



LAND USE APPLICATION SUMMARY

Property Location: 726 2nd Street NE
Project Name: DSL Bed Expansion
Prepared By: Mei-Ling Anderson, City Planner, (612) 673-5342
Applicant: People Incorporated
Project Contact: Hayley Carlson
Request: To amend the conditional use permit to add two bedrooms to the existing assisted living facility.

Required Applications:

Conditional Use Permit	To allow the addition of two bedrooms to the existing assisted living facility the R5 Multiple-Family District.
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SITE DATA

Existing Zoning	R5 Multiple-Family District
Lot Area	21,145 square feet / 0.49 acres
Ward(s)	3
Neighborhood(s)	St. Anthony West Neighborhood Organization
Designated Future Land Use	Urban Neighborhood
Land Use Features	Community Corridor (2nd Street NE)
Small Area Plan(s)	Not applicable

Date Application Deemed Complete	April 10, 2015	Date Extension Letter Sent	Not applicable
End of 60-Day Decision Period	June 9, 2015	End of 120-Day Decision Period	Not applicable

BACKGROUND

SITE DESCRIPTION AND PRESENT USE. The property is located at the southwest corner of the 8th Avenue NE and 2nd Street NE intersection. There is currently a three-story assisted living facility with twelve bedrooms on the site. The principal entrance faces 2nd Street NE and the front yard includes an accessible ramp from the public sidewalk, as well as a short retaining wall. A surface parking area serving the facility is located behind the building and is accessed off of 8th Avenue NE.

SURROUNDING PROPERTIES AND NEIGHBORHOOD. The site is located approximately one half-mile east of the Mississippi River. The surrounding area contains a mix of low- and medium-density residential uses, religious institutions, parks, and neighborhood commercial businesses. There are three nearby Community Corridors, including 2nd Street NE (adjacent to the site), University Avenue NE (one block to the east), and Marshall Street NE (two blocks to the west).

PROJECT DESCRIPTION. People Incorporated is proposing to add two bedrooms to the existing assisted living facility, for a total of 14 bedrooms in the 14,330 square-foot facility. This would be accomplished by converting two offices on the third floor into bedrooms, rather than by constructing an addition. The property is located in the R5 Multiple-family district, in which an assisted living facility is allowed as a conditional use. An amendment to the existing conditional use permit for the assisted living facility is being requested.

PUBLIC COMMENTS. No correspondence has been received from the neighborhood or public. Any correspondence received prior to the public meeting will be forwarded on to the Planning Commission for consideration.

ANALYSIS

CONDITIONAL USE PERMIT

The Department of Community Planning and Economic Development has analyzed the application to add two units to an existing assisted living facility 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 addition of two bedrooms to the existing assisted living facility with 12 bedrooms would not prove detrimental to public health, safety, comfort, or general welfare, provided that the development complies with all applicable building codes and life safety ordinances as well as Public Works Department standards. In addition, the additional landscaping and fencing adjacent to the surface parking area will improve upon the public realm in and around the site.

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 site is located in an area with a mix of residential densities, as well as commercial and institutional uses. The property's use as an assisted living facility is compatible with the surrounding residential uses, and adding two units to the existing assisted living facility will not be injurious to the use and enjoyment of neighboring properties, nor will it impede the normal and orderly development of the surrounding area. The project will include bringing the site into compliance with

zoning standards related to landscaping and screening of the parking lot, which will improve upon the appearance of the site.

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

The site is currently served by existing utility infrastructure.

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

The proposed use is not expected to contribute to traffic congestion in the public streets. The minimum vehicle parking requirement for a board and care home, nursing home, or assisted living facility is one space per three beds, for a total of five. The maximum parking requirement is one space per bed, for a total of 14. The proposed number of off-street parking spaces is nine, which exceeds the minimum parking requirement for the use. All proposed parking stalls meet or exceed the City's minimum dimension and design requirements.

According to the applicant, there are currently eight bicycle parking spaces on the site; and the applicant is proposing to keep all eight spaces. However, the bicycle parking areas are not identified on the site plan. The City requires a minimum of one space per four beds, not to exceed eight, and of which at least 90 percent meet the standards for long-term bicycle parking spaces per section 541.180 of the zoning code. Therefore, the minimum biking requirement is four spaces, and all four must meet the definition of long-term parking.

There is no loading requirement for this use based on the gross floor area, which is below the 20,000 square foot gross floor area threshold that would otherwise necessitate one small loading space. The applicant is not proposing to provide any loading spaces for the facility.

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

The site is designated as Urban Neighborhood in The Minneapolis Plan for Sustainable Growth. The Urban Neighborhood designation is described as predominantly residential. It also includes other, neighborhood-serving semi-public uses, such as schools, community centers, religious institutions, and public safety facilities. 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.

- 1.1.5 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 1.8: 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 1.9: Through attention to the mix and intensity of land uses and transit service, the City will support development along Community Corridors that enhances residential livability and pedestrian access.

- 1.9.5 Encourage the development of low- to medium-density housing on Community Corridors to serve as a transition to surrounding low-density residential areas.
- 1.9.6 Promote more intensive residential development along Community Corridors near intersections with Neighborhood Commercial Nodes and other locations where it is compatible with existing character.

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.
- 3.6.3 Maintain a healthy supply of multifamily ownership and rental housing, and promote the development of alternative forms of homeownership such as cooperative housing and cohousing.
- 3.6.5 Promote accessible housing designs to support persons with disabilities and the elderly.

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

- 10.5.1 Smaller-scale, multi-family residential development is more appropriate along Community Corridors and Neighborhood Commercial Nodes.

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

- 10.18.1 Require that parking lots meet or exceed the landscaping and screening requirements of the zoning code, especially along transit corridors, adjacent to residential areas, and areas of transition between land uses.
- 10.18.17 Minimize the width of ingress and egress lanes along the public right of way in order to provide safe pedestrian access across large driveways.

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

The assisted living facility is subject to and would comply with the following development standards listed in Chapter 536 of the zoning code:

- 1. *On-site services shall be for residents of the facility only.*

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

Parking lots with four or more spaces are subject to the landscaping, screening, and curbing requirements in section 530.170 of the zoning code.

North and east parking lot frontages: A minimum seven-foot landscaped yard is required along the north parking lot frontage, which faces 8th Avenue NE, and the east parking lot frontages, which faces 2nd Street NE. There landscaped yard along the north property line is equal to or exceed 22 feet, and there is 92 feet between the east property line and parking area.

The zoning code also requires that screening equal to 60 percent opacity and three feet in height shall be provided along these parking areas. The applicant is proposing to plant 22 Common Boxwood along these frontages to provide screening. This evergreen shrub would exceed the height and opacity limits for screening along a public street; staff recommends that the applicant meet the three-foot screen and 60 percent opacity requirements along 8th Avenue NE and 2nd Street NE.

In addition, the zoning code requires that at least one canopy tree be provided for every 25 linear feet of parking areas with public street frontage. The parking area along 8th Avenue NE contains 40 feet of public street frontage, so two trees are required. There are two trees existing and one additional tree (Autumn Blaze Maple) is proposed. The parking area along 2nd Street NE contains seven feet of public street frontage, so one tree is required. There is at least one tree between the parking area and 2nd Street NE, so the site exceeds the minimum linear tree requirements.

South and west parking lot frontages: A minimum seven-foot wide landscaped yard, and screening equal to 95 percent opacity, is required between the parking lot and west and south sides of the property, which abut residential uses. The landscaped yard along the west property line is five feet wide, but this is an existing condition. The landscaped yard along the south property line is 29 feet wide and exceeds the zoning code requirement.

The applicant is proposing to install a new fence along the west side of the parking lot to provide screening between the parking area and adjacent residential use to the west. However, the proposed fence would extend into the 22-foot required corner side yard. Staff is recommending that fence height shall not exceed three feet in height in this location, or that the fence be removed north of the area that requires the six-foot screen between the parking area and residential use to the west.

As conditioned, this development would meet the applicable regulations of the R5 zoning district.

RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt staff findings for the conditional use permit application by People Incorporated for the property located at 726 2nd Street NE:

- A. Conditional Use Permit to allow the addition of two bedrooms to the existing assisted living facility in the R5 Multiple-family District.**

Recommended motion: **Approve** the conditional use permit to allow the addition of two bedrooms to the existing assisted living facility, for a total of 14 bedrooms, 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. The applicant shall revise the landscape plan to comply with the parking area screening requirements of section 530.170 of the zoning code.
3. The applicant shall specify the height and materials of the proposed fence along the west property line. In no case shall the fence exceed three feet in height within the corner side yard adjacent to 8th Avenue NE.
4. The applicant shall indicate the location and number of bicycle parking spaces on the site plan. A minimum of four bicycle parking spaces shall be provided and shall meet the standards for long-term bicycle parking per Chapter 541 of the zoning code.

ATTACHMENTS

1. Written description and findings submitted by applicant
2. Zoning map
3. Survey
4. Plans
5. Photos



People Incorporated Deaf Supported Living

726 2nd Street NE, Minneapolis 55413

Program Summary

Deaf Supported Living (DSL) is a residential Customized Living program currently serving adult men and women who are Deaf, Hard of Hearing, or Deaf-Blind, and who experience a mental health diagnosis that impacts their independent living and recovery. The program provides on-site staffing support, 24 hours a day – seven days a week, by individuals that are Deaf/Hard of Hearing themselves or who are fluent in American Sign Language. These staff assist individuals in skill development as it relates to their independence in medical care, community resources, housing, finances, transportation, health and wellness management, and other identified life skill areas.

Description of Proposed Project

People Incorporated currently serves twelve clients, we would like increase the number to fourteen clients by converting two office spaces into bedrooms. We will be updating our current landscaping by adding shrubs and trees in the designated areas, in addition to adding a 6ft fence line. This project will allow us to better meet the demand for these services and help more individuals receive these services in an environment that meets their cultural and communication needs.



**RESPONSES TO REQUIRED FINDINGS FOR CONDITIONAL USE PERMIT
COMMUNITY RESIDENTIAL FACILITY
726 2nd St. NE**

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.
People Incorporated –Deaf Supported Living operates under the supervision and licensure of the Minnesota Department of Health, operational components of the program that are likely to enhance the public health, safety, comfort and general welfare include:
 - 24/7 staffing.
 - Clients must follow facility rules to stay in the program.
 - Staff are trained in emergency procedures.
 - Staff provide ongoing monitoring of clients, at a minimum of two check ins per day.
 - Controlled access to the facility. The facility is locked except during drop in center hours (4PM-8PM Tuesday and 3Pm-9PM Friday).
 - Visitors are required to sign in.
 - All clients and staff have ID badges.
 - Facility access is monitored by security systems with cameras located at each entrance.
 - Staff accompany clients into the community for planned activities.
 - All client interactions with the community are consistent with the goals the client has set to improve life functioning and become contributing members of the larger Twin Cities community.

2. The conditional use will not be injurious to the use and enjoyment of other property in the vicinity and will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.
The project does not change the aesthetics of the neighborhood, nor will it create adverse impacts to the neighborhood through increased traffic, noise, or congestion. The project is in compliance with regulations of the district and is not located in the Floodway District. This project will allow additional services to clients who desire to live in this neighborhood and will allow for our continued dedication to the upkeep, stability, and long term success of this neighborhood.

3. Adequate utilities, access roads, drainage, necessary facilities or other measures, have been or will be provided.
As this was an existing building, People Incorporated continues to utilize the existing sanitary sewer and fire sprinkler system throughout the building. No changes are planned for the site drainage. The parking

lot is to remain, which can accommodate the parking needs of the program; so there are no changes planned for access to roads. We intend on adding a 6' height panel fence along 8th Ave. NE. and an L shaped fence to surround the 2 parking spaces facing Northeast. As well as adding 3' bushes along 2nd St. NE and a tree on 8th Ave. NE.

4. Adequate measures have been or will be taken to minimize traffic congestion in the public streets.
The parking is adequate for traffic; there are a total of 9 parking spaces available and 1 that is handicapped. Majority of the clients do not have automobiles and utilize Metro Mobility and/or medical transportation companies. The minimal traffic flow is typically by staff coming to and from their work shifts, or arriving for weekly or monthly staff meetings. The facility is in close proximity to bus and bike routes, which supports the use of public transportation and to minimize traffic.
5. The conditional use is consistent with the applicable policies of the comprehensive plan.
Goal 1 Land Use "Minneapolis will develop and maintain a land use pattern that strengthens the vitality, quality and urban character of its downtown core, commercial corridors, industrial areas, and neighborhoods while protecting natural systems and developing a sustainable pattern for future growth".

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".

Goal 2 Transportation "Minneapolis will build and maintain and enhance access to multi-modal transportation options for residents and businesses through a balanced system of transportation modes that supports the City's land use vision, reduces adverse transportation impacts, decreases the overall dependency on automobiles, and reflects the city's pivotal role as the center of the regional transportation network".

Policy 2.8 "Balance the demand for parking with objectives for improving the environment for transit, walking and bicycling, while supporting the city's business community".

Goal 3 Housing "Minneapolis will build and maintain the strength, vitality, and stability of the city's neighborhoods by providing a variety of housing opportunities to meet the needs of all members of the community".

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

Policy 3.4 "Preserve and increase the supply of safe, stable, and affordable supportive housing opportunities for homeless youth, singles and families".

Policy 3.8 "Preserve and strengthen community livability by enforcing high standards of property management and maintenance"

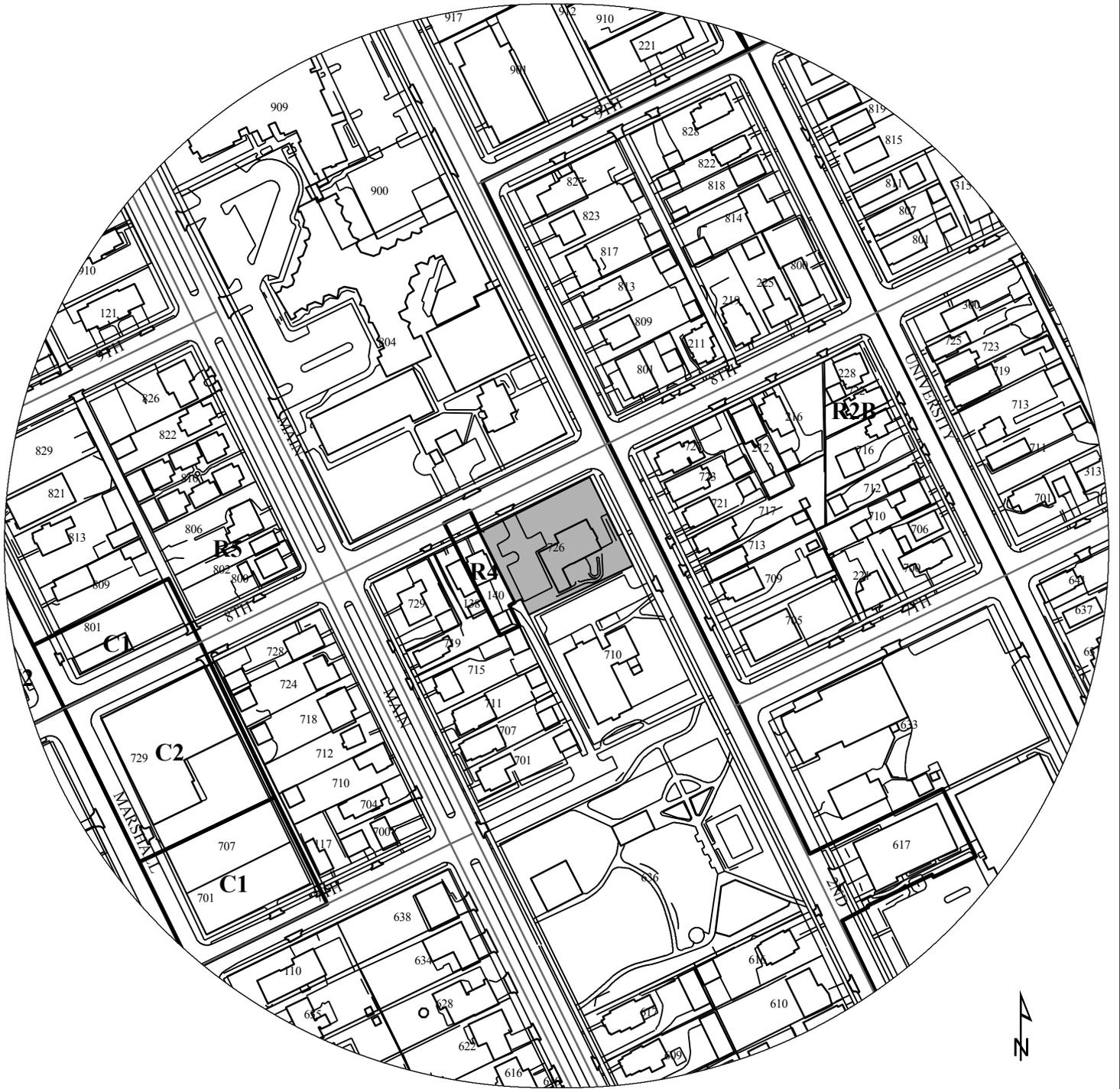
6. The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located.
As 525.340 states, "The city planning commission shall make each of the following findings before granting a conditional use permit (referencing these six findings for conditional use permits). The responses to the required findings for the conditional use permit are included in this document. This project meets requirements for a conditional use permit.

People Incorporated

3rd

NAME OF APPLICANT

WARD



200 100 0 200 400

PROPERTY ADDRESS

DSL Bed Conversion

FILE NUMBER

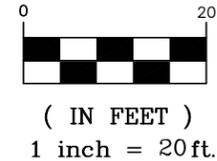
BZZ-7100

CERTIFICATE OF SURVEY

PROPERTY ADDRESS: 726 2nd St N E Minneapolis MN

~for~ FIRM GROUND

8TH AVE NE
(BITUMINOUS) 66' ROW



LEGEND

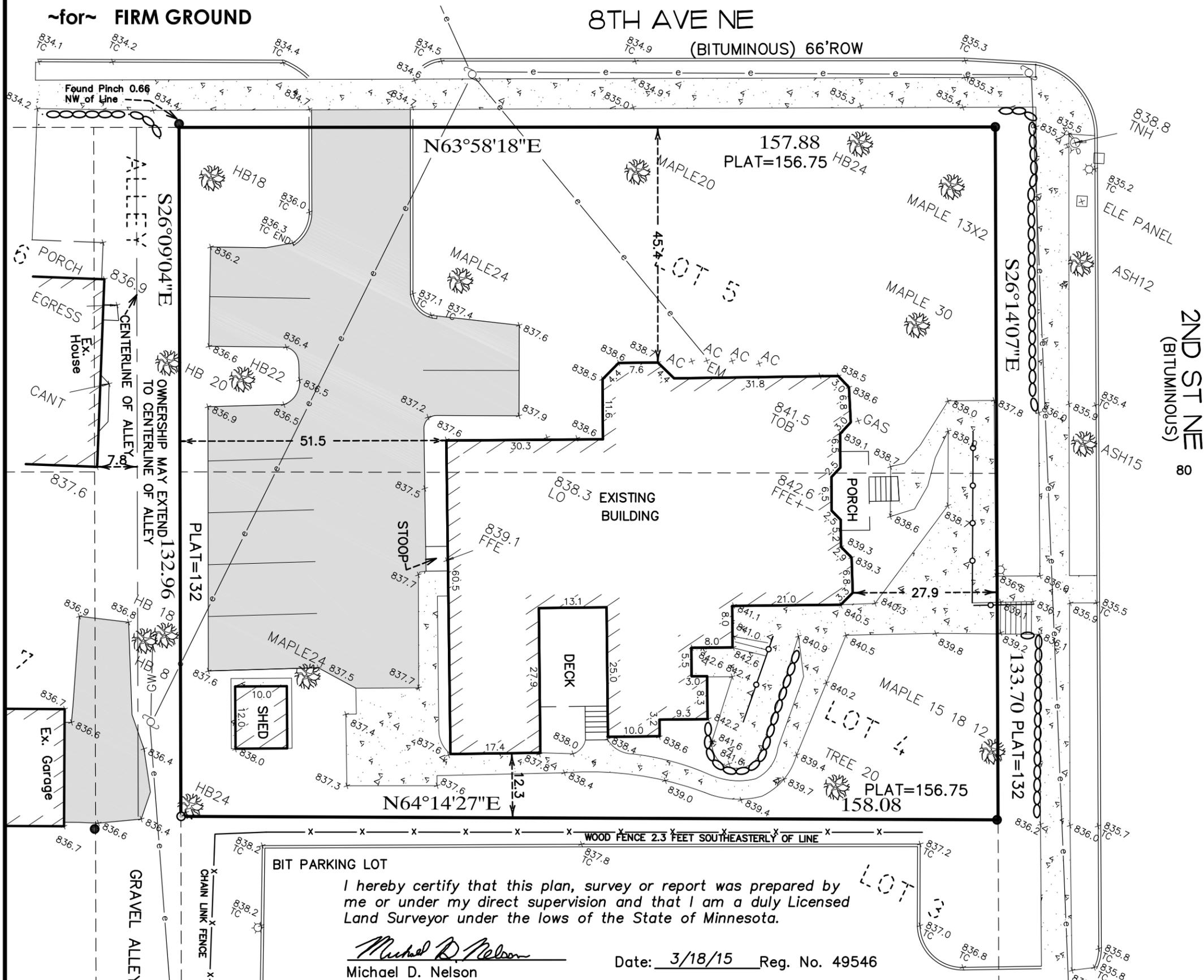
- DENOTES IRON MONUMENT FOUND
- DENOTES IRON MONUMENT SET
- ⊕ DENOTES UTILITY POLE
- ⊙ DENOTES STREET/TRAFFIC LIGHT
- DENOTES CATCH BASIN
- ⊕ DENOTES FIRE HYDRANT
- GW— DENOTES GUY WIRE
- e— DENOTES OVERHEAD WIRE
- x— DENOTES EXISTING FENCE
- ⊖⊖⊖⊖ DENOTES RET. WALL
- x1011.2 DENOTES EXISTING ELEVATION.
- ▒ DENOTES CONCRETE
- DENOTES BITUMINOUS
- 🌳 DENOTES TREE

LEGAL DESCRIPTION

Lots 4 & 5, Block 9, BOTTINEAUS'S ADDITION, Hennepin County, Minnesota and that part of vacated alley.

NOTES

- Bearing's shown are on assumed datum.
- Field survey conducted on March 18, 15'.
- This survey was prepared without the benefit of titlework. Easement, appurtenances and encumbrances may exist in addition to those shown hereon. This survey is subject to revision upon receipt of a title insurance commitment or attorneys title opinion. The Alley is not included at this time until title work is provided.
- Curb shots taken at top and back of curb.
- BASIS FOR ELEVATION: NAVD 88 (VIA REAL TIME GPS MEASUREMENTS UTILIZING MINNESOTA DEPARTMENT OF TRANSPORTATION VRS NETWORK)



BIT PARKING LOT

I hereby certify that this plan, survey or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

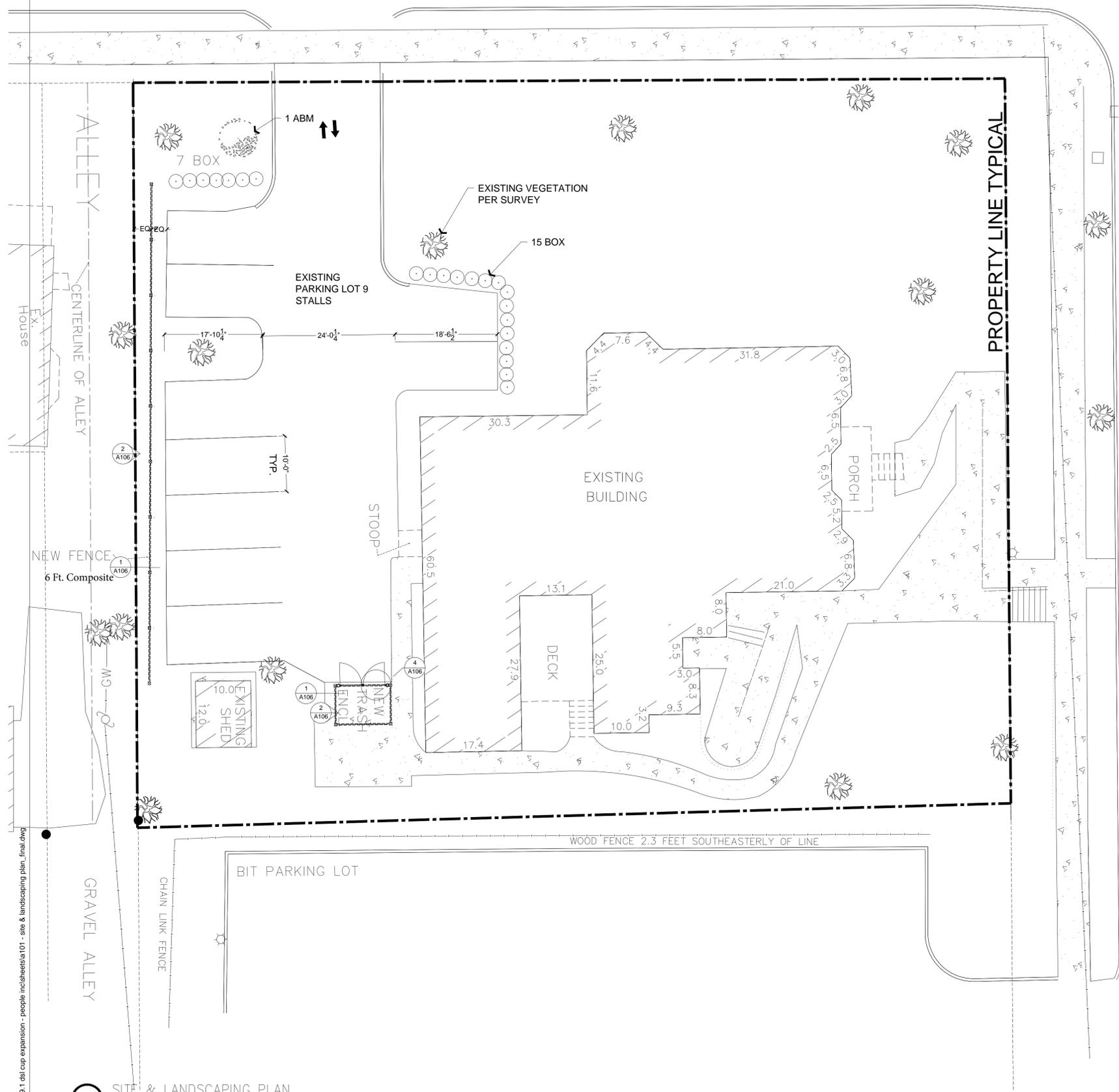
Michael D. Nelson
Michael D. Nelson

Date: 3/18/15 Reg. No. 49546

JOB #15109

ACRE LAND SURVEYING
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763-458-2997 acrelandsurvey@gmail.com

8TH AVE NE



PLANT SCHEDULE				
SYM.	QUANT.	COMMON NAME	BOTANICAL NAME	SIZE
ABM	1	AUTUMN BLAZE MAPLE	ACER X FREEMANII "JEFFERSRED"	0'-2.50000"
BOX	22	COMMON BOXWOOD	BUXUS SEMPERVIRENS	#5



EXISTING SITE INFORMATION

TOTAL BUILDING FOOTPRINT	4,141 SF
TOTAL IMPERVIOUS AREA	6,483 SF
TOTAL LANDSCAPE AREA	10,521 SF
TOTAL SITE AREA	21,145 SF

THIS SITE PLAN IS BASED ON THE SURVEY OF EXISTING CONDITIONS COMPLETED ON 3/18/2015

SHEET LIST	
	SURVEY
A101	SITE & LANDSCAPE
A102	BASEMENT FLOOR PLAN
A103	LEVEL ONE PLAN
A104	LEVEL TWO PLAN
A105	LEVEL THREE PLAN
A106	ENCLOSURE DETAILS



275 Market Street, Ste. C-27
Minneapolis, MN 55405
612.819.1835 www.firmgroundae.com

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Registered Architect under the laws of the state of Minnesota

Thomas P. Wasmoen
04-09-2015 20891
Date License No.

PARTNERS

CONSULTANT

OWNER
PEOPLE, INCORPORATED

2060 CENTRE POINTE BLVD, SUITE 3
ST PAUL, MN 55120

PROJECT
DSL CUP EXPANSION
726 2ND ST NE
MINNEAPOLIS, MN 55413

PROJECT NO: 15.029.1
DWG FILE NOTE: 04-02-2015
DRAWN BY: BNG
CHECKED BY: TPW

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ISSUE REVISIONS

SHEET TITLE

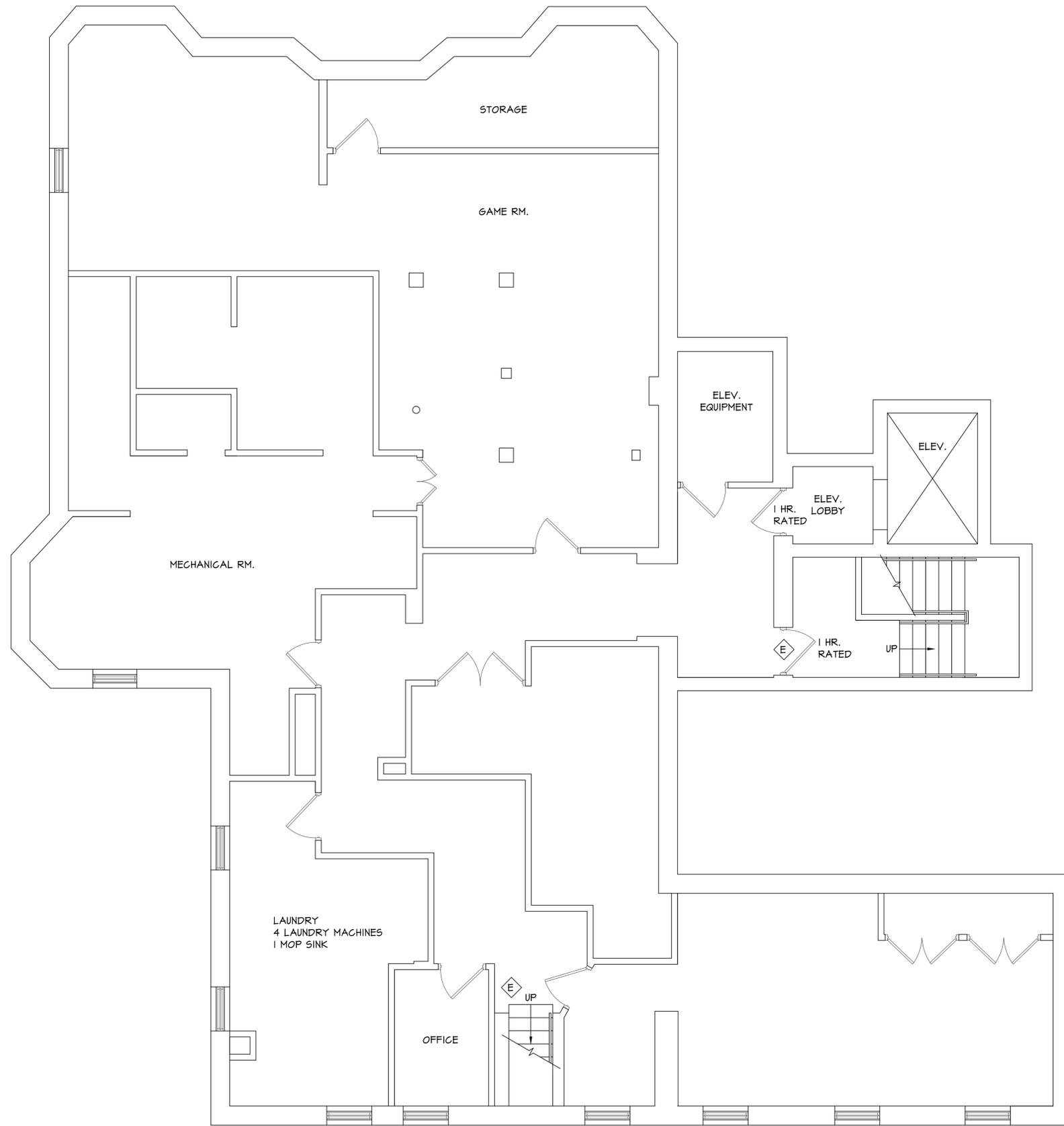
FLOOR PLAN
LEVEL 2

SHEET NUMBER

A101

2 SITE & LANDSCAPING PLAN
SCALE: 1" = 10'-0"

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CODE ANALYSIS

- | | |
|---|---|
| <p>1J BUILDING NAME AND ADDRESS:
PEOPLE INC, DEAF SUPPORTIVE LIVING
126 2ND ST. NE. MINNEAPOLIS, MN</p> <p>2J PROPOSED WORK:
CONVERT ACCESSORY USE INTO 2 SLEEPING ROOMS ON THIRD FLOOR.</p> <p>3J LICENSURE:
12 RESIDENTS
16 ALLOWED BY CODE</p> <p>4J APPLICABLE CODES:
MN STATE BLDG CODE 2007
IBC 2006</p> <p>5J OCCUPANCY GROUP:
R - RESIDENTIAL
NON SEPARATED</p> <p>6J OCCUPANCY LOAD:
14,330 GSF
200 GSF / OCCUPANT
14,330 / 200 = 72 OCCUPANTS</p> <p>7J CONSTRUCTION TYPE:
VB</p> <p>8J FULLY SPRINKLED SPACE</p> <p>9J BUILDING AREA:
ALLOWED - 7,000 SF PER FLOOR
ACTUAL - 4,025 SF OR LESS PER FLOOR</p> <p>10J NUMBER OF STORIES:
ALLOWED - 2 (3 ALLOWED WITH SPRINKLER)
PROVIDED - 3</p> <p>11J EXTERIOR WALL AND OPENING PROTECTION:
ALL OPENINGS ARE UNPROTECTED AND COMPLY WITH TABLE 704.8</p> | <p>12J FIRE RESISTANCE RATING FOR BLDG. ELEMENTS:
PER TABLE 601
TYPE VB - 0 HOURS</p> <p>13J EXITS REQUIRED:
OCCUPANT LOAD - 72
2 EXITS REQUIRED
4 PROVIDED</p> <p>14J TRAVEL DISTANCE:
ALLOWED - 250 FEET W/ SPRINKLER, 200 FEET W/O SPRINKLER
PROVIDED - X = < 175 FEET</p> <p>15J ACCESSIBILITY:
EXISTING BUILDING - ALL NEW LATCH SETS WILL COMPLY</p> <p>16J TOILET FIXTURES:
35 MEN:
WC - 4 REQUIRED
LAV. - 4 REQUIRED</p> <p>35 WOMEN:
WC - 4 REQUIRED
LAV. - 4 REQUIRED</p> <p>BATH/SHOWER - 4 REQUIRED
SERVICE SINK - 1 REQUIRED</p> <p>NOTE: SEE PLUMBING FIXTURE COUNT FOR PROVIDED FIXTURES</p> <p>PARKING REQUIREMENTS:
ZONING: R-4
PARKING COMPLIES WITH R-4 MULTIPLE FAMILY DISTRICT</p> <p>SUPPORTIVE HOUSING:
1 STALL PER 4 BEDS REQUIRED
12 BEDS TOTAL
12 BEDS / 4 = 3 STALLS REQUIRED
9 STALLS PROVIDED</p> |
|---|---|

PLUMBING FIXTURE COUNT

- BEDROOM SINKS: 5
- BATHROOM SINKS: 10
- TOILETS: 10
- SHOWERS: 4
- MOP SINKS: 3



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I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly
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726 2ND ST NE
MINNEAPOLIS, MN 55413

PROJECT NO: 15.029.1
DWG FILE NOTE:
ISSUE DATE: 04-02-2015
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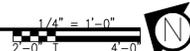
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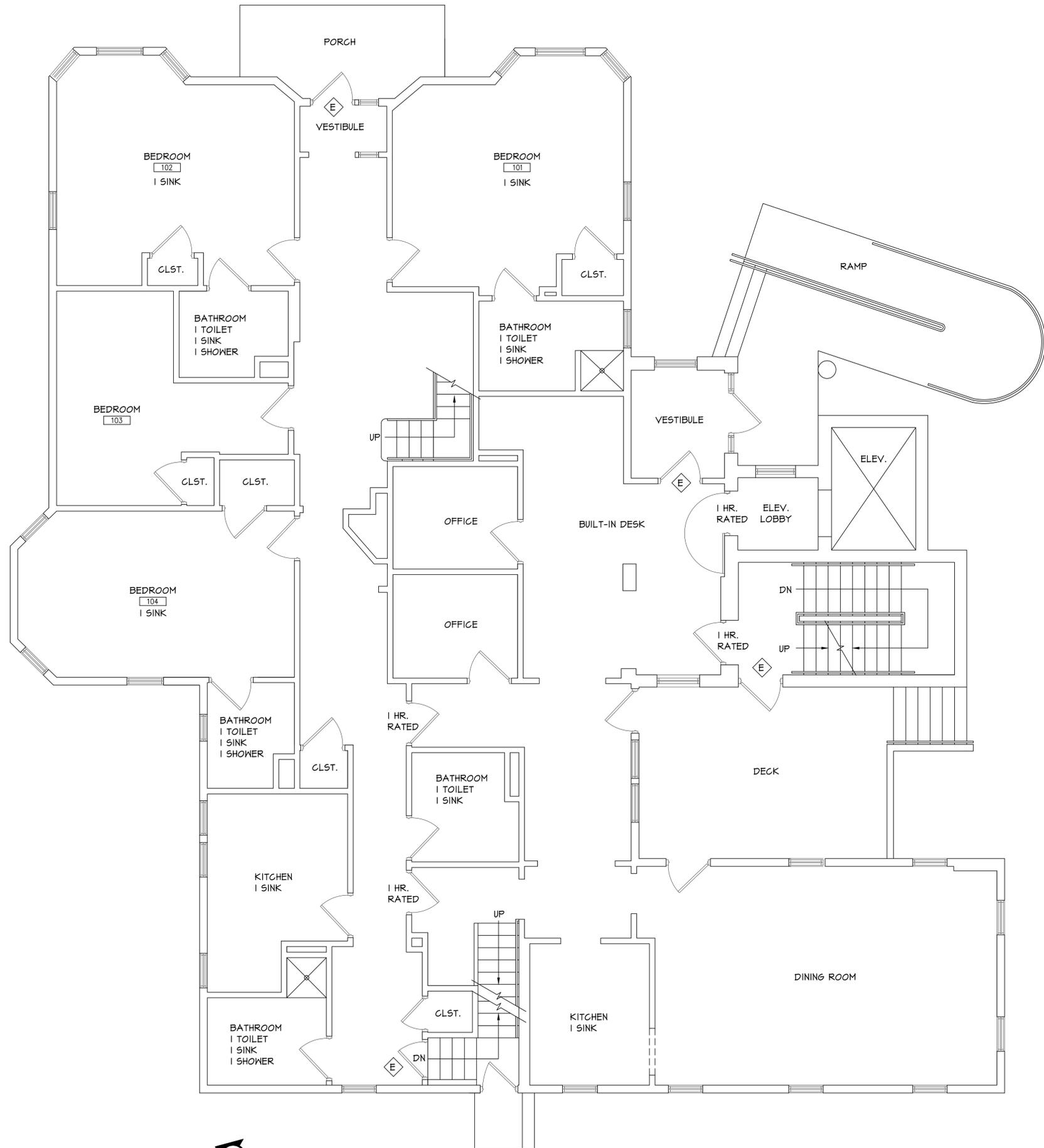
**FLOOR PLAN
BASEMENT**

SHEET NUMBER

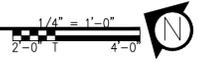
A102

1 BASEMENT LEVEL PLAN (4,025 GSF)
SCALE 1/4" = 1'-0"





2 LEVEL ONE PLAN (4,025 GSF)
SCALE 1/4" = 1'-0"



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04-07-2015 2:17:14 PM



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612.819.1835 www.firmgroundae.com

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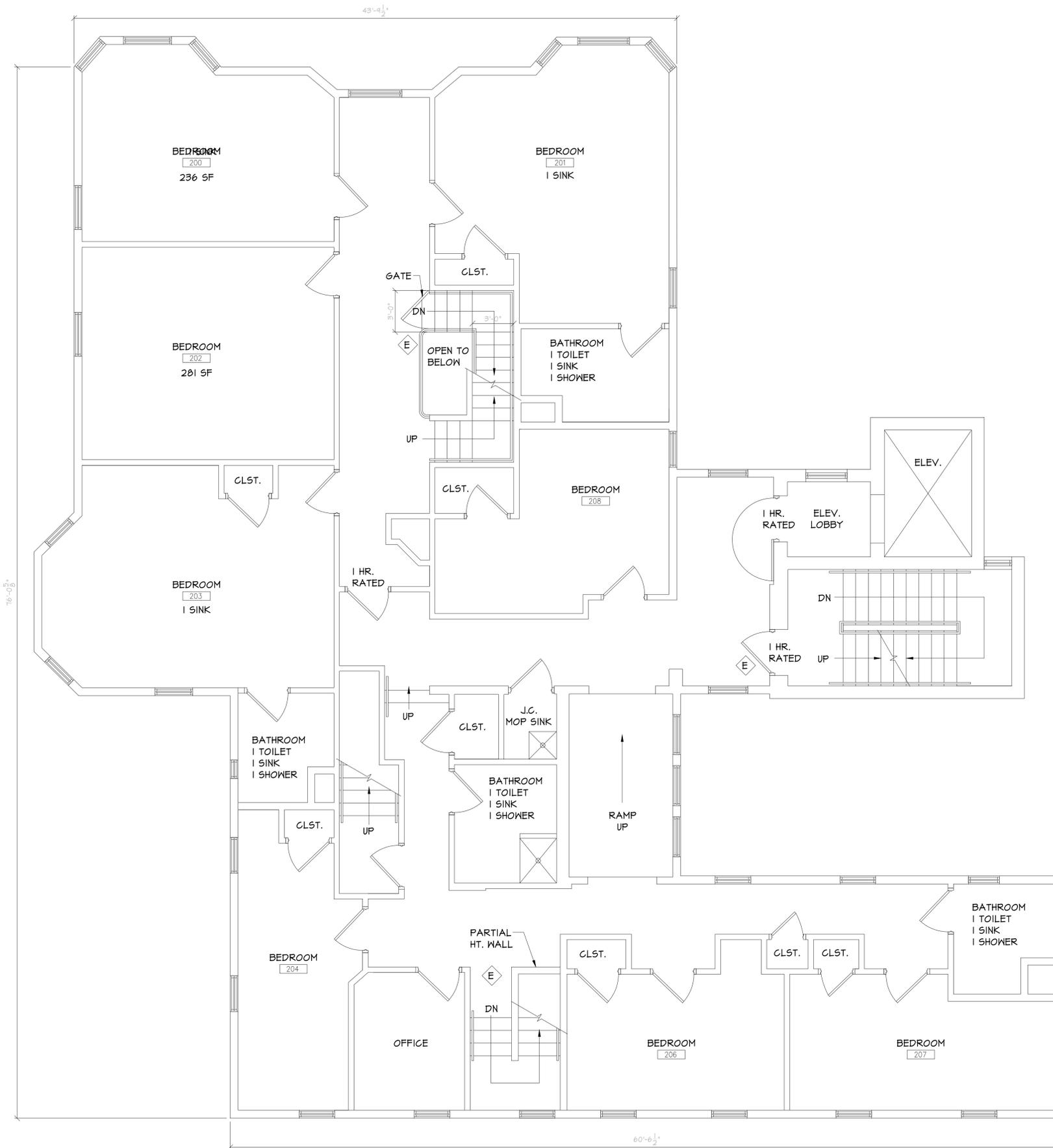
ISSUE REVISIONS

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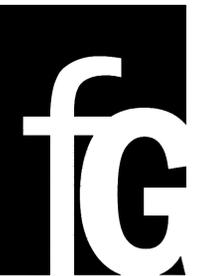
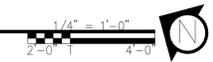
FLOOR PLAN
LEVEL 1

SHEET NUMBER

A103



3 LEVEL TWO PLAN (3,960 GSF)
SCALE 1/4" = 1'-0"



275 Market Street, Ste. C-2
Minneapolis, MN 55401
612.819.1835 www.firmgroundae.com

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Registered Architect under the laws of the state of Minnesota.
Thomas J. Washburn
04-09-2015 20891
Date License No.

PARTNERS
...
...

CONSULTANT
...
...

OWNER
PEOPLE INCORPORATED
2060 CENTRE POINTE BLVD STE
ST PAUL, MN 55120

PROJECT
DSL CUP EXPANSION

PROJECT NO: 15.029
DWG FILE NOTE:
ISSUE DATE:
DRAWN BY: BN
CHECKED BY: TPI
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ISSUE REVISIONS

SHEET TITLE
FLOOR PLAN
LEVEL 2

SHEET NUMBER
A104

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architects & engineers
 275 Market Street, Ste. C-2
 Minneapolis, MN 55408
 612.819.1835 www.firmgroundae.com

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Registered Architect under the laws of the state of Minnesota.

Thomas P. Wasmoen
 Thomas P. Wasmoen
 04-07-2015 20891
 Date License No.

PARTNERS

CONSULTANT

OWNER

PEOPLE INCORPORATED
 2060 CENTRE POINTE BLVD STE 3
 ST PAUL, MN 55120

PROJECT

DSL CUP EXPANSION
 726 2ND ST NE
 MINNEAPOLIS, MN 55413

PROJECT NO: 15.029.1
 DWG FILE NOTE:
 ISSUE DATE: 04-02-2015
 DRAWN BY: BNG
 CHECKED BY: TPW

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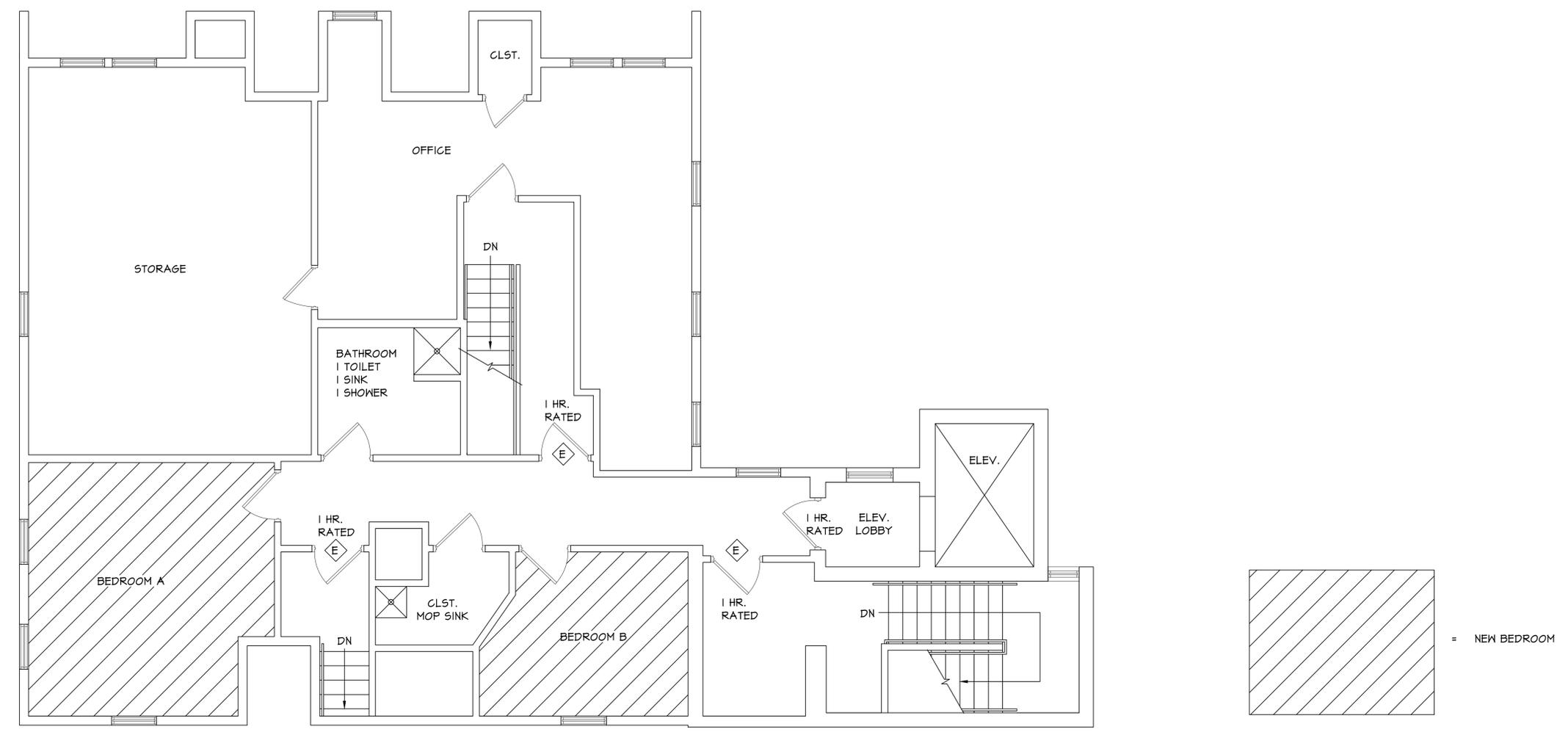
ISSUE REVISIONS

SHEET TITLE

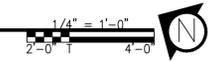
**FLOOR PLAN
 LEVEL 3**

SHEET NUMBER

A105



4 LEVEL THREE PLAN (2,320 GSF)
 SCALE 1/4" = 1'-0"



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NE 8th Ave

NE University

NE Main St

NE 8th Ave

NE 2nd St

People Incorporated

NE 8th Ave

NE Main St

NE 2nd St

NE 7th Ave

Ave



NE 10th Ave

NE 9th Ave

NE 8th Ave

NE 9th Ave

NE 2nd St

NE 8th Ave

NE 4th St

St NE

NE 8th Ave

NE University Ave

Ave

NE Main St

NE 2nd St

Marshall St NE

NE 7th Ave

Dickman Park

NE 6th Ave

NE 7th Ave









