CPED STAFF REPORT

Prepared for the City Planning Commission

CPC Agenda Item #1
April 27, 2015
BZZ-6999

LAND USE APPLICATION SUMMARY

Property Location: 150 26th Ave SE
Project Name: Brickhouse Lofts
Prepared By: Kimberly Holien, Senior Planner, (612) 673-2402
Applicant: Maxwell Ventures, LLC
Project Contact: David Kelly, David J. Kelly Architect, Inc.
Request: To convert two existing industrial buildings to a residential planned unit development with 313 dwelling units.

Required Applications:

Conditional Use Permit for a Planned Unit Development	To allow a Planned Unit Development with 313 dwelling units in the I2, Medium Industrial District, IL, Industrial Living Overlay District, the UA, University Area Overlay District and PO, Pedestrian Oriented Overlay District.
Variance	To the standards of the PO, Pedestrian Oriented Overlay district.
Site Plan Review	To convert to existing buildings to 313 residential units (460 bedrooms) and construct a three-story (two level) addition on top of each building.

SITE DATA

Existing Zoning	I2, Medium Industrial District IL, Industrial Living Overlay District UA, University Area Overlay District PO, Pedestrian Oriented Overlay District
Lot Area	108,920 square feet / 2.5 acres
Ward(s)	2
Neighborhood(s)	Prospect Park
Designated Future Land Use	Transitional Industrial
Land Use Features	Growth Center (University of Minnesota)
Small Area Plan(s)	Stadium Village University Avenue Station Area Plan SEMI Refined Master Plan

Date Application Deemed Complete	March 18, 2015	**Date Extension Letter Sent**	April 7, 2015
End of 60-Day Decision Period	May 17, 2015	**End of 120-Day Decision Period**	July 16, 2015

BACKGROUND

SITE DESCRIPTION AND PRESENT USE. The subject site comprises an entire city block bounded by 26th Avenue SE to the west, 27th Avenue SE to the east, Essex Street SE to the south and Delaware Street SE to the north. The property is one of the last remaining active industrial uses in this part of the Prospect Park neighborhood. The site currently contains three buildings. There is a four-story brick building fronting along 26th Avenue SE, known as the Maxwell building and referred to as such throughout his report. This building has a one-story annex located on the south side, fronting on Essex Street SE. There is a large metal warehouse building fronting along 27th Avenue SE. Said building is referred to as the "industrial building" throughout this report. A single-story train shed was previously located between the two buildings and is currently being demolished. A rail spur enters from the south in the center of the site. This rail spur is privately owned. A row of angled parking is located within the right-of-way of Delaware Street SE on the north side of the Maxwell building. The train shed, rail spur and angled parking will be eliminated as part of the project.

SURROUNDING PROPERTIES AND NEIGHBORHOOD. The subject site is located near the University of Minnesota and is in the Transit Station Area Pedestrian Oriented Overlay district associated with the Green Line LRT Prospect Park Station. The property is surrounded by a mix of uses and zoning classifications. The property to the west is zoned R6 and contains a ten-story residential building. The two properties to the north are zoned C3A and C2. The C2 property contains an event center and the C3A property contains a four-story mixed use building. There are medium density residential uses to the east, across 27th Avenue SE, and single-family homes to the south. The properties to the east are zoned R4 and the properties to the south are zoned R5.

PROJECT DESCRIPTION. The applicant is proposing to convert the two existing industrial buildings to a residential planned unit development with 313 dwelling units and 460 bedrooms. The Maxwell building will be completely refurbished to accommodate 175 dwellings unit with 259 bedrooms. A three-story (two floor) addition is proposed to be constructed on top of this building. The overall height of the addition is approximately 35 feet. Two structured floors are proposed to be constructed within the shell of the industrial building with two partial floors (three-stories) constructed above the existing roofline. This building will contain parking and loading on the ground floor and four levels of housing above. A total of 138 units and 201 bedrooms are proposed within the industrial building. This building will also house the residential amenity spaces, including study lounges, a two-story fitness center and a roof terrace with a swimming pool. An addition will be added to link the two buildings together on all floors. The addition will function as six floors but is seven stories per the zoning code definition. The remaining space between the two buildings will be landscaped.

The project is proposed as a planned unit development. A planned unit development is a conditional use in the Industrial Living Overlay district and a conditional use permit has been requested accordingly. The project also requires site plan review due to the size of the additions and number of residential units proposed.

The public hearing notice included a variance to the Pedestrian Oriented Overlay district standards regarding ground level windows. The zoning code requires 40 percent of the first floor façade of any nonresidential use that faces a public street or sidewalk shall be windows or doors of clear or lightly tinted glass that allow views into and out of the building at eye level. Because this project includes residential uses only, this requirement does not apply. The variance application has been deemed unnecessary and is being returned accordingly along with the application fee. Alternative compliance for the ground floor window requirement will be addressed through site plan review.

This project was before the Planning Commission Committee of the Whole on March 19th, 2015. At that meeting the Commission made recommendations regarding streetscape along 27th Avenue SE, providing activity at the ground floor along 27th Avenue SE, materials, lighting and massing. Since that meeting the project has been revised to provide more intensive landscaping and seating areas between the building and 27th Avenue SE. More details have also been provided regarding the proposed lighting. The exterior of the building will include wall-mounted fixtures around the entire perimeter and the interior courtyard will have decorative pole-mounted fixtures. The elevations of the industrial building were revised to include brick on the ground floor and two different types of metal panel to break up the appearance. The addition on the industrial building now steps back from the north and west elevations to allow for patio/balcony spaces. The addition above the Maxwell building has been revised to step back 5.5 feet from the north and west elevations to provide visual relief and a transition from the existing building to the addition. The applicant has not made any modifications to parking layout in the industrial parking and provided an explanation as to why. The applicant stated that creating a two-level parking structure within the existing building to accommodate ground level active uses would require a completely new set of footings, as the building's existing structural frame can support the proposed residential units but not another floor of parking.

PUBLIC COMMENTS. No correspondence had been received as of the drafting of the staff report. Any correspondence received prior to the public meeting will be forwarded on to the Planning Commission for consideration.

ANALYSIS

CONDITIONAL USE PERMIT - PLANNED UNIT DEVELOPMENT

The Department of Community Planning and Economic Development has analyzed the application to allow a planned unit development with 313 residential units based on the following findings:

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

   The conversion of two existing industrial buildings into a planned unit development with 313 dwelling units should not prove detrimental to public health, safety, comfort or general welfare provided the development complies with all applicable building codes and life safety ordinances as well as Public Works Department standards. The site is located within in a Transit Station Area and near a Growth Center with adopted policies for each that call for high to very-high density residential development. There are other high-density residential and commercial uses in the immediate area.

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

   The project will not be injurious to the use and enjoyment of other property in the vicinity. The surrounding area is fully developed with a range of residential densities and commercial uses. The scale and massing of the development with the proposed additions will be compatible with other commercial and multi-family residential buildings in the immediate area. A residential use would be more compatible with the surrounding area than the previous industrial uses that were located on site. Existing and future development in the area should not be negatively affected by the project.

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

The site is served by existing infrastructure. The Public Works Department reviewed the project as part of the Preliminary Development Review (PDR) process for appropriate drainage and stormwater management as well as to ensure the safety of the position and design of improvements in or over the public right of way. The PDR report has been attached for review.

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

The use is not expected to contribute to traffic congestion in the public streets. The project would comply with all minimum parking and loading requirements. The parking requirement for residential uses in the UA University Area Overlay District is one-half space per bedroom. This project will include 313 dwelling units and 460 bedrooms, for a minimum parking requirement of 230 spaces. As noted above, the site is located in a Transit Station Area Pedestrian Oriented Overlay district (TSA PO). This reduces the vehicle parking requirement to 70 percent of the base minimum, or 161 spaces. The applicant is proposing 167 spaces within the ground floor of the industrial building to meet the minimum vehicle parking requirement. The loading requirement for residential uses with 250 dwelling units or more is also one large (12' x 50') space or two small (12' x 25') spaces. Two small loading spaces are also proposed within the parking area. The minimum bike parking requirement is one space per bedroom, of 460 spaces. A total of 480 enclosed bicycle parking and/or motorized scooter spaces are proposed. Of these, 248 are within the basement of the Maxwell building, 24 are within the parking garage, 124 are in a bike storage room on the second floor of the industrial building and 86 are within a bike storage room on the third floor of the industrial building. Access into the parking garage will be from Essex Street SE, which will be repurposed from the most westerly overhead door of the existing industrial building. This full access off of Essex Street SE will be the only access into the site. At this time, it is assumed that residents will gain access via a key fob.

In addition to the parking provided, the site is located three blocks southwest of the GREEN Line LRT Prospect Park Station and one block from two primary bus routes (one along Huron Boulevard SE, and one along University Ave SE. There have been recent improvements to the streets and sidewalks in this area to accommodate the large number of bicycles and pedestrians. For example, 27th Avenue SE has a dedicated bicycle lane in each direction. These pedestrian, bicycle and transit amenities suggest the site is ideally situated to facilitate alternative modes of transportation for its residents.

The applicant submitted a Travel Demand Management Plan (TDMP) that evaluates traffic generated by the proposed use and potential for congestion in the adjacent public streets. Results of the operational analyses indicate that study area roadways and intersections will continue to operate acceptably without improvements.

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

The site is designated as Transitional Industrial on the future land use map in the Comprehensive Plan, meaning that it is industrial land that is expected to transition to other uses over time. It is within a Transit Station Area and near the Growth Center designated for the University of Minnesota. Further, the site is across the street from an Activity Center boundary. The proposed development would be consistent with the following general land use policies 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.**

1.1.3 Encourage the use of flexible regulatory options that promote high quality development, such as the Planned Unit Development (PUD) tool.

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.

Land Use Policy 1.3: Ensure that development plans incorporate appropriate transportation access and facilities, particularly for bicycle, pedestrian, and transit.

1.3.1 Require safe, convenient, and direct pedestrian connections between principal building entrances and the public right-of-way in all new development and, where practical, in conjunction with renovation and expansion of existing buildings.

1.3.2 Ensure the provision of high quality transit, bicycle, and pedestrian access to and within designated land use features.

Land Use Policy 1.8: Preserve the stability and diversity of the city's neighborhoods while allowing for increased density in order to attract and retain long-term residents and businesses.

1.8.1 Promote a range of housing types and residential densities, with highest density development concentrated in and along appropriate land use features.

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

1.14.2 Allow industrial uses outside of Industrial Employment Districts to transition over time to other uses.

Housing Policy 3.1: Grow by increasing the supply of housing.

3.1.1 Support the development of new medium- and high-density housing in appropriate locations throughout the city.

Housing Policy 3.2: Support housing density in locations that are well connected by transit, and are close to commercial, cultural and natural amenities.

3.2.1 Encourage and support housing development along commercial and community corridors, and in and near growth centers, activity centers, retail centers, transit station areas, and neighborhood commercial nodes.

Housing Policy 3.6: Foster complete communities by preserving and increasing high quality housing opportunities suitable for all ages and household types.

3.6.1 Promote the development of housing suitable for people and households in all life stages that can be adapted to accommodate changing housing needs over time.

Urban Design Policy 10.6: New multi-family development or renovation should be designed in terms of traditional urban building form with pedestrian scale design features at the street level.

10.6.1 Design buildings to fulfill light, privacy, and view requirements for the subject building as well as for adjacent properties by building within required setbacks.

10.6.4 Orient buildings and building entrances to the street with pedestrian amenities like wider sidewalks and green spaces.

10.6.5 Street-level building walls should include an adequate distribution of windows and architectural features in order to create visual interest at the pedestrian level.

10.6.6 Integrate transit facilities and bicycle parking amenities into the site design.

Urban Design Policy 10.5: Support the development of multi-family residential dwellings of appropriate form and scale.

10.5.2 Medium-scale, multi-family residential development is more appropriate along Commercial Corridors, Activity Centers, Transit Station Areas and Growth Centers outside of Downtown Minneapolis.

The applicant is proposing to provide very-high density housing within two existing buildings in a Transit Station Area and near a Growth Center. The proposed density is appropriate in this location. Modifications made to retrofit the buildings for residential use are generally consistent with the Urban Design policies outlined above. A majority of the dwelling units proposed are one-bedroom units. This is a unit type that has been found by the neighborhood group to be lacking in this general area and would accommodate a demographic other than students, such as young professionals, graduate students and University faculty.

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

If the requested land use applications are approved, the proposal will comply with all provisions of the I2, Medium Industrial District and the IL, UA, and PO Overlay Districts.

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.

Alternatives requested:

Number of principal residential structures.

The applicant is proposing two residential structures on one lot. While the buildings will be connected on each floor with an addition, the connection does not include any habitable space. Thus, the development is considered to be two separate buildings.

Bulk regulations, floor area ratio (FAR).

No alternative requested.

Bulk regulations, building height.

The maximum height allowed in the I2, Medium Industrial district is four stories, 56 feet, whichever is less. The existing Maxwell building is four stories in height and the applicant is proposing an addition above. Said addition functions as two floors but it considered three stories per the zoning code because the topmost floor exceeds 14 feet. The overall height of the addition is approximately 35 feet. With the addition, the Maxwell building will be seven stories, 97 feet in height. A similar addition is proposed above the industrial building. The existing industrial building is approximately 46 feet in height. The

applicant is proposing to add two structures floors within the shell of the building and construct an addition above. As with the Maxwell building, the proposed addition is two floors but is considered three stories because the top floor exceeds 14 feet in height. With the proposed addition, this building will be six stories, 77'10" in height. The addition proposed to connect to the two buildings will match the height of the Maxwell building, at seven stories and 97 feet. The increase in height from four stories, 56 feet to a maximum of seven stories, 97 feet is requested as an alternative through the planned unit development.

In addition to the conditional use permit standards, the Planning Commission shall consider, but not be limited to, the following factors when determining the maximum height of principal structures in commercial districts:

1. *Access to light and air of surrounding properties.*

   As proposed, the addition above the Maxwell building would result in an overall height of 7 stories, 97 feet. The addition is proposed to step back 5.5 feet from the north and west building walls to provide visual relief and a transition from the existing building to the addition. The topmost floor of the addition will also step back from the north and south building elevations significantly. The south elevation includes a one-story annex that is nearly thirty feet in depth, pushing the rooftop addition away from the street in that location. The proposed setbacks will minimize adverse off-site impacts and allow for adequate access to light and air for surrounding properties.

   The addition proposed above the industrial building will add 35 feet of height to the existing building, bringing the overall height of the building to six stories, 77'10". This addition steps back significantly from the west and south building edges to allow for outdoor rooftop amenities. The addition steps back a minimum of 50 feet from the south building wall and approximately 75 feet from the west. The majority of the rooftop addition steps back approximately nine feet from the east building wall and nine feet along the entire north building wall. As proposed, the addition on the industrial building should not have significant off-site impacts to access to light and air.

2. *Shadowing of residential properties, significant public spaces, or existing solar energy systems.*

   The property comprises an entire city block and is separated from adjacent uses via public streets on all sides. According to the shadow studies provided by the applicant, the buildings would produce shadows that impact the residential properties to the south during the morning hours in the summer and the properties to the east at sunset in the spring and fall. The shadowing impacts on adjacent residential properties at other times of the year are minimal. During the winter months, the residential property to the west will be impacted during the afternoon hours. There are no significant public spaces or known solar energy systems adjacent to the site.

3. *The scale and character of surrounding uses.*

   The scale and massing of the buildings in the immediate area is varied. The property immediately west of the site contains a ten-story residential building. To the north there is a one-story event center and a four-story mixed use building. There is a two-story townhome development across 27th Avenue SE to the east. To the south there are two single-family homes with R5 zoning and one single family home that has been converted to a three-unit building. Each of these buildings is 2.5 stories in height.

   On the industrial building, the proposed rooftop addition will step back significantly from the south and west elevations to reduce the perceived height at ground level and be more or less consistent with the height and character of buildings adjacent to this half of the site. The addition also steps back approximately nine feet from the north and east. On the Maxwell building, the three-story

rooftop addition will step back 5.5 feet from the north and west building walls, with the uppermost portion of the addition stepping back approximately 60 feet from the north and south building walls. The proposed layout of the additions on both buildings will minimize their impact as perceived from street-level and be more or less consistent with the scale and character of surrounding uses. The addition proposed to link the two buildings is located in the center of the site and therefore the proposed height on this building element will have little impact on the surrounding area.

In terms of exterior materials, the applicant is proposing Corten steel on the rooftop additions for both buildings. The addition connecting to the two buildings will be terra cotta panels. The industrial building will be re-clad with brick on the ground floor and the applicant is proposing to reuse the existing metal siding on the second, third and a portion of the fourth floor. Staff is concerned about the ability of this material to be reused and maintain its durability for the life of the structure. This project is proposed as a planned unit development, which allows for flexibility in the use of land and the placement and size of buildings in order to better utilize the special features of sites and to obtain a higher quality of development. Given the expectation for higher quality development and the concern about durability, staff will be recommending that the existing steel siding be replaced with an alternate material as a condition of approval.

4. *Preservation of views of landmark buildings, significant open spaces or water bodies.*

   There are no landmark buildings, significant open spaces or water bodies directly adjacent to the site that would be impacted by the increased height.

Lot area requirements.

No alternative requested.

Required yards.

No alternative requested.

Building placement in PO Pedestrian Oriented Overlay District.

No alternative requested.

On-premise signs.

No alternative requested.

Off-street parking and loading.

No alternative requested.

Points required for alternatives:

- Planned unit development, generally**- 10 points.**
- Number of principal residential structures – **0 points.**
- Bulk regulations, height – **5 points.**

Total = 15 points.

Phasing plan. The applicant is not proposing to phase the development.

Amenities provided:

The applicant is proposing the following amenities from Table 527-1, Amenities:

Conservation of the built environment (5 points) – Points may be granted for this amenity for significant renovation, rehabilitation and adaptive reuse of an existing building, rather than demolition. While the applicant is proposing to renovate both buildings for residential uses, the Maxwell building is

the only one that has been deemed eligible for this amenity. The Maxwell building, while not designated, has been identified as a potential historic resource. This four-story brick building was constructed in 1917 and much of its original character remains intact. The applicant is proposing to rehabilitate this building and convert it to residential without demolition. Staff recommends granting five amenity points accordingly.

Outdoor open space (5 points) – Points can be granted for contiguous ground level outdoor open space that is related to and proportional with the bulk of the building and landscaped with trees and shrubs. Rain gardens, where appropriate, are encouraged. Walkways and pathways shall be surfaced with pervious pavers, pervious concrete, decorative pavers, stamped concrete, colored concrete, brick or other decorative and durable materials. A minimum of 30 percent of the site not occupied by buildings shall be landscaped outdoor open space. A minimum of 50 percent of the provided open space shall be contiguous. The open space must be immediately accessible from the principal structure. Areas should be designed for winter use and relate to the built form with consideration given to elements such as providing shelter from wind, utilizing seasonally appropriate materials, maximizing access to sunlight and providing for snow and ice removal.

A large outdoor open space is proposed in the center of the site. The total landscaped area will be 7,942 square feet, equivalent to 68.4 percent of the net site area. The landscaped courtyard on the south side of the building connection is approximately 6,170 square feet, or 78 percent of the proposed amenity space. The remaining 3,544 square feet is on the north side of this addition. Within the south courtyard the applicant is proposed eight canopy trees, 94 shrubs and 75 perennial plantings. Within the north courtyard the applicant is proposing three canopy trees, 46 shrubs and 41 perennials. Vines are also proposed in this area to grow up the wall of the link between the two buildings. All proposed plantings are shade tolerant and seasonably appropriate. Seat walls are proposed surrounding the canopy trees. The outdoor open space will be surrounded by building on three sides to provide shelter from the wind. Decorative pavers will be used for all walkway surfaces, patios will be constructed with stamped concrete and all fencing and lighting proposed within the space will be ornamental or decorative. The proposed amenity qualifies for the five points requested.

Reflective roof (3 points) – This amenity requires utilization of roofing materials for seventy-five (75) percent or more of the total roof surface having a Solar Reflectance Index (SRI) equal to or greater than the values as required by the US Green Building Council (USGBC) for low-sloped and steep-sloped roofs.

With the exception of the 4th floor roof terrace on the industrial building, all roof surfaces will have a reflective roofing material. The reflective roof area will comprise approximately 75 percent of the total roof area. Specifically, the applicant is proposing to use UPI UI-7016 (white urethane top coat system) or equal. The reflective roof material will have a Solar Reflective Index (SRI) equal to or greater than SRI 78. The proposed amenity qualifies for the three points requested.

Decorative fencing (1 point) – Points for this amenity are awarded for the use of high-quality decorative metal fencing where visible from the public street, public sidewalk or public pathway. 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 is proposing decorative metal fencing along the public sidewalks on Delaware Street SE and Essex Street SE and within the two landscaped courtyard areas between the two buildings. The proposed amenity qualifies for the one point requested.

Enhanced landscaping (1 point) – Points for this amenity are awarded for 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.

Because the applicant is pursuing the outdoor open space amenity, no points will be awarded for enhanced landscaping.

Recycling storage area (1 point) – Points for this amenity are awarded for provision of an easily accessible area that serves the entire building and is dedicated to the collection and storage of non-hazardous materials for recycling, including but not limited to paper, corrugated cardboard, glass, plastics and metals. The recycling storage area shall be located entirely below grade or entirely enclosed within the building.

A recycling storage area is proposed within the parking garage. A centrally located recycling collection room is provided on each level within the circulation link. The amenity qualifies for the one point requested.

Table 1. Amenity Points Summary

Amenity	Points Requested by Applicant	Points Recommended by Staff
Conservation of the built environment	5 points	5 points
Outdoor open space	5 points	5 points
Reflective roof	3 points	3 points
Decorative fencing	1 point	1 point
Enhanced landscaping	1 point	0 points
Recycling Storage Area	1 point	1 point
Total	16 points	15 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 proposed planned unit development will be in keeping with the character of the surrounding area and will include a mix of residential unit types. The unit mix includes 201 one-bedroom units, 89 two-bedroom units, 11 three-bedroom units and 12 four-bedroom units. Ground floor units on the east side of the Maxwell building will open to patios that are incorporated into the central green space. Units on the fifth floor that face the north and west elevations will have rooftop decks. On the industrial building the third-floor units will have covered decks approximately six feet in depth. Units on the fourth floor that face the east and north will have roof decks that are approximately nine feet in depth. The units on the west side of the fourth floor will have patios that are incorporated into the roof terrace. The east- and north-facing units on the fifth floor of this building will also have private roof decks.

The neighborhood includes a mix of residential densities, the majority of which are multi-family student housing. There are multi-family buildings, townhomes, single-family homes and a variety of commercial uses in the immediate area. The site is across the street from the boundary of an Activity Center and is in a Transit Station Area Pedestrian Oriented Overlay district, as it is within one-half mile of an LRT stop. The

uses proposed residential uses are appropriate and in keeping with the character of the area.

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 use is not expected to contribute to traffic congestion in the public streets. The project would comply with all minimum parking and loading requirements. The parking requirement for residential uses in the UA University Area Overlay District is one-half space per bedroom. This project will include 313 dwelling units and 460 bedrooms, for a minimum parking requirement of 240 spaces. As noted above, the site is located in a Transit Station Area Pedestrian Oriented Overlay district (TSA PO). This reduces the vehicle parking requirement to 70 percent of the base minimum, or 168 spaces. The applicant is proposing 168 spaces within the ground floor of the industrial building to meet the minimum vehicle parking requirement. The loading requirement for residential uses with 250 dwelling units or more is also one large (12' x 50') space or two small (12' x 25') spaces. Two small loading spaces are also proposed within the parking area. The minimum bike parking requirement is one space per bedroom, of 460 spaces. A total of 480 enclosed bicycle parking and/or motorized scooter spaces are proposed. Of these, 248 are within the basement of the Maxwell building, 24 are within the parking garage, 124 are in a bike storage room on the second floor of the industrial building and 86 are within a bike storage room on the third floor of the industrial building. Access into the parking garage will be from Essex Street SE, which will be repurposed from the most westerly overhead door of the existing industrial building. This full access off of Essex Street SE will be the only access into the site. At this time, it is assumed that residents will gain access via a key fob.

In addition to the parking provided, the site is located three blocks southwest of the GREEN Line LRT Prospect Park Station and one block from two primary bus routes (one along Huron Boulevard SE, and one along University Ave SE. There have been recent improvements to the streets and sidewalks in this area to accommodate the large number of bicycles and pedestrians. For example, 27th Avenue SE has a dedicated bicycle lane in each direction. These pedestrian, bicycle and transit amenities suggest the site is ideally situated to facilitate alternative modes of transportation for its residents.

The applicant submitted a Travel Demand Management Plan (TDMP) that evaluates traffic generated by the proposed use and potential for congestion in the adjacent public streets. Results of the operational analyses indicate that study area roadways and intersections will continue to operate acceptably without improvements.

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.*

From Table 527-1 of the zoning code, amenities proposed in this development include Conservation of the Built Environment, Outdoor Open Space, Reflective Roof, Decorative Fencing and a Recycling Storage Area are proposed in this development. The open spaces will be functional, designed to encourage active use and located in a manner that will make them visible from a large portion of the dwelling units within the development and from the public sidewalks. The amenities proposed provide the 15 points required for the requested alternatives.

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.*

The scale and massing of the buildings with the proposed additions is compatible with other multi-family residential buildings in the immediate area. The neighborhood includes a mix of residential densities, the majority of which are student housing. The subject is located near the University of Minnesota and within a Transit Station Area. The property is surrounded by a mix of uses and zoning classifications. The property to the west is zoned R6 and contains a ten-story residential building. The two properties to the north are zoned C3A and C2. The C2 property contains an event center and the C3A property contains a four-story mixed use building. There are medium density residential uses to the east, across 27th Avenue SE, and single-family homes to the south. The properties to the east are zoned R4 and the properties to the south are zoned R5. The buildings are not expected to have significant effects on access to light or air, create significant shadow effects, or impede any significant views. As noted above, each addition will be setback from the building edges at the perimeter of the site to reduce potential off-site impacts. A significant amount of landscaping is proposed and all parking will be enclosed.

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 proposed project includes two existing buildings that comprise an entire city block. Due to the existing site layout, the space available at ground level to provide an adequate transition area is minimal. On the industrial building, the proposed rooftop addition will step back from the south and west elevations significantly to minimize any potential off-site impacts. Additional setbacks are proposed on the north and east elevations of the addition. The Maxwell addition on the Maxwell building will step back approximately 5.5 feet from the north and west building walls to provide a transition, minimize the impact of the addition at street-level and reduce off-site impacts related to shadowing, wind currents and access to light and air.

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 project was reviewed by the Public Works Department as part of the PDR process in terms of its relationship to public facilities, stormwater, erosion control and other aspects. The PDR report in its entirety has been attached for review. The applicant would be required to work closely with the Public Works Department, the Plan Review Section of the Inspections Department and the various utility companies during the duration of the development should the plan be approved.

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 applicant is using sustainable building practices by conserving both existing buildings and retrofitting them for residential use. The applicant is encouraged to recycle materials where possible with the demolition of the existing train shed.

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

Please see the preliminary and final plat section of this report.

VARIANCE

The Department of Community Planning and Economic Development has analyzed the application for a variance to the Pedestrian Oriented Overlay district standards regarding ground level windows 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.*

   The zoning code requires 40 percent of the first floor façade of any nonresidential use that faces a public street or sidewalk shall be windows or doors of clear or lightly tinted glass that allow views into and out of the building at eye level. Because this project includes residential uses only, this requirement does not apply. The variance application is being returned accordingly. Alternative compliance for the ground floor window requirement will be addressed through site plan review.

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.*

   This application has been deemed unnecessary and is being returned to the applicant.

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.*

   This application has been deemed unnecessary and is being returned to the applicant.

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:

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

Building Placement and Design – *Requires alternative compliance*

- The two existing buildings are located up to the property lines along each street frontage. The existing buildings reinforce the street wall.
- The existing buildings are located up to the lot line on all exterior property lines. The proposed link between the two buildings in the center of the site is surrounded by landscaped courtyard space.
- The primary entrance into the building will be in the center of the west side of the Maxwell building, facing 26th Street SE. This is currently the principal entrance into this building.

Secondary entrances are proposed within the link between the two buildings and on the north side of the Maxwell building. An egress door is proposed on the east side of the parking garage.

- All parking is proposed to be located within the first floor of the industrial building.
- The applicant is proposing to install windows in the existing walls of the industrial building, including much of the first floor, to create visual interest and increase security of adjacent outdoor spaces. The proposed roof decks and patios will also allow for natural observation of adjacent spaces.
- A series of recesses and projections are proposed on the industrial building to break it into smaller, more identifiable sections. The Maxwell building is proposed to be retrofitted to residential in its entirety. The rooftop addition will step back from the north and west on the fifth floor and again from the north and south on the uppermost floor to break up the massing.
- On the west elevation of the industrial building, facing the interior courtyard, the first floor is completely blank with no articulation or windows. There are two sections of blank wall that exceed 25 feet in length on the upper floors of this elevation. The east side of the link that will connect to the two buildings has a blank wall approximately 33 feet in length on the fifth floor. Alternative compliance is requested.
- The applicant is proposing a brick base on the industrial building with two types of metal panel above. The second and third floors will primarily consist of the same metal panel that the building is currently clad in. The uppermost floors will be Corten steel. Staff is concerned about the durability of the existing metal panel and its ability to be reused for the life of the building. In lieu of this cream-color metal panel, staff recommends that the applicant use Corten, brick or an alternate metal panel.
- The Maxwell building is brick and addition will be clad in Corten steel. The connection between the two buildings will be terra cotta panels. These are all durable materials.
- The materials proposed on the interior side walls are similar to and compatible with the front and corner side elevations.
- Plain face concrete block is not proposed as a primary exterior material.
- The ground floor of each building is required to have windows for 20 percent of the street-facing elevations, as measured between two feet and ten feet above grade. The bottom of each window must be within four feet of the adjacent grade in order to be counted toward the minimum window requirement. Per table 1 below, alternative compliance is requested for the minimum window requirements on the west elevation of the Maxwell building and the south elevation on the ground floor of the industrial building. While glazing is provided in these locations that is equivalent to more than 20 percent, the bottom of each window starts more than four feet above the adjacent grade due to the grade change. The minimum window requirement of 10 percent is exceeded on the remaining ground floor elevations and on each of the upper floors.
- The proposed windows are vertical in proportion and more or less evenly distributed.
- The ground floor of the Maxwell building will contain active functions for nearly 100 percent of the linear building frontage. However, the entire ground floor of the industrial building consists of parking. Alternative compliance is requested to reduce the amount of active function space from 70 percent to zero in this building.
- The roof on each building will be flat. The existing roofline of each building is also flat. The form and pitch of roof lines on surrounding buildings varies. The proposed roofline is appropriate.
- The parking for the developed is proposed on the first floor of the industrial building. The existing building is being retrofitted to accommodate the residential use. Parking will dominate the ground floor but clear windows are proposed. Alternative compliance is requested for the active functions provision, as noted above.

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

	Code Requirement		Proposed	
Residential Uses				
1st Floor- north side of Maxwell building	20% minimum	224 sq. ft.	52%	584 sq. ft.
2nd Floor and Above	10% minimum	112 sq. ft.	54%	609 sq. ft.
1st Floor- south side of Maxwell building	20% minimum	224 sq. ft.	21%	240 sq. ft.
2nd Floor and Above	10% minimum	855 sq. ft.	76%	3,249 sq. ft.
1st Floor- west side of Maxwell building	20% minimum	541 sq. ft.	0% (due to grade)	0 sq. ft.
2nd Floor and Above	10% minimum	338 sq. ft.	66%	1,780 sq. ft.
1st Floor- north side of industrial building	20% minimum	453 sq. ft.	22%	515 sq. ft.
2nd Floor and Above- north side of industrial	10% minimum	151 sq. ft.	15%	350 sq. ft. min.
1st Floor- south side of industrial building	20% minimum	453 sq. ft.	0% (due to grade)	0 sq. ft.
2nd Floor and Above- south side of industrial building	20% minimum	453 sq. ft.	31.8%	721 sq. ft.
2nd Floor and Above- east side of industrial building	10% minimum	263 sq. ft.	38%	1,011 sq. ft.
1st Floor- east side of industrial building	20% minimum	526 sq. ft.	31%	842 sq. ft.

Access and Circulation – *Meets requirements*

- The primary entrance into the development is in the center of the west side of the Maxwell building. This existing entrance connects to the public sidewalk with stairs that are approximately 9.5 feet in width. The outdoor open space in the center of the site will be connected to the public sidewalks on the north and south sides of the site with walkways that are approximately 5.5 feet in width.
- There are no transit shelters immediately adjacent to the site.
- Vehicles will access the parking garage via an existing overhead door opening from Essex Street SE. All vehicle maneuvering and loading will occur within the parking garage on the first floor of the industrial building.
- There are no alleys within this block.
- The proposed project will result in a fairly significant reduction in the amount of impervious surface on site. The property was most recently used for industrial purposes and is currently almost 100 percent impervious. The applicant is proposing 8,362 square feet of on-site landscaping as part of the project, equivalent to approximately 7.68 percent of the total site area.

Landscaping and Screening – *Meets requirements*

- The majority of the proposed landscaping is located in the center of the site, between the two buildings. This courtyard space has been proposed as an amenity through the planned unit development. Within the south courtyard the applicant is proposed eight canopy trees, 94 shrubs and 75 perennial plantings. Within the north courtyard the applicant is proposing three

canopy trees, 46 shrubs and 41 perennials. Vines are also proposed in this location to climb the link between the two buildings. All proposed plantings are shade tolerant and seasonably appropriate. Additional landscaping is proposed along the building perimeter. Per comments received at Committee of the Whole, the applicant has revised the landscape plan along 27th Avenue SE to include ornamental trees and a significant number of perennials. Due to the overhead power lines in this location, additional canopy trees would be difficult to accommodate.

- The site requires seven canopy trees and 35 shrubs. Per Table 2 below, the number of plantings proposed exceeds the minimum requirements.
- All parking and loading is located within the building and no additional landscaping standards apply.
- Areas not occupied by buildings, patios and walkways are landscaped.
- Installation and maintenance of all landscape materials shall comply with Section 530.210 of the zoning code.

Table 3. Landscaping and Screening Requirements

	Code Requirement	Proposed
Lot Area	--	108,920 sq. ft.
Building footprint	--	97,149 sq. ft.
Remaining Lot Area	--	11,771 sq. ft.
Landscaping Required	3,531 sq. ft.	8,362 sq. ft.
Canopy Trees (1: 500 sq. ft.)	7 trees	11 trees
Shrubs (1: 100 sq. ft.)	35 shrubs	223 shrubs

Additional Standards –

- All parking will be enclosed within the building. Some stormwater will be captured in the provided green spaces. The applicant will work closely with the Surface Waters and Sewers Division of Public Works throughout the process and utilize best management practices for stormwater.
- The proposed additions will not impact any important views.
- As noted above, the proposed additions will produce some shadowing on adjacent residential properties at in the winter, spring and fall but the impacts will be minimal.
- The additions above each building are proposed to have varying degrees of setbacks to reduce the potential for wind currents at ground level.
- The proposed project includes crime prevention through environmental design. The ground floor of the buildings, including the garage level, includes windows to allow for natural surveillance and visibility. The applicant has submitted a site lighting plan that will also assist in crime prevention. The outdoor open space on the south side of the site will be gated from the public sidewalk for access control.
- The property is not designated nor is it in a potential historic district. However, the Maxwell building is a potential historic resource. The applicant is proposing to preserve and rehabilitate both existing buildings for residential use.

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

A residential planned unit development is a conditional use in the IL, Industrial Living Overlay District.

Off-street Parking and Loading – *Meets requirements*

Table 4. Vehicle Parking Requirements Per Use (Chapter 541)

	Minimum Parking Requirement	Applicable Reductions	Total Minimum Requirement	Maximum Parking Allowed	Proposed
Residential dwellings	230	TSA PO (30%)	161	--	167
Total	--	--	161	--	167

Table 5. Bicycle Parking and Loading Requirements (Chapter 541)

	Minimum Bicycle Parking	Minimum Short-Term	Minimum Long-Term	Proposed	Loading Requirement	Proposed
Residential dwellings	460	--	Not less than 90%	480	2 small or one large space	2 small spaces
Total	52	--	--	480	2 small or one large	2 small

Building Bulk and Height – *Meets requirements*

- The applicant is requested an exception through the planned unit development to allow for additional height. The project meets the minimum FAR requirement.

Table 6. Building Bulk and Height Requirements

	Code Requirement	Proposed
Lot Area	--	108,920 sq. ft. / 2.5 acres
Gross Floor Area **(GFA)**	--	358,440 sq. ft.
Maximum Floor Area Ratio **(GFA/Lot Area)**	3.51	3.29
Maximum Building Height	4 stories or 56 feet, whichever is less	7 stories, 97 ft.

Residential Lot Requirements – *Meets requirements*

- The applicant is proposing 313 dwelling units on a 2.5 acre site. This is considered very-high density per the comprehensive plan.

Table 7. Residential Lot Summary

	Code Requirement	Proposed
Dwelling Units **(DU)**	--	313 DUs
Density (DU/acre)	--	125 DU/acre
Minimum Lot Area	--	348 sq. ft. per DU
Minimum Lot Width	--	330 ft.

Yard Requirements – *Meets requirements*

- The site includes two existing buildings with an addition to the interior of the site connecting the two.

Table 8. Minimum Yard Requirements

	Zoning District	Overriding Regulations	Total Requirement	Proposed
Front (north)	0 ft.	Maximum of eight feet in the PO	8 ft. maximum	0 ft.
Front (south)	0 ft.	Maximum of eight feet in the PO	8 ft. maximum	0 ft.
Corner Side (east)	0 ft.	Maximum of eight feet in the PO	8 ft. maximum	0 ft.
Corner Side (west)	0 ft.	Maximum of eight feet in the PO	8 ft. maximum	0 ft.

Signs – *Not applicable*

- Signs are subject to Chapter 543 of the Zoning Code. All new signs are required to meet the requirements in Chapter 543. Multi-family residential buildings of five units or more on lots greater than one acre in size are allowed one wall identification sign not exceeding 48 square feet in area and 14 feet in height. On a corner lot, two such signs are allowed per building. In addition, one monument sign[1] not exceeding 32 square feet in area and eight feet in height is allowed. Either the wall sign or the monument sign, but not both, may be illuminated. Signage for a planned unit development can be approved via the conditional use permit. No signage is proposed as part of this application.

Refuse Screening – *Meets requirements*

- The refuse storage containers and recycling containers will be stored within the building. It is the applicant's intent that trash pick-up will occur within the building and there is enough room for the necessary vehicles to maneuver within the parking garage.

Screening of Mechanical Equipment – *Meets requirements*

- There is an existing transformer located in the public right-of-way in the northeast corner of the site that will be removed as the public sidewalk currently jogs around this transformer. The applicant is proposing to locate the new transformer on the west side of the industrial building, directly adjacent to the trash room. The transformers will are proposed to be screened with the same decorative metal fence that can be found elsewhere on the site.
- All rooftop mechanical equipment is required to be screened in compliance with Section 535.70 of the zoning code.

Lighting – *Meets requirements*

- A photometric plan was submitted and is included as an attachment to this report. The exterior of the building will include wall-mounted fixtures around the entire perimeter and the interior courtyard will have decorative pole-mounted fixtures.
- All lighting shall be required to comply with Section 535.590 of the zoning code.

Impervious Surface Area – *Not applicable*

Specific Development Standards – *Not applicable*

3. Conformance with the applicable policies of *The Minneapolis Plan for Sustainable Growth*.
Please see the conditional use permit section of this report.

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

The site is also located within the study area of the *Stadium Village Master Plan*, adopted by the City Council in August of 2012. The future land use map in the small area plan identifies the site as transitional industrial. The plan notes that land labeled as such could transition from industrial to other uses- most likely high density housing. The site is within 27th Avenue Open Space Character District in the plan as follows:

- District is a primary north/south connection through the study area
- Grand Rounds "Missing Link" connection proposed along 27th Avenue from proposed Granary Park to Mississippi River
- Numerous potential redevelopment opportunity sites defined in the district along 27th Avenue
- Opportunity to improve character of public realm with streetscape enhancements, stormwater management and architectural guidelines
- Informal character border or buffer with Prospect Park neighborhood

General plan recommendations that relate to the proposed project are as follows:

Overall

- Promote sustainable building practices and site design through energy efficient design, sustainable materials, and ecological landscaping and design.
- Where possible, preserve and/or rehabilitate historic properties and districts in the study area, including the Greek Letter District, the potential Prospect Park residential historic district, historic industrial properties in SEMI, and other structures. Ensure that proposed modifications to historic properties proceed through appropriate City review processes.
- When possible, reuse underutilized public right-of-way for open space, improved bicycle/pedestrian connectivity, or redevelopment. Appropriate use will depend on the size and location of the property.
- Encourage appropriate buffering and transitions between adjacent uses, including evaluation of shadowing by tall buildings of nearby properties.

Pedestrian

- Allow for safe, comfortable, and inviting pedestrian activity along the street to and from the light rail stations to the adjacent neighborhoods and campus.
- Incorporate streetscape elements such as more street trees, planters, monuments, public art, kiosks and benches to create a more inviting and comfortable sidewalk environment and promote more sidewalk activity.
- Provide improved sidewalk connections along Huron Boulevard, 27th Avenue SE, Essex Street SE, 25th Avenue SE, 26th Avenue SE, and Harvard Street SE. 5.
- Provide new multi-use trail link along railroad ROW between Huron Boulevard and 27th Avenue SE and at the intersection of 29th Avenue/University Avenue into the Prospect Park neighborhood. 6.
- When possible, provide dedicated public pedestrian access between 27th Avenue SE and Huron Boulevard east of Fulton Street SE, as well as emergency access to development in this area.

Bicycle

- Improve the connections and facilities along 27th Avenue SE to reinforce the "missing link" of the Grand Rounds.
- Provide north to south pedestrian and bicycle links to the future Granary Road along 25th Avenue SE, 27th Avenue SE, 29th Avenue SE and Malcolm Avenue.

Public Open Space, Parks and Plazas

- Where feasible, encourage the development of several small, urban gathering spaces/green spaces along 27th Avenue SE.
- Support the development of an interconnected system of public and private open spaces, to extend the public realm and enhance the appearance and livability of the area.

Green Infrastructure

- Green corridors should be developed on all side streets connecting to the LRT route and primary street corridors (4th Street SE, University Avenue, 25th Avenue SE, 27th Avenue SE, 29th Avenue SE and Huron Boulevard). The green corridors will be developed with street tree plantings, sustainable infrastructure projects, streetscape enhancements and public art projects.
- Enhance the "urban forest" with trees, understory plantings, and above ground planting areas. Plant appropriate species of trees, based on size and location of site, presence of power lines, and other relevant factors.
- Define opportunities for stormwater management, both as part of new development and as retrofits, that integrates functionality attractively and efficiently into the public realm. Ensure that these facilities do not compromise the accessibility of the sidewalk.

Public Safety

- Promote the concepts of Crime Prevention Through Environmental Design (CPTED) in urban design to enhance the safety of the public realm, in both public and private development projects.

Affordable Housing

- Encourage the development of a variety of residential types to serve the diversity of people who live and/or work in the area, with a mix of affordability levels, unit types, ownership and rental, amenities, and other characteristics.
- Encourage the development of higher density housing close to the University campus, along major corridors, and at transit station areas.
- Encourage high quality construction in new housing projects, with durable structure, materials, and finishes.

The site is also within the study area of the *SEMI Refined Master Plan*, which was approved in 2001. This plan reiterates the policies above related to greening a long 27th Avenue SE and the importance of this street as the Grand Rounds "missing link."

The proposal is consistent with the above policies of the small area plan. The applicant is proposing to rehabilitate two existing buildings and convert them from industrial to very-high density residential near a transit station. The majority of the dwelling units will be one-bedroom units, a housing type that has been identified by the neighborhood group as lacking in this area. The landscape plan shows a green

buffer between the building and 27th Avenue SE with numerous perennial plantings, ornamental trees and seating areas. The existing canopy trees in the right-of-way will be retained.

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:

- **Windows.** The ground floor of each building is required to have windows for 20 percent of the street-facing elevations, as measured between two feet and ten feet above grade. The bottom of each window must be within four feet of the adjacent grade in order to be counted toward the minimum window requirement. Alternative compliance is requested for the minimum window requirements on the west elevation of the Maxwell building and south elevation on the ground floor of the industrial building. While glazing is provided in these locations that is equivalent to more than 20 percent, the bottom of each window starts more than four feet above the adjacent grade due to the grade change. Staff recommends granting alternative compliance for the window requirement, as it is not practical to provide windows that start four feet above grade due to the slope.
- **Durable materials.** The applicant is proposed to reuse the existing, cream-colored steel siding that is located on the industrial building on portions of the second, third and fourth floors of this building. Staff is concerned about the durability of this material and its ability to be reused and have openings added in. As a condition of approval, this material shall be replaced with brick to match the ground floor, Corten metal panel to match the upper floors or an alternate metal panel.
- **Blank walls.** Blank walls in excess of 25 feet are proposed on the west side of the industrial building and on the fifth floor of the south elevation of link between the two buildings. Staff recommends granting alternative compliance for the west elevation of the industrial building, as the blank walls will only be visible from within the on-site courtyard. The Maxwell building will screen this side of the building from the west and the existing one-story annex largely screens it from the south. Staff also recommends granting alternative compliance to allow a 32-foot wall on the fifth floor of the link between the two buildings. The terra cotta panel proposed in this location creates a visual break between these two large buildings and the design may not benefit from an additional material in this location.
- **Ground floor active functions.** Alternative compliance is requested to allow nearly the entire ground floor of the industrial building to be inactive. The ground floor will include parking, loading and a recycling/trash room. The applicant is retrofitting two existing industrial buildings into residential uses. The buildings comprise nearly the entire site with no option for providing below-grade parking. The applicant has stated that the building cannot accommodate a second floor of parking without new footings. A second floor of parking or reduction to the minimum parking requirement is the only way to provide active uses at the ground floor. Considering these unique circumstances, staff recommends granting alternative compliance.

PRELIMINARY/FINAL PLAT

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

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

Subdivision Regulations:

The subdivision is in conformance with the applicable zoning code regulations and policies of the comprehensive plan. The land currently consists of approximately 10 underlying platted lots. The land is proposed to be platted into one lot. A subdivision for a PUD is required to include a deed restriction as required by section 598.260 of the subdivision ordinance.

598.260. Planned unit development and cluster design. Individual lots within planned unit developments and cluster developments shall be exempt from the public street frontage requirement of section 598.230 and the design requirements of sections 598.240 and 598.250. The design of a subdivision for a planned unit development or cluster development shall implement the site plan as approved by the planning commission and shall include a deed restriction designating the following:

(1) The relationship between all common spaces and each individual lot (rights in the common spaces and proportionate ownership accruing to the individual lot).

(2) Provision for access to each lot that does not have frontage on a public street.

(3) A requirement that an owners' association be created. The duties and responsibilities of the owners' association shall include maintaining the elements of the planned unit development or cluster development as authorized under the zoning ordinance or other applicable regulations.

(4) A provision that the taxes, special assessments, and other charges and fees that would normally be levied against the common spaces shall be levied against the individual lot occupied or to be occupied by buildings in direct proportion to the interest that is stated in the deed restriction and shall provide that such levies shall be a lien against the individual lots.

(5) A requirement that any disposition of any of the common property situated within the planned unit development or cluster development shall not be made without the prior approval of the planning commission.

Given that the site will be platted into one lot with frontage on four streets and the common spaces are included in that lot, the above deed restrictions are not necessary.

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

   The proposed plat should have no impact on surrounding land uses.

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

   The site is basically flat and does not present any other noted hazards.

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

   The proposed lot is buildable with minimal alterations and will have frontage on four public streets.

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

   The applicant is proposing to add 8,482 square feet of pervious surface to the site as part of the project. Current site conditions are nearly 100 percent impervious. The Public Works Department has reviewed the project for appropriate drainage and stormwater management. Specific comments related to stormwater can be found in the attached PDR report. With the added green space, the amount of stormwater runoff from the site will be reduced over current conditions.

RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt staff findings for the applications by Maxwell Ventures LLC for the property located at 150 26th Avenue SE:

A. Conditional Use Permit for a Planned Unit Development.

Recommended motion: **Approve** the conditional use permit for a planned unit development with 313 dwelling units, 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 totaling a minimum of 15 points: Conservation of the Built Environment, Outdoor Open Space, Reflective Roof, Decorative Fencing and Recycling Storage Area.
3. The applicant shall implement all amenities as required by section 527.120 of the zoning code by April 27, 2017.
4. The north and west elevations of the Maxwell building addition shall step back a minimum of five feet from the building edge to reduce off-site impacts regarding shadowing, access to light and air for adjacent properties and wind currents are ground level.

B. Variance.

Recommended motion: **Return** the variance to the standards of the Pedestrian Oriented Overlay district.

C. Site Plan Review.

Recommended motion: **Approve** the site plan review for a planned unit development with 313 dwelling units and additions to each building, subject to the following conditions:

1. CPED Staff review and approval of the final site plan, lighting plan, landscaping plan, and elevations before permits may be issued.

2. All site improvements shall be completed by April 27, 2017, unless extended by the Zoning Administrator, or permits may be revoked for noncompliance.

3. Primary exterior material changes at a later date may require review by the Planning Commission and an amendment to the site plan review.

4. The corrugated metal siding proposed on the industrial building shall be replaced with an alternate durable material, in compliance with Section 530.120 of the zoning code.

D. Preliminary and Final Plat.

Recommended motion: **Approve** the preliminary and final plat for the planned unit development.

ATTACHMENTS

1. Written description and findings submitted by applicant
2. PDR Report
3. Zoning map
4. Site plan
5. Plans
6. Building elevations
7. Renderings
8. Plat
9. Photos
10. Shadow studies
11. Exterior lighting plan
12. Correspondence

David J. Kelly
Architect, Inc.

January 05, 2015

Revised April 13, 2015

City of Minneapolis
Community Planning & Economic Development
Planning Division
250 So. 4th St., Rm 300
Minneapolis, MN 55415-1316

Re: Project Description,
Floor Area Ratio Variance
And PUD Application Statement
Brickhouse Lofts
150 26th Ave. SE
DKA Comm. No. 13.031

Members of the Planning Commission,

I am writing on behalf of *Maxwell Ventures, LLC*, owners of the city block bordered by 26th and 27th Avenues SE and Delaware and Essex Streets SE.

The site currently contains a three-building complex. A 4-story, brick and concrete manufacturing building, built in 1916 and known locally as the Maxwell Building, is located along 26th Avenue SE. On the opposite side of the block is a 1-1/2 story metal-framed industrial building, constructed in 1969. The two buildings are linked by a 1-story train shed that was part of the 1969 expansion. The owners are proposing to convert the Maxwell Building and the Industrial Building for residential use.

The 4-story Maxwell Building will be completely refurbished to accommodate housing units. Two full floors of housing units will be added above the existing roof level.

The Industrial Building will contain parking, loading and trash/recycling facilities on its ground level. Two structured floors for housing units will be added within the existing shell. Two partial floors will be added above the existing roof to accommodate additional housing units. An outdoor terrace for the residents will be provided on the roof level of the existing shell.

The train shed will be demolished and replaced with two green spaces for the residents. A central circulation link, with three elevators, will be constructed between the two buildings.

The proposed residential facility will provide the following mix of unit types:

1-bedroom	201
2-bedroom	89
3-bedroom	11
4-bedroom	12
	313 units (460 beds)

The owners are targeting the development towards graduates students, university faculty and staff, and young professional - with or without families – who wish to live and work in the Prospect Park East River Road area.

To accomplish this project the owners are requesting the following city approvals:

A. Conditional Use Permit
   1. Residential use in I2 district
   2. Increase in building height

B. Variance for Wall Opening Area on Ground Floor

C. Planned Unit Development
   1. Two buildings on one lot
   2. Proposed height of 6-stories
   3. Subdivision application

PROJECT DATA

Existing property data:

Lot Area	108,920 SF/2.50 acres
Zoning District	I-2 with IL, PO and UA overlays
Existing Height	4-stories
Existing Buildings on lot	1
Existing GSF	206,190 SF
Existing Footprint	101,948 SF
Existing Impervious Surfaces	108,920 SF (100%)
Existing Landscape Area	0 SF
Existing FAR	1.90
Existing Loading Berths	(2) 12' x 50'
Existing Bike Spaces	0

Proposed property data:

Lot Area	108,920 SF/2.50 acres	
Zoning District	I-2 with IL, PO and UA overlays **and PUD**	
Proposed Height	6-stories	**(PUD exception required)**
Proposed buildings on lot	2	**(PUD exception required)**
Existing GSF to Remain	184,111 SF	
Proposed New GSF	236,550 SF	
Proposed GSF	420,661 SF (includes indoor parking)	
	358,440 SF (excludes indoor parking)	
Existing Footprint to Remain	95,696 SF	
Proposed New Footprint	1,453 SF	
Proposed Footprint	97,149 SF	
Proposed Impervious Surfaces	100,438 SF	
Proposed Landscape Area	8,482 SF	
Allowable FAR	3.78	
Proposed FAR	3.29 (358,440/108,920)	
Proposed Loading Berths	(2) 10' x 25'	

Proposed Property Use	Residential
Proposed Unit/Bed Count	313/460
Required On-site Parking	.35 x bed count = 161
Proposed On-site Parking	167 stalls
Required Bike/Scooter Spaces	460
Proposed Bike/Scooter Spaces	480

A CONDITIONAL USE

1 Residential Use in an Industrial Living District

The property is one of the last remaining industrial facilities in the Motley neighborhood of the Prospect Park East River Road neighborhood. With the area's current move towards a "new urbanism" residential environment the site's current use as an industrial facility no longer fits. The intended residential redevelopment will complement the existing residential developments while offering a variety of unit types.

The project will provide a comfortable transition between the 10-story residential development to the northwest and the low-rise apartment developments to the east and south.

The site's previous use as an industrial facility required extensive utilities. These will be more than adequate to accommodate the anticipated loads required by the residential development. The only new site utility will be a yard drain for the northeast green space. This will connect to the existing 8" storm main under Delaware Street SE.

The on-site access/egress for the ground level parking will be located off of Essex Street SE, at the location of the old loading docks. Because of the existing traffics lights at Essex St. SE's intersections with 27th Avenue SE and Huron Boulevard SE the residents will be able to enter and leave the immediate area with few problems. Huron Boulevard SE also provides easy access to and from Interstate 94.

The angled parking along Delaware Street SE will be eliminated, the curb line will be re-established and a public sidewalk will be constructed. This will allow the City to re-establish curbside parking along the property, thereby aiding the local residents and businesses. Additional parallel parking will also become available along Essex Street SE once the existing loading dock area is reduced.

2 Increase building height from 4-stories to 5-stories

As mentioned earlier a 10-story residential complex to the northwest, across 26th Avenue SE. To the southeast, across 27th Avenue SE, there is a series of 2-story apartments. The proposed project is, in essence, a transition between these two existing residential sites. The development's multiple heights and broken massing will provide an appropriate transition between the two.

Under the Conditional Use permit the owners are requesting an increase in height of one story. This will allow for a better transition between the high-rise and the low-rise housing sites. The one story height increase will not adversely affect access to light and air for the surrounding properties.

The shadows created by the buildings' increased height will have minimal impact on the adjacent residential properties to the southwest, south and southeast. The shadows will be longer across the adjacent properties to the northwest, north and northeast. However, these properties are either commercial (a parking lot to the north and a 2-story building to the northeast) or a 4-story residential building that is oriented at ninety degrees to the Brickhouse Lofts project.

Furthermore the exterior faces of the added floors will be held back five feet on the Maxwell Building and eight feet on the Industrial Building to reduce their shadows.

The shadows created by the increased height will not affect any significant public spaces or existing residential solar energy systems. Nor will the increased height affect any views to historic buildings, significant open spaces or bodies of water.

B VARIANCES

1 Ground Floor Openings for the indoor parking garage will be less than the required 40% of wall area starting at no more than 4 feet above the ground floor level.

The southwestern exterior wall of the existing industrial building is located at the level of the sidewalk along Essex Street SE which is 4'-0" below the building's main floor level. The existing grade at the industrial building's northeastern corner is 4'-0" above the building's main floor level. These significant grade changes make it impossible to provide the required 40% window area that must located between 2 feet and 10 feet above the ground floor level.

REQUIRED FINDINGS

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

The existing grade change along Delaware Street SE and the varying grade change along 27th Avenue SE makes it impossible to provide 40% wall openings between 2 feet and 10 feet above the ground floor level.

(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 three street-side elevations of the indoor parking garage will have the required 40% wall openings. Due to the existing grade change approximately half of the openings will have their respective sill more than 2 feet above the ground floor level.

(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.

As noted above, the indoor parking garage will have the required 40% wall openings that are required by the ordinance. The existing grade changes will not allow the openings to be located between 2 feet and 10 feet above the ground floor level.

C PLANNED UNIT DEVELOPMENT

1. As part of the redevelopment the existing 1-story train shed will be demolished to make room for outdoor spaces. Its removal will leave the two existing buildings on the property. In the opinion of the planning staff the proposed link between the two redeveloped buildings is not large enough to allow the three components to be considered one building. With the site now containing two separate buildings the owners propose to designate the project as a Planned Unit Development. This will allow the two buildings to remain.

2. A one-story height increase is allowed under the Conditional Use permit. The PUD authorized alternatives allows the height to be increase by an additional story. The owners are requesting a height increase to 6-stories for the Maxwell Building only. This, they believe, is necessary to take full advantage of the site's potential. It will reinforce the transition between the existing adjacent properties. The increase is also in response to the Planning staff's request to maximize the use of the site. Lastly, the 6-story height is the maximum height allowed by the State Building Code for the buildings' construction type.

3. The subdivision application submittal is being handled separately.

REQUIRED FINDINGS

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

Brickhouse Lofts will complement the existing residential uses in the neighborhood. It will sit comfortably between the 10-story residential development to the northwest and the 2-story and 4-story buildings on the other three sides. The development will offer unit types varying between 1-bedroom and 4-bedroom units.

Because the existing two buildings cover a large percentage of the site. This leaves very little open area on the site. To compensate for this an outdoor terrace will be located on part of the existing roof of the industrial building. Furthermore, the required on-site parking and loading will be located within the industrial building.

To lessen the project's impact on the adjacent properties the exterior faces of the added floors will be held back five feet on the Maxwell Building and eight feet on the Industrial Building. This will allow roof roof-top decks for the units at roof level. In the Industrial Building several units on the new fifth floor will have recessed decks. All will provide for the unit residents to overlook the neighborhood below.

The unique character of the brick and limestone Maxwell Building will be preserved and complimented.

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

The access/egress drive for the ground level parking will be located off of Essex Street SE, at the location of the old loading docks. Because of the existing traffics lights at Essex Street SE's intersections with 27th Avenue SE and Huron Boulevard. SE the residents will be able to enter and leave the immediate area with few problems.

The angled parking along Delaware Street SE will be eliminated and public sidewalk will be constructed. This will allow the City to re-establish curbside parking along the property, thereby aiding the local residents and businesses.

The primary pedestrian entrance will be off of 26th Avenue SE at the original business entrance to the Maxwell Building. The accessible entrance will be located at the Maxwell Building's north stair entry/egress located off of Delaware Street SE.

Motor scooter parking will be located within the garage area. Bicycle storage rooms will be provide on the basement level of the Maxwell Building and on the 2nd and 3rd floors of the Industrial Building.

Existing curbside parking along 26th Avenue SE allows for convenient Car2Go usage. Bus transportation access is located one block to the north at the intersection of University Ave. SE and 27th Avenue SE. Another bus stop is located at the intersection of Huron Boulevard Ave. SE and Essex Street SE. Lastly, 27th Avenue SE is a designated bike lane route. Due to the existing grade along 27th Avenue SE the resident entrances will be located in the Maxwell Building.

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 removal of the train shed will allow for the creation of two landscaped areas between the existing buildings. The site does not have any natural environment. The exterior of the 4-story Maxwell Building will be refurbished through the repair and cleaning of the exterior brick and limestone, and with the installation of new windows that will mimic the original industrial windows.

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

By locating the two additional floors of the industrial building to the northeastern and southeastern edges of the roof the proposed roof-top terrace will have maximum exposure to sunlight and protection from the winter winds.

The southwestern green space will also be protected from the winter winds and will have access to direct sunshine in the afternoons throughout the year.

Furthermore the exterior faces of the added floors will be held back five feet on the Maxwell Building and eight feet on the Industrial Building to project's impact on the adjacent properties.

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*.

Three sides of each of the two existing buildings are located along the property lines. This makes the installation of landscaping and/or screening along the perimeter of the site impossible. The refurbishing of the Maxwell Building's brick and limestone exterior will freshen up the 108 year old building and create a reminder of the area's history. The exterior of the industrial building will be completely reclad with siding that compliments the Maxwell Building's brick and stone facades.

Enhanced landscaping will be provide along 27th Avenue SE.

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

The site's previous use as an industrial facility required extensive utilities. These will be more than adequate to accommodate the loads required by the residential usage. The only new site utility will be a yard drain for the northwest green space. This will connect to the existing 8" storm main under Delaware Street SE. Temporary erosion control that is compliant with the City's Erosion Control Guidelines will be provided during the construction phase.

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.

A major component of the financial viability of the project is the reuse of the existing two buildings. The owners have already begun the extensive deconstruction of the buildings. Initially any asbestos materials were legally removed and properly disposed. The exterior brick and limestone components will be repaired, re-tuckpointed and cleaned. All of the exterior steel-framed windows were removed and the steel components were salvaged for recycling. Within the Maxwell Building all of the interior non-structural partitions were removed and the recyclable components were collected and stored on-site. In the industrial building all process piping and an existing steel-framed mezzanine were removed. The metal components were salvaged for recycling. All recyclable materials were stored on-site until being collected by a local recycling company. As stated earlier, the train shed will be completely demolished and all salvageable materials will be collected and recycled.

PUD AUTHORIZED ALTERNATIVES

Planned Unit Development application

Ten (10) amenity points required

More than one principal residential structure on site

Zero (0) amenity points required

Bulk regulations

Increase maximum height of structure

Five (5) amenity points required

TOTAL REQUIRED ALTERNATIVES Fifteen (15) Points

PUD AMENITIES PROPOSED

Conservation of the built environment Five (5) points

The 4-story Maxwell Building and 1-1/2 story industrial building will be maintained. They will provide the structural framework for the residential development. The polychrome brick-and-limestone of the Maxwell Building will be preserved and refurbished.

Outdoor open space Five (5) points

The removal of the train shed will allow for the creation of two landscaped, outdoor spaces totaling 8,062 SF. These will comprise 7.3% of the total site and 100% of the site not occupied by buildings.

Reflective Roof Three (3) points

With the exception of the 4th floor roof terrace on the industrial building, all roof surfaces will be provided with reflective roofing material. The owners proposed to use UPI UI-7016 (white urethane top coat system) or equal. The reflective roof material will have a Solar Reflective Index (SRI) equal to or greater than SRI 78. The roofing area to receive the reflective roofing is 74.6% of the total roof area of the development (96,015 SF total roof area; 71,575 SF reflective roofing). The amenity criteria requires 75% of the roof area to have the reflective roof. The installed reflective roof will be 100% of the total roof area minus the roof terrace.

Decorative fencing One (1) point

A high-quality, decorative metal fence will be provided along the public sidewalks on Delaware Street SE and Essex Street SE for each green space between the buildings.

Enhanced landscaping One (1) point

The landscaping within the two lawn areas is in compliance with the requirements of Chapter 530, Site Plan Review. The design has been prepared by a Registered Landscape Architect. Irrigation is being provided for the lawn and planting beds. All on-site walkways and paths are specified as decorative pavers. All patios are shown to be constructed of stamped colored concrete. In addition, enhanced landscaping will be provide along 27th Avenue SE.

Recycling storage area One (1) point

A centrally-located trash and recycling collection room is provided on each level within the circulation link. Trash and recycling staging area are provided on the ground level within the parking garage.

TOTAL PROPOSED AMENTITIES Sixteen (16) points

On behalf of *Maxwell Partners, LLC*, I respectfully request the granting of the conditional use permit, the indicated variance and the Planned Unit Development designation for the Brickhouse Lofts project.

Thank you.

Respectfully,

David J. Kelly

David J. Kelly, A.I.A.

cc: File (MPLS_150-26th Ave SE revised project description_01-26-15 – revised 2-25-15)
Maxwell Ventures, LLC

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 1001290
Applicant:	MAXWELL VENTURE, LLC 510 1ST AVE NO # 600 MINNEAPOLIS, MN 55403
Site Address:	150 26TH AVE SE
Date Submitted:	10-MAR-2015
Date Reviewed:	18-MAR-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

Convert exisitng warehouse and 4 story Maxwell building into 315 residential units. The Maxwell building will have a 2 story addition, with the warehouse building containing the parking, trash/recycling, two floors of housing, and an additional 2 stories added.

Review Findings (by Discipline)

❑ Business Licensing

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

❑ Construction Code Services

- New center courtyards both function as egress courts, locked gates are not permitted.
- An accessible entrance is required
- The building construction type needs to be evaluated for allowable area.
- The maximum travel distance (250') may have been exceeded for the units at the north east corner of the building (Delaware and 27th).

❑ Zoning - Planning

- The project requires the following land use applications:
- Conditional use permit for a Planned Unit Development
- Variance to the standards of the PO Overlay district regarding windows
- Site Plan Review
- TDMP
- Preliminary and Final Plat
- The application is currently incomplete as the required deed restrictions for the plat have not been received.

❑ Addressing

- Per City of Minneapolis Street Naming and Address Standard V1.22, the City of Minneapolis holds authority for assignment of all addresses, verification, change, and/or additions. Each assigned address number uses the street that provides the best/direct access for life safety equipment and best/direct access to the occupants.
- The address for the proposed apartment building will be 150 26th Avenue SE. This address meets the City of Minneapolis Street Naming and Address Standard requirements.
- When assigning suite sequences the following guidelines are as follows:
  - The first one to two digits of the suite sequence number will designate the floor number of the site.
  - The last two digits of the suite sequence number will designate the unique ID for the unit (condo, suite, unit, or apartment).
  - Suite sequence digit numbers will be assigned to dwelling, commercial and retail units, not common areas. For example, laundry rooms, saunas, workout rooms, etc., would not be assigned numbers.
  - Please provide each condo, suite, unit or apartment number.

❑ 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.
- Effective January 1, 2014, the City of Minneapolis and the Minneapolis Park and Recreation Board adopted an update to the existing Parkland Dedication Ordinance. The adopted City of Minneapolis Parkland Dedication ordinance is located in Section 598.340 of the City's Land Subdivision ordinance:
  - http://library.municode.com/index.aspx?clientId=11490.
- As adopted, the fee in lieu of dedication for new residential units is $1,500 per unit (affordable units excluded per ordinance) and for commercial and industrial development it is $200 per development employee (as defined in ordinance). Any dedication fee (if required) must be paid at the time of building permit issuance.
- There is also an administration fee that is 5% of the calculated park dedication fee.
- As proposed, for your PROJECT, the calculated dedication fee is as follows:
- Park Dedication Fee Calculation =
  - Residential (315 units x $1,500 per unit) = $472,500.
  - 5% of $472,500 (Administration Fee) = $ 1,000.
  - Total Park Dedication Administrative Fee: $473,500.
- 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.

❑ Street Design

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

❑ Sidewalk

- Note to the Applicant: Any existing, currently defective sidewalk, curb and gutter, drive approach or other concrete infrastructure in the public right of way, or any concrete infrastructure damaged during construction, must be removed and replaced.
- ADA compliant sidewalk access is restricted on Delaware St. S.E. by an existing electrical transformer. If at all possible the Applicant shall consider the relocation of the electrical transformer box located on Delaware St. S.E.
- ADA compliant pedestrian ramps are required at each crosswalk at all four intersection surrounding the Project. Construct two (2) ADA compliant pedestrian ramps at each 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.

❑ Traffic and Parking

- The nature of the proposed development is such that traffic impacts will be an issue; please contact Allan Klugman at (612) 673-2743 to discuss the requirements of a Travel Demand Management Plan (TDMP).
- 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.
- Per City Ordinance the Applicant shall provide for (and identify) a solid waste collection point (SWCP) on the site plans. The location of the SWCP is subject to the review and approval of the Public Works Department.
- Please contact Bill Prince at (612) 673-3901 regarding existing and proposed street lighting. All street lighting (existing and proposed) shall be shown clearly on the site plan.
- The Applicant shall note the location of any existing Metro Transit "bus stops" on the site plan.
  - Note to the Applicant: Per Metro Transit, 27th Ave SE. will become a detour route for traffic and buses for three (3) months during the summer of 2016 when the Franklin Ave. Bridge closes for reconstruction. Current plans indicate that 27th Ave. S.E. will be a detour road for Metro Transit Route 67 (as well as all general traffic). Depending on the scope of the detour, Metro Transit may also be looking at Essex and Delaware St. as possible detour routes. As a result, any proposed lane closures for development site construction may be limited during the summer of 2016.
- Note to the Applicant: Please add the following notes to the site plan:
  - Street lighting installed as part of the Project shall be inspected by the City. Contractors shall arrange for inspections with the Traffic Department, please contact Dave Prehall at (612) 673-5759 for further information. Any lighting installations not meeting City specifications will be required to be reinstalled at Owner expense.
  - An obstruction permit is required anytime construction work is performed in the Public right-of-way. Please contact Scott Kramer at (612) 673-2383 regarding details of sidewalk and lane closures. Log on to http://minneapolis.mn.roway.net/. for a permit.
  - Contact Allan Klugman at (612) 673-2743 prior to construction for the temporary removal/temporary relocation of any City of Minneapolis signal system that may be in the way of construction.
  - All costs for relocation and/or repair of City Traffic facilities shall be borne by the Contractor and/or Property Owner.
  - Contact Doug Maday at (612) 673-5755 prior to construction for the removal of any City of Minneapolis right of way signs that may be in the way of construction.

❑ Water

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

❑ Sewer Design

- Stormwater Management: Please include the square footage of disturbed area on Site Development Summary on Sheet 2 of 8
- Utility Connections: The 8" storm sewer in Delaware St SE proposed to be connected to is a private storm sewer connection running within the right-of-way. If a connection is necessary here, the City storm main would need to be extended to this location and the existing private pipe removed up to that point. Please contact Jeremy Strehlo, 612-673-3973, for further details on any storm sewer extensions.
- 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

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

❑ Environmental Health

- This proposal is a change in use for the site from the prior commercial uses to residential. Below is a summary from the Minnesota Pollution Control Agency (MPCA) of the site of site permits, releases and investigation that have been conducted.

ID	Type	Alternate Name or ID
05300020	Air Permit	American National Can Co - Mpls
05300020	Air Permit	Pechiney Plastic Packaging Inc - Mpls
4462	Petroleum Brownfield	Curwood Minnesota LLC - Minneapolis
MND079727061	Hazardous Waste, Small to Minimal QG	American National Can Corp - 26th Ave
MND079727061	Hazardous Waste, Small to Minimal QG	Pechiney Plastic Packaging Inc
MNG250107	Wastewater Discharger	MN0057011
MNG250107	Wastewater Discharger	Pechiney Plastic Packaging Inc - Mpls
SA158	State Assessment Site	2912
VP1010	Voluntary Investigation & Cleanup	(VIC) 2912
VP1011	Voluntary Investigation & Cleanup	(VIC) 30-029-23-24-0063
VP1011	Voluntary Investigation & Cleanup	(VIC) 2912

- I recommend the project developer contact the MPCA, enter the Voluntary Investigation and Clean-up program and a letter of no association for your re-development project.
- 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.

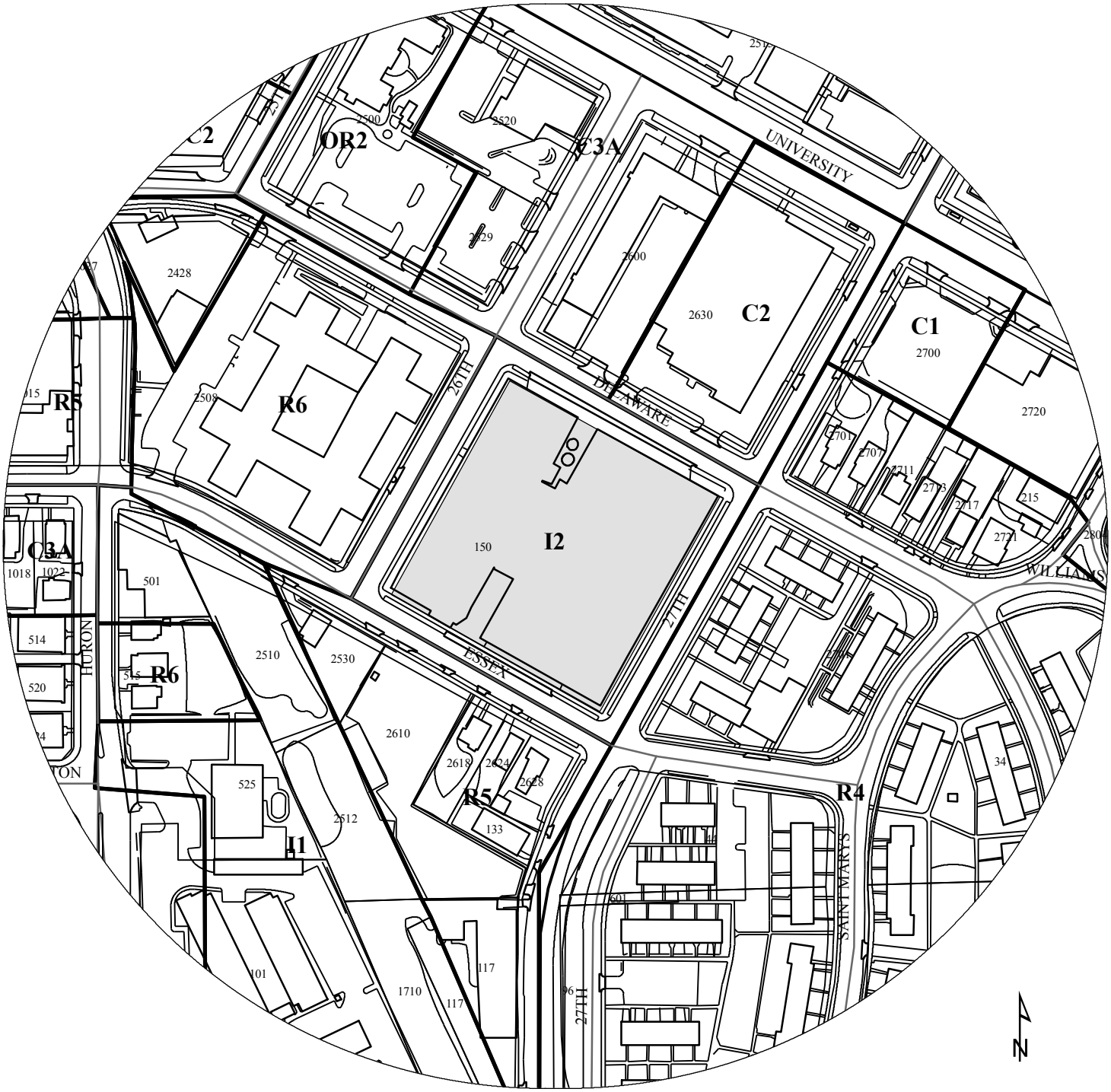
❑ Historical Preservation Committee

- There is no HPC flag on this property. HPC review is not required at this time.

END OF REPORT

Maxwell Ventures LLC **2**

NAME OF APPLICANT WARD



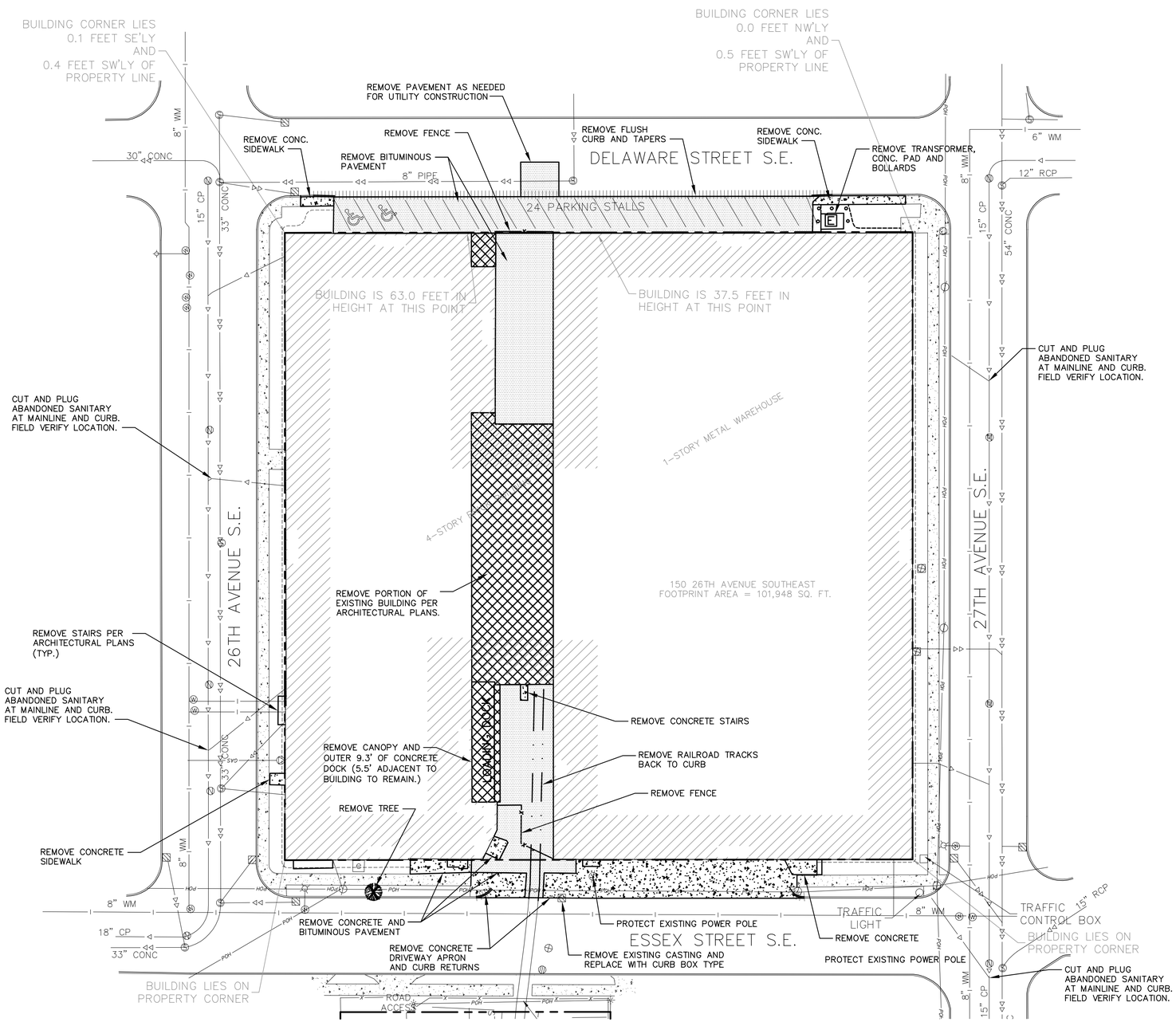
PROPERTY ADDRESS

150 27th Avenue SE

FILE NUMBER

BZZ-6999

© 2014 Westwood Professional Services, Inc.
Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance



Removal Notes

1. LOCATIONS AND ELEVATIONS OF EXISTING TOPOGRAPHY AND UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND.
2. CONTRACTOR SHALL COORDINATE LIMITS OF REMOVALS WITH PROPOSED IMPROVEMENTS AND FIELD VERIFY CONDITION OF EXISTING APPURTENANCES TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING OR REPLACING MISCELLANEOUS ITEMS (SUCH AS FENCES, SIGNS, IRRIGATION HEADS, ETC.) THAT MAY BE DAMAGED BY CONSTRUCTION.
3. CONTRACTOR SHALL PLACE ALL NECESSARY EROSION CONTROL MEASURES REQUIRED TO MAINTAIN SITE STABILITY PRIOR TO EXECUTING ANY SITE REMOVALS.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH UTILITY PROVIDERS FOR REMOVAL AND/OR RELOCATION OF EXISTING UTILITIES AFFECTED BY SITE DEVELOPMENT. ALL PERMITS, APPLICATIONS AND FEES ARE THE RESPONSIBILITY OF THE CONTRACTOR.
5. NO CONSTRUCTION, DEMOLITION OR COMMERCIAL POWER MAINTENANCE EQUIPMENT SHALL BE OPERATED WITHIN THE CITY BETWEEN THE HOURS OF 6:00 PM AND 7:00 AM ON WEEKDAYS OR DURING ANY HOURS ON SATURDAYS, SUNDAYS AND STATE AND FEDERAL HOLIDAYS, EXCEPT UNDER PERMIT.

Removal Legend

EXISTING	REMOVALS	
		PROPERTY LINE
		CURB & GUTTER
		SAW CUT PAVEMENT
SAN	SAN	SANITARY SEWER
WAT	WAT	WATER MAIN
WAT	WAT	HYDRANT
STO	STO	STORM SEWER
GAS	GAS	GAS
PUG	PUG	UNDERGROUND ELECTRIC
POH	POH	OVERHEAD ELECTRIC
TUG	TUG	UNDERGROUND TELEPHONE
TOH	TOH	OVERHEAD TELEPHONE
FOP	FOP	TELEPHONE FIBER OPTIC
CTV	CTV	CABLE TELEVISION
X	X	FENCE
		CONCRETE
		BITUMINOUS
		BUILDING
		TREE
		LIGHT POLE
	X	TRAFFIC SIGN

0' 30' 60' 90'

Westwood

Westwood Professional Services, Inc.
7699 Anagram Drive
Eden Prairie, MN 55344

PHONE 952-937-5150
FAX 952-937-5822
TOLL FREE 1-888-937-5150

www.westwoodps.com

Designed: GAS
Checked: GAS
Drawn: GAS
Record Drawing by/date:

Revisions:
12/09/14 City Submittal
01/05/15 Client Comments
2/25/15 GLA Application/Resubmittal 1
4/13/15 New Seating Areas along 27th Ave
4/15/15 City Comments/Transformer

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed PROFESSIONAL ENGINEER under the laws of the State of Minnesota.

Gretchen Schroeder
Gretchen Schroeder
Date: 04/15/15 License No. 43019

Prepared for:

Swervo Development

510 - 1st Avenue North #600
Minneapolis, MN 55403

Brickhouse Lofts

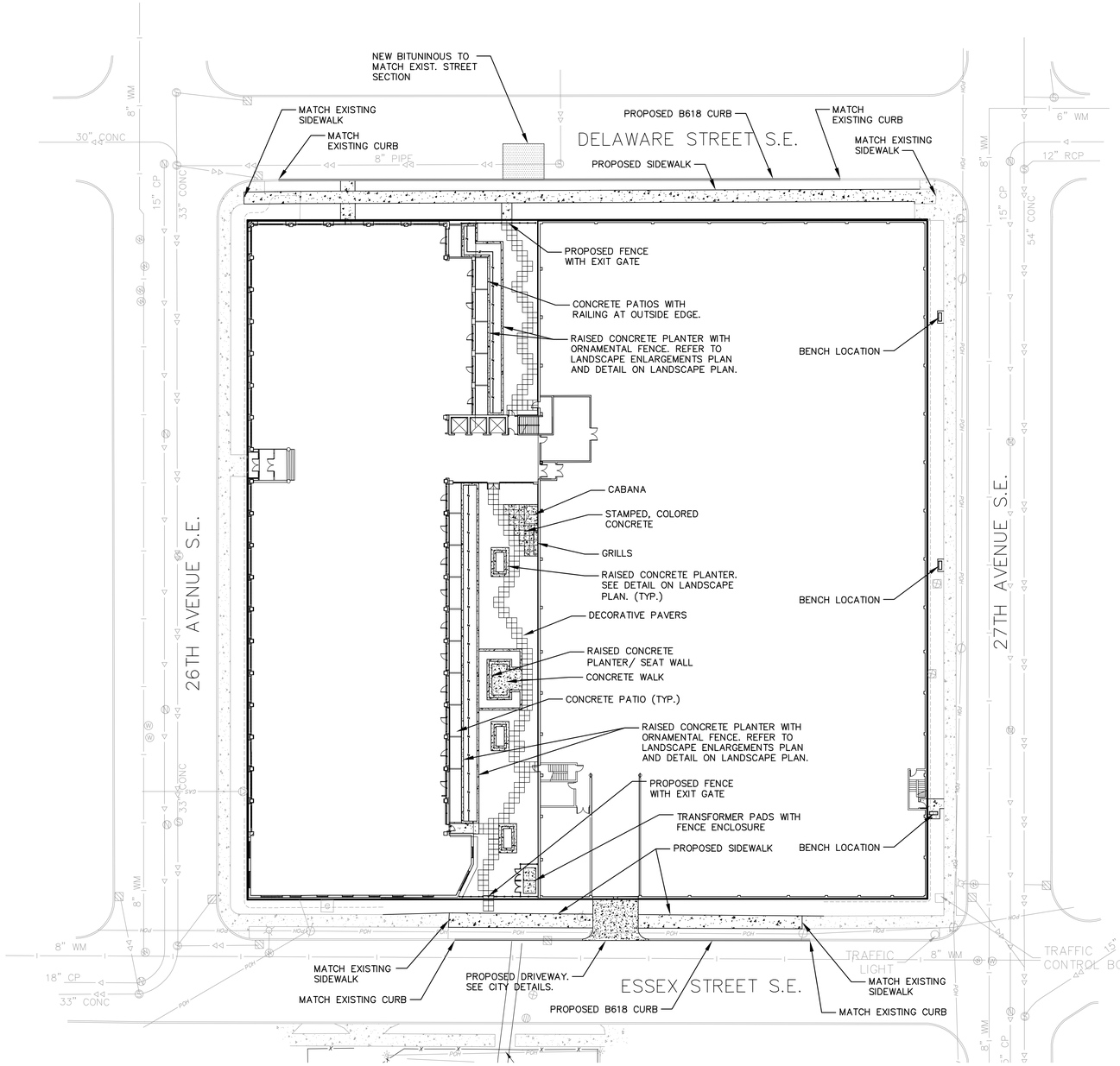
Minneapolis, Minnesota

Removals Plan

Date: 12/09/14
Sheet: 1 OF 8

0002794RMP01.dwg

© 2014 Westwood Professional Services, Inc.
Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance



General Site Notes

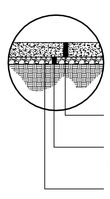
1. BACKGROUND INFORMATION FOR THIS PROJECT PROVIDED BY A SURVEY PREPARED BY HARRY S. JOHNSON CO., INC., BLOOMINGTON, MINNESOTA AND DATED 01/28/14.
2. LOCATIONS AND ELEVATIONS OF EXISTING TOPOGRAPHY AND UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. IF ANY DISCREPANCIES ARE FOUND, THE ENGINEER SHOULD BE NOTIFIED IMMEDIATELY.
3. REFER TO BOUNDARY SURVEY FOR LOT BEARINGS, DIMENSIONS AND AREAS.
4. ALL DIMENSIONS ARE TO FACE OF CURB OR EXTERIOR FACE OF BUILDING UNLESS OTHERWISE NOTED.
5. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND LOCATIONS OF EXITS, RAMPS, AND TRUCK DOCKS.
6. ALL CURB RADII SHALL BE 5.0 FEET (TO FACE OF CURB) UNLESS OTHERWISE NOTED.
7. ALL CURB AND GUTTER SHALL BE B612 UNLESS OTHERWISE NOTED.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGGERS AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. PLACEMENT OF THESE DEVICES SHALL BE APPROVED BY THE CITY AND ENGINEER PRIOR TO PLACEMENT. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MNDOT STANDARDS.
9. BITUMINOUS PAVEMENT AND CONCRETE SECTIONS TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER OR MATCH EXISTING CONDITIONS.
10. CONTRACTOR SHALL MAINTAIN FULL ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION AND TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES.

Site Development Summary

EXISTING ZONING:	I2 (MEDIUM INDUSTRIAL DISTRICT)
PROPOSED ZONING:	I2/IL with PLANNED UNIT DEVELOPMENT
EXISTING ZONING OVERLAYS:	PO (PEDESTRIAN ORIENTED) UA (UNIVERSITY AREA) IL (INDUSTRIAL LIVING)
PROPERTY ADDRESS:	150 26TH AVENUE SOUTHEAST
PROPERTY AREA:	108,920 SF (2.50 AC.)
PROPOSED UNITS:	315 UNITS/480 BEDS
BUILDING G.F.A.:	425,150 SF (WITH PARKING) 362,929 SF (WITHOUT PARKING)
F.A.R.:	3.33 (362,929/108,920)
LOT AREA/UNIT:	345.8 SF/UNIT
STRUCTURE COVERAGE:	94,880 SF (87%)
PERVIOUS SURFACE:	7,427 SF (7%)
IMPERVIOUS SURFACE:	101,493 SF (93%)
PROPOSED USES:	MULTI-STORY RESIDENTIAL
PARKING SPACE/DRIVE AISLE:	SEE ARCH. SITE PLAN A1.1
PARKING REQUIRED:	168 SPACES (0.35 x BEDS)
PARKING PROVIDED:	168 SPACES
BICYCLE REQUIRED:	480 SPACES (1 x BEDROOMS
BICYCLE/SCOOTER PROVIDED:	28 MOTORCYCLE/SCOOTER SPACES & 452 BICYCLE SPACES

Site Legend

EXISTING	PROPOSED	
		PROPERTY LINE
		LOT LINE
		SETBACK LINE
		EASEMENT LINE
		CURB AND GUTTER
		POND NORMAL WATER LEVEL
		RETAINING WALL
		FENCE
		CONCRETE SIDEWALK
		CONCRETE PAVEMENT
		HEAVY DUTY BITUMINOUS PAVEMENT
		NORMAL DUTY BITUMINOUS PAVEMENT
	68	NUMBER OF PARKING STALLS
	T	TRANSFORMER
		SITE LIGHTING
		TRAFFIC SIGN
		POWER POLE
		BOLLARD / POST



CONCRETE DRIVEWAY SECTION

Pervious & Impervious Summary

	PERVIOUS AREA	IMPERVIOUS AREA
EXISTING SITE	0 SF (0%)	108,920 SF (100%)
PROPOSED SITE	7,427 SF (7%)	101,493 SF (93%)

0' 30' 60' 90'

Westwood

Westwood Professional Services, Inc.
7699 Anagram Drive
Eden Prairie, MN 55344

PHONE 952-937-5150
FAX 952-937-5822
TOLL FREE 1-888-937-5150

www.westwoodps.com

Designed: GAS
Checked: GAS
Drawn: GAS
Record Drawing by/date:

Revisions:
12/09/14 City Submittal
01/05/15 Client Comments
2/25/15 GLA Application/Resubmittal 1
04/03/15 Concrete Planter/Seat Wall Details
4/13/15 New Seating Areas along 27th Ave
4/15/15 City Comments/Transformer

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed PROFESSIONAL ENGINEER under the laws of the State of Minnesota.

Gretchen Schroeder
Gretchen Schroeder
Date: 04/15/15 License No. 43019

Prepared for:

Swervo Development

510 - 1st Avenue North #600
Minneapolis, MN 55403

Brickhouse Lofts

Minneapolis, Minnesota

Site Plan

Date: 12/09/14
Sheet: 2 OF 8

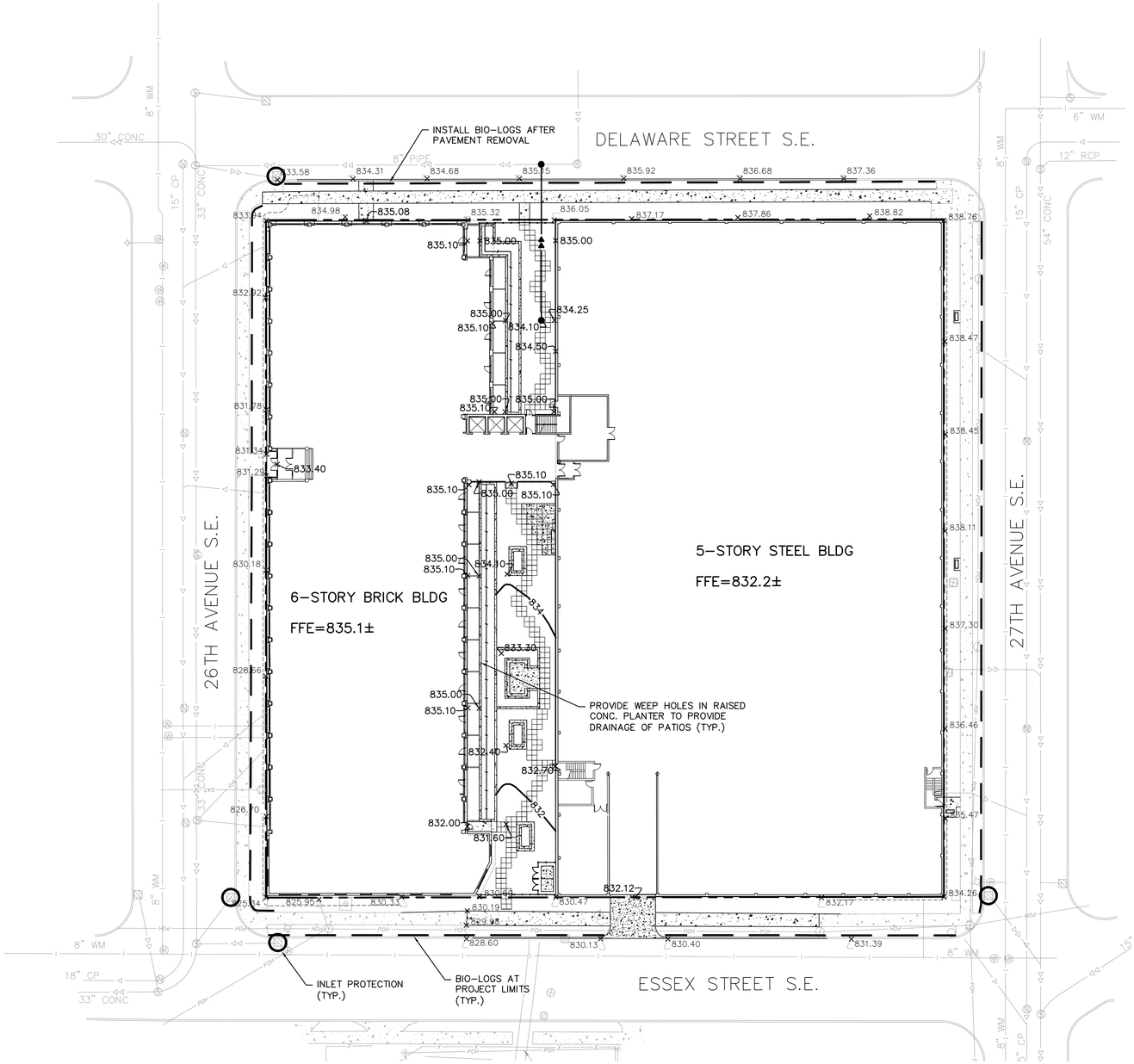
0002794SPP01.dwg

© 2014 Westwood Professional Services, Inc.

Call 48 Hours before digging:

811 or call811.com

Common Ground Alliance



Grading Legend

EXISTING	PROPOSED	
		PROPERTY LINE
		SILT FENCE/ BIO-LOGS
STO		STORM SEWER
WAT		WATER MAIN
SAN		SANITARY SEWER
		DRAIN TILE
		RIDGE LINE
		ROCK CONSTRUCTION ENTRANCE
x 91.00	x 91.00 1.50%	SPOT ELEVATION / FLOW DIRECTION
		INLET PROTECTION

0' 30' 60' 90'

Grading Notes

1. LOCATIONS AND ELEVATIONS OF EXISTING TOPOGRAPHY AND UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND.
2. CONTRACTORS SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULE, SLOPED PAVEMENT, EXIT PORCHES, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS, EXACT BUILDING UTILITY ENTRANCE LOCATIONS, AND EXACT LOCATIONS AND NUMBER OF DOWNSPOUTS.
3. ALL EXCAVATION SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF "STANDARD SPECIFICATIONS FOR TRENCH EXCAVATION AND BACKFILL/SURFACE RESTORATION" AS PREPARED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA.
4. ALL DISTURBED UNPAVED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL AND SOD OR SEED. THESE AREAS SHALL BE WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED. SEE LANDSCAPE PLAN FOR PLANTING AND TURF ESTABLISHMENT.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. PLACEMENT OF THESE DEVICES SHALL BE APPROVED BY THE ENGINEER PRIOR TO PLACEMENT. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MNDOT STANDARDS.
6. ALL SLOPES SHALL BE GRADED TO 3:1 OR FLATTER, UNLESS OTHERWISE INDICATED ON THIS SHEET.
7. CONTRACTOR SHALL UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING AND PROVIDE A SMOOTH FINISHED SURFACE WITH UNIFORM SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE SHOWN OR BETWEEN SUCH POINTS AND EXISTING GRADES.
8. SPOT ELEVATIONS SHOWN INDICATE FINISHED PAVEMENT ELEVATIONS & GUTTER FLOW LINE UNLESS OTHERWISE NOTED.
9. CONTRACTOR SHALL DISPOSE OF ANY EXCESS SOIL MATERIAL THAT EXISTS AFTER THE SITE GRADING AND UTILITY CONSTRUCTION IS COMPLETED. THE CONTRACTOR SHALL DISPOSE OF ALL EXCESS SOIL MATERIAL IN A MANNER ACCEPTABLE TO THE OWNER AND THE REGULATING AGENCIES.
10. ALL CONSTRUCTION SHALL CONFORM TO LOCAL, STATE AND FEDERAL RULES.
11. PRIOR TO PLACEMENT OF ANY STRUCTURE OR PAVEMENT, A PROOF ROLL, AT MINIMUM, WILL BE REQUIRED ON THE SUBGRADE. PROOF ROLLING SHALL BE ACCOMPLISHED BY MAKING MINIMUM OF 2 COMPLETE PASSES WITH FULLY-LOADED TANDEM-AXLE DUMP TRUCK, OR APPROVED EQUAL, IN EACH OF 2 PERPENDICULAR DIRECTIONS WHILE UNDER SUPERVISION AND DIRECTION OF THE INDEPENDENT TESTING LABORATORY. AREAS OF FAILURE SHALL BE EXCAVATED AND RECOMPACTED AS SPECIFIED HEREIN.
12. EMBANKMENT MATERIAL PLACED BENEATH BUILDINGS AND STREET OR PARKING AREAS SHALL BE COMPACTED IN ACCORDANCE WITH THE SPECIFIED DENSITY METHOD AS OUTLINED IN MNDOT 2105.3F1 AND THE REQUIREMENTS OF THE GEOTECHNICAL ENGINEER.
13. EMBANKMENT MATERIAL NOT PLACED IN THE BUILDING PAD, STREETS OR PARKING AREA, SHALL BE COMPACTED IN ACCORDANCE WITH REQUIREMENTS OF THE ORDINARY COMPACTION METHOD AS OUTLINED IN MNDOT 2105.3F2.
14. ALL SOILS AND MATERIALS TESTING SHALL BE COMPLETED BY AN INDEPENDENT GEOTECHNICAL ENGINEER. EXCAVATION FOR THE PURPOSE OF REMOVING UNSTABLE OR UNSUITABLE SOILS SHALL BE COMPLETED AS REQUIRED BY THE GEOTECHNICAL ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOILS TESTS AND INSPECTIONS WITH THE GEOTECHNICAL ENGINEER.

City of Minneapolis Standard Erosion Control Notes

City of Minneapolis Standard Erosion and Sediment Control Notes for Plans

These notes may be used as performance standards or requirements for projects not meeting the threshold for a formal plan.

1. Contractor must call a construction start 48 hours prior to any land disturbances 612-673-3867. Failure to do so may result in fines, the revocation of permit and a stop work order being issued.
2. Install perimeter erosion control at the locations shown on the plans prior to the commencement of any land disturbance or construction activities.
3. Before beginning construction, install a temporary rock construction entrance at each point where vehicles exit the construction site. Use 2 inch or greater diameter rock in a layer at least 6 inches thick across the entire width of the entrance. Extend the rock entrance at least 50 feet into the construction zone using a geo-textile fabric beneath the aggregate to prevent migration of soil into the rock from below.
4. Remove all soils and sediments tracked or otherwise deposited onto public and private pavement areas. Removal shall be on a daily basis when tracking occurs and may be ordered by Minneapolis inspectors at any time if conditions warrant. Sweeping shall be maintained throughout the duration of the construction and done in a manner to prevent dust being blown to adjacent properties.
5. Install inlet protection at all public and private catch basin inlets, which receive runoff from the disturbed areas. Contractor shall clean, remove sediment or replace storm drain inlet protection devices on a routine basis such that the devices are fully functional for the next rain event. Sediment deposited in and/or plugging drainage systems is the responsibility of the contractor. Hay bales or filter fabric wrapped grates are not allowed for inlet protection.
6. Locate soil or dirt stockpiles no less than 25 feet from any public or private roadway or drainage channel. If remaining for more than seven days, stabilize the stockpiles by mulching, vegetative cover, tarps, or other means. Control erosion from all stockpiles by placing silt barriers around the piles. Temporary stockpiles located on paved surfaces must be no less than two feet from the drainage/gutter line and shall be covered if left more than 24 hours.
7. Maintain all temporary erosion and sediment control devices in place until the contributing drainage area has been stabilized. Inspect temporary erosion and sediment control devices on a daily basis and replace deteriorated, damaged, or rotted erosion control devices immediately.
8. Temporarily or permanently stabilize all construction areas which have undergone final grading, and all areas in which grading or site building construction operations are not actively underway against erosion due to rain, wind and running water within 7-14 days. Use seed and mulch, erosion control matting, and/or sodding and staking in green space areas. Remove all temporary synthetic, structural, non-biodegradable erosion and sediment control devices after the site has undergone final stabilization with permanent vegetation establishment. Final stabilization for purposes of this removal is 70% established cover over denuded area.
9. Ready mixed concrete and concrete batch/mix plants are prohibited within the public right of way. All concrete related production, cleaning and mixing activities shall be done in the designated *concrete mixing/washout* locations as shown in the erosion control plan. Under no circumstance may washout water drain onto the public right of way or into any public or private storm drain conveyance.
10. Changes to approved erosion control plan must be approved by the erosion control inspector prior to implementation. Contractor to provide installation and details for all proposed alternate type devices.
11. If dewatering or pumping of water is necessary, the contractor is responsible for obtaining any necessary permits and/or approvals prior to discharge of any water from the site. If the discharge from the dewatering or pumping process is turbid or contains sediment laden water, it must be treated through the use of sediment traps, vegetative filter strips, or other sediment reducing measures such that the discharge is not visibly different from the receiving water. Additional erosion control measures may be required at the discharge point to prevent scour erosion. The contractor shall provide a dewatering/pumping plan to the Erosion Control Inspector prior to initiating dewatering activities.

PREPARED BY: THE CITY OF MINNEAPOLIS PUBLIC WORKS SURFACE WATER AND SEWERS WWW.CI.MINNEAPOLIS.MN.US/STORMWATER
JANUARY 7, 2011

Westwood

Westwood Professional Services, Inc.
7699 Anagram Drive
Eden Prairie, MN 55344

PHONE 952-937-5150
FAX 952-937-5822
TOLL FREE 1-888-937-5150

www.westwoodps.com

Designed:	GAS
Checked:	GAS
Drawn:	GAS
Record Drawing by/date:	

Revisions:
12/09/14 City Submittal
01/05/15 Client Comments
2/25/15 GLA Application/Resubmittal 1
4/13/15 New Seating Areas along 27th Ave
4/15/15 City Comments/Transformer

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed PROFESSIONAL ENGINEER under the laws of the State of Minnesota.

Gretchen Schroeder

Gretchen Schroeder

Date: 04/15/15 License No. 43019

Prepared for:

Swervo Development

510 - 1st Avenue North #600
Minneapolis, MN 55403

Brickhouse Lofts

Minneapolis, Minnesota

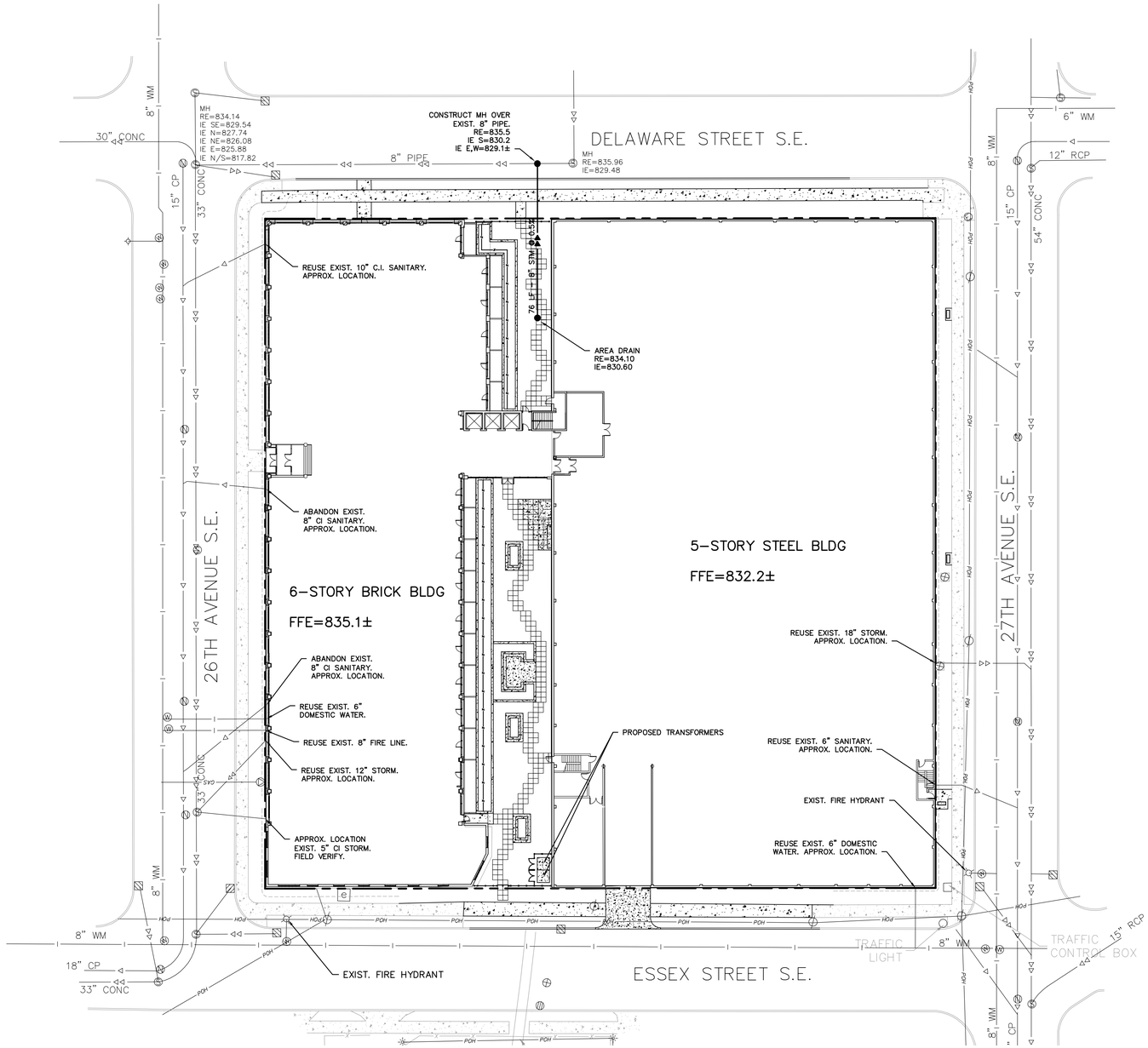
Grading and Erosion Control Plan

Date: 12/09/14

Sheet: 3 OF 8

0002794GDP01.dwg

© 2014 Westwood Professional Services, Inc.
Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance



General Utility Notes

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND LIMITED MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION SHALL NOT BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY THE OWNER OR ENGINEER OF DISCREPANCIES.
2. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN THE NECESSARY FEDERAL, STATE AND LOCAL PERMITS FOR THE PROPOSED WORK OR VERIFY WITH THE OWNER OR ENGINEER THAT PERMITS HAVE BEEN OBTAINED. PERMIT FEES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNLESS OTHERWISE ARRANGED WITH THE OWNER.
3. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSIONS OF DOORWAYS, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY CONNECTION LOCATIONS.
4. ALL PRIVATE UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE APPROPRIATE UTILITY COMPANY. THE CONTRACTOR SHALL COORDINATE THE SERVICE LINE CONSTRUCTION WITH THE UTILITY COMPANIES.
5. CONTRACTOR SHALL OBTAIN ALL NECESSARY CITY PERMITS FOR UTILITY CONNECTIONS, AND UTILITIES SHALL BE INSPECTED AND APPROVED BY THE CITY. THE CITY SHALL BE NOTIFIED 48-HOURS PRIOR TO COMMENCING WITH THE UTILITY CONSTRUCTION OR ANY REQUIRED TESTING. CONTRACTOR SHALL NOT OPERATE, INTERFERE WITH, CONNECT ANY PIPE OR HOSE TO, OR TAP ANY WATER MAIN BELONGING TO THE CITY UNLESS DULY AUTHORIZED TO DO SO BY THE CITY. ANY ADVERSE CONSEQUENCES OF SCHEDULED OR UNSCHEDULED DISRUPTIONS OF SERVICE TO THE PUBLIC ARE TO BE THE RESPONSIBILITY OF THE CONTRACTOR.
6. UTILITY SERVICES TYPICALLY TERMINATE 5' OUTSIDE BUILDING WALL UNLESS OTHERWISE SHOWN OR NOTED.
7. ALL MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY.

Utility Legend

EXISTING	PROPOSED	
		PROPERTY LINE
		EASEMENT LINE
		CURB AND GUTTER
SAN	SAN	SANITARY SEWER
FM	FM	SANITARY SEWER FORCE MAIN
STO	STO	STORM SEWER
WAT	WAT	WATER MAIN
WAT	WAT	HYDRANT
GAS	GAS	GAS
PUG	PUG	UNDERGROUND ELECTRIC
POH	POH	OVERHEAD ELECTRIC
TUG	TUG	UNDERGROUND TELEPHONE
TOH	TOH	OVERHEAD TELEPHONE
FOP	FOP	TELEPHONE FIBER OPTIC
CTV	CTV	CABLE TELEVISION
		DRAIN TILE
		GATE VALVE
		LIGHT POLE

0' 30' 60' 90'

Westwood

Westwood Professional Services, Inc.
7699 Anagram Drive
Eden Prairie, MN 55344

PHONE 952-937-5150
FAX 952-937-5822
TOLL FREE 1-888-937-5150

www.westwoodps.com

Designed: GAS
Checked: GAS
Drawn: GAS
Record Drawing by/date:

Revisions:
12/09/14 City Submittal
01/05/15 Client Comments
2/25/15 GLA Application/Resubmittal 1
4/13/15 New Seating Areas along 27th Ave

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed PROFESSIONAL ENGINEER under the laws of the State of Minnesota.

Gretchen Schroeder
Gretchen Schroeder
Date: 04/15/15 License No. 43019

Prepared for:

Swervo Development

510 - 1st Avenue North #600
Minneapolis, MN 55403

Brickhouse Lofts

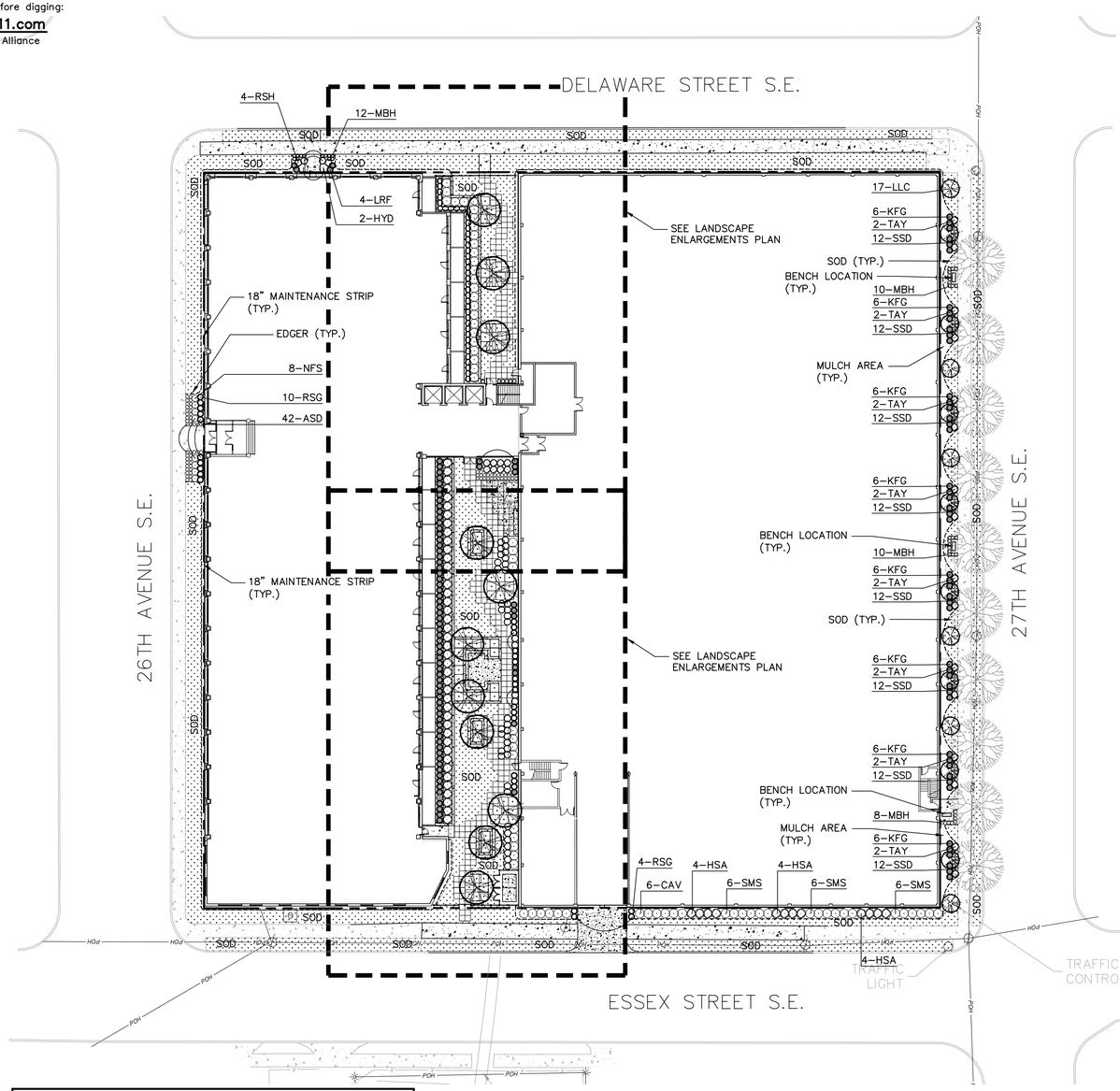
Minneapolis, Minnesota

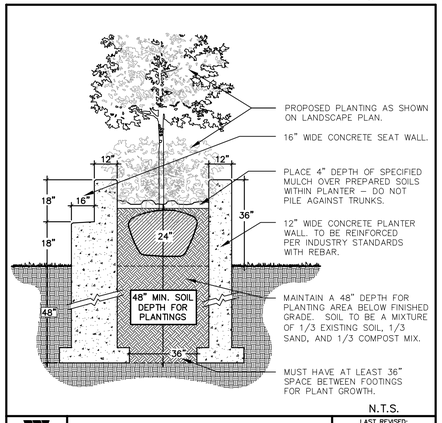
Utility Plan

Date: 12/09/14
Sheet: 4 OF 8

0002794UTP01.dwg

© 2014 Westwood Professional Services, Inc.
Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance





SEAT WALL PLANTER IN SOD

LAST REVISED: 04/03/15

Landscape Data

CITY REQUIREMENTS:

– ONE CANOPY TREE REQUIRED PER 500 SF OF LANDSCAPE AREA
(5,608 SF. / 500 = 11.2 TREES REQUIRED)

– ONE SHRUB REQUIRED PER 100 SF OF LANDSCAPE AREA
(5,608 SF. / 100 = 56 SHRUBS REQUIRED)

LANDSCAPING PROVIDED:

– PLANTINGS:
- **TOTAL TREES PROVIDED: 38**
  - DECIDUOUS CANOPY TREES 11
  - EXISTING STREET TREES 10
  - ORNAMENTAL TREES 17
  - SHRUBS 223
  - PERENNIALS 454

0' 30' 60' 90'

Planting Notes

1. CONTRACTOR SHALL CONTACT COMMON GROUND ALLIANCE AT 811 OR CALL811.COM TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY PLANTS OR LANDSCAPE MATERIAL.
2. ACTUAL LOCATION OF PLANT MATERIAL IS SUBJECT TO FIELD AND SITE CONDITIONS.
3. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
4. ALL SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO SUBMISSION OF ANY BID AND/OR QUOTE BY THE LANDSCAPE CONTRACTOR.
5. CONTRACTOR SHALL PROVIDE TWO YEAR GUARANTEE OF ALL PLANT MATERIALS. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S OR OWNER'S WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
6. ALL PLANTS TO BE SPECIMEN GRADE, MINNESOTA–GROWN AND/OR HARDY. SPECIMEN GRADE SHALL ADHERE TO, BUT IS NOT LIMITED BY, THE FOLLOWING STANDARDS:
   ALL PLANTS SHALL BE FREE FROM DISEASE, PESTS, WOUNDS, SCARS, ETC.
   ALL PLANTS SHALL BE FREE FROM NOTICEABLE GAPS, HOLES, OR DEFORMITIES.
   ALL PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES.
   ALL PLANTS SHALL HAVE HEAVY, HEALTHY BRANCHING AND LEAFING.
   CONIFEROUS TREES SHALL HAVE AN ESTABLISHED MAIN LEADER AND A HEIGHT TO WIDTH RATIO OF NO LESS THAN 5:3.
7. PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1–2004 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
8. PLANTS TO BE INSTALLED AS PER MNLA & ANSI STANDARD PLANTING PRACTICES.
9. PLANTS SHALL BE IMMEDIATELY PLANTED UPON ARRIVAL AT SITE. PROPERLY HEEL–IN MATERIALS IF NECESSARY; TEMPORARY ONLY.
10. PRIOR TO PLANTING, FIELD VERIFY THAT THE ROOT COLLAR/ROOT FLAIR IS LOCATED AT THE TOP OF THE BALLED & BURLAP TREE. IF THIS IS NOT THE CASE, SOIL SHALL BE REMOVED DOWN TO THE ROOT COLLAR/ROOT FLAIR. WHEN THE BALLED & BURLAP TREE IS PLANTED, THE ROOT COLLAR/ROOT FLAIR SHALL BE EVEN OR SLIGHTLY ABOVE FINISHED GRADE.
11. OPEN TOP OF BURLAP ON BB MATERIALS; REMOVE POT ON POTTED PLANTS; SPLIT AND BREAK APART PEAT POTS.
12. PRUNE PLANTS AS NECESSARY – PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
13. WRAP ALL SMOOTH–BARKED TREES – FASTEN TOP AND BOTTOM. REMOVE BY APRIL 1ST.
14. STAKING OF TREES AS REQUIRED; REPOSITION, PLUMB AND STAKE IF NOT PLUMB AFTER ONE YEAR.
15. ALL PLANTED AREAS BETWEEN THE TWO EXISTING BUILDINGS SHALL BE DUG OUT TO A MINIMUM DEPTH OF 12 INCHES. ALL AREAS BELOW PLANTERS, TREES, SHRUBS, AND PERENNIAL BEDS TO BE EXCAVATED DOWN TO A MINIMUM DEPTH OF 48 INCHES (4 FEET) TO ALLOW FOR UNCOMPACTED SOIL BENEATH THE TREES AND SHRUB BEDS.
16. THE NEED FOR SOIL AMENDMENTS SHALL BE DETERMINED UPON SITE SOIL CONDITIONS PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT FOR THE NEED OF ANY SOIL AMENDMENTS.
17. BACKFILL SOIL AND TOPSOIL TO ADHERE TO MN/DOT STANDARD SPECIFICATION 3877 (SELECT TOPSOIL BORROW) AND TO BE EXISTING TOP SOIL FROM SITE FREE OF ROOTS, ROCKS LARGER THAN ONE INCH, SUBSOIL DEBRIS, AND LARGE WEEDS UNLESS SPECIFIED OTHERWISE. MINIMUM 4" DEPTH TOPSOIL FOR ALL LAWN GRASS AREAS AND 12" DEPTH TOPSOIL FOR TREE, SHRUBS, AND PERENNIALS.
18. MULCH TO BE AT ALL TREE, SHRUB, PERENNIAL, AND MAINTENANCE AREAS. TREE AND SHRUB PLANTING BEDS SHALL HAVE 4" DEPTH OF SHREDDED HARDWOOD MULCH. SHREDDED HARDWOOD MULCH TO BE USED AROUND ALL PLANTS WITHIN TURF AREAS. 18" MAINTENANCE STRIP AREAS SHALL CONTAIN 4" DEPTH SHREDDED HARDWOOD MULCH. PERENNIAL AND ORNAMENTAL GRASS BEDS SHALL HAVE 2" DEPTH SHREDDED HARDWOOD MULCH. MULCH TO BE FREE OF DELETERIOUS MATERIAL AND COLORED RED, OR APPROVED EQUAL. MULCH AND FABRIC TO BE APPROVED BY OWNER PRIOR TO INSTALLATION.
19. EDGING TO BE COMMERCIAL GRADE VALLEY–VIEW BLACK DIAMOND (OR EQUAL) POLY EDGING OR SPADED EDGE, AS INDICATED. POLY EDGING SHALL BE PLACED WITH SMOOTH CURVES AND STAKED WITH METAL SPIKES NO GREATER THAN 4 FOOT ON CENTER WITH BASE OF TOP BEAD AT GRADE, FOR MOWERS TO CUT ABOVE WITHOUT DAMAGE. UTILIZE CURBS AND SIDEWALKS FOR EDGING WHERE POSSIBLE. SPADED EDGE TO PROVIDE V–SHAPED DEPTH AND WIDTH TO CREATE SEPARATION BETWEEN MULCH AND GRASS. INDIVIDUAL TREE AND SHRUBS TO BE SPADED EDGE, UNLESS NOTED OTHERWISE. EDGING TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).
20. ALL DISTURBED AREAS TO BE SODDED, UNLESS OTHERWISE NOTED. SOD TO BE STANDARD MINNESOTA GROWN AND HARDY BLUEGRASS MIX, FREE OF LAWN WEEDS. ALL TOPSOIL AREAS TO BE RAKED TO REMOVE DEBRIS AND ENSURE DRAINAGE. SLOPES OF 3:1 OR GREATER SHALL BE STAKED.
21. PROVIDE IRRIGATION TO ALL PLANTED AREAS ON SITE INCLUDING LAWN AREAS. IRRIGATION SYSTEM TO BE DESIGN/BUILD BY LANDSCAPE CONTRACTOR. LANDSCAPE CONTRACTOR TO PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION OF IRRIGATION SYSTEM. CONTRACTOR TO PROVIDE OPERATION MANUALS, AS–BUILT PLANS, AND NORMAL PROGRAMMING. SYSTEM SHALL BE WINTERIZED AND HAVE SPRING STARTUP DURING FIRST YEAR OF OPERATION. SYSTEM SHALL HAVE ONE–YEAR WARRANTY ON ALL PARTS AND LABOR. ALL INFORMATION ABOUT INSTALLATION AND SCHEDULING CAN BE OBTAINED FROM THE GENERAL CONTRACTOR.
22. CONTRACTOR SHALL PROVIDE NECESSARY WATERING OF PLANT MATERIALS UNTIL THE PLANT IS FULLY ESTABLISHED OR IRRIGATION SYSTEM IS OPERATIONAL. OWNER WILL NOT PROVIDE WATER FOR CONTRACTOR.
23. REPAIR, REPLACE, OR PROVIDE SOD/SEED AS REQUIRED FOR ANY ROADWAY BOULEVARD AREAS ADJACENT TO THE SITE DISTURBED DURING CONSTRUCTION.
24. REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO OWNER.

Plant Schedule

CODE	QTY.	COMMON/BOTANICAL NAME	SIZE	SPACING O.C.
DECIDUOUS TREES–11				
ASM	8	ARMSTRONG MAPLE / ACER X FREEMANII 'ARMSTRONG'	2.5" BB	AS SHOWN
CSO	3	CRIMSON SPIRE OAK / QUERCUS ALBA X QUERCUS ROBUR (PP9,103)	2.5" BB	AS SHOWN
ORNAMENTAL TREES–17				
LLC	17	LANCELOT CRABAPPLE / MALUS 'LANZAM'	2" BB	AS SHOWN
SHRUBS–223				
NFS	8	NEON FLASH SPIREA / SPIRAEA JAPONICA 'NEON FLASH'	24" HT., POT	2'–6" O.C.
HYD	36	INCREDIBALL HYDRANGEA / HYDRANGEA ABORESCENS 'ABETWO'	30" HT., POT	4'–0" O.C.
CAV	77	COMPACT AMERICAN VIBURNUM / VIBURNUM TRILOBUM 'BAILEY COMPACT'	36" HT., POT	4'–0" O.C.
SMS	23	SNOWMOUND SPIREA / SPIRAEA NIPPONICA 'SNOWMOUND'	30" HT., POT	3'–6" O.C.
FCA	8	FIRE CHIEF ARBORVITAE / THUJA OCCIDENTALIS 'CONGABE'	30" HT., POT	4'–0" O.C.
HSA	12	HOLMSTRUP ARBORVITAE / THUJA OCCIDENTALIS 'HOLMSTRUP'	40" HT., POT	4'–0" O.C.
TAY	59	TAUNTON YEW / TAXUS MEDII 'TAUNTON'	24" SPRD., POT	4'–0" O.C.
PERENNIALS–454				
LRF	16	LADY IN RED FERN / ATHYRIUM FELIX–FORMA 'LADY IN RED'	NO. 1 CONT.	24" O.C.
ASD	42	APRICOT SPARKLES DAYLILY / HEMEROCALLIS 'APRICOT SPARKLES'	NO. 1 CONT.	18" O.C.
SSD	96	STELLA SUPREME DAYLILY / HEMEROCALLUS 'STELLA SUPREME'	NO. 1 CONT.	18" O.C.
RSG	29	RED SWITCH GRASS / PANICUM VIRGATUM 'SHENANDOAH'	NO. 3 CONT.	30" O.C.
KFG	48	KARL FOERSTER GRASS / CALAMAGROTIS X ACUTIFLORA 'KARL FOERSTER'	NO. 3 CONT.	30" O.C.
RSH	45	ROYAL STANDARD HOSTA / HOSTA 'ROYAL STANDARD'	NO. 1 CONT.	36" O.C.
MBH	66	MAUI BUTTERCUPS HOSTA / HOSTA 'MAUI BUTTERCUPS'	NO. 1 CONT.	18" O.C.
KFG	65	KARL FOERSTER FEATHER REED GRASS / CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	QUART POT	24" O.C.
PAH	41	PATRIOT HOSTA / HOSTA 'PATRIOT'	NO. 1 CONT.	24" O.C.
VIN	6	VIRGINIA CREEPER / PARTHENOCISSUS QUINQUEFOLIA 'ENGLEMANNI'	NO. 3 CONT.	18" O.C.

NOTES:
– QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN THE EVENT OF A DISCREPANCY.
– CONTRACTOR TO DETERMINE LOCATIONS OF ALL ELECTRICAL, LIGHTING, AND UTILITY CONDUITS AS WELL AS ALL IRRIGATION SLEEVE REQUIREMENTS PRIOR TO PAVING OF SITE.
– SEE DETAIL SHEET FOR ADDITIONAL LANDSCAPING DETAILS.

Westwood

Westwood Professional Services, Inc.
7699 Anagram Drive
Eden Prairie, MN 55344

PHONE 952-937-5150
FAX 952-937-5822
TOLL FREE 1-888-937-5150

www.westwoodps.com

Designed: CEF
Checked: CEF/GAS
Drawn: CEF
Record Drawing by/date:

Revisions:
12/09/14 City Submittal
01/05/15 Client Comments
2/25/15 GLA Application/Resubmittal 1
3/30/15 27TH Ave Landscaping
4/03/15 Concrete Planter/Seat Wall Details
4/13/15 New Seating Areas along 27th Ave
4/15/15 City Comments/Transformer

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed PROFESSIONAL LANDSCAPE ARCHITECT under the laws of the State of Minnesota.

Chad E. Felgum, PLA
Date: 04/15/15 License No. 46508

Prepared for:

Swervo Development

510 - 1st Avenue North #600
Minneapolis, MN 55403

Brickhouse Lofts

Minneapolis, Minnesota

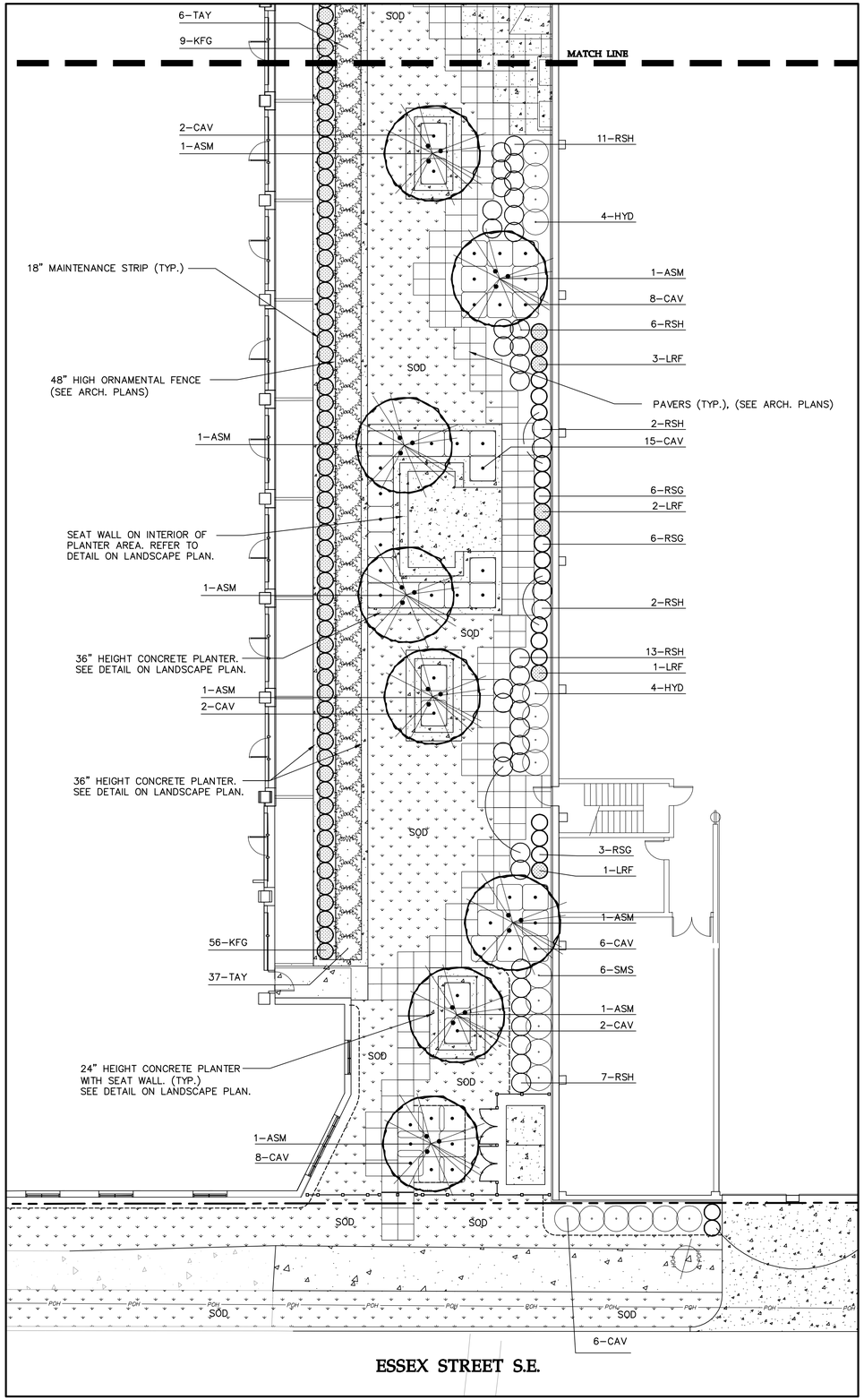
Landscape Plan

Date: 12/09/14
Sheet: 5 OF 8

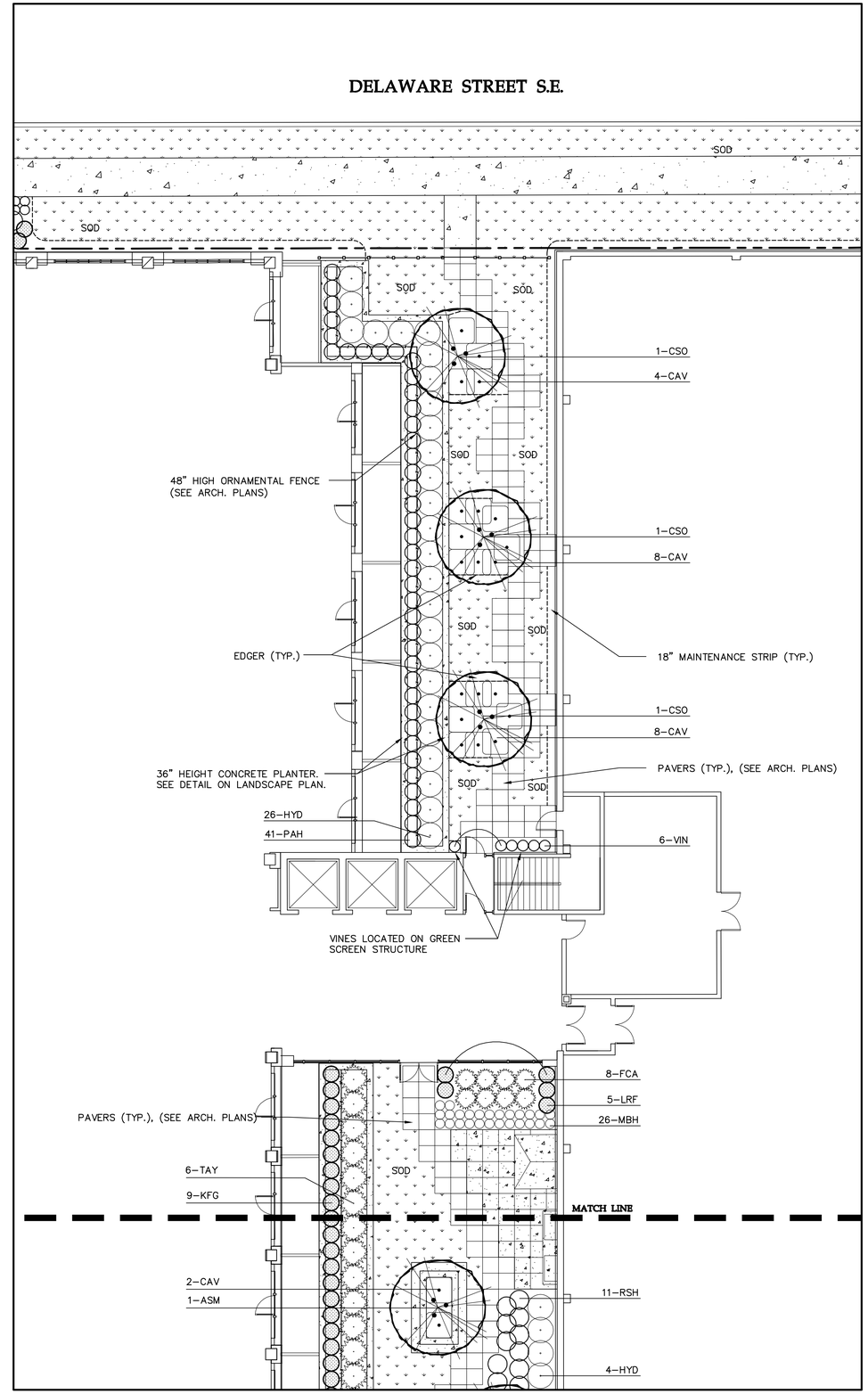
0002794PLP01.dwg

© 2015 Westwood Professional Services, Inc.

Landscape Enlargement A

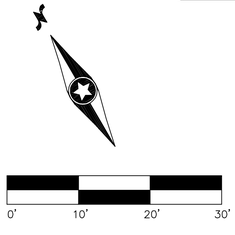


Landscape Enlargement B



Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance

NOTE: SEE LANDSCAPE PLAN FOR PLANT LIST. SEE DETAIL SHEET FOR LANDSCAPING DETAILS.



Westwood

Westwood Professional Services, Inc.
7699 Anagram Drive
Eden Prairie, MN 55344

PHONE 952-937-5150
FAX 952-937-5822
TOLL FREE 1-888-937-5150

www.westwoodps.com

Designed: CEF
Checked: CEF/GAS
Drawn: CEF
Record Drawing by/date:

Revisions:
2/25/15 GLA Application/Resubmittal 1
04/03/15 Concrete Planter/Seat Wall Details
4/13/15 New Seating Areas along 27th Ave
4/15/15 City Comments/Transformer

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed PROFESSIONAL LANDSCAPE ARCHITECT under the laws of the State of Minnesota.

Chad E. Felgum, PLA
Date: 04/15/15 License No. 46508

Prepared for:

Swervo Development

510 - 1st Avenue North #600
Minneapolis, MN 55403

Brickhouse Lofts

Minneapolis, Minnesota

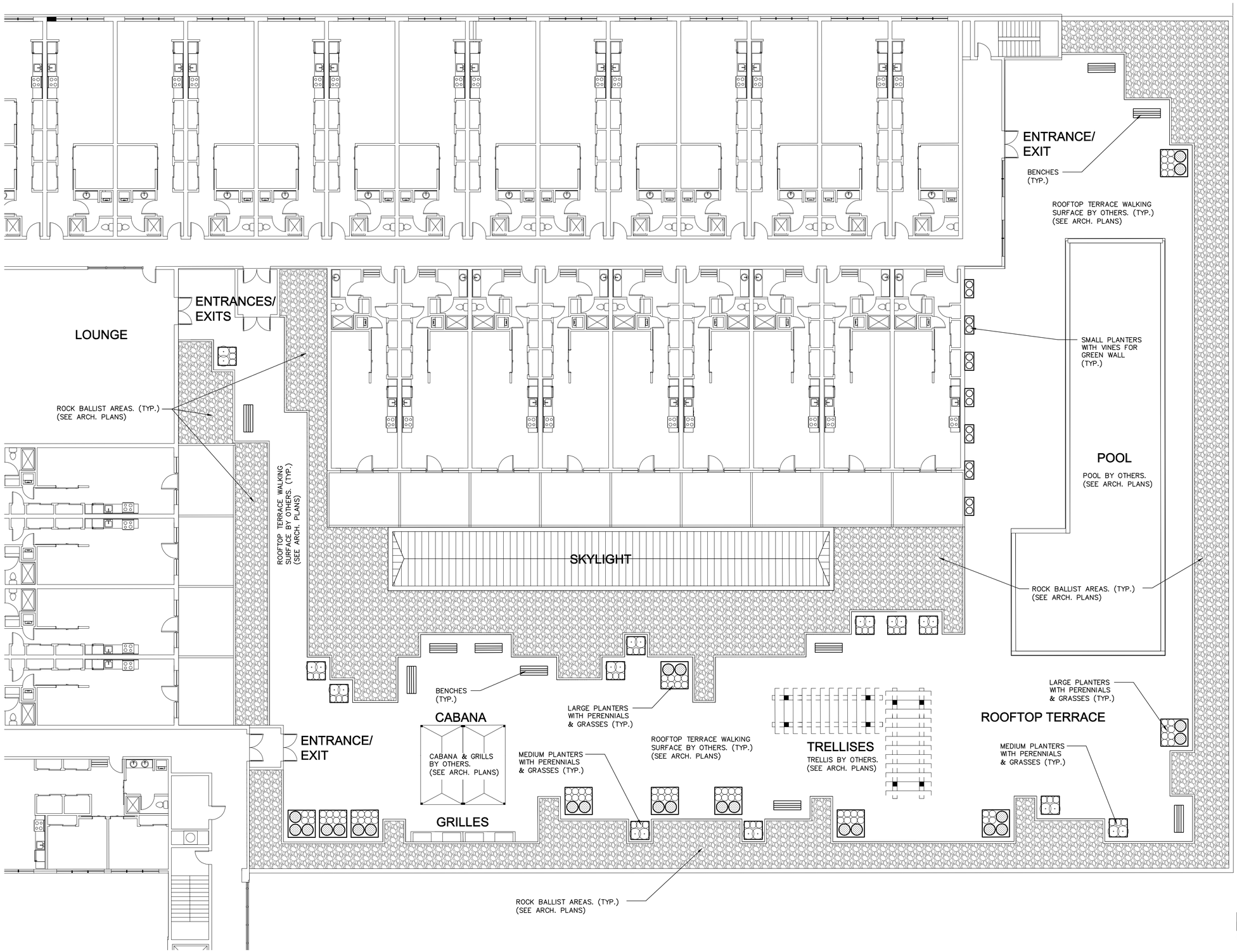
Landscape Enlargements

Date: 02/25/15
Sheet: 6 OF 8

0002794PLP02.dwg

© 2015 Westwood Professional Services, Inc.

Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance



NOTE: SEE LANDSCAPE PLAN FOR PLANT LIST. SEE DETAIL SHEET FOR LANDSCAPING DETAILS.

Westwood

Westwood Professional Services, Inc.
7699 Anagram Drive
Eden Prairie, MN 55344

PHONE 952-937-5150
FAX 952-937-5822
TOLL FREE 1-888-937-5150

www.westwoodps.com

Designed: CEF
Checked: CEF/GAS
Drawn: CEF
Record Drawing by/date:

Revisions:
2/25/15 GLA Application/Resubmittal 1
04/03/15 Concrete Planter/Seat Wall Details
4/13/15 New Seating Areas along 27th Ave
4/15/15 City Comments/Transformer

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed PROFESSIONAL LANDSCAPE ARCHITECT under the laws of the State of Minnesota.

Chad E. Felgum, PLA
Date: 04/15/15 License No. 46508

Prepared for:

Swervo Development

510 - 1st Avenue North #600
Minneapolis, MN 55403

Brickhouse Lofts

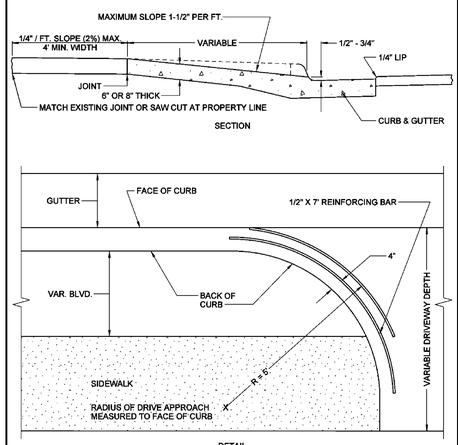
Minneapolis, Minnesota

Rooftop Terrace Amenity Plan

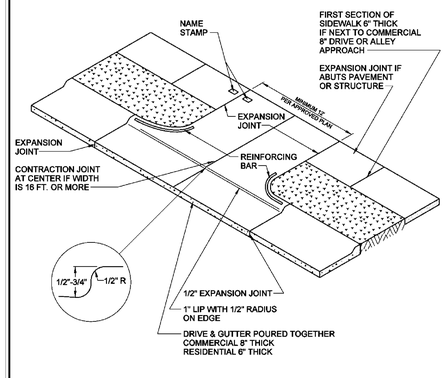
Date: 02/25/15
Sheet: 7 OF 8

0002794PLP03.dwg

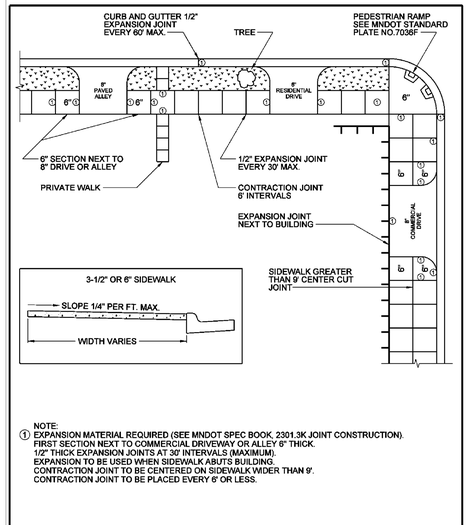
© 2014 Westwood Professional Services, Inc.
Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance



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

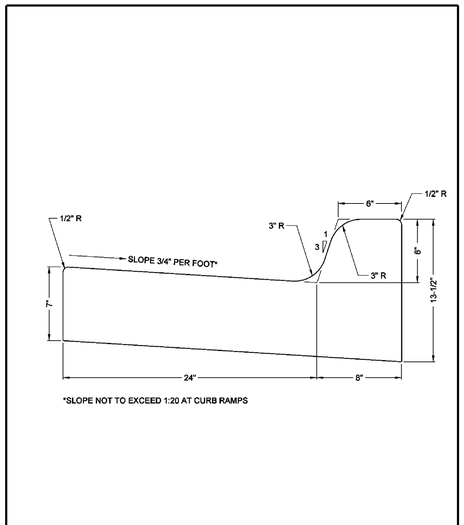


MINNEAPOLIS DEPARTMENT OF PUBLIC WORKS		TYPICAL DRIVEWAY	STANDARD PLATE NO. ROAD-2002
DRAWN: JFC	DATE: 9/10/07		
APPROVED: GAS	DATE: 5/19/08		

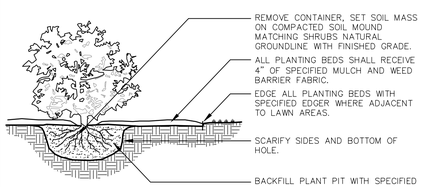


NOTE:
1. EXPANSION MATERIAL REQUIRED (SEE MNDOT SPEC BOOK, 2301.3K JOINT CONSTRUCTION). FIRST SECTION NEXT TO COMMERCIAL DRIVEWAY OR ALLEY 8" THICK. 1/2" THICK EXPANSION JOINTS AT 30' INTERVALS (MAXIMUM). EXPANSION TO BE USED WHEN SIDEWALK ABUTS BUILDING. CONTRACTION JOINT TO BE CENTERED ON SIDEWALK WIDER THAN 9'. CONTRACTION JOINT TO BE PLACED EVERY 6' OR LESS.

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

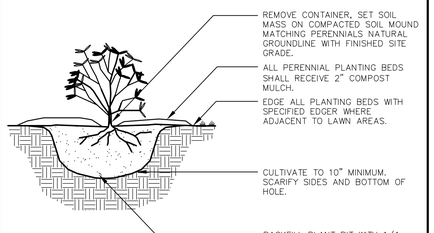


MINNEAPOLIS DEPARTMENT OF PUBLIC WORKS		B-624 CURB AND GUTTER	STANDARD PLATE NO. ROAD-1003
DRAWN: JFC	DATE: 9/10/07		
APPROVED: GAS	DATE: 5/19/08		



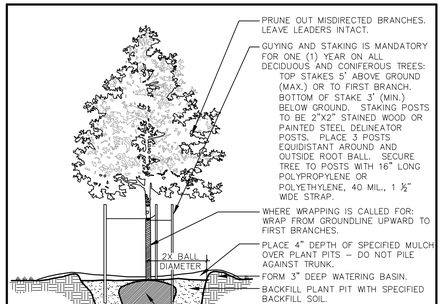
N.T.S.

Westwood	SHRUB PLANTING	LAST REVISED: 09/18/08 LA27



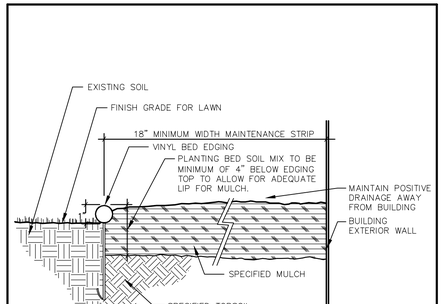
N.T.S.

Westwood	PERENNIAL PLANTING	LAST REVISED: 09/16/08 LA26



N.T.S.

Westwood	DECIDUOUS TREE PLANTING	LAST REVISED: 09/18/08 LA28



N.T.S.

Westwood	MAINTENANCE STRIP	LAST REVISED: 09/16/08 LA12

Westwood

Westwood Professional Services, Inc.
7699 Anagram Drive
Eden Prairie, MN 55344

PHONE 952-937-5150
FAX 952-937-5822
TOLL FREE 1-888-937-5150

www.westwoodps.com

Designed: GAS
Checked: GAS
Drawn: GAS
Record Drawing by/date:

Revisions:
12/09/14 City Submittal
01/05/15 Client Comments
2/25/15 GLA Application/Resubmittal 1
4/13/15 New Seating Areas along 27th Ave
4/15/15 City Comments/Transformer

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed PROFESSIONAL ENGINEER under the laws of the State of Minnesota.

Gretchen Schroeder
Gretchen Schroeder
Date: 04/15/15 License No. 43019

Prepared for:

Swervo Development

510 - 1st Avenue North #600
Minneapolis, MN 55403

Brickhouse Lofts

Minneapolis, Minnesota

Detail Sheet

Date: 12/09/14
Sheet: 8 OF 8

0002794DTP01.dwg

Brickhouse Lofts

150 - 26th Ave. SE
Minneapolis, MN

1ST FLOOR PLAN : 35 UNITS
1 BEDROOM UNITS: 22
2 BEDROOM UNITS: 11
3 BEDROOM UNITS: 1
4 BEDROOM UNITS: 1

2ND FLOOR PLAN : 34 UNITS
1 BEDROOM UNITS: 27
2 BEDROOM UNITS: 5
3 BEDROOM UNITS: 1
4 BEDROOM UNITS: 1

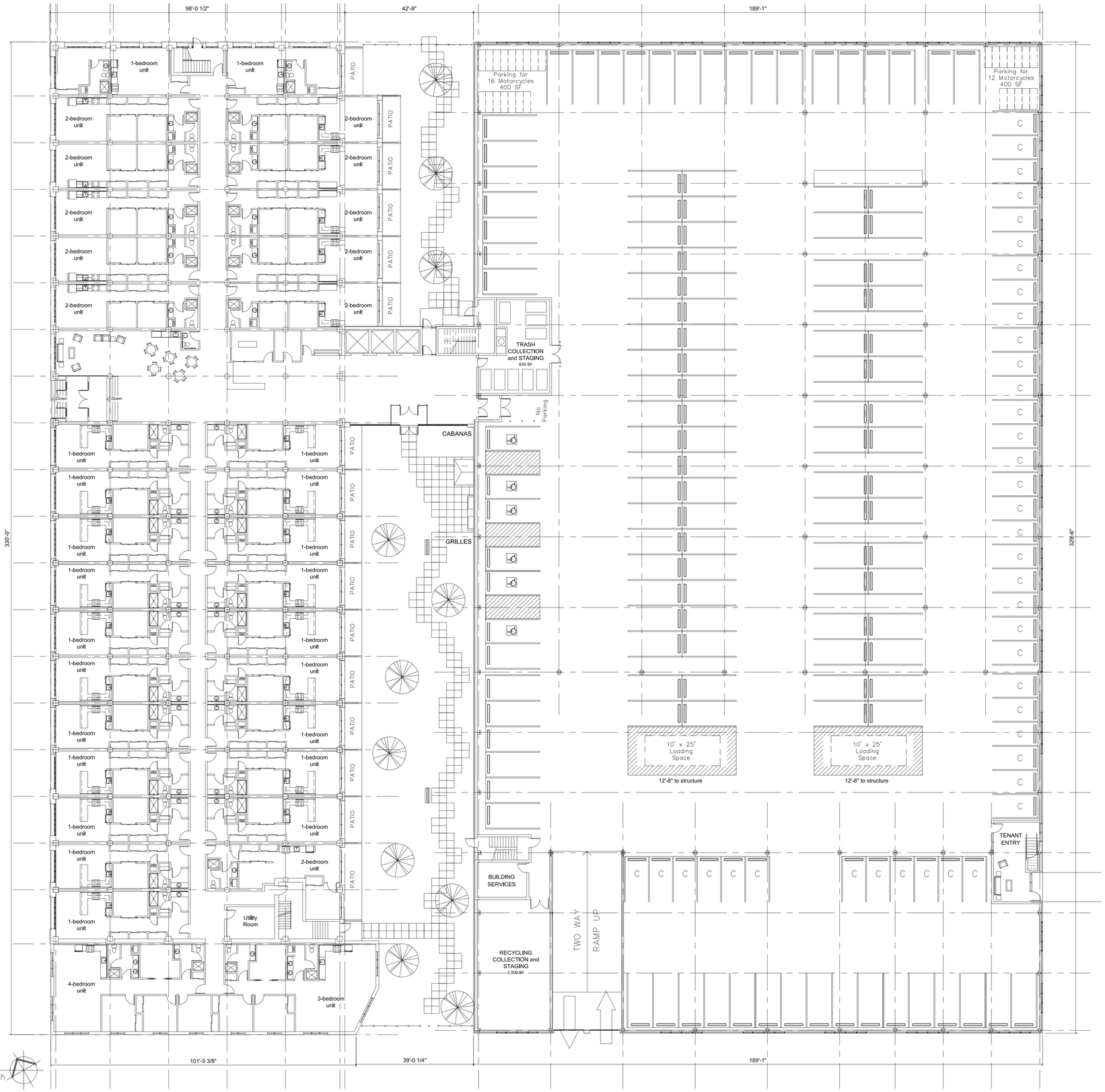
3RD FLOOR PLAN : 34 UNITS
1 BEDROOM UNITS: 27
2 BEDROOM UNITS: 5
3 BEDROOM UNITS: 1
4 BEDROOM UNITS: 1

4TH FLOOR PLAN : 34 UNITS
1 BEDROOM UNITS: 27
2 BEDROOM UNITS: 5
3 BEDROOM UNITS: 1
4 BEDROOM UNITS: 1

5TH FLOOR PLAN : 19 UNITS
1 BEDROOM UNITS: 2
2 BEDROOM UNITS: 16
4 BEDROOM UNITS: 1

6TH FLOOR PLAN : 19 UNITS
1 BEDROOM UNITS: 2
2 BEDROOM UNITS: 16
4 BEDROOM UNITS: 1

MAXWELL BUILDING TOTALS :
175 UNITS
259 BEDS



1 / a2.1 1st Floor Plan
Scale : 1/16" = 1'-0"

2ND FLOOR PLAN : 33 UNITS
1 BEDROOM UNITS: 9
2 BEDROOM UNITS: 17
3 BEDROOM UNITS: 3
4 BEDROOM UNITS: 4

3RD FLOOR PLAN : 27 UNITS
1 BEDROOM UNITS: 9
2 BEDROOM UNITS: 14
3 BEDROOM UNITS: 2
4 BEDROOM UNITS: 2

4TH FLOOR PLAN : 39 UNITS
1 BEDROOM UNITS: 38
3 BEDROOM UNITS: 1

5TH FLOOR PLAN : 39 UNITS
1 BEDROOM UNITS: 38
3 BEDROOM UNITS: 1

STEEL BUILDING TOTAL :
138 UNITS
201 BEDS

MAXWELL BUILDING:	259 BEDS
STEEL BUILDING:	201 BEDS
TOTAL NUMBER BEDS:	460 BEDS

460 BEDS x .35 STALLS/BED = 161

161 PARKING STALLS REQUIRED

STANDARD STALLS	120
COMPACT STALLS	41
ADA STALLS	6
TOTAL STALLS	167

COMPACT/STND. 41/167 = 24.6%

BIKE STORAGE

1 REQ'D./BED = 460 REQUIRED

MAXWELL BSMT.:	242
IND. 2nd :	116
IND. 3rd. :	86
GARAGE :	24
TOTAL	468

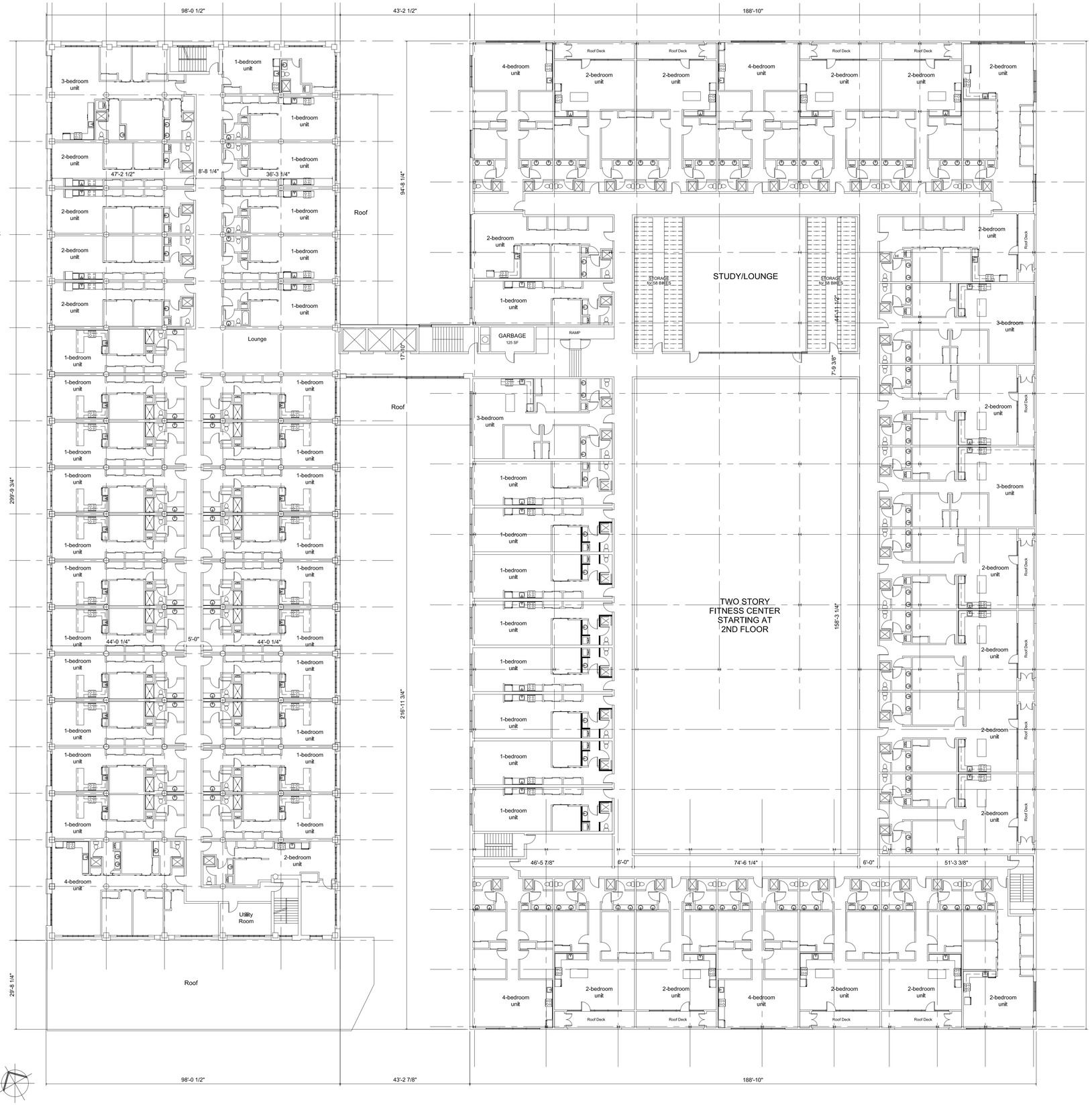
Maxwell Ventures, LLC
510 First Ave. No., Suite 600
Minneapolis, MN 55403
p) 612.332.8328

Date: 04.13.2015

Brickhouse Lofts

150 - 26th Ave. SE
Minneapolis, MN

2ND FLOOR PLAN : 34 UNITS
1 BEDROOM UNITS: 27
2 BEDROOM UNITS: 5
3 BEDROOM UNITS: 1
4 BEDROOM UNITS: 1



2ND FLOOR PLAN : 33 UNITS
1 BEDROOM UNITS: 9
2 BEDROOM UNITS: 17
3 BEDROOM UNITS: 3
4 BEDROOM UNITS: 4

1 / a2.2 2nd Floor Plan
Scale : 1/16" = 1'-0"

North

Maxwell
Ventures, LLC
510 First Ave. No., Suite 600
Minneapolis, MN 55403
p) 612.332.8328

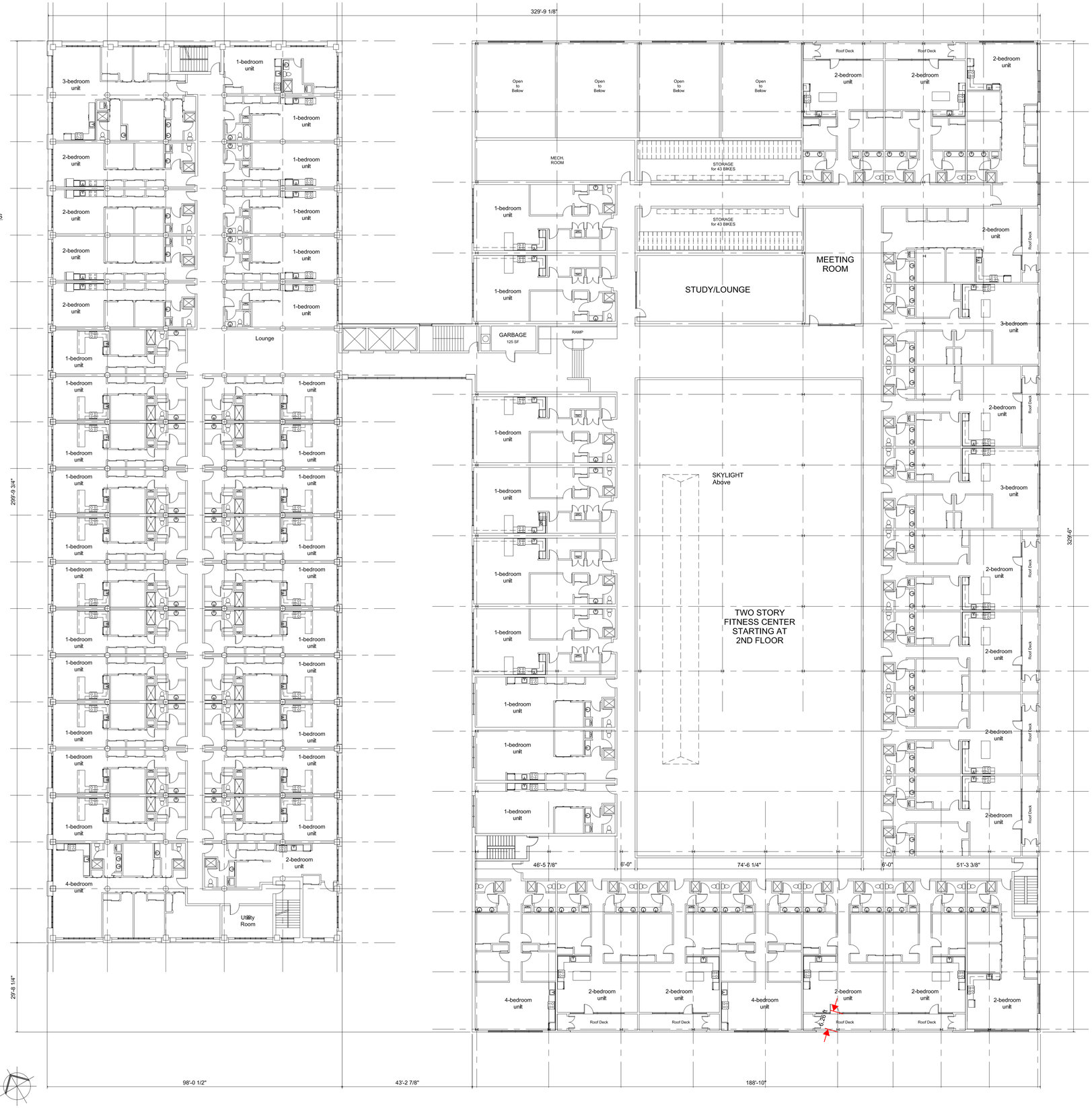
Date: 04.13.2015

Brickhouse Lofts

150 - 26th Ave. SE
Minneapolis, MN

3RD FLOOR PLAN : 34 UNITS
1 BEDROOM UNITS: 27
2 BEDROOM UNITS: 5
3 BEDROOM UNITS: 1
4 BEDROOM UNITS: 1

3RD FLOOR PLAN : 27 UNITS
1 BEDROOM UNITS: 9
2 BEDROOM UNITS: 14
3 BEDROOM UNITS: 2
4 BEDROOM UNITS: 2



1 a2.3 3rd Floor Plan
Scale : 1/16" = 1'-0"

North

Maxwell Ventures, LLC
510 First Ave. No., Suite 600
Minneapolis, MN 55403
p) 612.332.8328

Date: 04.13.2015

Brickhouse Lofts

150 - 26th Ave. SE
Minneapolis, MN

4TH FLOOR PLAN : 34 UNITS
1 BEDROOM UNITS: 27
2 BEDROOM UNITS: 5
3 BEDROOM UNITS: 1
4 BEDROOM UNITS: 1

4TH FLOOR PLAN : 39 UNITS
1 BEDROOM UNITS: 38
3 BEDROOM UNITS: 1

1 / a2.4 4th Floor Plan
Scale : 1/16" = 1'-0"
North

Maxwell Ventures, LLC
510 First Ave. No., Suite 600
Minneapolis, MN 55403
p) 612.332.8328

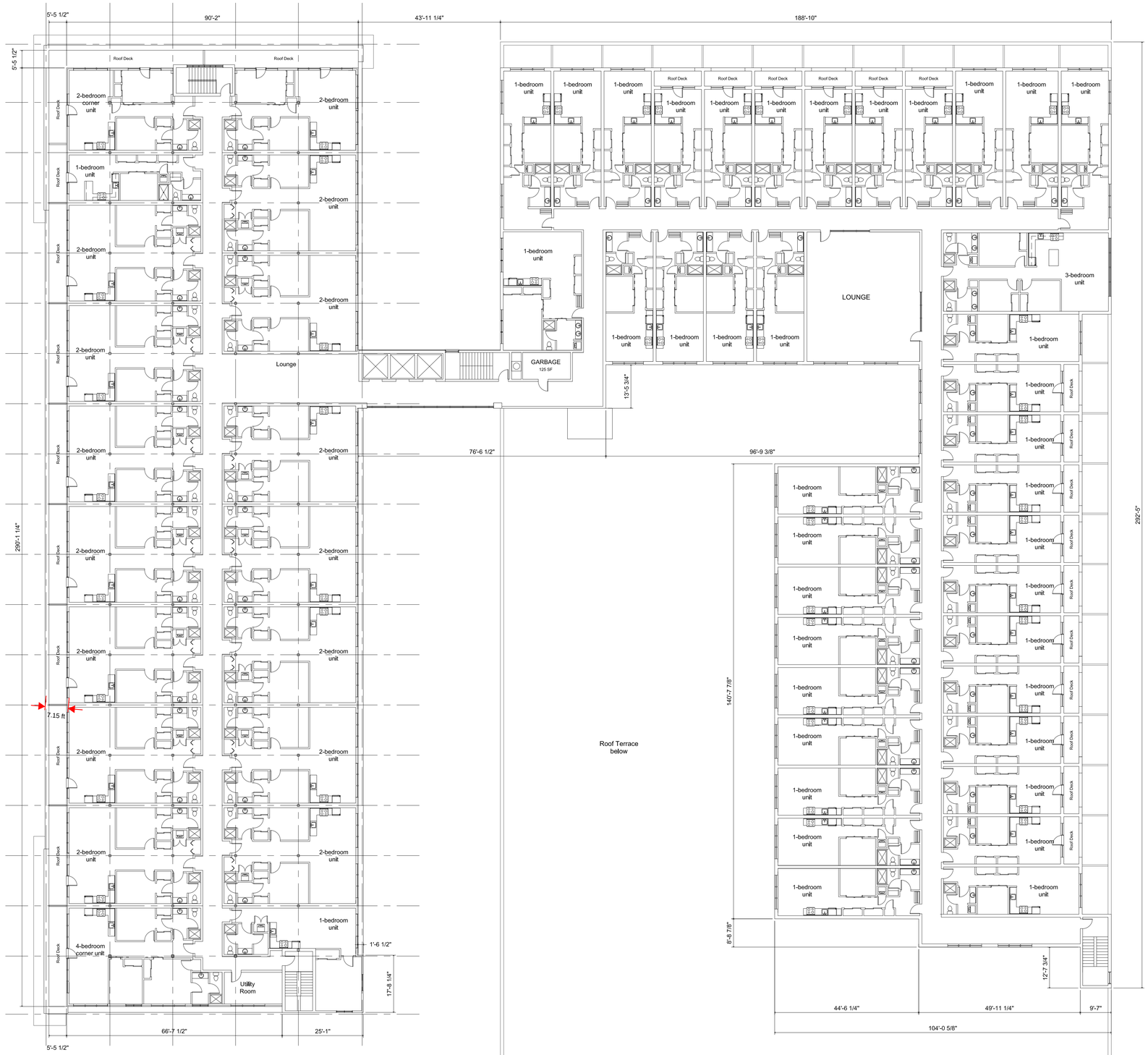
Date: 04.13.2015

Brickhouse Lofts

150 - 26th Ave. SE
Minneapolis, MN

5TH FLOOR PLAN : 19 UNITS
1 BEDROOM UNITS: 2
2 BEDROOM UNITS: 16
4 BEDROOM UNITS: 1

5TH FLOOR PLAN : 39 UNITS
1 BEDROOM UNITS: 38
3 BEDROOM UNITS: 1



1 / a2.5 5th Floor Plan
Scale : 1/16" = 1'-0"
North

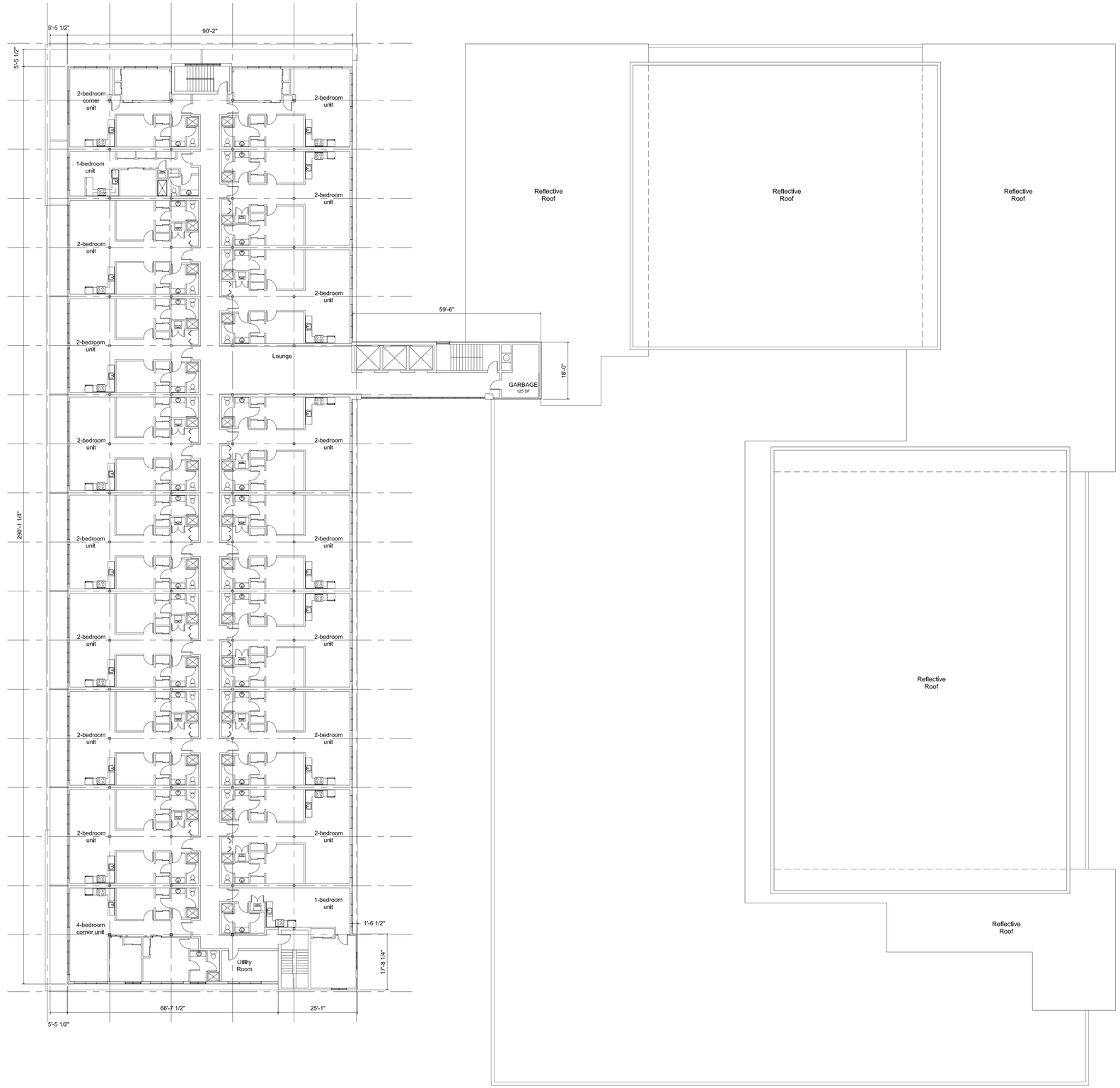
Maxwell Ventures, LLC
510 First Ave. No., Suite 600
Minneapolis, MN 55403
p) 612.332.8328

Date: 04.13.2015

Brickhouse Lofts

150 - 26th Ave. SE
Minneapolis, MN

6TH FLOOR PLAN : 19 UNITS
1 BEDROOM UNITS: 2
2 BEDROOM UNITS: 16
4 BEDROOM UNITS: 1



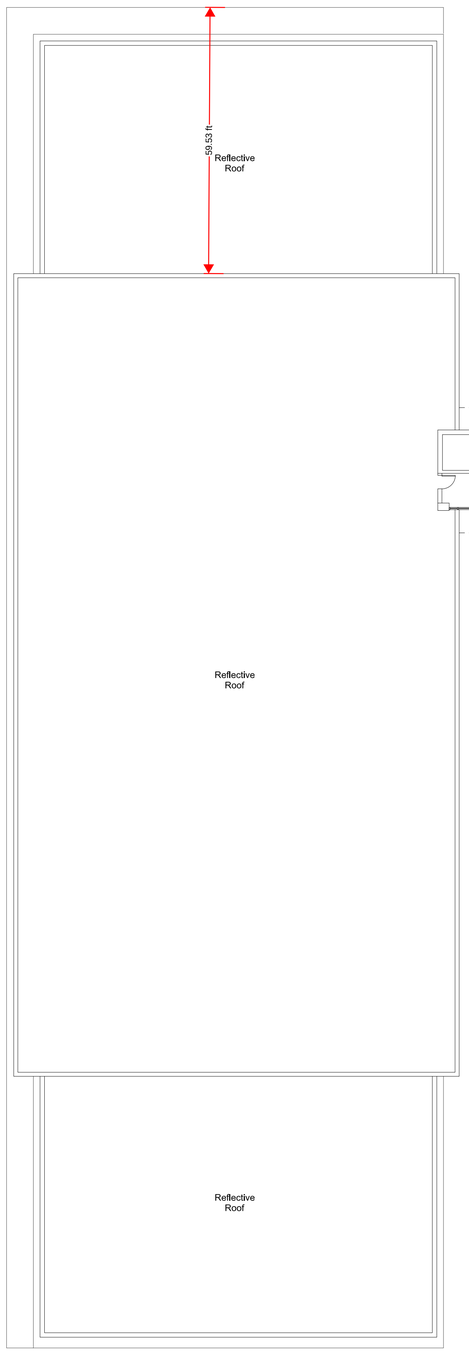
1 / a2.6 6th Floor Plan
Scale : 1/16" = 1'-0"
North

Maxwell Ventures, LLC
510 First Ave. No., Suite 600
Minneapolis, MN 55403
p) 612.332.8328

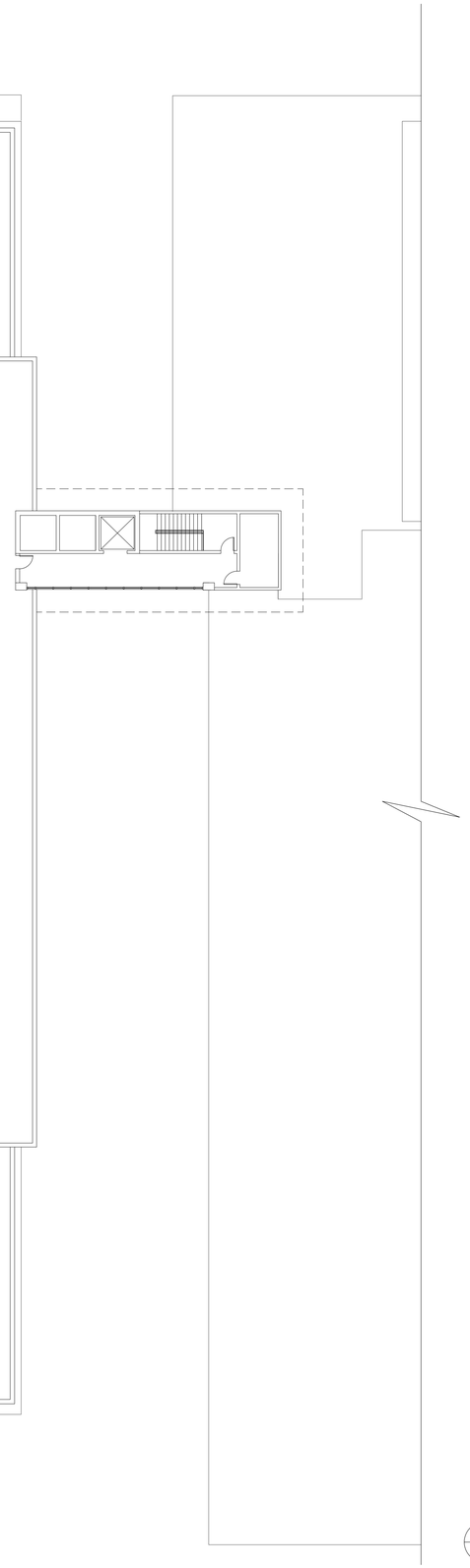
Date: 04.13.2015

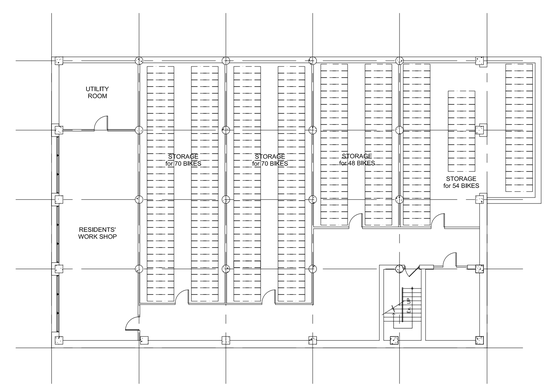
Brickhouse Lofts

150 - 26th Ave. SE
Minneapolis, MN



2 a2.7 Roof Plan (of Maxwell Building)
Scale : 1/16" = 1'-0"
North





1 a2.7 Basement Plan (southern end of Maxwell Building)
Scale : 1/16" = 1'-0"
North

Maxwell Ventures, LLC
510 First Ave. No., Suite 600
Minneapolis, MN 55403
p) 612.332.8328

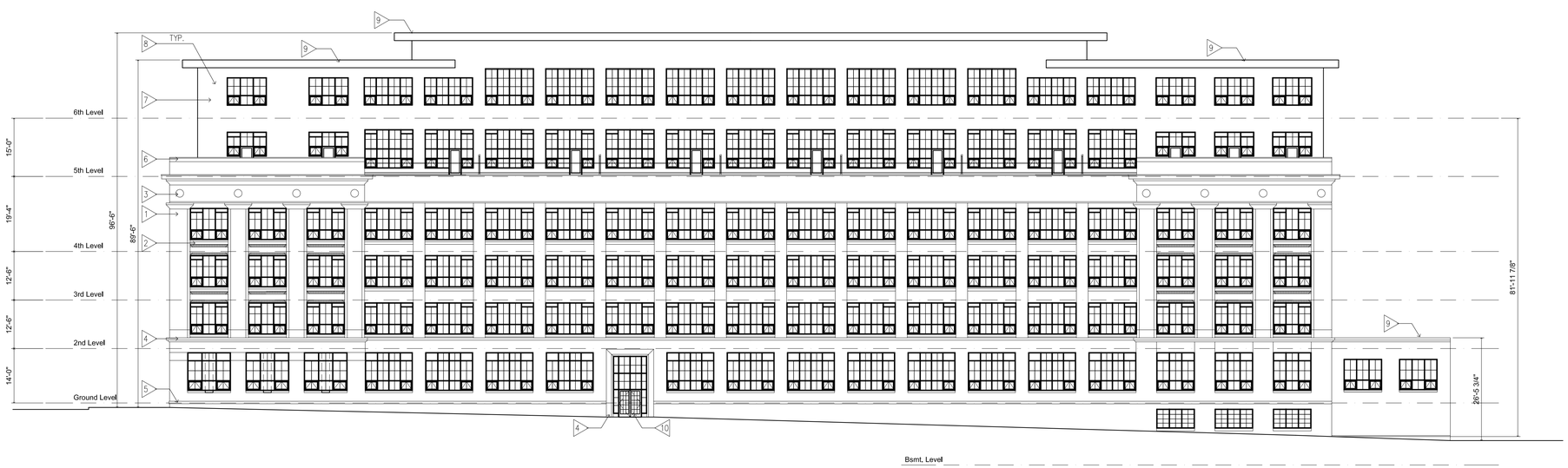
Date: 04.13.2015

EXTERIOR MATERIALS KEYNOTES :

1. EXISTING DARK BROWN BRICK.
2. EXISTING LIMESTONE SILL.
3. EXISTING LIMESTONE MEDALLION.
4. EXISTING LIMESTONE TRIM.
5. EXISTING LIMESTONE WATERTABLE COURSE.
6. EXISTING LIMESTONE WALL COPING.
7. NEW METAL CORRUGATED SIDING. FINISH : A606 CORTEN; 20 ga. 7/8" DEPTH
8. NEW ALUM/GLASS CURTAINWALL. FINISH : NATURAL ALUM.
9. NEW PRE-FINISHED METAL ROOF EDGE FASCIA AND EDGE FLASHING; FINISH : DARK BRONZE ANODIZED.
10. NEW ALUM/GLASS STOREFRONT w/ 8'-0" high DOORS. FINISH : NATURAL ALUM.
11. NEW DECORATIVE STEEL FENCE. PAINTED FINISH – COLOR :
12. NEW INSULATED ALUM OVERHEAD DOOR with GLASS VISION PANELS. FINISH : NATURAL ALUM.
13. NEW TERRA COTTA PANELS; 400mm x 400 mm (16" sq.); FINISH : NATURAL "CLAY-RED"
14. NEW INSULATED HOLLOW METAL DOOR in HM FRAME. PAINTED FINISH – COLOR : BROWN.
15. NEW DARK BROWN BRICK.
16. NEW PRAIRIE STONE "LIMESTONE" WATER TABLE COURSE.
17. PRE-FINISHED METAL GUARDRAIL w/ TEMPERED GLASS PANELS. Top of TOP RAIL 42" above floor level.

2 / a3.1 Essex Street SE (southwest) Elevation

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



1 / a3.1 26th Ave. SE (northwest) Elevation

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

Brickhouse Lofts

150 - 26th Ave. SE
Minneapolis, MN

Maxwell Ventures, LLC
510 First Ave. No., Suite 600
Minneapolis, MN 55403
p) 612.332.8328

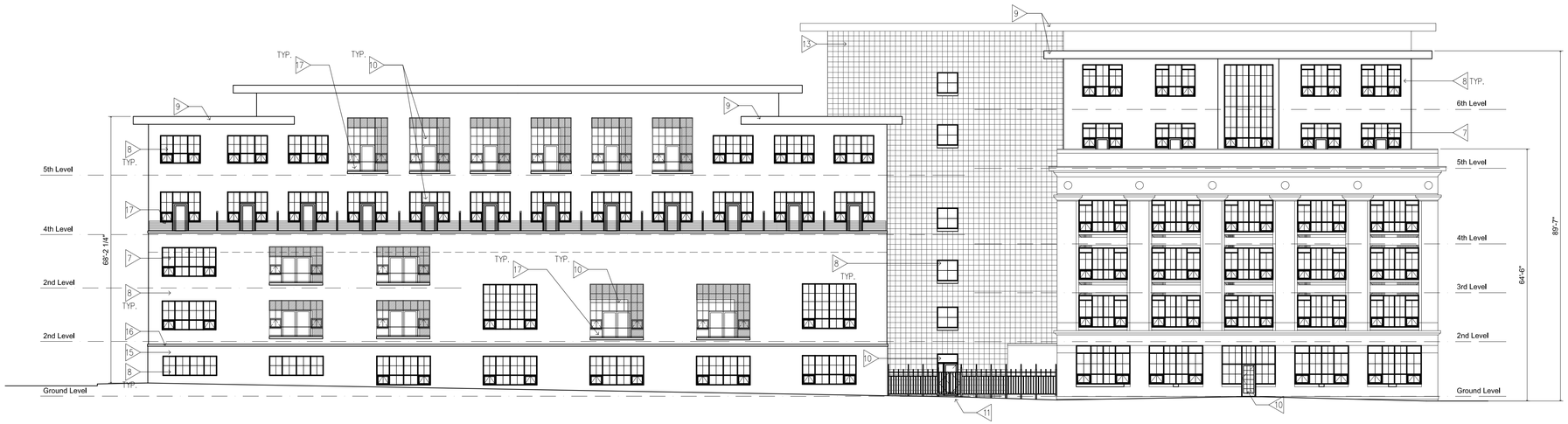
Date: 04.13.2015

Brickhouse Lofts

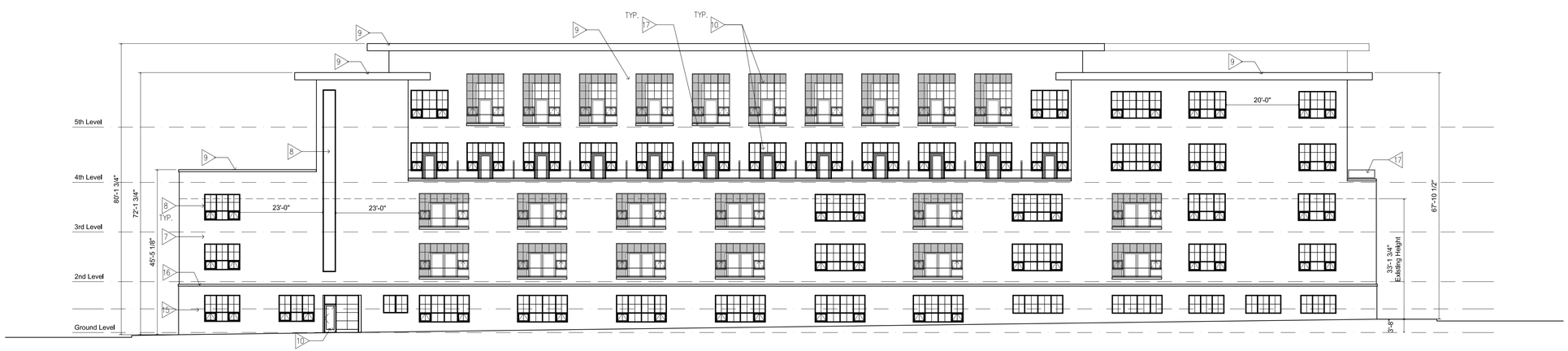
150 - 26th Ave. SE
Minneapolis, MN

EXTERIOR MATERIALS KEYNOTES :

1. EXISTING DARK BROWN BRICK.
2. EXISTING LIMESTONE SILL.
3. EXISTING LIMESTONE MEDALLION.
4. EXISTING LIMESTONE TRIM.
5. EXISTING LIMESTONE WATERTABLE COURSE.
6. EXISTING LIMESTONE WALL COPING.
7. NEW METAL CORRUGATED SIDING. FINISH : A606 CORTEN; 20 ga. 7/8" DEPTH
8. NEW ALUM/GLASS CURTAINWALL. FINISH : NATURAL ALUM.
9. NEW PRE-FINISHED METAL ROOF EDGE FASCIA AND EDGE FLASHING; FINISH : DARK BRONZE ANODIZED.
10. NEW ALUM/GLASS STOREFRONT w/ 8'-0" high DOORS. FINISH : NATURAL ALUM.
11. NEW DECORATIVE STEEL FENCE. PAINTED FINISH - COLOR :
12. NEW INSULATED ALUM OVERHEAD DOOR with GLASS VISION PANELS. FINISH : NATURAL ALUM.
13. NEW TERRA COTTA PANELS; 400mm x 400 mm (16" sq.); FINISH : NATURAL "CLAY-RED"
14. NEW INSULATED HOLLOW METAL DOOR in HM FRAME. PAINTED FINISH - COLOR : BROWN.
15. NEW DARK BROWN BRICK.
16. NEW PRAIRIE STONE "LIMESTONE" WATER TABLE COURSE.



2 a3.2 Delaware Street SE (northeast) Elevation
Scale : 1/16" = 1'-0"



1 a3.2 27th Ave. SE (southeast) Elevation
Scale : 1/16" = 1'-0"

Maxwell Ventures, LLC
510 First Ave. No., Suite 600
Minneapolis, MN 55403
p) 612.332.8328

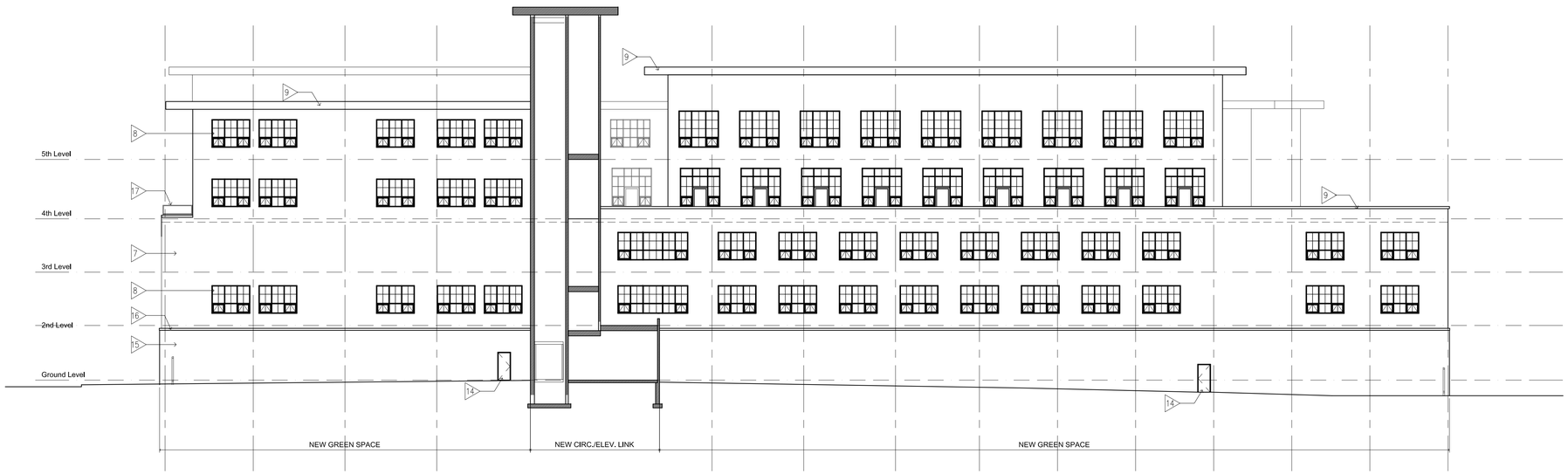
Date: 04.13.2015

Brickhouse Lofts

150 - 26th Ave. SE
Minneapolis, MN

EXTERIOR MATERIALS KEYNOTES :

1. EXISTING DARK BROWN BRICK.
2. EXISTING LIMESTONE SILL.
3. EXISTING LIMESTONE MEDALLION.
4. EXISTING LIMESTONE TRIM.
5. EXISTING LIMESTONE WATERTABLE COURSE.
6. EXISTING LIMESTONE WALL COPING.
7. NEW METAL CORRUGATED SIDING. FINISH : A606 CORTEN; 20 ga. 7/8" DEPTH
8. NEW ALUM/GLASS CURTAINWALL. FINISH : NATURAL ALUM.
9. NEW PRE-FINISHED METAL ROOF EDGE FASCIA AND EDGE FLASHING; FINISH : DARK BRONZE ANODIZED.
10. NEW ALUM/GLASS STOREFRONT w/ 8'-0" high DOORS. FINISH : NATURAL ALUM.
11. NEW DECORATIVE STEEL FENCE. PAINTED FINISH – COLOR :
12. NEW INSULATED ALUM OVERHEAD DOOR with GLASS VISION PANELS. FINISH : NATURAL ALUM.
13. NEW TERRA COTTA PANELS; 400mm x 400 mm (16" sq.); FINISH : NATURAL "CLAY-RED"
14. NEW INSULATED HOLLOW METAL DOOR in HM FRAME. PAINTED FINISH – COLOR : BROWN.
15. NEW DARK BROWN BRICK.
16. NEW PRAIRIE STONE "LIMESTONE" WATER TABLE COURSE.
17. PRE-FINISHED METAL GUARDRAIL w/ TEMPERED GLASS PANELS. Top of TOP RAIL 42" above floor level.



2 / a3.3 Industrial Building Courtyard Elevation (looking southeast)
Scale : 1/16" = 1'-0"

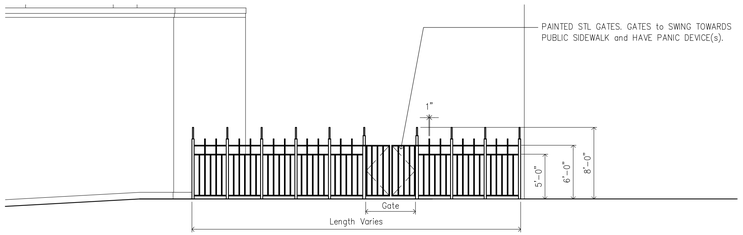
1 / a3.3 Maxwell Building Courtyard Elevation (looking northwest)
Scale : 1/16" = 1'-0"

Maxwell Ventures, LLC
510 First Ave. No., Suite 600
Minneapolis, MN 55403
p) 612.332.8328

Date: 04.13.2015

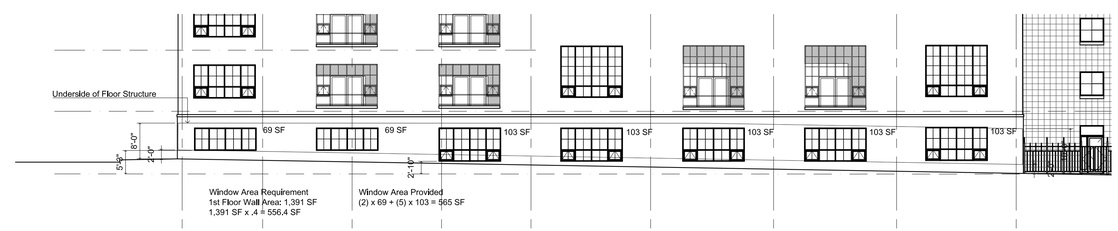
Brickhouse Lofts

150 - 26th Ave. SE
Minneapolis, MN

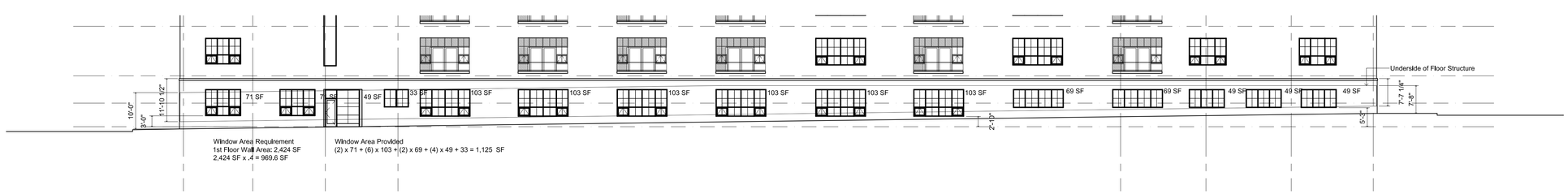


5 / a4.1 Elevation of Decorative Fencing
Scale : 1/8" = 1'-0"

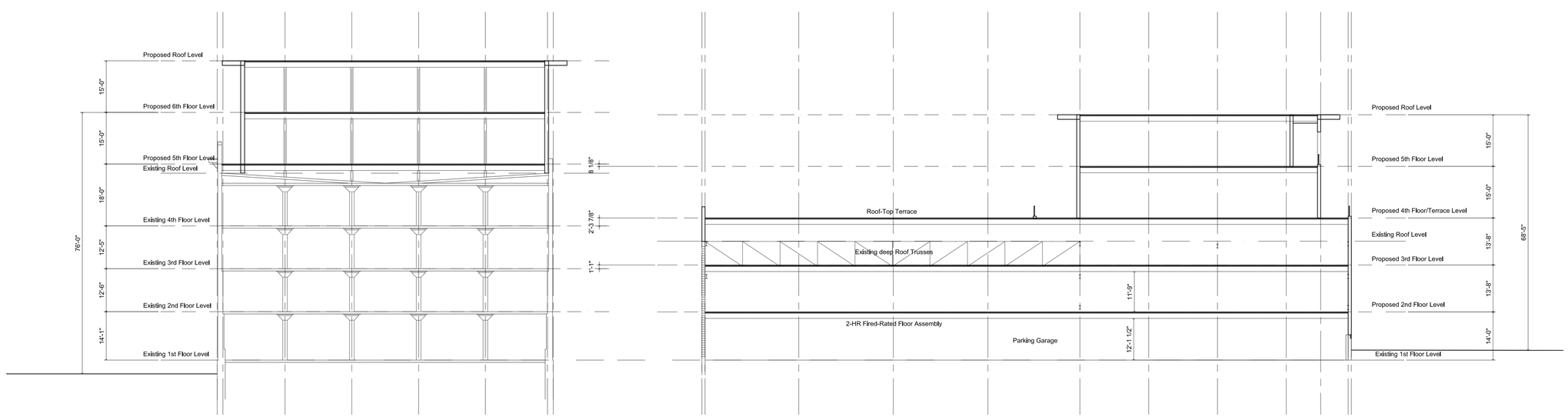
4 / a4.1 Essex St. SE 1st Floor Elevation : Opening Areas
Scale : 1/16" = 1'-0"



3 / a4.1 Delaware St. SE 1st Floor Elevation : Opening Areas
Scale : 1/16" = 1'-0"



2 / a4.1 27th Ave SE 1st Floor Elevation : Opening Areas
Scale : 1/16" = 1'-0"



Maxwell Building

Industrial Building

1 / a4.1 Building Section looking northwest
Scale : 1/16" = 1'-0"

Maxwell Ventures, LLC
510 First Ave. No., Suite 60
Minneapolis, MN 55403
p) 612.332.8328

Date: 04.13.2015

EXHIBIT A

26th Ave. SE Rendered Elevation

April 13, 2015

Brickhouse Lofts

150-26th Avenue SE, Minneapolis, MN

EXHIBIT B
Essex St. SE Rendered Elevation
April 13, 2015

Brickhouse Lofts
150-26th Avenue SE, Minneapolis, MN

EXHIBIT C
27th Ave. SE Rendered Elevation
April 13, 2015

Brickhouse Lofts
150-26th Avenue SE, Minneapolis, MN

EXHIBIT D

Delaware St. SE Rendered Elevation

April 13, 2015

Brickhouse Lofts

150-26th Avenue SE, Minneapolis, MN

EXHIBIT E

Aerial View looking South

April 13, 2015

Brickhouse Lofts

150-26th Avenue SE, Minneapolis, MN

EXHIBIT F
Aerial View looking East
April 13, 2015

Brickhouse Lofts
150-26th Avenue SE, Minneapolis, MN

EXHIBIT G
Aerial View looking North
April 13, 2015

Brickhouse Lofts
150-26th Avenue SE, Minneapolis, MN

EXHIBIT H

Aerial View looking West

April 13. 2015

Brickhouse Lofts

150-26th Avenue SE, Minneapolis, MN

EXHIBIT J

Aerial View of South Greenspace

Brickhouse Lofts

150-26th Avenue SE, Minneapolis, MN

EXHIBIT K
Aerial View of North Greenspace

Brickhouse Lofts
150-26th Avenue SE, Minneapolis, MN

ZONING INFORMATION

Zoning = Presently I-2 (Medium Industrial District) [150 26th Avenue SE]
With Pedestrian, University Area and Industrial Living Overlays
Setback requirements: No setbacks
Permitted Height = minimum of 4 stories or 56 feet
Maximum Floor Area Ratio: 2.721%

Zoning = Presently R-5 (Multi-Family Residential) [2610 Essex Street SE]
Setback requirements:
Front = 15 feet
Rear and Side = 5 feet or 5 feet plus 2 times # of stories (use dependent)
Permitted Height = 2 1/2 stories or 30 feet or 4 stories of 56 feet (use dependent)
Maximum Floor Area Ratio: 2.0%

The zoning and setback information shown on this survey are per phone conversation with a city planner, on November 19, 2013. No representation is made for the accuracy or completeness of said third party information. This firm is not an expert in the interpretation of complex zoning ordinances, compliance is beyond the scope of this survey. Any user of said information is urged to contact the local agency directly (612) 673-3000.

FLOOD ZONE

A FIELD SURVEY WAS NOT CONDUCTED TO DETERMINE THE FLOOD ZONE AREAS. ANY FLOOD ZONE LINES DISTINGUISHING BETWEEN FLOOD AREAS ARE GRAPHICALLY PLOTTED FROM FEMA FLOOD INSURANCE RATE MAPS (FIRM). A FLOOD ELEVATION CERTIFICATE MAY BE NEEDED TO DETERMINE OR VERIFY THE LOCATION OF THE FLOOD AREAS. THE SUBJECT PROPERTY'S COMMUNITY DOES PARTICIPATE IN THE PROGRAM. IT IS DETERMINED THAT THE SUBJECT PROPERTY RESIDES IN THE FOLLOWING "ZONE X – OTHER AREAS" SHOWN BY FIRM COMMUNITY PANEL NO. 27053C0376E, effective date, SEPTEMBER 2, 2004 AND IS NOT IN A FLOOD ZONE AREA. THE FLOOD INSURANCE RATE PROGRAM WAS CONTACTED ON NOVEMBER 18, 2013 VIA WEBSITE (www.fema.gov).

MISCELLANEOUS NOTES

1. The bearing system used is assumed.

2. The location of the underground utilities shown hereon, if any, are approximate only. PURSUANT TO MSA 216D CONTACT GOPHER STATE ONE CALL AT (612) 454-0002 PRIOR TO ANY EXCAVATION.

3. Subject property is identified as being in "Zone X, Other Areas" on Flood Insurance Rate Map No., 27053C0376E, effective date September 2, 2004.

4. Site area = 108,920 square feet = 2.500 acres.

5. There are a total of 90 striped parking stalls on said property, of which there are 0 designated as handicap.

6. All field measurements matched recorded dimensions within the precision requirements of ALTA/ACSM specifications.

7. This survey was made on the ground and in accordance with the Minimum Standard Detail Requirements for Land Title Surveys as adopted by ALTA and ACSM.

8. In preparing this survey I have relied upon the supporting documents and the Commitment for Title Insurance issued by Commercial Partners Title, LLC, having an effective date of October 10, 2013 and bearing file number 37681.

9. There is no observable evidence of cemeteries in the field or of record.

10. The surveyor was not provided with zoning information by the insurer pursuant to Table A Item 6a or 6b.

11. There is no visible above ground evidence of earth moving work, building construction or building additions within recent months.

12. There is no observable evidence of recent street or sidewalk construction or repairs.

13. There is no visible above ground evidence of the site being used as a solid waste dump, sump or sanitary landfill.

14. Distance to nearest intersection, property is located at the intersection of 26th Avenue S.E. and Delaware Street S.E..

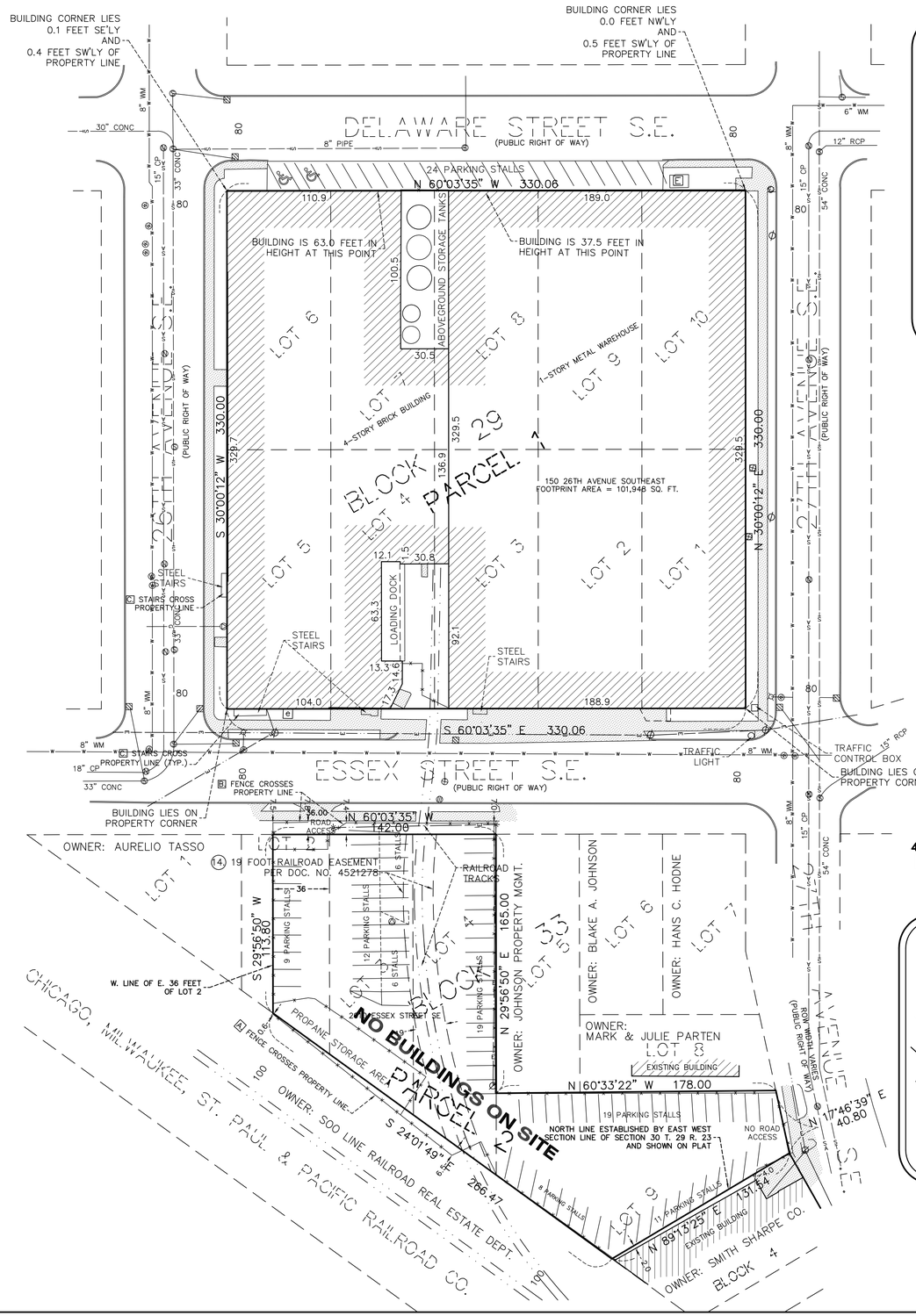
UTILITY NOTE

LOCATIONS OF UTILITIES ARE SHOWN HEREON BY OBSERVED EVIDENCE TOGETHER WITH EVIDENCE FROM PLANS OBTAINED FROM UTILITY COMPANIES OR PROVIDED BY CLIENT, AND MARKINGS FROM UTILITY COMPANIES AND OTHER APPROPRIATE SOURCES.
THE SOURCES OF THIS INFORMATION IS FROM

CITY OF MINNEAPOLIS	(612) 673-5600
COMCAST	(612) 522-8141
LIGHTCORE, A CENTURYLINK CO.	(855) 742-6062
MCI	(800) 289-3427
METRO WASTE COMMISSION	(651) 602-4511
CENTER POINT ENERGY	(612) 342-5200
MN COMMERCIAL RAILWAY	(651) 295-8609
QWEST	(800) 283-4237
TTM OPERATING CORP.	(612) 309-8422
UNIVERSITY OF MINNESOTA	(612) 624-0001
XCEL ENERGY	(612) 630-4366
ZAYO BANDWIDTH	(888) 267-1063

HARRY S. JOHNSON CO. INC.
LAND SURVEYORS & CONSULTANTS
9063 Lyndale Avenue South
Bloomington, Mn. 55420
(952) 884-5341
(952) 884-5344 Fax
Email: tom@hsjsurveyors.com
Web: www.hsjsurveyors.com

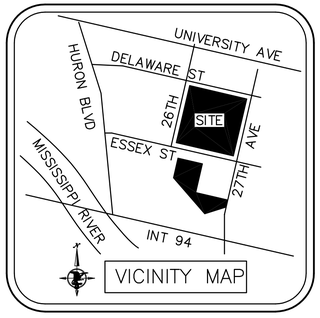
File No. 1-3-8403A	Page 47
W.O. Number 2013490	Book 627
Sheet No. 1 OF 1	CAD Tec. ONI



LEGEND

- Property Monument
- Concrete
- Concrete Curb
- Fence
- Overhead Electric
- Underground Electric
- Underground Telephone
- Water
- Gas
- Sanitary Sewer
- Storm Sewer
- Electric Meter
- Electric Box
- Electric Manhole
- Power Pole
- Hydrant
- Unknown Manhole
- Gate Valve
- Catchbasin
- Catchbasin
- Light Pole
- Gas Meter
- Water Manhole
- Sanitary Manhole
- Storm Manhole

40 20 0 40 80 120
SCALE IN FEET



VICINITY MAP

TITLE LEGAL DESCRIPTION

LEGAL DESCRIPTION

Parcel 1:
Lots 1 through 10, inclusive, Block 29, Regent's Addition, Hennepin County, Minnesota;

Parcel 2:
Lots 3, 4 and 9; and the southeasterly 36 feet of Lot 2, as measured along the Northeasterly line thereof; all thereof, all in Moore's Rearrangement of Block 33, Regent's Addition to Minneapolis.

Hennepin County, Minnesota
Abstract property

SURVEY RELATED ITEMS CORRESPONDING TO SCHEDULE B TITLE COMMITMENT

12. Reservation of minerals and mineral rights in favor of the State of Minnesota, contained in Conveyance of Forfeited Lands, dated May 13, 1946, filed July 2, 1946, as Document No. 2378346. (AFFECTS PROPERTY, NOTHING TO GRAPHICALLY SHOW)

13. Reservation of minerals and rail track easement in favor of Chicago, Milwaukee, St. Paul and Pacific Railroad Company, contained in Quitclaim Deed dated November 7, 1979, filed November 14, 1979, as Document No. 4521278. (AFFECTS PROPERTY, AS SHOWN ON SURVEY)

STATEMENT OF ENCROACHMENTS

A. Fence crosses southwesterly property line as shown on survey.

B. Fence crosses northeasterly property line as shown on survey.

C. Stairs cross property line onto 26th Avenue SE and Essex Street SE as shown on survey.

ALTA/ACSM LAND TITLE SURVEY

FOR
CURWOOD-MINNEAPOLIS
150 26TH AVENUE SOUTHEAST, MINNEAPOLIS, MINNESOTA

PARTNER PROJECT NUMBER 13-111744.1

CERTIFICATION

TO: Commercial Partners Title, LLC, Old Republic National Title Insurance Company, Swervo Development Corporation, Maxwell Ventures, LLC and Maxwell Parking Ventures, LLC:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(b), 7(a), 7(b1), 7(c), 8, 9, 11(b), 13, 14, 16, 17, 18, 19, 21 AND 22 (zoning).

THE FIELD WORK WAS COMPLETED ON NOVEMBER 19, 2013.

DATE OF PLAT OR MAP: November 19, 2013

Thomas E. Hodorff, L.S.
MN Registration No. 23677
Date of Last Revision: January 28, 2013

SURVEY PREPARED BY:
Harry S. Johnson Co., Inc.
9063 Lyndale Avenue South
Bloomington, MN 55420
(952) 884-5341
tom@hsjsurveyors.com

PROPERTY ADDRESSES: 150 26TH AVENUE SOUTHEAST
and
2610 ESSEX STREET SOUTHEAST
MINNEAPOLIS, MINNESOTA

COPYRIGHT 2012
PARTNER ENGINEERING & SCIENCE
ALL RIGHTS RESERVED. USE OF THIS FORMAT IS STRICTLY PROHIBITED WITHOUT WRITTEN CONSENT OF PARTNER ENGINEERING

PARTNER
Engineering and Science, Inc.
30505 BAINBRIDGE
ROAD SUITE 190
SOLON, OHIO 44139
T 440-987-1001
jdavenport@partneresi.com

ADVANCE SURVEYING & ENGINEERING CO.

5300 S. HWY. NO. 101 MINNETONKA, MN 55345 PHONE (952) 474 7964 FAX (952) 225 0502 WWW.ADVSUR.COM

SURVEY FOR: **SWERVO DEVELOPMENT CORPORATION**

SURVEYED: FEBRUARY, 2015 DRAFTED: FEBRUARY 17, 2015

LEGAL DESCRIPTION:

LOTS 1 THROUGH 10, INCLUSIVE, BLOCK 29, REGENT'S ADDITION, HENNEPIN COUNTY, MINNESOTA

LAND AREA: 108,920 SQ. FT. OR 2.50 ACRES

SCOPE OF WORK & LIMITATIONS:
1. SHOWING THE LENGTH AND DIRECTION OF BOUNDARY LINES OF THE ABOVE LEGAL DESCRIPTION. THE SCOPE OF OUR SERVICES DOES NOT INCLUDE DETERMINING WHAT YOU OWN, WHICH IS A LEGAL MATTER. PLEASE CHECK THE LEGAL DESCRIPTION WITH YOUR RECORDS OR CONSULT WITH COMPETENT LEGAL COUNSEL, IF NECESSARY, TO MAKE SURE THAT IT IS CORRECT, AND THAT ANY MATTERS OF RECORD, SUCH AS EASEMENTS, THAT YOU WISH SHOWN ON THE SURVEY, HAVE BEEN SHOWN.
2. SHOWING THE LOCATION OF EXISTING IMPROVEMENTS WE DEEMED IMPORTANT.
3. SETTING NEW MONUMENTS OR VERIFYING OLD MONUMENTS TO MARK THE CORNERS OF THE PROPERTY.
4. THE UTILITIES SHOWN ARE BASED ON SOURCE INFORMATION FROM PLANS AND/OR MARKINGS AND HAVE BEEN COMBINED WITH OBSERVED EVIDENCE TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY. STATE LAW REQUIRES UNDERGROUND UTILITIES TO BE LOCATED 48 HOURS PRIOR TO ANY EXCAVATION.

STANDARD SYMBOLS & CONVENTIONS:

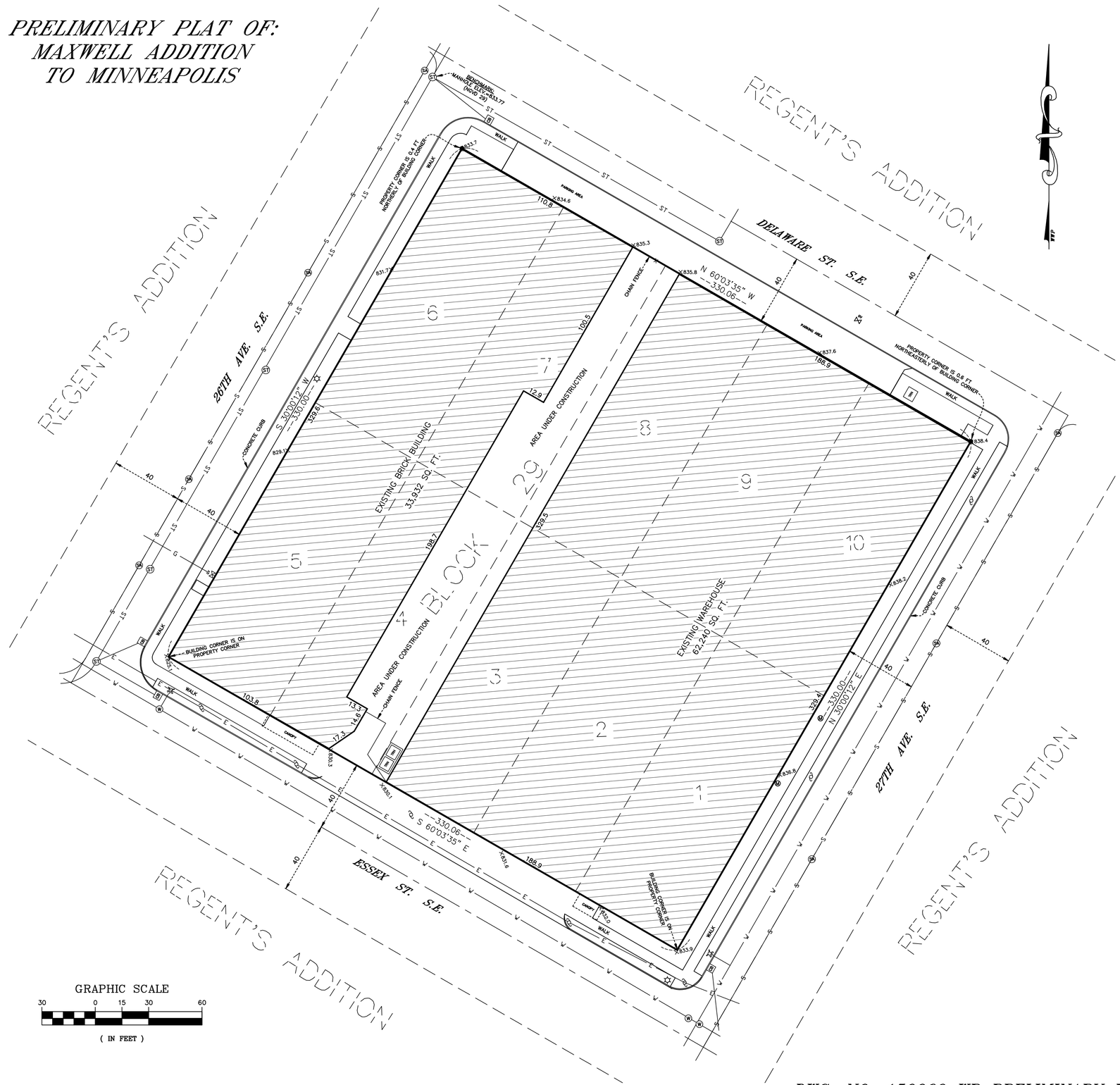
"●" DENOTES 1/2" ID PIPE WITH PLASTIC PLUG BEARING STATE LICENSE NUMBER 9235, SET, UNLESS OTHERWISE NOTED.

CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, REPORT OR SURVEY WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER AND LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

SIGNATURE: *JAMES H. PARKER* TYPED NAME: JAMES H. PARKER REG. NO.: 9235

DATE: FEBRUARY 17, 2015

PRELIMINARY PLAT OF: MAXWELL ADDITION TO MINNEAPOLIS

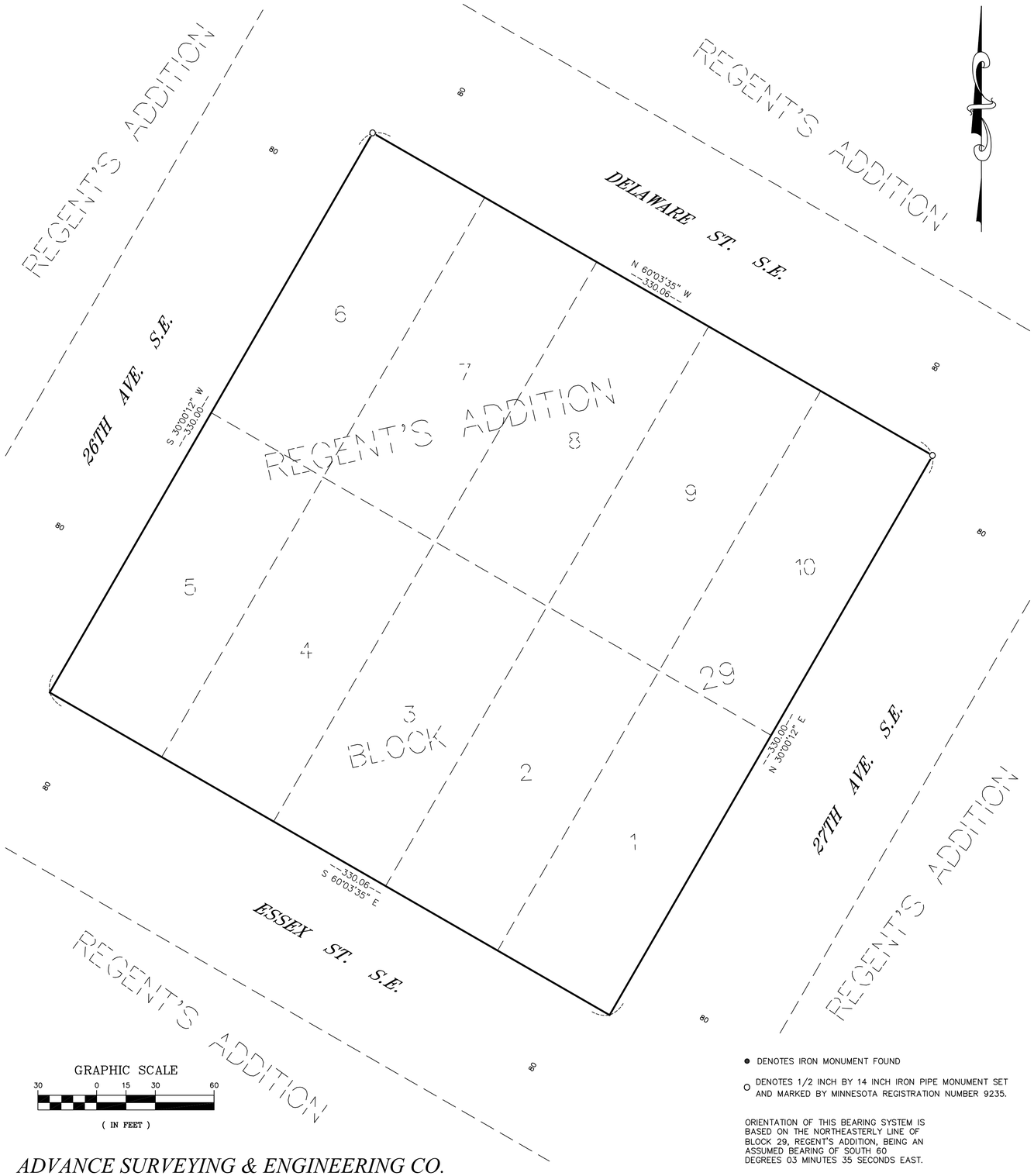


ST	STORM SEWER MANHOLE
CB	CATCH BASIN
SA	SANITARY SEWER MANHOLE
W	WATER MAIN MANHOLE
—ST—	STORM SEWER MAIN
—S—	SANITARY SEWER MAIN
—W—	WATER MAIN
	FIRE HYDRANT
	UTILITY POLE
GV	GAS VALVE/METER
	LIGHT POLE
M	MISC. MANHOLE
—E—	OVERHEAD UTILITY LINE
TRN	ELEC. TRANSFORMER

DWG. NO. 150069 WP PRELIMINARY PLAT

MAXWELL ADDITION TO MINNEAPOLIS

C.R. DOC. NO.



● DENOTES IRON MONUMENT FOUND

○ DENOTES 1/2 INCH BY 14 INCH IRON PIPE MONUMENT SET AND MARKED BY MINNESOTA REGISTRATION NUMBER 9235.

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE NORTHEASTERLY LINE OF BLOCK 29, REGENT'S ADDITION, BEING AN ASSUMED BEARING OF SOUTH 60 DEGREES 03 MINUTES 35 SECONDS EAST.

KNOW ALL PERSONS BY THESE PRESENTS: That Maxwell Ventures, LLC, a Minnesota limited liability company, owner of the following described property situated in the County of Hennepin, State of Minnesota, to wit:

Lots 1 through 10, Block 29, Regent's Addition

Have caused the same to be surveyed and platted as MAXWELL ADDITION TO MINNEAPOLIS and do hereby dedicate to the public for public use forever the easements for drainage and utility purposes as shown on this plat.

In witness whereof said Maxwell Ventures, LLC,a Minnesota limited liability company have hereunto set their hands this _____ day of _____, 2015.

Signed: Maxwell Ventures, LLC

_____
Chief Manager

STATE OF MINNESOTA
COUNTY OF _____

The foregoing instrument was acknowledged before me this ____day of _____, 2015

by _____, Chief Manager of Maxwell Ventures, LLC, a Minnesota limited liability company.

_____ _____
Notary Public, _____ County, Minnesota Notary Printed Name
My Commission Expires _____

I James H. Parker do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on the plat: that all monuments depicted on the plat have been or will be correctly set within one year as indicated on the plat; that all water boundaries and wet lands, as defined in Minnesota Statutes Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on the plat: that all public ways are shown and labeled on the plat.

Dated this _____day of _____2015.

_____
James H. Parker, Licensed Land Surveyor
Minnesota License Number 9235

STATE OF MINNESOTA
COUNTY OF HENNEPIN

This instrument was acknowledged before me on this_____day of_____, 2015 by James H. Parker.

_____ _____
Notary Public, _____ County, Minnesota Notary Printed Name
My Commission Expires _____

CITY OF MINNEAPOLIS, MINNESOTA

I hereby certify that this plat of MAXWELL ADDITION TO MINNEAPOLIS was approved by the City Planning Commision of the City of Minneapolis, Minnesota, at a meeting thereof held this _____ day of _____, 2015. If applicable, the written comments and recommendations of the Commissioner of Transportation and the County Highway Engineer have been received by the City or the prescribed 30-day period has elapsed without receipt of such comments and recommendations, as provided by Minn. Stats. § 505.03, subd. 2.

CITY CLERK of Minneapolis, Minnesota

_____City Clerk

RESIDENT AND REAL ESTATE SERVICES, Hennepin County, Minnesota

I hereby certify that taxes payable in 201__ and prior years have been paid for land described on this plat. Dated this _____ day of _____, 2015.

Mark V. Chapin, Hennepin County Auditor By: _____, Deputy

SURVEY DIVISION, Hennepin County, Minnesota

Pursuant to MINN. STAT. Sec. 383B.565 (1969), this plat has been approved this _____ day of _____, 2015.

_____ _____, Hennepin County Surveyor By:_____

COUNTY RECORDER, Hennepin County, Minnesota

I hereby certify that the within plat of MAXWELL ADDITION TO MINNEAPOLIS was recorded in this office this _____ day of _____, 2015 at _____o'clock ____.M.

Martin McCormick, Hennepin County Recorder By: _____, Deputy

ADVANCE SURVEYING & ENGINEERING CO.

Site Photo Ex-S1

26th Ave. SE at Delaware St. SE : Existing View

Brickhouse Lofts

150-26th Avenue SE, Minneapolis, MN

Site Photo Ex-S2
Maxwell Building Interior View

Brickhouse Lofts
150-26th Avenue SE, Minneapolis, MN

Site Photo Ex-S3
Maxwell Building Interior View

Brickhouse Lofts
150-26th Avenue SE, Minneapolis, MN

Site Photo Ex-S4

26th Ave. SE at Delaware St. SE : Existing View

Brickhouse Lofts

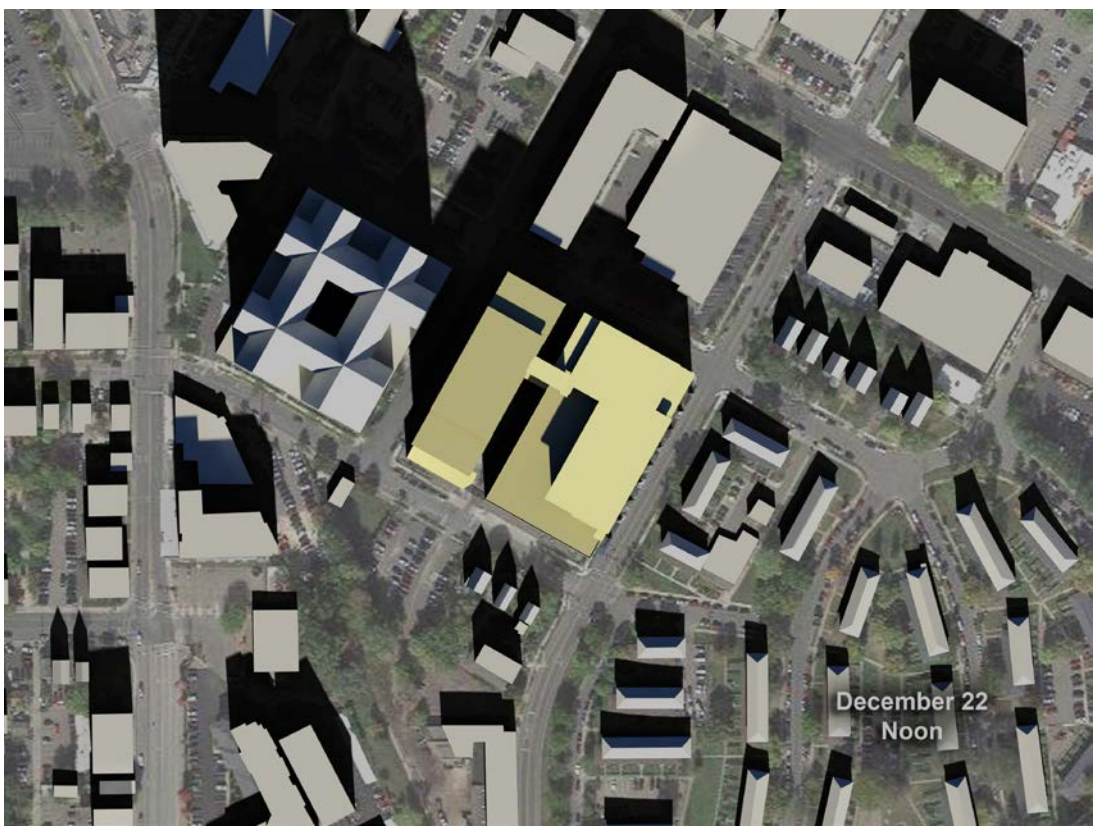
150-26th Avenue SE, Minneapolis, MN

Site Photo Ex-S5
Interior of Industrial Building

Brickhouse Lofts
150-26th Avenue SE, Minneapolis, MN

Winter Shadow Studies

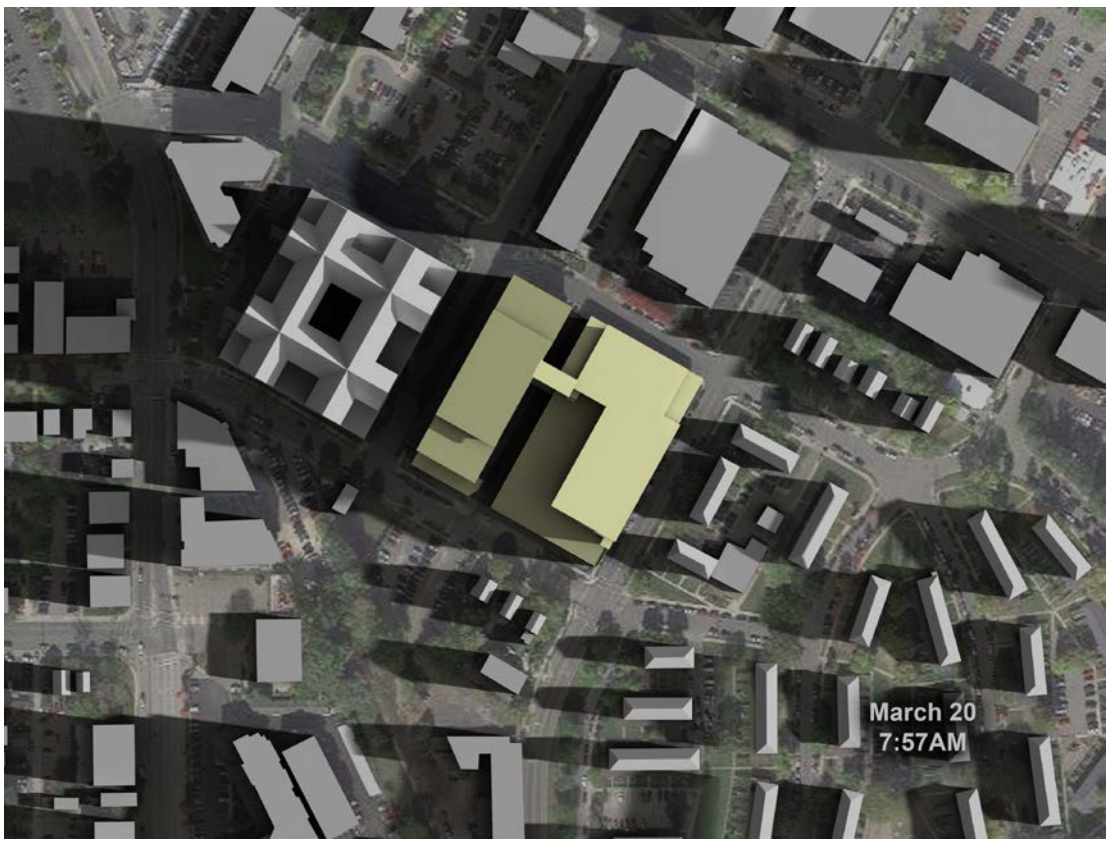
SUNRISE
DECEMBER 22nd



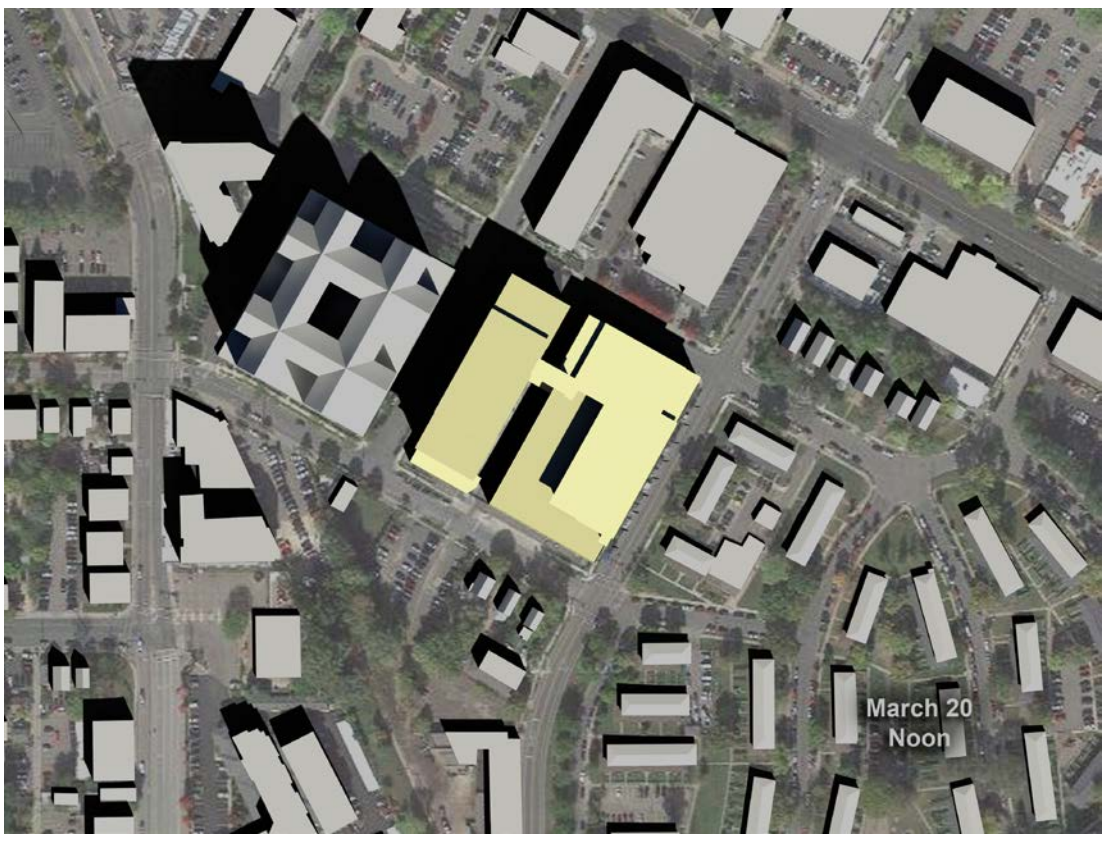
NOON
DECEMBER 22nd

SUNSET
DECEMBER 22nd

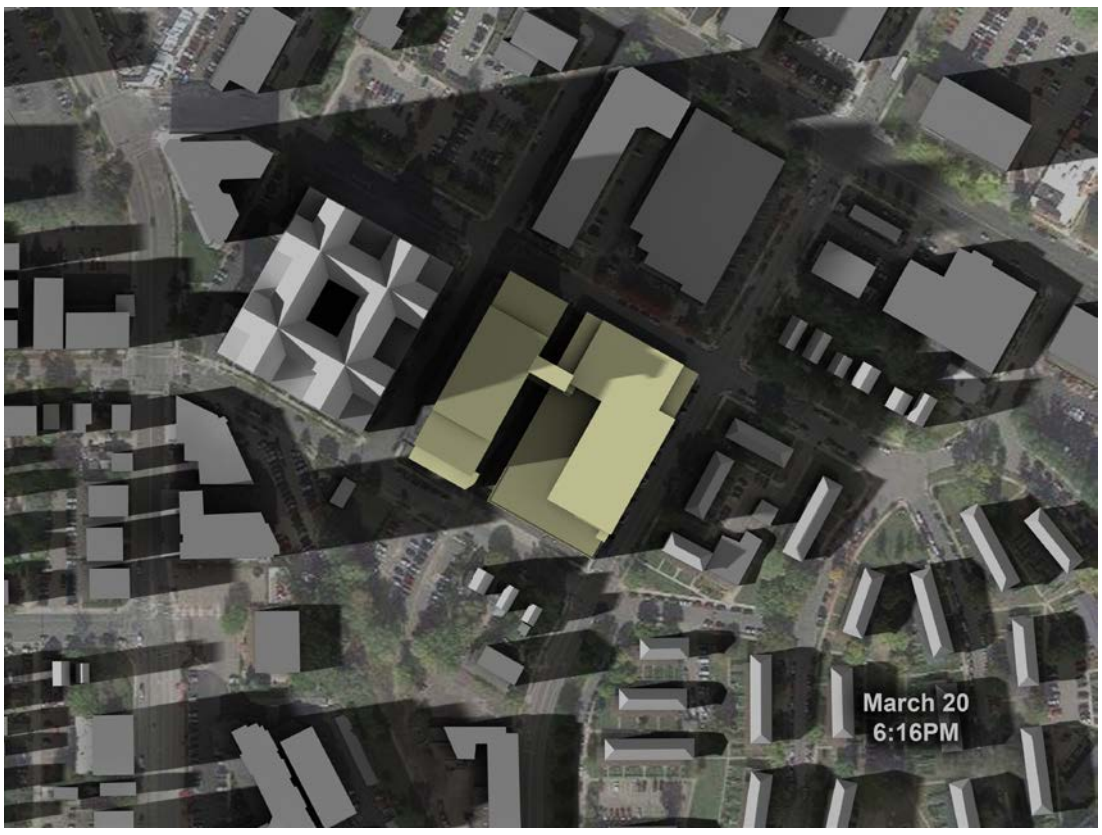
Spring and Fall Shadow Studies



SUNRISE
MARCH 20th & SEPTEMBER 20th

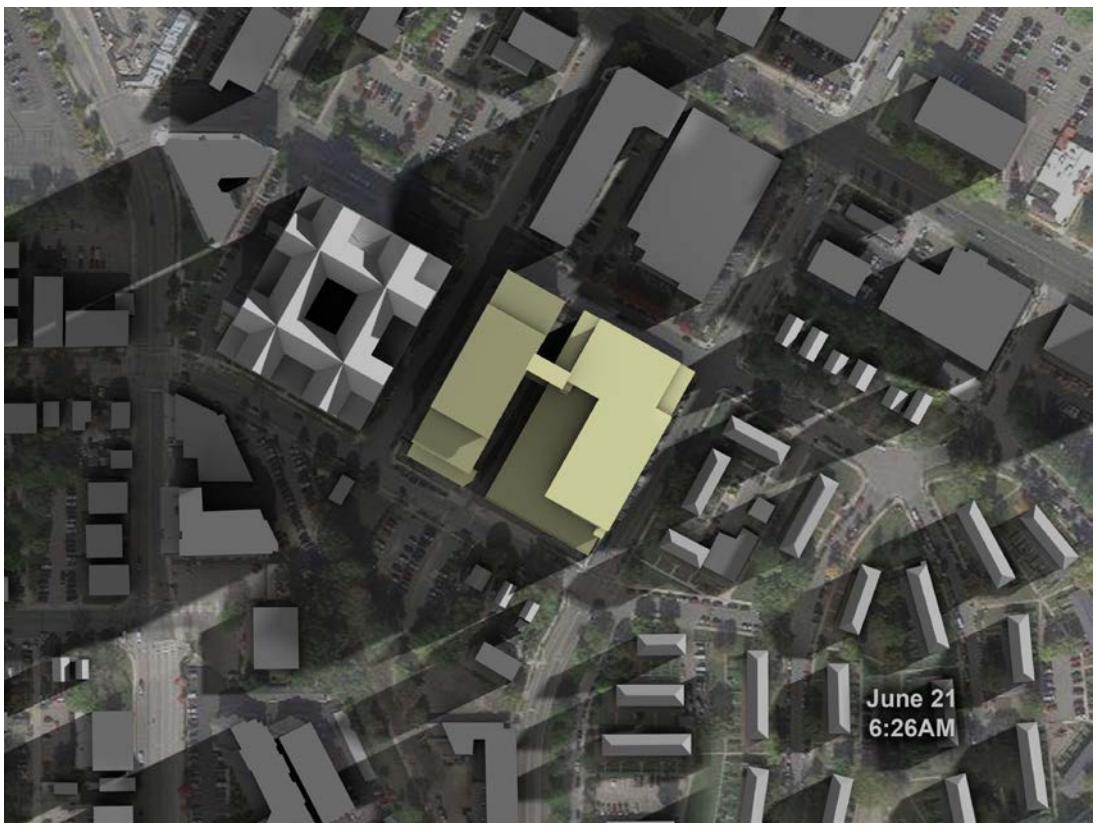


NOON
MARCH 20th & SEPTEMBER 20th



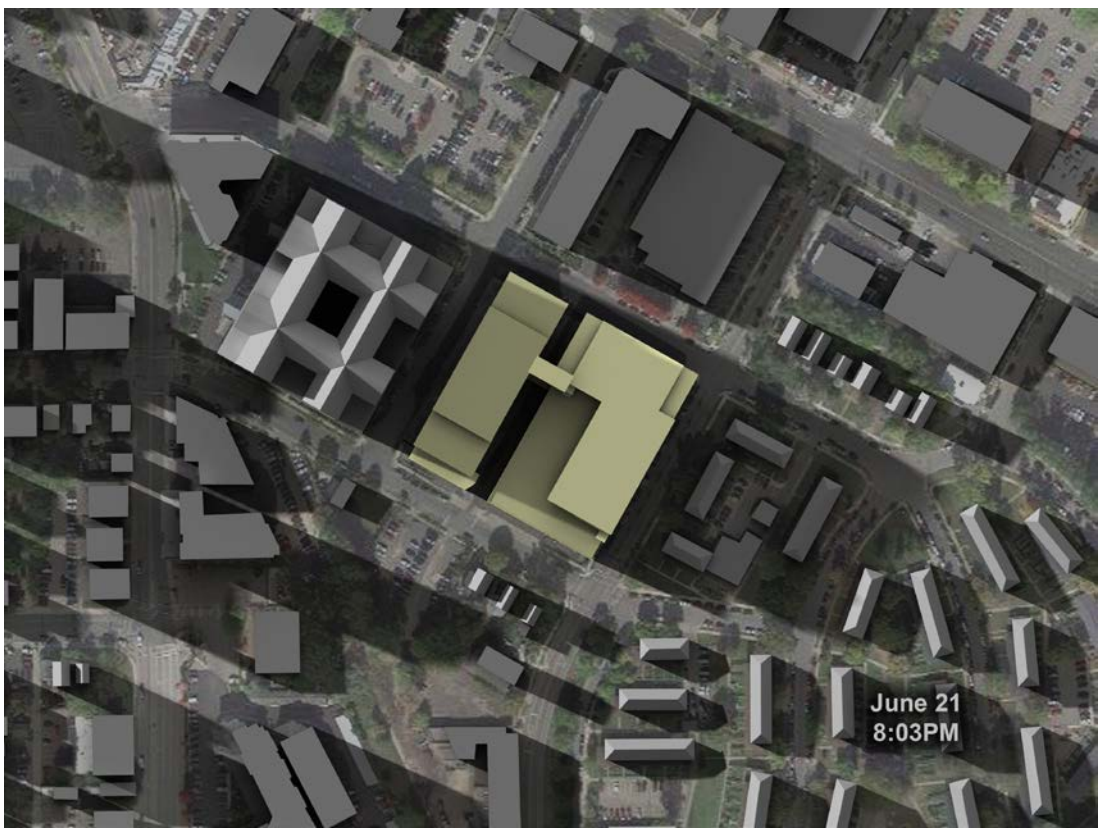
SUNSET
MARCH 20th & SEPTEMBER 20th

Summer Shadow Studies



SUNRISE
JUNE 21st

NOON
JUNE 21st



SUNSET
JUNE 21st

LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	A	34	OLWX1 LED 40W 40K DDB	40W 4000K LED WALL PACK	LED	OLWX1_LED_40W_40K_DDB.ies	Absolute	0.90	38.82
	B	10	MRP LED 1 63B530/40K SR5	MRP LED GEN 1 HLM, 63LEDs, 530mA DRIVER, 4000K COLOR TEMPERATURE, TYPE 5 LENS	ONE 108.5-WATT LED, AIMED DOWN POS.	MRP_LED_1_63B530_40K_SR5.ies	Absolute	0.90	109

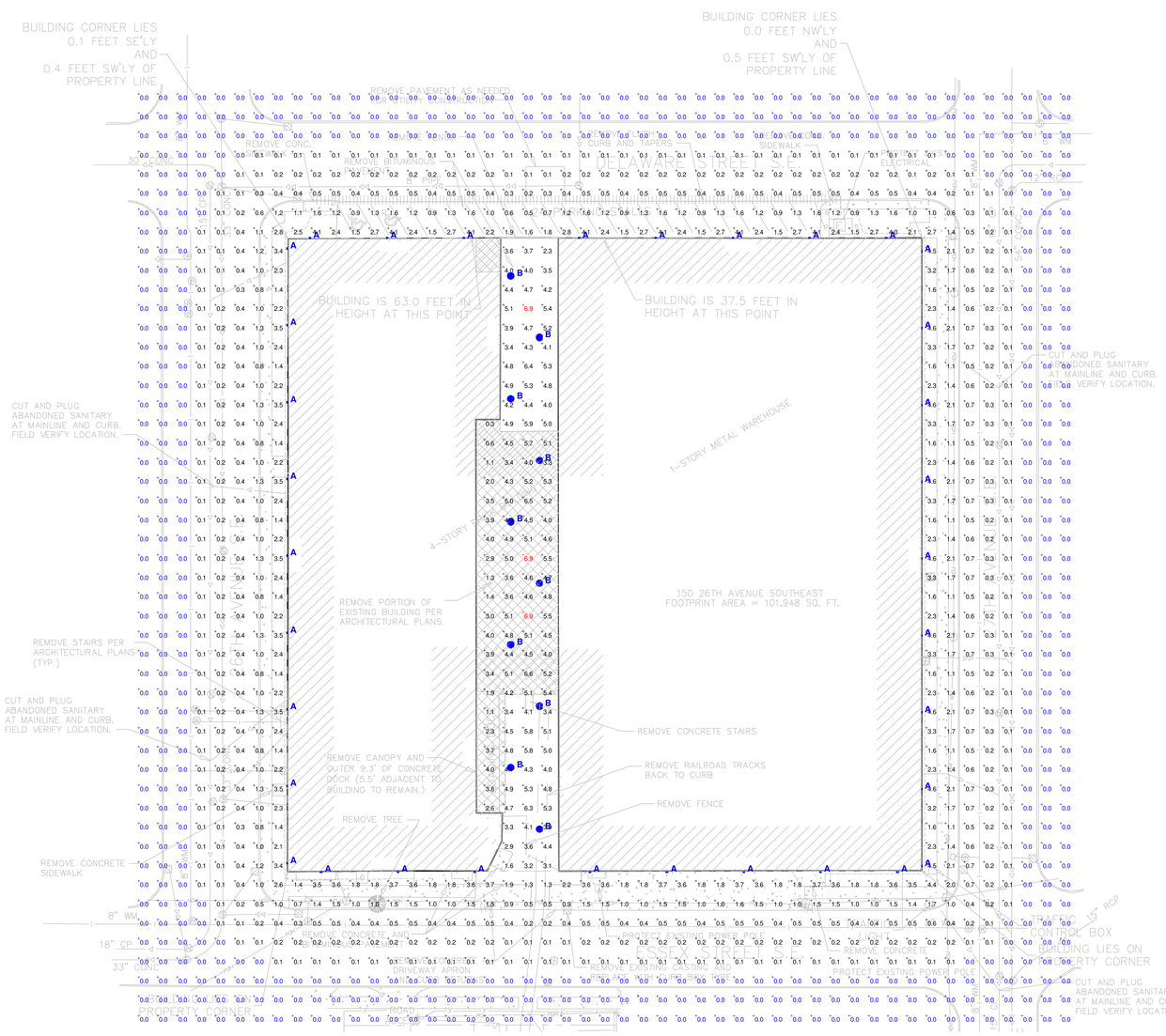
STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Area @ Grade	+	0.8 fc	6.9 fc	0.0 fc	N / A	N / A

NOTES

1. Davis and Associates, Inc does not assume responsibility for the interpretation of this calculation, or compliance to local or state lighting codes and ordinances.
2. Lighting layout provided is not intended for construction documents but only to illustrate the performance of the product.
3. All readings/calculations are shown @ grade.
4. Poles are 10' wall fixtures are 17' 0" A.F.G.

©2014 Westwood Professional Services, Inc.
Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance



Plan View
Scale 1" = 30'

Removal Notes

1. LOCATIONS AND ELEVATIONS OF EXISTING TOPOGRAPHY AND UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND.
2. CONTRACTOR SHALL COORDINATE LIMITS OF REMOVALS WITH PROPOSED IMPROVEMENTS AND FIELD VERIFY CONDITION OF EXISTING APPURTENANCES TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING OR REPLACING MISCELLANEOUS ITEMS (SUCH AS FENCES, SIGNS, IRRIGATION HEADS, ETC.) THAT MAY BE DAMAGED BY CONSTRUCTION.
3. CONTRACTOR SHALL PLACE ALL NECESSARY EROSION CONTROL MEASURES REQUIRED TO MAINTAIN SITE STABILITY PRIOR TO EXECUTING ANY SITE REMOVALS.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH UTILITY PROVIDERS FOR REMOVAL AND/OR RELOCATION OF EXISTING UTILITIES AFFECTED BY SITE DEVELOPMENT. ALL PERMITS, APPLICATIONS AND FEES ARE THE RESPONSIBILITY OF THE CONTRACTOR.
5. NO CONSTRUCTION, DEMOLITION OR COMMERCIAL POWER MAINTENANCE EQUIPMENT SHALL BE OPERATED WITHIN THE CITY BETWEEN THE HOURS OF 6:00 PM AND 7:00 AM ON WEEKDAYS OR DURING ANY HOURS ON SATURDAYS, SUNDAYS AND STATE AND FEDERAL HOLIDAYS, EXCEPT UNDER PERMIT.

Removal Legend

EXISTING	REMOVALS	
		PROPERTY LINE
		CURB & GUTTER
		SAW CUT PAVEMENT
SAN	SAN	SANITARY SEWER
WLT	WLT	WATER MAIN
WLT	WLT	HYDRANT
STD	STD	STORM SEWER
GAS	GAS	GAS
PUG	PUG	UNDERGROUND ELECTRIC
POH	POH	OVERHEAD ELECTRIC
TUG	TUG	UNDERGROUND TELEPHONE
TOH	TOH	OVERHEAD TELEPHONE
FOP	FOP	TELEPHONE FIBER OPTIC
CTV	CTV	CABLE TELEVISION
X X X	X X X	FENCE
		CONCRETE
		BITUMINOUS
		BUILDING
		TREE
		LIGHT POLE
		TRAFFIC SIGN

Westwood

Westwood Professional Services, Inc.
7699 Anagram Drive
Eden Prairie, MN 55344

PHONE 952-937-5150
FAX 952-937-5822
1-888-937-5150

www.westwoodps.com

Designed: GAS
Checked: GAS
Drawn: GAS
Record Drawing by/date

Revisions:
12/09/14 City Submittal
01/05/15 Client Comments
2/25/15 GLA Application/Resubmittal 1

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed PROFESSIONAL ENGINEER under the laws of the State of Minnesota.

Gretchen Schroeder
Date: 2/25/15 License No. 43019

Prepared for:

Swervo Development

510 - 1st Avenue North #600
Minneapolis, MN 55403

Brickhouse Lofts

Minneapolis, Minnesota

Removals Plan

Date: 12/09/14
Sheet: 1 OF 8

0002794RMP01.dwg

DAVIS & ASSOCIATES, INC.
QUALITY LIGHTING SOLUTIONS
6446 Flying Cloud Dr.
Eden Prairie, MN
952-941-0410

Brickhouse Lofts
Exterior Lighting
Minneapolis, MN

Designer	AM
Date	Mar 30 2015
Scale	As Noted
Drawing No.	

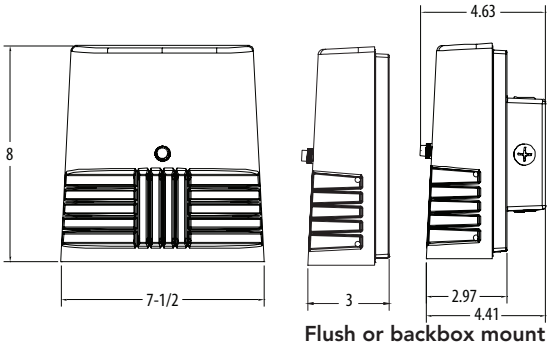
OLWX1 LED
LED Wall Luminaire

Catalog Number	OLWX1 LED 40W 40K
Notes	Swervo - Brickhouse Lofts
Type	A

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

Width:	7-1/2" (19 cm)
Height:	8" (20.3 cm)
Depth:	3" (7.62 cm)
Weight:	5 lbs (2.27kg)



Flush or backbox mount

Introduction

As versatile as it is efficient, the OLWX1 is designed to replace up to 250W metal halide while saving over 87% in energy costs. It combines multiple mounting options with the latest generation of LEDs for a wall pack luminaire that converts to a whole lot more. Whether you are mounting it to a recessed junction box, conduit/through wiring, as an up light, as a down light, or as a flood light – the OLWX1 has you covered.

Ordering Information

EXAMPLE: OLWX1 LED 20W 50K

OLWX1 LED	40W	40K			DDB
Series	**Performance Package**	**Color Temperature**	**Voltage**	**Controls**	**Finish**
OLWX1 LED	13W 13 watts 20W 20 watts 40W 40 watts	40K 4000 K [1] 50K 5000 K	(blank) MVOLT [2] 120 120V [3] 347 347V	(blank) None PE 120V button photocell [1,3]	(blank) Dark bronze

Accessories

Ordered and shipped separately.

OLWX1TS	Slipfitter – size 1
OLWX1YK	Yoke – size 1
OLWX1THK	Knuckle – size 1

NOTES

1 Not available with 347V option.
2 MVOLT driver operates on any line voltage from 120-277V (50/60Hz).
3 Specify 120V when ordering with photocell (PE option).

FEATURES & SPECIFICATIONS

INTENDED USE

The versatility of the OLWX1 LED combines a sleek, low-profile wall pack design and high-output LEDs to provide an energy efficient, low maintenance LED wall pack suitable for replacing up to 250W metal halide fixtures. Available flood light mounting accessories convert the OLWX1 LED into a highly efficient flood light.

OLWX1 LED is ideal for outdoor applications such as building perimeters, loading areas, driveways and sign and building flood lighting.

CONSTRUCTION

Rugged cast-aluminum housing with textured dark bronze polyester powder paint for lasting durability. Integral heat sinks optimize thermal management through conductive and convective cooling. LEDs are protected behind a glass lens. Housing is sealed against moisture and environmental contaminants (IP65).

OPTICS

High-performance LEDs behind clear glass for maximum light output. Light engines are available in 4000K and 5000K CCTs. See Lighting Facts label and photometry reports for specific fixture performance.

ELECTRICAL

Light engine consists of 1 high-efficiency Chip On Board (COB) LED with integrated circuit board mounted directly to the housing to maximize heat dissipation and promote long life (L73/100,000 hours at 25°C). Electronic drivers have a power factor >90% and THD <20% and a minimum 2.5kV surge rating. Flood light mounting accessories include an additional 6kV surge protection device.

INSTALLATION

Easily mounts to recessed junction boxes with the included wall mount bracket, or for surface mounting and conduit entry - with the included junction box with five 1/2" threaded conduit entry hubs. Flood light mounting accessories (sold separately) include knuckle, integral slipfitter and yoke mounting options. Luminaire may be wall or ground mounted in downward or upward orientation.

LISTINGS

UL Listed to U.S. and Canadian safety standards for wet locations. Rated for -40° C minimum ambient. Tested in accordance with IESNA LM-79 and LM-80 standards. DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org to confirm which versions are qualified.

WARRANTY

Five-year limited warranty. Full warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

Note: Specifications are subject to change without notice. Actual performance may differ as a result of end-user environment and application.

LITHONIA LIGHTING

One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.8041 • Fax: 770.918.1209 • www.lithonia.com

© 2013-2014 Acuity Brands Lighting, Inc. All rights reserved.

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Actual performance may differ as a result of end-user environment and application. Actual wattage may differ by +/- 8% when operating between 120-347V +/- 10%.

Fixture Model Number	CCT	System Watts	Lumens	LPW	B	U	G	CRI
OLWX1 LED 13W 40K	4000 K	14 W	1,271	91	1	0	0	>70
OLWX1 LED 13W 50K	5000 K	14 W	1,289	92	1	0	0	>80
OLWX1 LED 20W 40K	4000 K	22 W	1,854	84	1	0	0	>70
OLWX1 LED 20W 50K	5000 K	22 W	1,860	84	1	0	0	>80
OLWX1 LED 40W 40K	4000 K	39 W	4,027	101	2	0	0	>70
OLWX1 LED 40W 50K	5000 K	37 W	4,079	110	2	0	0	>70

Electrical Load

Fixture Model Number	Rated Power (watts)	Input current at given input voltage (amps)				
		120V	208V	240V	277V	347V
OLWX1 LED 13W 40K	14 W	0.12	0.07	0.06	0.06	0.04
OLWX1 LED 13W 50K	14 W	0.12	0.07	0.06	0.06	0.04
OLWX1 LED 20W 40K	22 W	0.20	0.12	0.10	0.09	0.06
OLWX1 LED 20W 50K	22 W	0.20	0.12	0.10	0.09	0.06
OLWX1 LED 40W 40K	39 W	0.37	0.21	0.19	0.16	0.11
OLWX1 LED 40W 50K	37 W	0.37	0.21	0.19	0.16	0.11

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

	0°C	10°C	20°C	25°C	30°C	40°C
13W	1.06	1.03	1.01	1.00	0.99	0.96
20W	1.06	1.04	1.01	1.00	0.99	0.96
40W	1.07	1.04	1.01	1.00	0.99	0.96

Projected LED Lumen Maintenance

Data references the extrapolated performance projections in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
OLWX1 LED 13W	1.00	0.92	0.85	0.73
OLWX1 LED 20W	1.00	0.92	0.85	0.73
OLWX1 LED 40W	1.00	0.94	0.88	0.79

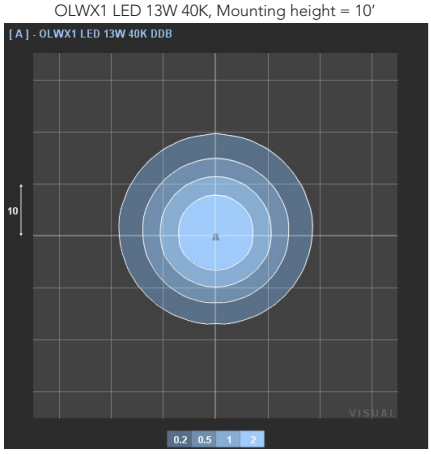
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting OLWX1 LED homepage. Tested in accordance with IESNA LM-79 and LM-80 standards

LEGEND

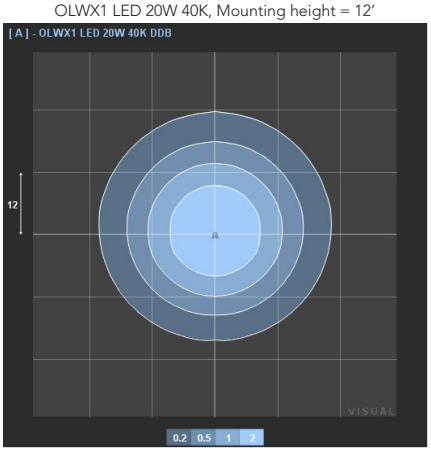
- 0.2 fc
- 0.5 fc
- 1.0 fc
- 2.0 fc

OLWX1 LED 13W 40K, Mounting height = 10'



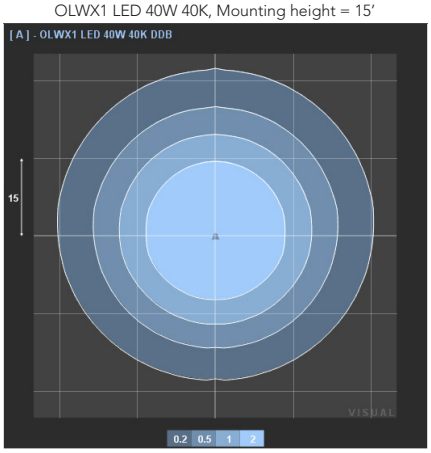
Test No. LTL22697 tested in accordance with IESNA LM-79-08.

OLWX1 LED 20W 40K, Mounting height = 12'



Test No. LTL22696 tested in accordance with IESNA LM-79-08.

OLWX1 LED 40W 40K, Mounting height = 15'



Test No. LTL22695 tested in accordance with IESNA LM-79-08.

Accessories

OLWX1TS
Slipfitter – size 1

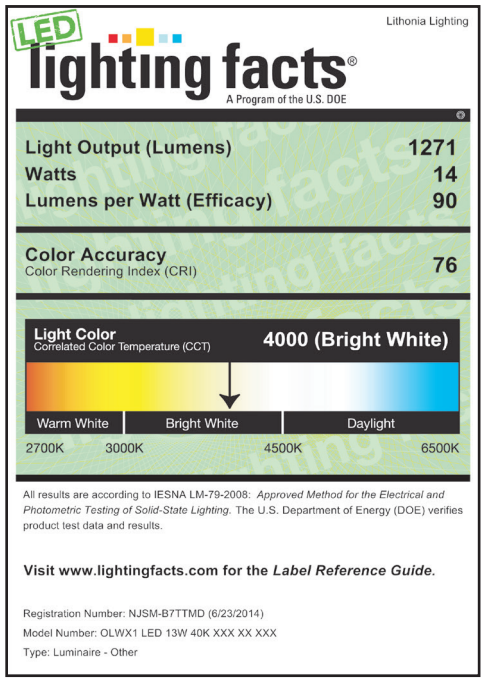
OLWX1YK
Yoke – size 1

OLWX1THK
Knuckle – size 1

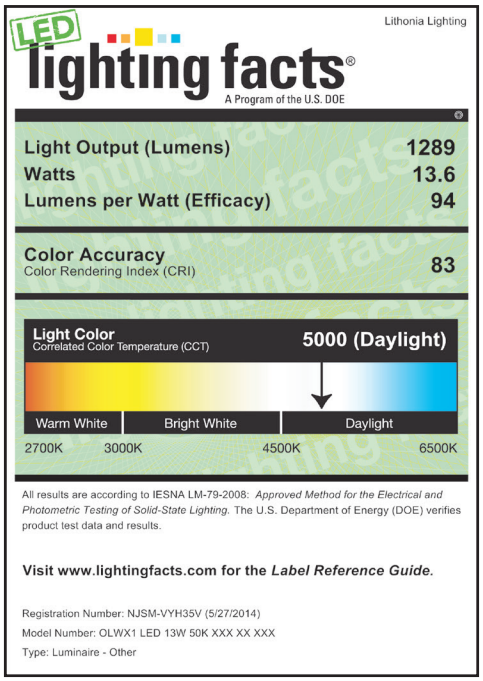
© 2014 Acuity Brands Lighting, Inc. All rights reserved.

Lighting Facts Labels

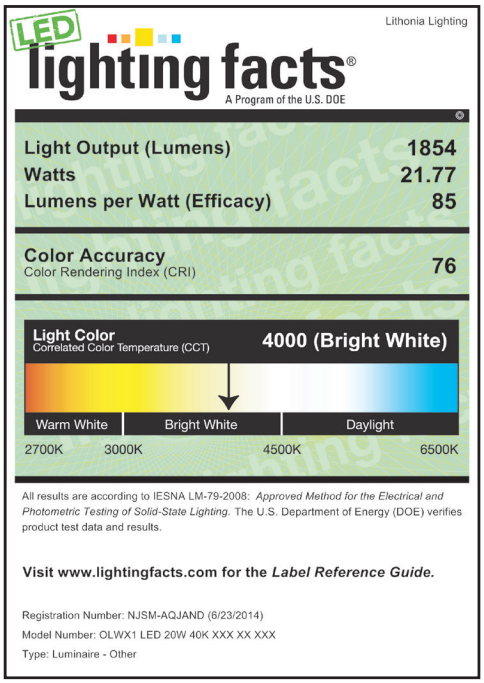
OLWX1 LED 13W 40K XXX XX XXX



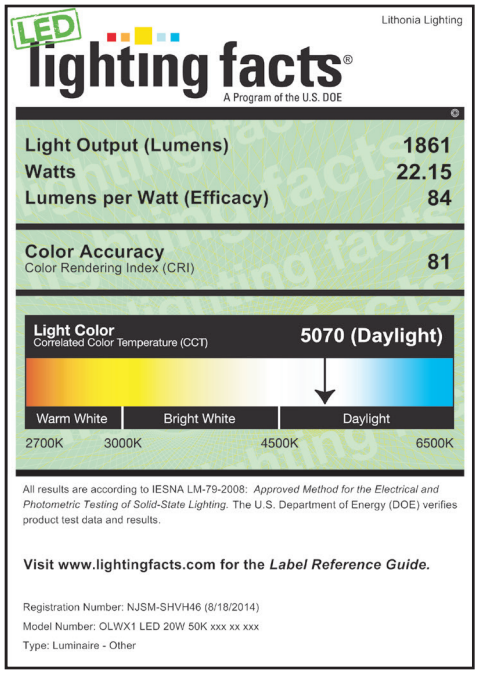
OLWX1 LED 13W 50K XXX XX XXX



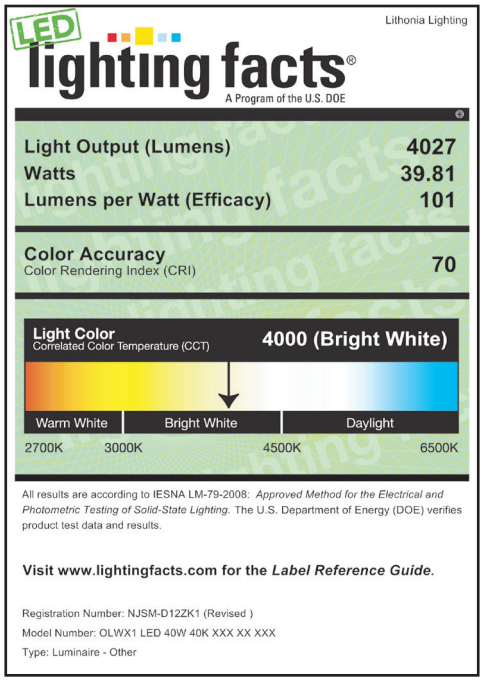
OLWX1 LED 20W 40K XXX XX XXX



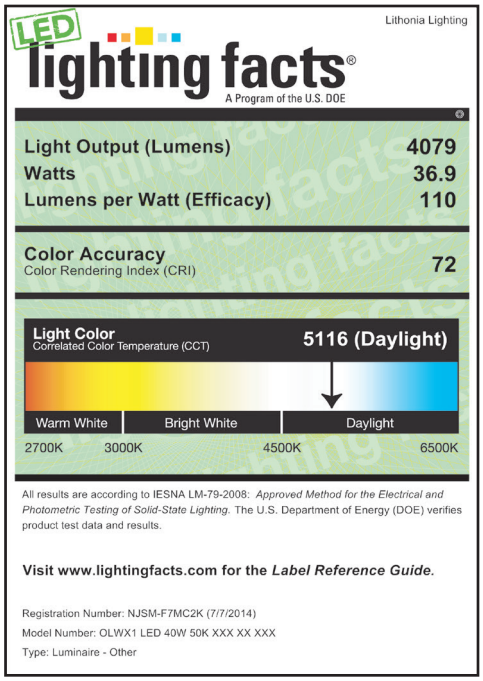
OLWX1 LED 20W 50K XXX XX XXX



OLWX1 LED 40W 40K XXX XX XXX



OLWX1 LED 40W 50K XXX XX XXX



© 2014 Acuity Brands Lighting, Inc. All rights reserved.

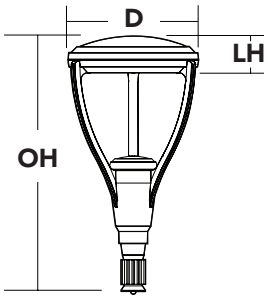
MRP LED
LED Area Luminaire

Catalog Number	MRP LED 1 63B530/40K SR5 MV
Notes	Swervo - Brickhouse Lofts
Type	B

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA:	1.125 ft² (0.105 m²)
Luminaire Height:	6-3/8″ (16.2 cm)
Overall Height:	32″ (81.3 cm)
Diameter:	18″ (45.7 cm)
Weight (max):	37.5 lbs (17 kg)



Introduction

The Omero™ family of luminaires blends a traditional round dayform with contemporary, low-profile styling to accent architectural elements in a variety of applications.

The MRP LED combines the latest in LED technology with the designer aesthetic of the Omero™ family for stylish, high-performance illumination that lasts. The MRP LED is ideal for replacing 100-250W metal halide in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: MRP LED 1 63B350/40K SR5 MVOLT DDBXD

MRP LED	1	63B530/40K	SR5	MVO			DDBXD
Series	**Light Engines**	**Performance Package** [1]	**Distribution**	**Voltage**	**Mounting**	**Options**	**Finish** *(required)*
MRP LED	1 One engine (49 or 63 LEDs)	**350 mA options:** 49B350/30K 3000K 49B350/40K 4000K 49B350/50K 5000K 63B350/30K 3000K 63B350/40K 4000K 63B350/50K 5000K **530 mA options:** 49B530/30K 3000K 49B530/40K 4000K 49B530/50K 5000K 63B530/30K 3000K 63B530/40K 4000K 63B530/50K 5000K	SR2 Type II SR3 Type III SR4 Type IV SR5 Type V	MVOLT [2] 120 [2] 208 [2] 240 [2] 277 [2] 347 480	**Shipped included** (blank) Fits 4″OD round pole **Shipped separately** [3] MRPT20 2-3/8″ tenon slipfitter MRPT25 2-7/8″ tenon slipfitter MRPT30 3-1/2″tenon slipfitter MRPT35 4″tenon slipfitter MRPF3 3″OD round pole adapter MRPF5 5″OD round pole adapter [4]	**Shipped installed** PER NEMA twist-lock receptacle only (no controls) DMG 0-10V dimming driver (no controls) [5] SF Single fuse (120, 277, 347V) [6] DF Double fuse (208, 240, 480V) [6] DFL Diffusing lens BL30 Switched dimming, 30% [7] BL50 Switched dimming, 50% [7]	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

Accessories
Ordered and shipped separately.

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) [8]
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) [8]
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) [8]
SC U	Shorting cap [8]
MRPT20 DDBXD U	2-3/8″ tenon slipfitter (specify finish)
MRPT25 DDBXD U	2-7/8″ tenon slipfitter (specify finish)
MRPT30 DDBXD U	3-1/2″ tenon slipfitter (specify finish)
MRPT35 DDBXD U	4″ tenon slipfitter (specify finish)
MRPF3 DDBXD U	3″ OD round pole adapter (specify finish)
MRPF5 DDBXD U	5″ OD round pole adapter (specify finish) [4]

For more control options, visit DTL and ROAM online.

NOTES
1. Configured with 4000K (40K) provides the shortest lead times. Consult factory for 3000K (30K) and 5000K (50K) lead times.
2. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options).
3. Also available as a separate accessory; see Accessories information at left.
4. Maximum pole wall thickness is 0.156″.
5. Not available with 347 or 480V.
6. Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
7. Requires an additional switched line. Dimming driver standard. MVOLT only.
8. Requires luminaire to be specified with PER option. Ordered and shipped as a separate line item.

LITHONIA LIGHTING
One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.8041 • Fax: 770.918.1209 • www.lithonia.com
© 2011-2013 Acuity Brands Lighting, Inc. All rights reserved.

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Actual performance may differ as a result of end-user environment and application. Actual wattage may differ by +/- 8% when operating between 120-480V +/- 10%. Contact factory for performance data on any configurations not shown here.

Light Engines	Drive Current (mA)	Performance Package	System Watts	Dist. Type	40K (4000K, 67 CRI)				
					Lumens	B	U	G	LPW
1 (49 LEDs)	350	49B350/--K	58 W	SR2	5043	1	3	1	87
				SR3	5024	1	3	1	85
				SR4	5032	1	3	1	85
				SR5	5218	2	3	1	87
1 (63 LEDs)	350	63B350/--K	73 W	SR2	6167	1	3	1	84
				SR3	6408	2	3	1	85
				SR4	6368	1	3	1	85
				SR5	6577	3	3	1	88
	530	63B530/--K	109W	SR2	8269	2	3	2	76
				SR3	8208	2	3	2	76
				SR4	8196	2	3	2	76
				SR5	8671	3	3	1	80

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.02
10°C	50°F	1.01
20°C	68°F	1.00
25°C	**77°F**	**1.00**
30°C	86°F	1.00
40°C	104°F	0.99

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the **MRP LED 1 63B530** platform in a **40°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	0.95	0.92	0.87

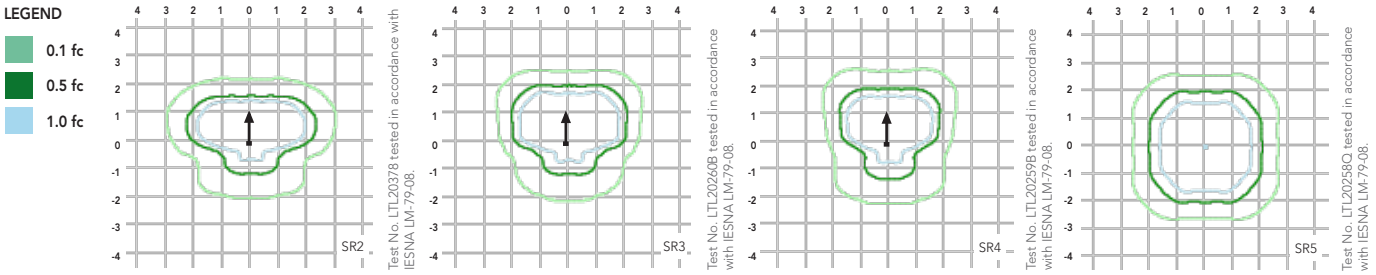
Electrical Load

Light Engines	Drive Current (mA)	System Watts	Current (A)					
			120	208	240	277	347	480
1 (49)	350	58W	0.54	0.31	0.27	0.23	0.19	0.13
1 (63)	350	73W	0.68	0.39	0.34	0.29	0.23	0.17
	530	109W	1.01	0.58	0.50	0.44	0.35	0.25

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's MRP LED homepage.

Isofootcandle plots for the MRP LED 1 63B530/40K. Distances are in units of mounting height (20').



FEATURES & SPECIFICATIONS

INTENDED USE
Streets, walkways, parking lots and surrounding areas.

CONSTRUCTION
Single-piece die-cast aluminum housing with nominal wall thickness of .012". Die-cast top access doorframe has impact-resistant, tempered glass lens (3/16" thick). Doorframe is fully gasketed with one-piece tubular silicone.

FINISH
Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum and white. Available in textured and non-textured finishes.

OPTICS
Precision acrylic refractive optics for optimum light distribution through the flat glass lens. Light engines are available in standard 4000K (67 CRI) or optional 3000K (80 CRI) or 5000K (67 CRI) configurations.

ELECTRICAL
Light engine consists of 49 or 63 high-efficacy LEDs mounted to a metal-core circuit board and aluminum heat sink, ensuring optimal thermal management and long life. Class 1 electronic driver has a power factor >90%, THD <20%, and has an expected life of 100,000 hours with <1% failure rate. Easily-serviceable surge protection device meets a minimum Category C Low for operation (per ANSI/IEEE C62.41.2).

INSTALLATION
Standard post-top mounting configuration fits into a 4" OD open pole top (round pole only). Multiple options and accessories are available for other mounting needs.

LISTINGS
CSA certified to U.S. and Canadian standards. Luminaire is IP65 rated. Rated for -40°C minimum ambient. **U.S. Patent No. D556,357.**

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org to confirm which versions are qualified.

WARRANTY
Five year limited warranty. Full warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

Note: Specifications subject to change without notice.

© 2011-2013 Acuity Brands Lighting, Inc. All rights reserved.

LITHONIA LIGHTING®

Catalog Number	RSA 10 4C PT DDB
Notes	Swervo - Brickhouse Lofts
Type	A

FEATURES & SPECIFICATIONS

INTENDED USE — Round straight aluminum general purpose pole for up to 30 foot mounting heights.

CONSTRUCTION — Shaft: One-piece extruded 6063-T6 aluminum alloy with T6 temper. Circumferential satin-brushed finish. Round straight tube is uniform in cross-section down length of shaft with no taper.

Anchor base: Cast from A356 aluminum alloy and heat treated to T6 temper. Base plate and shaft are circumferentially welded top and bottom. The anchor base is provided with slotted holes.

Handhole: Handhole is located 18" above base (poles have either 2" x 4" or 3" x 5" handhole). Cover and attachment hardware furnished.

Hardware: Stainless steel

Top cap: Removable top cap provided with drill-mount poles.

Bolt covers: A356 bolt covers included with anchor base unless otherwise specified. Spun aluminum base cover available as an option.

Finish: Must specify finish.

Grounding: Provision located inside handhole rim. Grounding hardware is not included (provided by others).

Anchor bolts: Fabricated from carbon steel bar with minimum-yield strength of 55,000 psi. Upper portion of anchor bolt is galvanized per ASTM A-153. Each anchor bolt is furnished with two hex nuts and two flat washers.

WARRANTY — 1-year limited warranty. Complete warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Note: Specifications subject to change without notice.

Actual performance may differ as a result of end-user environment and application.

Anchor Base Poles

RSA

ROUND STRAIGHT ALUMINUM

ORDERING INFORMATION Lead times will vary depending on options selected. Consult with your sales representative.

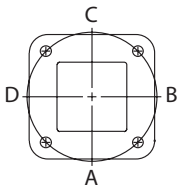
Example: RSA 16 4-5C DM19 BA

RSA	10	4C	PT		DDB
Series	**Nominal fixture mounting height**	**Nominal shaft base size/wall thickness**	**Mounting[1]**	**Options**	**Finish[10]**
RSA	8 – 30 feet (See back page.)	(See back page.)	Tenon mounting PT Open top T20 2-3/8" O.D. (2" NPS) T25 2-7/8" O.D. (2-1/2" NPS) T30 3-1/2" O.D. (3" NPS)[2] T35 4" O.D. (3-1/2" NPS)[2] Drill mounting[3] DM19 1 at 90° DM28 2 at 180° DM28PL 2 at 180° with one side plugged DM29 2 at 90° DM32 3 at 120° DM39 3 at 90° DM49 4 at 90° CSX/DSX/AERIS™/OMERO™ Drill mounting[3] DM19AS 1 at 90° DM28AS 2 at 180° DM29AS 2 at 90° DM32AS 3 at 120° DM39AS 3 at 90° DM49AS 4 at 90° AERIS™ Suspend drill mounting[3,4] DMxxAST_ OMERO™ Suspend drill mounting[3,4] DMxxMRT_	Shipped installed L/AB Less anchor bolts FBC Full base cover VD Vibration damper TP Tamper proof H1-18A Horizontal arm bracket (1 fixture)[5,6] FDLxx Festoon outlet less electrical[5] CPL12xx 1/2" coupling[5] CPL34xx 3/4" coupling[5] CPL1xx 1" coupling[5] NPL12xx 1/2" threaded nipple[5] NPL34xx 3/4" threaded nipple[5] NPL1xx 1" threaded nipple[5] EHHxx Extra handhole[5,7] MAEX Match existiing [8] USPOM United States point of manufacture[9]	Standard colors DDB Dark bronze DWH White DBL Black DMB Medium bronze DNA Natural aluminum BA Brushed aluminum Classic colors DSS Sandstone DGC Charcoal gray DTG Tennis green DBR Bright red DSB Steel blue Class 1 architectural anodized ABL Black ADB Dark bronze ANA Natural

NOTES

1. When ordering tenon mounting and drill mounting for the same pole, follow this example: DM28/T20. The combination includes a required extra handhole.
2. T30 and T35 tenons available on 5" and 6" shafts only.
3. The drilling template to be used for a particular luminaire depends on the luminaire that is used. Refer to the Technical Data Section of the Outdoor Binder for Drilling Templates.
4. Insert "1" or "2" to designate fixture size; e.g. DM19AST2.
5. Specify location and orientation when ordering option.
   For 1st "x": Specify the height in feet above base of pole.
   Example: 5ft = 5 and 20ft = 20
   For 2nd "x": Specify orientation from handhole (A,B,C,D)
   Refer to the handhole Orientation diagram on this page.
6. Horizontal arm is 18" x 2-3/8" O.D. tenon standard.
7. Combination of tenon-top and drill mount includes extra handhole.
8. Must add original order number
9. Use when mill certifications are required.
10. Finish must be specified. Additional colors available; see www.lithonia.com/archcolors or Architectural Colors brochure (Form No. 794.3).

HANDHOLE ORIENTATION



Handhole

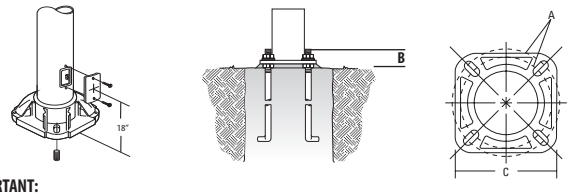
IMPORTANT INSTALLATION NOTES:

- Do not erect poles without having fixtures installed.
- Factory-supplied templates must be used when setting anchor bolts. Lithonia Lighting will not accept claim for incorrect anchorage placement due to failure to use factory template.
- If poles are stored outside, all protective wrapping must be removed immediately upon delivery to prevent finish damage.
- Lithonia Lighting is not responsible for the foundation design.

RSA Round Straight Aluminum Poles

TECHNICAL INFORMATION										
				EPA (ft2) with 1.3 gust						
Catalog Number	Nominal mount ht. (ft)	Pole Shaft Size (in x ft)	Wall Thick (in)	80 mph	90 mph	100 mph	Max. weight (lbs)	Bolt Circle (in)	Bolt Size (in. x in. x in.)	Approximate ship (lbs.)
RSA 8 4C	8	4 x 8	0.125	11.2	8.6	6.8	125	6-1/2-8-1/4	3/4 x 18 x 3	22
RSA 8 4-5C	8	4-1/2 x 8	0.125	14.6	11.3	9.1	175	7-1/8-8-3/8	3/4 x 18 x 3	30
RSA 8 4-5G	8	4-1/2 x 8	0.188	21.8	17	13.7	225	7-1/8-8-3/8	3/4 x 18 x 3	38
RSA 10 4C	10	4 x 10	0.125	8.2	6.1	4.7	100	6-1/2-8-1/4	3/4 x 18 x 3	26
RSA 10 4-5C	10	4-1/2 x 10	0.125	10.6	8.1	6.5	133	7-1/8-8-3/8	3/4 x 18 x 3	34
RSA 10 4-5G	10	4-1/2 x 10	0.188	16.3	12.6	10.1	175	7-1/8-8-3/8	3/4 x 18 x 3	43
RSA 10 5C	10	5 x 10	0.125	13.6	10.6	8.5	150	7-1/2-9-1/2	3/4 x 18 x 3	36
RSA 12 4C	12	4 x 12	0.125	6	4.3	3.2	110	6-1/2-8-1/4	3/4 x 18 x 3	30
RSA 12 4-5C	12	4-1/2 x 12	0.125	8.1	6	4.8	80	7-1/8-8-3/8	3/4 x 18 x 3	38
RSA 12 4-5G	12	4-1/2 x 12	0.188	12.7	9.7	7.7	185	7-1/8-8-3/8	3/4 x 18 x 3	50
RSA 12 5C	12	5 x 12	0.125	10.3	8	6.3	150	7-1/2-9-1/2	3/4 x 18 x 3	36
RSA 12 5E	12	5 x 12	0.156	13.2	10.3	8.2	200	7-1/2-9-1/2	3/4 x 18 x 3	44
RSA 12 5G	12	5 x 12	0.188	16.2	12.6	10.1	225	7-1/2-9-1/2	3/4 x 18 x 3	53
RSA 14 4C	14	4 x 14	0.125	4.1	2.8	1.9	75	6-1/2-8-1/4	3/4 x 18 x 3	35
RSA 14 4-5C	14	4-1/2 x 14	0.125	5.8	4.2	3.3	60	7-1/8-8-3/8	3/4 x 18 x 3	39
RSA 14 4-5G	14	4-1/2 x 14	0.188	9.7	7.3	5.8	190	7-1/8-8-3/8	3/4 x 18 x 3	56
RSA 14 5C	14	5 x 14	0.125	7.8	6	4.7	100	7-1/2-9-1/2	3/4 x 18 x 3	42
RSA 14 5E	14	5 x 14	0.156	10.3	8	6.3	125	7-1/2-9-1/2	3/4 x 18 x 3	47
RSA 14 5G	14	5 x 14	0.188	12.8	9.9	7.9	150	7-1/2-9-1/2	3/4 x 18 x 3	56
RSA 16 4C	16	4 x 16	0.125	2.8	1.6	1	150	6-1/2-8-1/2	3/4 x 18 x 3	38
RSA 16 4-5C	16	4-1/2 x 16	0.125	4.2	2.8	2.1	50	7-1/8-8-3/8	3/4 x 18 x 3	46
RSA 16 4-5G	16	4-1/2 x 16	0.188	7.5	5.5	4.3	155	7-1/8-8-3/8	3/4 x 18 x 3	62
RSA 16 5C	16	5 x 16	0.125	5.9	4.4	3.4	175	7-1/2-9-1/2	3/4 x 18 x 3	46
RSA 16 5E	16	5 x 16	0.156	8	6.1	4.8	190	7-1/2-9-1/2	3/4 x 18 x 3	53
RSA 16 5G	16	5 x 16	0.188	10.1	7.8	6.1	200	7-1/2-9-1/2	3/4 x 18 x 3	60
RSA 16 6E	16	6 x 16	0.156	13.6	10.6	8.4	225	8-3/4-10-1/4	3/4 x 30 x 3	53
RSA 16 6G	16	6 x 16	0.188	16.8	13	10.4	245	8-3/4-10-1/4	3/4 x 30 x 3	78
RSA 18 5G	18	5 x 18	0.188	8	6.8	4.7	225	7-1/2-9-1/2	3/4 x 18 x 3	68
RSA 18 5C	18	5 x 18	0.125	4.3	3.1	2.4	150	7-1/2-9-1/2	3/4 x 18 x 3	48
RSA 18 5E	18	5 x 18	0.156	6.1	4.6	3.5	175	7-1/2-9-1/2	3/4 x 18 x 3	58
RSA 18 4-5G	18	4-1/2 x 18	0.188	5.7	4	3.1	123	7-1/8-8-3/8	3/4 x 18 x 3	68
RSA 18 6G	18	6 x 18	0.188	13.9	10.7	8.5	225	8-3/4-10-1/4	3/4 x 30 x 3	86
RSA 20 4-5G	20	4-1/2 x 20	0.188	4.3	2.9	2.1	95	7-1/8-8-3/8	3/4 x 18 x 3	74
RSA 20 5C	20	5 x 20	0.125	3	2.1	1.5	150	7-1/2-9-1/2	3/4 x 18 x 3	54
RSA 20 5E	20	5 x 20	0.156	4.7	3.4	2.6	150	7-1/2-9-1/2	3/4 x 18 x 3	68
RSA 20 5G	20	5 x 20	0.188	6.4	4.8	3.6	150	7-1/2-9-1/2	3/4 x 18 x 3	82
RSA 20 6E	20	6 x 20	0.156	9.3	7.1	5.5	175	8-3/4-10-1/4	3/4 x 30 x 3	95
RSA 20 6G	20	6 x 20	0.188	11.8	9.1	7.1	200	8-3/4-10-1/4	3/4 x 30 x 3	110
RSA 25 4-5G	25	4-1/2 x 25	0.188	1.3	--	--	100	7-1/8-8-3/8	3/4 x 18 x 3	89
RSA 25 6E	25	6 x 25	0.156	5.2	3.8	2.8	150	8-3/4-10-1/4	3/4 x 30 x 3	108
RSA 25 6G	25	6 x 25	0.188	7.1	5.3	4	150	8-3/4-10-1/4	3/4 x 30 x 3	128
RSA 30 6G	30	6 x 30	0.188	3.5	2.4	1.6	200	8-3/4-10-1/4	3/4 x 30 x 3	146

BASE DETAIL



POLE DATA					
Shaft base size	Bolt circle A	Bolt projection B	Base square C	Template description	Anchor bolt description
4"	6-1/2" – 8-1/4"	3-1/4"	8-3/4"	ABTEMPLATE PJ50057	AB18-0
4-1/2"	7" – 8-3/8"	3-1/4"	8-1/2"	ABTEMPLATE PJ50040	AB18-0
5"	7-1/2" – 9-1/2"	3-1/4"	9-1/4"	ABTEMPLATE PJ50058	AB18-0
6"	8-3/4"– 10-1/4"	3-1/2"	10-1/4"	ABTEMPLATE PJ50059	AB30-0

IMPORTANT:

- These specifications are intended for general purposes only. Lithonia Lighting reserves the right to change material or design, without prior notice, in a continuing effort to upgrade its products.

OUTDOOR: One Lithonia Way Conyers, GA 30012 Phone: 770-922-9000 Fax: 770-981-1209 www.lithonia.com

©1994-2014 Acuity Brands Lighting, Inc. All rights reserved. Rev. 06/04/14