



LAND USE APPLICATION SUMMARY

Property Location: 1500-1520 Johnson St NE and 1601 Fillmore St NE
Project Name: Northeast Park Recreation Building
Prepared By: Shanna Sether, Senior City Planner, (612) 673-2307
Applicant: Perkins + Will
Project Contact: Dave Sheppard
Request: To construct a new recreation building in an existing public park.
Required Applications:

Site Plan Review	For a new recreation building in an existing public park.
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SITE DATA

Existing Zoning	RIA Single-Family District
Lot Area	1,140,630 square feet / 26.2 acres
Ward(s)	I
Neighborhood(s)	Northeast Park
Designated Future Land Use	Parks and Open Space
Land Use Features	Community Corridor (adjacent at Johnson St NE) Major Retail Center (adjacent to The Quarry)
Small Area Plan(s)	Not applicable

Date Application Deemed Complete	October 15, 2015	Date Extension Letter Sent	Not applicable
End of 60-Day Decision Period	December 14, 2015	End of 120-Day Decision Period	Not applicable

BACKGROUND

SITE DESCRIPTION AND PRESENT USE. The subject property is Northeast Park, a Minneapolis Park and Recreation Board owned public park. The site is generally bound by Johnson St NE, 14th Ave NE, Fillmore St NE and 16th and 17th Ave NE. The existing public park has two baseball diamonds, three softball fields, a water park, playgrounds, miniature golf and volleyball and tennis courts.

SURROUNDING PROPERTIES AND NEIGHBORHOOD. The site is northwest of Interstate 35W and west of The Quarry Shopping Center. The property immediately to the north is Yinghua Academy, a K-8 school. To the east of the site is a contractor’s yard for Building Restoration Corporation. The remainder of the land uses to the north and south of the site are low- to medium-density residential.

PROJECT DESCRIPTION. The applicant is proposing to remove the existing outdoor sand volleyball courts to construct a new 14,650 square foot recreation building. The proposed building will have one full-size basketball court with a lobby lounge and five meeting and education rooms.

RELATED APPROVALS.

Planning Case #	Application	Description	Action
BZZ-5351	Conditional use permit	CUP to increase the height of light poles.	The CPC approved the application on 10/13/2011 .

PUBLIC COMMENTS. At the time of writing the staff report, staff has not received any correspondence. Any correspondence received prior to the public meeting will be forwarded on to the Planning Commission for consideration.

ANALYSIS

SITE PLAN REVIEW

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

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

Building Placement and Design – *Requires alternative compliance*

- There is an existing surface parking lot between the front lot line and the proposed structure. The proposed location will require alternative compliance.
- The area between the building and the front lot line has a landscaped yard of 19 feet with some deciduous trees. Beyond the landscaping, are the existing surface parking lot and then the structure. The proposed structure will be located approximately 108 feet from the front property line along Johnson St NE. The proposed location will require alternative compliance.
- The proposed building has a new principal entrance facing Johnson St NE.
- On-site accessory parking is currently located in the front of the property between Johnson St NE and the development site. While the location of the on-site accessory parking is nonconforming to this provision, alternative compliance is still required.
- The proposed building provides sufficient architectural detail and windows to create visual interest and increase security of adjacent outdoor spaces.

- There are several sections of the proposed building with blank, uninterrupted walls exceeding 25 feet in length. The first floor of the east elevation (front) and south elevation has a 66 foot and 42 foot long wall, respectively, without any recesses, projections, windows or change of material. In addition, the upper area of the gymnasium on all four sides has blank, uninterrupted walls exceeding 25 feet in length. The applicant is seeking alternative compliance.
- Exterior materials are durable and include zinc panels and shingles, western red cedar siding rainscreen and glass.
- The rear side walls have the same materials and appearance to the front.
- Concrete masonry units are proposed behind the rainscreen on the upper floors, but is not proposed to be visible.
- There are multiple entrances proposed; one facing Johnson St NE and the on-site parking area, one facing 16th Ave NE, two accessing the park to the west and one to the south accessing the proposed terrace area.
- Approximately 55% of the first floor of the building, facing Johnson St NE, is devoted to storage area for the proposed gymnasium. The zoning code encourages active, ground-level functions by limiting thirty (30) percent of the linear building frontage along each wall facing a public street, sidewalk or pathway be devoted to parking, loading, storage or mechanical equipment. The applicant is seeking alternative compliance to this provision.
- The proposed roof will be flat. The existing buildings on the property have mansard roofs and are similar and compatible to the proposed. In addition, the Building Restoration Company and Yinghua Academy structures are located nearby and similarly have flat roofs.

Table 1. Percentage of Windows Required for Elevations Facing a Public Street, Sidewalk, Pathway, or On-Site Parking

	Code Requirement		Proposed	
Nonresidential Uses				
1st Floor – facing east	30% minimum	304.8 sq. ft.	24%	245 sq. ft.
2nd Floor and Above	10% minimum	101 sq. ft.	0%	0 sq. ft.
1st Floor – facing north	30% minimum	384 sq. ft.	46%	590 sq. ft.
2nd Floor and Above	10% minimum	128 sq. ft.	0%	0 sq. ft.

Access and Circulation – Meets requirements with Conditions of Approval

- The building is connected to the on-site parking lot and adjacent public sidewalks along 16th Ave NE with existing and proposed walkways, of at least four feet in width. The proposed building is also connected with a walkway that travels along the north end of the parking lot. Staff is recommending that the applicant provide a lighting plan, showing that the existing and proposed walkways will be well-lit.
- There are no transit shelters incorporated into the property.
- There are a total of three curb cuts accessing each of the three parking lots – North, Center and South Lots. Staff finds that vehicular access and circulation has been designed to minimize conflicts with pedestrians and surrounding residential property.
- With the proposed building, the impervious surface is increasing; however, the site is over 26 acres in area and is a public park. Staff finds that there is sufficient area for stormwater management on the property.

Landscaping and Screening – Requires alternative compliance

- The composition and location of landscaped areas complement scale of development and surroundings. The subject property is a public park and is predominately turf grass.
- The existing parking lot fronting along Johnson Street NE is not screened or landscaped in accordance with section 530.170(b) of the zoning code. The applicant is seeking alternative compliance.
- The corners of the parking lot are turf grass with ornamental trees and planters on each end.
- Approximately one-half of the existing parking stalls are located more than 50 feet from an on-site deciduous tree. This requires alternative compliance.
- The areas not covered by buildings are turf grass with the densest concentration of trees at the center and periphery of the site. There are shrubs planted intermittently, throughout the site.
- Installation and maintenance of all landscape materials shall comply with section 530.210 of the zoning code.
- The existing site plan shows 84 tree and 100 shrubs, where 447 trees and 2,237 shrubs are required. The applicant is seeking alternative compliance.

Table 2. Landscaping and Screening Requirements

	Code Requirement	Proposed
Lot Area	--	1,140,630 sq. ft.
Building footprint	--	22,060 sq. ft.
Remaining Lot Area	--	1,118,570 sq. ft.
Landscaping Required	223,714 sq. ft.	1,110,660 sq. ft.
Canopy Trees (1: 500 sq. ft.)	447 trees	84 trees
Shrubs (1: 100 sq. ft.)	2,237 shrubs	100 shrubs

Additional Standards – Meets requirements

- The majority of the existing parking area will remain unchanged. The applicant is proposing to resurface the parking adjacent to the proposed building. In addition, nine of the proposed parking spaces on the west side of the lot will have wheelstops and the drainage is proposed to be directed to the new infiltration pond at the northeast corner of the building.
- The proposed building is two stories and will not obstruct any views.
- The proposed building is two stories and will not significantly shadow the public spaces in the park and will not shadow adjacent property.
- The proposed placement of the building should not generate significant wind currents at ground.
- The proposed and existing site plan gives consideration to crime prevention through environmental design by allowing natural surveillance in and out of the buildings and the park area through building placement, windows, lighting and space delineation and paved walkways.
- The proposed construction does not include rehabilitation or integration of locally designated historic structures or reuse of significant features of historic buildings.

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

The proposed use is *permitted* in the RIA Single-Family District.

Off-street Parking and Loading – Meets requirements

- There is not a minimum off-street parking requirement for a public park, except that parks with facilities such as stadiums, golf courses, or indoor recreational facilities shall provide off-street

parking as required by this chapter. The minimum off-street parking for an indoor recreation area is 6 spaces per full basketball or volleyball court; 2 spaces per lane for a bowling alley; 2 spaces per tennis, racquet, or handball court; 1 space per 500 sq. ft. of skating rink area; as determined by the zoning administrator for other indoor recreation areas. Staff determined that a minimum of 6 spaces are required for the basketball court, 2 spaces for the classrooms and 4 spaces for the fitness room, all in the new existing building. The existing pool building is 7,410 square feet in area and substantially similar to a skating rink; therefore, staff is requiring an additional 15 parking spaces. The property also includes an 18-hole miniature golf course, which requires an additional 18 spaces. Therefore the total off-street parking requirement is 45 spaces.

Table 3. Vehicle Parking Requirements Per Use (Chapter 54I)

	Minimum Vehicle Parking	Applicable Reductions	Total Minimum Requirement	Maximum Parking Allowed	Proposed
Public park	45	--	45	As determined by the Zoning Administrator	121
Total	--	--	--	--	121

Table 4. Bicycle Parking and Loading Requirements (Chapter 54I)

	Minimum Bicycle Parking	Minimum Short-Term	Minimum Long-Term	Proposed	Loading Requirement	Proposed
Indoor recreation area	3	--	Not less than 50%	10	None	None
Total	3	--	1	10	None	None

Building Bulk and Height – Meets requirements

- The existing building on the property is 7,410 square feet and the proposed building is 24,150 square feet. The maximum F.A.R. in the RIA District is 0.5; the proposed F.A.R. is .02.

Table 5. Building Bulk and Height Requirements

	Code Requirement	Proposed
Lot Area	--	1,140,630 square feet / 26.2 acres
Gross Floor Area (GFA)	--	31,560 sq. ft.
Minimum Floor Area Ratio (GFA/Lot Area)	--	
Maximum Floor Area Ratio (GFA/Lot Area)	0.5	.03
Maximum Building Height	2.5 stories or 35 feet, whichever is less	2 stories/33.5 ft.

Lot Requirements – Meets requirements

Table 5. Lot Requirements Summary

	Code Requirement	Proposed
Minimum Lot Area	20,000 sq. ft.	1,140,630
Maximum Impervious Surface Area	50%	2.6%
Maximum Lot Coverage	45%	2.3%
Minimum Lot Width	100 ft.	845 ft.

Yard Requirements – Meets requirements

Table 6. Minimum Yard Requirements

	Zoning District	Overriding Regulations	Total Requirement	Proposed
Front	20 ft.	--	20 ft.	108 ft.
Corner Side (North)	10 ft.	--	10 ft.	23 ft.
Corner Side (South)	10 ft.	--	10 ft.	660 ft.
Rear	20 ft.	--	20 ft.	1,000 ft.

Signs – Not applicable

- Signs are subject to Chapter [543](#) of the Zoning Code. The applicant is not proposing any new signage. All new signs are required to meet the requirements in Chapter 543.

Screening of Mechanical Equipment – Meets requirements with Conditions of Approval

- All mechanical equipment is subject to the screening requirements of [Chapter 535](#) and district requirements.

535.70. Screening of mechanical equipment.

(a) In general. All mechanical equipment installed on or adjacent to structures shall be arranged so as to minimize visual impact using one (1) of the following methods. All screening shall be kept in good repair and in a proper state of maintenance.

- (1) Screened by another structure. Mechanical equipment installed on or adjacent to a structure may be screened by a fence, wall or similar structure. Such screening structure shall comply with the following standards:
 - a. The required screening shall be permanently attached to the structure or the ground and shall conform to all applicable building code requirements.
 - b. The required screening shall be constructed with materials that are architecturally compatible with the structure.
 - c. Off-premise advertising signs and billboards shall not be considered required screening.
- (2) Screened by vegetation. Mechanical equipment installed adjacent to the structure served may be screened by hedges, bushes or similar vegetation.
- (3) Screened by the structure it serves. Mechanical equipment on or adjacent to a structure may be screened by a parapet or wall of sufficient height, built as an integral part of the

structure.

- (4) Designed as an integral part of the structure. If screening is impractical, mechanical equipment may be designed so that it is balanced and integrated with respect to the design of the building.

(b) Exceptions. The following mechanical equipment shall be exempt from the screening requirements of this section:

- (1) Minor equipment not exceeding one (1) foot in height.
- (2) Mechanical equipment accessory to a single or two-family dwelling.
- (3) Mechanical equipment located in an I2 or I3 District not less than three hundred (300) feet from a residence or office residence district.

- The applicant has not shown the proposed mechanical equipment. Staff is recommending that all mechanical equipment be screened in compliance with section 535.70 of the zoning code.

Refuse Screening – Meets requirements with Conditions of Approval

- All refuse and recycling storage containers are subject to the screening requirements in Chapter 535:

535.80. Screening of refuse and recycling storage containers.

Refuse, recycling storage, and compost containers shall be enclosed on all four (4) sides by screening compatible with the principal structure not less than two (2) feet higher than the refuse container or shall be otherwise effectively screened from the street, adjacent residential uses located in a residence or office residence district and adjacent permitted or conditional residential uses. Single and two-family dwellings and multiple-family dwellings of three (3) and four (4) units shall not be governed by this provision.

- The applicant has not shown the location of the trash and recycling on the proposed site plan. Staff has observed unenclosed trash receptacles in the north parking lot and is recommending that the applicant screen all refuse and recycling required by section 535.80 of the zoning code.

Lighting – Meets requirements with Conditions of Approval

- Existing and proposed lighting must comply with Chapter 535 and Chapter 541 of the zoning code, including :

535.590. Lighting.

(a) In general. No use or structure shall be operated or occupied as to create light or glare in such an amount or to such a degree or intensity as to constitute a hazardous condition, or as to unreasonably interfere with the use and enjoyment of property by any person of normal sensitivities, or otherwise as to create a public nuisance.

(b) Specific standards. All uses shall comply with the following standards except as otherwise provided in this section:

- (1) Lighting fixtures shall be effectively arranged so as not to directly or indirectly cause illumination or glare in excess of one-half (1/2) footcandle measured at the closest property line of any permitted or conditional residential use, and five (5) footcandles measured at the street curb line or nonresidential property line nearest the light source.
- (2) Lighting fixtures shall not exceed two thousand (2,000) lumens (equivalent to a one hundred fifty (150) watt incandescent bulb) unless of a cutoff type that shields the light source from an observer at the closest property line of any permitted or conditional residential use.
- (3) Lighting shall not create a sensation of brightness that is substantially greater than ambient lighting conditions as to cause annoyance, discomfort or decreased visual performance or visibility to a person of normal sensitivities when viewed from any permitted or conditional

residential use.

- (4) Lighting shall not create a hazard for vehicular or pedestrian traffic.
- (5) Lighting of building facades or roofs shall be located, aimed and shielded so that light is directed only onto the facade or roof.

- The applicant is has not provided a lighting plan. Staff is recommending that the applicant provide a lighting plan to confirm compliance with section 535.590 of the zoning code. In addition, staff is recommending that the applicant provide additional lighting on the proposed structure to increase natural surveillance of the property.

Fences – Meets requirements with Conditions of Approval

- Fences must comply with the requirements in Chapter 535. The applicant has not shown any proposed fencing on the site plan. Staff is recommending that the applicant provide screening as required by 530.170(b) of the zoning code.

Specific Development Standards – Not applicable

Overlay District Standards – Not applicable

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

The Minneapolis Plan for Sustainable Growth identifies the site as urban neighborhood on the future land use map. The proposed development is consistent with the following principles and policies outlined in the comprehensive plan:

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.

- 7.1.1 Ensure that adjacent land uses contribute to the safety and ambiance of parks and open spaces.
- 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.
- 7.1.4 Ensure open spaces provide peaceful, meditative, and relaxing areas as well as social, recreational, and exercise opportunities.
- 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.
- 7.3.3 Support the development of additional publicly accessed open spaces in underserved areas.
- 7.3.5 Promote designs that ensure access to open space for people with a range of abilities.
- 7.3.6 Ensure that in all areas of the city people feel safe so that they are comfortable using parks and open spaces.

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

- 7.4.1 Consider the impacts of open space on connectivity and habitat fragmentation when acquiring, altering, or disposing of land.
- 7.4.2 Support the acquisition and retention of land which performs important ecosystem functions.
- 7.4.3 Identify ecological impacts on open spaces and parks caused by urban uses, for example stormwater runoff, and work to mitigate these impacts in order to advance environmental and human health.
- 7.4.4 Encourage the protection, conservation and maintenance of the environment in the design and operation of open spaces.
- 7.4.5 Increase the use of green infrastructure to decrease the city's impact on the natural environment.
- 7.4.6 Encourage planting of appropriate vegetation for this climate and environment.

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.
- 7.6.6 Promote open space design that enhances the four season experience for all Minneapolis residents and visitors.

Open Space and Parks Policy 7.7: Support the expansion and maintenance of open spaces and parks in order to increase economic development and to promote tourism.

- 7.7.4 Invest in open space to help improve economically challenged neighborhoods.

Open Space and Parks Policy 7.8: Strengthen existing and create new partnerships, including public-private partnerships, to deliver the best park and open space system possible.

- 7.8.1 Continue to collaborate and coordinate space sharing, maintenance agreements, and programming among public agencies.
- 7.8.3 Encourage new development projects to incorporate open spaces and green spaces through land use regulations and other regulatory tools.
- 7.8.4 Continue to identify future needs related to open space and pursue innovative options for creating new publicly accessed open space.

4. Conformance with applicable development plans or objectives adopted by the City Council.

Not applicable.

5. Alternative compliance.

The Planning Commission or zoning administrator may approve alternatives to any site plan review requirement upon finding that the project meets one of three criteria required for alternative compliance. Alternative compliance is requested for the following requirements:

- **Building Placement.** The first floor building wall is required to be located not more than 8 feet from the lot line adjacent to Johnson Street NE. The proposed building will be 50 feet from the front property line. The existing parking lot and landscaped yard are between the proposed structure and the front lot line and meeting this requirement is impractical. Therefore, staff is recommending that the planning commission grant alternative compliance.
- **On-site Accessory Parking Location:** the on-site parking area is currently located in the front of the property between Johnson St NE and the development site. The location of the on-site accessory parking is nonconforming to this provision. The existing parking lot and landscaped yard are between the proposed structure and the front lot line and meeting this requirement is impractical. Therefore, staff is recommending that the planning commission grant alternative compliance.
- **Blank Walls.** There are several sections of the proposed building with blank, uninterrupted walls exceeding 25 feet in length. The first floor of the east elevation (front) and south elevation has a 66 foot and 42 foot long wall, respectively, without any recesses, projections, windows or change of material. In addition, the upper area of the gymnasium on all four sides has blank, uninterrupted walls exceeding 25 feet in length. The applicant is seeking alternative compliance for these locations. The front elevation on the first floor is the storage area for the gymnasium. The applicant is proposing a landscaped area in this location and staff recommends that the planning commission grant alternative compliance. The first floor on the south elevation is blank due to the bathrooms along this wall. In addition the upper floor is a red cedar rainscreen and is for the upper space for the proposed gymnasium. Staff finds that the design is exceptional and alternative compliance should be granted for the first floor, south façade and the upper floors, with the condition that the applicant provides a combination of perennials, native grasses and shrubs in the proposed planting area between the building and the parking lot.
- **Active Functions.** Approximately 55% of the first floor of the building, facing Johnson St NE, is devoted to storage area for the proposed gymnasium. The zoning code encourages active, ground-level functions by limiting thirty (30) percent of the linear building frontage along each wall facing a public street, sidewalk or pathway be devoted to parking, loading, storage or mechanical equipment. The applicant is seeking alternative compliance to this provision. The existing use is a public park with many active functions within the existing and proposed buildings and in the athletic fields. Staff is recommending that the planning commission grant alternative compliance.
- **Windows.** 24% of the walls on the first floor of the east façade are windows where 30% are required. 10% of the walls of the upper floors facing east and north are required to be windows and none are provided. The front elevation on the first floor is the storage area for the gymnasium. The applicant is proposing a landscaped area in this location and staff recommends that the planning commission grant alternative compliance. In addition the upper floor is a red cedar rainscreen and is for the upper space for the proposed gymnasium. Staff finds that the design is exceptional and alternative compliance should be granted for the first floor, south façade and the upper floors, with the condition that the applicant provides a combination of perennials, native grasses and shrubs in the proposed planting area between the building and the parking lot.
- **Parking Lot Landscaping:** The parking lot requires trees every 25 feet and each parking space is required to be less than 50 feet from an on-site deciduous tree. A minimum of a 9-foot landscaped yard is required and shrubs for every 100 square feet of required landscaped area. The parking lot is 845 feet long; therefore 76 shrubs are required in the landscaped area between the parking lot and the public street. The applicant is seeking alternative compliance to all these requirements. Staff finds that requiring all of the parking spaces within 50 feet of an on-site deciduous tree would be impractical given that the parking lot is over 800 feet long and recommends that the planning commission grant alternative compliance. However, staff finds that the applicant shall provide 76 shrubs in the landscaped yard and a minimum of one tree, deciduous or coniferous, for every 25

feet of parking lot frontage, due to the significant alternative compliance being granted to reduce the overall number of trees and shrubs (see below).

- **Parking Lot Screening:** The applicant is required to provide screening of a minimum 3 feet in height and 60% opaque between the parking area and the public sidewalk and street. The applicant is not proposing any screening of the parking lot. Staff recognizes that the length of the parking lot exceeds 800 feet, however staff is recommending that alternative compliance be granted to significantly reduce the required of trees and shrubs (see below). Staff is recommending that the applicant comply with this requirement.
- **Landscaping Requirements.** The applicant is required to provide 447 canopy trees and 2,237 shrubs; there are approximately 100 trees and 82 shrubs on-site. Staff finds that it would be impractical to plant the required number of trees and shrubs and that the planning commission should grant alternative compliance. However, staff is recommending that the applicant provide a minimum of one deciduous or coniferous tree, for each 25 feet of parking lot frontage and a minimum of 76 shrubs in the landscaped yard adjacent to Johnson St. NE.

RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt staff findings for the site plan review by Perkins + Will for the properties located at 1500-1520 Johnson St NE and 1601 Fillmore St NE:

A. Site Plan Review for a new recreation building.

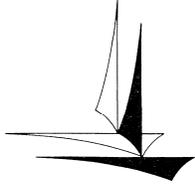
Recommended motion: **Approve** the application for a new recreation building, subject to the following conditions:

1. The applicant shall provide a minimum of one deciduous or coniferous tree, for each 25 feet of parking lot frontage and a minimum of 76 shrubs in the landscaped yard adjacent to Johnson St. NE.
2. The applicant shall provide screening of the parking lot of at least three feet in height and 60% opaque, between the parking lot and Johnson St NE, as required by section 530.170 (b) of the zoning code.
3. All mechanical equipment shall be arranged so as to minimize visual impact by using screening consistent with section 535.70 of the zoning code.
4. The refuse and recycling containers shall be screen from view, consistent with section 535.80 of the zoning code.
5. Lighting shall comply with section 535.590 of the zoning code.
6. Department of Community Planning and Economic Development staff review and approval of the final building elevations, floor, site, lighting and landscape plans.
7. Site improvements shall be completed by October 5, 2017, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.

ATTACHMENTS

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

7. Building elevations
8. Renderings
9. Photos



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

Preliminary Development Review Report

Development Coordinator Assigned: **PATRICIA MURZYN**
(612) 673-5827
patricia.murzyn@minneapolismn.gov

Status *
RESUBMISSION REQUIRED

Tracking Number:	PDR 1001376
Applicant:	MINNEAPOLIS PARK & RECREATION BOARD 2117 WEST RIVER ROAD MINNEAPOLIS, MN 55411
Site Address:	1520 JOHNSON ST NE 1500 JOHNSON ST NE
Date Submitted:	16-OCT-2015
Date Reviewed:	28-OCT-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.

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

Build one story park building with single court gymnasium, three classrooms, demonstration kitchen, and building office.

Review Findings (by Discipline)

Zoning - Planning

- The proposed project requires a site plan review application. This application will be heard at the November 16, 2015, city planning commission. Staff will continue to work with the applicant on the proposed project and site plan improvements.

*Approved: You may continue to the next phase of developing your project.
*Resubmission Required: You cannot move forward or obtain permits until your plans have been resubmitted and approved.

❑ Addressing

- Per City of Minneapolis Street Naming and Address Standard V1.22, the City of Minneapolis holds authority for assignment of all addresses, verification, change, and/or additions. Each assigned address number uses the street that provides the best/direct access for life safety equipment and best/direct access to the occupants.
- The address for the proposed new park building will be 1520 Johnson Street NE. This address meets the City of Minneapolis Street Naming and Address Standard requirements.

❑ Business Licensing

- There is no Minneapolis Business Licensing review required for the proposed project.

❑ Construction Code Services

- The plan as submitted meets the Preliminary Development Review requirements for Construction Code Services.

❑ Fire Safety

- Maintain fire apparatus access at all times.

❑ Parks - Forestry

- Contact Craig Pinkalla (612-499-9233 cpinkalla@minneapolisparcs.org) regarding any questions related to planting, removal or the process for protection of trees during construction in the city right of way.
- The proposed project is a Minneapolis Park and Recreation Board (MPRB) building so it will not trigger a Park Dedication fee review.

❑ 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 8" water service line appears to be a combination domestic/fire service; please note that the domestic size can be no larger (2") than one quarter size of the fire line. Please contact Rock Rogers at (612) 673-2286, to review domestic and fire service design, connections, and sizes.

❑ Sewer Design

- Stormwater Management: Please note the land disturbing area associated with the project is identified as being just under 1 acre. If the scope of the proposed project expands to include land disturbing activity of 1 acre or more, the project would be subject to the stormwater treatment requirements in Chapter 54 of the Minneapolis Code of Ordinances.
- As stormwater BMPs are proposed in association with the project, please provide copies of the stormwater management modeling and calculations, and geotechnical reports utilized in the design of the systems. It is also recommended that an operations and maintenance plan be developed for the BMPs to assist in the future operation of the system. If a Stormwater Utility Fee Credit is sought upon completion of the BMPs, these items will all be required as part of that application.
- Please provide details for the proposed infiltration ponds on the plans.
- Per the MN Stormwater Manual, the infiltration basin should not be excavated to final grade until the contributing drainage areas have been constructed and fully stabilized. Keyed Note #3 on Sheet C200 should be revised to reflect this.
- Utility Connections: The proposed sanitary sewer service connection to the City main should be core-drilled and a saddle tee fitting installed, per City of Minneapolis Standard Supplemental Specifications. Cutting in a new wye on the main is not preferred. Please revise the plans accordingly.
- 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.

❑ Environmental Health

- If impacted soil is encountered during site activities work will need to stop and notification provided to the MN State Duty officer at (615) 649-5451.
- If dewatering is required during site construction see below for city permit requirements. The highest groundwater level expected for this site should be determined and used in establishing the lowest level for the building. Subgrade structures should be designed to prevent infiltration of groundwater without the need for a permanent dewatering system being installed. If a continuously operating permanent dewatering system is needed it must be approved as part of the sanitary sewer and storm drain site plan approval prior to construction beginning.
- No construction, demolition or commercial power maintenance equipment shall be operated within the city between the hours of 6:00 p.m. and 7:00 a.m. on weekdays or during any hours on Saturdays, Sundays and state and federal holidays, except under permit. Contact Environmental Services at 612-673-3867 for permit information.
- Permits and approval are required from Environmental Services for the following activities: Temporary storage of impacted soils on site prior to disposal or reuse; Reuse of impacted soils on site; Dewatering and discharge of accumulated storm water or ground water, underground or aboveground tank installation or removal, well construction or sealing. Contact Tom Frame at 612-673-5807 for permit applications and approvals.
- A review of the project, permits issued and an inspection from Environmental Service for identification of equipment and site operations that require annual registration with the City of Minneapolis will occur for this project.

❑ Historical Preservation Committee

- There is no HPC flag on this property. HPC review is not required at this time.

END OF REPORT

September 21, 2015

Shanna M. Sether
Community Planning and Economic Development
Development Services Division
250 South 4th Street, Room 300
Minneapolis, MN 55415

Re: Northeast Park Recreation Building – Statement of Purpose

Dear Ms. Sether,

I write to present our statement of proposed use for the new Northeast Park Recreation Building, and to provide a brief description of the project.

The proposed building is a new recreation center for the neighborhood. Northeast Park's previous recreation center, jointly owned by the MPRB and Minneapolis Public Schools, was sold to Yinghua Academy. The new facility, designed through the MPRB's community engagement process, will address community center needs identified by public input in that process.

The new building will be located at 1520 Johnson Street NE, in the northeast corner of the park, immediately north of the existing pool facilities buildings for Lupient Water Park. The 14,650 GSF facility will house a full-court gymnasium, lobby, a classroom with a demonstration kitchen, a fitness classroom, and a classroom with child's restroom. The building also has a central office, front desk, and restroom facilities.

Operating hours have not been set but will be consistent with the operating hours of other Minneapolis Park and Recreation Board recreation centers, which typically open not earlier than 9:00 am and close not later than 9:00 pm. We are making this Land Use Review application on behalf of the Owner, the Minneapolis Park and Recreation Board. I am happy to answer any questions you may have about this project; you may email me at Dave.Sheppard@perkinswill.com or call me at (612) 851.5049. Alternately, our mailing address is 84 10th Street S., Suite 200, Minneapolis, MN 55403.

Best regards,



Dave Sheppard, AIA

Architect

PERKINS+WILL

September 21, 2015

Kevin Reich, Ward 1 Representative
City of Minneapolis
350 S. 5th St., Room 307
Minneapolis, MN 55415

Re: Northeast Park Recreation Building – Site Plan Review application

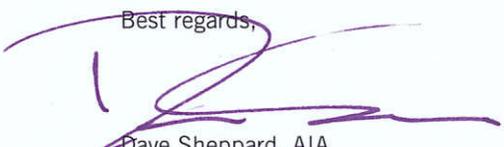
Dear Mr. Reich,

We are presently developing our construction documents for the new Northeast Park Recreation Building, having already received the approval of the MPRB's Planning Commission as well as a public hearing before the full MPRB. I am writing to let you know of our Land Use and Preliminary Design Review application with the city as we move forward with the completion of our design documents; we hope to have our public hearing as early as October 19th.

The new building will be located at 1520 Johnson Street NE, in the northeast corner of the park, immediately north of the existing pool facilities buildings for Lupient Water Park. The 14,650 GSF facility will house a full-court gymnasium, lobby, a classroom with a demonstration kitchen, a fitness classroom, and a classroom with child's restroom. The building also has a central office, front desk, and restroom facilities.

We are making this Land Use Review application on behalf of the Owner, the Minneapolis Park and Recreation Board. I am happy to answer any questions you may have about this project; you may email me at Dave.Sheppard@perkinswill.com or call me at (612) 851.5049. Alternately, our mailing address is 84 10th Street S., Suite 200, Minneapolis, MN 55403.

Best regards,



Dave Sheppard, AIA
Architect

PERKINS+WILL

September 21, 2015

Kristin Petersen, Board Chair
North East Park Neighborhood Association
P.O. Box 18012
Minneapolis, MN 55418

Re: Northeast Park Recreation Building – Site Plan Review application

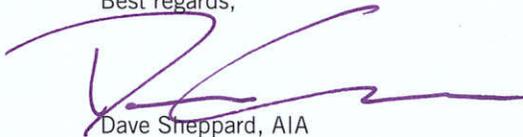
Dear Kristin,

As you know, we're developing our construction documents for the new Northeast Park Recreation Building – I am writing to let you know of our Land Use and Preliminary Design Review applications with the city as we move forward with the completion of our design documents.

The new building will be located at 1520 Johnson Street NE, in the northeast corner of the park, immediately north of the existing pool facilities buildings for Lupient Water Park. The 14,650 GSF facility will house a full-court gymnasium, lobby, a classroom with a demonstration kitchen, a fitness classroom, and a classroom with child's restroom. The building also has a central office, front desk, and restroom facilities.

We are making this Land Use Review application on behalf of the Owner, the Minneapolis Park and Recreation Board. I am happy to answer any questions you may have about this project; you may email me at Dave.Sheppard@perkinswill.com or call me at (612) 851.5049. Alternately, our mailing address is 84 10th Street S., Suite 200, Minneapolis, MN 55403.

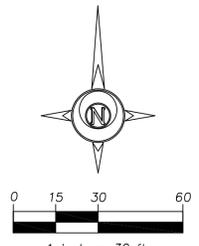
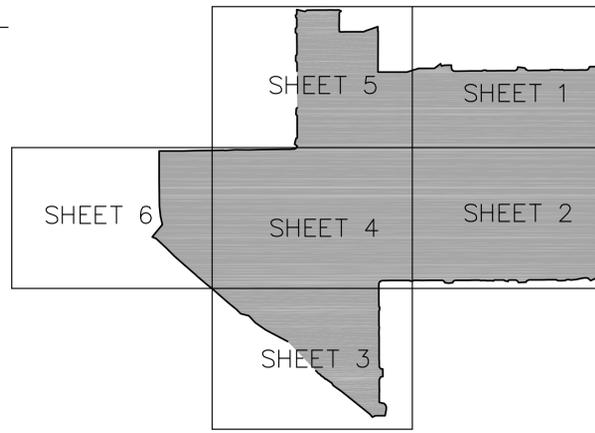
Best regards,



Dave Sheppard, AIA
Architect

LEGEND:

	Found Cast Iron Monument (CIM)		Shrub		Unknown Manhole
	Set 1/2 Inch by 14 Inch Iron Pipe with Plastic Cap Inscribed with License No. 49546		Deciduous Tree		Telephone Manhole
	Found Iron Pipe		Coniferous Tree		Water Utility Manhole
	Found/Set P.K. Nail		Control Point		Well
	Found Monument		Mailbox		Hand Hole
	Found/Set Judicial Landmark		Finished Floor Elevation		Electric Manhole
	Reference Monument		Top Nut Hydrant		Sanitary Sewer Manhole
	Right-of-Way Monument		Structure Rim Elevation		Catch Basin Manhole
	Offset Hub/Iron		Structure Invert Elevation		Overflow Control Structure
	Boundary Line		Fence Line		Catch Basin
	Right-of-Way Line		Overhead Utility Line		Flared End Section
	Existing Elevation Contour Line		Underground Electric Line		Gas Valve
	Existing Spot Elevation		Underground Telephone Line		Water Valve
	Building Line		Underground Cable/TV Line		Irrigation Control Valve
	Concrete Surface		Underground Fiber Optic Line		Post Indicator Valve
	Gravel Surface		Underground Gas Line		Water Shut-off/Curb Stop
	Storm Sewer Line		Sanitary Sewer Line		Fire Conn./Standpipe
	Water Utility Line				Fire Hydrant



CERTIFICATION:

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 Land Surveyor under the laws of the State of Minnesota.

Craig E. Johnson
 Craig E. Johnson, L.S., C.Fed.S.
 Minnesota License No. 44530
 Date: 05/23/2014

BENCHMARK:

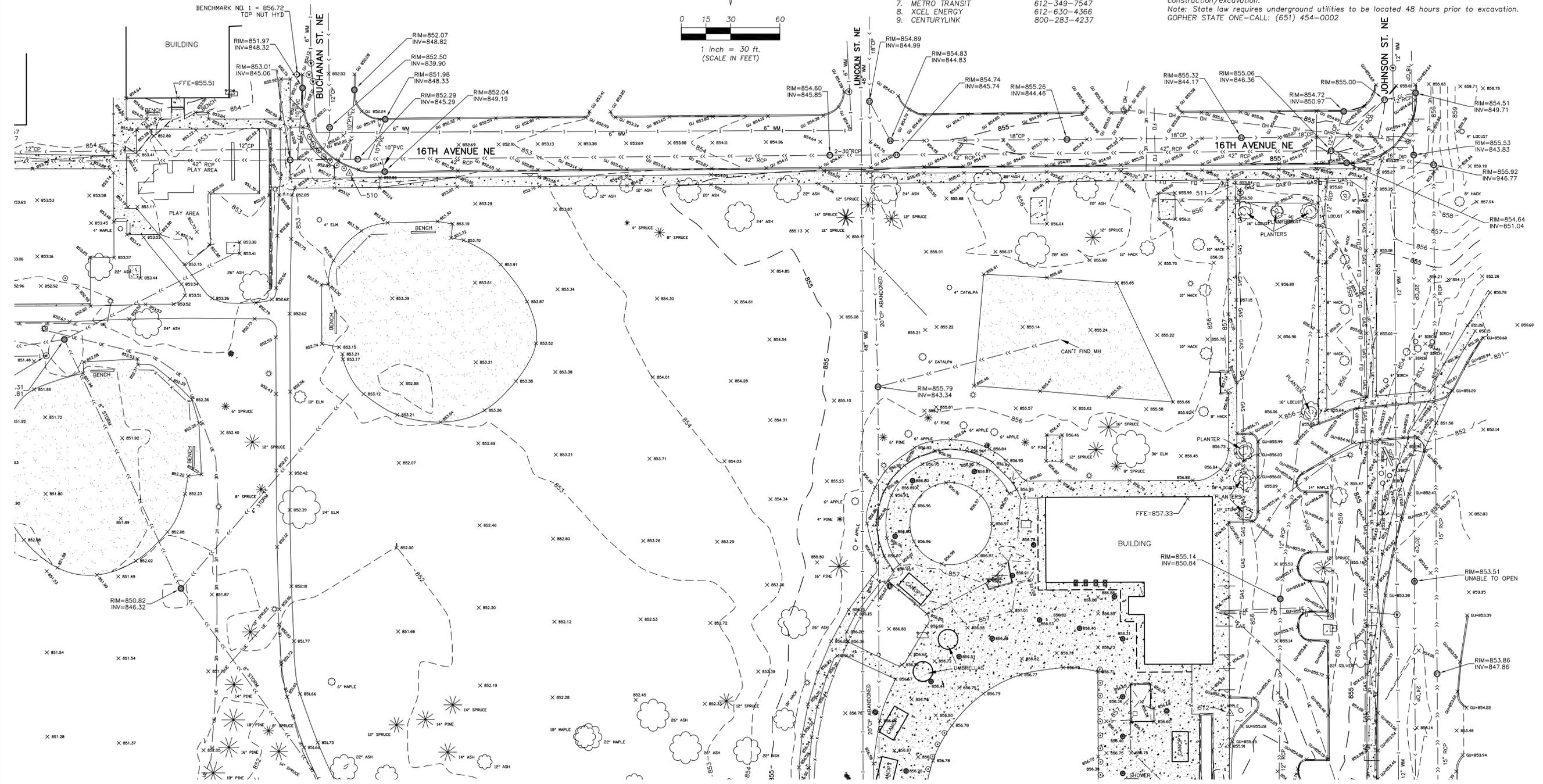
- NAVD 1988 Datum
1. Top Nut Hydrant (NW QUADRANT BUCHANAN & 16TH) ELEV=856.72
 2. Top Nut Hydrant (150' N. 14TH ON WEST SIDE JOHNSON) ELEV=855.41
 3. Top Nut Hydrant (NW QUADRANT BUCHANAN & 14TH) ELEV=853.34
 4. Top Nut Hydrant (160' N. 14TH ON WEST SIDE FILLMORE) ELEV=853.50
 5. Top Nut Hydrant (NW QUADRANT 13TH & PIERCE) ELEV=851.01

GENERAL NOTES:

1. Background information is based on a survey on the ground performed by Clark Engineering Corporation from 05/02/2014 to 05/22/2014 exclusively for this project.
2. For the purposes of this survey, no boundary determination was made and no documents of record were researched. It is Clark Engineering Corporation's recommendation to obtain a boundary determination and title commitment/opinion evaluation prior to any conveyance or improvement upon the subject property.
3. For the purposes of this survey, a Gopher State One-Call public utility locate ticket (No. 141150910) was prepared. The contractor must verify all utility locations prior to construction/excavation.
 Note: State law requires underground utilities to be located 48 hours prior to excavation.
 GOPHER STATE ONE-CALL: (651) 454-0002

UTILITY COMPANIES:

1. ATT Local Services 903-753-3145
2. CENTER POINT ENERGY 612-342-5200
3. CITY OF MINNEAPOLIS 612-673-5600
4. COMCAST 612-522-8141
5. DEPT. OF TRANSPORTATION 651-366-5750
6. MINNEAPOLIS PARK & REC. 612-499-9090
7. METRO TRANSIT 612-349-7547
8. XCEL ENERGY 612-630-4366
9. CENTURYLINK 800-283-4237



621 Lilee Drive North
 Minneapolis, MN 55422-4609
 (763) 545-9196
 Fax (763) 541-0056
 www.clark-eng.com



Section 13, T. 29, R. 24
 Hennepin County, Minnesota

TOPOGRAPHIC SURVEY
 FOR
 Minneapolis Park & Recreation Board
 PROJECT
 NORTHEAST ATHLETIC FIELD
 Minneapolis, Minnesota

SHEET TITLE	
DATE	
REVISIONS	
DRAWN BY	CEJ
CHECKED BY	R. Whitman
DATE	05/19/2014
PROJECT NO.	C14521
SHEET NO.	1

CONSULTANTS

STRUCTURAL & CIVIL

BKBM ENGINEERS
5900 BROOKLYN BLVD
MINNEAPOLIS, MN 55429

MEP

GAUSMAN & MOORE ASSOCIATES
1700 SOUTH HWY 36 SERVICE DRIVE #700,
ROSEVILLE, MN 55113

PROJECT



**NORTHEAST PARK
RECREATION
BUILDING**

1520 Johnson St NE,
Minneapolis, MN 55413

ISSUE CHART

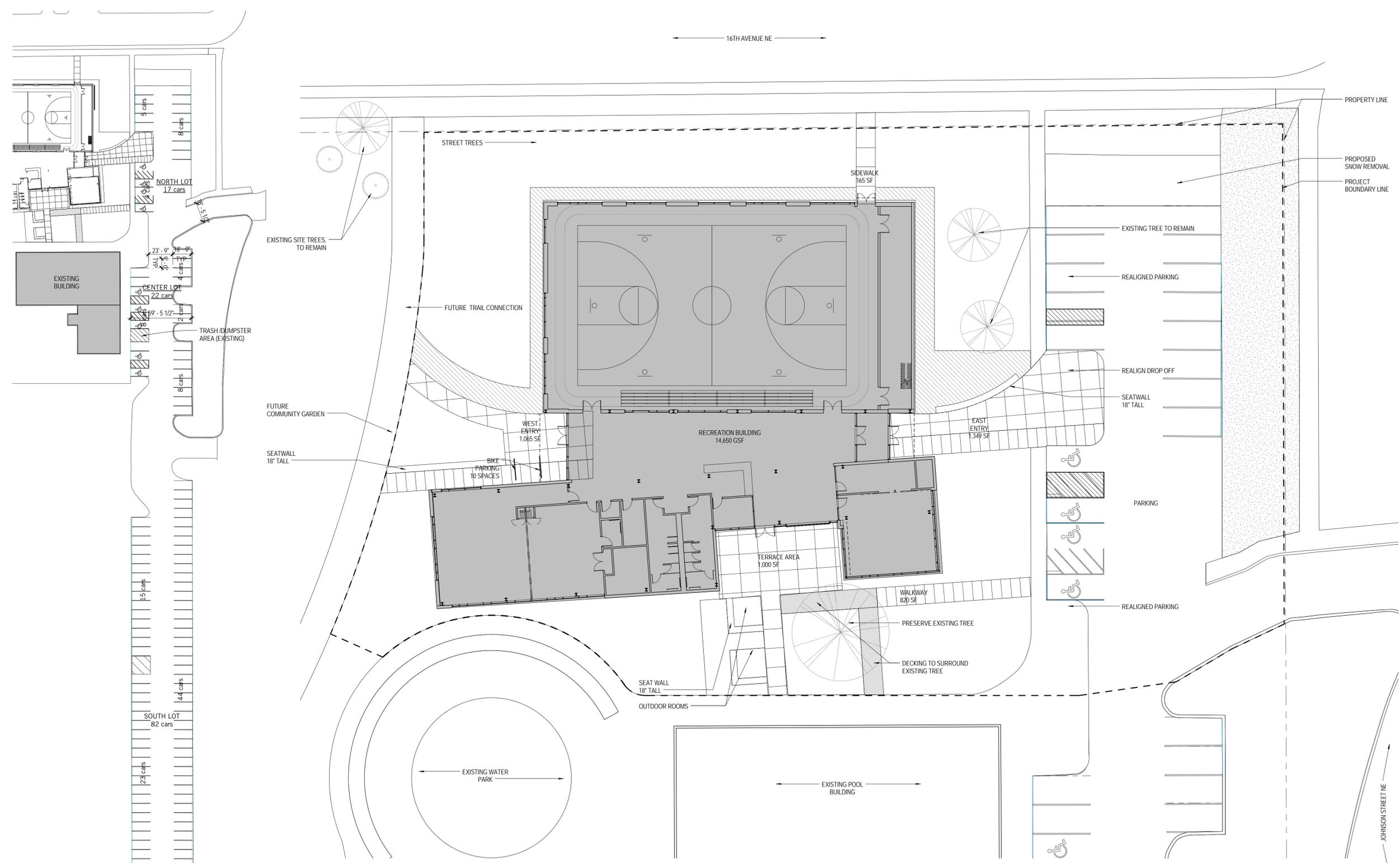
MARK	ISSUE	DATE
Job Number		051526.001
Drawn		Author
Checked		Checker
Approved		Approver

TITLE

**ARCHITECTURAL
SITE PLAN**

SHEET NUMBER

A01-01



1 OVERALL SITE PLAN
1/16" = 1'-0"

2 PARKING SITE PLAN
1" = 50'-0"

LANDSCAPE	
	CONCRETE (6' X 6' PATTERN)
	CONCRETE (3' X 6' PATTERN)
	DECKING
	PLANTING BED
	LAWN / TURF
	5 EXISTING TREES TO REMAIN ON SITE
	SITE BOUNDARY: 47,260 SF
	IMPERVIOUS SURFACE: 28,569 SF
	PERVIOUS SURFACE: 18,691 SF



CONSULTANTS

STRUCTURAL & CIVIL

BKBM ENGINEERS
5900 BROOKLYN BLVD
MINNEAPOLIS, MN 55429

MEP

GAUSMAN & MOORE ASSOCIATES
1700 SOUTH HWY 36 SERVICE DRIVE #700,
ROSEVILLE, MN 55113

PROJECT



**NORTHEAST PARK
RECREATION
BUILDING**

1520 Johnson St NE,
Minneapolis, MN 55413

ISSUE CHART

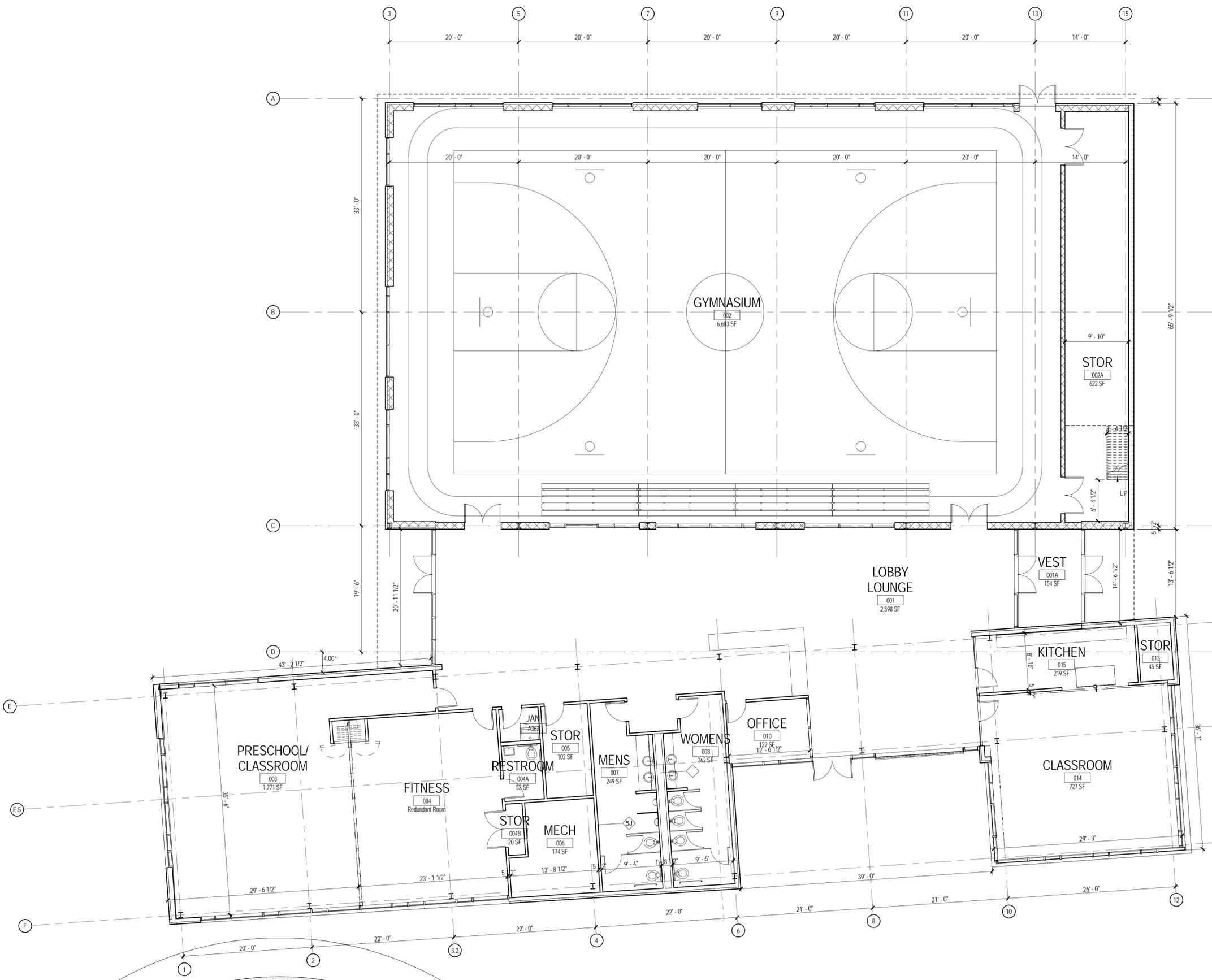
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Job Number		051526.001
Drawn		Author
Checked		Checker
Approved		Approver

TITLE

LEVEL 01 PLAN

SHEET NUMBER

A04-01



1 LEVEL 01 FLOOR PLAN
1/8" = 1'-0"



CONSULTANTS

STRUCTURAL & CIVIL

BKBM ENGINEERS

5900 BROOKLYN BLVD
MINNEAPOLIS, MN 55429

MEP

GAUSMAN & MOORE ASSOCIATES

1700 SOUTH HWY 36 SERVICE DRIVE #700,
ROSEVILLE, MN 55113

PROJECT



**NORTHEAST PARK
RECREATION
BUILDING**

1520 Johnson St NE,
Minneapolis, MN 55413

ISSUE CHART

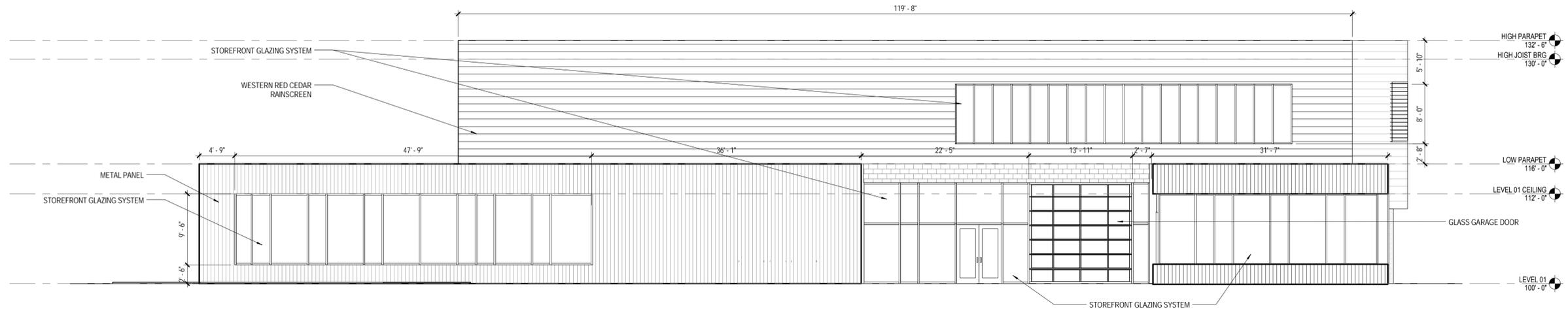
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Drawn		Author
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Approved		Approver

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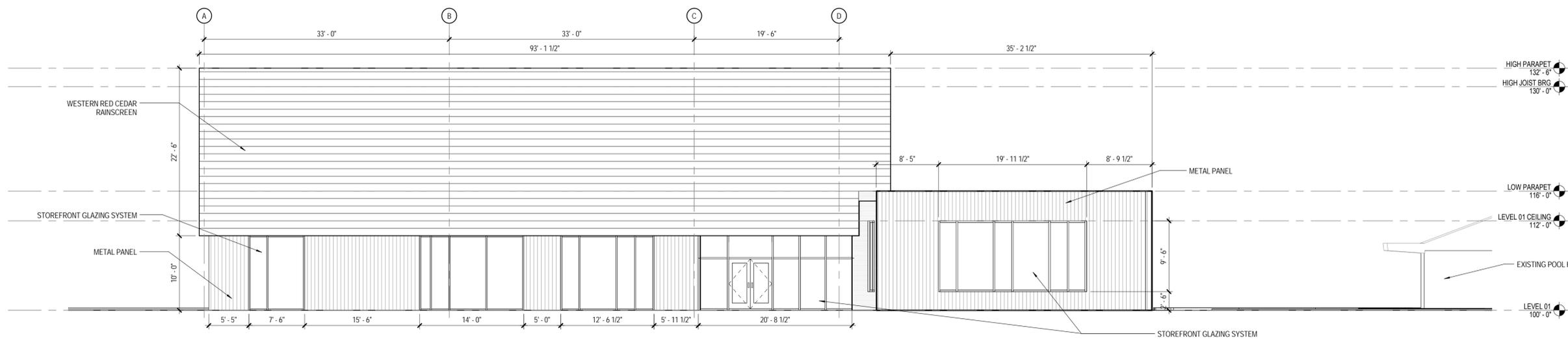
**EXTERIOR
ELEVATIONS**

SHEET NUMBER

A11-02



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



2 WEST ELEVATION
1/8" = 1'-0"

CONSULTANTS

STRUCTURAL & CIVIL

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MINNEAPOLIS, MN 55429

MEP

GAUSMAN & MOORE ASSOCIATES

1700 SOUTH HWY 36 SERVICE DRIVE #700,
ROSEVILLE, MN 55113

PROJECT



**NORTHEAST PARK
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1520 Johnson St NE,
Minneapolis, MN 55413

ISSUE CHART

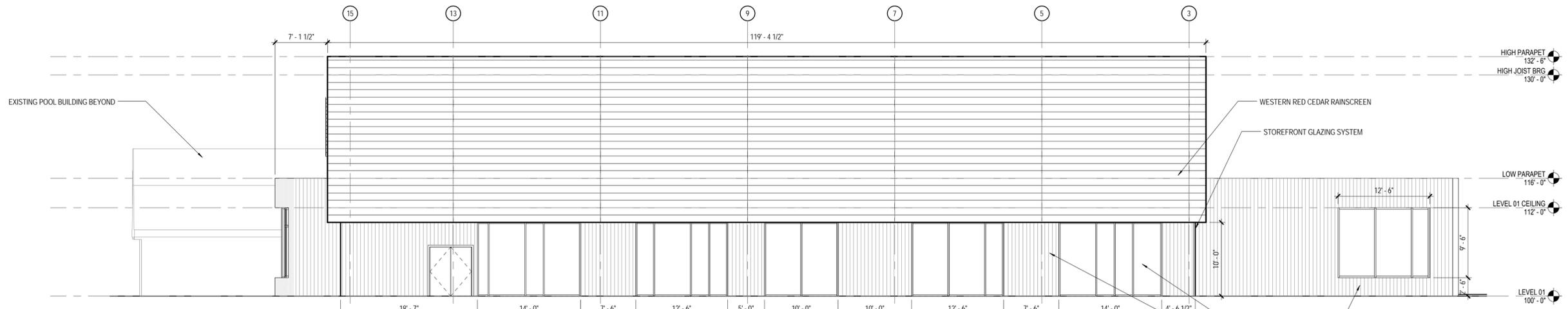
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Drawn	Author	
Checked	Checker	
Approved	Approver	

TITLE

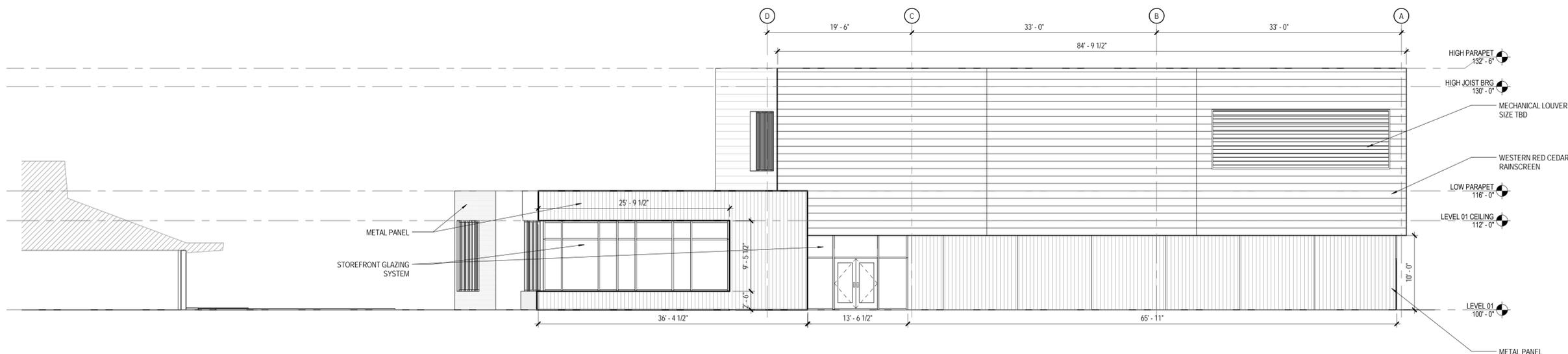
**EXTERIOR
ELEVATIONS**

SHEET NUMBER

A11-01



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



2 EAST ELEVATION
1/8" = 1'-0"

BUILDING ELEVATIONS



BUILDING ELEVATIONS



VIEW FROM EAST PARKING AREA



VIEW FROM WEST PARK AREA



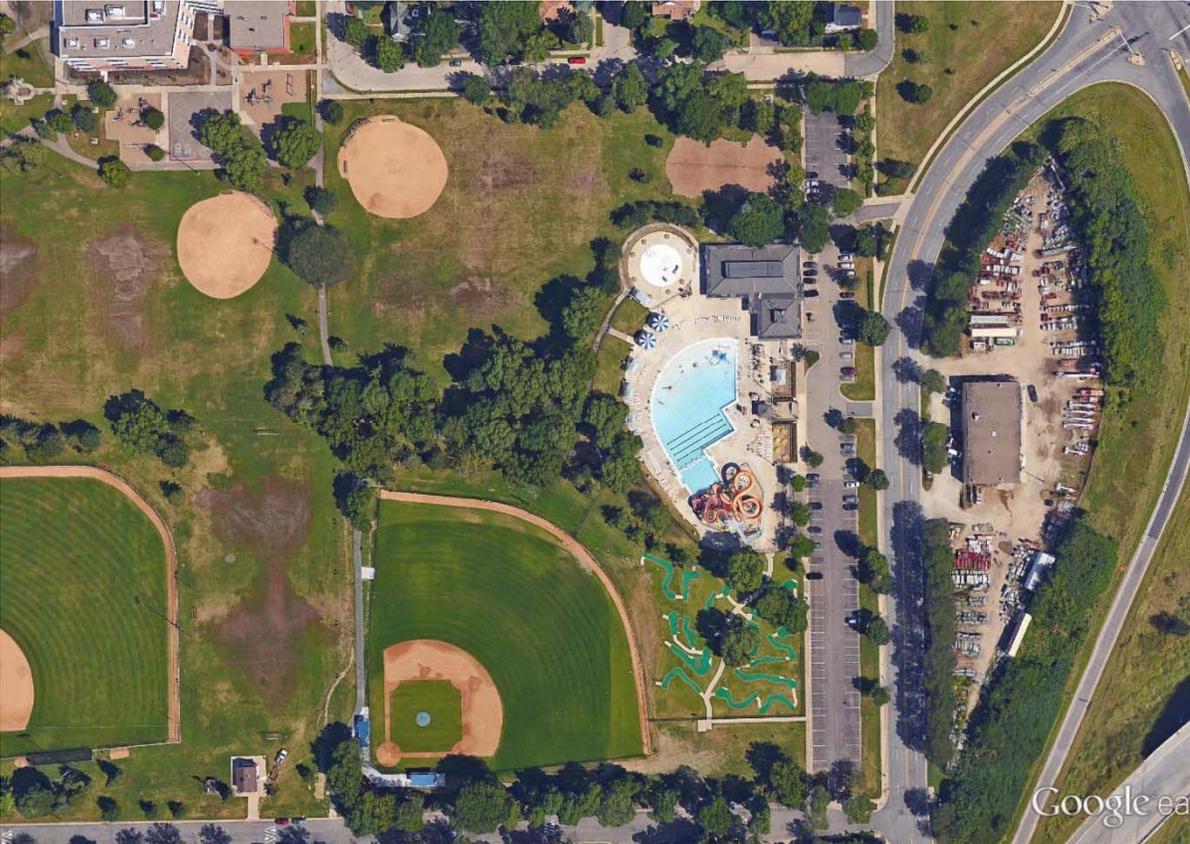
Memo

To: Shanna Sether, Senior City Planner, City of Minneapolis

From: Dave Sheppard, Architect, Perkins+Will

Date: September 21, 2015

Subject: Proposed Northeast Park Recreation Building: existing site photos



1 Overall site showing existing parkins and residential adjacencies

September 21, 2015

Re: Proposed Northeast Park Recreation Building: existing site photos



2 Aerial showing proposed building site outlined in red line. Existing pool building to remain to immediate south of site.

September 21, 2015

Re: Proposed Northeast Park Recreation Building: existing site photos



3 Northeast corner of existing pool building