

## MEMORANDUM

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**TO:** City Planning Commission, Committee of the Whole  
**FROM:** [Andrew Liska](#), City Planner, 612.673.2264  
**DATE:** August 20, 2015  
**SUBJECT:** 2910 and 2940 Pillsbury Avenue South – Karmel Plaza Expansion

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On July 31<sup>st</sup>, the applicant submitted a land-use application for an Expansion of a Non-Conforming Use and Site Plan Amendment for the expansion of the first, second, third, and fourth floors of Karmel Plaza. The proposed addition to the first and second floors will contain retail use – thus the application for the expansion of the non-conforming use.

The applicant has proposed significant additions to both the third and fourth floors. This area was subject to conditions the Commission ruled on in a previous land-use application due to concerns over shadowing the Midtown Greenway.

The proposed expansion of Karmel Plaza by floor:

1<sup>st</sup>: 451 square feet  
2<sup>nd</sup>: 993 square feet  
3<sup>rd</sup>: 6,607 square feet  
4<sup>th</sup>: 6,826 square feet.

Attached are the project description, site plan, floor plans, elevations, shadow study information, and photos of the site.



207 EAST LAKE STREET • SUITE 300 • MINNEAPOLIS, MN 55408 • PHONES 612-825-4433 • 612-825-7773 • FAX 612-825-1169  
WWW.SABRIPROPERTIES.COM

### **STATEMENT OF PROPOSED USE**

We are proposing an amendment to the existing site plan for an expansion of nonconforming use which involves our property located in south Minneapolis at 2910 Pillsbury Ave. S. in Minneapolis, known as Karmel Plaza. Karmel Plaza is a mall that was newly constructed in 2005. It has become an epicenter of the Somali population in Minneapolis and involves all religious and cultural integrations, along with business relations and interactions within the growing social community. The mall currently consists of offices, retail, coffee shops and restaurants.

The proposal is to allow the construction of additional square footage on the 1st floor (451 sf), 2nd floor (993 sf), 3rd floor (6607 sf) and 4th floor (6826 sf). The additional square footage includes various tenant spaces throughout the building for the use of offices and outdoor seating.



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**1. A rezoning of the property would be inappropriate.**

The site is zoned I1 Light Industrial District. The *Minneapolis Plan for Sustainable Growth* designates the future land use for this site as urban neighborhood. The site is located half a block from Lake Street, which is designated as a commercial corridor. It is also located between the Lyn-Lake and Nicollet and Lake activity centers. These activity centers are located five blocks apart. The *Midtown Greenway Land Use and Development Plan*, adopted by the City Council in 2007 (after the original site plan approval was obtained), calls for high density housing (40-120 units per acre) on this site. The Midtown Greenway Rezoning Study was completed in April of 2010. Although Planning staff and the City Planning Commission recommended rezoning the site to the R5 Multifamily Residential District, the City Council did not change the zoning. If the site were to be rezoned, a high density residential district would be most appropriate to be consistent with the adopted policies affecting this site. Shopping centers are not permitted uses in the residence districts; therefore the nonconforming status of the use would not change. For this proposal, a rezoning is not appropriate.

**2. The enlargement, expansion, relocation, structural alteration or intensification will be compatible with adjacent property and the neighborhood.**

There is a mix of residential and nonresidential uses in the immediate area. The Midtown Greenway is located immediately north of the site. The additional tenant spaces will be consistent and compatible with the other uses in the building and surrounding neighborhood.

**3. The enlargement, expansion, relocation, structural alteration or intensification will not result in significant increases of adverse, off-site impacts such as traffic, noise, dust, odors, and parking congestion.**

The additional floor area will not have any adverse effects since there is ample parking with the newly constructed 4 level parking ramp. The new parking ramp should, in fact, lessen the traffic congestion in the neighborhood. There should not be significant increases in adverse, off-site impacts such as traffic, noise, dust, odors, and parking congestion.

**4. The enlargement, expansion, relocation, structural alteration or intensification, because of improvements to the property, will improve the appearance or stability of the neighborhood.**

Additional windows will be added with the expansion which will increase views onto the Midtown Greenway. This will also be an extension of the existing facade of the building which will improve the appearance. The additional wall area should allow tenants more display area without covering up windows. This should improve the appearance of the development. Opening up the windows would allow views into and out of the building.

**5. In districts in which residential uses are allowed, the enlargement, expansion, relocation, structural alteration or intensification will not result in the creation or presence of more dwelling units on the subject property than is allowed by the regulations of the district in which the property is located.**

No additional dwelling units are proposed.

**6. The enlargement, expansion, relocation, structural alteration or intensification will not be located in the Floodway District.**

The property is not located in the Floodway District.

# KARMEL PLAZA 4TH FLOOR ADDITION & PARKING RAMP

2910 PILLSBURY AVE S. MINNEAPOLIS, MN



## PROJECT DESCRIPTION

ADDITION OF 21,506 SF FOURTH FLOOR TO AN EXISTING 3-STORY BUILDING AS WELL AS CONSTRUCTION OF A 2-LEVEL PARKING RAMP.

## DRAWING INDEX

### GENERAL

G000 COVER SHEET

### CIVIL

C-1 GRADING PLAN  
C-2 UTILITY PLAN

### ARCHITECTURAL

AS100 ARCHITECTURAL SITE PLAN  
AL100 ARCHITECTURAL LANDSCAPE PLAN  
A100 EXISTING GARAGE FLOOR PLAN  
A110 FIRST FLOOR PLAN  
A120 SECOND FLOOR PLAN  
A130 THIRD FLOOR PLAN  
A140 PROPOSED FOURTH FLOOR PLAN

## PROJECT TEAM

### OWNER

SABRI PROPERTIES  
207 EAST LAKE STREET  
SUITE 300  
MINNEAPOLIS, MN 55408

CONTACT: BASIM SABRI  
(612) 825-4433

### ARCHITECT

DJR ARCHITECTURE, INC.  
333 WASHINGTON AVE N  
UNION PLAZA, SUITE 210  
MINNEAPOLIS, MINNESOTA 55401

CONTACT: SCOTT NELSON, RA  
(612) 676-2700

### STRUCTURAL ENGINEER

MATTSON MACDONALD YOUNG, INC.  
BASSETT CREEK BUSINESS CENTER  
901 NORTH 3RD STREET, SUITE 100  
MINNEAPOLIS, MN 55401

CONTACT: KEN GREEN, PE  
(612) 827-7825

### CIVIL ENGINEER

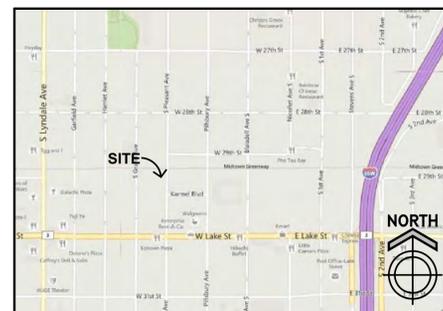
ALLIANT ENGINEERING, INC.  
233 PARK AVE. S, SUITE 300  
MINNEAPOLIS, MN 55415

CONTACT: MARK KRONBECK, PLA, ASLA  
(612) 767-9338

## DRAFTING SYMBOLS

SYMBOL	DESCRIPTION
	NORTH ARROW
	ROOM NAME
	ROOM NUMBER
	SECTION REFERENCE
	ELEVATION REFERENCE
	DETAIL REFERENCE BUBBLE
	ELEVATION REFERENCE
	PARTITION TYPE REFERENCE
	KEYNOTE REFERENCE
	WINDOW TYPE REFERENCE
	REVISION REFERENCE

## SITE LOCATION MAP



**DJR**  
ARCHITECTURE, INC  
333 Washington Ave N, Suite 210  
Minneapolis, MN 55401  
612.676.2700 www.djr-inc.com

KARMEL PLAZA 4TH FLR & PARKING RAMP  
2910 Pillsbury Ave S, Minneapolis

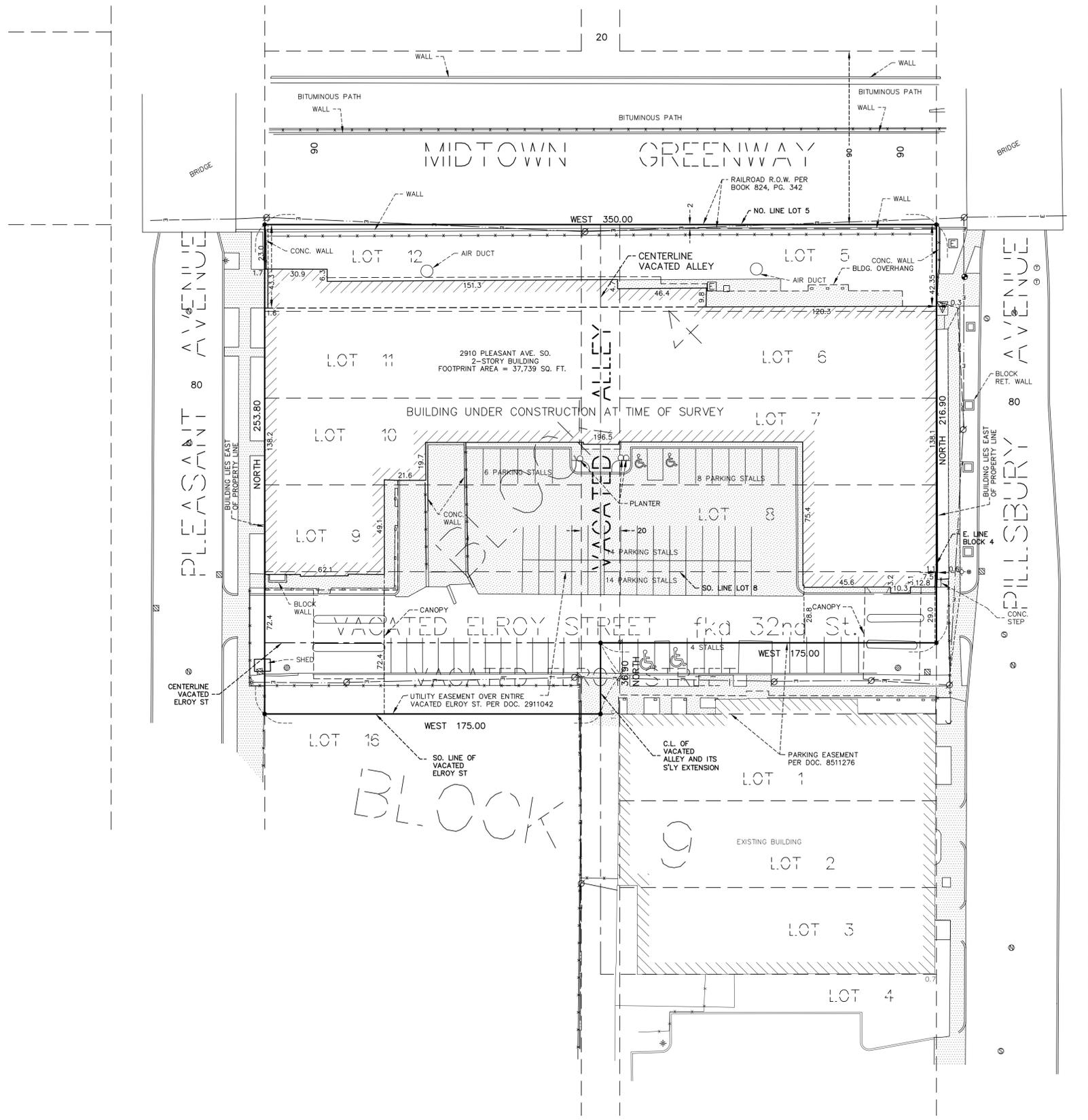
Issue: \_\_\_\_\_ Date: \_\_\_\_\_

Issue	Date	Project #	Date	Drawn by	Checked by
1	10.06.2014	13-0048.0	01.05.2015	DP	SN
2	10.27.2014				
3	11.03.2014				
4	11.06.2014				
5	12.30.2014				
6	01.22.2015				
7	01.22.2015				
8	2.05.2015				
9	3.11.2015				
10	4.16.2015				
11	4.16.2015				
12	4.16.2015				
13	4.16.2015				
14	4.16.2015				
15	4.16.2015				
16	4.16.2015				
17	4.16.2015				

NOT FOR CONSTRUCTION  
SCOTT NELSON  
REGISTERED PROFESSIONAL ARCHITECT  
STATE OF MINNESOTA  
REGISTRATION NUMBER: 2.05.2015  
DATE

COVER SHEET

**G000**



**LEGAL DESCRIPTION:**

Lots 5, 6, 7, 8, 9, 10, 11 and 12, Block 4, Lindley & Lingenfelter's Addition to Minneapolis;

That part of the vacated alley dedicated in said Block 4 lying between the westerly extensions of the north line of said Lot 5 and the south line of said Lot 8; That part of the northerly half of vacated Elroy Street, dedicated in the plat of Lindley & Lingenfelter's Addition to Minneapolis as 32nd Street, which lies westerly of the southerly extension of the east line of Block 4, said addition, and easterly of the southerly extension of the west line of said Block 4;

Also,

An easement for parking, pedestrian and vehicular ingress and egress and landscaping over the following: That part of the Southerly half of vacated Elroy Street, dedicated in the plat of Lindley & Lingenfelter's Addition to Minneapolis as 32nd Street, which lies Easterly of the Southerly extension of the West line of Block 4, said addition, and Westerly of the Southerly extension of the center line of the vacated alley dedicated in Block 4, as contained in Deed Document No. 8511276.

Also,

That part of the Southerly half of vacated Elroy Street, dedicated in the plat of Lindley & Lingenfelter's Addition to Minneapolis as 32nd Street, which lies Easterly of the Southerly extension of the West line of Block 4, said addition, and Westerly of the Southerly extension of the center line of the vacated alley dedicated in said block.

All in Hennepin County, Minnesota.

Note: This legal description has been taken from Lawyers Title Insurance Corporation Commitment Number 53059 dated February 21, 2007.

**GENERAL NOTES:**

1. The bearing system used is assumed.
2. The location of the underground utilities shown herein, if any, are approximate only. PURSUANT TO MSA 216D CONTACT GOPHER STATE ONE CALL AT (612) 454-0002 PRIOR TO ANY EXCAVATION.
3. This survey was made on the ground.
4. No current title work was furnished for the preparation of this survey, legal description, recorded or unrecorded easements and encumbrances are subject to revision upon receipt of current title work.

**LEGEND**

- Property Monument
- ▨ Concrete
- ▬ Concrete Curb
- Water
- Overhead Electric
- Sanitary Sewer
- Storm Sewer
- Electric Manhole
- Water Manhole
- Hydrant
- Power Pole
- Gate Valve
- Catchbasin
- Sanitary Manhole
- Storm Manhole



SCALE: 1 INCH = 30 FEET

**REVISIONS**

Date:	Revision:

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

*Thomas E. Hodorff*  
 Thomas E. Hodorff, L.S.  
 Minnesota Reg. No. 23677

Date: October 20, 2014

**KARMEI PLAZA AS-BUILT UPDATE SURVEY**

**For:**

SABRIS PROPERTIES

**SITE:**

2910 PILLSBURY AVENUE SOUTH

MINNEAPOLIS, MINNESOTA

HENNEPIN COUNTY

HARRY S. JOHNSON CO., INC.  
**LAND SURVEYORS**

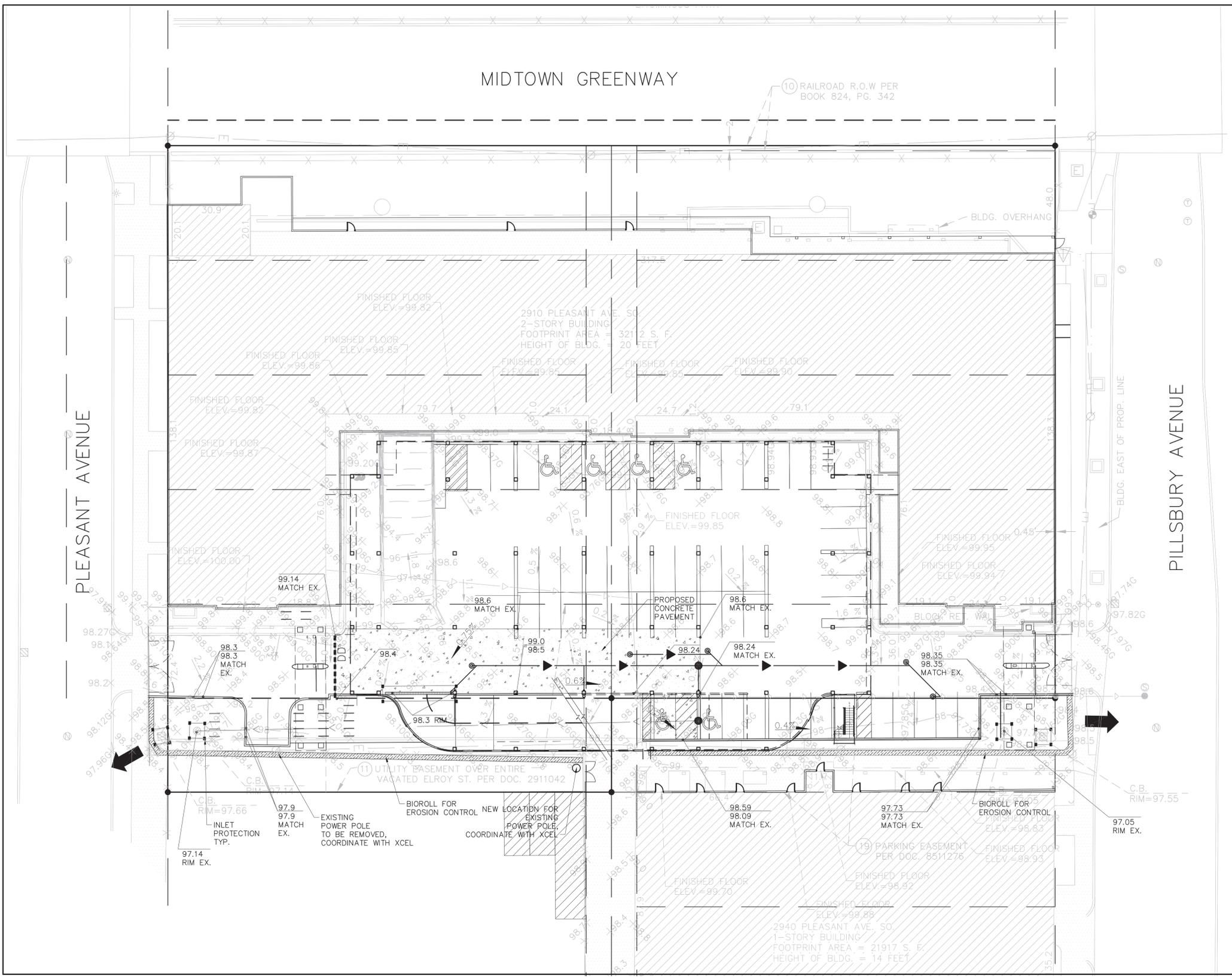
9063 Lyndale Avenue South  
 Bloomington, MN. 55437  
 Tele. 952-884-5341 Fax 952-884-5344

www.hsjsurveyors.com

Book <b>640</b>	File No. <b>1-3-7915AB</b>
Page <b>64</b>	W.O. Number <b>2014455</b>
CAD Technician <b>CT</b>	Sheet No. <b>1 OF 1</b>

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

Drawing name: X:\2014\140083\plan sheets\Preliminary Development\_Review\140083-grad.dwg Feb 05, 2015 - 8:09am



**SITE DATA**

LOT AREA	82,372 SF
EXISTING IMPERVIOUS	72,102 SF (87.5% OF SITE)
PROPOSED IMPERVIOUS	72,054 SF (87.5% OF SITE)
DISTURBANCE AREA	28,500 SF 0.65 ACRES (STORM WATER MANAGEMENT PLAN NOT REQUIRED SINCE LAND DISTURBING ACTIVITIES TO BE LESS THAN ONE ACRE)

**GRADING LEGEND:**

	EXISTING CONTOUR		2.00% DIRECTION OF DRAINAGE
	PROPOSED CONTOUR		FFE FIRST FLOOR ELEVATION
	TOP OF CURB		BIOROLL
	FLOW LINE		INLET PROTECTION
	PROPOSED CATCH BASINS		EMERGENCY OVERFLOW ROUTING
	PROPOSED STORM SEWER		
	EXISTING SANITARY SEWER		
	DRAINAGE DIVIDE		

- GRADING NOTES:**
- ALL PAVEMENTS SHALL SLOPE AWAY FROM EXISTING BUILDINGS.
  - ACCESSIBLE PARKING SPACES AND ACCESS AISLE NOT TO EXCEED 2.0% IN ANY DIRECTION.
  - THE CONTRACTOR SHALL KEEP THE ADJACENT ROADWAYS FREE OF DEBRIS AND PREVENT THE OFF-SITE TRACKING OF SOIL IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY/COUNTY.
  - NOTIFY GOPHER STATE ONE CALL, AT (800)252-1166, 48 HOURS PRIOR TO START OF CONSTRUCTION.
  - ALL IMPROVEMENTS TO CONFORM WITH CITY AND COUNTY CONSTRUCTION STANDARDS SPECIFICATION, LATEST EDITION.
  - 50' OF BITUMINOUS OR ROCK CONSTRUCTION ENTRANCES SHALL BE PROVIDED AT ALL CONSTRUCTION ACCESS POINTS.
  - CONTRACTOR TO KEEP A COPY OF THE FINAL DRAINAGE REPORT ON SITE AT ALL TIMES.
  - CONTRACTOR TO SEED ALL ROUGH GRADED AREAS & FUTURE PAD SITES W/ APPROVED DOT TEMPORARY SEED MIX.
  - SURVEYOR TO VERIFY BENCHMARK ELEVATION PRIOR TO START OF CONSTRUCTION.
  - REFER TO GEOTECHNICAL REPORT AND PROJECT MANUAL, FOR SOIL CORRECTION REQUIREMENTS AND TESTING REQUIREMENTS.
  - STRIP TOPSOIL PRIOR TO ANY CONSTRUCTION. REUSE STOCKPILE ON SITE.
  - REFER TO SITE DESIGN CRITERIA SECTION OF PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.
  - PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.

- EROSION PREVENTION AND SEDIMENT CONTROL NOTES:**
- CONTRACTOR MUST NOTIFY CITY OF MINNEAPOLIS ENGINEERING AND DESIGN (612-673-2738) 48 HOURS PRIOR TO ANY LAND DISTURBANCES. FAILURE TO DO SO MAY RESULT IN THE REVOCATION OF PERMIT AND A STOP WORK ORDER BEING ISSUED.
  - Install perimeter erosion control at the locations shown on the plans prior to beginning construction. (Hay Bales are not an acceptable perimeter control)
  - Before beginning construction, install a TEMPORARY ROCK CONSTRUCTION ENTRANCE at each point where vehicles exit the construction site. Use 3 inch or greater diameter rock in a layer at least 6 inches thick across the entire width of the entrance. Extend the rock entrance at least 50 feet into the construction zone. Use a geotextile fabric beneath the aggregate in order to prevent migration of soil into the rock from below
  - Remove all soils and sediments tracked or otherwise deposited onto public and private pavement areas. Removal shall be on a daily basis when tracking occurs. Sweeping may be ordered by at any time if conditions warrant. Sweeping shall be maintained throughout the duration of the construction and done in a manner to prevent dust being blown to adjacent properties.
  - Install inlet protection at all public and private catch basin inlets, which receive runoff from the disturbed areas. Catch basin inserts are required in undisturbed areas. Staked silt fence or other approved BMP's in disturbed areas. NOTE: HAY BALES OR FILTER FABRIC UNDER THE GRATES ARE NOT EFFECTIVE OR AN ACCEPTABLE FORM OF INLET PROTECTION.
  - Locate soil or dirt stockpiles no less than 25 feet from any public or private roadway or drainage channel. If remaining for more than seven days, stabilize the stockpiles by mulching, vegetative cover, tarps, or other means. Control erosion from all stockpiles by placing silt fence barriers around the piles. Temporary stockpiles located on paved surface must be no less than two feet from the drainage/gutter line and shall be covered if left more than 24 hours.
  - Maintain all temporary erosion and sediment control devices in place until the contributing drainage area has been stabilized. Inspect temporary erosion and sediment control devices on a daily basis and replace deteriorated, damaged, or rotted erosion control devices immediately.
  - Temporarily or permanently stabilize all denuded areas which have been finish-graded, and all denuded areas in which grading or site building construction operations are not actively underway against erosion due to rain, wind and running water within 14 days. Use seeding and mulching, erosion control matting, and/or sodding and staking in green space areas. Use early application of gravel base on areas to be paved.
  - Remove all temporary synthetic, structural, non-biodegradable erosion and sediment control devices after the site has undergone final stabilization and permanent vegetation has been established, minimum vegetation establishment is 70% cover, maintain all temporary erosion control devices until 70% established cover is achieved.
  - Ready mixed concrete and concrete batch plants prohibited within the public right of way, designate concrete mixing/washout locations in the erosion control plan. Under no circumstances may washout water drain onto the public right of way or into the public storm sewer.

**ALLIANT ENGINEERING**  
 233 Park Ave S, Ste 300  
 Minneapolis, MN 55415  
 612.758.3080 MAIN  
 612.758.3099 FAX  
 www.alliant-inc.com

**KARMEI PLAZA - PARKING RAMP**  
 PILLSBURY AVENUE SOUTH  
 MINNEAPOLIS, MN  
**BUILDING PERMIT**  
**GRADING AND EROSION CONTROL PLAN**

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 PROFESSIONAL ENGINEER under the laws of the State of MINNESOTA

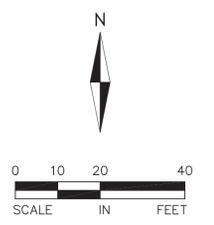
*Clark Wicklund*  
 CLARK WICKLUND, PE  
 2-4-15 Date License No. 40922

**QUALITY ASSURANCE/CONTROL**

BY	DATE
8-13-14	PDR SUBMITTAL
1-12-15	PDR COMMENTS
2-4-15	REVISED BUILDING PERMIT

**PROJECT TEAM DATA**

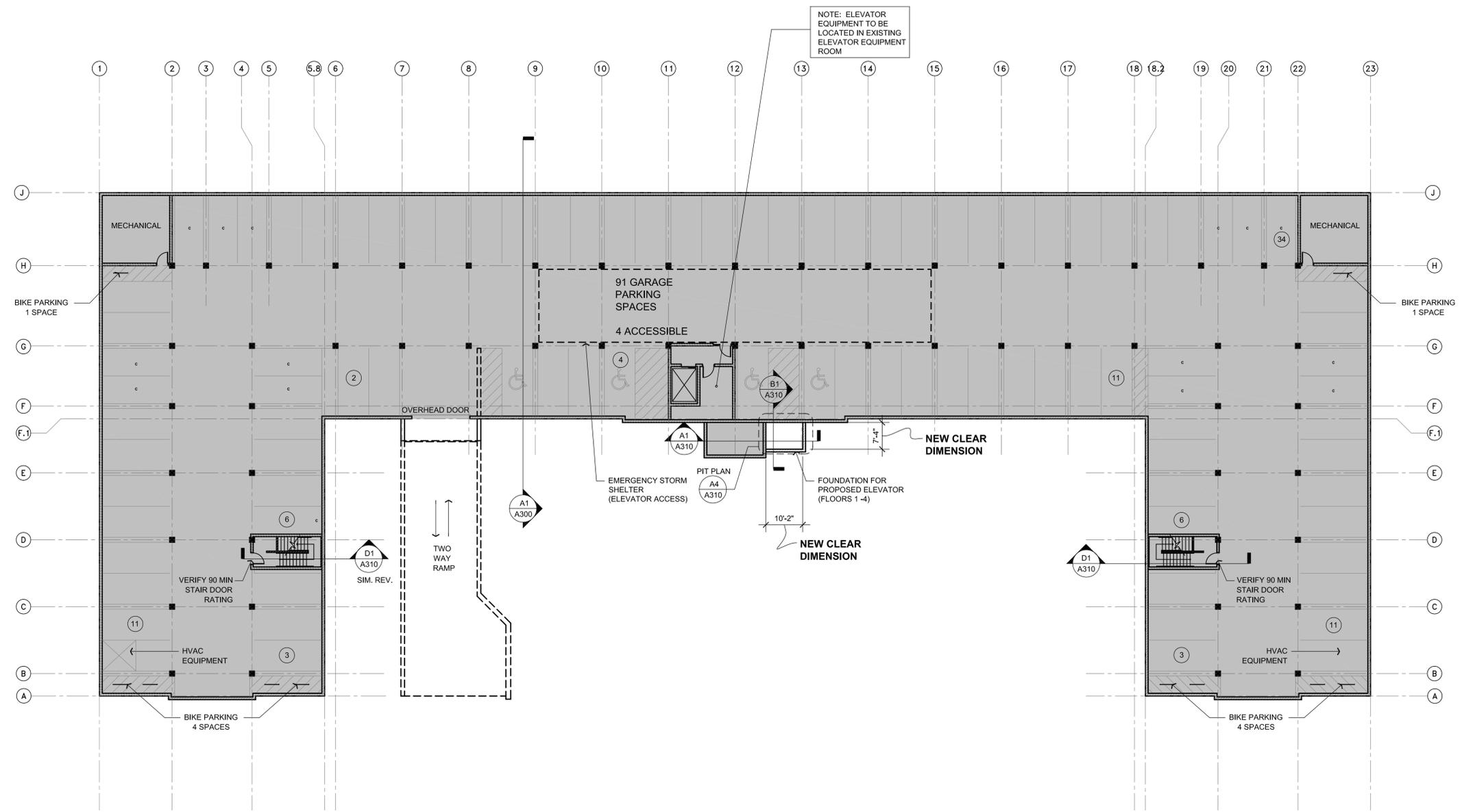
DESIGNED: MK  
 DRAWN: MK  
 PROJECT NO: 214-0083



**C-1**

SHEET





**A1** EXISTING PARKING GARAGE FLOOR PLAN  
1/16" = 1'-0"

NO CHANGES TO THIS LEVEL

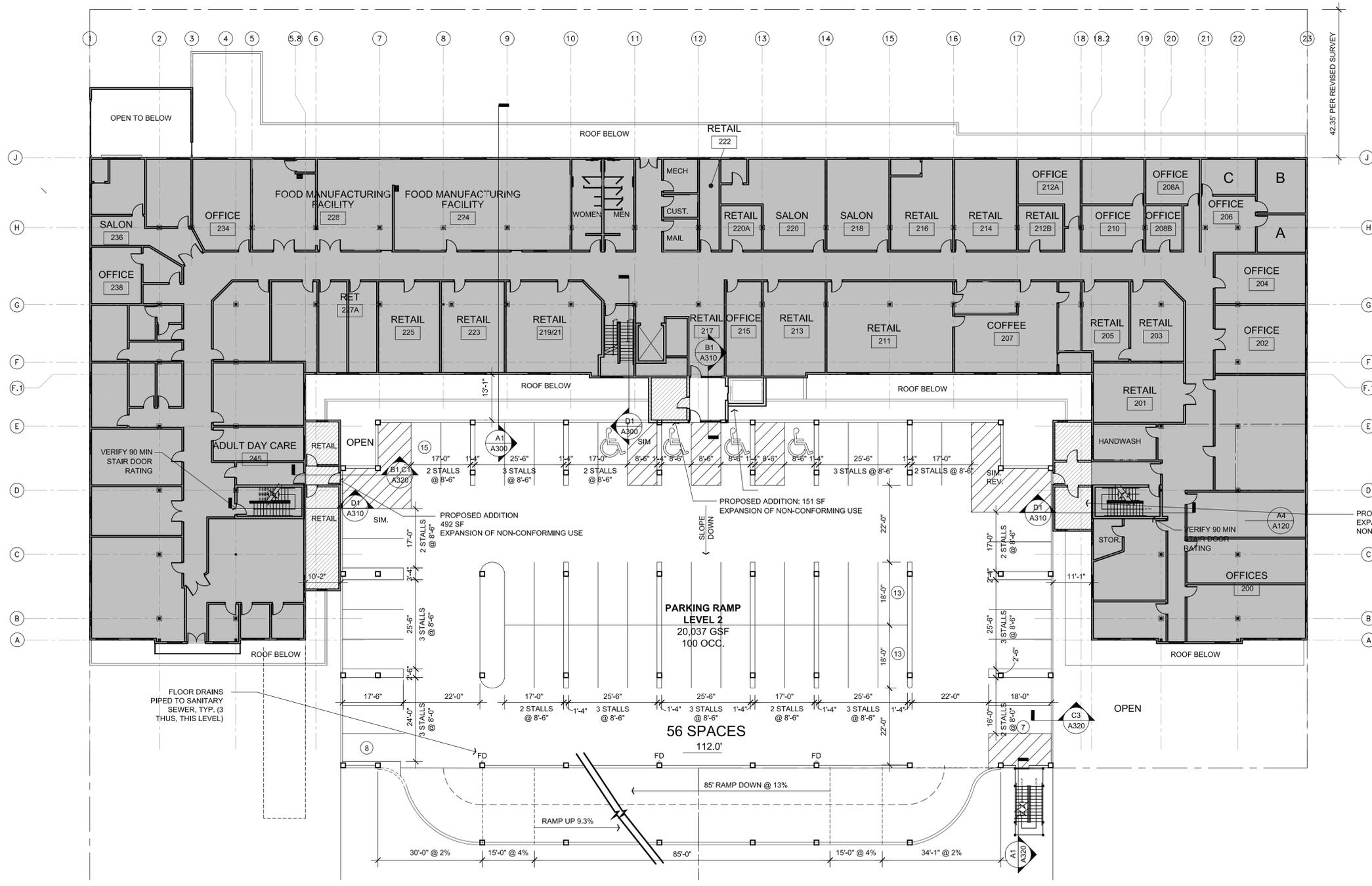
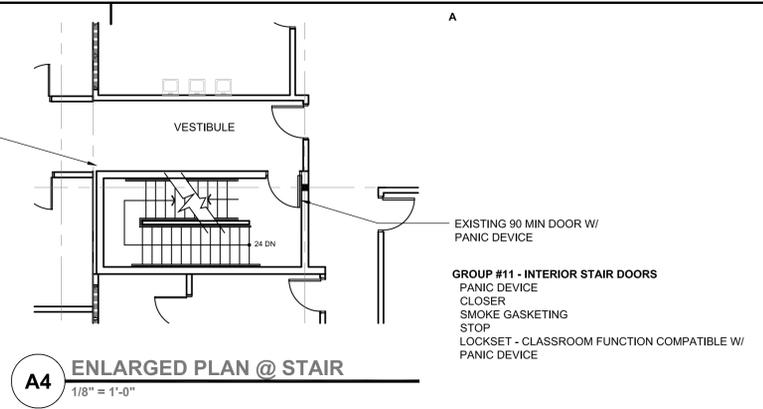
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed professional engineer under the laws of the State of Minnesota.  
**SCOTT NELSON**  
Professional Engineer  
**NOT FOR CONSTRUCTION**  
SIGNATURE: \_\_\_\_\_ DATE: 2.05.2015  
REGISTRATION NUMBER: \_\_\_\_\_

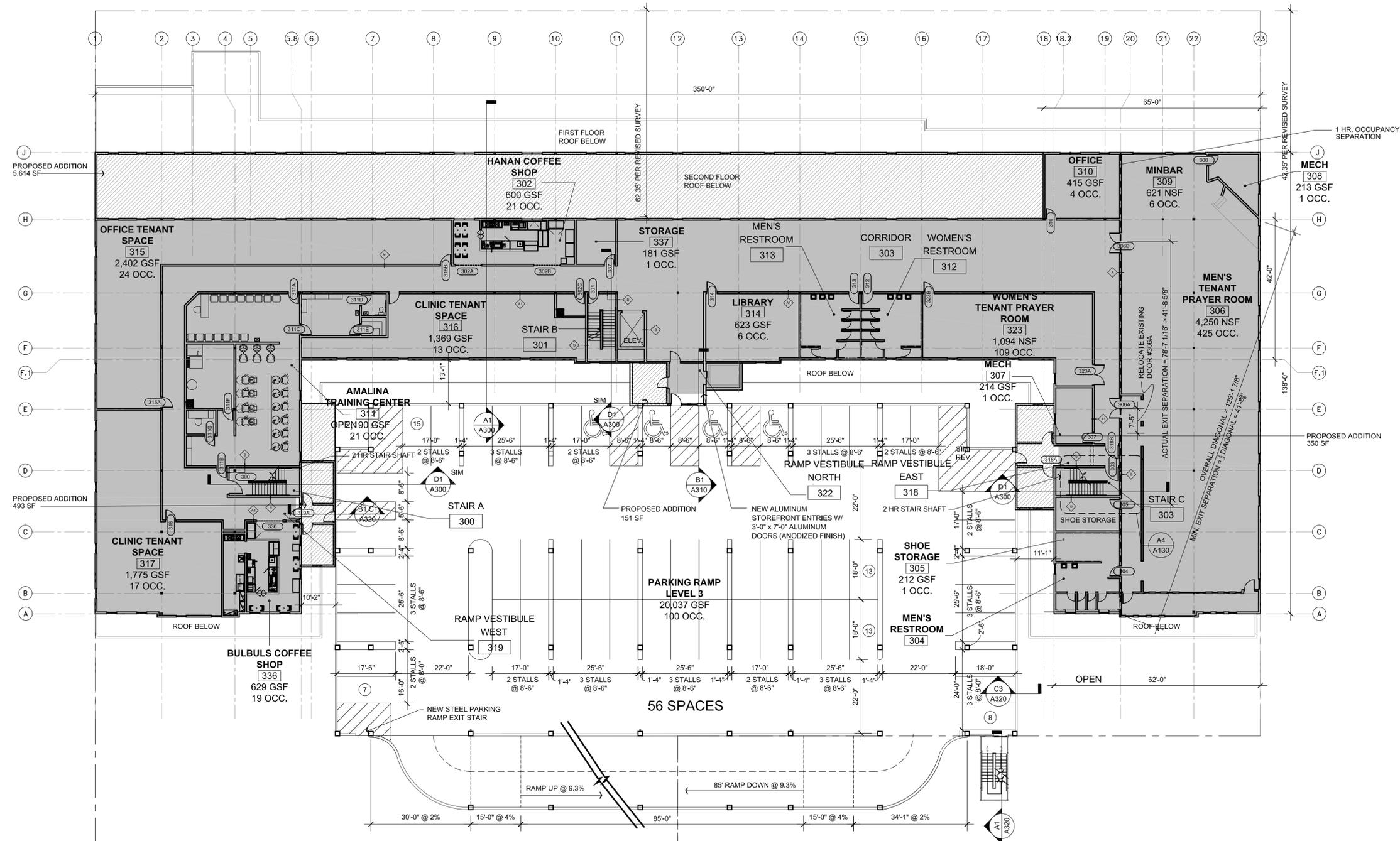
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3	11.03.2014				
4	11.03.2014				
5	12.30.2014				
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11	3.18.2015				
12	4.07.2015				
13	4.07.2015				
14	4.07.2015				
15	5.18.2015				
16	7.08.15				
17	LOA - 3RD FLOOR ADDN				

**KARMELO PLAZA 4TH FLR & PARKING RAMP**

**EXISTING GARAGE FLOOR PLAN**







**A1 THIRD FLOOR PLAN**  
 1/16" = 1'-0"  
 PREVIOUS AREA: 25,867 SF EXISTING  
 PROPOSED ADDITION: 6,607 SF  
 TOTAL AREA: 32,474 SF W/ ADDITION

**KARMELO PLAZA 4TH FLR & PARKING RAMP**

Issue:

Issue	Date	By	Checked by
1	10.06.2014	DP	SN
2	10.27.2014	DP	SN
3	11.06.2014	DP	SN
4	11.06.2014	DP	SN
5	12.30.2014	DP	SN
6	01.22.2015	DP	SN
7	01.22.2015	DP	SN
8	01.22.2015	DP	SN
9	01.22.2015	DP	SN
10	01.22.2015	DP	SN
11	01.22.2015	DP	SN
12	01.22.2015	DP	SN
13	01.22.2015	DP	SN
14	01.22.2015	DP	SN
15	01.22.2015	DP	SN
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17	01.22.2015	DP	SN

Issue: 2.05.2015  
 Date: 01.05.2015  
 Drawn by: DP  
 Checked by: SN

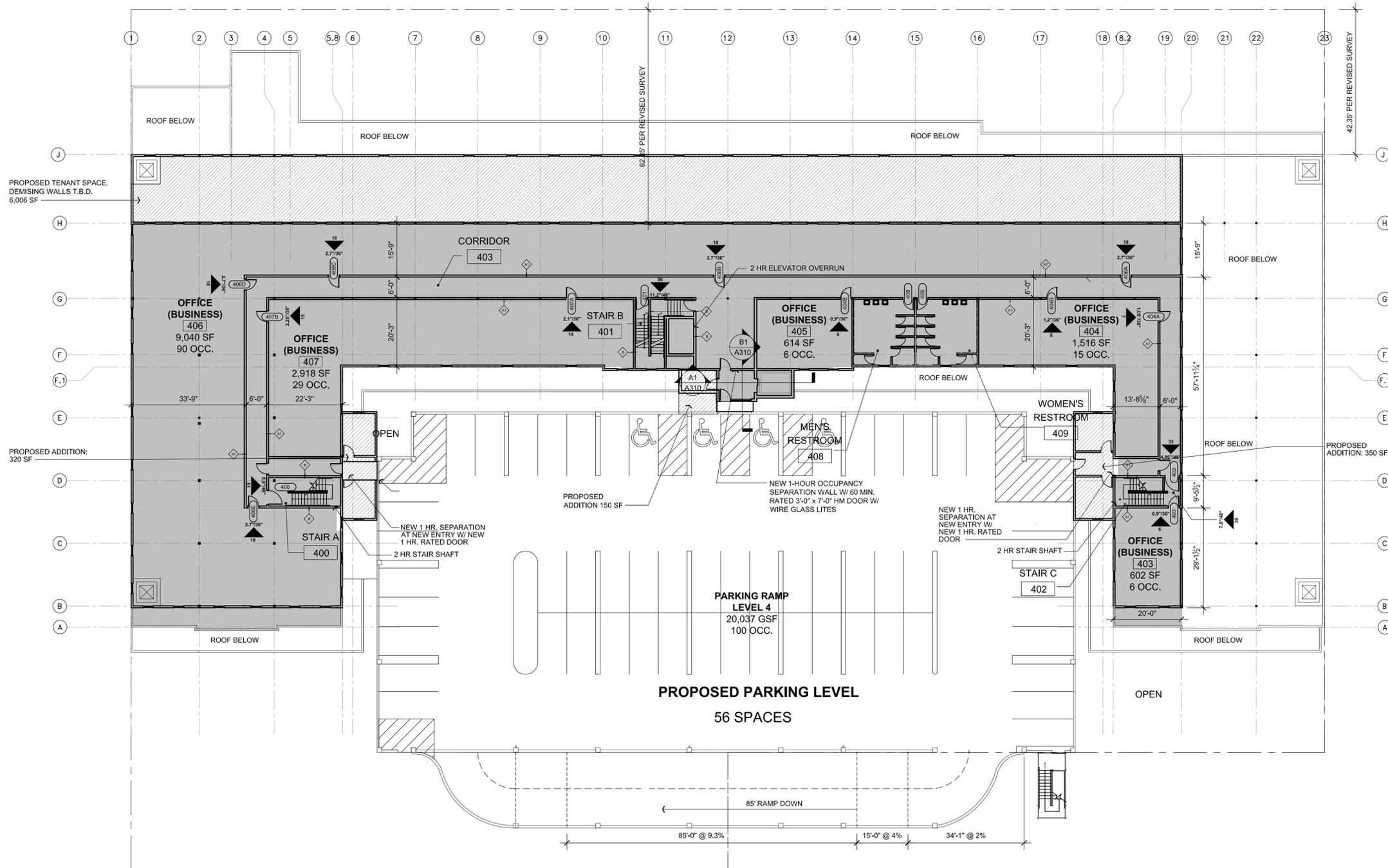
**PROPOSED THIRD FLOOR PLAN**

2910 Pillsbury Ave S, Minneapolis  
 Copyright 2015 DJR Architecture, Inc.

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.  
**SCOTT NELSON**  
 ARCHITECT  
 REGISTRATION NUMBER: 2.05.2015  
 DATE

**NOT FOR CONSTRUCTION**

1 HR. OCCUPANCY SEPARATION  
 42.35' PER REVISED SURVEY  
 42'-0"  
 138'-0"  
 350 SF  
 493 SF  
 5,614 SF



**A1** FOURTH FLOOR PLAN  
 1/16" = 1'-0"

EXISTING AREA: 21,506 SF  
 PROPOSED AREA: 6,826 SF  
 TOTAL AREA: 28,332 SF

**KARMEI PLAZA 4TH FLR & PARKING RAMP**

2910 Pillsbury Ave S. Minneapolis

**PROPOSED FOURTH FLOOR PLAN**

Issue:

1	REVISED PDR SUBMITTAL
2	REVISED PDR SUBMITTAL
3	REVISED PDR SUBMITTAL
4	REVISED PDR SUBMITTAL
5	REVISED PDR SUBMITTAL
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16	REVISED PDR SUBMITTAL
17	REVISED PDR SUBMITTAL

Date:

10.08.2014	Project #:	13-0048.0
10.27.2014	Date:	01.05.2015
11.08.2014	Drawn by:	DP
12.30.2014	Checked by:	SN
01.22.2015	Issue:	
2.05.2015	Issue:	
3.19.2015	Issue:	
4.07.2015	Issue:	
7.09.15	Issue:	

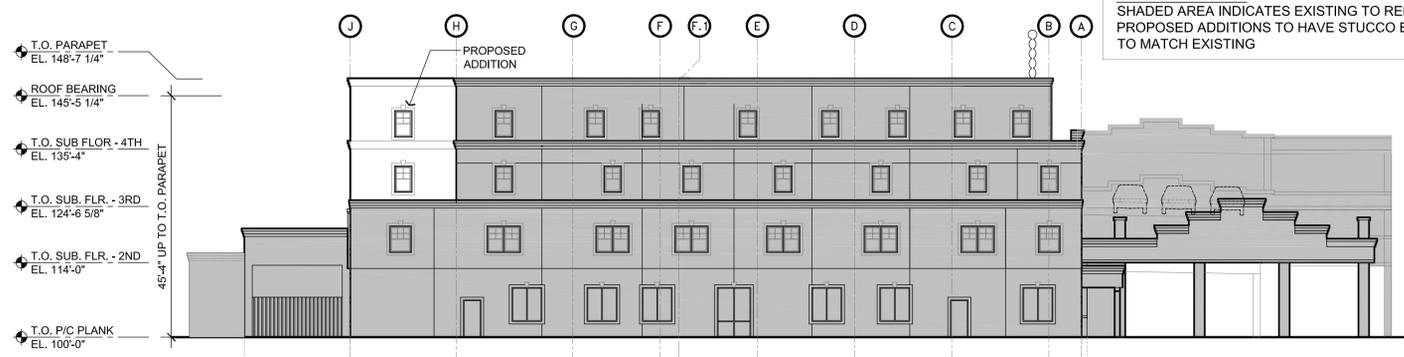
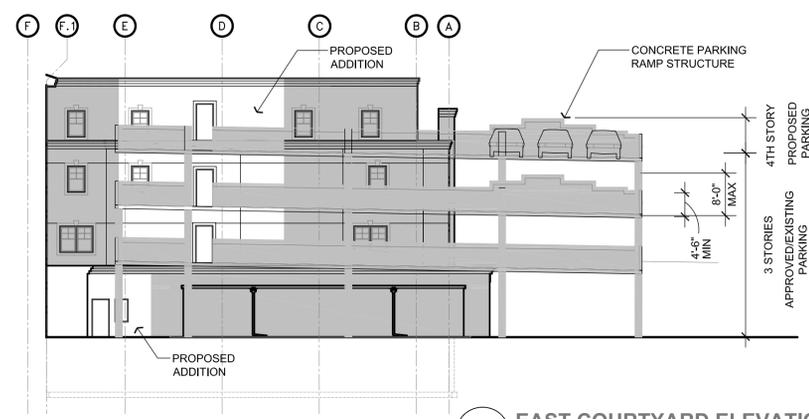
SCOTT NELSON  
 ARCHITECT  
 NOT FOR CONSTRUCTION  
 REGISTRATION NUMBER: 205.2015  
 DATE

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.

ELEVATION NOTES:  
 SHADED AREA INDICATES EXISTING TO REMAIN.  
 PROPOSED ADDITIONS TO HAVE STUCCO EXTERIOR  
 TO MATCH EXISTING

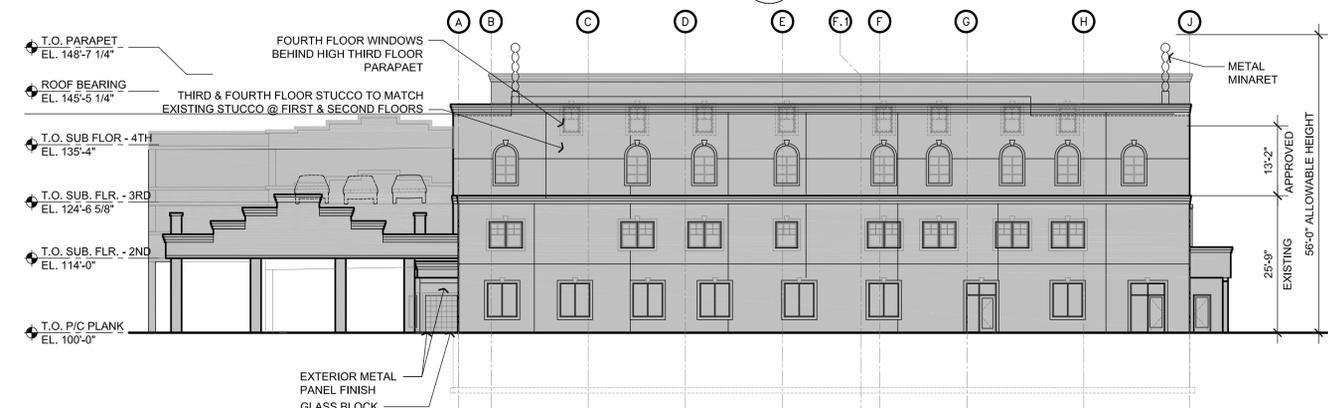
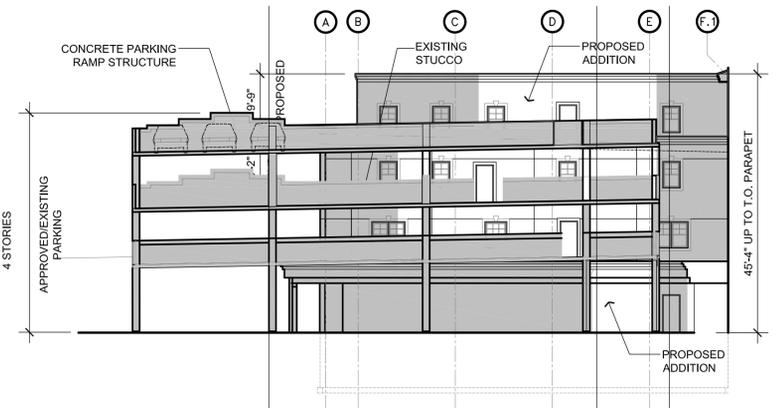
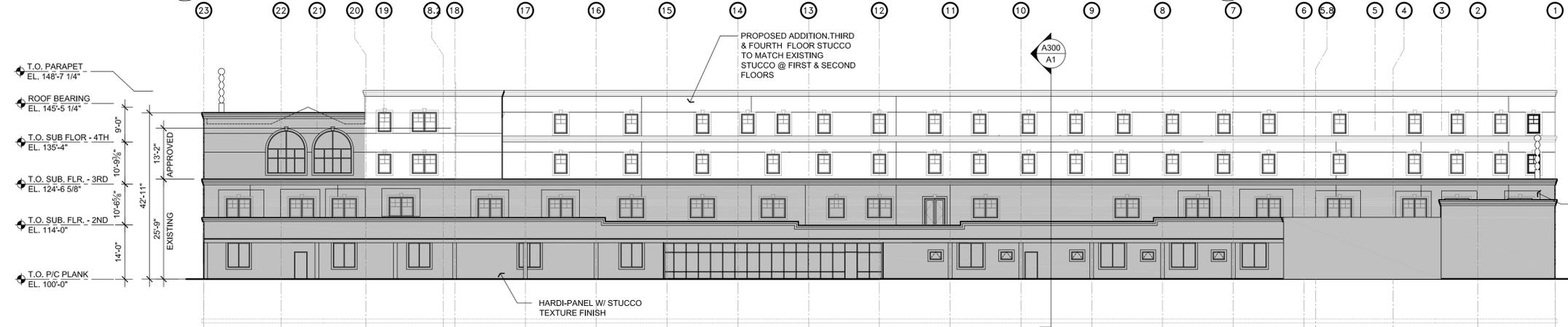
**DJR**  
 ARCHITECTURE, INC  
 333 Washington Ave N, Suite 2110  
 612.676.2700 www.djr-inc.com

APPROVED/EXISTING/PROPOSED



**6 EAST COURTYARD ELEVATION**  
 1/16" = 1'-0"

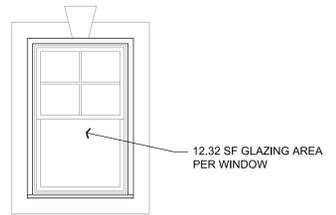
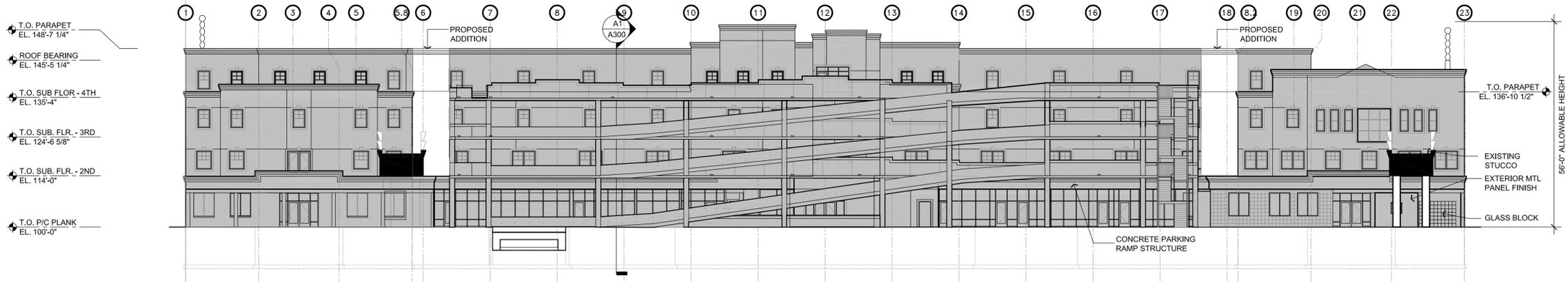
**5 WEST (PLEASANT) ELEVATION**  
 1/16" = 1'-0"



**4 NORTH (GREENWAY) ELEVATION**  
 1/16" = 1'-0"

**3 WEST COURTYARD ELEVATION**  
 1/16" = 1'-0"

**2 EAST (PILLSBURY) ELEVATION**  
 1/16" = 1'-0"



**1.2 WINDOW GLAZING AREA**  
 3/8" = 1'-0"

**1 SOUTH (ENTRY) ELEVATION**  
 1/16" = 1'-0"

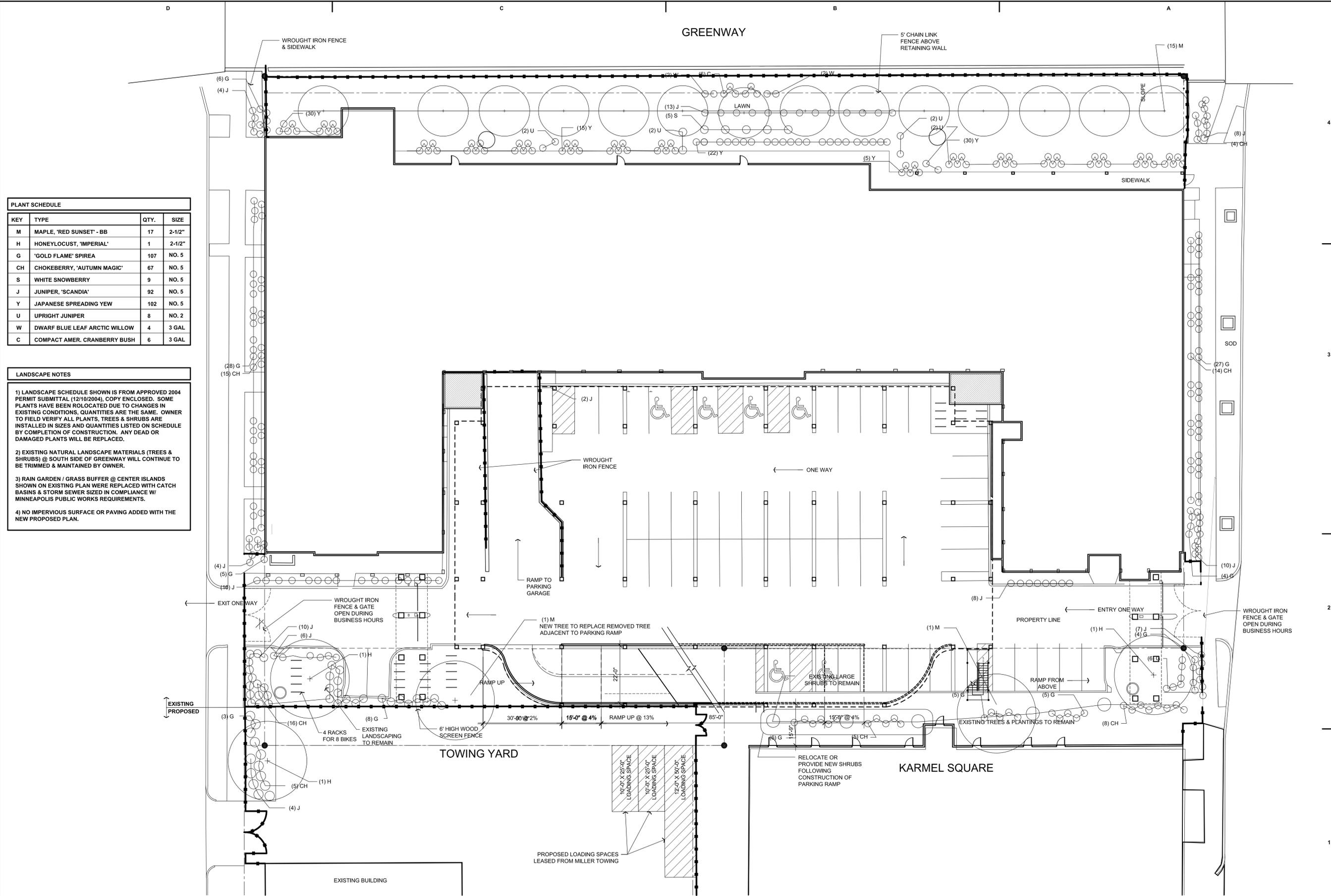
**KARMEL PLAZA 4TH FLR & PARKING RAMP**

2910 Pillsbury Ave S, Minneapolis  
 EXTERIOR ELEVATIONS

ISSUE	DATE	PROJECT #	DATE	BY	DP	SN
1	10.06.2014	13-0048.0	01.05.2015			
2	11.03.2014					
3	11.03.2014					
4	11.03.2014					
5	11.03.2014					
6	01.08.2015					
7	01.08.2015					
8	01.22.2015					
9	01.22.2015					
10	01.22.2015					
11	01.22.2015					
12	01.22.2015					
13	01.22.2015					
14	01.22.2015					
15	01.22.2015					
16	01.22.2015					
17	01.22.2015					

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**A200**



PLANT SCHEDULE			
KEY	TYPE	QTY.	SIZE
M	MAPLE, 'RED SUNSET' - BB	17	2-1/2"
H	HONEYLOCUST, 'IMPERIAL'	1	2-1/2"
G	'GOLD FLAME' SPIREA	107	NO. 5
CH	CHOKEBERRY, 'AUTUMN MAGIC'	67	NO. 5
S	WHITE SNOWBERRY	9	NO. 5
J	JUNIPER, 'SCANDIA'	92	NO. 5
Y	JAPANESE SPREADING YEW	102	NO. 5
U	UPRIGHT JUNIPER	8	NO. 2
W	DWARF BLUE LEAF ARCTIC WILLOW	4	3 GAL.
C	COMPACT AMER. CRANBERRY BUSH	6	3 GAL.

**LANDSCAPE NOTES**

- LANDSCAPE SCHEDULE SHOWN IS FROM APPROVED 2004 PERMIT SUBMITTAL (12/10/2004), COPY ENCLOSED. SOME PLANTS HAVE BEEN RELOCATED DUE TO CHANGES IN EXISTING CONDITIONS, QUANTITIES ARE THE SAME. OWNER TO FIELD VERIFY ALL PLANTS, TREES & SHRUBS ARE INSTALLED IN SIZES AND QUANTITIES LISTED ON SCHEDULE BY COMPLETION OF CONSTRUCTION. ANY DEAD OR DAMAGED PLANTS WILL BE REPLACED.
- EXISTING NATURAL LANDSCAPE MATERIALS (TREES & SHRUBS) @ SOUTH SIDE OF GREENWAY WILL CONTINUE TO BE TRIMMED & MAINTAINED BY OWNER.
- RAIN GARDEN / GRASS BUFFER @ CENTER ISLANDS SHOWN ON EXISTING PLAN WERE REPLACED WITH CATCH BASINS & STORM SEWER SIZED IN COMPLIANCE W/ MINNEAPOLIS PUBLIC WORKS REQUIREMENTS.
- NO IMPERVIOUS SURFACE OR PAVING ADDED WITH THE NEW PROPOSED PLAN.

**A1 LANDSCAPE PLAN**  
1/16" = 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.  
**ROBERT NELSON**  
 ARCHITECT  
 NOT FOR CONSTRUCTION  
 REGISTRATION NUMBER: 2.05.2015  
 DATE

**KARMEI PLAZA 4TH FLR & PARKING RAMP**  
 LANDSCAPE PLAN  
 2910 Pillsbury Ave S, Minneapolis  
 Project #: 13-0048.0  
 Date: 01.05.2015  
 Drawn by: DP  
 Checked by: SN  
 ISSUE:  
 1 REVISION FOR SUBMITTAL  
 2 REVISION FOR SUBMITTAL  
 3 REVISION FOR SUBMITTAL  
 4 REVISION FOR SUBMITTAL  
 5 REVISION FOR SUBMITTAL  
 6 REVISION FOR SUBMITTAL  
 7 REVISION FOR SUBMITTAL  
 8 REVISION FOR SUBMITTAL  
 9 REVISION FOR SUBMITTAL  
 10 REVISION FOR SUBMITTAL  
 11 4TH FLR PARKING - PLANNING SBMTL  
 12 4TH FLR PARKING - PLANNING SBMTL  
 13 4TH FLR PARKING - PLANNING SBMTL  
 14 4TH FLR PARKING - PLANNING SBMTL  
 15 4TH FLR PARKING - PLANNING SBMTL  
 16 4TH FLR PARKING - PLANNING SBMTL  
 17 4TH FLR PARKING - PLANNING SBMTL

**PARKING RECAP**  
**SURFACE PARKING**

BASEMENT GARAGE	91
SURFACE LEVEL	52
RAMP - LEVEL 2	56
RAMP - LEVEL 3	56
RAMP - LEVEL 4	56
<b>TOTAL</b>	<b>311</b>

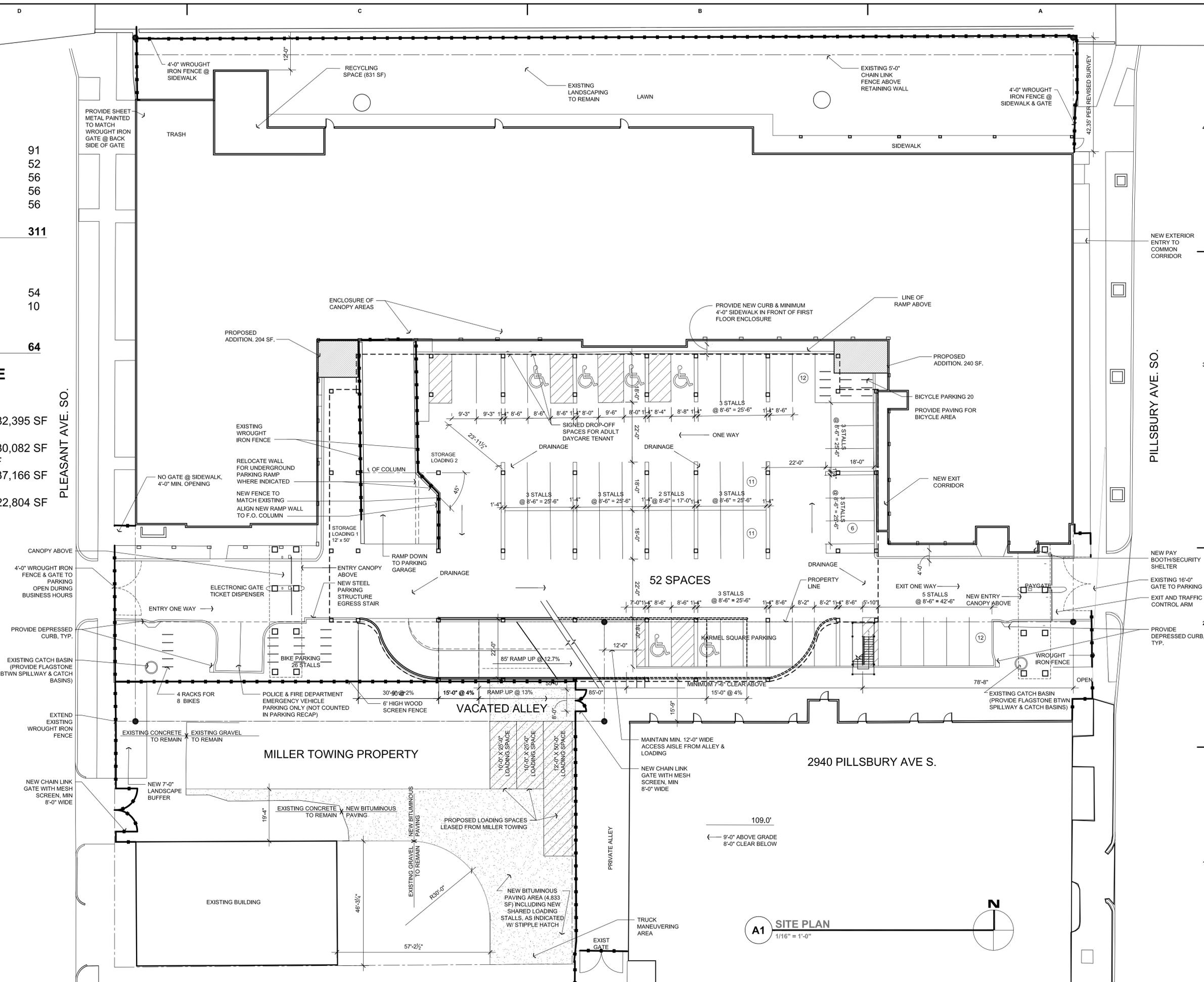
**BICYCLE PARKING**  
SPACES OUTSIDE 54  
10 SPACES INSIDE (GARAGE LEVEL)

<b>TOTAL</b>	<b>64</b>
--------------	-----------

**PROJECT SQUARE FOOTAGE RECAP**

LOT AREA OF 2910 PILLSBURY	82,395 SF
LOT AREA OF 2940 PILLSBURY	30,082 SF
GROSS FLOOR AREA OF 2910 PILLSBURY	37,166 SF
FOOTPRINT AREA OF 2940 PILLSBURY	22,804 SF

PLEASANT AVE. SO.



**A1 SITE PLAN**  
1/16" = 1'-0"

**PARKING RECAP**  
**SURFACE PARKING**

BASEMENT GARAGE	91
SURFACE LEVEL	52
RAMP - LEVEL 2	56
RAMP - LEVEL 3	56
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<b>TOTAL</b>	<b>311</b>

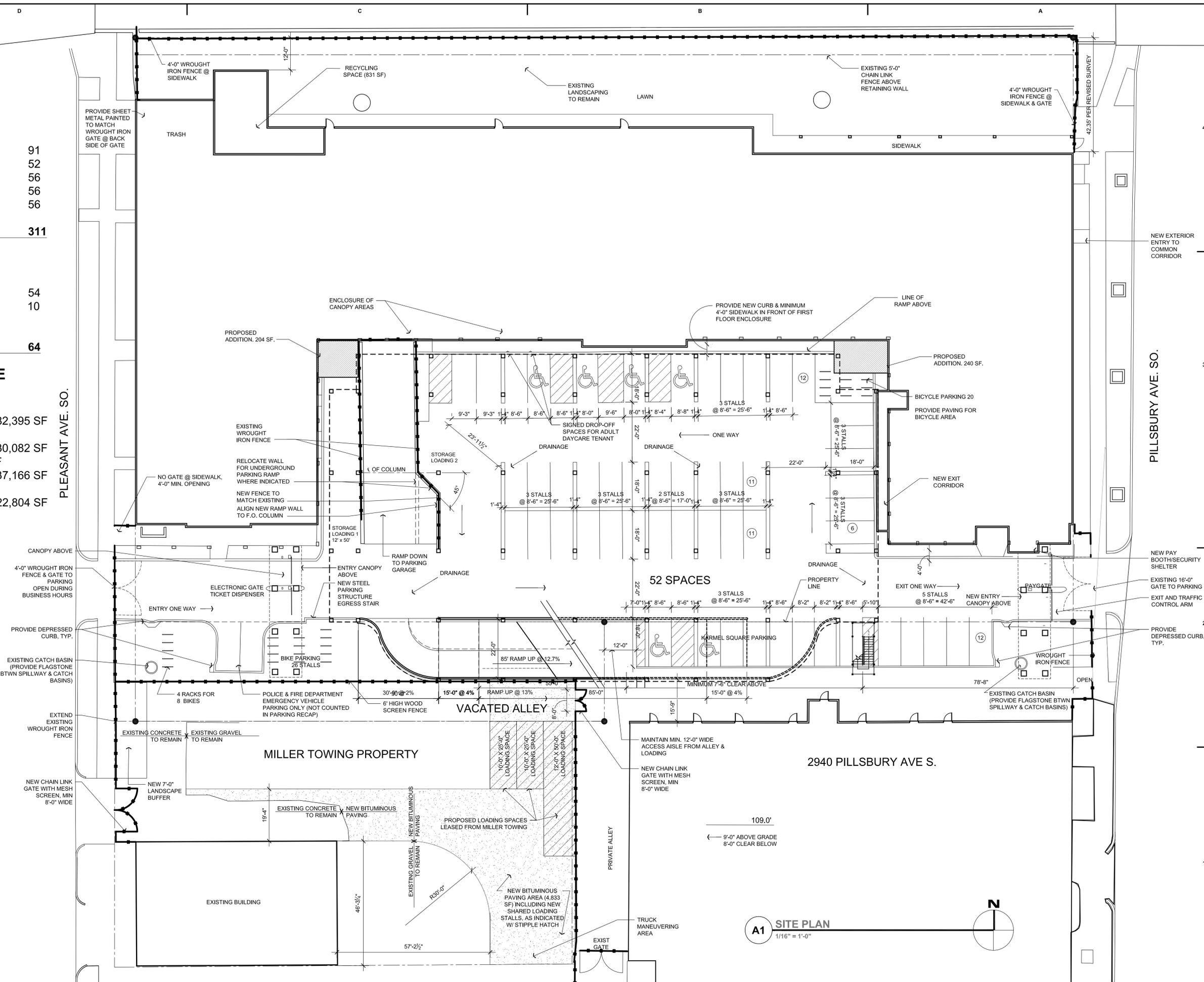
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SPACES OUTSIDE 54  
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**PROJECT SQUARE FOOTAGE RECAP**

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PLEASANT AVE. SO.



**A1 SITE PLAN**  
1/16" = 1'-0"

**DJR**  
ARCHITECTURE, INC.  
333 Washington Ave N, Suite 210  
Minneapolis, MN 55401  
612.676.7200 www.djr-arc.com

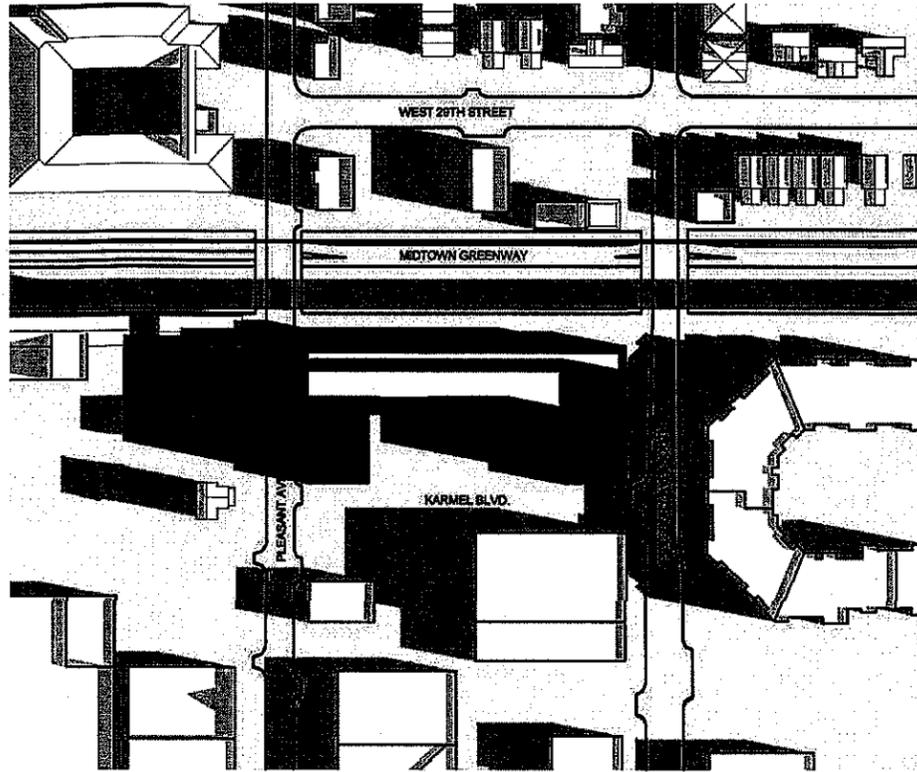
NOT FOR CONSTRUCTION  
SCOTT NELSON  
REGISTERED PROFESSIONAL ARCHITECT  
REGISTRATION NUMBER: 2.05.2015  
DATE: 01.05.2015

**KARMEL PLAZA 4TH FLR & PARKING RAMP**  
2910 Pillsbury Ave S, Minneapolis

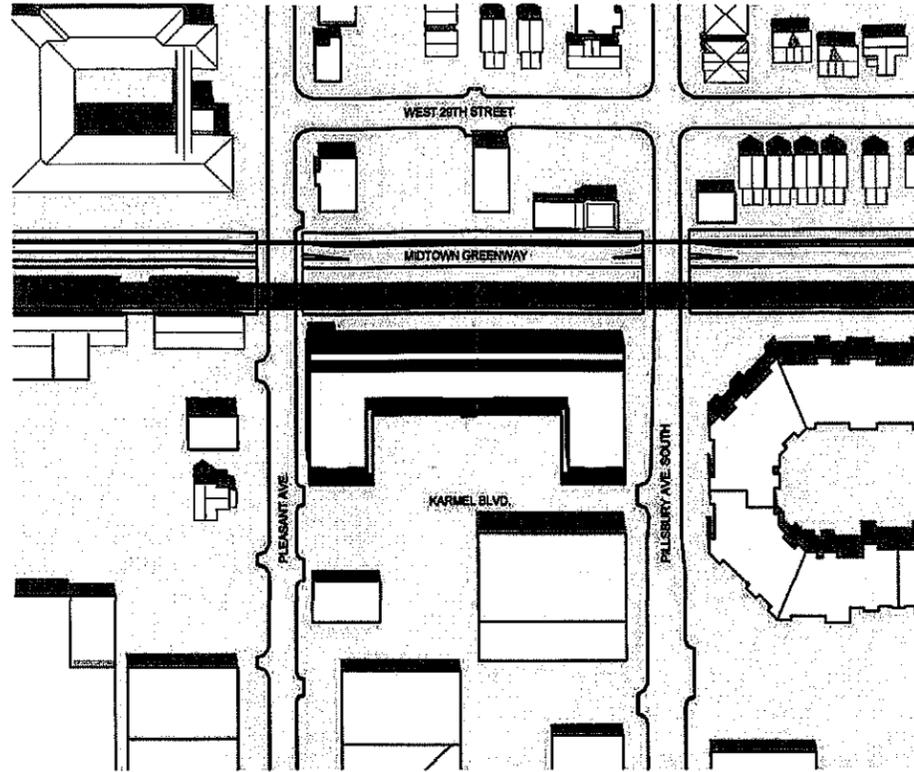
**SITE PLAN / PROPOSED LOADING SPACES ON ADJACENT PROPERTY**

Issue:	Date:	Project #:	Drawn by:	Checked by:
1	10.08.2014	13-0048.0	DP	SN
2	10.27.2014			
3	11.03.2014			
4	12.30.2014			
5	01.05.2015			
6	01.05.2015			
7	01.05.2015			
8	01.05.2015			
9	01.05.2015			
10	01.05.2015			
11	01.05.2015			
12	01.05.2015			
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14	01.05.2015			
15	01.05.2015			
16	01.05.2015			
17	01.05.2015			

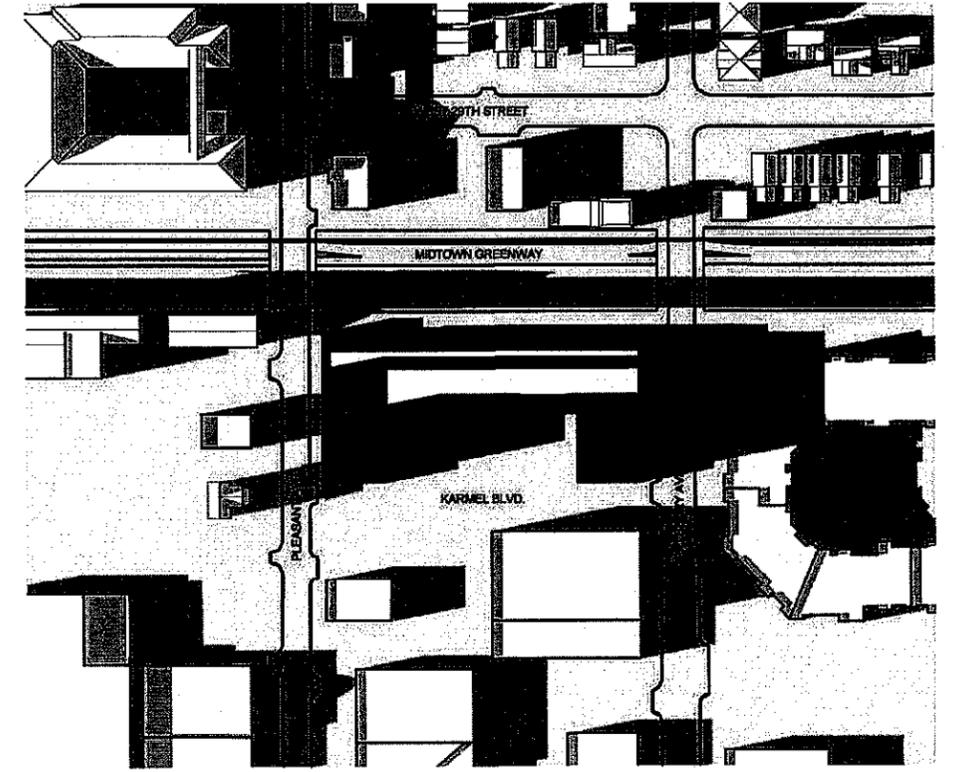
**AS100**



**8:16 AM (HOUR AFTER SUNRISE)**  
SCALE 1"=200'-0"



**NOON**  
SCALE 1"=200'-0"



**6:26 PM (HOUR BEFORE SUNSET)**  
SCALE 1"=200'-0"

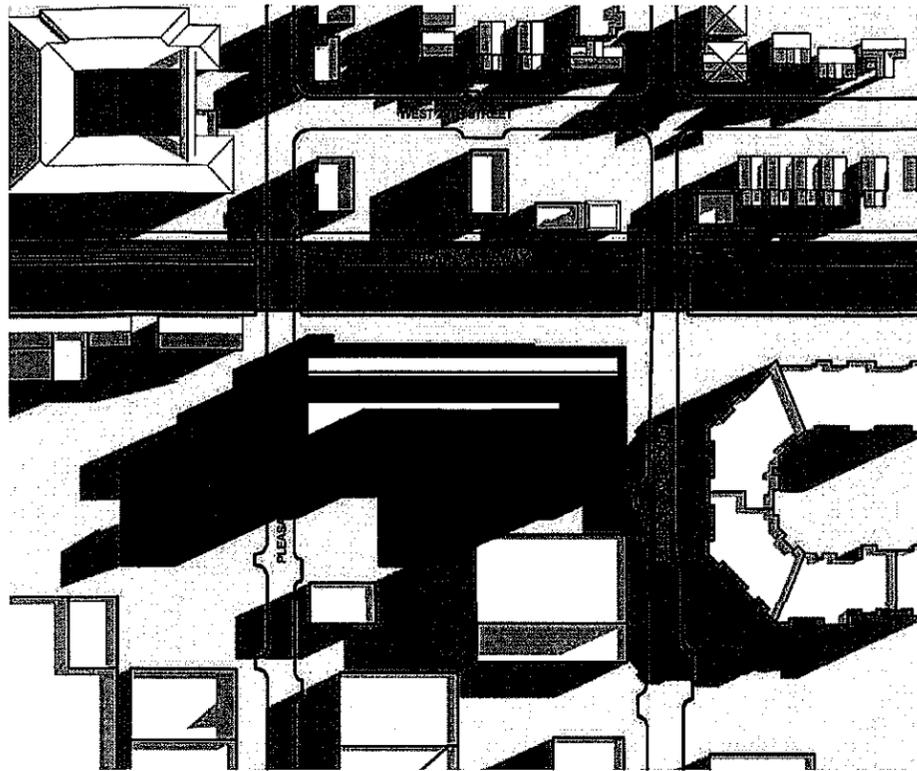
# KARMEL PLAZA (CURRENTLY PERMITTED)

Minneapolis, Minnesota

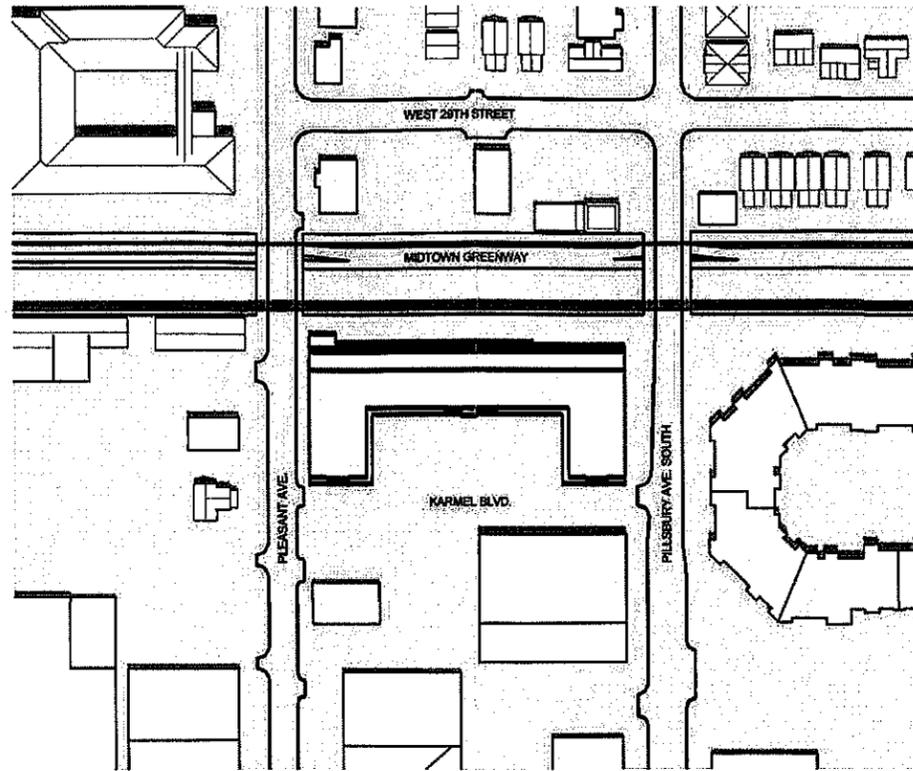
November 6, 2014

SHADOW STUDY MARCH 20

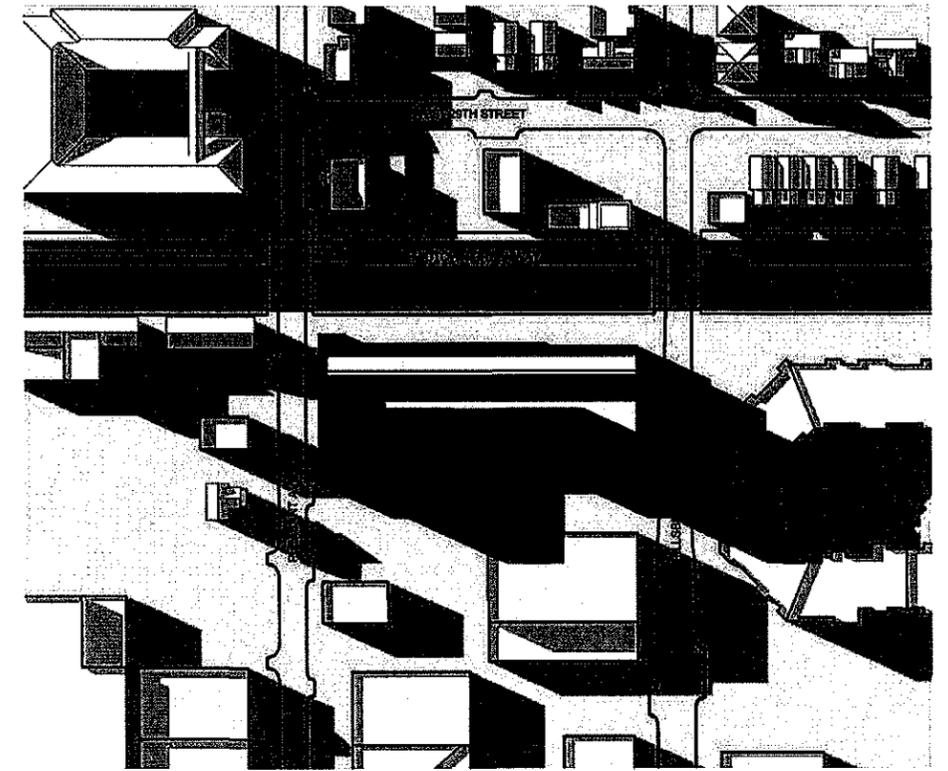
113-0048.0



**6:26 AM (HOUR AFTER SUNRISE)**  
SCALE 1"=200'-0"



**NOON**  
SCALE 1"=200'-0"



**8:03 PM (HOUR BEFORE SUNSET)**  
SCALE 1"=200'-0"



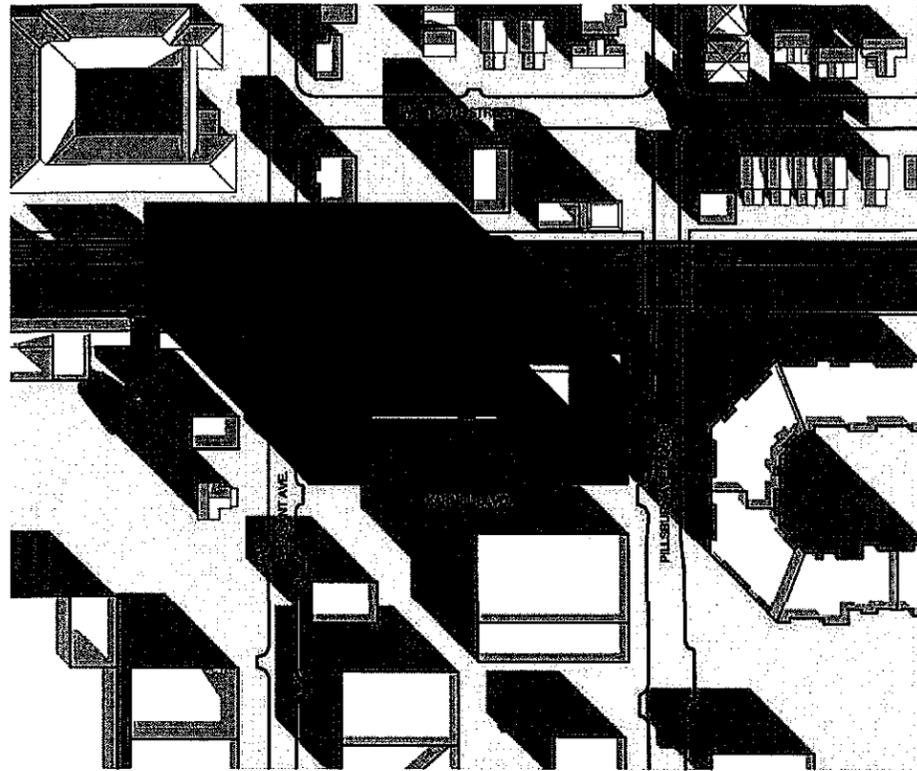
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Minneapolis, Minnesota

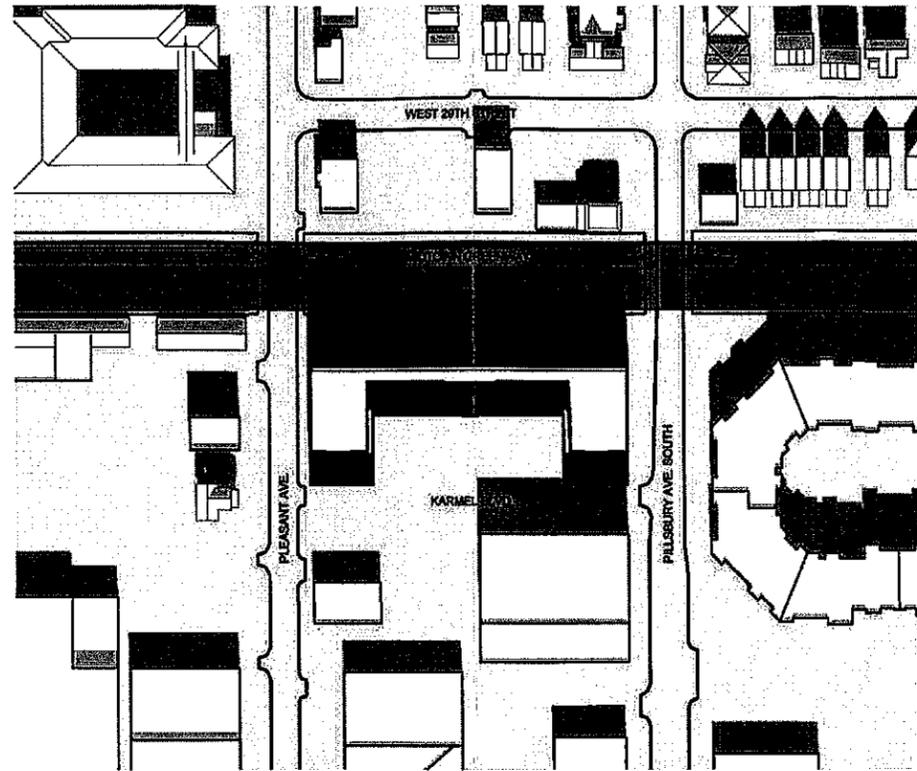
November 6, 2014

SHADOW STUDY JUNE 21

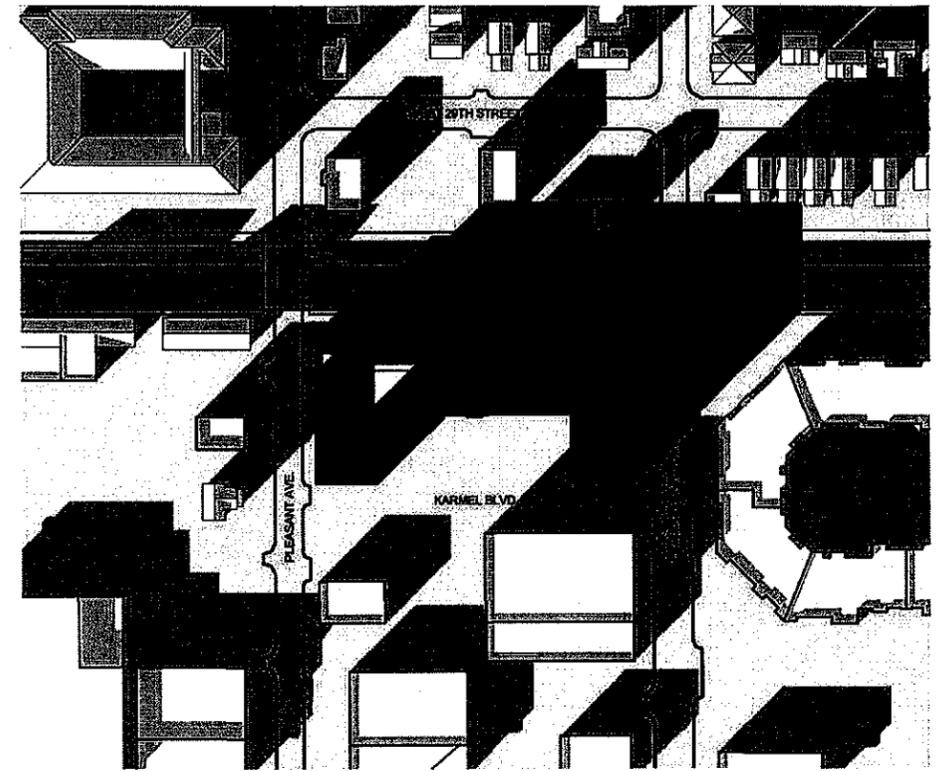
113-0048.0



**8:49 AM (HOUR AFTER SUNRISE)**  
SCALE 1"=200'-0"



**NOON**  
SCALE 1"=200'-0"



**3:35 PM (HOUR BEFORE SUNSET)**  
SCALE 1"=200'-0"



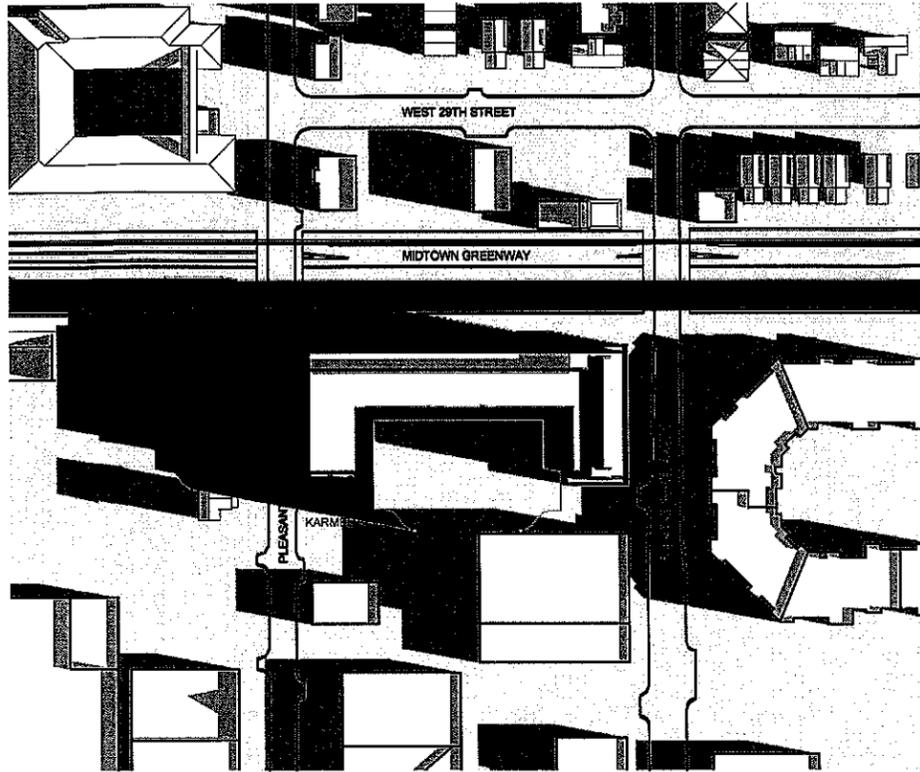
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Minneapolis, Minnesota

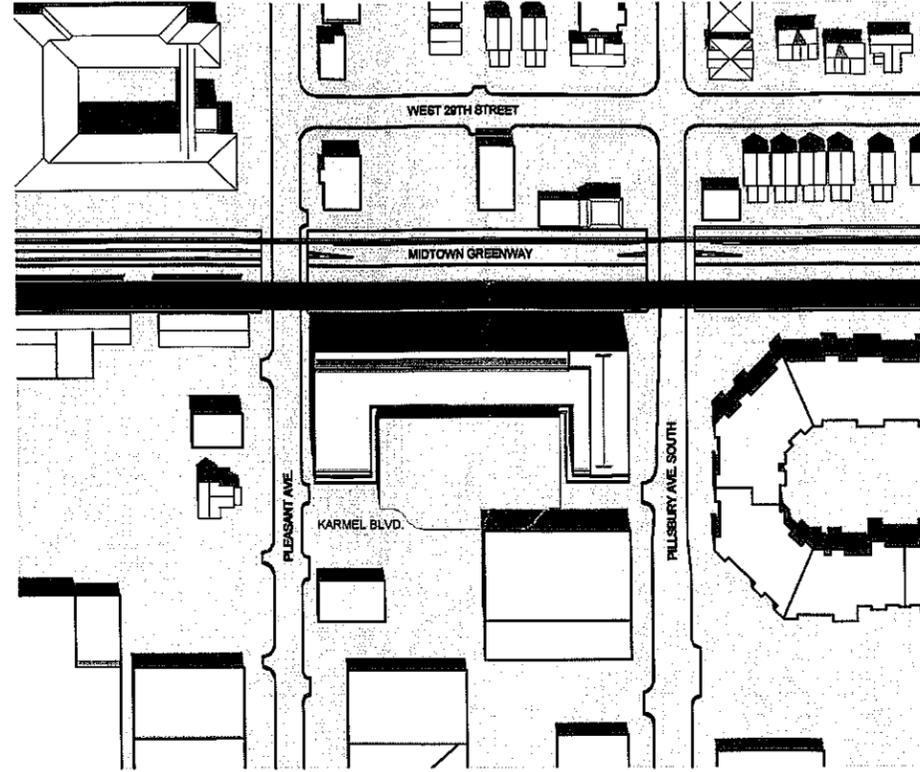
November 6, 2014

SHADOW STUDY DECEMBER 22

113-0048.0



**8:16 AM (HOUR AFTER SUNRISE)**  
SCALE 1"=200'-0"



**NOON**  
SCALE 1"=200'-0"



**6:26 PM (HOUR BEFORE SUNSET)**  
SCALE 1"=200'-0"



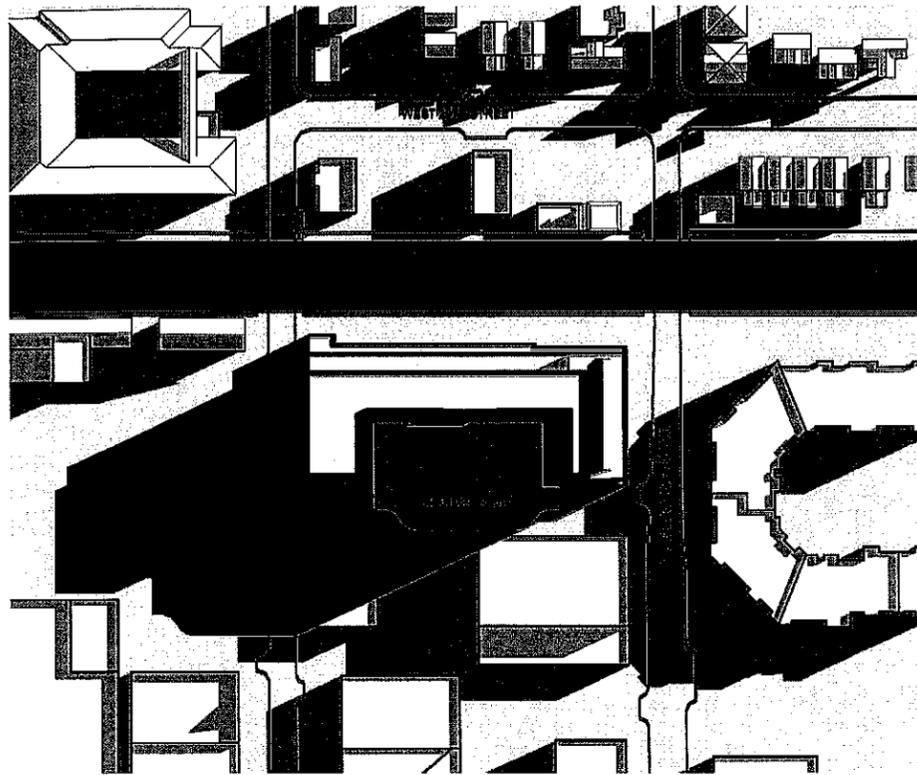
# KARME PLAZA (PROPOSED)

Minneapolis, Minnesota

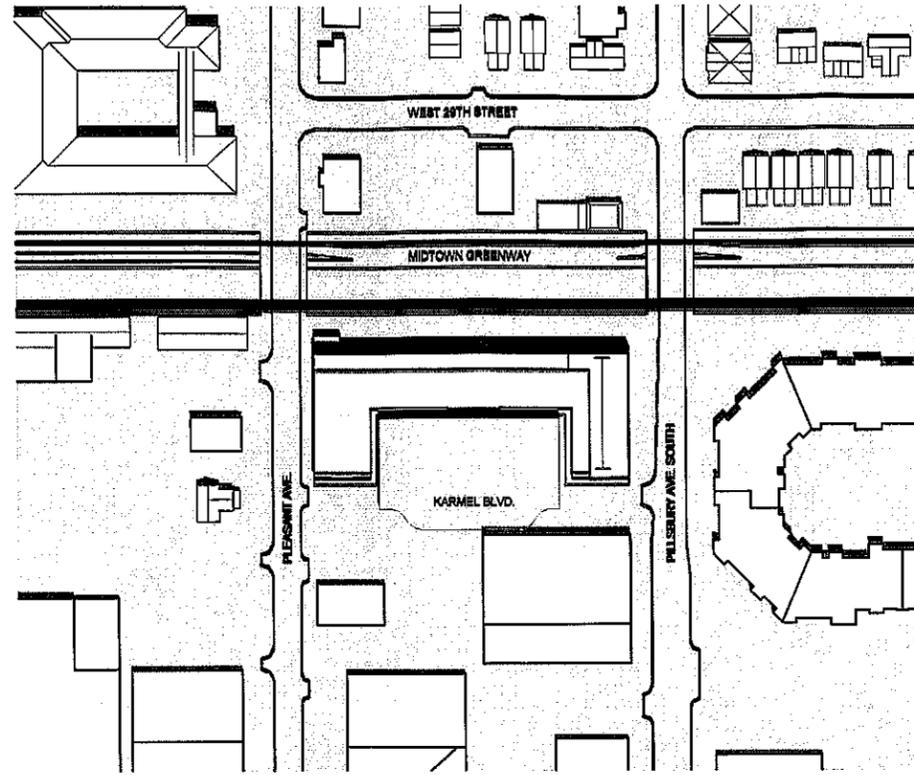
July 10, 2015

SHADOW STUDY MARCH 20

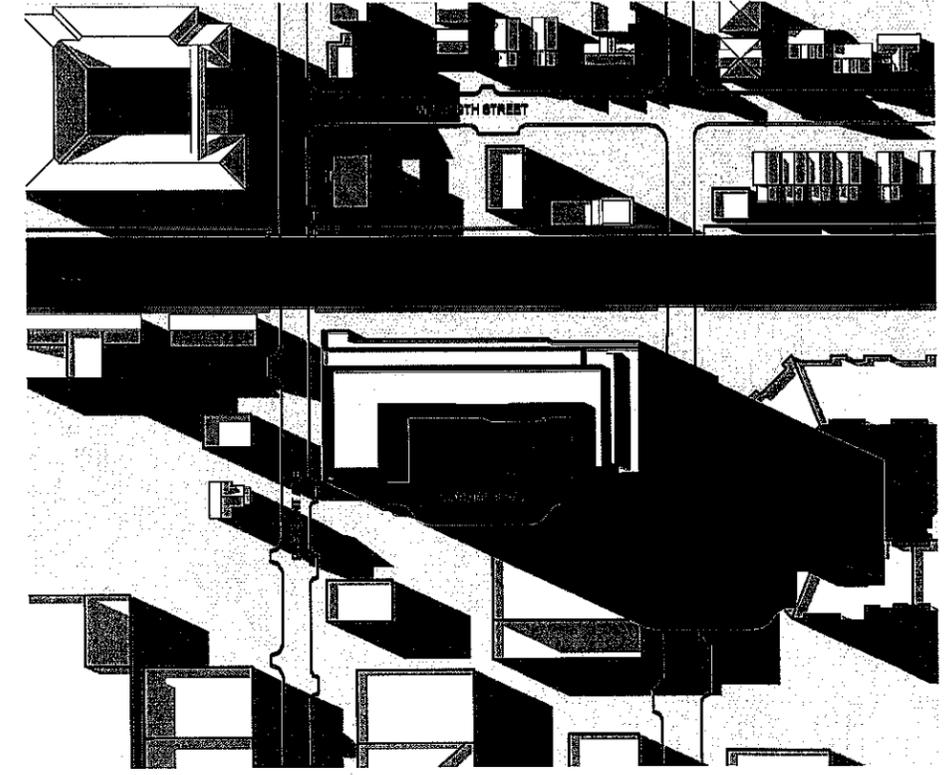
113-0048.0



**6:26 AM (HOUR AFTER SUNRISE)**  
SCALE 1"=200'-0"



**NOON**  
SCALE 1"=200'-0"



**8:03 PM (HOUR BEFORE SUNSET)**  
SCALE 1"=200'-0"



**KARMEL PLAZA (PROPOSED)**

Minneapolis, Minnesota

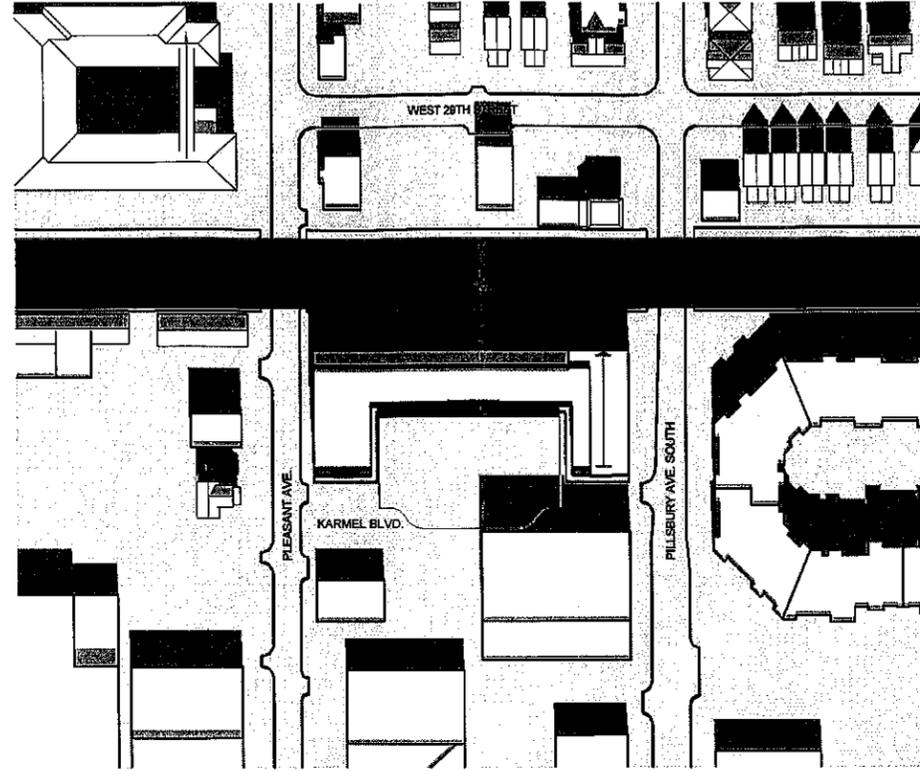
July 10, 2015

SHADOW STUDY JUNE 21

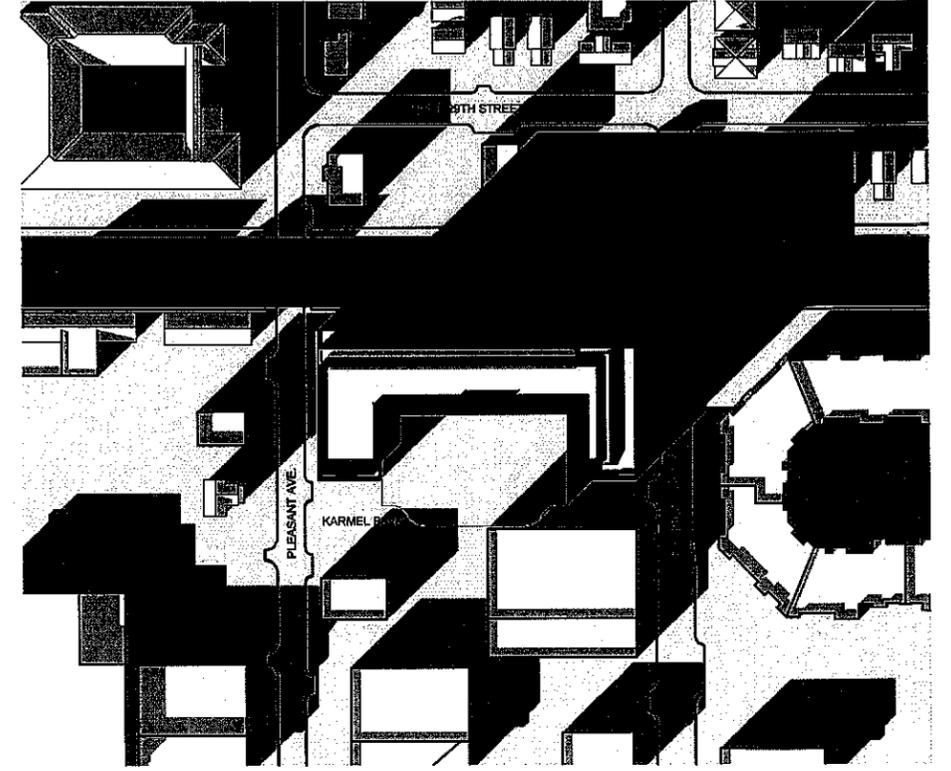
113-0048.0



**8:49 AM (HOUR AFTER SUNRISE)**  
SCALE 1"=200'-0"



**NOON**  
SCALE 1"=200'-0"



**3:35 PM (HOUR BEFORE SUNSET)**  
SCALE 1"=200'-0"



**KARMEI PLAZA (PROPOSED)**

Minneapolis, Minnesota

July 10, 2015

**SHADOW STUDY DECEMBER 22**

113-0048.0



