



CPED STAFF REPORT

Prepared for the Zoning Board of Adjustment
BOA Agenda Item #8
June 11, 2015
BZZ-7173

LAND USE APPLICATION SUMMARY

Property Location: 600 18th Avenue North
Project Name: Lyndale Manor Fence
Prepared By: Janelle Widmeier, Senior City Planner, (612) 673-3156
Applicant: Minneapolis Public Housing Authority
Project Contact: Miller Hanson Architects
Request: To install a 6 foot tall fence.
Required Applications:

Variance	To increase the maximum height of a fence located in a corner side yard adjacent to 18 ½ Avenue North from 4 feet to 6 feet.
Variance	To increase the maximum height of a fence located in a front yard adjacent to 18 th Avenue North from 4 feet to 6 feet.

SITE DATA

Existing Zoning	R6 Multiple-family District
Lot Area	120,595 square feet / 2.77 acres
Ward(s)	5
Neighborhood(s)	Northside Residents Redevelopment Council
Designated Future Land Use	Urban Neighborhood
Land Use Features	Community Corridor (Lyndale Avenue)
Small Area Plan(s)	<u>West Broadway Alive (2008)</u>

Date Application Deemed Complete	May 12, 2015	Date Extension Letter Sent	Not applicable
End of 60-Day Decision Period	July 11, 2015	End of 120-Day Decision Period	Not applicable

BACKGROUND

SITE DESCRIPTION AND PRESENT USE. A 5-story, assisted living and senior housing facility is located on the subject site. The site has frontage on three streets: 18th Avenue North, Lyndale Avenue North, and 18 ½ Avenue North.

SURROUNDING PROPERTIES AND NEIGHBORHOOD. There is a mix of uses in the immediate area. There are low density residential uses to the east and south, a shopping center to the north, and a grocery store and place of assembly to the west.

PROJECT DESCRIPTION. The applicant is proposing to install a 6-foot tall fence along the north, east and south sides of the property. On the north side, the fence would be a continuation of an existing fence. On the east side, the fence would be located on the west side of the sidewalk in vacated 5th Street and would not obstruct pedestrian traffic. From there, the fence would extend to the main building entrance, approximately mid-block. The proposed fence will match the existing fence on the north side of the property. It will be open, decorative and ornamental painted steel pickets. A corner side yard is required along 18 ½ Avenue, an interior side yard is required along the east lot line, and a front yard is required along 18th Avenue. A 6 foot tall fence is allowed in an interior side yard. In a corner side yard and front yard, the maximum allowed fence height is 4 feet for a fence that is open, decorative, and ornamental and less than 60 percent opaque. Variances are required to increase the maximum allowed height of a fence.

RELATED APPROVALS. A variance was previously granted to allow the existing fence on the north side of the property.

Planning Case #	Application	Description	Action
BZZ-2483	Variance	Fence height	Approved at the 9/1/05 BOA meeting

PUBLIC COMMENTS. As of the writing of this report, staff has not received any correspondence from the neighborhood group. Any correspondence received prior to the public meeting will be forwarded on to the Board of Adjustment for consideration.

ANALYSIS

VARIANCE

The Department of Community Planning and Economic Development has analyzed the application for **1) a variance to increase the maximum height of a fence located in a corner side yard adjacent to 18 ½ Avenue North from 4 feet to 6 feet and 2) a variance to increase the maximum height of a fence located in a front yard adjacent to 18th Avenue North from 4 feet to 6 feet** based on the following findings:

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

Both Variances: Practical difficulties exist in complying with the ordinance due to circumstances unique to the property. The site has frontage on three streets and does not have typical front or corner side yards. Front yards are required adjacent to 18th Avenue and Lyndale Avenue. A corner side yard is required adjacent to 18 ½ Avenue. The 18 ½ Avenue right-of-way is narrow. The

street appears to be used more as an alley with the back of the shopping center and its loading areas facing it. Along 18th Avenue, rear and corner side yards of single-family dwellings are located across the street from the subject site. A taller fence is proposed to address security issues and discourage potential perpetrators from scaling it. The applicant has included the police calls for service report for the past year for reference.

2. *The property owner or authorized applicant proposes to use the property in a reasonable manner that will be in keeping with the spirit and intent of the ordinance and the comprehensive plan.*

Both Variances: Fence regulations are established to promote the public health, safety and welfare, encourage an aesthetic environment and allow for privacy, while maintaining access to light and air. The proposed 6 foot fence matches and will tie into the existing fence adjacent to 18 ½ Avenue. The fence will stop at the main entrance facing 18th Avenue leaving the remainder of the front yard open up to Lyndale Avenue. It is intended to make it more difficult for potential perpetrators to scale and therefore keep residents in the building safer. The fence will be located in areas that are more like rear yards for the property. Because the fence will stop at the main entrance and would not extend to Lyndale Avenue, it would not create a fortress-like feel for the property. It would also not have any effect on surrounding properties access to light and air. The request is reasonable and would be in keeping with the spirit and intent of the ordinance and the comprehensive plan.

3. *The proposed variance will not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity. If granted, the proposed variance will not be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties.*

Both Variances: The granting of the variance would not affect the character of the area or be injurious to the use or enjoyment of other property in the vicinity. The proposed 6 foot fence matches and will tie into the existing fence adjacent to 18 ½ Avenue. The fence will stop at the main entrance facing 18th Avenue leaving the remainder of the front yard open up to Lyndale Avenue. It is intended to make it more difficult for potential perpetrators to scale and therefore keep residents in the building safer. The fence will be located in areas that are more like rear yards for the property. Because the fence will stop at the main entrance and would not extend to Lyndale Avenue, it would not create a fortress-like feel for the property. The open, decorative design of the fence will not impede views to and from site and is consistent with the residential character of the property. If granted, the proposed variance will not be detrimental to the health, safety or welfare of the public or those utilizing the property provided the proposed fence and retaining wall are constructed to current building codes.

RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the Zoning Board of Adjustment adopt staff findings for the application(s) by Minneapolis Public Housing Authority for the property located at 600 18th Avenue North:

A. Variance to increase the allowed maximum height of a fence.

Recommended motion: **Approve** the application for a variance to increase the maximum height of a fence located in a corner side yard adjacent to 18 ½ Avenue North from 4 feet to 6 feet, subject to the following conditions:

- I. Approval of the final site and elevation plans by the Department of Community Planning and Economic Development.

2. All site improvements shall be completed by June 11, 2017, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.

B. Variance to increase the allowed maximum height of a fence.

Recommended motion: **Approve** the application for a variance to increase the maximum height of a fence located in a front yard adjacent to 18th Avenue North from 4 feet to 6 feet, subject to the following conditions:

1. Approval of the final site and elevation plans by the Department of Community Planning and Economic Development.
2. All site improvements shall be completed by June 11, 2017, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.

ATTACHMENTS

1. Written description and findings submitted by applicant
2. Police calls for service report
3. Zoning map
4. Site plan
5. Photos

STATEMENT OF PROPOSED USE AND DESCRIPTION OF PROJECT:

Lyndale Manor – Minneapolis Public Housing Authority (MPHA)
600 18th Avenue North
Minneapolis, MN 55411
Neighborhood: Near-North

Contact: Timothy Gaetz – Senior Project Manager, MPHA
Facilities and Development
1001 North Washington Avenue
Minneapolis, MN 55401-1043
Direct: (612) 342-1226
tgaetz@mplspha.org

Kent Simon – Architect, Miller Hanson Partners
1201 Hawthorne Avenue
Minneapolis, MN 55403
Direct: (612) 877-7070
ksimon@millerhanson.com

Services: Assisted Living Designated Buildings & Senior Designated Buildings
Units: 239
Stories: 6

Property Description: Constructed in 1969, Lyndale Manor is a two-hundred thirty-nine (239) unit mid-rise public housing facility for assisted and senior living. The two and seventy-six hundredths (2.76) acre site is bound to the north by 18-1/2 Avenue North, to the south by 18th Avenue North, to the east by a contemporary townhouse development, and to the west by Lyndale Avenue. The building is composed of two (2) main wings, or branches, that share an internal central courtyard.

Project Description: Security Improvement Project – The installation of six (6) foot high fencing along the north, south, and east sides of the property with ingress pedestrian gates, emergency egress pedestrian gates, vehicular sliding ingress gates, vehicular sliding egress gates, and swinging maintenance/emergency access gates. The proposed fence will match the existing six (6) foot high fence on the western portion of the north side of the property; it will be painted steel, with pointed (pinched) top pickets and structural posts—with concrete frost footings—spaced six (6) to eight (8) feet apart.

Variance Request: The current City of Minneapolis Zoning Code limits the fence height (as stated below) on the front and rear property lines to four (4) feet high. We are requesting to use a consistent six (6) foot high fence in all locations.

535.420. – Fence Height

Fence height shall be limited by its location as specified below. Except as otherwise provided in sections (1) and (2) below, the maximum fence height may be increased by two (2) feet if the entire fence is constructed of open, decorative, ornamental fencing materials that are less than sixty (60) percent opaque ... In no case shall a fence exceed eight (8) feet in height, regardless of location.

- (1) Front yard. Fences located in the required front yard shall not exceed three (3) feet in height. The maximum fence height may be increased by one (1) foot if constructed of open, decorative, ornamental fencing materials that are less than sixty (60) percent opaque.*
- (2) Corner side yard. Fences located in the required corner side yard shall not exceed three (3) feet in height. The maximum fence height may be increased by one (1) foot if constructed of open, decorative, ornamental fencing materials that are less than sixty (60) percent opaque. In addition, the maximum height may be increased to six (6) feet beginning at the point of intersection of the corner side wall and the rear wall of the principal structure to the rear lot line. ...*

(Minneapolis, Minnesota – Code of Ordinances; Article VI. - Fences, 535.420 – Fence Height)

Not only will the new fence height align with the existing six (6) foot high fence on the north side of the property, but it will make it more difficult for potential perpetrators and keep tenants more safe.

VARIANCE STATEMENT

Lyndale Manor, 600 North 18th Avenue, Security Improvement Project

Description of Property:

Lyndale Manor is a 239 unit, mid-rise public housing development constructed in 1969. Lyndale consists of two main 'J' shaped wings that share a central internal courtyard.

The site is 2.76 acres bound by Lyndale Avenue (to the west) 18^{1/2} Ave N (to the north), a contemporary townhouse development (abutting the property to the east), and 18th Ave N (to the south).

Existing Security Issues:

Lyndale Manor is an elderly designated building with 71% of the residents being handicap/disabled. Dozens are extremely venerable adults. People from the street try to intimidate residents into letting them into the building when they are going into the doors. Over a 100 people have been trespassed from this building in less than a year (see attached crime report). We don't have the security presence we used to have due to budget cuts. The fence height is crucial in helping make the building more secure for the residents of this building. Neighbor properties, including the townhomes to the east, have 6' high fences.

Proposed Security Improvements:

We are proposing to install sections of 6 foot high fencing along the north and south sides of the property. The fencing will have entrance pedestrian gates, pedestrian emergency exit gates, vehicular sliding entry gates and vehicular sliding exit gates.

Why a variance is being requested:

The current code allows for a 4'-0" high fence on front and rear property lines. We are requesting a slightly higher fence to: 1) make it more difficult for potential perpetrators to scale, and 2) to keep our tenants more safe, and 3) to have the new fence align with the height of the existing 6' high fence on the north and east sides of the property.

The proposed fence will be painted steel with structural posts (with concrete frost footings) 6' to 8' apart. The post will have flattened pickets to match the existing style of fencing.

The proposed fence meets the intent of the code, will fit in harmony with the neighbor, will be pleasing to the eye, and will make the surrounding area safer for all.

Other components of the Security Improvement project:

Added exterior camera with analytic functions
Added car swipes to fence pedestrian and vehicular gates
Added hardware at the NW and SE entry doors
Enhanced site lighting

**Minneapolis Police Department
Strategic Information Crime Management Division
3000 Minnehaha Ave., Minneapolis, MN 55406
(612) 673-3082**

CALLS FOR SERVICE REPORT

Run date: 4/28/2015

Date range: 4/26/2014 through 4/27/2015

Call count: 256

Pct 4

ADDRESS: 600 18 AV N

Date/time	Problem	Disposition	Case #	Apt./Flr.
4/26/2014 10:53:12 AM	Check the Welfare	Sick	14-136059	217E
4/27/2014 9:42:41 AM	Unwanted Person	Gone on Arrival	14-137373	
5/1/2014 10:36:06 AM	Theft - Report Only	Report	14-141731	
5/1/2014 10:39:39 AM	Tenant Trouble	Sent	14-141734	205W
5/1/2014 11:19:57 PM	Person with a Weapon	Assist	14-142674	
5/2/2014 8:04:42 AM	Domestic Abuse-In Progress	Booking	14-143042	323
5/2/2014 10:00:02 PM	Theft - Report Only	Report	14-143969	221E
5/3/2014 8:06:53 AM	Fight	All OK	14-144519	219 E
5/3/2014 3:21:52 PM	Check the Welfare	All OK	14-144865	415W
5/5/2014 8:14:15 PM	Unwanted Person	Assist	14-147766	209W
5/6/2014 12:04:48 AM	Emotionally Disturb Person	Assist	14-148125	
5/6/2014 2:39:40 AM	Unwanted Person	Gone on Arrival	14-148256	
5/6/2014 2:03:06 PM	Check the Welfare	All OK	14-148731	424E
5/6/2014 6:04:41 PM	Forgery Report	Assist	14-149007	
5/8/2014 9:26:34 PM	Lost Child		14-151816	209W
5/9/2014 4:35:07 PM	Assault in Progress	Gone on Arrival	14-152698	
5/9/2014 4:50:49 PM	Domestic Abuse-In Progress	Report	14-152720	
5/9/2014 6:30:41 PM	Suspicious Person	Unfounded	14-152863	
5/11/2014 10:42:25 AM	Damage Property-Rpt Only	Report	14-155312	517W
5/13/2014 8:29:51 AM	Unwanted Person	Gone on Arrival	14-157545	
5/13/2014 3:02:26 PM	Unwanted Person		14-157964	117E
5/13/2014 7:46:17 PM	Assault in Progress	Advised	14-158262	117E
5/13/2014 10:39:00 PM	Music-Loud	Assist	14-158463	
5/15/2014 11:35:21 AM	Personal Injury Accident	Report	14-160289	
5/15/2014 6:10:49 PM	Unwanted Person	Gone on Arrival	14-160720	
5/15/2014 7:32:54 PM	Unwanted Person	No Service	14-160800	217E
5/16/2014 2:43:48 AM	Assault in Progress	No Service	14-161228	405
5/17/2014 12:42:00 PM	Drunk/Intoxicated Person	Transport	14-162934	217E
5/17/2014 7:28:38 PM	Fight	Sent	14-163423	117E
5/21/2014 8:42:55 AM	Unwanted Person	Gone on Arrival	14-167879	405W
5/22/2014 7:01:18 AM	Unwanted Person		14-169222	
5/22/2014 1:26:22 PM	Theft	Booking	14-169551	
5/22/2014 6:14:28 PM	Domestic	Gone on Arrival	14-169887	405
5/22/2014 9:32:49 PM	Assault Report Only	Information	14-170132	426W
5/25/2014 10:15:02 AM	Assist Fire Personnel		14-173921	
5/25/2014 2:55:42 PM	Assault in Progress	Report	14-174154	417E
5/27/2014 7:17:15 PM	Check the Welfare	All OK	14-177148	217-E
5/28/2014 9:13:57 AM	Miscellaneous	Information	14-177779	
5/28/2014 2:48:53 PM	Assist EMS Personnel	Assist	14-178169	515-W

Pct 4**ADDRESS: 600 18 AV N**

Date/time	Problem	Disposition	Case #	Apt./Flr.
5/29/2014 9:18:55 AM	Tenant Trouble	No Service	14-179333	
5/30/2014 2:41:33 PM	Down Outside-One		14-181080	
5/31/2014 12:56:23 PM	Unknown Trouble		14-182515	305E
5/31/2014 1:01:36 PM	Unknown Trouble		14-182521	305E
6/6/2014 10:42:40 AM	Unwanted Person	Assist	14-190809	511W
6/6/2014 11:09:45 AM	Assist EMS Personnel	All OK	14-190838	515W
6/6/2014 8:03:48 PM	Disturbance (P)	Unable to Locate	14-191484	302
6/8/2014 12:41:32 PM	Disturbance	Sent	14-193749	
6/8/2014 10:03:51 PM	Unwanted Person	Gone on Arrival	14-194277	
6/13/2014 7:20:09 PM	Disturbance		14-200888	302
6/15/2014 1:44:17 PM	Unwanted Person	Gone on Arrival	14-203238	
6/16/2014 10:48:08 AM	Emotionally Disturb Person	All OK	14-204280	426W
6/17/2014 11:24:35 PM	Theft - Report Only	Report	14-206698	426W
6/22/2014 12:08:28 AM	Fight		14-212713	
6/24/2014 3:29:22 AM	Emotionally Disturb Person	Cancel	14-215469	609W
6/25/2014 1:15:54 PM	Burglary Dwlng - Report	Advised	14-217125	424 E
6/27/2014 8:56:49 PM	Narcotics (Drug) Activity	Gone on Arrival	14-220240	
6/28/2014 6:49:45 AM	Check the Welfare	All OK	14-220918	117E
6/28/2014 9:06:12 AM	Emotionally Disturb Person	Report	14-220994	117E
6/30/2014 11:26:41 AM	Assault in Progress	Assist	14-223678	513W
7/3/2014 8:48:52 PM	Check the Welfare	No Service	14-228503	225E
7/3/2014 10:57:06 PM	Attempt Pick-Up	Booking	14-228675	225E
7/5/2014 8:52:10 AM	Unwanted Person	Gone on Arrival	14-230712	
7/8/2014 1:17:27 PM	Unknown Trouble	Assist	14-234648	402 E
7/9/2014 7:15:01 PM	Theft - Report Only		14-236470	321E
7/10/2014 8:16:03 PM	Unwanted Person	Assist	14-237938	217-E
7/11/2014 11:16:37 AM	Assist EMS Personnel	Assist	14-238634	417W
7/14/2014 3:41:31 PM	Unwanted Person	Gone on Arrival	14-243399	
7/16/2014 12:08:56 AM	Unwanted Person	Sent	14-245464	303E
7/16/2014 12:45:36 AM	Unwanted Person	No Service	14-245508	302E
7/16/2014 1:07:53 AM	Unwanted Person	Gone on Arrival	14-245541	
7/16/2014 2:31:34 AM	Assist EMS Personnel		14-245619	
7/18/2014 1:08:52 PM	Check the Welfare	All OK	14-248865	217E
7/19/2014 4:02:58 PM	Theft - Report Only		14-250502	
7/20/2014 2:47:08 PM	Check the Welfare	Sent	14-252024	
7/21/2014 3:18:21 PM	Emotionally Disturb Person	Assist	14-253170	
7/22/2014 8:46:45 PM	Domestic	Advised	14-255041	209W
7/22/2014 11:39:58 PM	Check the Welfare	No Service	14-255310	225W
7/23/2014 7:35:39 AM	Domestic Abuse-In Progress	Sent	14-255584	117
7/24/2014 6:20:15 AM	Down Outside-One		14-257051	
7/24/2014 11:42:57 AM	Check the Welfare	Report	14-257314	424E
7/25/2014 10:44:16 AM	Unwanted Person	Sent	14-258645	
7/25/2014 2:31:38 PM	Narcotics (Drug) Activity	Gone on Arrival	14-258846	
7/25/2014 8:02:47 PM	Check the Welfare	Advised	14-259317	209W
7/26/2014 1:37:57 AM	Unwanted Person		14-259808	
7/30/2014 10:03:00 AM	Unwanted Person	Gone on Arrival	14-265675	
7/30/2014 11:01:27 AM	Retrieve Prop/Dom Situation	Cancel	14-265742	
7/30/2014 1:28:55 PM	Retrieve Prop/Dom Situation	Sent	14-265916	205W
7/31/2014 10:30:22 AM	Unwanted Person	Gone on Arrival	14-267200	
8/3/2014 5:59:46 AM	Unknown Trouble	Gone on Arrival	14-271575	420E

Pct 4**ADDRESS: 600 18 AV N**

Date/time	Problem	Disposition	Case #	Apt./Flr.
8/3/2014 1:23:14 PM	Assist Fire Personnel	Advised	14-271789	426W
8/5/2014 10:47:04 AM	Unknown Trouble		14-274165	
8/5/2014 12:19:33 PM	Unwanted Person	Gone on Arrival	14-274235	
8/5/2014 2:35:13 PM	Disturbance	Advised	14-274402	
8/7/2014 3:39:00 PM	Domestic	Fail to Clear	14-277165	
8/9/2014 12:07:59 AM	Assault in Progress	Report	14-279237	
8/10/2014 5:25:35 PM	Assist EMS Personnel	No Service	14-281332	411-W
8/11/2014 3:15:14 PM	Miscellaneous		14-282314	
8/12/2014 4:44:34 PM	Unwanted Person	Gone on Arrival	14-283765	
8/12/2014 5:21:39 PM	Unwanted Person	Gone on Arrival	14-283813	
8/12/2014 7:11:46 PM	Unknown Trouble	No Service	14-283948	217E
8/12/2014 8:02:18 PM	Miscellaneous	Inservice	14-284024	
8/12/2014 9:21:20 PM	Burglary Dwlng In Progress	Advised	14-284138	402
8/13/2014 11:36:17 AM	Receive Information		14-284851	126E
8/13/2014 8:03:47 PM	Unknown Trouble	All OK	14-285363	217E
8/14/2014 1:02:11 PM	Fight	Assist	14-286196	
8/18/2014 6:02:59 PM	Unwanted Person	Booking	14-291858	
8/19/2014 3:23:37 AM	Unwanted Person	Sent	14-292553	417E
8/20/2014 8:50:53 AM	Dead Person		14-294199	114E
8/24/2014 12:46:47 AM	Unknown Trouble	No Service	14-299434	311W
8/24/2014 5:34:21 AM	Unwanted Person	Advised	14-299698	
8/24/2014 9:35:26 AM	Audible Residential Alarm	No Service	14-299806	313E
8/26/2014 2:45:32 AM	Check the Welfare	Transport	14-302036	425
8/27/2014 4:47:05 AM	Domestic Abuse-In Progress	Advised	14-303446	117E
8/29/2014 12:45:38 AM	Suspicious Person	Assist	14-306085	
8/30/2014 4:33:50 AM	Assist EMS Personnel	Assist	14-307716	117E
8/30/2014 1:41:10 PM	Missing Person	Advised	14-308029	
8/30/2014 3:46:25 PM	Unwanted Person	Gone on Arrival	14-308113	
8/31/2014 9:08:23 PM	Domestic	Sent	14-309739	224E
9/2/2014 4:53:00 AM	Check the Welfare	Sent	14-311326	
9/2/2014 11:52:52 PM	Unwanted Person	Transport	14-312526	
9/3/2014 8:28:21 AM	Unknown Trouble		14-312754	332W
9/3/2014 8:37:58 AM	Unknown Trouble		14-312764	332W
9/4/2014 12:54:36 AM	Suspicious Person	Gone on Arrival	14-313830	
9/6/2014 6:16:04 PM	Assist Fire Personnel	Assist	14-317395	330W
9/6/2014 11:05:46 PM	Check the Welfare	All OK	14-317886	117E
9/8/2014 11:24:35 AM	Unwanted Person	Sent	14-319538	02 EAST
9/8/2014 4:29:12 PM	Disturbance	Gone on Arrival	14-319834	
9/9/2014 12:10:17 PM	Unknown Trouble		14-320799	515W
9/11/2014 1:15:48 PM	Unwanted Person		14-323194	217E
9/11/2014 3:08:44 PM	Emotionally Disturb Person	Assist	14-323327	222W
9/12/2014 6:23:38 PM	Unknown Trouble	All OK	14-324710	209W
9/12/2014 8:12:47 PM	Assist EMS Personnel	Assist	14-324850	515W
9/13/2014 11:53:54 AM	Check the Welfare	All OK	14-325694	117E
9/18/2014 9:06:00 PM	Suspicious Person	Reprimand/Release	14-332179	
9/22/2014 7:32:26 PM	Theft - Report Only		14-337036	325W
9/23/2014 6:22:25 PM	Neighbor Trouble	Advised	14-338297	
9/24/2014 12:54:06 AM	Check the Welfare	Assist	14-338854	
9/24/2014 7:22:15 PM	Disturbance	Gone on Arrival	14-339714	
9/25/2014 6:04:50 PM	Check the Welfare	Report	14-341033	117E

Pct 4**ADDRESS: 600 18 AV N**

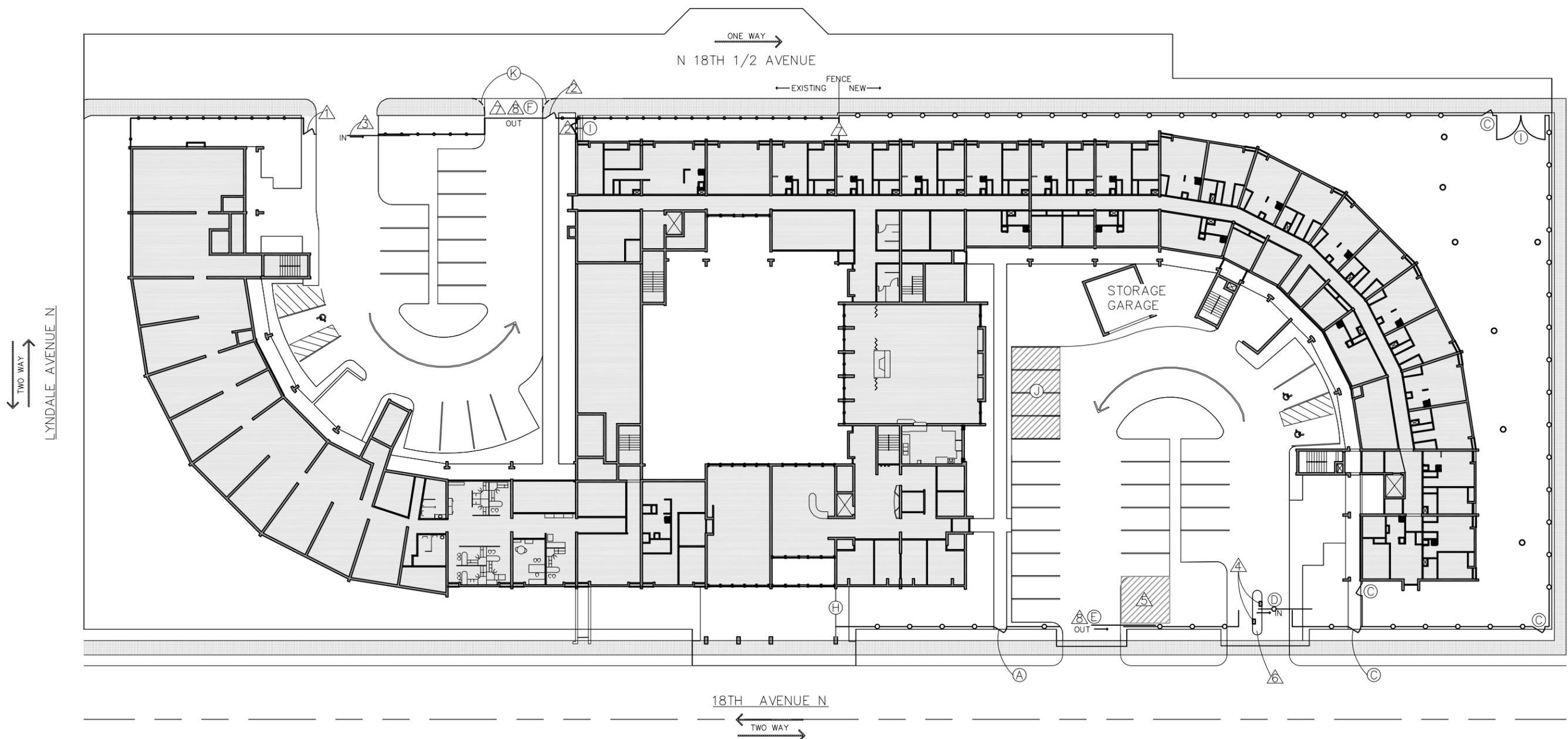
Date/time	Problem	Disposition	Case #	Apt./Flr.
9/27/2014 10:00:45 AM	Unknown Trouble	All OK	14-343611	209W
9/27/2014 2:42:09 PM	Unknown Trouble	All OK	14-343894	319-W
9/27/2014 4:45:01 PM	Unknown Trouble		14-343997	420-W
10/3/2014 1:09:19 AM	Domestic Abuse-In Progress	Assist	14-351134	
10/3/2014 1:05:24 PM	Theft - Report Only	Report	14-351596	401W
10/8/2014 3:30:53 PM	Theft - Report Only	Report	14-357753	13WEST
10/8/2014 10:03:28 PM	Disturbance	Advised	14-358182	
10/9/2014 9:00:35 AM	Dead Person	Report	14-358617	616W
10/9/2014 12:02:30 PM	Unknown Trouble	Advised	14-358767	217 E
10/10/2014 6:27:25 PM	Assault in Progress	Transport	14-360448	
10/11/2014 1:59:11 AM	Suspected Hazard		14-361149	
10/13/2014 6:54:33 PM	Unwanted Person	Gone on Arrival	14-364326	303
10/13/2014 10:51:51 PM	Disturbance	Gone on Arrival	14-364576	
10/13/2014 11:37:54 PM	Drunk/Intoxicated Person	Transport	14-364638	
10/15/2014 4:59:31 PM	Narcotics (Drug) Activity	Gone on Arrival	14-366765	
10/16/2014 2:16:59 PM	Narcotics (Drug) Activity	Advised	14-368058	
10/17/2014 2:51:31 PM	Unwanted Person	Information	14-369369	
10/18/2014 3:39:30 PM	Assist EMS Personnel	Assist	14-370778	515W
10/18/2014 4:39:52 PM	Attempt Pick-Up	Booking	14-370825	207W
10/19/2014 5:56:09 AM	Check the Welfare	Sent	14-371707	
10/20/2014 4:29:12 AM	Disturbance	All OK	14-372629	321E
10/21/2014 3:33:30 PM	Unwanted Person	Gone on Arrival	14-374388	
10/23/2014 1:00:43 PM	Drunk/Intoxicated Person	Assist	14-376872	
10/23/2014 1:44:00 PM	Miscellaneous	Information	14-376929	
10/25/2014 8:52:33 PM	Check the Welfare	No Service	14-380173	303E
10/28/2014 10:19:11 AM	Unknown Trouble	Information	14-383133	
11/3/2014 11:39:13 AM	Damage Property-Rpt Only	Unfounded	14-390507	426W
11/3/2014 5:50:21 PM	Business Check	All OK	14-390843	
11/5/2014 9:37:25 PM	Assist EMS Personnel	All OK	14-393556	117E
11/6/2014 10:34:27 AM	Assist EMS Personnel	Assist	14-394069	209W
11/7/2014 2:13:38 PM	Unwanted Person	Gone on Arrival	14-395520	
11/7/2014 2:52:40 PM	Unwanted Person	Booking	14-395552	
11/7/2014 6:57:37 PM	Unwanted Person		14-395811	
11/7/2014 7:07:18 PM	Unwanted Person	Tagged	14-395821	
11/8/2014 12:18:27 AM	Unwanted Person	Assist	14-396260	117E
11/10/2014 5:32:28 PM	Robbery Dwlng/Person Rpt	Report	14-399063	
11/13/2014 4:42:57 PM	Unwanted Person	No Service	14-402373	302E
11/14/2014 9:58:51 AM	Emotionally Disturb Person	Report	14-403160	426W
11/16/2014 8:45:33 AM	Personal Injury Accident	Report	14-405340	
11/16/2014 6:00:13 PM	Emotionally Disturb Person		14-405665	01 EAST
11/16/2014 7:33:33 PM	Domestic Abuse-In Progress	Advised	14-405736	209W
11/17/2014 12:37:37 AM	Assault in Progress	Booking	14-405992	
11/18/2014 5:06:21 PM	Assault in Progress	Unable to Locate	14-407640	525
11/19/2014 12:40:06 AM	Music-Loud	Advised	14-408123	426W
11/20/2014 2:52:49 PM	Crim Sex Conduct/Report	Unfounded	14-409873	426W
11/22/2014 2:42:56 AM	Unwanted Person	Sent	14-411905	401W
11/23/2014 2:29:56 PM	Narcotics (Drug) Activity	Sent	14-413468	
11/24/2014 1:49:27 PM	Receive Information	Information	14-414437	
11/26/2014 11:56:15 AM	Unwanted Person	Advised	14-416499	209W
11/28/2014 3:29:56 PM	Assist EMS Personnel	Assist	14-418532	515W

Pct 4**ADDRESS: 600 18 AV N**

Date/time	Problem	Disposition	Case #	Apt./Flr.
11/30/2014 1:28:44 AM	Disturbance	Advised	14-420415	
12/1/2014 4:29:30 PM	Person with a Gun	Report	14-421795	433
12/2/2014 1:18:12 PM	Disturbance	Gone on Arrival	14-422736	
12/3/2014 12:58:41 AM	Domestic Abuse-In Progress		14-423510	503W
12/3/2014 2:43:46 PM	Check the Welfare	All OK	14-424053	420W
12/4/2014 9:54:51 AM	Unwanted Person	Transport	14-424965	13-WEST
12/4/2014 2:05:42 PM	Unwanted Person	Sent	14-425194	
12/6/2014 6:59:21 PM	Unknown Trouble	Cancel	14-427975	
12/6/2014 7:01:34 PM	Disturbance	Report	14-427978	322W
12/8/2014 3:25:34 PM	Disturbance	Booking	14-429900	
12/16/2014 3:10:38 PM	Neighbor Trouble	All OK	14-439880	111E
12/17/2014 1:43:07 AM	Check the Welfare	Gone on Arrival	14-440602	
12/17/2014 12:44:38 PM	Unwanted Person	Advised	14-441017	
12/17/2014 7:50:30 PM	Theft - Report Only		14-441450	321E
12/19/2014 4:12:01 AM	Emotionally Disturb Person	Assist	14-443164	515W
12/19/2014 3:18:09 PM	Drunk/Intoxicated Person	Assist	14-443655	515W
12/20/2014 2:54:47 AM	Recover Property	Assist	14-444532	
12/26/2014 6:50:18 PM	Receive Information	Advised	14-451614	
12/29/2014 4:50:50 PM	Emotionally Disturb Person	Report	14-454789	W428
1/4/2015 4:10:55 PM	Unknown Trouble	Assist	15-004166	
1/5/2015 6:32:20 PM	Miscellaneous		15-005221	126E
1/6/2015 12:49:56 PM	Check the Welfare	All OK	15-005990	15 WEST
1/7/2015 3:16:20 AM	Person with a Weapon	Report	15-006713	116E
1/7/2015 9:09:55 AM	Stabbing Report Only	Advised	15-006839	
1/7/2015 10:58:32 AM	Check the Welfare	Advised	15-006947	302E
1/7/2015 11:16:21 AM	Trespass in Boarded Dwell	Gone on Arrival	15-006965	525W
1/7/2015 6:26:05 PM	Check the Welfare	All OK	15-007363	223E
1/10/2015 9:10:55 PM	Unknown Trouble	All OK	15-010760	
1/13/2015 9:32:04 PM	Unknown Trouble	Assist	15-014146	35W
1/15/2015 2:58:17 AM	Unwanted Person	Transport	15-015619	
1/16/2015 10:13:47 AM	Threats	Report	15-017155	
1/17/2015 2:48:33 AM	Disturbance	Advised	15-018344	307W
1/18/2015 10:52:58 PM	Disturbance	Gone on Arrival	15-020332	503E
1/19/2015 12:25:11 PM	Disturbance	Advised	15-020891	
1/20/2015 9:56:41 AM	Domestic	Sent	15-021852	332W
1/20/2015 10:13:52 AM	Unknown Trouble	Sent	15-021867	217E
1/21/2015 4:28:05 PM	Assault in Progress	Booking	15-023516	418
1/25/2015 9:45:49 PM	Unwanted Person	Gone on Arrival	15-029029	
1/25/2015 10:15:59 PM	Unwanted Person	Gone on Arrival	15-029062	613W
1/29/2015 10:42:21 AM	Unwanted Person	Gone on Arrival	15-033405	217E
2/2/2015 12:39:28 AM	Robbery Dwlng/Person Rpt	Report	15-038174	503E
2/4/2015 12:17:05 AM	Domestic with Weapons	Assist	15-040595	415E
2/8/2015 10:46:04 AM	Assist Fire Personnel	Assist	15-046130	
2/11/2015 10:05:16 AM	Receive Information		15-049357	616W
2/13/2015 10:14:28 PM	Forgery Report	Report	15-052830	
2/14/2015 11:33:59 AM	Threats	Gone on Arrival	15-053496	
2/15/2015 2:00:05 AM	Unwanted Person	Advised	15-054284	217E
2/18/2015 3:29:32 AM	Domestic Abuse-In Progress	Report	15-057494	
2/20/2015 1:19:34 AM	Damage Property-In Progress	Report	15-059787	
2/20/2015 1:32:01 AM	Forgery Report	Report	15-059796	

Pct 4**ADDRESS: 600 18 AV N**

Date/time	Problem	Disposition	Case #	Apt./Flr.
2/20/2015 2:22:41 AM	Suspicious Person	Booking	15-059846	
2/23/2015 6:36:20 PM	Unwanted Person	Sent	15-063881	217E
3/1/2015 5:09:50 PM	Domestic	All OK	15-071292	311W
3/2/2015 4:59:28 PM	Down Outside-One	Assist	15-072379	
3/2/2015 6:07:02 PM	Unwanted Person	No Service	15-072456	332W
3/27/2015 10:28:06 PM	Check the Welfare	Assist	15-106107	
3/31/2015 8:25:57 PM	Domestic Abuse Report Only	Report	15-111672	520E
4/2/2015 11:14:32 PM	Check the Welfare	Assist	15-115199	217E
4/10/2015 4:33:12 PM	Unknown Trouble	All Quiet	15-125795	
4/11/2015 12:40:40 PM	Unwanted Person	Information	15-127146	217E
4/12/2015 8:56:11 AM	Domestic	Advised	15-128537	311W
4/12/2015 6:39:05 PM	Threats	Advised	15-129055	117E
4/16/2015 4:38:08 PM	Auto Theft	Unable to Locate	15-134538	307
4/21/2015 12:28:35 AM	Unwanted Person		15-140968	
4/21/2015 11:47:03 AM	Unwanted Person	Report	15-141416	217E
4/23/2015 2:40:25 PM	Disturbance	Gone on Arrival	15-144440	
4/23/2015 3:08:16 PM	Unwanted Person	Advised	15-144474	

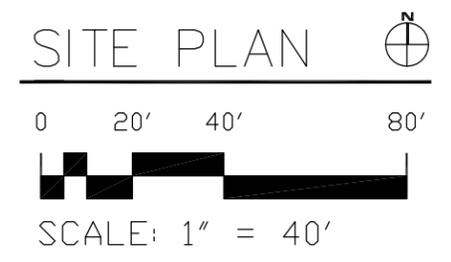


- EXISTING CONSTRUCTION TO REMAIN, BE REPAIRED, OR MODIFIED:
- △ EXISTING PEDESTRIAN GATE - EGRESS/INGRESS - REFURBISH
 - △ EXISTING PEDESTRIAN GATE - EGRESS - REFURBISH
 - △ EXISTING PARKING GATE - INGRESS - REFURBISH
 - △ EXISTING PARKING GATE - REMOVE
 - △ EXISTING PARKING SPACES - REMOVE
 - △ CONCRETE ISLAND - REMOVE & REPLAEC WITH BITUMINOUS PAVING
 - △ REMOVE EXISTING FENCE
 - △ REMOVE EXISTING BOLLARDS

- NEW CONSTRUCTION
- Ⓐ NEW PEDESTRIAN GATE - INGRESS/EGRESS
 - Ⓑ NEW PEDESTRIAN GATE - INGRESS
 - Ⓒ NEW PEDESTRIAN GATE - EGRESS
 - Ⓓ NEW SLIDING PARKING GATE - INGRESS
 - Ⓔ NEW SLIDING PARKING GATE - EGRESS
 - Ⓕ NEW PARKING GATE - EGRESS
 - Ⓖ NEW MAINTENANCE/SERVICE/FIRE DEPT. ACCESS GATE
 - Ⓗ NEW SCREEN WALL
 - Ⓘ NEW FIRE ACCESS STAIRS
 - Ⓝ NEW PARKING SPACES
 - Ⓚ NEW CURB CUT

NOTE: DRAWING IS ONLY A GRAPHIC REPRESENTATION. ACTUAL SIZE AND LOCATION OF ITEMS DRAWN MAY VARY.

- ▭ SIDEWALK
- EXISTING FENCE
- NEW FENCE
- EXISTING TREES
- FIRE HYDRANT



PRELIMINARY
 NOT FOR
 CONSTRUCTION



Image 1 Main Entrance, 18th Avenue N
Site: Lyndale Manor, 600 18th Avenue North, Minneapolis, MN



Image 2 Western portion of South Elevation, 18th Avenue N
Site: Lyndale Manor, 600 18th Avenue North, Minneapolis, MN



Image 3 Signage, corner of 18th Avenue North & Lyndale Avenue
Site: Lyndale Manor, 600 18th Avenue North, Minneapolis, MN



Image 4 West Elevation, Lyndale Avenue
Site: Lyndale Manor, 600 18th Avenue North, Minneapolis, MN



Image 5 West Elevation looking South, Lyndale Avenue
Site: Lyndale Manor, 600 18th Avenue North, Minneapolis, MN

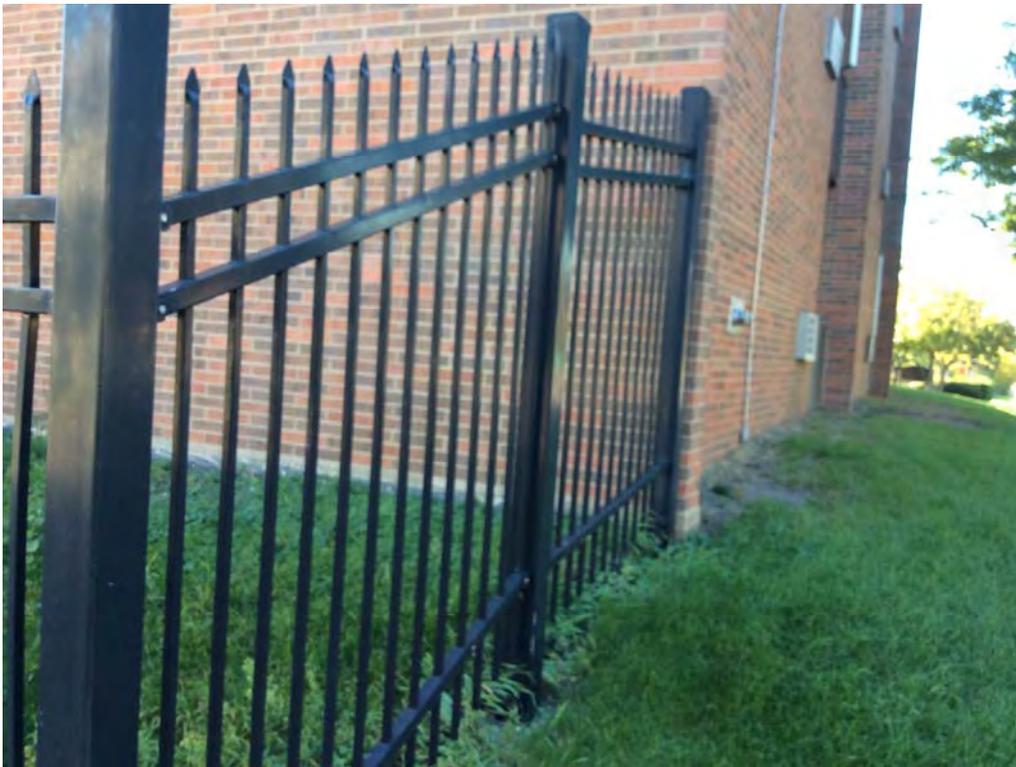


Image 6 Existing Fence, Westernmost portion of North Elevation, 18-1/2 Avenue N
Site: Lyndale Manor, 600 18th Avenue North, Minneapolis, MN



Image 7 ABOVE, BELOW Existing Parking Gate, North Side of Property, 18-1/2 Avenue N
Site: Lyndale Manor, 600 18th Avenue North, Minneapolis, MN





Image 8 Existing Parking Lot, North Side of Property, 18-1/2 Avenue N
Site: Lyndale Manor, 600 18th Avenue North, Minneapolis, MN



Image 9 Signage on Existing Fence, North Side of Property, 18-1/2 Avenue N
Site: Lyndale Manor, 600 18th Avenue North, Minneapolis, MN



Image 10 Existing Fence & Emergency Gate, North Side of Property, 18-1/2 Avenue N
Site: Lyndale Manor, 600 18th Avenue North, Minneapolis, MN



Image 11 North Elevation looking West, 18-1/2 Avenue N
Site: Lyndale Manor, 600 18th Avenue North, Minneapolis, MN



Image 12 Eastern Portion of North Elevation, 18-1/2 Avenue N
Site: Lyndale Manor, 600 18th Avenue North, Minneapolis, MN



Image 13 South and East Elevations looking West, 18th Avenue N
Site: Lyndale Manor, 600 18th Avenue North, Minneapolis, MN



Image 14 Existing Railing & Pedestrian Walk, Easternmost portion of South Elevation, 18th Avenue N
Site: Lyndale Manor, 600 18th Avenue North, Minneapolis, MN



Image 15 Sidewalk, South Side of Property, 18th Avenue N
Site: Lyndale Manor, 600 18th Avenue North, Minneapolis, MN



Image 16 Existing Parking Gate, South Side of Property, 18th Avenue N
Site: Lyndale Manor, 600 18th Avenue North, Minneapolis, MN

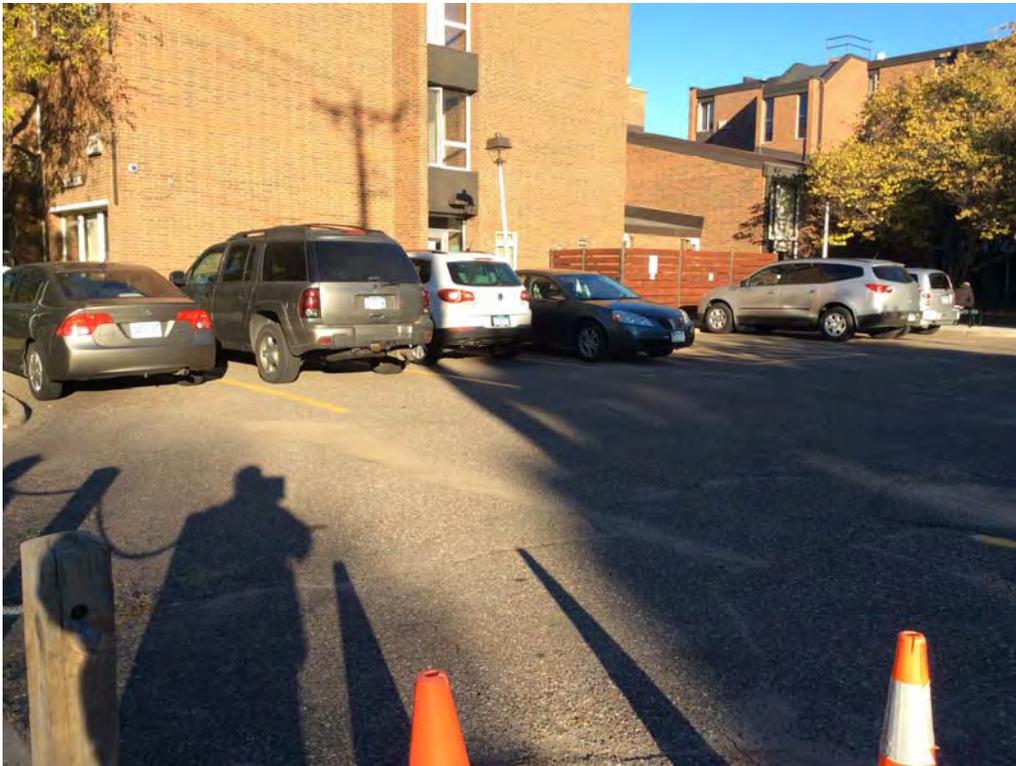


Image 17 Existing Parking Lot, South Side of Property, 18th Avenue N
Site: Lyndale Manor, 600 18th Avenue North, Minneapolis, MN



Image 18 South Elevation looking West towards Main Entrance, South Side of Property, 18th Avenue N
Site: Lyndale Manor, 600 18th Avenue North, Minneapolis, MN