

**LAND USE APPLICATION SUMMARY**

*Property Location:* 5601 28<sup>th</sup> Avenue S  
*Project Name:* Bossen Field Park Improvements  
*Prepared By:* Mei-Ling Smith, City Planner, (612) 673-5342  
*Applicant:* Minneapolis Park and Recreation Board  
*Project Contact:* Stuart Krahn, Stantec  
*Request:* To renovate an existing public park, including the installation of new light poles, fencing, and a maintenance shed.

*Required Applications:*

<b>Conditional Use Permit</b>	To increase the maximum permitted height of 34 light poles in the RI Single-family District and SH Shoreland Overlay District above the maximum height of 2.5 stories or 35 feet, whichever is less.
<b>Variance</b>	To increase the maximum permitted height of a fence in a required front yard from 3 feet to 8 feet.

**SITE DATA**

<b>Existing Zoning</b>	RI Single-Family District SH Shoreland Overlay District, AP Airport Overlay District
<b>Lot Area</b>	1,595,936 square feet / 36.6 acres
<b>Ward(s)</b>	11
<b>Neighborhood(s)</b>	Nokomis East Neighborhood Association
<b>Designated Future Land Use</b>	Parks and Open Space
<b>Land Use Features</b>	n/a
<b>Small Area Plan(s)</b>	n/a

<b>Date Application Deemed Complete</b>	October 7, 2015	<b>Date Extension Letter Sent</b>	Not applicable.
<b>End of 60-Day Decision Period</b>	December 6, 2015	<b>End of 120-Day Decision Period</b>	Not applicable.

## BACKGROUND

**SITE DESCRIPTION AND PRESENT USE.** The subject site is 36 acres in size, the equivalent of eight city blocks. The site is bounded by E 56<sup>th</sup> Street to the north and E 58<sup>th</sup> Street to the south, and 28<sup>th</sup> Avenue S to the west and 31<sup>st</sup> Avenue S to the east. There are ten existing ballfields on the site, two surface parking areas containing a total of 155 spaces, restrooms, basketball courts, and an outdoor pool. There is a bus shelter on the northwest corner of the site facing 28<sup>th</sup> Avenue S. The site has varied topography and its visibility is partially limited by the presence of berms along the northeast and southwest corners of the site. There are also several mature trees throughout the site. There are 16 existing light poles on the site, between 50 and 60 feet in height, which illuminate three of the ballfields.

**SURROUNDING PROPERTIES AND NEIGHBORHOOD.** The surrounding area contains predominately low-density residential zoning and uses, with the exception of the properties to the east of the site which are zoned R5 Multiple-family District and contain multiple-family dwellings. The park is three blocks to the west of 34<sup>th</sup> Avenue S, a Community Corridor, and is directly to the north of a series of wetlands which cause the subject site to be located within the SH Shoreland Overlay District. Highway 62 is also located directly to the south of the site and abuts the Richfield-Minneapolis border. The greater area contains Lake Nokomis and the Minneapolis-St. Paul International Airport.

**PROJECT DESCRIPTION.** The applicant is proposing to overhaul the existing park site over three years. The applicant's submission shows that the existing ballfields would be replaced with seven new ballfields (six softball fields and one baseball field), and the existing parking areas would be reconfigured, resulting in the loss of ten parking spaces for a total of 145 spaces. At this time, the applicant is proposing to add new playground equipment, a picnic shelter, basketball courts, a splash pad, walking paths, water quality features, and a 780-square foot maintenance building.

The applicant is proposing to install 34 light poles to illuminate the seven ballfields. All light poles would be between 50 and 75 feet in height, which requires special review by the MSP Airport and Federal Aviation Administration (FAA), per the AP Airport Overlay District regulations. The applicant has provided documentation that the FAA has determined that there would be no hazard to air navigation for each of the proposed light poles. However, any structure exceeding 2.5 stories or 35 feet requires a conditional use permit in the RI and SH districts. The applicant is requesting a conditional use permit for the 34 light poles which exceed 35 feet in height.

The park renovations also include the installation of fences and backstops throughout the site. The applicant is proposing to locate an eight-foot tall chain link fence within the 25-foot front yard setback along 31<sup>st</sup> Avenue S, where the maximum allowed height for a chain link fence is three feet in that location per section [535.420](#) of the zoning code. The applicant is therefore requesting a variance of the maximum fence height in a required yard.

**PUBLIC COMMENTS.** As of the printing of this report, two comments have been submitted regarding this project. Staff has not received any formal correspondence from the neighborhood. Any additional correspondence received prior to the public meeting will be forwarded on to the Planning Commission for consideration.

## ANALYSIS

### CONDITIONAL USE PERMIT

The Department of Community Planning and Economic Development has analyzed the application to increase the maximum permitted height of 35 feet for 34 light poles in the R1 and SH districts based on the following findings:

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

The maximum allowed height of a structure in the R1 Single-Family District and SH Shoreland Overlay District is 2.5 stories or 35 feet, whichever is less. There are currently 16 light poles serving the park's existing ballfields which are approximately 60 feet in height. The applicant has stated that the existing fixtures create unwanted spill and glare, and are not built to current playing standards. According to the statement submitted by the applicant, the new light fixtures would reduce spill and glare by 90 percent, as they would have hoods to direct the light onto the surface of the fields. The installation of 34 new light poles between 50 and 75 feet in height would not be detrimental to or endanger the public health, safety, comfort, or general welfare.

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

The improvements proposed for the existing public park and accessory ballfields would include numerous site and landscaping improvements, which would benefit users of the park and surrounding properties. The request to install light poles exceeding 35 feet in height will have less of an impact on surrounding properties compared to the existing 60-foot light poles, which have 90 percent more unwanted spill and glare compared to the proposed light fixtures. As a result, the use is not expected to impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.

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

The site is served by existing infrastructure. The site modifications are subject to review and approval by the Public Works Department, as referenced in the attached Preliminary Development Review report. Increasing the maximum allowed height of a light pole in the R1 and SH district from 35 feet to between 50 and 75 feet would not have an impact on utilities, access roads, or drainage.

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

Increasing the height of the proposed light poles would have no impact on traffic congestion in the public streets. The submitted materials show that adequate vehicle parking is provided for the park's programming needs. There are two parking areas on the site. One surface parking lot is located along the north property line adjacent to E 56<sup>th</sup> Street, and the other is located along the south property line adjacent to E 58<sup>th</sup> Street. The north parking lot would be reduced while the south parking lot would be expanded, resulting in a net loss of ten spaces for a total of 145 spaces. This averages to about 20 spaces per field, and approximately 24 players use each field during one game. However, the applicant states that it is unlikely that all seven fields would be used at the same time, plus carpooling and transit are viable options for players and visitors of the site. Based on these

assumptions, the applicant believes that providing 145 spaces would adequately address the parking needs of the site.

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

The subject site is identified as Parks and Open Space on the City's future land use map in the comprehensive plan. This designation applies to land or water areas that are generally free from development, and is primarily used for park and recreation purposes, natural resource conservation, or historic or scenic purposes. Residential development is generally not appropriate for these areas. The proposed park renovation, including the installation of new light poles serving seven ballfields, is consistent with following general land use policies of *The Minneapolis Plan for Sustainable Growth*:

**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.**

- 1.8.2 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.

**Open Space and Parks Policy 7.1: Promote the physical and mental health of residents and visitors by recognizing that safe outdoor amenities and spaces support exercise, play, relaxation and socializing.**

- 7.1.2 Ensure safety in open spaces by encouraging Crime Prevention through Environmental Design strategies.
- 7.1.3 Provide safe pedestrian and bike routes to open spaces and parks.
- 7.1.5 Provide equipment, programming, and other resources when possible that promote the physical and mental health of citizens.

**Open Space and Parks Policy 7.3: Maintain and improve the accessibility of open spaces and parks to all residents.**

- 7.3.2 Encourage the development of a broad array of recreation facilities and opportunities in response to a diverse range of resident interests.
- 7.3.5 Promote designs that ensure access to open space for people with a range of abilities.

**Open Space and Parks Policy 7.4: Work to restore and preserve ecosystem functions in green open space areas.**

- 7.4.4 Encourage the protection, conservation and maintenance of the environment in the design and operation of open spaces.

**Open Space and Parks Policy 7.6: Continue to beautify open spaces through well designed landscaping that complements and improves the city's urban form on many scales – from street trees to expansive views of lakes and rivers.**

- 7.6.3 Invest in the greening of streets, particularly those that connect into and supplement the parks and open spaces network.

**Urban Design Policy 10.22 Use Crime Prevention Through Environmental Design (CPTED) principles when designing all projects that impact the public realm, including open spaces and parks, on publicly owned and private land.**

- 10.22.3 Design the site, landscaping, and buildings to promote natural observation and maximize the opportunities for people to observe adjacent spaces and public sidewalks.
- 10.22.4 Provide on-site lighting at all building entrances and along walkways that maintains a minimum acceptable level of security while not creating glare or excessive lighting of the site.
- 10.22.5 Locate landscaping, sidewalks, lighting, fencing and building features to clearly guide pedestrian movement on or through the site and to control and restrict people to appropriate locations.
- 10.22.7 Locate entrances, exits, signs, fencing, landscaping, and lighting to distinguish between public and private areas, control access, and to guide people coming to and going from the site.

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 RI, SH, and AP districts.

It is standard practice for staff to review parking areas for compliance with the landscaping and screening requirements of Chapter 530, Site Plan Review, as part of any conditional use permit application. The existing parking lot is subject to compliance with section 530.170 (b) of the zoning code, which requires a minimum seven-foot landscaped yard and three-foot screen along the north and south parking lot frontages. The landscaped yard between the north parking area and property line is approximately 27 feet wide. The landscaped yard between the south parking area and property line is between 20 feet and 34 feet wide. Both parking lot frontages would also have a continuous three foot screen between the parking areas and public sidewalk and street in the form of 219 Dwarf Ninebark Little Devil shrubs. Both parking areas comply with the minimum landscaped yard and screening requirements.

The zoning code requires that at least one canopy tree be provided for every 25 linear feet of parking areas with public street frontage. The parking area along E 56<sup>th</sup> Street contains 127 and 33 feet of public street frontage, respectively, requiring 8 trees. The parking area fronting along E 58<sup>th</sup> Street contains 640 feet of public street frontage and requires 26 trees. In addition, parking lots with ten or more spaces are required to have each parking space within 50 feet from the center of an on-site deciduous tree. There are numerous existing canopy trees on-site and within the public right-of-way between the parking areas and public street along both parking frontages. In addition, the applicant is proposing to plant 11 new canopy trees along the south parking lot frontage, and 105 more trees throughout the rest of the site, particularly along the new walking paths. Strict compliance with the applicable standards for the landscaping and screening would be practically or economically infeasible given the location of the existing trees on the site and within the public right-of-way.

**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 light poles requiring a conditional use permit would be between 50 and 75 feet in height, as measured from natural grade. The closest residential properties would be approximately 100 feet from one of the new light poles. The light poles would not contain any building bulk and would not have any effect on surrounding properties' access to light and air. In addition, the new light poles should reduce light glare and spillover by approximately 90 percent.

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

The nearest solar energy system is located at 5520 24<sup>th</sup> Avenue S, which is approximately a quarter-mile to the northwest of the nearest boundary of the site. The tallest light pole would be 75 feet in height. The conditional use would not result in the shadowing of residential properties, significant public spaces, or existing solar energy systems.

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

The maximum height for a structure in the R1 and SH districts is 2.5 stories, or 35 feet, whichever is greater. The properties across the street from all four sides of the park include low- and medium-density residential housing, wetlands, a highway, and a church. The applicant is not proposing to construct any buildings exceeding 35 feet in height, and the proposed light poles serving the ballfields would be consistent with the scale and character of surrounding uses.

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

Allowing an increase in height of between 15 and 40 feet above the maximum permitted height to allow 34 new light poles would not significantly block views of landmark buildings, significant open spaces, or bodies of water. The wetlands to the south of the site would not be impacted by the conditional use.

**Additional Standards for Conditional Use Permits within the SH Shoreland Overlay District**

In addition, the Planning Commission shall consider, but not be limited to, the following factors when considering conditional use permit or variance requests within the SH Shoreland Overlay District:

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

There are no public waters within or abutting the subject site. The applicant will be required to comply with all applicable City regulations during construction.

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

The proposed light poles would not contain any building bulk and would have limited visibility from the wetlands to the south of the site.

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

This standard is not applicable for the proposed development.

**VARIANCE**

The Department of Community Planning and Economic Development has analyzed the application for a variance to increase the maximum fence height from three feet to eight feet within a portion of the required front yard adjacent to 31<sup>st</sup> Avenue S 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.*

There are circumstances unique to the property that contribute to practical difficulties in complying with the ordinance. The park renovations would include seven ballfields with outfield fencing that is generally eight feet in height. Approximately 55 linear feet of the eight-foot outfield fencing on the southeast portion of the site would be located within the 25-foot front required yard adjacent to 31<sup>st</sup> Avenue S, where the maximum height for a chain-link fence is three feet. The layout of the 36 acre site with seven ballfields has been designed through an extensive public process to preserve the natural features and varied topography of the site while maximizing recreation opportunities for park users. The site has two front yards and two corner side yards, so the maximum fence height within all required yards is three feet. The applicant has stated that the eight-foot fence is necessary in order to mitigate the risk of players running into the fence and falling over it, especially in this location where there is a grade change. In addition, allowing an eight-foot fence will help to keep balls within the field instead of becoming a nuisance to nearby properties. Staff finds that the circumstances under which the variance is being requested were not created by the applicant and are not based on economic considerations.

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

The applicant is seeking a variance to increase the maximum fence height from three feet to eight feet in a required front yard in order to mitigate off-site impacts and maximize preservation of the natural environment. The purpose of the fence height limitation is to promote the public health, safety, and welfare, encourage and aesthetic environment, and allow for privacy while maintaining access to light and air. The proposed fence would be located 140 feet from the nearest intersection, which would allow for an appropriate site triangle view. The fence material would be galvanized chain link, and would allow views in and out of the field. As described in finding #5 for the conditional use permit, the proposed fence would allow for a reasonable use of the property that is consistent with the spirit and intent of the ordinance and 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.*

Staff finds that granting the variance will not alter the essential character of the surrounding neighborhood or be injurious to the use or enjoyment of other property in the vicinity. The regulations that limit fence height in front yards are meant to ensure that sight lines are not obstructed, and to allow views in and out of the property to encourage crime prevention through environmental design (CPTED). The proposed fence would be located 140 feet from the nearest intersection, which would allow for a sufficient site triangle view. If granted, the proposed fence will not be detrimental to the health, safety, or welfare of the general public or those utilizing the property or nearby properties as long as it is constructed to current building codes.

**Additional Standards for Variances within the SH Shoreland Overlay District**

In addition, the Planning Commission shall consider, but not be limited to, the following factors when considering conditional use permit or variance requests within the SH Shoreland Overlay District:

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

There are no public waters within or abutting the subject site. The applicant will be required to comply with all applicable City regulations, both during and after construction.

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

The proposed fence would not contain any building bulk and would have limited visibility from the wetlands to the south of the site.

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

This standard is not applicable for the proposed development.

## RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt staff findings for the applications by Stuart Krahn, on behalf of the Minneapolis Park and Recreation Board, for the property located at 5601 28<sup>th</sup> Avenue S:

### A. Conditional Use Permit to increase maximum height

Recommended motion: **Approve** the application to increase the maximum permitted height of 34 light poles in the R1 Single-family District and SH Shoreland Overlay District above the maximum height of 2.5 stories or 35 feet, whichever is less, subject to the following conditions:

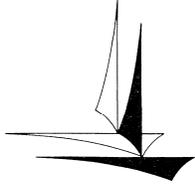
1. The conditional use permit shall be recorded with Hennepin County as required by Minn. Stat. 462.3595, subd. 4 before building permits may be issued or before the use or activity requiring a conditional use permit may commence. Unless extended by the zoning administrator, the conditional use permit shall expire if it is not recorded within two years of approval.
2. Approval of the final site, landscaping, lighting, and elevation plans by CPED.
3. All site improvements shall be completed by November 2, 2017, unless extended by the zoning administrator, or the permit may be revoked for non-compliance.
4. All signs are expected to comply with Chapter 543 of the zoning code. All signage requires a separate permit from CPED.

### B. Variance of the maximum fence height.

Recommended motion: **Approve** the variance application to increase the maximum fence height from three feet to eight feet within a portion of the required front yard along 31<sup>st</sup> Avenue S.

## ATTACHMENTS

1. PDR report
2. Written description and findings submitted by applicant
3. Zoning map
4. Site survey
5. Plans
6. Photos
7. FAA determination (sample from document submitted to the City on 10/05/15)



Minneapolis Development Review  
250 South 4<sup>th</sup> Street  
Room 300  
Minneapolis, MN 55415

## Preliminary Development Review Report

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

<b>Status *</b>
<b>RESUBMISSION REQUIRED</b>

<b>Tracking Number:</b>	PDR 1001348
<b>Applicant:</b>	MINNEAPOLIS PARK & RECREATION BOARD 2117 WEST RIVER RD N MINNEAPOLIS, MN 55411
<b>Site Address:</b>	5601 28TH AVE S
<b>Date Submitted:</b>	06-AUG-2015
<b>Date Reviewed:</b>	18-AUG-2015

### Purpose

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

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

Renovation of park. Will include a new concessions stand, park shelters, new layout for ball fields and other site improvements.

### Review Findings (by Discipline)

#### Zoning - Planning

- The following land use applications have been identified for this proposal. Additional (or fewer) applications may be required based on additional information or changes in future versions of the plans.
  - Conditional use permit to increase the maximum permitted height of 35 feet in the R1 Single-Family District and SH Shoreland Overlay District.
- Please clarify or revise the following items:

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\*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.

- The City's ability to determine compliance with the AP Overlay District is contingent upon FAA/MSP approval for any required variances. The land use application will be considered incomplete until this information is submitted.
  - Scoreboards and backstops are subject to the district height limitations.
  - Please submit a landscaping plan that demonstrates compliance with the design and maintenance standards for all existing and new parking areas, per section 530.170 of the zoning code. An existing landscaping survey may be needed in addition to the proposed landscaping plan.
  - A 3' screen (60% opaque) is required along all parking areas fronting on a public street or sidewalk.
  - Not less than 1 canopy tree (deciduous tree that's at least 35' in height at maturity) shall be provided for every 25 linear feet of parking and loading areas. In parking lots with 10 or more spaces, no space shall be located more than 50 feet from the center of an on-site deciduous tree.
  - Please provide documentation to describe the parking needs of the site.
  - Please provide scaled and dimensioned elevations for any new building - structures.
  - Please provide more information on any retaining walls.
  - Are there any fences exceeding 3' in height in a required yard, or exceeding 8' in height elsewhere? Please provide this information on the site plan.
- The applicant has submitted a land use application, but a public hearing has not yet been scheduled.

#### Right of Way

- The plan as submitted meets the requirements of the Public Works Right-Of-Way Division.

#### Street Design

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

#### Sidewalk

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

#### Traffic and Parking

- The plan as submitted meets the requirements of the Public Works Traffic & Parking Services Division.

#### Water

- The proposed water service must be metered. The proposed water service is acceptable if the water meter is housed in some type of housing or pit before it tee to the different locations shown on the plans. The Applicant shall provide for a water meter in an appropriate enclosure. Please contact Rock Rogers at (612) 673-2286 to confirm domestic water and fire service layout, manhole construction, connections, and sizes.

#### Business Licensing

- Work with Don Zart (612)673-2726 regarding a Health Department Review that may be required for any food related business.

#### Sewer Design

##### **Stormwater Management:**

- Please demonstrate why the curve number for grass areas used in the HydroCAD model went from a 74 (HSG C) in the existing conditions to a 69 (HSG B) in the proposed conditions. If a justifiable reason can't be provided then consistent curve numbers should be used.
- Please identify the location of any proposed drain tile, including connection locations. Please also identify where the Drain Tile at Swale detail (G, Sheet C8.02) is to be used.
- It is indicated in the stormwater management memo that bioretention filter basins are used to meet the stormwater treatment requirements. The plans do not indicate any drain tile in the basin areas, and the HydroCAD model does not include a drain tile outlet. Please verify the stormwater treatment provided on the

site. Details of the basins should be provided as clarification. The P8 model should also correlate to what is proposed.

- Please include the basin bottom elevations and overflow elevations on the grading plans. It appears there may be discrepancies between the modeled overflow elevation and the grading plans. For instance, the overflow from basin N-P12 is modeled as 822.66, but the grading plan seems to indicate the overflow is 823 or higher. Please review all of these.
- If no infiltration or filtration is utilized in the basins, the starting elevation of the basins in the model should be set to the lowest outlet elevation.
- Please make sure the drainage area and basin labels on the Drainage and BMP Maps correlate to the HydroCAD model. For instance, there is no basin N-P2 in the proposed map and there is no N-P3 in the HydroCAD model.
- There are quite a few discrepancies in modeling the pipes connecting all of the drainage areas and basins. Sizes don't match up between the plans and models as well as connection locations and tie-ins. Please thoroughly review the model and make all necessary corrections.
- The Loops Thru Storm File in the P8 model should be set to 5 or greater to model a 1.25" rain event.
- The watershed area for N-A4 in the P8 model does not match the HydroCAD model. Please correct.
- The impervious area for the entire site would not be considered indirectly connected in the P8 model. For parking surface that run directly to a catch basin, these should be considered directly connected upswept.
- An operations and maintenance plan is required for the stormwater treatment devices. The O&M plan shall define the maintenance regimen, including type and interval of maintenance and party to conduct such maintenance. Please provide a copy of the O&M Plan.
- 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](mailto: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.
- It is anticipated MCES will not permit an inside drop in their manhole for the sanitary connection. Once input from MCES has been received on how they would prefer the connection be made, please contact Jeremy Strehlo, 612-673-3973, for any additional input from the City.
- The proposed new 24" storm sewer connection to the City main along 58th St E should connect to the main with the direction of flow in the main or the connection should be made above the spring line of the outgoing sewer. It would be preferred that the existing 12" connection be combined with the new connection prior to connection to the main and have only one connection to the main here.

#### **Utility:**

- The sanitary sewer crossing the property is an MCES interceptor. An encroachment agreement may be necessary for the proposed improvements. Please contact Met Council (Pete Owens, 651-602-4535) regarding any proposed encroachments.
- City records indicate the sanitary sewer crossing the property has horizontal bends in it and may not go in a straight line from manhole to manhole. Please consult MCES for records of the sanitary sewer alignment.

**Non Stormwater Discharges:**

- Detail all mechanical and non-stormwater discharges. Non-stormwater discharges are not permitted unless approved by the City of Minneapolis. Non-stormwater discharges not declared and approved will not be permitted. If there currently are none and nothing is proposed declare this status on the plans.
- For comments or questions on Public Works Surface Water & Sewers Division related requirements please contact Jeremy Strehlo, (Professional Engineer) at (612) 673-3973, or [jeremy.strehlo@minneapolismn.gov](mailto:jeremy.strehlo@minneapolismn.gov)

**☐ Construction Code Services**

- Note: Recreational facilities shall meet the requirements of Chapter 11 of the 2015 Minnesota Accessibility Code.

END OF REPORT

## **STATEMENT OF PROPOSED USE AND DESCRIPTION OF THE PROJECT**

This land use application is for construction of improvements identified in the Bossen Field Park Master Plan, adopted in June 2015 by the Minneapolis Park and Recreation Board. Bossen Field Park is a key citywide ballfield facility as well as neighborhood recreation destination. Renovation of existing park facilities and the addition of new facilities will rejuvenate this park for today's users by improving athletic facilities, play spaces, and supporting facilities in the park.

Construction will occur over a three-year timeframe as capital funding becomes available. Additional improvements, such as the splash pad and concessions/restroom building, may be developed beyond this time frame if additional funding sources are identified.

Overall, the project includes replacing the existing softball fields with six new softball fields and one baseball field, reconfiguring parking, adding ballfield lighting, constructing a new concessions/restroom building, playground, splash pad, basketball courts, picnic shelter, pathways, water quality features, and renovating the existing restroom building for ADA access. Detailed drawings for the new concessions/restroom and picnic shelter buildings will be submitted for review and approval at a future date, after funding has been identified and the design of those buildings is completed.

The following is the anticipated project development schedule:

### 2015-2016

- Ballfield reconstruction (2 fields): replace/add lighting, improve playing surface quality, improve stormwater drainage
- Replacement of the existing playgrounds
- Renovation of existing building to create accessible restrooms for persons with disabilities
- Construction of a 780 square foot unheated building to store maintenance equipment previously stored in existing restroom building

### 2016-2017

- Ballfield reconstruction (4 fields): replace/add lighting, improve playing surface quality, improve stormwater drainage
- Basketball courts
- Picnic shelter
- Parking lot reconfiguration/replacement

### FUTURE

- Concessions/restroom building
- Splash pad
- Baseball field reconstruction (1 field): replace/add lighting, improve playing surface quality, improve stormwater drainage
- Gardens and spaces in NE corner of park

The park contains 16 existing light poles that illuminate three ballfields. Existing poles are between 50 and 60 feet in height. This application includes a variance application to increase the district's allowable maximum height of 35 feet to replace ballfield lighting in the park. New poles are proposed between 50 and 75 feet in height. The seven proposed ballfields will be illuminated by a total of 34 poles.

**Minneapolis Bossen Field Park  
General Land Use Application Revised Submittal 8.27.15**

The site's existing parking lots are being reconfigured to better accommodate vehicular movements. No new parking lots are being added as part of this project. In total the park will include 145 spaces for the park's six softball fields and one baseball field. This equals approximately 20 spaces per field. The Minneapolis Park and Recreation Board makes the following assumptions regarding parking needs on-site:

- All seven fields will likely not be used at the same time, given the differences in programming on the softball and baseball fields. If all six softball fields were in use at the same time, the park's parking lots could accommodate approximately 24 vehicles per field.
- Approximately 24 players use each field during one game.
  - o Many recreational sports players and fans carpool to events.
  - o The park is accessible by public transit.
  - o Ample off-street parking is available along all four sides of the park.

The applicant believes that 145 spaces will adequately address the parking needs of the site.

## CONDITIONAL USE PERMIT APPLICATION: INCREASING MAXIMUM HEIGHT

Bossen Field Park is in a Residential R1 zoning district and SH Shoreland Overlay District that allow structures above 35 feet as a conditional use and an Airport Overlay District that allows structures above 50 feet as a conditional use. This application is for 34 light poles between 60 and 70 feet in height that will illuminate the park's seven proposed ballfields. Replacement of existing lights will illuminate fields sized to modern hitting distances, enhance safety of players, extend the total number of hours fields are available for use by the public, and reduce glare over existing lights. The park contains 16 existing light poles that illuminate three ballfields. Existing poles are between 50 and 60 feet in height.

This request meets the requirements of a conditional use permit as follows:

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.

Bossen Field Park has included lit ballfields since it opened in the late 1950s. 3 fields are currently lit on the park, with poles approximately 60 feet tall. An increase in height is necessary to fully illuminate fields built to current playing standards.

Compared to the existing fixtures at the site, proposed lighting will reduce unwanted spill and glare light by 90 percent. There will be no "halo" effect because hoods on the proposed light structures redirect light toward the surface of the fields rather than escaping out into the surrounding area.

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

Compared to the existing fixtures at the site, proposed lighting will reduce unwanted spill and glare light by 90 percent. There will be no "halo" effect because hoods on the proposed light structures redirect light toward the surface of the fields rather than escaping out into the surrounding area.

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

The utility plans provide for sanitary, water, and electric utilities for all of the proposed facilities.

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

The presence of light poles will not generate additional street traffic or congestion.

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

**Minneapolis Bossen Field Park  
General Land Use Application Revised Submittal 8.27.15**

The City of Minneapolis identifies Bossen Field Park as “Parks and Open Space” in its Comprehensive Plan. The City has adopted the Minneapolis Park and Recreation Board’s Comprehensive Plan as part of the City’s Comprehensive Plan. The City and the Park Board articulate goals for park and open space, including:

- People play, learn, and develop a greater capacity to enjoy life.
- Residents, visitors, and workers enjoy opportunities to improve health and fitness.
- Park and recreation services are relevant today and tomorrow.

The proposed light poles are designed to provide full outfield illumination for athletic fields sized for modern hitting distances. The proposed athletic fields within Bossen Field Park encourage active play and physical activity in the park. Softball and baseball are important sports to Minneapolis citizens- thousands of people are anticipated to visit this park annually through participation in registered leagues. Lights allow the park to extend recreational opportunities longer in the season and increase the total number of hours athletic fields are available for enjoyment by the public.

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

*R1 Residential*

Consistent with uses in an R1 district, light poles do not generate regular truck traffic and will not require commercial vehicle parking. Light poles do not diminish access to light or air on surrounding properties.

*Airport Overlay District*

Structures over 50 feet in height are permitted by conditional use and are subject to review by the MSP Board of Adjustment. Each of the 34 proposed light poles has been reviewed by FAA. FAA’s initial findings indicate that 32 of the 34 poles are proposed at heights that would not have a significant adverse impact on air navigation facilities, pending submission of a registered survey. For two of the 34 poles, FAA has requested that light poles be lowered in height in order to receive a finding of no significant adverse impact. The Minneapolis Park and Recreation Board is working to resolve these findings by completing the survey requested for 32 of the poles and lowering the remaining two to acceptable height limits.

*SH Shoreland Overlay*

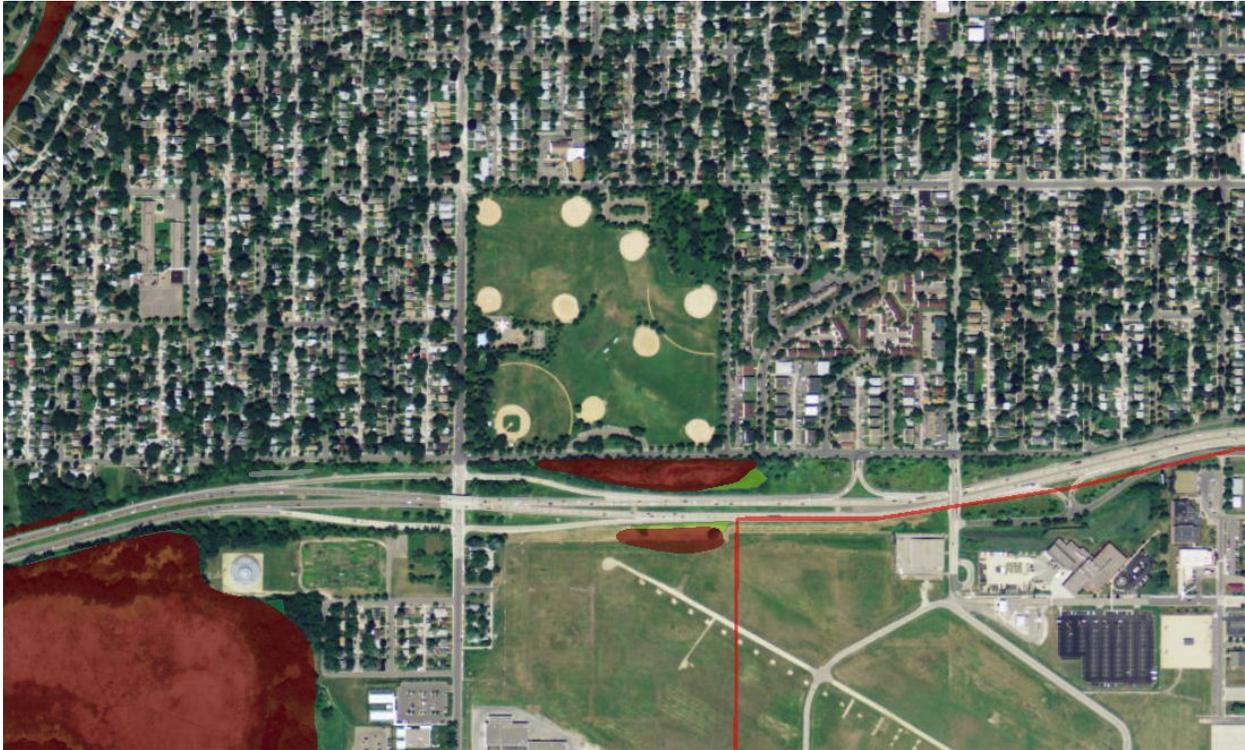
1. The prevention of soil erosion or other possible pollution of public waters, both during and after construction.

The construction plans include an erosion control plan, and all disturbed areas will be fully restored with seeding or sodding.

**Minneapolis Bossen Field Park  
General Land Use Application Revised Submittal 8.27.15**

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

While proposed light poles may be visible from nearby wetlands, none of the protected waters in the vicinity of Bossen Field Park is navigable. All wetlands in the vicinity of Bossen Field Park are surrounded on at least two sides by either Highway 62, the MSP airport, or both. Light poles are consistent in scale and aesthetic with nearby heavy infrastructure already surrounding these wetlands.\



**Figure 1: Wetlands near Bossen Field Park (image provided by City of Minneapolis CPED staff)**

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

An increase in maximum height of light poles will not generate watercraft use.

Additional standards to increase maximum height:

1. Access to light and air of surrounding properties

Light poles will not diminish access to light or air on surrounding properties by shading or obstructing air flow.

**Minneapolis Bossen Field Park  
General Land Use Application Revised Submittal 8.27.15**

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

Light poles are not wide enough to create discernable shadows on nearby properties. Individual light fixtures are 21" in diameter, with a maximum of 6 per crossarm.

3. The scale and character of surrounding uses

Bossen Field Park is immediately north of Highway 62 and the MSP Airport. Light poles are consistent in scale and aesthetic of nearby infrastructure.

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

Allowing an increase of approximately 25 to 35 feet would not significantly block views of landmark buildings, significant open spaces, or bodies of water.

Minneapolis Bossen Field Park  
General Land Use Application Revised Submittal 8.27.15

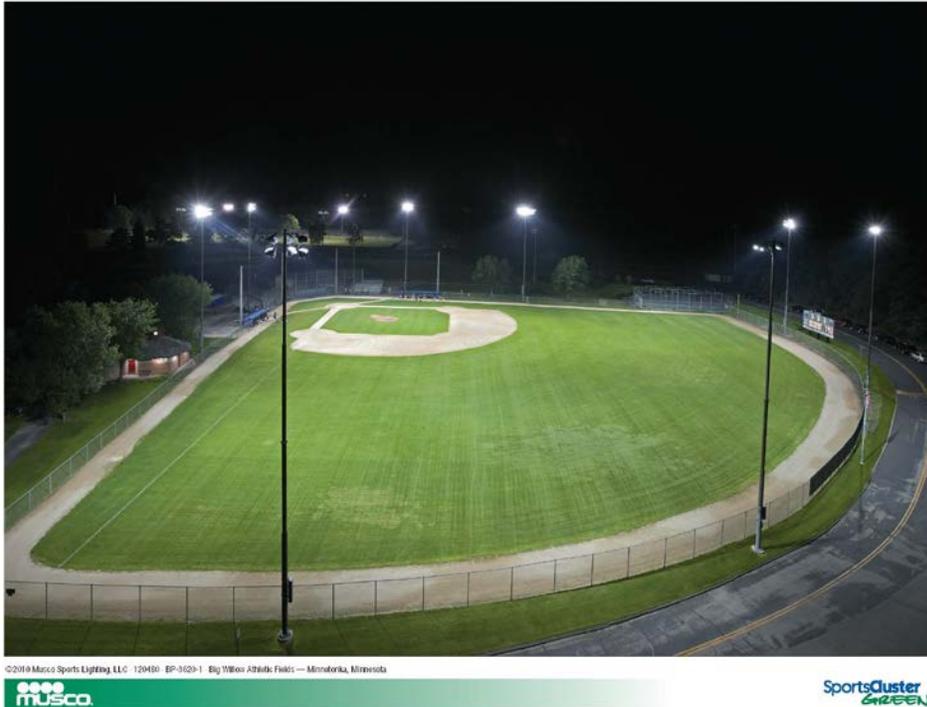


Figure 2: Example installation of proposed light fixture design



Figure 3: Proposed light fixture. Hood prevents glare and “spillover” effects.

**R1 VARIANCE APPLICATION: FENCING ABOVE 3' IN HEIGHT IN A FRONT YARD**

A variance request is needed to allow 8' high fencing in the outfield of Field 7. Minneapolis Zoning Code requires a variance for fencing above 3'.

A portion of Field 7's outfield fencing along 31<sup>st</sup> Avenue is within the 25' front yard setback. This proposed fencing is 8' in height of chain-link material, consistent with outfield fencing throughout the park. The outfield fencing is closest to the park's property line at the southern edge of the park. The fencing curves westward and away from the residential property line as it follows the outfield. Approximately 55 linear feet of outfield are proposed within the 25' required front yard setback. At its closest, this fence will be approximately 18' west of the park property line.

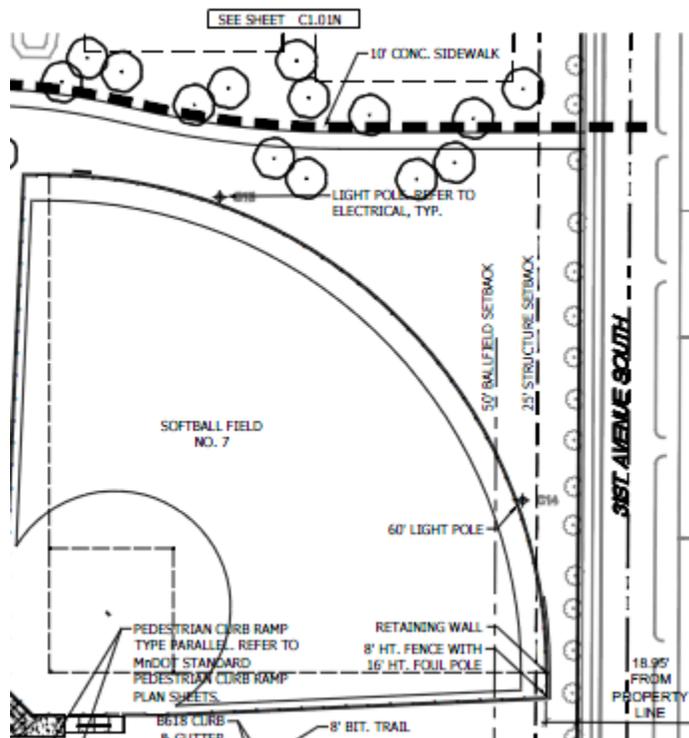


Figure 4: Enlargement of Field 7 demonstrating setback encroachment.

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.

During the Bossen Field Master Planning process, the Minneapolis Park and Recreation Board consulted extensively with the public and a Community Advisory Committee to determine appropriate uses for the park. The group supported changes to the park to create a premier city-wide softball destination and desired unprogrammed recreational space for enjoyment by local community members. In order to maximize the park's capacity to serve both purposes, a portion of one of the park's proposed ballfields (Field 7) is placed within 50' of the nearest residential property line.

**Minneapolis Bossen Field Park  
General Land Use Application Revised Submittal 8.27.15**

Outfield fencing on ballfields is typically designed to be between four and eight feet in height. Eight feet is a preferred height because it mitigates risk of players running into the outfield fence and becoming injured by falling partially over it. In addition, higher fencing reduces the likelihood of balls being hit outside of the field and becoming a nuisance on to nearby streets and properties.

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 of the comprehensive plan.

The City of Minneapolis identifies Bossen Field Park as “Parks and Open Space” in its Comprehensive Plan. The City has adopted the Minneapolis Park and Recreation Board’s Comprehensive Plan as part of the City’s Comprehensive Plan. The City and the Park Board articulate goals for park and open space, including:

- People play, learn, and develop a greater capacity to enjoy life.
- Residents, visitors, and workers enjoy opportunities to improve health and fitness.
- Park and recreation services are relevant today and tomorrow.

Placement of an athletic field with fencing within 50’ of the nearest residential property line enables Bossen Field Park to host seven total ballfields. The configuration of the ballparks on this site is intended to maximize the total number of playing fields as well as informal recreational space in the park. This increases opportunities for the public to enjoy this park and participate in recreational opportunities both on and off the playfields.

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.

A variance granting a fence height of 8’ helps to mitigate the risk of ballfield activity occurring outside the fenced areas. Ballfield players will be prevented from chasing balls onto 31<sup>st</sup> Ave., a potential hazard. Passers-by and neighbors will experience less potential for nuisance should players or balls leave the ballfield area. The fence height and material will be consistent with other fences visible throughout the park.

**SH SHORELAND OVERLAY VARIANCE APPLICATION FINDINGS**

1. The prevention of soil erosion or other possible pollution of public waters, both during and after construction.  
The construction plans include an erosion control plan, and all disturbed areas will be fully restored with seeding or sodding.
2. Limiting the visibility of structures and other development from protected waters.

**Minneapolis Bossen Field Park  
General Land Use Application Revised Submittal 8.27.15**

The fencing proposed in this variance application does not face any protected waters.

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

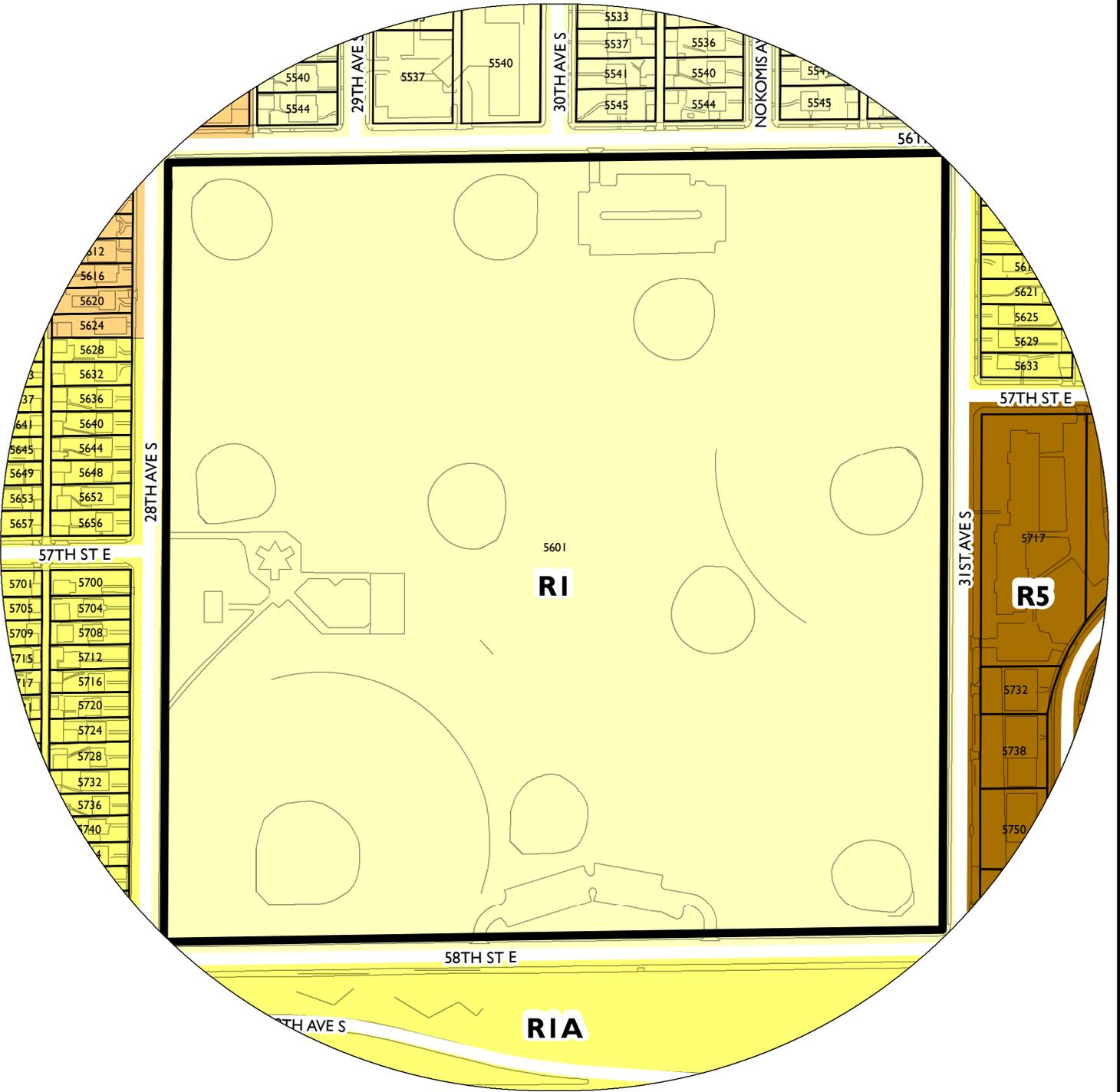
The proposed variance will not generate watercraft use.

# Bossen Field

11th

NAME OF APPLICANT

WARD



PROPERTY ADDRESS  
**5601 28th Ave S**

FILE NUMBER  
**BZZ-7349**

**DESCRIPTION OF PROPERTY SURVEYED**

The Southeast Quarter of the Northeast Quarter of Section 24, Township 28, Range 24, Hennepin County, Minnesota

**TITLE COMMITMENT**

This survey was prepared without the benefit of current title work. Easements, appurtenances, and encumbrances may exist in addition to those shown hereon. This survey is subject to revision upon receipt of a current title insurance commitment or attorney's title opinion.

**GENERAL NOTE**

- 1.) Survey coordinate basis: Hennepin County Coordinate System
- 2.) At the time field work was performed for this survey, there was a significant amount of snow on the ground. Physical features were located to the best of our ability, but there may be additional features that were not visible and, therefore, not shown hereon.
- 3.) All street and avenue shown are maintained by the City of Minneapolis.

**UTILITY NOTES**

- 1.) Utility information from plans and markings was combined with observed evidence of utilities to develop a view of the underground utilities shown hereon. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, excavation may be necessary.
- 2.) Other underground utilities of which we are unaware may exist. Verify all utilities critical to construction or design.
- 3.) Some underground utility locations are shown as marked onsite by those utility companies whose locators responded to our Gopher State One Call, ticket number 143031935.
- 4.) Contact GOPHER STATE ONE CALL at 651-454-0002 (800-252-1166) for precise onsite location of utilities prior to any excavation.

**LEGEND**

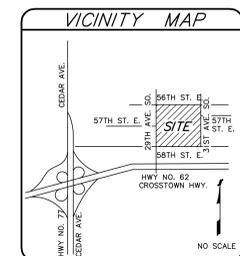
AIS	Denotes advertisement/information sign
BE	Denotes building entrance
BBH	Denotes basketball hoop
BTC	Denotes bituminous curb
BTCL	Denotes beaver tail curb
CB	Denotes catch basin
CBOX	Denotes control box
CBX	Denotes communication box
CMH	Denotes communication manhole
CMP	Denotes corrugated metal pipe
CWB	Denotes concrete wall base
CWT	Denotes concrete wall top
DIP	Denotes ductile iron pipe
EB	Denotes electric box
EM	Denotes electric meter
FOL	Denotes fiber optic line
FW	Denotes face of walk
G	Denotes gutter
GAS V	Denotes gas valve
GR	Denotes guard rail
GRL	Denotes guard rail
GW	Denotes guy wire
GYP	Denotes guy pole
HCR	Denotes handicap ramp
HCS	Denotes handicap sign
HHC	Denotes hand communication hand hole
HHF	Denotes fiber optic hand hole
HYD	Denotes fire hydrant
INV	Denotes structure invert
LP	Denotes light pole
MC	Denotes metal cover
MH	Denotes manhole
OHC	Denotes overhead communication line
OHE	Denotes overhead electric line
(P)	Denotes per plan/not field verified
PGE	Denotes playground equipment
PKS	Denotes parking sign
PP	Denotes power pole
PPLP	Denotes power and light pole
PPU	Denotes power pole with underground utility
PVC	Denotes polyvinylchloride pipe
RCP	Denotes reinforced concrete pipe
RD	Denotes roof drain
SAN	Denotes sanitary manhole
SAN C	Denotes sanitary cleanout
SAN S	Denotes sanitary sewer
SMH	Denotes storm manhole
ST S	Denotes storm sewer
SWB	Denotes stone wall base
SWT	Denotes stone wall top
TB	Denotes telephone box
TC	Denotes top of concrete curb
TCS	Denotes traffic control sign
TRANS	Denotes transformer
UCC	Denotes underground communication line
UGE	Denotes underground electric line
VCP	Denotes vitrified clay pipe
W	Denotes water line
WAF	Denotes water fountain
WMH	Denotes water manhole
WV	Denotes water valve
WVB	Denotes wood wall base
BAS	Denotes Basswood tree
CRAB	Denotes Crabapple tree
EVG	Denotes evergreen tree
FIRD	Denotes Douglas Fir tree
HACK	Denotes Hackberry tree
KC	Denotes Kentucky Coffee tree
LOC	Denotes Locust tree
MPL	Denotes Maple tree
PIN	Denotes Pine tree
PINR	Denotes Red Pine tree
SHB	Denotes shrub
SPCB	Denotes Colorado Blue Spruce tree
SPCC	Denotes Colorado Green Spruce tree
SPR	Denotes Spruce tree
WLNT	Denotes Walnut tree

**UTILITY COMPANY INFORMATION**

AT&T LOCAL SVCS./TRANSMISSIONS - TCG - ATTLCD1	(903) 753-3145
CENTER POINT ENERGY - MINGASO2	(612) 342-5200
CITY OF MINNEAPOLIS - CMINNO1	(612) 673-5600
COMCAST - COMCAST3	(612) 522-8141
DEPARTMENT OF TRANSPORTATION - MNSDOT1	(651) 366-5750
LIGHTCORE - A CENTURYLINK CO - KMCTEL01	(855) 742-6062
MINNEAPOLIS PARK AND REC - MPLSPK01	(612) 499-9090
KOCH PIPELINE CO LP - KOCHPL01	(800) 698-7594
METRO WASTE COMMISSION - METWAS01	(651) 602-4511
METROPOLITAN AIRPORTS COMM - METAIR01	(612) 726-5552
SPRINT/LONG DISTANCE - USSPNT01	(800) 521-0579
WINDSTREAM COMMUNICATIONS - LADATC02	(763) 682-3514
XCEL ENERGY - XCEL07	(612) 630-4366
XCEL ENERGY - XCELAP01	(612) 630-4366
CENTURYLINK - CTLMND1	(800) 283-4237

**BENCH MARKS (BM) (NGVD 29 DATUM)**

- 1.) Top of top nut of fire hydrant in the southwest quadrant of South 28th Avenue and 58th Street East. Elevation = 832.23 feet
- 2.) Top of top nut of fire hydrant in the northwest quadrant of South 28th Avenue and 57th Street East. Elevation = 831.51 feet
- 3.) Top of top nut of fire hydrant in the northwest quadrant of South 28th Avenue and 56th Street East. Elevation = 822.36 feet
- 4.) Top of top nut of fire hydrant in the northwest quadrant of South 29th Avenue and 56th Street East. Elevation = 821.31 feet
- 5.) Top of top nut of fire hydrant in the northwest quadrant of South 30th Avenue and 56th Street East. Elevation = 827.95 feet



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 12th day of December, 2014

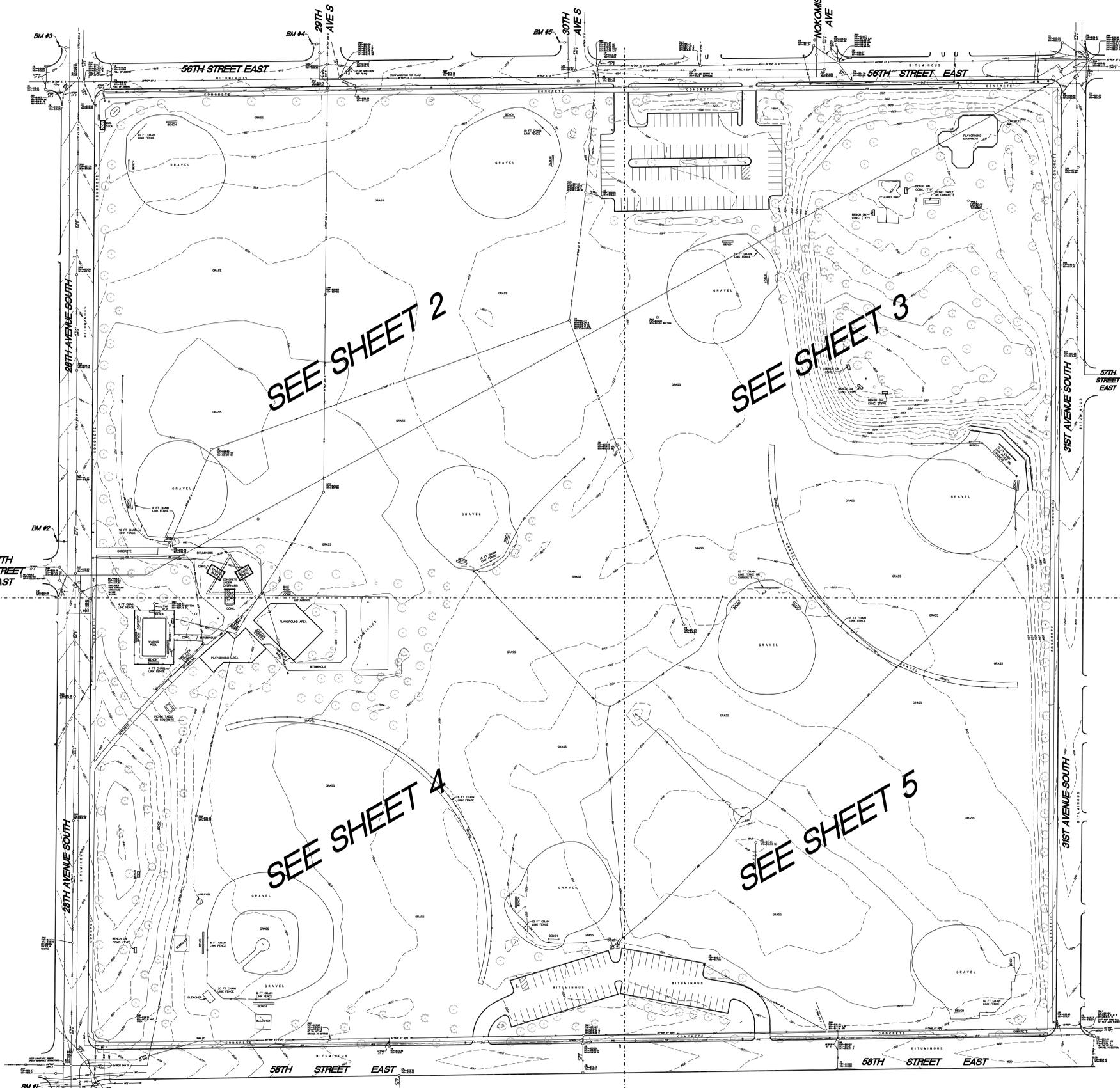
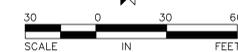
SUNDE LAND SURVEYING, LLC  
By: *Mark S. Hanson*  
Mark S. Hanson, P.L.S. Minn. Lic. No. 15480

Revision	By	Date

Drawing Title: **LOCATION and TOPOGRAPHIC SURVEY FOR: MINNEAPOLIS PARK & RECREATION BOARD BOSSEN FIELD PARK 5601 28th Avenue So.**

**SUNDE LAND SURVEYING**  
Main Office: 9001 East Bloomington Freeway (35W) • Suite 118  
Bloomington, Minnesota 55420-3435  
952-881-2455 (Fax: 952-888-9026)  
West Office: 15000 Grand Ave. • Suite 101 • Minneapolis, MN 55447  
www.sunde.com

Project: 2014-173      Blk./Pg. 748/46      Date: 12/12/2014  
Township: 28      Range: 24      Section: 24  
File: 2014173001.dwg      Sheet: 1 of 5





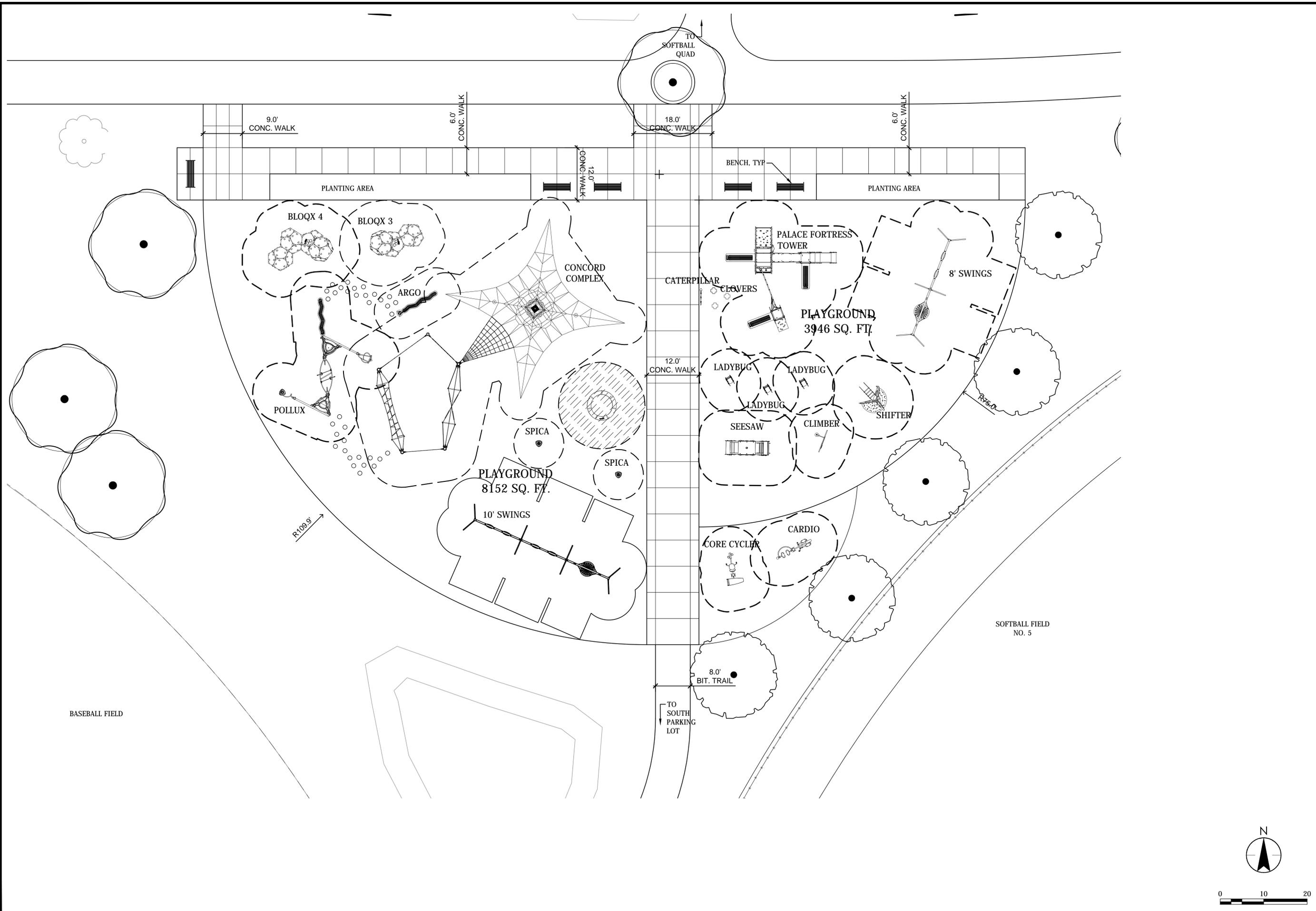






THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING. ANY ERRORS OR OMISSIONS SHALL BE REPORTED TO STANTEC WITHOUT DELAY. STANTEC SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED FOR PRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY STANTEC IS FORBIDDEN.

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**Stantec**  
 2335 Highway 36 W  
 St. Paul, MN 55113  
 www.stantec.com

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

PRINT NAME: \_\_\_\_\_ LIC. NO. \_\_\_\_\_  
 SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

---

**MINNEAPOLIS PARK AND RECREATION BOARD**  
**BOSSE FIELD PARK**  
 PLAYGROUND AREA ENLARGEMENT

NO.	REVISION	DATE

SURVEY \_\_\_\_\_  
 DRAWN \_\_\_\_\_  
 DESIGNED \_\_\_\_\_  
 CHECKED \_\_\_\_\_  
 APPROVED \_\_\_\_\_

PROJ. NO. 193803068  
 SHEET NUMBER  
**C5.01**











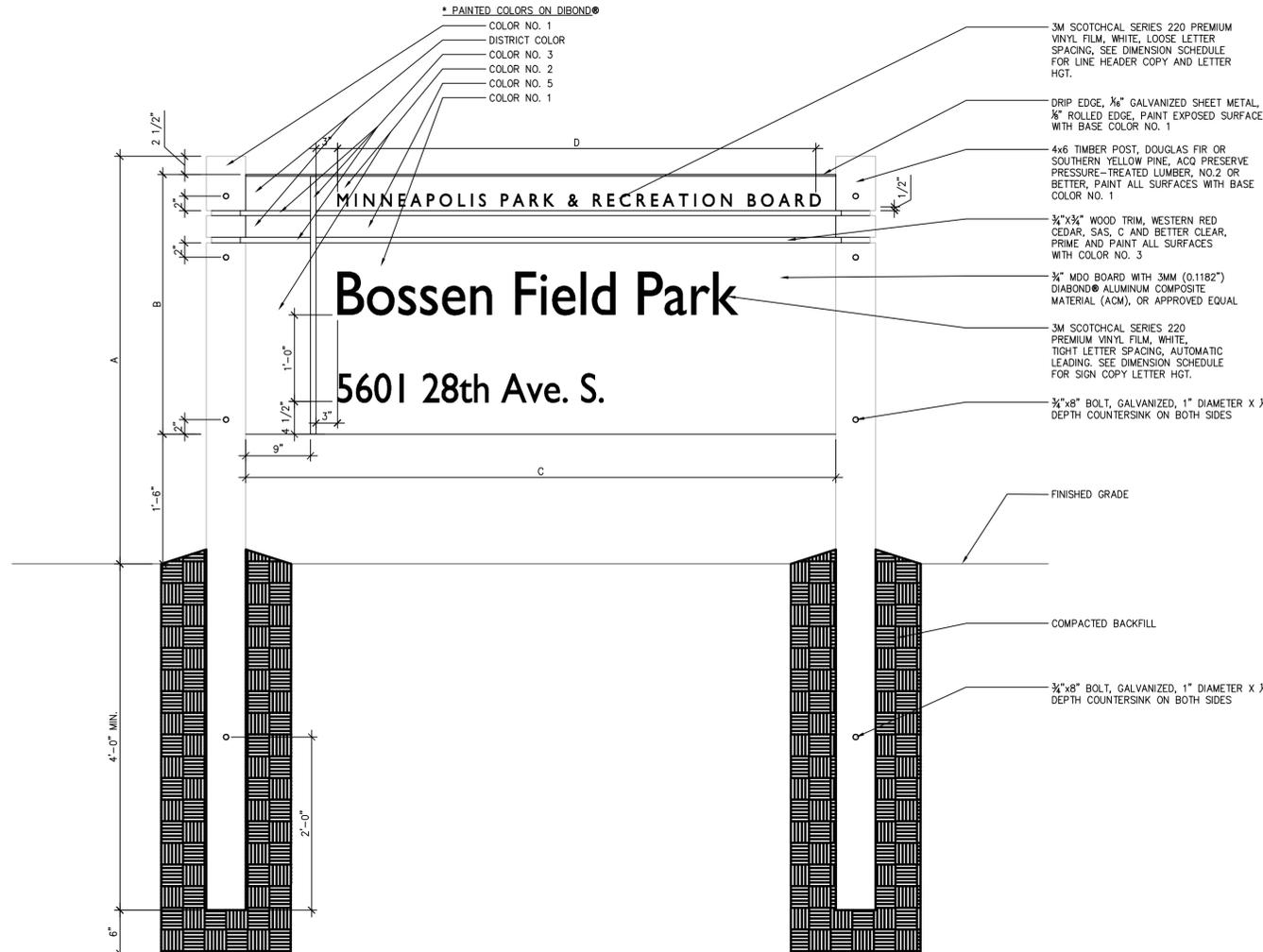




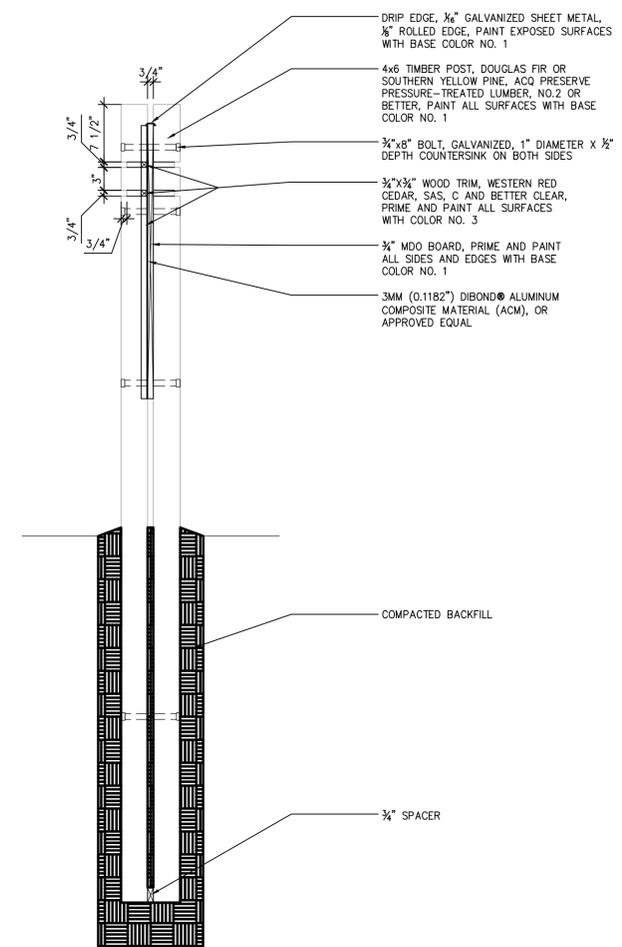


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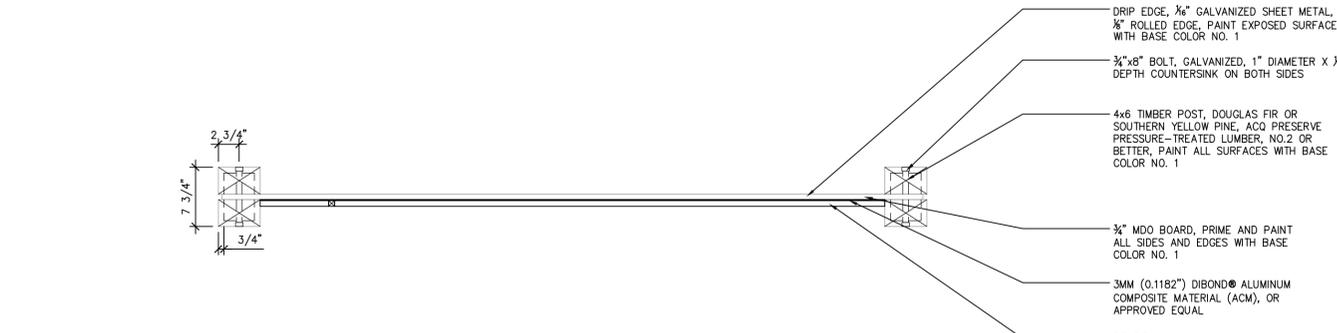
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**A FRONT ELEVATION**  
 1"=1'-0"



**C SIDE SECTION**  
 1"=1'-0"



**B PLAN SECTION**  
 1"=1'-0"



DIMENSION SCHEDULE						
SIGNAGE	SERIES	A (POST HEIGHT)	B (SIGN PANEL HEIGHT)	C (SIGN PANEL EXPOSED WIDTH)	D (HEADER LENGTH)	HEADER COPY LETTER HGT
O310	PLACE NAME	56.5"	36"	84"	67"	2"
O320	PLACE NAME ID	47.5"	27"	63"	50"	1.5"
O330	PEDS	47.5"	27"	63"	50"	1.5"
O330	ACTIVITY AREA	38.5"	18"	18"	N/A	
O410	MULTIPLE LINES/ARROWS (MAX OF 3 LINES), PARK/PARKWAY, DIRECTION MOTORIST	62.5"	42"	84"	67"	2"
O420	PARK/PARKWAY, DIRECTION PEDS	47.5"	27"	63"	50"	1.5"

COLOR SCHEDULE			
COLOR #	APPLICATION	APPROXIMATE PMS COLOR	APPROXIMATE ICS COLOR
BASE COLOR			
1	SIGNAGE (0200 THRU 0900 SERIES)	PMS462 U	506 OLIVE BROWN
PRIMARY ACCENT COLORS			
2	SIGNAGE (0200 THRU 0900 SERIES)	PMS315 U	1281 GULF BLUE
3	SIGNAGE (0200 THRU 0900 SERIES)	PMS451 U	829 DEEP RAVINE
SECONDARY ACCENT COLORS			
4	SIGNAGE (0200 THRU 0900 SERIES)	PMS453 U	833 GREY BIRCH
5	SIGNAGE (0200 THRU 0900 SERIES)	PMS5743 U	981 HAWTHORNE GREEN
6	SIGNAGE (0200 THRU 0900 SERIES)	PMS5783 U	914 SANDARAC
DISTRICT DESIGNATION COLORS			
7	DOWNTOWN	PMS5435 U	1441 MEXCAN SPRINGS
8	MISSISSIPPI RIVER	PMS151 U	1151 KENT ISLAND
9	MINNEHAHA	PMS618 U	788 TEAGREEN
10	CHAIN OF LAKES	PMS116 U	402 CAROTENE
11	THEODORE WIRTH	PMS557 U	326 ORANGE BITTERS
12	VICTORY MEMORIAL	PMS185 U	119 FUNNY VALENTINE
13	NORTHEAST	PMS479 U	171 MOUNTAIN ROSE
14	EAST CONNECTION DISTRICT	PMS5295 U	1563 LILAC FROST
MARKERS AND PICTOGRAMS			
15	REFERENCE MARKERS	PMS WARM RED U	170 SKYROCKET RED
16	PICTOGRAMS	PMS PROCESS BLUE U	1480 REGATTA BAY
17	LETTERS	WHITE	WHITE

**Stantec**  
 2335 Highway 36 W  
 St. Paul, MN 55113  
 www.stantec.com

MINNEAPOLIS PARK AND RECREATION BOARD  
 BOSSEN FIELD PARK  
 SIGNAGE DETAILS

NO. REVISION DATE

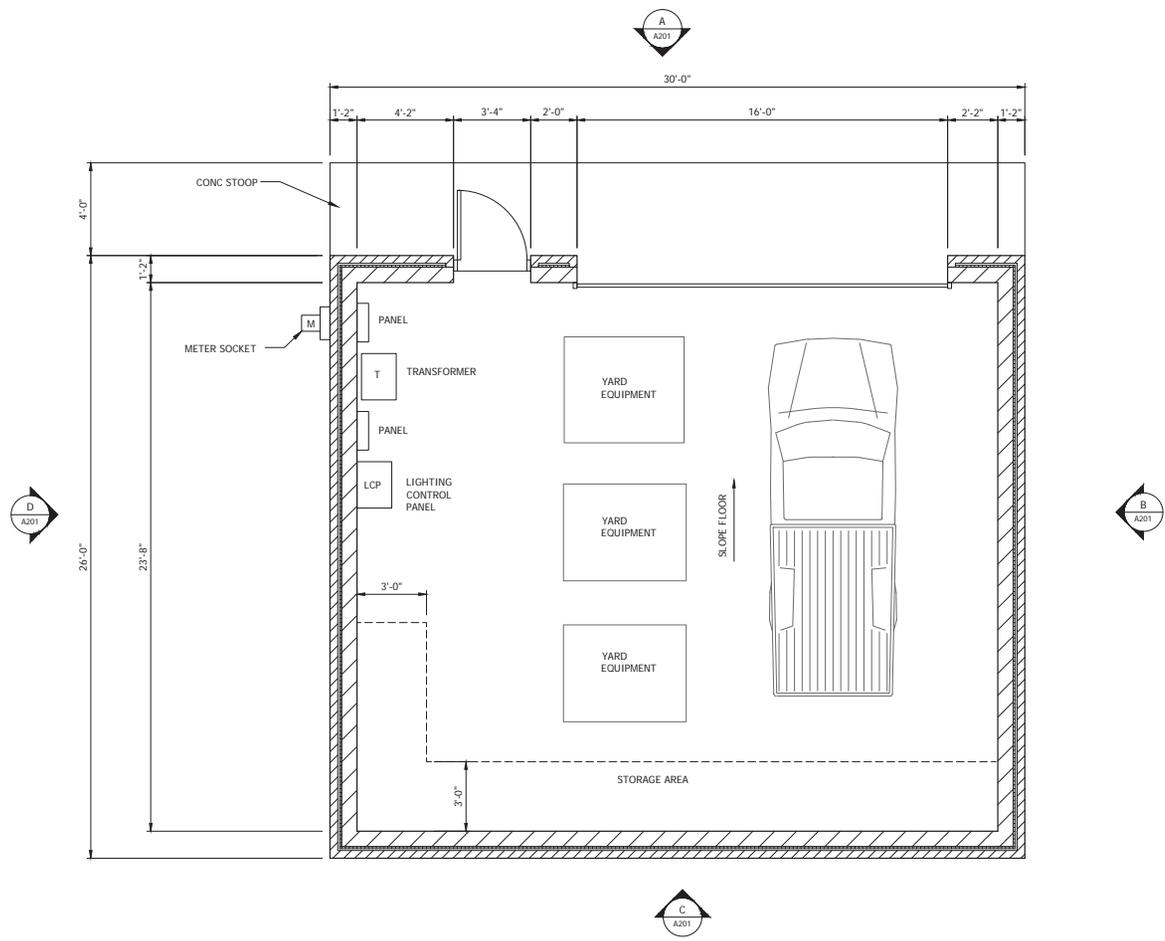
SURVEY  
 DRAWN  
 DESIGNED  
 CHECKED  
 APPROVED

PROJ. NO. 193803068  
 SHEET NUMBER  
**C8.04**



ALL DIMENSIONS SHALL BE MEASURED FROM THE EXTERIOR FACE UNLESS OTHERWISE NOTED. THE DRAWING AND THE WORK SHALL BE SUBJECT TO CHANGE WITHOUT NOTICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MINNEAPOLIS.

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 User: JEFFREY.M. SMITH



**A** FLOOR PLAN  
 0 1'-4" 2'-8" 5'-4"

MINNESOTA PROFESSIONAL ENGINEERING BOARD  
 LICENSE NO. 19380306  
 PROJECT NAME: \_\_\_\_\_  
 SIGNATURE: \_\_\_\_\_  
 DATE: \_\_\_\_\_

MINNEAPOLIS PARK AND RECREATION BOARD  
 BOSSEN FIELD PARK  
 MAINTENANCE BUILDING  
 FLOOR PLAN

NO	REVISION	DATE





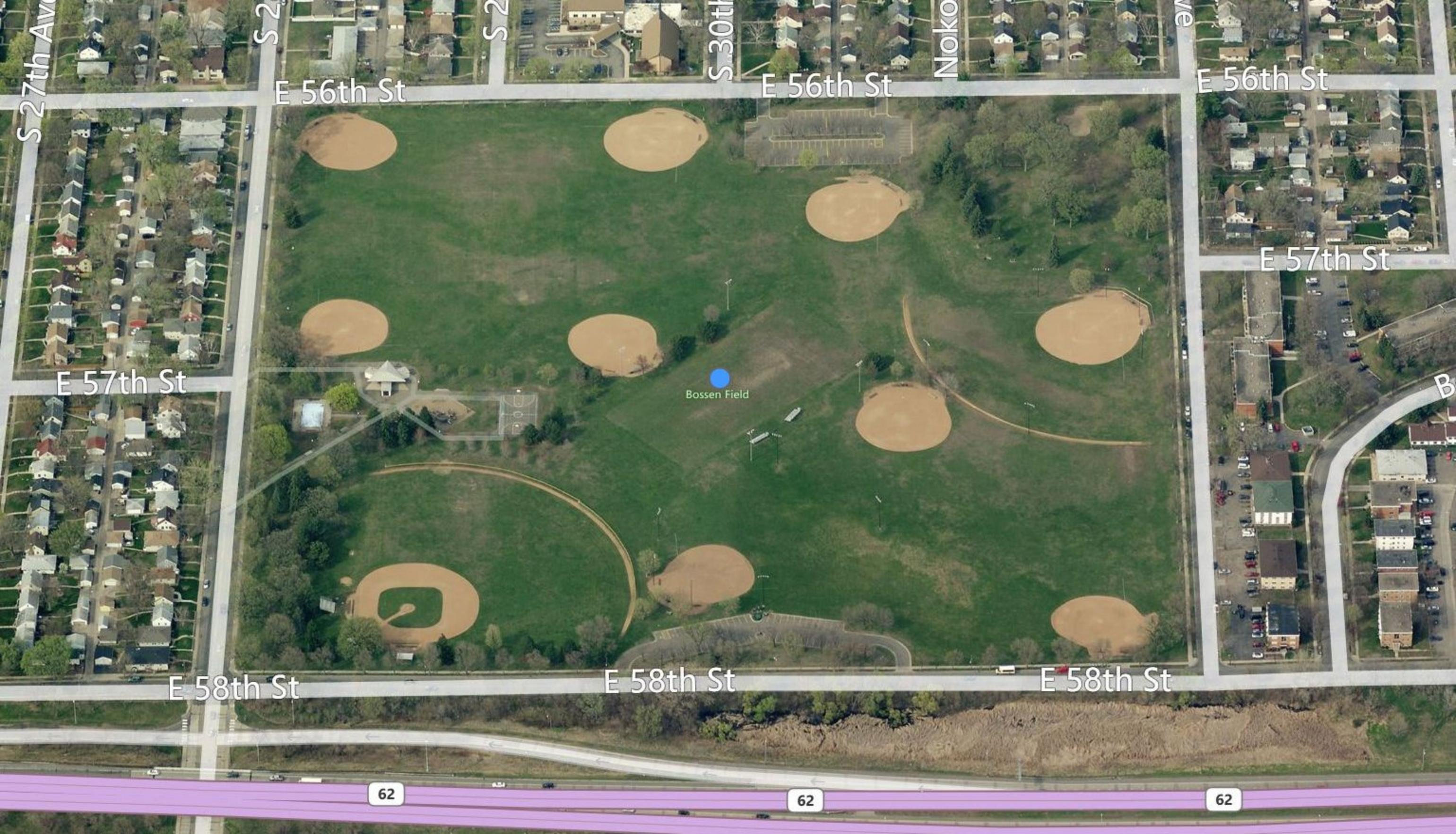












S 27th Av

S 27th Av

S 27th Av

S 30th Av

Nokko Ave

Nokko Ave

E 56th St

E 56th St

E 56th St

E 57th St

E 57th St

E 58th St

E 58th St

E 58th St

62

62

62

Bossen Field

PHOTOS OF THE PROJECT SITE AND EXISTING STRUCTURES



Figure 1: Aerial view of Bossen Field Park



Figure 2: Existing ballfield and lights along 58<sup>th</sup> St.



Figure 3: Parking area off 58<sup>th</sup> St.



Figure 4: Parking off 56<sup>th</sup> St.



Figure 5: Existing restroom and equipment storage, looking from center of park toward 28<sup>th</sup> Ave.

28th Ave S/58th St E



28th Ave S/58th St E







28th Ave S/56th St E



56th St E





31st Ave S







Mail Processing Center  
 Federal Aviation Administration  
 Southwest Regional Office  
 Obstruction Evaluation Group  
 10101 Hillwood Parkway  
 Fort Worth, TX 76177

Aeronautical Study No.  
 2015-AGL-12681-OE  
 Prior Study No.  
 2015-AGL-9759-OE

Issued Date: 10/05/2015

Andrea Weber  
 Minneapolis Park and Recreation Board  
 2117 W River Road  
 Minneapolis, MN 55411

**\*\* DETERMINATION OF NO HAZARD TO AIR NAVIGATION \*\***

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Light Pole A1  
 Location: Minneapolis, MN  
 Latitude: 44-53-54.64N NAD 83  
 Longitude: 93-13-54.56W  
 Heights: 828 feet site elevation (SE)  
 70 feet above ground level (AGL)  
 898 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part 1)
- Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed and maintained in accordance with FAA Advisory circular 70/7460-1 K Change 2.

Any height exceeding 70 feet above ground level (898 feet above mean sea level), will result in a substantial adverse effect and would warrant a Determination of Hazard to Air Navigation.

This determination expires on 04/05/2017 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within

6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

**NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.**

This determination is based, in part, on the foregoing description which includes specific coordinates , heights, frequency(ies) and power . Any changes in coordinates , heights, and frequencies or use of greater power will void this determination. Any future construction or alteration , including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

If we can be of further assistance, please contact our office at (847) 294-7458. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2015-AGL-12681-OE.

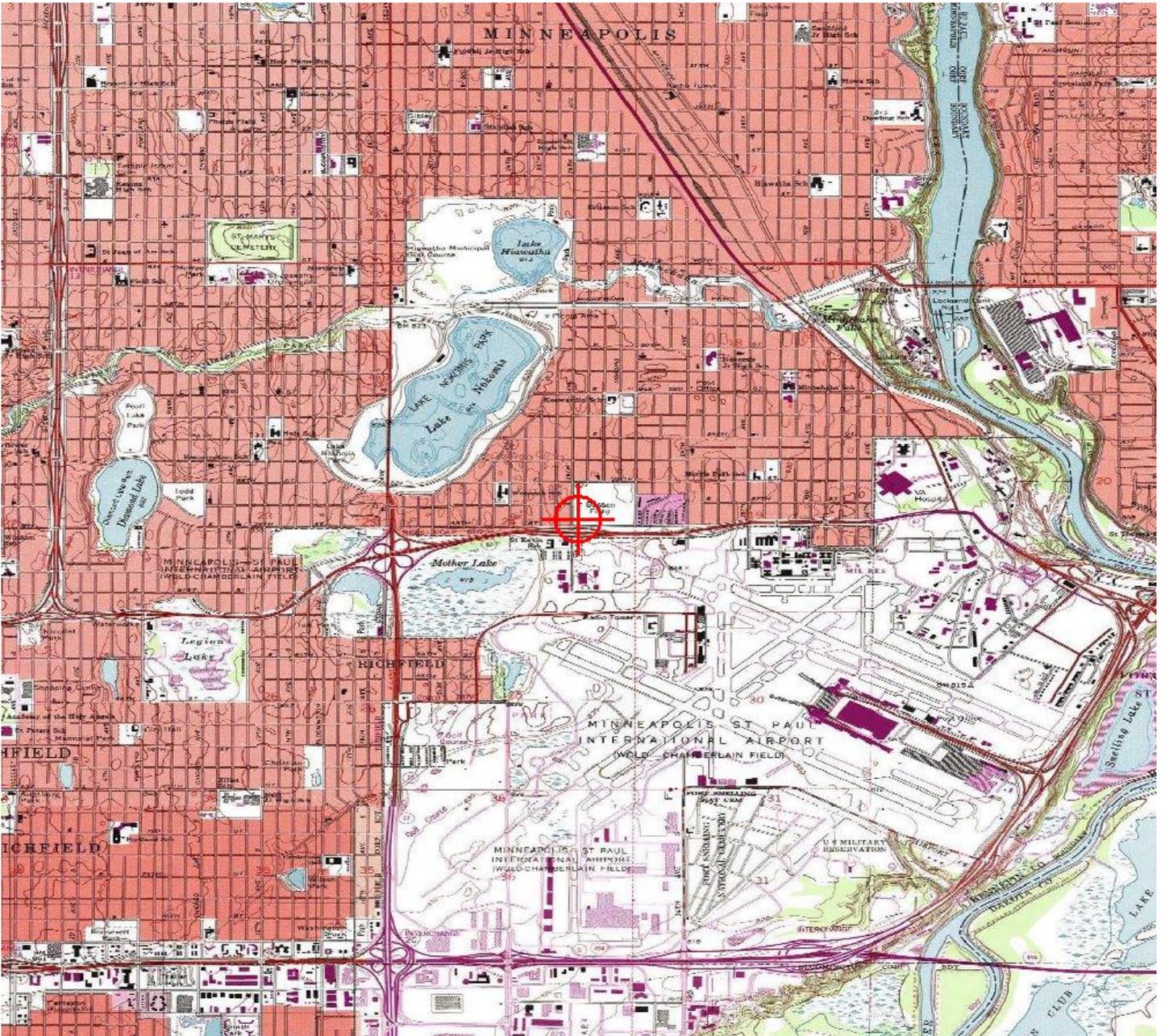
**Signature Control No: 261789092-267690904**

( DNE )

Fred Souchet  
Specialist

Attachment(s)  
Map(s)

TOPO Map for ASN 2015-AGL-12681-OE



**Smith, Mei-Ling C.**

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**From:** JILL.DAVENPORT <jill.davenport@comcast.net>  
**Sent:** Monday, October 19, 2015 8:06 PM  
**To:** Smith, Mei-Ling C.  
**Subject:** public hearing 5601 28th ave s

I have a question on the above referenced land use application. I believe that 5601 28th Ave S. is the northwest corner of Bossen Field/Park. I wonder why there would be a request for lights and fence height for we neighbors to comment on? Doesn't the park board have jurisdiction over the park? And the park is also going to be "remodeled" in the near future.

Thanks, Jill Davenport  
5529 30th Ave S.

**Smith, Mei-Ling C.**

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**From:** jinenji none <jinenji\_silent\_fighter@yahoo.com>  
**Sent:** Sunday, October 25, 2015 5:36 PM  
**To:** Smith, Mei-Ling C.  
**Subject:** Notice BZZ-7349

Concerning the public notice BZZ-7349, I have a couple questions. There was no specifics in the notice about dimensions with increase of light pole height, or where they might be placed, or why this ought to be done in the first place. Same for the fences. My two questions are: Why does this notice lack information that important? Also, why are these changes a higher priority than others in this neighborhood? I could see this waste of city money go to better things. More important things.