

LAND USE APPLICATION SUMMARY

Property Location: 1708-1714 W Lake Street
Project Name: Seventeen10
Prepared By: [Kimberly Holien](#), Senior Planner, (612) 673-2402
Applicant: Seventeen10, LLC
Project Contact: Scott England, DJR Architecture
Request: To construct a four-story mixed-use building with seven dwelling units.
Required Applications:

Conditional Use Permit	To increase the height of a building in the SH, Shoreland Overlay district from 2.5 stories or 35 feet to four stories, 49'10".
Site Plan Review	For the construction of a four-story, mixed use building with seven dwelling units.

SITE DATA

Existing Zoning	CI, Neighborhood Commercial District SH, Shoreland Overlay District
Lot Area	11,050 square feet / 0.25 acres
Ward(s)	7 (adjacent to 10)
Neighborhood(s)	East Isles; adjacent to ECCO
Designated Future Land Use	Urban Neighborhood
Land Use Features	Commercial Corridor (Lake Street West)
Small Area Plan(s)	Uptown Small Area Plan (2008)

Date Application Deemed Complete	April 17, 2015	Date Extension Letter Sent	N/A
End of 60-Day Decision Period	June 16, 2015	End of 120-Day Decision Period	N/A

BACKGROUND

SITE DESCRIPTION AND PRESENT USE. The site fronts on W Lake Street in the center of the block that is bound by Knox Avenue S to the west and James Avenue S to the east. The site currently contains two residential structures on two separate lots. The residential structures will be demolished as part of the project.

SURROUNDING PROPERTIES AND NEIGHBORHOOD. The site abuts the 1800 W Lake Street development to the west. To the east are two converted single family homes that now contain commercial uses. The properties to the north contain medium and high density residential uses. The properties to the south, across Lake Street W, have commercial zoning and contain residential uses with a range of densities.

PROJECT DESCRIPTION. The applicant is proposing a four-story mixed use building with seven dwelling units. The first floor will contain a 2,123 square foot commercial space fronting on W Lake Street, an office lobby, a separate residential lobby and enclosed parking. The ground level parking will be screened with active uses along the street. The second floor includes two office tenant spaces. Six dwelling units are proposed on the third floor and a seventh dwelling unit is proposed on the fourth floor. The fourth floor is a partial penthouse level that steps back significantly from all building edges. The penthouse includes a trellis between the unit and W Lake Street.

In addition to the building elements outlined above, the project includes one level of below-grade parking. This parking level will include an internal connection to the parking level within the adjacent building at 1800 W Lake Street. The underground parking is intended to serve this adjacent building and will not be available for the tenants in the proposed building. This parking level was the subject of a recent Registered Land Survey to create a separate tract below grade. The parking in this portion of the building is provided to allow the project at 1800 W Lake Street to remain in compliance with zoning requirements for minimum parking by providing replacement parking that has been lost due to the need to fill in the lower of two underground parking levels for that building. As such, the underground parking spaces are not counted toward the minimum parking requirement for the proposed project.

The site is located within the Shoreland Overlay district. The maximum height of structures in the Shoreland Overlay district is 2.5 stories or 35 feet, whichever is less. The proposed building is four stories, 49’10” in height. The applicant has applied for a conditional use permit to increase the height of the building.

The applicant received approvals for a nearly identical building at the March 16, 2015 City Planning Commission meeting. The project has since been modified to increase the size of the penthouse unit by 565 square feet. The increase in building bulk requires an amended Site Plan Review application. Because the additional bulk is above the allowed height in the Shoreland Overlay district, an amended Conditional Use permit for increased height is also required. The only other change to the project is a relocated transformer on the north side of the building. The transformer had previously been approved in the west interior side yard.

RELATED APPROVALS.

Planning Case #	Application	Description	Action
BZZ-7028	<ul style="list-style-type: none"> Conditional use permit to increase the height of the 	The construction of a four-story, mixed use	Approved by the City Planning

	<p>building in the CI, Neighborhood Commercial district and the SH, Shoreland Overlay district.</p> <ul style="list-style-type: none"> • Variance to decrease the required front yard setback. • Variance to decrease the required west interior side yard. • Variance to decrease the required east interior side yard. • Variance to decrease the required rear yard. • Variance to reduce the minimum off-street vehicle parking requirement. • Site plan review. 	<p>building with seven dwelling units and 23,911 square feet of GFA.</p>	<p>Commission on March 16, 2015.</p>
RLS-77	Registered Land Survey	Registered Land Survey to create a separate tract below grade for the underground parking.	Approved by the City Planning Commission on February 23, 2015.

PUBLIC COMMENTS. No correspondence had been received as of the drafting of this report. Any correspondence received prior to the public meeting will be forwarded on to the Planning Commission for consideration. The previously approved project received letters of support from the ECCO and EIRA neighborhood associations.

ANALYSIS

CONDITIONAL USE PERMIT

The Department of Community Planning and Economic Development has analyzed the application to increase the height of a building in the SH, Shoreland Overlay district from 2.5 stories or 35 feet to four stories, 49'10", 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.*

Staff finds that allowing a new 4-story structure with a maximum height of 49'10" would not be detrimental to or endanger the public health, safety, comfort or general welfare. The proposed project accommodates a medium-density mixed-use development along a commercial corridor. There are other buildings of relative comparable height located within the immediate vicinity, including the building to the west at 1800 West Lake Street that is five stories in height and buildings to the north that are primarily three stories in height. The applicant has provided shadow studies that illustrate the impact on surrounding properties, which would be minimal.

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

This property is located in a fully developed area and allowing additional height is not expected to be injurious to the use and enjoyment of other property in the vicinity nor should it impede on possible future development. The increased bulk on the top floor is primarily on the north side where the penthouse unit has the most separation from adjacent uses. The subject development site is located on a commercial corridor with other tall buildings in the immediate vicinity. The surrounding area contains a mix of residential and commercial uses of varying size. The building immediately to the west of the site is five stories in height. Across the alley to the north the buildings are primarily three stories in height. The proposed building is in keeping with the scale and character of surrounding uses and will provide an appropriate transition from the building at 1800 West Lake Street to the converted single family homes to the east.

Additionally, the proposed massing of the building will minimize any potential impact on adjacent properties, even with the additional floor area on the top floor. The building is primarily three stories with a partial fourth floor penthouse. The penthouse steps back 15.6 feet from the front building wall (previously approved at 17 feet), approximately 37.75 feet from the rear building wall (previously 50 feet), 21 feet from the east building wall (previously approved at 19 feet) and three feet from the west (unchanged).

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

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

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

The previous approvals included a variance to reduce the off-street parking requirement from 18 spaces to 14 spaces. The parking requirement for the building has not changed. Six additional tandem spaces are provided that were not calculated toward the minimum parking requirement. The site has access to midday transit service and is located in close proximity to the Midtown Greenway. These two factors will encourage alternative modes of transportation to and from the site. As such, the use is not expected to contribute to traffic congestion in the public streets. Staff recommended approval of the parking variance and it was approved by the City Planning Commission.

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

The site is designated as Urban Neighborhood on the future land use map in the Comprehensive Plan and W Lake Street is a Commercial Corridor in this location. The proposed development would be consistent with the following general land use policies of *The Minneapolis Plan for Sustainable Growth*:

Land Use Policy I.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 1.3: 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.

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

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

Land Use Policy 1.8: 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.
- 1.8.2 Advance land use regulations that retain and strengthen neighborhood character, including direction for neighborhood serving commercial uses, open space and parks, and campus and institutional uses.

Land Use Policy 1.10: Support development along Commercial Corridors that enhances the street's character, fosters pedestrian movement, expands the range of goods and services available, and improves the ability to accommodate automobile traffic.

- 1.10.1 Support a mix of uses – such as retail sales, office, institutional, high-density residential and clean low-impact light industrial – where compatible with the existing and desired character.
- 1.10.4 Encourage a height of at least two stories for new buildings along Commercial Corridors, in keeping with neighborhood character.
- 1.10.5 Encourage the development of high-density housing on Commercial Corridors.

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.

Environment Policy 6.9: Be a steward of clean water by protecting and enhancing its surface and groundwater systems.

- 6.9.2 Continue to implement the city's floodplain and shoreland Ordinances, and the Mississippi River Critical Area plan.

Urban Design Policy 10.4: Support the development of residential dwellings that are of high quality design and compatible with surrounding development.

- 10.4.1 Maintain and strengthen the architectural character of the city's various residential neighborhoods.
- 10.4.2 Promote the development of new housing that is compatible with existing development in the area and the best of the city's existing housing stock.

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.

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.

The applicant is proposing a mixed use building with seven dwelling units along a commercial corridor. Seven dwelling units on a commercial corridor support the above policies for growing the city. The four-story building is designed in a manner that is consistent with the scale and character of the surrounding neighborhood. While the height of the building requires a conditional use permit in the Shoreland Overlay district, it is shorter than the building immediately to the west, between the site and Lake Calhoun. This separation minimizes any potential adverse impact that the height may have on neighboring bodies of water. The height of the building matches the height of the previously approved building on this site.

The site is also within the study area of the *Uptown Small Area Plan*. The project also falls within the boundaries of the Uptown Small Area Plan. Specifically, the site is located within the West Lake Street Live/Work area. The plan calls for heights of 2-5 stories in this area. The following additional policies of the Uptown Small Area plan that specifically relate to height apply:

- The scale and pattern of development at the Lake edge should respect local scale and pattern; more intense uses are appropriate between Lake Street and Lagoon Avenue.

Staff comment: The site is located between Lake Street and Lagoon Avenue. Thus, increased height may be appropriate in this location.

- In some cases, matching the scale of existing buildings will result in buildings taller than the 35 feet limit mandated by the Shoreland Overlay District (which extends 1000 feet from the Lakes to approximately Irving Avenue). To respect the intent of that ordinance, building heights should gradually step down from Irving Avenue (matching the height of the Sons of Norway Building, approximately 55 feet) towards the Lake (35 feet).

Staff comment: As previously stated, there are several buildings within one block of the subject site that exceed 35 feet in height, including the building immediately west of the site. However, the site is located closer to Lake Calhoun than the Sons of Norway Building. The proposed height of 4 stories, 49'10" would allow for a transition from the neighboring building west of the site to the 2.5 story buildings east of the site.

- Locate tallest buildings along corridors.

Staff comment: The site is located along Lake Street, which is a commercial corridor.

- Step back upper floors of buildings to limit shadowing of streets and the Midtown Greenway.

Staff comment: The majority of the site is three stories with a partial fourth floor that steps back 17 feet from the front of the building. The proposed massing is consistent with this small area plan policy.

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 CI, Neighborhood Commercial District and the SH, Shoreland Overlay District.

Additional Standards to Increase Maximum Height

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.*

The proposed building is primarily three stories with a partial fourth-story penthouse. The penthouse steps back substantially from all building edges to minimize its visual impact. The manner in which the building is designed minimizes any potential impacts to light and air access for surrounding properties. As noted above, the increased bulk on the floor is primarily located on the north side of the previously approved penthouse unit where it still has significant separation from adjacent uses.

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

According to the shadow study provided by the applicant, the proposed building will not have any shadowing impacts on significant public spaces. Aside from the winter months, the building will have minimal shadowing impacts on adjacent residential properties. The building primarily affected is the

building to the west of the site, at 1800 West Lake, which is taller than the proposed building. There are no known solar energy systems within close proximity to the site.

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

The surrounding area contains a mix of residential and commercial uses of varying size. The building immediately to the west of the site is five stories in height. The buildings to the east are converted single family homes that are commercially zoned and contain commercial uses. These buildings are each 2.5 stories in height. Across the alley to the north the buildings are primarily three stories in height. The proposed building is in keeping with the scale and character of surrounding uses and will provide an appropriate transition from the building at 1800 West Lake Street to the converted single family homes to the east.

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

The proposed building will not block any views of landmark building, significant open spaces or water bodies.

Additional Standards to Increase Maximum Height in the SH, Shoreland Overlay district

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 the SH, Shoreland Overlay district:

1. *The prevention of soil erosion or other possible pollution of public waters, both during and after construction.*

The project will comply with all City requirements for grading and erosion control during demolition and construction. The applicant will work closely with the Surface Waters and Sewers Division of Public Works and utilize best management practices to manage and minimize stormwater runoff.

2. *Limiting the visibility of structures and other development from protected waters.*

The proposed building will not be visible from Lake Calhoun or Lake of the Isles due to the height of the adjacent building at 1800 West Lake Street. This building is situated between the site and the lake and it is five stories in height. The proposed building will be a maximum of four stories in height. Another six-story building is located on the south side of Lake Street at Knox Avenue, further obstructing views of the proposed building from the lake.

3. *The suitability of the protected water to safely accommodate the types, uses and numbers of watercraft that the development may generate.*

The proposed property does not have any direct lake access and the use of watercraft is not proposed as part of the project.

SITE PLAN REVIEW

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

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

Building Placement and Design – Meets requirements

- The placement of the building reinforces the street wall by bringing the commercial tenant space and the upper floors up to the sidewalk along West Lake Street.
- The first floor of the building is setback 8’8” due to the required front yard setback for the first 25 feet. After the first 25 feet, the first floor steps out to the front lot line to activate the sidewalk.
- The area between the building and the sidewalk contains amenities, including a stone planter and seating area.
- The orientation of the building has at least one principal entrance facing a public street. The entrances into the commercial space and office lobby are facing West Lake Street. The residential entrance faces the west interior side yard and a variance for the setback of this entrance has been requested.
- On-site accessory parking is enclosed on the first floor, behind the commercial space and lobbies and completely screened from the street.
- The front elevation includes a significant amount of glazing to maximize opportunities for residents and patrons to observe adjacent spaces, allowing for natural surveillance and visibility. The side and rear elevations also contain significant glass coverage, maximizing what is allowed per the building code.
- There are no blank, interrupted walls in excess of 25 feet.
- The proposed exterior materials are durable and include brick veneer, glass and metal panel.
- The interior side elevations and rear elevation will be identical to the front in terms of materials.
- Plain face concrete block is not proposed.
- The building complies with the minimum window requirements, as illustrated in Table I below. The windows are evenly distributed and vertical in proportion.
- The ground floor will contain active functions for 100 percent of the front elevation. The parking on the ground floor is located to the rear and completely screened from the street with active uses.
- The proposed roofline is flat, similar to surrounding buildings.

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

Nonresidential Uses	Code Requirement		Proposed	
	1 st Floor	30% minimum	180 sq. ft.	68%
2 nd Floor	10% minimum	60 sq. ft.	64%	384 sq. ft.
3 rd Floor	10% minimum	60 sq. ft.	64%	384 sq. ft.
4 th Floor	10% minimum	26 sq. ft.	100%	256 sq. ft.

Access and Circulation – Meets requirements

- Well-lit walkways at least 4-ft in width to connect building and adjacent public sidewalk and any on-site parking
- No transit shelters are proposed as part of the project and none are immediately adjacent to the site.

- All on-site vehicle maneuvering will occur within the enclosed parking garage. Access into the parking garage is from the alley with a five-foot setback from the property line. The setback and proposed access location are designed to minimize conflicts with pedestrian traffic.
- While the applicant is proposing alley access, the limited number of units and limited size of the commercial spaces are expected to produce a minimal amount of traffic that should have no adverse impact on adjacent residential uses. The other residential uses that rely on this alley for access are all multi-family structures of varying densities.
- All areas not occupied by building or walkways will be landscaped to minimize the use of impervious surfaces.

Landscaping and Screening – Requires alternative compliance

- The majority of the proposed landscaping is along the side and rear property lines. A planter box with ornamental grasses is shown between the building and the public sidewalk. The composition and location of landscaped areas complement scale of the development and provide a green buffer between the building and adjacent uses.
- The site requires one canopy tree and five shrubs. Alternative compliance is requested for the canopy tree requirement.
- All parking of the required parking is enclosed and no additional landscaping standards apply.
- All areas not occupied by building or walkways will be landscaped.

Table 2. Landscaping and Screening Requirements

	Code Requirement	Proposed
Lot Area	--	11,050 sq. ft.
Building footprint	--	8,641 sq. ft.
Remaining Lot Area	--	2,409 sq. ft.
Landscaping Required	483 sq. ft.	1,373 sq. ft.
Canopy Trees (1: 500 sq. ft.)	1 tree	0 trees
Shrubs (1: 100 sq. ft.)	5 shrubs	50 shrubs

Additional Standards – Meets requirements

- 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 building will not block any important views. The building west of the site, between the site and Lake Calhoun, is taller than the proposed building.
- As evaluated above, the building will not shadow any public open spaces and will have minimal shadowing impacts on adjacent properties, based on the shadows studies provided by the applicant.
- The proposed four story building should not generate any significant wind currents at ground level.
- The site includes crime prevention through environmental design. A significant amount of glazing is proposed facing the street to provide opportunities for natural surveillance and visibility. Walkways guide people to the entrances and the building is separated from the sidewalk with a raised planter for natural access control.
- The existing buildings are not designated and the property is not located within an historic district.

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

The proposed residential and office uses are permitted in the CI District. The tenant for the commercial space has not been identified.

Off-street Parking and Loading – Requires variance(s)

- The applicant has requested a variance to reduce the off-street vehicle parking requirement from 18 spaces to 14 spaces, as evaluated above.

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

	Minimum Parking Requirement	Applicable Reductions	Total Minimum Requirement	Maximum Parking Allowed	Proposed
General retail sales and services	4	Bicycle Incentive (1)	3	11	--
Office	10	Bicycle Incentive (1)	9	34	--
Residential dwellings	7	Transit Incentive (1)	6	--	--
Total	--	--	18	45	14

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

	Minimum Bicycle Parking	Minimum Short-Term	Minimum Long-Term	Proposed	Loading Requirement	Proposed
General retail sales and services	3	Not less than 50%	--	7	Not applicable based on size	Any loading will occur within the building
Office	3	Not less than 50%	--	7	Not applicable based on size	Any loading will occur within the building
Residential dwellings	7	--	Not less than 90%	7	None	None
Total	13	--	--	21	1	128

Building Bulk and Height – Requires conditional use permit

- The applicant has requested a conditional use permit to increase the height of the building. That conditional use permit has been evaluated above.

Table 5. Building Bulk and Height Requirements

	Code Requirement	Proposed
Lot Area	--	11,050 sq. ft. / .25 acres
Gross Floor Area (GFA)	--	24,476 sq. ft.
Maximum Floor Area Ratio (GFA/Lot Area)	2.38	2.21
Maximum Building Height	2.5 stories or 35 feet, whichever is less	4 stories, 49'10" ft.

Residential Lot Requirements – Not applicable

- There are no minimum lot area or lot width requirements in the CI district.

Yard Requirements – Requires variance(s)

- Variances were approved for all required yards under the previous application for the site. The footprint of the building is unchanged except for a small recess in the rear to allow for the transformer.

Table 7. Minimum Yard Requirements

	Zoning District	Overriding Regulations	Total Requirement	Proposed
Front	10.5 ft.	--	10.5 ft.	0 ft.
Interior Side (East)	11 ft.	--	11 ft.	2 ft.
Interior Side (West)	11 ft.	--	11 ft.	4 ft.
Rear	11 ft.	--	11 ft.	5 ft.

Signs – Meets requirements

- Signs are subject to Chapter [543](#) of the Zoning Code. All new signs are required to meet the requirements in Chapter 543. The applicant proposes a building identification sign above the lobby entrance. No signs for the commercial tenant are proposed at this time. Any future building signage will require separate sign permits.

Table 8. Signage Summary

	Number Allowed Per Zoning Lot	Proposed Number	Maximum Size Allocation	Maximum Area Per Sign	Proposed Area	Maximum Allowed Height	Proposed Height
Projecting	--	0	16 sq. ft.	16 sq. ft.	N/A	14 ft.	N/A
Total	--	0	16 sq. ft.	16 sq. ft.	N/A	14 ft.	N/A
Attached	--	1	112 sq. ft.	45 sq. ft.	22.5 sq. ft.	14 ft.	14 ft.
Total	--	1	112 sq. ft.	45 sq. ft.	22.5 sq. ft.	14 ft.	14 ft.

Refuse Screening – *Meets requirements*

- The refuse and recycling containers will be located within a room adjacent to the parking garage. The containers will be wheeled out to the apron area in front of the overhead door for pick-up and returned to the trash room by the building maintenance crew.

Screening of Mechanical Equipment – *Meets requirements*

- Rooftop mechanical equipment is proposed to be screened with metal panel that matches the material of the stair and elevator towers. The transformer will be screened with landscaping.

Lighting – *Meets requirements with Conditions of Approval*

- 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*

Shoreland Overlay District Standards – *Requires conditional use permit*

- The project requires a conditional use permit to increase the height of the building in the SH, Shoreland Overlay district. That application has been evaluated above.

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

The Minneapolis Plan for Sustainable Growth identifies the site as urban neighborhood on the future land use map. West Lake Street is a commercial corridor in this location. For specific policies, 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 within the study area of the Uptown Small Area Plan. Specifically, the site is within the West Lake Live/Work area in the plan. The following small area plan policies apply to the proposal:

The following policies and elements of the Uptown Small Area Plan are applicable to this site:

- *Locate tallest buildings along corridors.*

Staff comment: The site is located along Lake Street, which is a commercial corridor. The proposed building is primarily three stories with a partial fourth floor penthouse.

- *Step back upper floors of buildings to limit shadowing of streets and the Midtown Greenway.*

Staff comment: The partial fourth floor steps back 17 feet from the front edge of the building, providing visual relief from West Lake Street.

- **Shaping Growth Near the Lakes.** *Growth near the lakes has been a community concern. This plan encourages future development to be in keeping with the existing scale and respect the intent of the Shoreland Overlay District (a zoning overlay district that adds additional requirements for development within 1000 feet of water bodies throughout the state). On occasion, variances and conditional use permits within the Shoreland Overlay District may be appropriate, but this Plan attempts to avoid conflicting guidance, and suggests that more intense growth is more appropriate in the Activity Center and Urban Village (South Sub-Area).*

Staff Comment: The small area plan is sensitive to the specific height limitations in the Shoreland Overlay District. The applicant is proposing a building that is primarily three stories in height with a partial fourth story. The building to the west, between the site and the lakes, is five stories in height. The proposed building will not be visible from the lakes and will provide a transition down to the 2.5 story buildings on the east end of the block.

- *New development should resemble the current scale of buildings in the area. Over time single family homes between Lake St. and the Mall/Greenway will likely be redeveloped as small apartments or live/work buildings. In some cases, matching the scale of existing buildings will result in buildings taller than the 35 feet limit mandated by the Shoreland Overlay District (which extends 1000 feet from the Lakes to approximately Irving Avenue). To respect the intent of that ordinance, building heights should gradually step down from Irving Avenue (matching the height of the Sons of Norway Building, approximately 55 feet) towards the Lake (35 feet).*

Staff Comment: The proposal includes a relatively small-scale mixed use building with seven dwelling units that is in keeping with the current scale of buildings in the area. As previously stated, there are several buildings within one block of the subject site that exceed 35 feet in height, including the five-story building immediately west of the site.

- *Buildings on the north side of Lake St., should be set back and activate the street with forecourts, patios and galleries.*

Staff comment. The primary entrance to the commercial spaces in building it set back 8'8" feet from the property line to provide for a forecourt with a seating area and raised planter that activates the street.

- *Buildings on West Lake Street should be intentionally eclectic and diverse. Like other buildings around the Lakes, the new buildings on West Lake Street are encouraged to have balconies, roof terraces, large bay windows, and tower rooms in order to capture views of the lake and the promenade. Buildings should range in style and expression.*

Staff comment: The building contains balconies for the residential units on the third floor and a terrace on the fourth floor. The building has large windows on all floors to maximize views.

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:

- **Minimum tree planting requirement.** The site is required to have one canopy tree. In lieu of a canopy tree the applicant is proposing three evergreen trees. Staff recommends accepting evergreen trees in lieu of canopy trees and granting alternative compliance. Alternative compliance for this requirement was previously granted by the City Planning Commission.

RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt staff findings for the applications by DJR Architecture for the properties located at 1708-1714 W Lake Street:

A. Conditional Use Permit to increase the height of the building in the SH, Shoreland Overlay District.

Recommended motion: **Approve** the application for a conditional use permit to increase the height of the building in the SH, Shoreland Overlay district from 2.5 stories or 35 feet to 4 stories, 49'10", 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.

B. Site Plan Review.

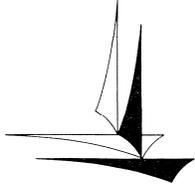
Recommended motion: **Approve** the application for a new four-story, mixed-use building with seven dwelling units, subject to the following conditions:

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 May 11, 2017, unless extended by the Zoning Administrator, or permits may be revoked for noncompliance.
3. No shelving, signage, merchandise, newspaper racks or other similar fixtures shall be placed in front of the required ground level transparent windows.
4. Primary exterior material changes at a later date may require review by the Planning Commission and an amendment to the site plan review.
5. All lighting shall be required to comply with Section 535.590 of the Zoning Code.

ATTACHMENTS

1. PDR report
2. Written description and findings submitted by applicant
3. Zoning map
4. Site plan

5. Site survey
6. Plans
7. Building elevations
8. Renderings
9. Shadow study
10. Photos
11. Correspondence



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

Preliminary Development Review Report

Development Coordinator Assigned: **DONALD ZART**
(612) 673-2726
don.zart@minneapolismn.gov

Status *

Tracking Number:	PDR 1001285
Applicant:	THE SHELARD GROUP, INC 11455 VIKING DRIVE, SUITE 300 EDEN PRAIRIE, MN 55344
Site Address:	1708 LAKE ST W 1714 LAKE ST W
Date Submitted:	04-FEB-2015
Date Reviewed:	

Purpose

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

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

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

Project Scope

Proposed construction of a new 9,173 sq ft, 4 story building. Will consist of 1 level of below grade parking, first floor commercial and parking, second floor office space and residential 7 units on the third and fourth floors.

Review Findings (by Discipline)

Zoning - Planning

- The project requires the following land use applications:
 - Conditional use permit for height
 - Variances to reduce all required yards
 - Variance to reduce the off-street parking requirement
 - Site Plan Review

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

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

□ Addressing

- Discuss Addressing at meeting.
- 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.
- This building is also considered to have a parking ramp per MCO Chapter 108. As such, within 5 years of the date of the certificate of occupancy being issued, the parking ramp will be required to have annual inspections and apply for a Ramp Operating Certificate.

□ Parks - Forestry

- Contact Craig Pinkalla (cpinkalla@minneapolisparks.org), Telephone (612)-499-9233 regarding removal or protection of trees during construction in the city right of way.
- Effective January 1, 2014, the City of Minneapolis and the Minneapolis Park and Recreation Board adopted an update to the existing Parkland Dedication Ordinance.
- The adopted City of Minneapolis Parkland Dedication ordinance is located in Section 598.340 of the City's Land Subdivision ordinance:
- <http://library.municode.com/index.aspx?clientId=11490>
- As adopted, the fee in lieu of dedication for new residential units is \$1,500 per unit (affordable units excluded per ordinance) and for commercial and industrial development it is \$200 per development employee (as defined in ordinance). Any dedication fee (if required) must be paid at the time of building permit issuance. There is also an administration fee that is 5% of the calculated park dedication fee.
- As proposed, for your project, Seventeen10, the calculated dedication fee is as follows:

3 x \$1500 (Residential units minus credit for 4 units)	=	\$4500
Non-residential fee	=	\$3800
5% of \$8300 (administrative fee)	=	\$ 415
Total	=	\$8715
- This is a preliminary calculation based on your current proposal; a final calculation will be made at the time of building permit submittal.
- For further information, please contact Don Zart at (612)245-4090.

□ Traffic and Parking

- 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. Please look at adding measures that will insure drivers at alley have clear site lines.
- A snow storage area is not identified; please provide a narrative explaining snow removal plans.
- 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.

❑ Historical Preservation Committee

- There is not a Historic Preservation flag on this property. However, when any existing structure is wrecked, there is a review required as part of the wrecking permit process.

❑ Right of Way

- An encroachment permit shall be required for all streetscape elements in the Public right-of-way such as: plants & shrubs, planters, tree grates and other landscaping elements, sidewalk furniture (including bike racks and bollards), and sidewalk elements other than standard concrete walkways such as pavers, stairs, raised landings, retaining walls, access ramps, and railings (NOTE: railings may not extend into the sidewalk pedestrian area). Please contact Bob Boblett at (612) 673-2428 for further information.
- Note to the Applicant: Any elements of an earth retention system and related operations (such as construction crane boom swings) that fall within the Public right-of-way will require an encroachment permit application. If there are to be any earth retention systems which will extend outside the property line of the development then a plan must be submitted showing details of the system. All such elements shall be removed from the Public right-of-way following construction with the exception of tie-backs which may remain but must be uncoupled and de-tensioned. Please contact Bob Boblett at (612) 673-2428 for further information.
- In addition, any elements of an earth retention system and related excavations that fall within the Public right-of-way will require a "Right-of-Way Excavation Permit". This permit is typically issued to the General Contractor just prior to the start of construction. However, it is the Applicant's responsibility to insure that all required permits have been acquired by its consultants, contractors, sub-contractor's prior to the start of work.
- Snow storage is not permitted in the right of way.
- Contact Paul Cao at (612) 673-2943 for position and alignment of bike racks proposed in the Public right-of-way. If the racks are privately owned, they will require an encroachment permit.

❑ Business Licensing

- Please contact Don Zart (612)673-2726 to get information regarding the Health Plan review or Business Licensing requirements.

❑ Environmental Health

- If dewatering is required during site construction see below for city permit requirements. The scope of work calls for one level of underground parking. The highest groundwater level expected for this site should be determined and used to establish the lowest level for underground parking. The underground parking and other 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.
- If impacted soil is encountered during site activities work will need to stop and notification provided to the MN State Duty officer at (615) 649-5451.
- 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.

❑ Water

- An 8" combination line shall not be further than 2' outside of the building line per ordinance; please contact Rock Rogers at (612) 673-2286, to review domestic and fire service design, connections, and sizes.

❑ Fire Safety

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

❑ Sewer Design**Groundwater:**

- Please provide a copy of any geotechnical reports for the site or any other evaluations related to groundwater. It must be adequately demonstrated that pumping of groundwater will not be necessary in order to keep the below grade areas dry. Please note, the adjacent property may be lowering the groundwater elevation in this area. This should be considered when evaluating the groundwater elevation and potential for discharge.

Stormwater Management:

- As the proposed work on this site is connected to the adjacent property, the project would be considered a phased or connected action and is subject to the stormwater treatment requirements of Chapter 54 of the Minneapolis Code of Ordinances. Please provide the necessary documentation and analysis demonstrating compliance with Chapter 54, including stormwater calculations, BMP maintenance plans, etc.
- It appears that the connection between the lower level parking areas on the properties, shown on Sheet A100, would impact a portion of the existing underground stormwater storage system on the adjacent property. Any impacts to the system should be evaluated and identified to ensure the site is still in compliance with the stormwater treatment requirement of Chapter 54.
- Please add the following note to the appropriate plan sheet: The Contractor, property owner or responsible party shall contact Minneapolis Surface Waters and Sewers 48 hours prior to any excavation or construction related to or in the location of the proposed Stormwater Management BMP (Contact Paul Chellsen, 673-2406 or paul.chellsen@minneapolismn.gov).
- Please add the following note to the appropriate plan sheet: Upon the project's completion the General Contractor, Property Owner or Responsible Party shall provide to the Department of Public Works a Final Stormwater Management Report including record drawings. This report will serve as a means of verification that the intent of the approved stormwater management design has been met. This final report shall substantiate that all aspects of the original design have been adequately provided for by the construction of the project.
- The proposed project is located within the Minnehaha Creek Watershed District, which has a separate review process from that of the City. Please note it may be necessary to obtain approvals or permits from Minnehaha Creek Watershed District.

Utility Connections:

- The proposed sanitary sewer connection connects with an MCES interceptor line. A connection permit from MCES will be required to make this connection. Please complete the MCES Direct Connection Application Form and submit to the City for review. Please also contact MCES for additional interceptor information, instructions and MCES standard connection details. Contact information is on the MCES application form.
- The proposed storm sewer service connection to the City main should be core-drilled and a saddle tee fitting installed, per City of Minneapolis Standard Supplemental Specifications. Cutting in a wye is not preferred. Please revise the plans accordingly.
- 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

❑ Sidewalk

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

- Note to the Applicant: Any existing sidewalk, curb and gutter, alley, or other concrete infrastructure in the public right of way that is currently defective, and any that is damaged during construction, must be removed and replaced at the time of the site development work.

☐ Street Design

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

☐ Construction Code Services

- Provide code analysis for below grade side lot connection at lower level parking level across property line. An alternate or modification approval process through the Building Official may be needed.
- Submit soils report for proposed construction with final plan sets including ground water levels.
- Provide accessible parking spaces including van accessible space and clearances based on the total number of spaces provided.
- Identify and provide the required accessible routes, slopes and entries.
- Provide code analysis, including ratings and opening protective details and percentages based on distances to property lines and type of construction selected with final submittals.

END OF REPORT

Seventeen10, LLC
Application for Land Use Approvals
April 10, 2015

Statement of Proposed Use and Project Description

The Minneapolis Planning Commission approved land use applications for the 4-story, mixed use Seventeen10 development on March 16, 2015. The applicant now seeks to amend the approved conditional use permit for increased height and the site plan review in order to increase the square footage of the fourth floor residential penthouse unit. The maximum height of the project will not increase over what was approved in March, but amended approvals are required to reflect the additional floor area of the penthouse and for the addition of mechanical units on the third floor rooftop.

The proposed Seventeen10 development fronts on the north side of West Lake Street in the middle of the block between James and Knox Avenues. The site includes two properties, 1708 and 1714 W. Lake Street, with a combined area of 11,102 sf. Two residential structures currently occupy the site.

The properties are both zoned C-1 Neighborhood Commercial District and lie within the Shoreland Overlay District. The Minneapolis Plan for Sustainable Growth guides the site as Urban Neighborhood and identifies Lake Street as a Commercial Corridor. The site is in the West Lake Street Live/Work character area of the Uptown Small Area Plan (the USAP). Land use guidance in the USAP calls for mixed use redevelopment.

The proposed redevelopment of the site is a four-story, 24,476 sf (GFA) mixed retail, office and residential development. The ground floor will contain an approximately 2,000 sf retail space fronting on Lake Street and entry lobbies for the office and residential uses. Twenty parking spaces (including six tandem spaces) will be located within the ground floor of the building, accessed from the alley. The second floor will be approximately 9,000 sf of office space. There will be six residential units on the third floor and a seventh, penthouse unit in a stepped-back fourth floor. One level of underground parking will be constructed to serve the adjacent 1800 Lake apartment building, to which it will be connected by an underground drive between the two properties.

Seventeen10 is designed to integrate into the existing neighborhood fabric and add high quality storefront to Lake Street. The building is a modern interpretation of the neighboring brick structures with simple forms, large windows, and consistency of material. The layout bridges the intent of the USAP to build to the property line while acknowledging the setback of the adjacent structure to the west. Much of the ground floor is pulled away from the property line to nurture sidewalk activity and the upper levels are pulled forward to maximize views down the street towards the lake. Additional landscaping will provide shade to the sidewalks and buffer pedestrians from the street. Each floor offers large windows to create quality, sun filled space. The Lake Street facade will feature high quality masonry, aluminum windows and a large planter box. Patios will give residences views up and down Lake Street as called for in the USAP. A signature, rooftop penthouse will offer a unique living option to the Uptown area.

Conditional Use Permit For Additional Height
Required Findings

A conditional use permit is being applied for to allow a building height of 4 stories/49'-10", which exceeds the 2.5 story, 35-foot limit of the Shoreland Overlay District. The request for increased height for the project meets the required findings for the issuance of a conditional use permit under § 525.340 and the additional considerations for increased height and Shoreland development.

1) *That 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 proposed 4-story building will not be detrimental to or endanger the public health, safety, comfort or general welfare. The height to the top of the third story parapet is 37'-11". The top of the parapet of the fourth-floor penthouse unit is 48'-8". The highest point on the building will be the top of the elevator overrun at 49'-10". The penthouse unit and elevator overrun will be set back substantially from the street (south), east and north sides of the building to reduce their visibility from street level. The development will comply with all applicable building codes, life safety ordinances and Public Works requirements.

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 or substantially diminish property value.*

The height of the proposed building will not be injurious to the use and enjoyment of other property, nor impede the normal and orderly development of the area. It will appear more like a 3-story building and is similar in scale to much of the existing development along Lake Street and the surrounding area. The adjacent 1800 Lake apartment building to the west is 5 stories. The rest of the block is comprised of 2 and 3-story apartment buildings and a few 2-story houses. The reduced height limit in the Shoreland District is intended to preserve views from water bodies. The visibility of the Seventeen10 Development from Lake Calhoun will be limited because it is blocked by the 5-story 1800 Lake building and the 6-story Edgewater building, both located between Lake Calhoun and the project site.

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

Adequate utilities, access, drainage, and other necessary facilities will be provided for the project and the development team will continue to work closely with Public Works, Plan Review and Planning staff to comply with City and other applicable requirements.

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

The additional height of the building will have no impact on traffic congestion in the public streets.

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

The City's comprehensive plan, the *Minneapolis Plan for Sustainable Growth*, guides the project site as Urban Neighborhood. Lake Street is designated in the comprehensive plan as a Commercial Corridor, subject to the following land use guidance:

Land Use Policy 1.10: Support development along Commercial Corridors that enhances the street's character, fosters pedestrian movement, expands the range of goods and services available, and improves the ability to accommodate automobile traffic. Relevant implementation steps for this policy include:

1.10.1 Support a mix of uses – such as retail sales, office, institutional, high-density residential and clean low impact light industrial – where compatible with the existing and desired character.

1.10.4 Encourage a height of at least two stories for new buildings along Commercial Corridors, in

keeping with neighborhood character.

The mix of uses, design, and height of the proposed project are consistent with the type of redevelopment encouraged on Commercial Corridors.

The following policy and implementation steps from the Urban Design chapter of the comprehensive plan are relevant to a request for increased building height:

Urban Design Policy 10.9: Support urban design standards that emphasize traditional urban form with pedestrian scale design features at the street level in mixed-use and transit-oriented development.

10.9.1 Encourage both mixed-use buildings and a mix of uses in separate buildings where appropriate.

10.9.2 Promote building and site design that delineates between public and private spaces.

10.9.4 Coordinate site designs and public right-of-way improvements to provide adequate sidewalk space for pedestrian movement, street trees, landscaping, street furniture, sidewalk cafes and other elements of active pedestrian areas.

The building design incorporates substantial storefront glass and upper level balconies and terraces that will engage with and enhance the pedestrian character of the street. The public realm will be further enhanced by the addition of street trees, landscaping, and new pavement.

The site is in the West Lake Street Live/Work area of the *Uptown Small Area Plan* (the USAP). The proposed height is squarely within the preferred 2-5 story, up to 56-foot height guidance for this segment of Lake Street and resembles the current scale of buildings in the area. The proposed uses are also consistent with the guidance that this area should continue to develop as a mixed-use live/work area. The design incorporates upper level balconies, terraces and large windows designed to capture views of the lake and street.

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

With approval of the other zoning applications for the project, it will conform to the applicable regulations of the C1 and Shoreland Overlay zoning districts.

Additional factors to be considered when determining an increase in height per §548.110.

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

The proposed building will not impede access to light and air for surrounding properties. Public right-of-way separates the proposed development from other properties to the north and south. The fourth floor will be set back over 24 feet from the east property line and over 10 feet from the west property line. The building on the adjacent property to the west is also set back 10 feet from the shared property line. The setbacks and stepbacks of the new building and the separation between it and adjacent structures will provide the requisite access to light and air.

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

The building will not shadow significant public spaces or known solar energy systems. It will cast shadows on residential properties typically to be expected from buildings with heights allowed in the C1 and adjacent R6 districts and within the 2-5 story height guidance of the *Uptown Small Area Plan*.

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

The Seventeen10 building will appear more like a 3-story building and is similar in scale to much of the existing development along Lake Street and the surrounding area. The adjacent 1800 Lake apartment building to the west is 5 stories. The rest of the block is comprised of 2 and 3-story apartment buildings and a few 2-story houses. The structures across Lake Street are primarily 2 – 2½ stories. The design is a modern interpretation

of traditional brick, mixed use, urban buildings and is compatible in scale and character with the surrounding uses and eclectic character of West Lake Street.

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

The project will not significantly block views of landmark buildings, significant open spaces or water bodies. The new building will not alter views to any significant degree compared to the existing buildings on the site. Views of Lake Calhoun are also limited by existing development further west on Lake Street.

Additional factors to be considered for conditional use permits in the Shoreland Overlay District:

(1) The prevention of soil erosion or other possible pollution of public waters, both during and after construction.

The project will comply with all City requirements for grading and erosion control during demolition and construction. The project will utilize best management practices to manage storm water runoff into landscaped area or the City's storm sewer.

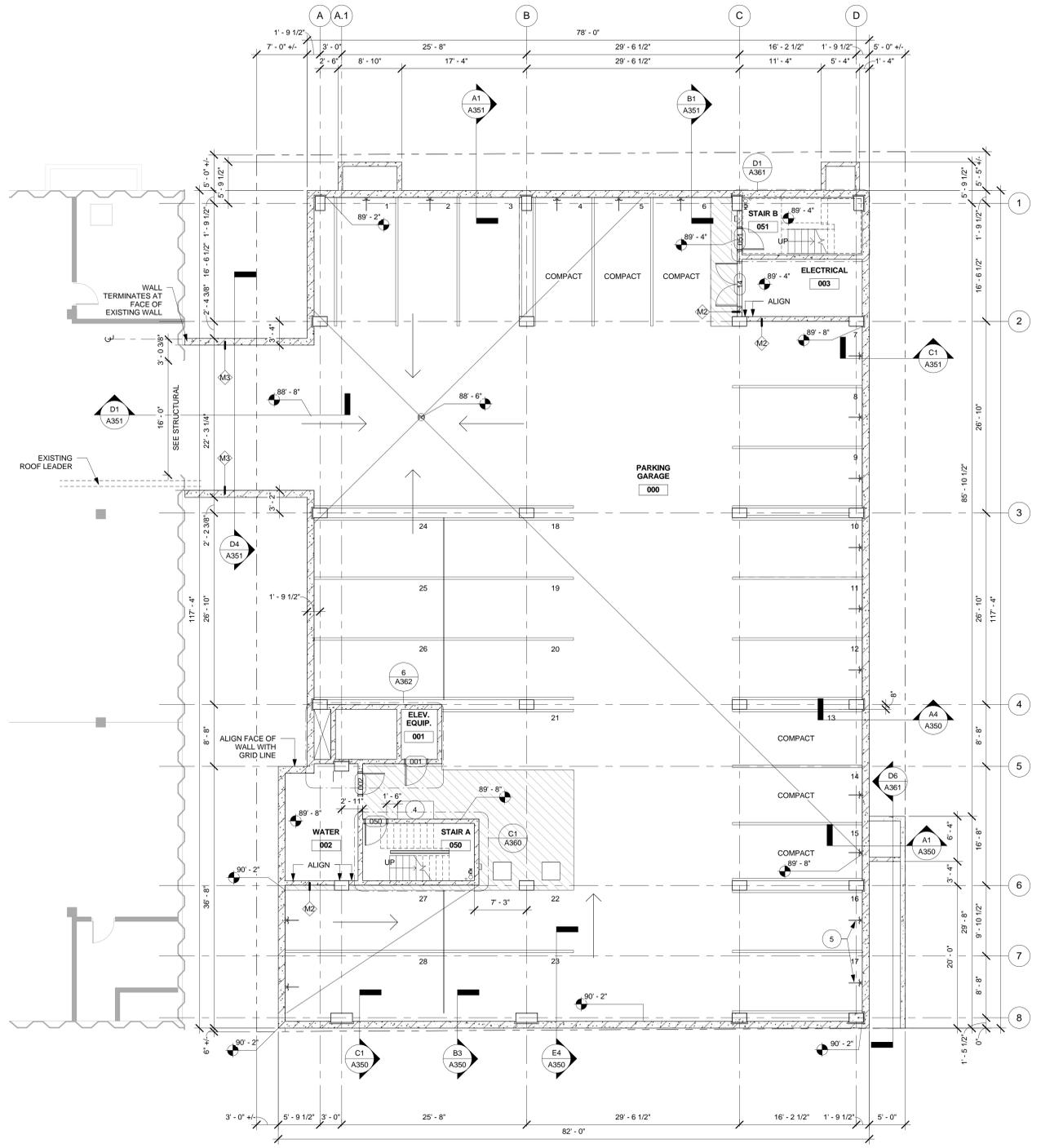
(2) Limiting the visibility of structures and other development from protected waters.

The visibility of the Seventeen10 Development from Lake Calhoun will be limited because it is blocked by 5 and 6-story buildings located between Lake Calhoun and the project site.

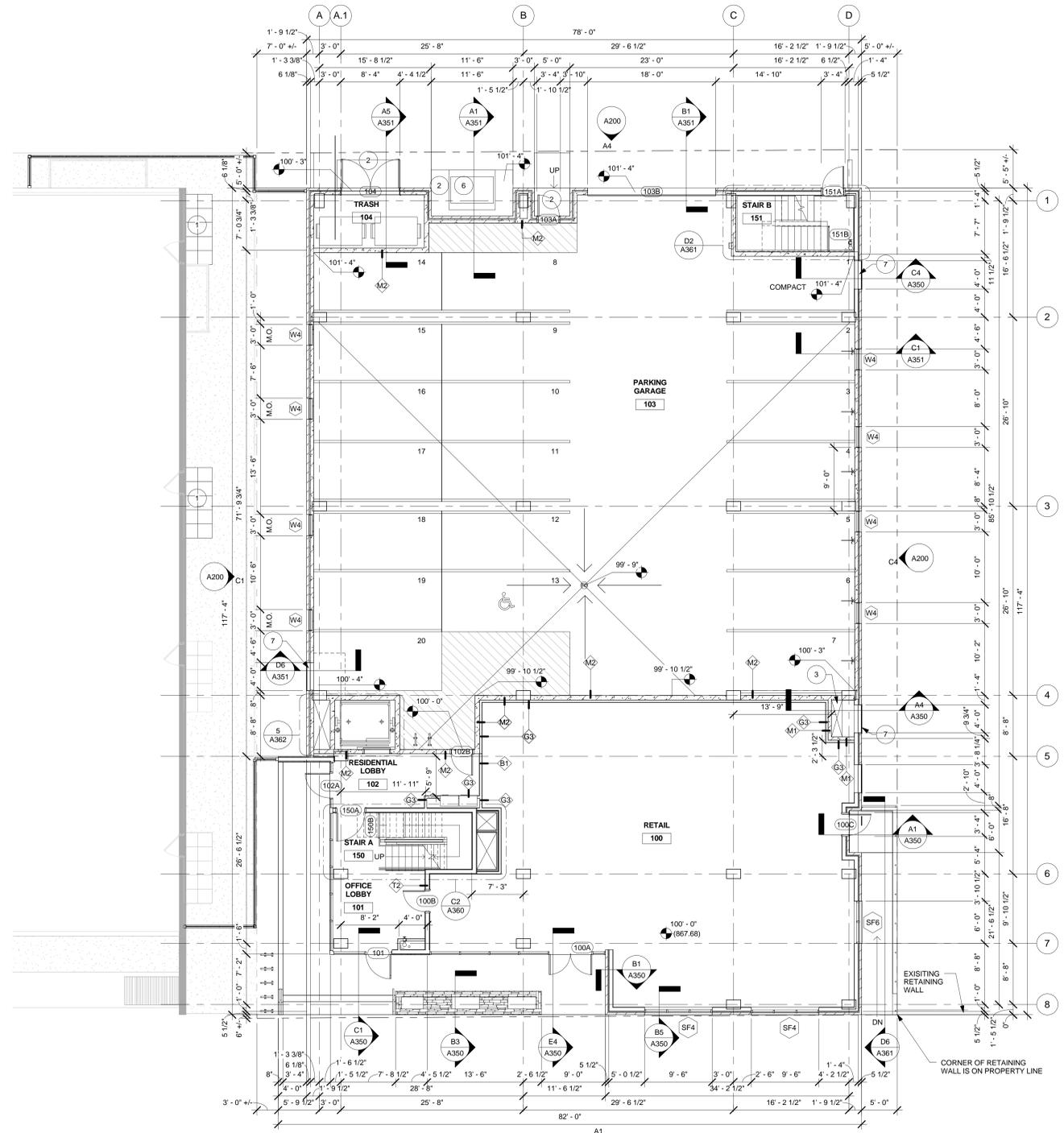
(3) The suitability of the protected water to safely accommodate the types, uses and numbers of watercraft that the development may generate.

The development will not generate watercraft activity on the Chain of Lakes beyond that which can typically be expected and encouraged.

KEYED NOTES - FLOOR PLAN	
#	Description
1	UNINSTALL EXISTING UNIT PATIO, AND STORE FOR REINSTALLATION UPON COMPLETION OF SITE WORK. SEE CIVIL DRAWINGS FOR EXTENTS AND DETAILS OF WORK.
2	STOOP. SEE STRUCTURAL AND CIVIL DRAWINGS
3	AIR INTAKE
4	RELOCATED STAINLESS STEEL DOG WASH BASIN FROM 1800.
5	RELOCATED WALL MOUNT BIKE RACK FROM 1800; TYPICAL
6	6" HIGH MECHANICAL PAD. SEE STRUCTURAL DRAWINGS
7	MECHANICAL LOUVER. SEE MECHANICAL DRAWINGS FOR UNIT DIMENSIONS AND PLACEMENT.
8	AIR CONDITIONING CONDENSING UNIT ON 36x36 MECHANICAL PAD. SEE MECHANICAL DRAWINGS FOR MORE INFORMATION



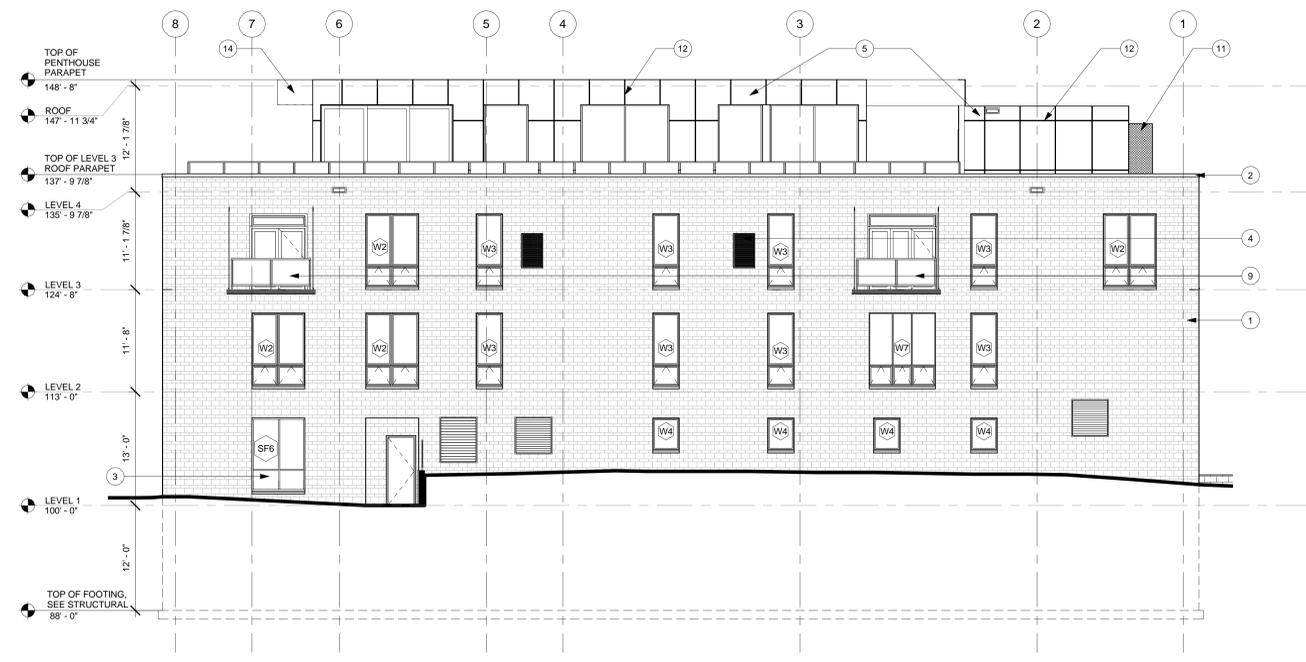
D1 FLOOR PLAN - PARKING LEVEL
1/8" = 1'-0"



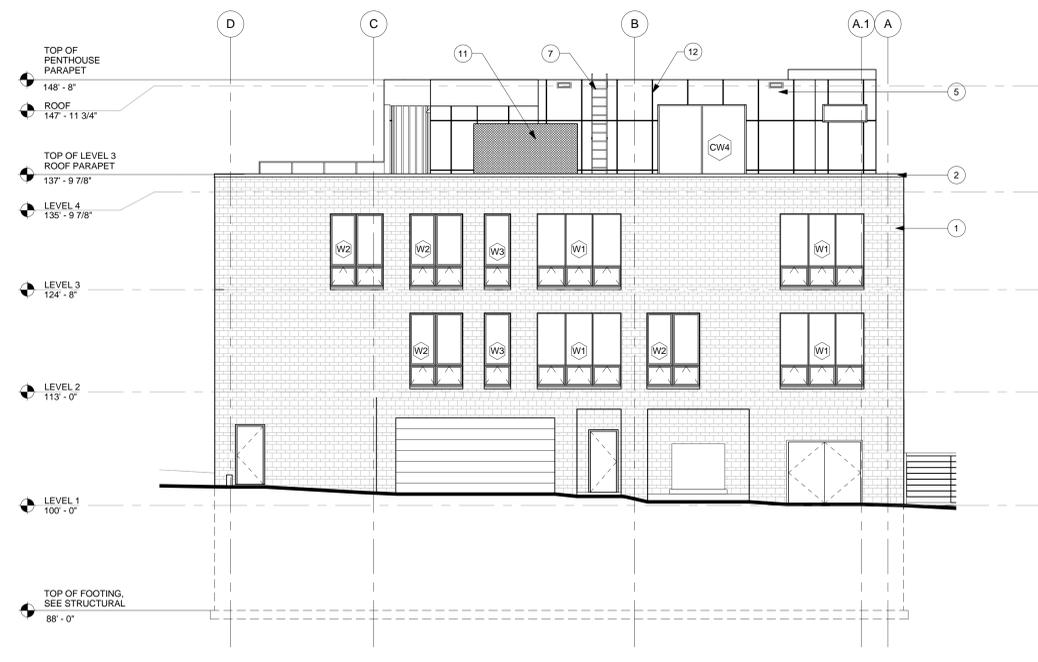
A1 FLOOR PLAN - LEVEL 1 / SITE PLAN
1/8" = 1'-0"



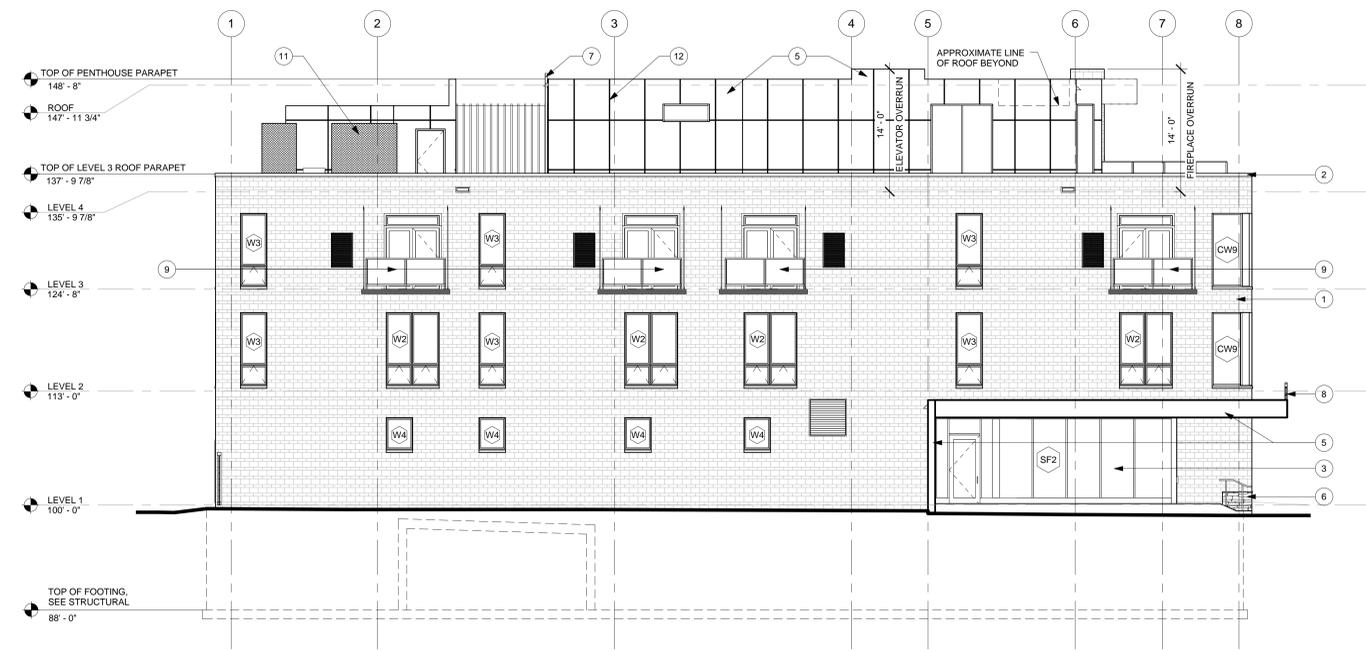
EXTERIOR ELEVATION KEYNOTES	
1	BRICK VENEER
2	METAL CAP FLASHING
3	ALUMINUM STOREFRONT
4	METAL LOUVER
5	PREFINISHED METAL PANEL
6	STONE VENEER
7	FIXED VERTICAL LADDER
8	DIMENSIONAL SIGNAGE; VERIFY SIZE AND TYPE WITH ARCHITECT. BY OTHERS.
9	WIDE FLANGE METAL DECK BALCONY SYSTEM WITH RAIL
10	INTERIOR/EXTERIOR FIREPLACE
11	MECHANICAL EQUIPMENT SCREEN WALL, SEE FLOOR PLANS FOR WALL TYPE
12	1/2" CAULKED METAL PANEL JOINT
13	ALUMINUM FIN WALL, SEE SHEET A600 FOR MORE INFORMATION
14	METAL SUNSHADE



C4 EAST EXTERIOR ELEVATION
1/8" = 1'-0"



A4 NORTH EXTERIOR ELEVATION
1/8" = 1'-0"



C1 WEST EXTERIOR ELEVATION
1/8" = 1'-0"



A1 SOUTH EXTERIOR ELEVATION
1/8" = 1'-0"

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

DATE: 1.30.15
DRAWN BY: JN
CHECKED BY: SE

PROJECT: 14-0122
DATE: 01.30.15
DRAWN BY: JN
CHECKED BY: SE

ISSUE:
1 General Land Use Application
2 P&S Revisions

PRELIMINARY - NOT FOR CONSTRUCTION

seventeen10
1710 West Lake Street, Minneapolis, MN 55408

EXTERIOR ELEVATIONS

A200

DJR
ARCHITECTURE, INC.
Minneapolis, Minnesota 55401
612.676.2700 www.djrinc.com

OWNER:
Salem-Bergquist, Inc.
10000 Hennepin Avenue West
Minneapolis, MN 55428

STRUCTURAL:
Erikson Reed & Associates
3000 Hennepin Avenue West
Suite 2015
Saint Paul, MN 55114

CONTRACTOR:
Rover/Watson Construction
10000 Hennepin Avenue West
Minneapolis, MN 55408

REVISION SUMMARY	
DATE	DESCRIPTION

SITE SURVEY

C0.1

DESCRIPTION OF PROPERTY SURVEYED
(Per Schedule A of the herein referenced Title Commitments)

Parcel 1
Lot 6, Hill and Latham's Addition to Minneapolis, Hennepin County, Minnesota.

Parcel 2
Lot 7, Hill and Latham's Addition to Minneapolis, Hennepin County, Minnesota.

ALTA/ACSM OPTIONAL TABLE A NOTES
(The following items reference Table A optional survey responsibilities and specifications)

- 2) **Site Address** - Parcel 1: 1708 West Lake Street, Minneapolis, MN
Parcel 2: 1714 West Lake Street, Minneapolis, MN
- 3) **Flood Zone Information:** Community Panel No. 27053C0358E, Panel not printed.
- 4) **Parcel Area Information:** The Gross land area is 11,050 +/- square feet or 0.25 +/- acres.
- 5) **Site Elevation:** Elevations are based on The City of Minneapolis Monument ID #359 @ Lake Calhoun Parkway & 31st St. W, which has an elevation of 874.328 feet (NGVD29).
- 6) **Zoning Information:** The current Zoning for the subject property is C1 (Neighborhood Commercial District) per the City of Minneapolis's zoning map dated May 7, 2014.

Please note that the general restrictions for the subject property may have been amended through a city process. We could be unaware of such amendments if they are not in a recorded document provided to us. We recommend that a zoning letter be obtained from the Zoning Administrator for the current restrictions for this site.

We have not received the current zoning classification and building setback requirements from the insurer.
- 9) There are unstriped parking areas located along the northerly portion of the site.
- 11(b) **Utilities:** We have shown the location of utilities to the best of our ability based on observed evidence together with evidence from the following sources: plans obtained from utility companies, plans provided by client, markings by utility companies and other appropriate sources. We have used this information to develop a view of the underground utilities for this site. 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. Also, please note that seasonal conditions may inhibit our ability to visibly observe all the utilities located on the subject property. A Gopher State One Call was submitted for this survey. Please reference Ticket No. 143102444 and 143102447 for a list of utility operators in this area.

SURVEY REPORT

- 1) Parcel 1 was prepared with the benefit of a Commitment for Title Insurance issued by First American Title Insurance Company, File No. NCS-700852-MPLS, dated October 28, 2014.

a) Item no.'s 1-12 are not survey related
- 2) Parcel 2 was prepared with the benefit of a Commitment for Title Insurance issued by First American Title Insurance Company, File No. NCS-700853-MPLS, dated October 28, 2014.

a) Item no.'s 1-10 are not survey related
- 3) Conflicts such as (but not limited to): encroachments, protrusions, access, occupation, and easements and/or servitudes:

a) Egress window well and conc. walk along east line of Parcel 1.

CERTIFICATION

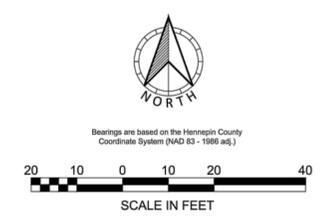
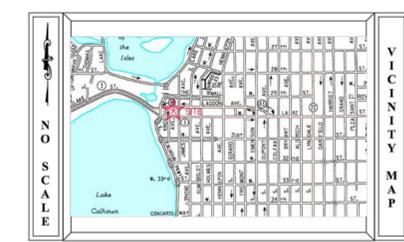
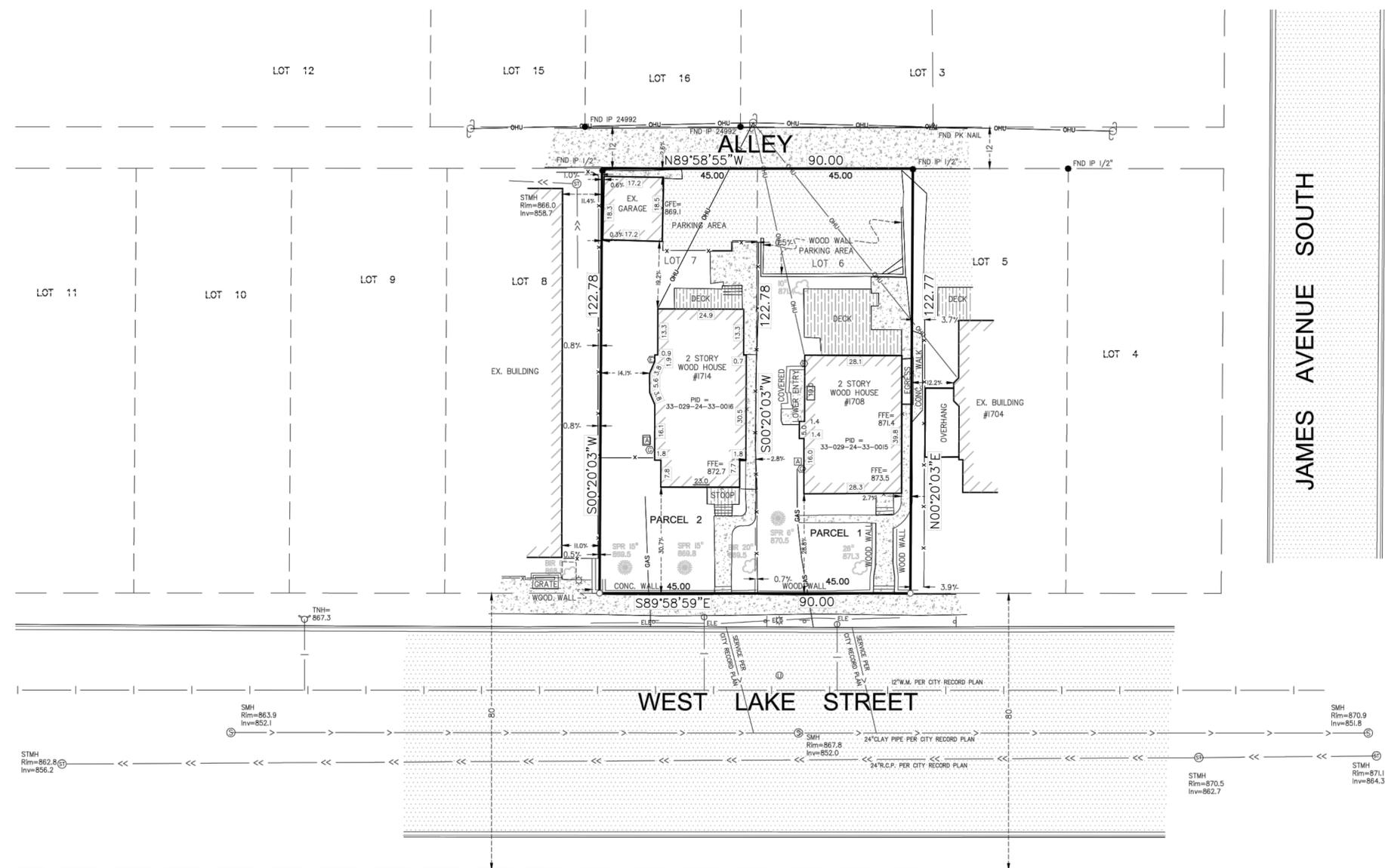
To CPM Development LLC; Peter Crews and Sonja Anderson, husband and wife, as joint tenants; Mary Y. Lopez and Joseph F. Lopez, wife and husband, as joint tenants; and First American Title Insurance Company:

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 in 2011, and includes Items 1 - 6, 7(a), 8, 9 and 11(b) of Table A thereof. The field work was completed on November 20, 2014.

Date of Plat or Map: November 21, 2014



Rory L. Synstallen, PLS Minnesota License No. 44565
rory@sathre.com



SURVEY LEGEND		
● CAST IRON MONUMENT	□ A/C UNIT	▨ BITUMINOUS
⊞ CATCH BASIN	□ CABLE TV PEDESTAL	— CABLE TV
< FLARED END SECTION	⊞ ELECTRIC TRANSFORMER	— CONCRETE CURB
⊞ GATE VALVE	⊞ ELECTRIC MANHOLE	— CONCRETE
< GUY WIRE	⊞ ELECTRIC METER	— CONTOUR EXISTING
⊞ HYDRANT	⊞ GAS METER	— CONTOUR PROPOSED
● SURVEY MONUMENT SET	⊞ GAS VALVE	— DT DRAIN TILE
● SURVEY MONUMENT FOUND	— GUARD RAIL	— ELC ELECTRIC UNDERGROUND
△ SURVEY CONTROL POINT	⊞ HAND HOLE	— FENCE
⊞ LIGHT POLE	⊞ SOIL BORING	— FO FIBER OPTIC UNDERGROUND
⊞ POWER POLE	⊞ TREE CONIFEROUS	— GAS GAS UNDERGROUND
⊞ SANITARY MANHOLE	⊞ TREE DECIDUOUS	— OHU OVERHEAD UTILITY
⊞ SANITARY CLEANOUT	⊞ TELEPHONE MANHOLE	— RAILROAD TRACKS
⊞ SIGN	⊞ TELEPHONE PEDESTAL	— SANITARY SEWER
⊞ GROUND ELEVATION	— TRAFFIC SIGNAL	— STORM SEWER
⊞ STORM DRAIN	⊞ UTILITY MANHOLE	— TEL TELEPHONE UNDERGROUND
⊞ STORM MANHOLE	⊞ UTILITY PEDESTAL	— UTL UTILITY UNDERGROUND
⊞ YARD LIGHT	⊞ WELL	— WATERMAIN

FIELD CREW	NO.	BY	DATE	REVISIONS
CL, CT, SR		RLS	1-12-15	Added Spot Elevations at SW Corner of Site
DRAWN BY		RLS	3-20-15	Added Storm Information
CHECKED BY		JJA		
DATE				
11/17/14				

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I hereby certify that this survey, plan 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.

Dated this 20th day of November, 2014.

Rory L. Synstallen, PLS Minnesota License No. 44565
rory@sathre.com



SATHRE-BERGQUIST, INC.
150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

TWP.29 - RGE.24 - SEC.33
HENNEPIN COUNTY
BOOK XXX/PAGE XXX
MINNEAPOLIS, MINNESOTA

ALTA ACSM LAND TITLE SURVEY

PREPARED FOR:
CPM DEVELOPMENT, LLC

FILE NO.
15355-007
1
1

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.


Patrick J. Sarver
DATE 4/9/15 LICENSE NO. 24904

ISSUE/SUBMITTAL SUMMARY	
DATE	DESCRIPTION
1/30/15	PDR SUBMITTAL
4/9/15	AMENDED PDR SUBMITTAL

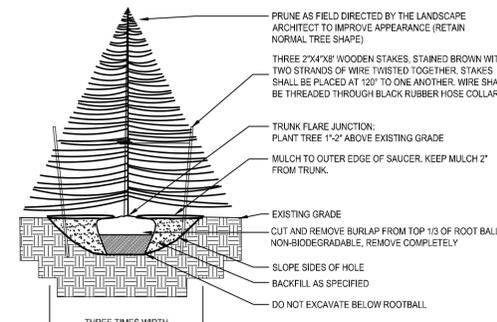
REVISION SUMMARY	
DATE	DESCRIPTION

LANDSCAPE PLAN

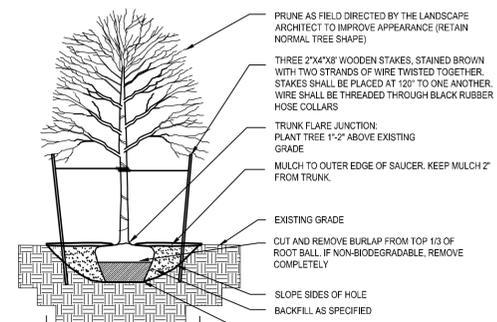
L1.0

PLANT SCHEDULE - ENTIRE SITE

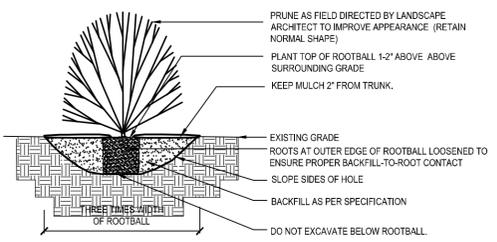
SYM	QUANT.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	COMMENTS
DECIDUOUS TREES						
WBS	3	COLORADO WEEPING BLUE SPRUCE	<i>Picea pungens 'Pendula'</i>	8'-0"	B&B	STRAIGHT LEADER
DECIDUOUS SHRUBS						
GLS	8	GRO-LOW FRAGRANT SUMAC	<i>Rhus aromatica 'Gro-Low'</i>	#5	CONT.	DENSE BRANCHING
AH	17	ANNABELLE HYDRANGEA	<i>Hydrangea arborescens 'Annabelle'</i>	#5	CONT.	DENSE BRANCHING
DWE	6	DWARF WINGED EUONYMUS	<i>Euonymus alatus 'Compactus'</i>	#5	CONT.	DENSE BRANCHING
ECB	5	EMERALD CAROUSEL BARBERRY	<i>Berberis 'Tara'</i>	#5	CONT.	DENSE BRANCHING
EVERGREEN SHRUBS						
MJ	3	MEDORA JUNIPER	<i>Juniperus scopulorum 'Medora'</i>	24" HT.	CONT.	
TY	11	TAUNTON'S YEW	<i>Taxus x media 'Tauntonii'</i>	24" HT.	CONT.	
PERENNIALS, GRASSES & GROUND COVERS						
KFG	13	KARL FOERSTER GRASS	<i>Calamagrostis x acutiflora 'Karl Foerster'</i>	#2	CONT.	
LRL	20	LITTLE ROCKET LIGULARIA	<i>Ligularia 'Little Rocket'</i>			
RA	21	RHEINLAND ASTILBE	<i>Astilbe japonica 'Rheinland'</i>			
HDFG	10	HAMELN DWARF FOUNTAIN GRASS	<i>Pennisetum alopecuroides 'Hameln'</i>			



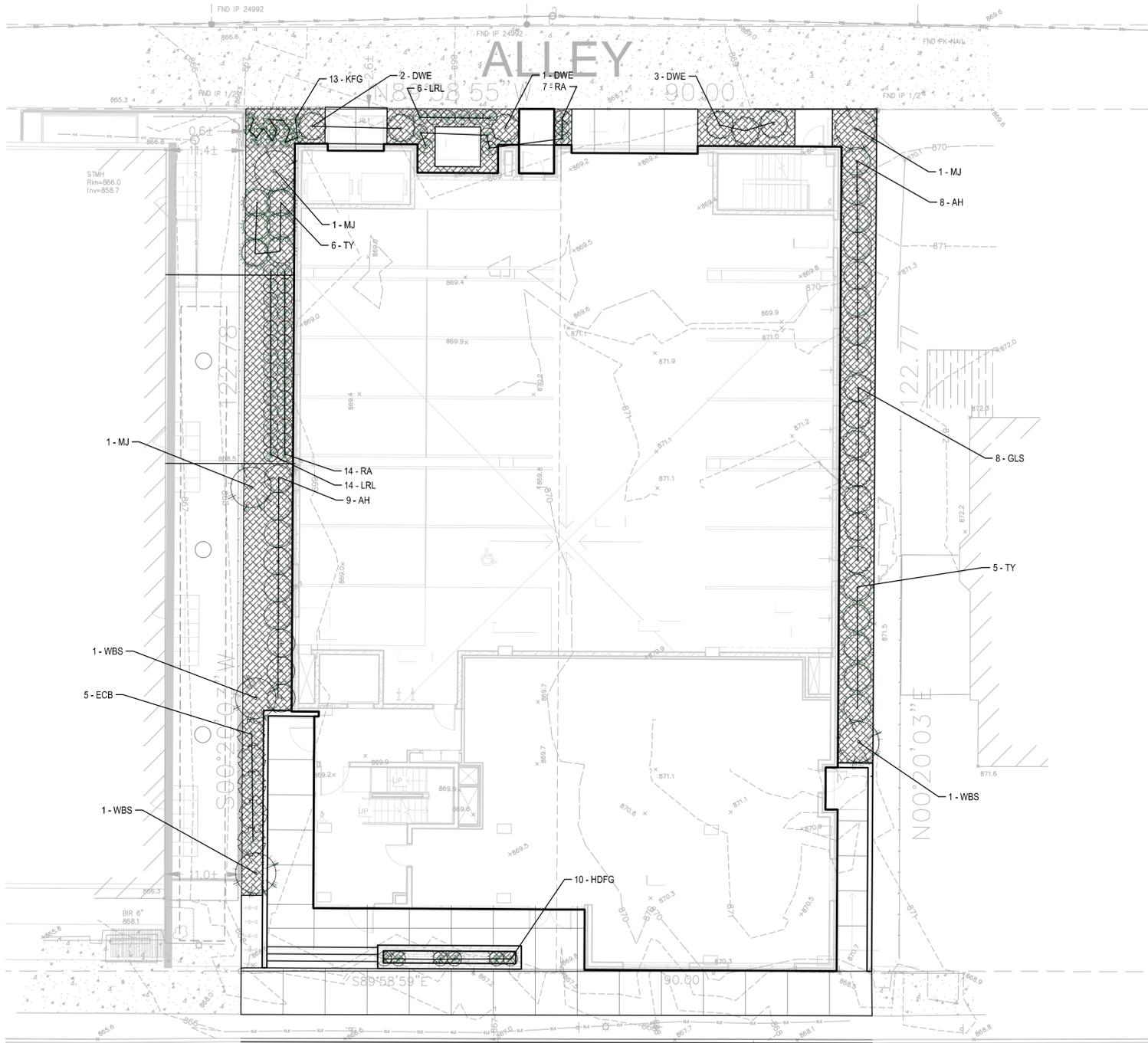
2 EVERGREEN TREE
N T S



3 DECIDUOUS TREE
N T S



4 SHRUB
N T S



LANDSCAPE NOTES:

- ALL SHRUB BEDS SHALL BE MULCHED WITH 4" DEPTH (MIN. AFTER INSTALLATION AND/OR TOPDRESSING OPERATIONS) OF 3/4" BUFF LIMESTONE ROCK MULCH OVER WEED BARRIER. OWNER TO APPROVE ROCK SAMPLE PRIOR TO INSTALLATION. STEEL EDGING AS SHOWN ON PLAN, SUBMIT SAMPLE FOR APPROVAL.
- 36"-48" SIZED "TIGER STRIPE" LIMESTONE BOULDERS, GENERALLY CUBE SHAPED, TO COMPLEMENT NEW LANDSCAPING. OWNER TO APPROVE BOULDER SAMPLE PRIOR TO INSTALLATION.
- PLANT MATERIALS SHALL CONFORM WITH THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS AND SHALL BE OF HARDY STOCK, FREE FROM DISEASE, DAMAGE AND DISFIGURATION. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING PLUMBNESS OF PLANT MATERIAL FOR DURING OF ACCEPTANCE PERIOD.
- UPON DISCOVERY OF A DISCREPANCY BETWEEN THE QUANTITY OF PLANTS SHOWN ON THE SCHEDULE AND THE QUANTITY SHOWN ON THE PLAN, THE PLAN SHALL GOVERN.
- CONDITION OF VEGETATION SHALL BE MONITORED BY THE LANDSCAPE ARCHITECT THROUGHOUT THE DURATION OF THE CONTRACT. LANDSCAPE MATERIALS PART OF THE CONTRACT SHALL BE WARRANTED FOR TWO (2) FULL GROWING SEASONS FROM SUBSTANTIAL COMPLETION DATE.
- AREAS DISTURBED BY CONSTRUCTION ACTIVITIES SHALL RECEIVE 4" LAYER LOAM AND SOD AS SPECIFIED UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- COORDINATE LOCATION OF VEGETATION WITH UNDERGROUND AND OVERHEAD UTILITIES, LIGHTING FIXTURES, DOORS AND WINDOWS. CONTRACTOR SHALL STAKE IN THE FIELD FINAL LOCATION OF TREES AND SHRUBS FOR REVIEW AND APPROVAL BY THE OWNER PRIOR TO INSTALLATION.
- ALL PLANT MATERIALS SHALL BE WATERED AND MAINTAINED UNTIL ACCEPTANCE.
- REPAIR AT NO COST TO OWNER ALL DAMAGE RESULTING FROM LANDSCAPE CONTRACTOR'S ACTIVITIES.
- SWEEP AND MAINTAIN ALL PAVED SURFACES FREE OF DEBRIS GENERATED FROM LANDSCAPE CONTRACTOR'S ACTIVITIES.
- REPAIR AT NO COST TO THE OWNER IRRIGATION SYSTEM DAMAGED FROM LANDSCAPE CONSTRUCTION ACTIVITIES.
- NOT USED.
- PROVIDE SITE WIDE IRRIGATION SYSTEM DESIGN AND INSTALLATION. SYSTEM SHALL BE A FULLY PROGRAMMABLE SYSTEM CAPABLE OF ALTERNATE DATE WATERING. THE SYSTEM SHALL PROVIDE HEAD TO HEAD COVERAGE AND BE CAPABLE OF DELIVERING ONE INCH OF PRECIPITATION PER WEEK. SYSTEM SHALL EXTEND INTO THE PUBLIC RIGHT-OF-WAY TO THE EDGE OF PATHWAY/BACK OF CURB.
- CONTRACTOR SHALL SECURE APPROVAL OF PROPOSED IRRIGATION SYSTEM INCLUDING PRICING FROM OWNER, PRIOR TO INSTALLATION.

LANDSCAPE CALCULATIONS:

PROPOSED LANDSCAPE AREA CALCULATION:
SITE AREA - BUILDING COVERAGE = OPEN SPACE

11,050.0 SF - 9,209.0 SF = 1,841.0 SF

20% OF OPEN SPACE = LANDSCAPE AREA

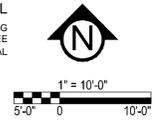
20% X 1,841.0 SF = 368.2 SF REQUIRED
75% X 1,841.0 SF = 1,373.0 SF PROVIDED

87.6% PROPOSED IMPERVIOUS RATIO

PROPOSED LANDSCAPE:
1 TREE / 500 SF OF "LANDSCAPE AREA"
368.2 SF / 500 = 1 TREES REQUIRED
SEE PLANT SCHEDULE

1 SHRUB / 100 SF OR "LANDSCAPE AREA"
368.2 SF / 100 = 4 SHRUBS REQUIRED
SEE PLANT SCHEDULE

LEGEND:





Seventeen10

LATCHAM'S FISH MARKET

