Checklist No.	
Sheet No.	

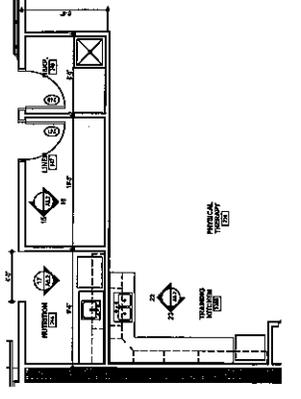
FLOOR PLAN GENERAL NOTES



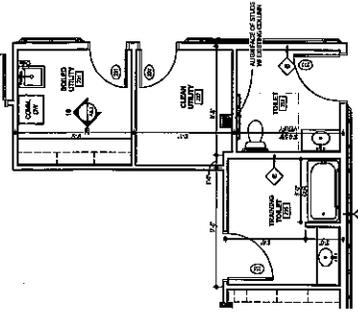
ENLARGED PLAN - SPA/TOILET
1/4" = 1'-0"



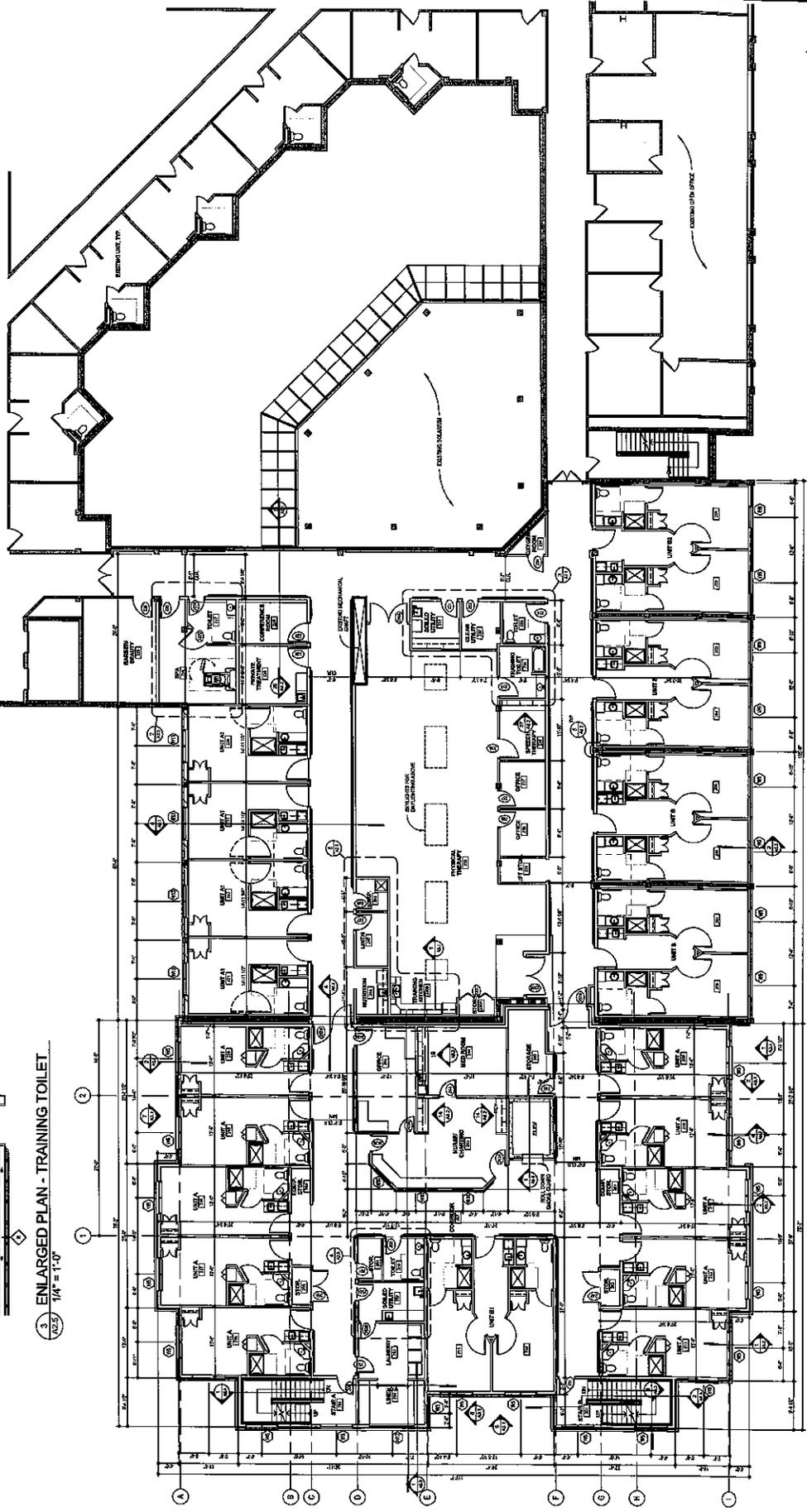
ENLARGED PLAN - SOILED/TOILET
1/4" = 1'-0"



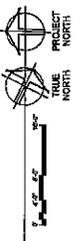
ENLARGED PLAN - SUPPORT SPACES
1/4" = 1'-0"



ENLARGED PLAN - TRAINING TOILET
1/4" = 1'-0"



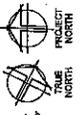
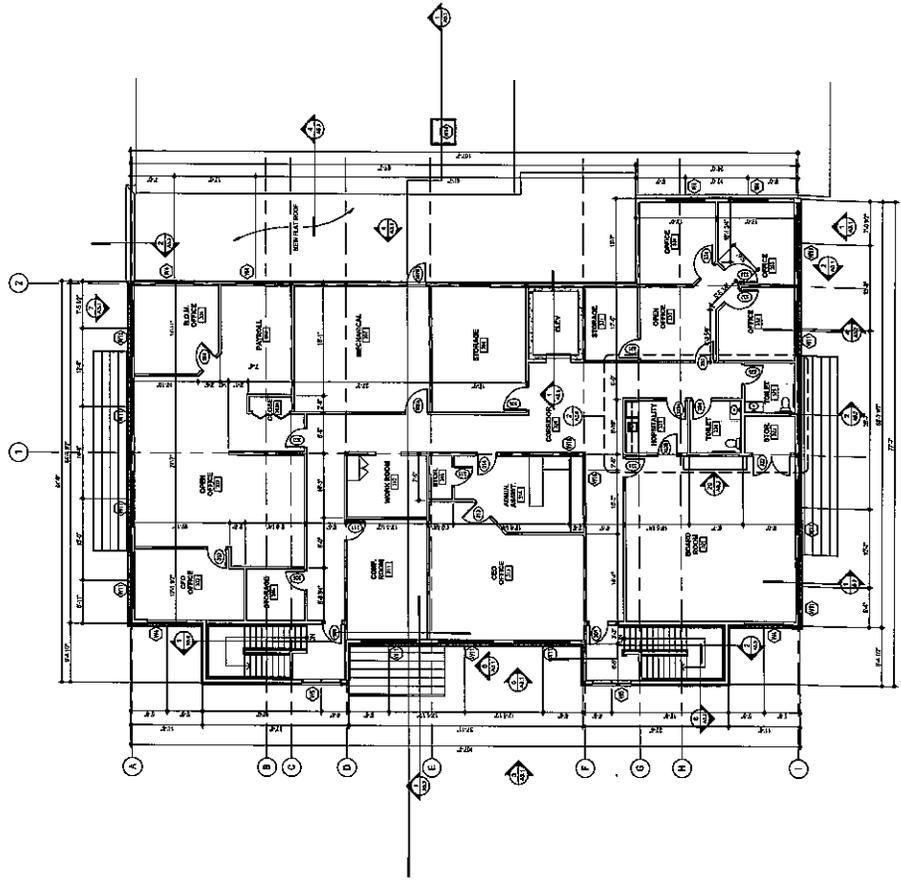
2ND FLOOR PLAN
1/8" = 1'-0"



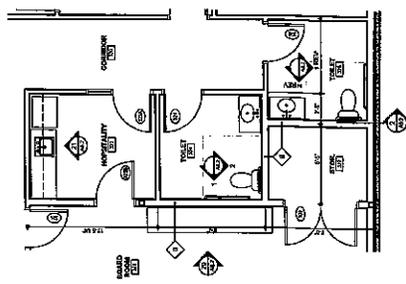
Project Name:	CATHOLIC ELDERCARE
Client:	CATHOLIC ELDERCARE
Location:	11700 UNIVERSITY AVENUE, SUITE 100, MINNEAPOLIS, MN 55425
Architect:	POPE ASSOCIATES, INC.
Scale:	1/4" = 1'-0"
Revision:	1
Drawn By:	JKS
Checked By:	JKS
Date:	11/13/15
Sheet No.:	A2.6
Project No.:	151738-137
Scale:	1/4" = 1'-0"

FLOOR PLAN GENERAL NOTES

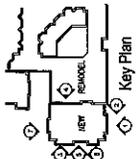
SEE SHEET A2.5 FOR GENERAL NOTES



1 3RD FLOOR PLAN
 A2.6 1/4" = 1'-0"



2 ENLARGED PLAN - TLTS/HOSPITALITY
 A2.6 1/4" = 1'-0"

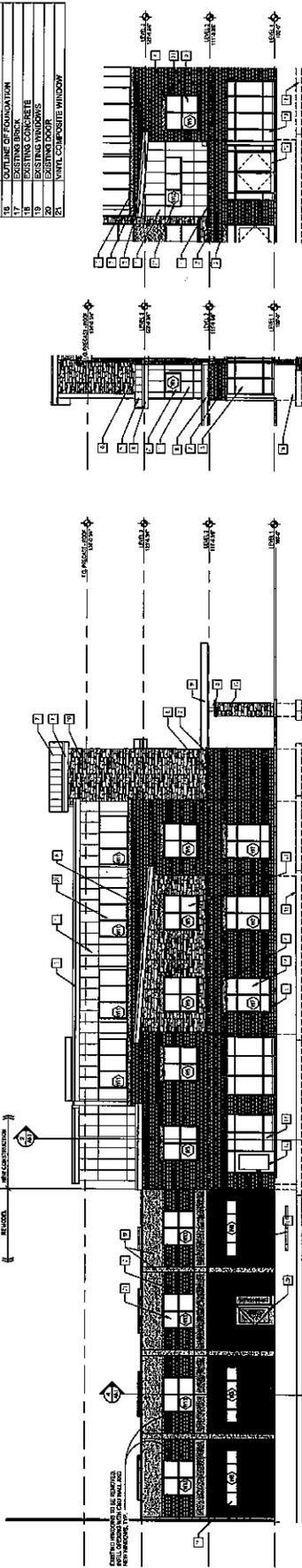


This work was prepared by me or under my direct supervision and I am a duly licensed professional engineer in the State of Minnesota. I am not providing this work as a consultant or as a contractor.

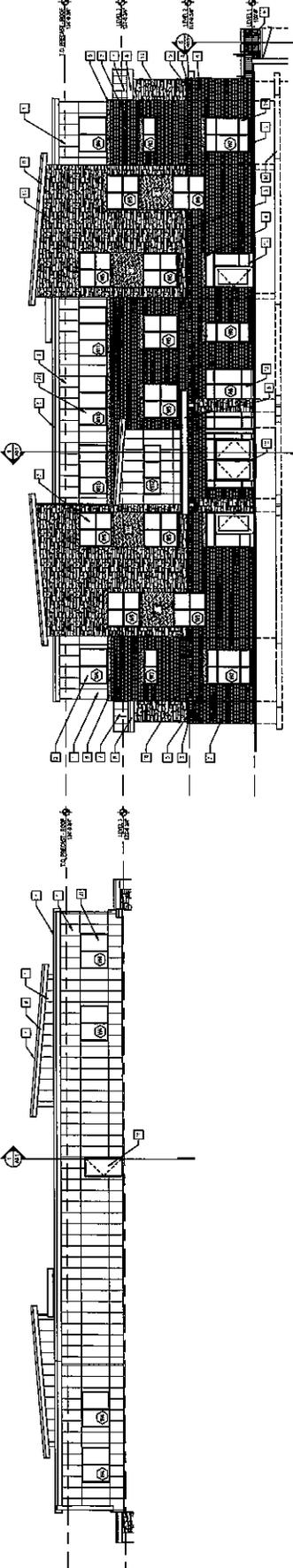
DATE: 08/20/14
COMPUTER NO.: 111736-137
DRAWN BY: [Name]
CHECKED BY: [Name]

EXTERIOR KEYNOTES

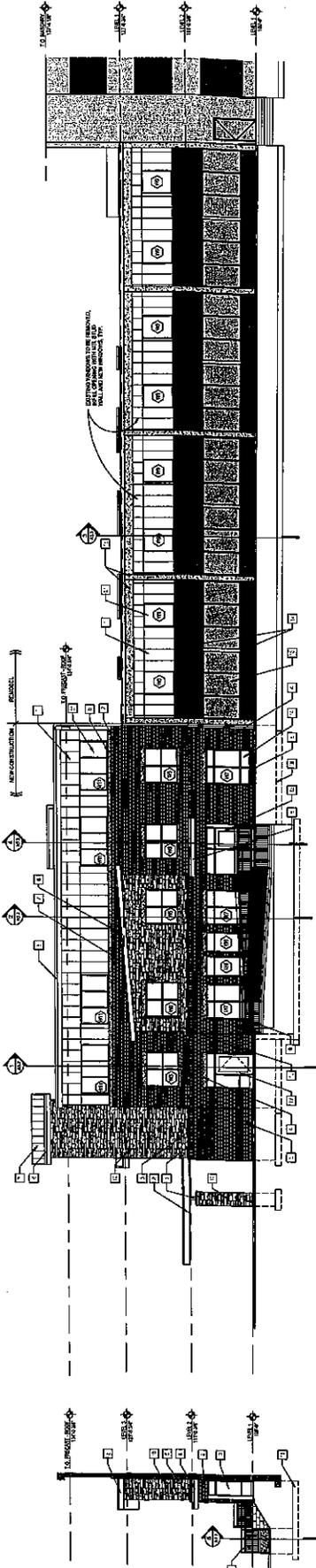
- 1 CORRUGATED METAL PANEL
- 2 FACE BRICK, TO MATCH EXISTING
- 3 2" POLYURETHANE INSULATION
- 4 PRECAST CONCRETE CLADDING
- 5 PRECAST CONCRETE SILL
- 6 PREP.N. METAL CAP & FLASHING
- 7 PREP.N. METAL ROOFING
- 8 PREP.N. METAL FLASHING
- 9 PREP.N. METAL PANEL
- 10 MANUFACTURED STONE VENEER
- 11 STONE PANEL
- 12 2" POLYURETHANE INSULATION
- 13 ALUM. STOPS FOR SET GLAZING
- 14 ALUM. WINDOW
- 15 POLYLOW METAL DOOR
- 16 2" POLYURETHANE INSULATION
- 17 EXISTING BRICK
- 18 EXISTING CONCRETE
- 19 EXISTING WINDOWS
- 20 VERTICAL COMPOSITE WINDOW



6 SOUTH SIDE OF VEST.
1/8" = 1'-0"



5 BEHIND CANOPY
1/8" = 1'-0"



2 ADULT DAY
1/8" = 1'-0"

1 SOUTH ELEVATION
1/8" = 1'-0"

