

LAND USE APPLICATION SUMMARY

Property Location: 3255 Garfield Avenue South
Project Name: The Amp House
Prepared By: Lisa Steiner, Senior City Planner, (612) 673-3950
Applicant: B. Aaron Parker & Karen M. Parker
Project Contact: B. Aaron Parker
Request: To allow the conversion of an existing building to a mixed-use building and construct a detached garage.

Required Applications:

Rezoning	Petition to rezone the property from the R2B Two-Family District to the ORI Neighborhood Office Residence District.
Conditional Use Permit	To increase the maximum height in the ORI District from the permitted 2.5 stories/ 35 feet to 3 stories/33 feet 9 inches.
Variance	To reduce the required front yard along Garfield Avenue South from approximately 31 feet (established) to 0 feet for stairs and an entrance landing.
Variance	To reduce the required front yard along West 33 rd Street from the required 15 feet to 0 feet for a patio.

SITE DATA

Existing Zoning	R2B Two-Family District
Lot Area	11,459 square feet / 0.26 acres
Ward	8
Neighborhood	Lyndale
Designated Future Land Use	Urban Neighborhood
Land Use Features	One block from Community Corridor (Lyndale Avenue)
Small Area Plan	None

Date Application Deemed Complete	December 16, 2015	Date Extension Letter Sent	Not applicable
End of 60-Day Decision Period	February 14, 2016	End of 120-Day Decision Period	Not applicable

BACKGROUND

SITE DESCRIPTION AND PRESENT USE. The subject property is located at the northeast corner of Garfield Avenue South and West 33rd Street. The property is approximately 11,500 square feet in area. In 1911, a brick substation building was constructed on the site (see historic photos in appendix). This building was utilized as a substation until the 1990s but has been vacant since that time. The building was identified in a 2005 survey of Southwest Minneapolis as potentially eligible for individual local and National Register of Historic Places landmark designation.

SURROUNDING PROPERTIES AND NEIGHBORHOOD. The surrounding area is primarily residential with a range of densities from single-family homes to multi-unit apartment buildings. Directly north of the property is a single-family home and directly south across West 33rd Street is a four-unit multi-family building. Across the alley to the east are single-family homes, and to the west across Garfield Avenue is a 17-unit multi-family apartment building. The west side of Garfield Avenue on the subject block is zoned R4 Multi-Family District and is primarily multi-family residential, while the east side is currently zoned R2B Two-Family District and is primarily single-family dwellings with a few multi-family residential buildings as well. Painter Park is located southwest of the subject property. Lyndale Avenue, a designated Community Corridor, is located one block west of the subject property and has a mix of Office Residential, Commercial, and Multi-Family Residential zoning.

PROJECT DESCRIPTION. The applicant is proposing to renovate the existing vacant brick building on the site and convert it into four dwelling units and a “co-working” office space. The office space would be approximately 900 square feet in size and would be accessed from the existing main entry to the building on Garfield Avenue. Three of the dwelling units would be accessed from a new stairway and entrance addition on the north side of the existing building with a doorway facing Garfield. A fourth unit would be accessed from a separate door on the north elevation located towards the rear lot line. An approximately 500 square foot rooftop greenhouse addition is proposed on top of the existing building. Various site improvements including landscaping, walkways, and fencing are also proposed.

The applicant is also proposing to construct a detached garage with three parking stalls at the rear of the lot. The proposed garage complies with the maximum height requirements, yard requirements, and maximum floor area for accessory structures. Because the proposed office use would be less than 1,000 square feet in area, there is no off-street parking requirement for the use. The four-unit project qualifies for a 100 percent reduction from the typical minimum parking requirement of 4 spaces because the property is located within one-quarter mile of a bus transit stop with midday service headways of fifteen minutes or less.

The applicant has elected not to begin the Preliminary Development Review process prior to seeking land use approvals, so the proposal has not yet been reviewed by other City departments such as the Public Works Department or Construction Code Services.

PUBLIC COMMENTS. No comments had been received as of the writing of this report. Any correspondence received prior to the public meeting will be forwarded on to the Planning Commission for consideration.

ANALYSIS

REZONING

The Department of Community Planning and Economic Development has analyzed the application to rezone the property at 3255 Garfield Avenue South from R2B Two-Family District to ORI Neighborhood Office Residence District based on the following findings:

1. *Whether the amendment is consistent with the applicable policies of the comprehensive plan.*

The proposed zoning would be consistent with the applicable policies of *The Minneapolis Plan for Sustainable Growth*. The property is designated as Urban Neighborhood on the future land use map. Urban neighborhoods are predominantly residential areas with a range of densities but are typically lower density and are not intended to accommodate significant new growth or density. These areas may include other small-scale uses, including neighborhood-serving commercial, institutional, and semipublic uses scattered throughout.

The following principles and policies outlined in the plan apply to this proposal:

Land Use Policy 1.1: Establish land use regulations to achieve the highest possible development standards, enhance the environment, protect public health, support a vital mix of land uses, and promote flexible approaches to carry out the comprehensive plan.

- 1.1.5 Ensure that land use regulations continue to promote development that is compatible with nearby properties, neighborhood character, and natural features; minimizes pedestrian and vehicular conflict; promotes street life and activity; reinforces public spaces; and visually enhances development.

Land Use Policy 1.2: Ensure appropriate transitions between uses with different size, scale, and intensity.

- 1.2.1 Promote quality design in new development, as well as building orientation, scale, massing, buffering, and setbacks that are appropriate with the context of the surrounding area.

Land Use Policy 1.4: Develop and maintain strong and successful commercial and mixed use areas with a wide range of character and functions to serve the needs of current and future users.

- 1.4.4 Continue to encourage principles of traditional urban design including site layout that screens off-street parking and loading, buildings that reinforce the street wall, principal entrances that face the public sidewalks, and windows that provide “eyes on the street”.

Economic Development Policy 4.2: Promote business start-ups, retention and expansion to bolster the existing economic base.

- 4.2.1 Promote access to the resources and information necessary for successful operation of healthy businesses.
- 4.2.5 Encourage small business opportunities, such as appropriate home occupations and business incubators, in order to promote individual entrepreneurs and business formation.

Heritage Preservation Policy 8.10: Promote the benefits of preservation as an economic development tool and a method to achieve greater environmental sustainability and city vitality.

- 8.10.5 Prioritize the reuse of the city's historic buildings as a strategy for sustainable development.

The applicant's proposal to rezone the property at 3255 Garfield Avenue South is consistent with the above policies of the comprehensive plan.

2. *Whether the amendment is in the public interest and is not solely for the interest of a single property owner.*

The amendment is in the public interest and is not solely for the interest of a single property owner. Rezoning to ORI would allow for more potential uses on the site without drastically altering the allowed form of potential future development. The main differences in by-right building form between R2B zoning and ORI zoning are front yard setbacks and permitted maximum floor area ratio.

3. *Whether the existing uses of property and the zoning classification of property within the general area of the property in question are compatible with the proposed zoning classification, where the amendment is to change the zoning classification of particular property.*

Although the subject property is currently residentially zoned, the property has never been utilized residentially, as it was a utility substation for over eighty years and has been vacant for the last two decades. The surrounding area is primarily residential with a range of densities from single-family homes to multi-unit apartment buildings. The west side of Garfield Avenue on the subject block is zoned R4 Multi-Family District and is primarily multi-family residential, while the east side is currently zoned R2B Two-Family District and is primarily single-family dwellings with a few multi-family residential buildings as well. Painter Park is located southwest of the subject property. Lyndale Avenue is located one block west of the subject property and has a mix of Office Residential, Commercial, and Multi-Family Residential zoning.

The ORI Neighborhood Office Residence District is intended to provide a small scale mixed use environment of low to moderate density dwellings and office uses, which can serve as a transition between neighborhood commercial centers and surrounding residential uses. The applicant's proposal for four units would have a residential density of approximately 15 dwelling units/acre, which is consistent with the density in the surrounding area. Considering that the subject property is 11,459 square feet (the size of two typical lots on this block face), the proposed density is equal to two typically-sized lots with duplexes. The existing uses and zoning classifications of the surrounding properties are compatible with the proposed rezoning of the subject property to ORI.

4. *Whether there are reasonable uses of the property in question permitted under the existing zoning classification, where the amendment is to change the zoning classification of particular property.*

The property is currently zoned within the R2B Two-Family District. Permitted uses in this district include single and two-family dwellings, small community residential facilities, community gardens, parks, places of assembly, child care centers, and small market gardens. Rezoning to ORI would allow multi-family dwellings, offices, theaters with live indoor performances, educational arts centers, preschools, as well as some additional conditional uses (see use comparison table provided in the appendix). While some reasonable uses of the property exist within the R2B District, the likelihood that the existing building could be repurposed for uses permitted in the R2B District is low. Staff finds that rezoning to ORI would support the retention of the existing building, as ORI zoning provides more potential adaptive reuse options for the existing building.

5. *Whether there has been a change in the character or trend of development in the general area of the property in question, which has taken place since such property was placed in its present zoning classification, where the amendment is to change the zoning classification of particular property.*

Although the subject property is currently residentially zoned, the property has never been utilized residentially, as it was a utility substation for over eighty years and has been vacant for the last two decades. In 1963, the subject property was zoned within the R5 General District. By 1975, the property had been rezoned to the R2B Two-Family District, which it has remained ever since. In 2010, as part of the Midtown Greenway Rezoning Study, the properties on the west side of the 3200 block of Garfield were rezoned to the R4 Multiple-Family District. The subject property was just outside the boundary of this rezoning study.

The vast majority of buildings in the surrounding area, including the subject building, were constructed in the early twentieth century. There has not been a noticeable change in the character of the development surrounding the property since it was zoned for residential uses. Staff finds that it would be appropriate to rezone the property to ORI Neighborhood Office Residence District in order to repurpose the existing non-residential building for an office use and four dwelling units.

CONDITIONAL USE PERMIT

The Department of Community Planning and Economic Development has analyzed the application to increase the maximum allowed height from the permitted 2.5 stories/ 35 feet to 3 stories/ 33 feet 9 inches 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 existing building is two stories or 26 feet in height. The maximum allowed height of a building in the ORI Neighborhood Office Residence District is 2.5 stories or 35 feet, whichever is less. The applicant is proposing to construct an approximately 500 square foot gabled-roof greenhouse addition to the rooftop of the existing building. The addition would make the building three stories in height per zoning code definitions. The overall height of the structure would be 33 feet 9 inches with the addition. Although the highest point of the addition (the ridge of the greenhouse) would be at 35 feet, the height of a gabled roof is measured to the midpoint between the ridge and the eave, which would be 33 feet 9 inches. Staff recommends a condition of approval specifying that the addition must be limited to the proposed height and area shown in the submitted plans. The proposed 3 story/33 foot 9 inch tall building will not be detrimental to or endanger the public health, safety, comfort, or general welfare provided that the development complies with all applicable building codes, life safety ordinances, and Public Works standards.

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 height of the building would be shorter than the maximum height of 35 feet in the ORI District but requires a Conditional Use Permit because the greenhouse, per zoning code definitions, constitutes a third story of the building. Staff recommends a condition of approval specifying that the size of the rooftop addition be limited to 500 square feet in area and 33 feet 9 inches in height, as shown on the submitted plans, in order to ensure that the addition would not be injurious to the use and enjoyment of other property in the vicinity in regards to shadowing impacts. The addition of the proposed rooftop greenhouse, with its limited size and height, 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.

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

Increasing the height of the existing building by constructing a rooftop greenhouse addition will 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 building with a rooftop greenhouse addition will have no impact on traffic congestion in the public streets. The overall proposal will exceed the minimum parking requirements for both residential and nonresidential uses.

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

The proposed development including the request to exceed maximum height in terms of stories would be consistent with the general policies of *The Minneapolis Plan for Sustainable Growth* listed above in the rezoning analysis section.

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 the ORI Neighborhood Office Residence District.

Additional Standards to Increase Maximum Height

In addition to the conditional use permit standards, the Planning Commission shall consider, but not be limited to, the following factors when determining the maximum height of principal structures in office residence districts:

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

The proposed rooftop greenhouse house should not impact the light or air of surrounding properties. The rooftop greenhouse would be setback approximately 19 feet from the east property line and 22 feet from the south property line. The greenhouse would be located over 70 feet from the adjacent house to the north and approximately 30 feet from the adjacent house to the east.

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

The proposed rooftop addition would not shadow significant public spaces or known existing solar energy systems. The addition would likely contribute to some additional shadowing of the adjacent residential properties at certain points in the year. However, since the addition is less than 500 square feet in area and the overall height of the building would be 33 feet 9 inches, the shadowing impact should be minimal. Staff recommends specifying the area and height of the proposed addition as a condition of approval in order to ensure that shadowing is limited.

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

The rooftop addition would be slightly out of character with surrounding uses. This area has a range of building types from one-story single-family homes to three-story multi-family buildings. However, the first stories of these three-story multi-family buildings in the area are typically garden-levels so their overall building height is typically less than 30 feet. With this greenhouse addition, the overall height of the building would be taller than all other existing buildings on the subject block. The

buildings to the east and north are primarily single-family homes that are one or two stories in height. However, the total height of the building with the rooftop addition would still be less than the maximum in terms of feet at 33 feet 9 inches and would not be wholly out of scale with the permitted heights of surrounding uses.

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

The proposed rooftop addition would not block views of landmark buildings, significant open spaces, or bodies of water.

VARIANCES

The Department of Community Planning and Economic Development has analyzed the application for a variance to reduce the required front yard setback along Garfield Avenue South and a variance to reduce the required front yard setback along West 33rd Street 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.*

Front Yard - Garfield Avenue South. The applicant is proposing to construct a new stairway and entrance landing to the front of the existing building at the corner of Garfield Avenue and 33rd Street. The required front yard setback in the ORI District is 15 feet or the established front yard of adjacent residential properties. The existing building currently has a five-foot stairway leading to the main door. The plans submitted indicate that the existing home to the north is located approximately 31 feet from their front property line. Stairs are permitted obstructions in required front yards, provided they do not exceed eight feet in width. Entrance landings are also permitted obstructions in front yards provided they do not exceed 36 square feet in area. The proposed stairs are between 20 and 25 feet in width and the entrance landing area is approximately 350 square feet in area; both the stairs and entrance landing therefore require a variance from the required 31 feet to 0 feet. The plans also indicate that the stairs would extend into the public right-of-way, which would require an encroachment permit from the Public Works Department.

Staff does not find that there are any practical difficulties in complying with the ordinance because of any unique circumstances. The circumstances requiring the variance are not based on economic considerations alone but they are self-created by the applicant's proposal.

Front Yard - West 33rd Street. The applicant is proposing to construct a patio over an existing areaway and along the south property line. The patio would be about 56 feet by 7 feet in size. Because the front yard of the adjacent property to the east is along West 33rd Street, the applicant is subject to a front yard setback along West 33rd Street as well. The required front yard in the ORI District is 15 feet and the adjacent house is set back approximately 12 feet from their property line. The applicant has indicated on their plans that there is an existing approximately 150 square foot areaway (currently obscured by overgrown shrubs) along the subject building's south elevation. The applicant proposes to install an egress window in the basement of the existing building that would open to this areaway. A grate would be installed over the areaway with an egress hatch. This areaway would extend to the rear property line and be utilized as a first level patio for two dwelling units. Additionally, two new doors would be installed at the first level of the building which would access this patio area. In total, the applicant is proposing a nearly 400 square foot patio along their southern property line that would extend more than half of the length of the existing building.

The maximum size of a patio that is permitted in a required front yard is 50 square feet and it cannot project more than 4 feet into the required yard. The applicant's proposal does not comply

with either of these requirements for the patio to qualify as a permitted obstruction. The existing building is located 7 feet from the south property line. In order to construct new patios along this elevation without triggering a variance, the applicant would need to construct two separate fifty square foot patios that had only three feet of depth. This would not be usable patio space. However, the proposal includes an over 5,000 square foot undeveloped area north of the building where there are many opportunities to construct patios without triggering variances. Considering the other options on the site for patios, staff does not find that there are practical difficulties in complying with the ordinance due to unique circumstances.

- 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.*

Front Yard - Garfield Avenue South. The proposal to construct a large stairway and entrance landing at the corner of the property leading to the front entry on Garfield would be supported by several policies in the comprehensive plan that relate to principal entrances and eyes on the street. However, new development should also be appropriate within the context of adjacent properties. The directly adjacent properties are all residential. Required yards are intended to be unobstructed from the ground level to the sky with the exception of the list of permitted obstructions. The applicant's proposal is generally reasonable. As proposed, 62% of the site would be impervious surfaces; this is significantly below the maximum impervious surface coverage of 85% in the ORI District. However, there are other options, such as constructing a stairway that is eight feet in width and an entrance landing that is 36 square feet in area, which would not require a variance, and still have a well-defined principal entrance to the office area.

Front Yard - West 33rd Street. The applicant is proposing a nearly 400 square foot patio which would be two feet above the sidewalk level and would be accessed by two of the proposed dwelling units. While a smaller patio might be reasonable in this location, staff does not find the size of the proposed patio to be reasonable in a required front yard. The adjacent home to the east is set back about 12 feet from their south property line and the proposed patio would not be appropriate in this context.

- 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.*

Front Yard - Garfield Avenue South. The proposed variance would alter the character of the front yards along this block face. The rest of the subject block is residential in character with small stairways and walkways leading to the front doors of each building. The proposed stairway and landing would be essentially a large public area which is out of character with the rest of the surrounding area. The variance would not be detrimental to the health, safety, or welfare of the general public. It may, however, be disruptive for adjacent neighbors as there would be more use of the front yard than there would be with a stairway and entrance landing which complied with the yard requirements.

Front Yard - West 33rd Street. The existing building has a 150 square foot areaway according to the applicant that is currently obscured by overgrown shrubs. The current condition also includes an approximately 2 foot grade change from the sidewalk level to the building in the seven foot wide yard area. The proposed variance would not be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties. However, the proposed variance would potentially be injurious to the use and enjoyment of adjacent property as the patio would be significantly larger and closer to the property line than a patio typically allowed as a permitted obstruction in a front yard.

FOR REZONINGS ONLY

ZONING PLATE NUMBER. 24

LEGAL DESCRIPTION. Lots 15 and 16, Block 11, Motor Line Addition to Minneapolis, Minneapolis, Hennepin County, Minnesota.

RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt staff findings for the applications by B. Aaron Parker & Karen M. Parker for the property located at 3255 Garfield Avenue South:

A. Rezoning the property from the R2B Two-Family District to the ORI Neighborhood Office Residence District.

Recommended motion: **Approve** the application for a rezoning from the R2B Two-Family District to the ORI Office Residence District.

B. Conditional Use Permit to increase height from 2.5 stories or 35 feet to 3 stories, 33 feet 9 inches.

Recommended motion: **Approve** the application for a conditional use permit, 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. The rooftop addition shall be limited to 33 feet 9 inches in height and 500 square feet in area as shown on the submitted plans.

C. Variance to decrease the required front yard along Garfield Avenue South.

Recommended motion: **Deny** the application for a variance.

D. Variance to decrease the required front yard along West 33rd Street.

Recommended motion: **Deny** the application for a variance.

ATTACHMENTS

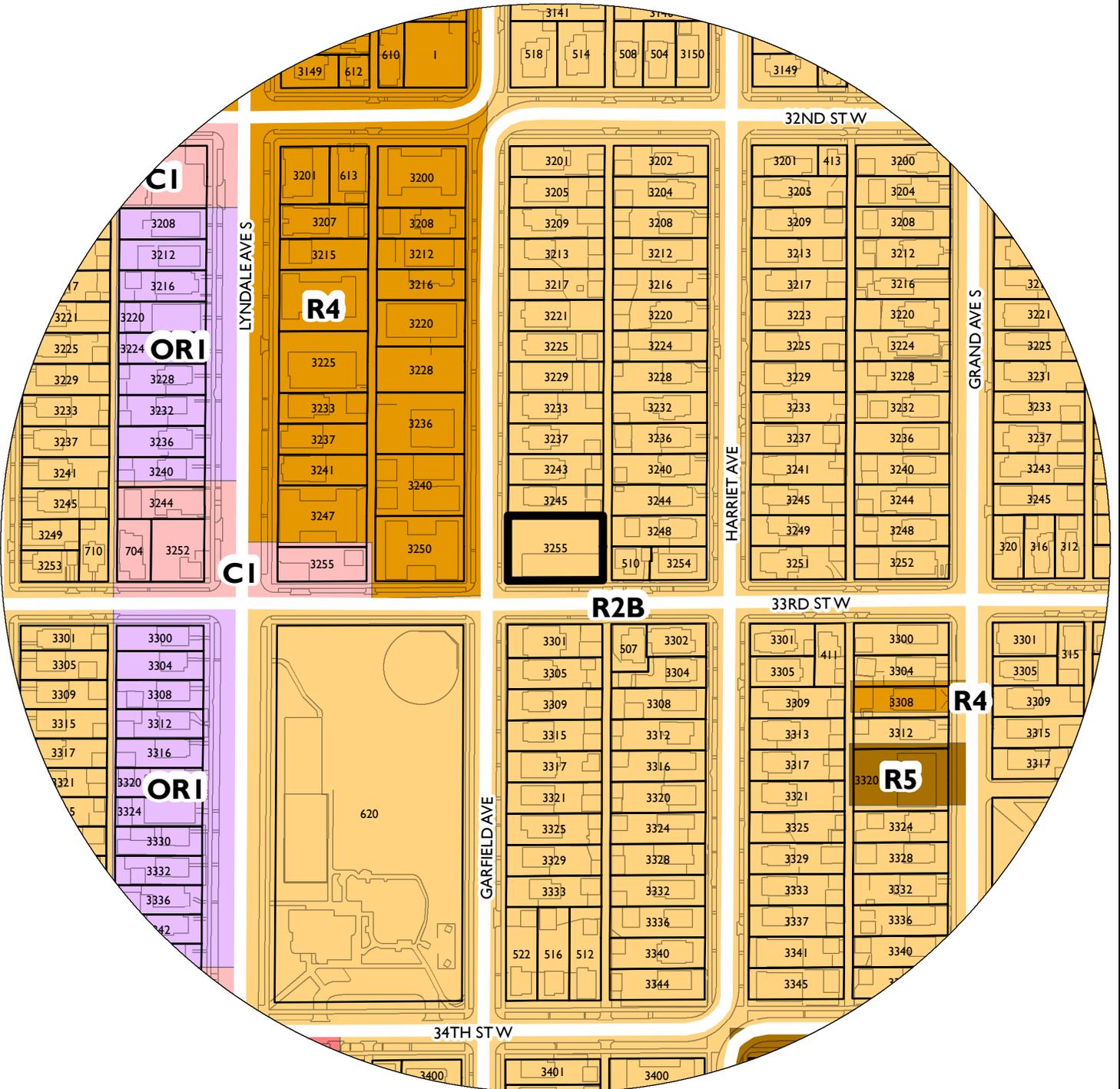
1. Zoning map
2. Oblique aerial
3. Historic photos
4. Use comparison and rezoning matrix
5. Written description and findings submitted by applicant
6. Plans
7. Building elevations
8. Renderings
9. Correspondence

B. Aaron Parker & Karen M. Parker

8th

NAME OF APPLICANT

WARD



PROPERTY ADDRESS

3255 Garfield Avenue South

FILE NUMBER

BZZ-7486

3255 GARFIELD AVE SOUTH – BZZ-7486



Garfield Substation (Minneapolis General Electric Company)



1920 - Minnesota Historical Society



1920 - Minnesota Historical Society



1931 - Minnesota Historical Society

Comparison of Permitted and Conditional Uses in R2B and OR1 Districts

Use	R2B	OR1
Single-family dwelling	P	P
Two-family dwelling	P	P
Cluster development	C	C
One (1) to four (4) dwelling units, as part of a mixed use building		P
Multiple-family dwelling, three (3) and four (4) units		P
Multiple-family dwelling, five (5) units or more		P
Planned Unit Development		C
Community residential facility serving six (6) or fewer persons	P	P
Community residential facility serving seven (7) to sixteen (16) persons		C
Early childhood learning center	C	P
Preschool	C	P
School, grades K—12	C	C
Athletic field	C	C
Cemetery	C	C
Community garden	P	P
Developmental achievement center	C	P
Educational arts center		P
Golf course	C	
Library, public	C	C
Park, public	P	P
Theater, indoor, live performances only		P
Place of assembly	P	P
Birth center		C
Office		P
Bed and breakfast home		C
Child care center	P	P
Clinic, medical and dental		C
Market garden, with a planting area of 10,000 sq. ft. or less	P	P
Market garden, with a planting area greater than 10,000 sq. ft.	C	C
Nursery or greenhouse existing on January 1, 1991	C	
Parking lot, serving institutional and public uses	C	C
Parking lot, serving multiple-family dwellings		C
Bus turnaround	C	C
Communication exchange	C	C
Electric or gas substation	C	C
Fire station	C	C
Passenger transit station	C	C
Police station	C	C
Railroad right-of-way	C	C
Stormwater retention pond	C	C
Water pumping and filtration facility	C	C

C= Conditional Use (CUP & Public Hearing Required) P= Permitted Use

REZONING MATRIX

	R2B	ORI
	Two-Family District	Neighborhood Office Residence District
FAR		
Base FAR Maximum	0.50	1.50
20% bonus for enclosed, underground or structured parking	n/a	n/a
20% bonus for 20% affordable units	n/a	0.30
Total possible FAR	0.50	1.80
Lot Area		
Required lot area per dwelling unit (sq. ft.)	5,000	n/a
Height & Coverage		
Base building height maximum (in stories/feet)	2.5/35	2.5/35
Maximum Lot Coverage	45%	70%
Maximum Impervious Surface Coverage	60%	85%
Yard Requirements		
Front	20	15
Interior side or rear	5+2x	5+2x
Corner Side	8 +2x	8+2x
<i>x = Number of stories above the first floor</i>		
(NOTE: Requirements above for all uses except Single- and Two-family Dwellings and Permitted Community Residential Facilities)		

B. AARON PARKER & ASSOCIATES | METROPELIGO, P.C. architecture + urban design

15 December 2015

Lisa Steiner, City Planner
Land Use, Design and Preservation
City of Minneapolis CPED
250 South 4th Street Room 300
Minneapolis, MN 55415

Ms. Steiner:

Karen M. and B. Aaron Parker are submitting an application to the City of Minneapolis for changes in controls on the property at 3255 Garfield Avenue South consistent with a change in use from industrial electrical substation to mixed-use (residential with a small co-working space). We intend to renovate the existing building to make it a suitable home for our family plus three other apartments plus the co-working space. There will be an 1120 GSF garage at the rear of the lot accommodating three motor vehicles with space for twelve bicycles suspended from individual racks.

The subject property at 3255 Garfield Avenue South served as an electrical substation from the time of its construction in 1911 until it was closed in the early 1990s. (Figure 1) The two story building has a footprint of 28' x 104'. The total square footage of the building is 5150 square feet including its partial basement. The building's major axis runs E-W on a roughly rectangular 89'x129' lot (11,500sf / 0.26 acres), thus, the building enjoys solar advantage. The building is set back approximately 7.5' from the south property line leaving a rear yard of approximately 54.5' - inadequate for double-loaded parking either at grade or below grade. Due to the placement of the pre-existing structure on the site practical difficulties exist in complying with the ordinance. The neighborhood, the City and the applicant see benefit to retaining this neighborhood landmark.



Figure 1: The subject structure served as an electrical substation since 1911, but has not been used for that purpose for approximately 25 years.

B. AARON PARKER & ASSOCIATES | METROPELIGO, P.C. architecture + urban design

We are currently investigating the property's suitability for nomination to the National Register of Historic Places. We see historic continuity as an important part of city memory. Retention of a well-loved, historic building is a value to a community.

As you can see from Figure (2), the massing and materials of the existing substation create a strong spatial definition at the corner of the park and the handsome structure fits well into the surrounding neighborhood. We intend to retain this building despite the high cost of restoration and renovation. We are hoping to succeed in obtaining Historic Designation from the National Parks Service and SHPO in order to take advantage of historic tax credits.



Figure 2: The massing and materials of the substation create a strong spatial definition at the corner of the park and the handsome structure fits well into the surrounding neighborhood.

In order to proceed with the project, we understand that the project will require a zoning change from R2B to OR1.

B. AARON PARKER & ASSOCIATES | METROPELIGO, P.C. architecture + urban design

ZONING CHANGE REQUEST: The property is currently located in an R2B zoning district. The current zoning limits maximum re-use to an owner-occupied duplex. The costs of renovating this historic, currently un-insulated and unconditioned structure exceed the value of any such renovation threatening the viability of this historic structure. The massing and occupancy of the subject building and many other buildings on the block are non-conforming to the current zoning. We are seeking a zoning change to OR1.

REZONING FINDINGS

1) **The amendment is consistent with the applicable policies of the comprehensive plan.** A review of the applicable chapters and sections of The Minneapolis Plan for Sustainable Growth reveals the proposed plan for the property to advance the goals of the Plan and, in no instance that we could find, to be inconsistent with its goals and objectives. The proposed project's intensity of use is 15 du/acre, within the limits of even the lowest density level listed in the Comprehensive Plan (Urban Neighborhood: 8-20du/acre) On the other hand, current allowable density on this property, as currently zoned, is less than 8du/acre, thus making the current R2B zoning inconsistent with the Comprehensive Plan.

2) **The amendment is in the public interest and is not solely for the interest of a single property owner.**

The intended re-use of the property is four (4) dwelling units (including the owner's home) and a small co-working office component supporting the home offices already prevalent in the neighborhood. All four dwelling units are accessible from a small addition attached to the north side of the existing building with the door visible from Garfield Avenue. This addition contains circulation spaces and interconnecting stair.

The location, size and character of the property is well-suited to mixed use development as it is situated at a transition point between public park/busy arterial and a quiet local street. The small local commercial use is intended to serve the neighborhood home office market ("co-working" facility) with local services/facilities that would enhance the performance and reach of home offices in the neighborhood. The office would be accessible through the current front door of the substation building - an entrance much too prominent in location and too grand in scale to be used as access to a small apartment. In addition, mentoring and support will be available for single parents in operating a small business while rearing a family at the same time. This is in the public interest.

The terrace on the west (front) of the building, with its direct physical and visual relationship to Painter Park and anchoring the corner of 33rd and Garfield provides a neighborhood amenity.

Finally, renovating and retaining a beloved structure in the neighborhood is in the public interest, especially in consideration of its position visually and spatially defining the northeast corner of Painter Park. Whether the building be demolished and left as a vacant lot or demolished and replaced by a small single family house or a larger structure of lesser character, the option of renovating the structure would seem to be "in the public interest".

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- 3) Whether the existing uses of property and the zoning classification of property within the general area of the property in question are compatible with the proposed zoning classification, where the amendment is to change the zoning classification of particular property.

Contiguous zoning is R4 and there is C1 zoning, with current commercial uses a half block away. Fifty percent (50%) of the frontage facing Painter Park is C1, C2 or OR1. The entire west side of Garfield Ave South opposite the subject property is zoned R4 and the massing of many of the structures on that side of the street is consistent with the massing and materials of the existing and proposed work on the subject property. The property, as proposed, has a height equal to or lower than many of the surrounding structures in the neighborhood including structures in the R2B zoning district. The bulk regulations for the existing R2B and the proposed OR1 are the same, rendering moot the question of bulk.

The property fronts 33rd Street, a street which hosts many higher intensity commercial uses than envisioned for the subject property. These existing commercial properties are located at close intervals along 33rd Street from Bryant Avenue at least as far east as Nicollet Avenue creating a hospitable pedestrian environment. Because of the property's proximity to Painter Park and the commercial uses surrounding the park, and the regularly spaced commercial uses along 33rd Street, it is demonstrable that this change in use allowing a small amount of commercial use in this mixed use project is consistent, not only with the Comprehensive Plan, but with the existing character of the neighborhood.

Many of the structures on both sides of this block of Garfield, as well as within a quarter mile radius of the property, were built as and are currently used as multi-family structures. There are four multi-family structures non-conforming to R2B on the same block as the subject property on the east side of Garfield in the R2B district (See Figure 3 upper photo-Ieporello below). Thus, the request for zoning change is compatible with existing uses of property on the same block.



East Side of 3200 Block of Garfield - R2B (^ = non-conforming multi-family structure)



West Side of 3200 Block of Garfield Zoning District = R4

Figure 3: Perhaps we should strive to always consider the actual context. A street is the public space held in common by the people and structures on either side. The urban dialogue should be inclusive and buildings and people on both sides of the street should relate well to one another. Should the fact that one side of the street is R2B and the other side is R4 cause us to ignore the context directly outside our front door or should we treat the street as our shared commons and unify our block?

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4) Whether there are reasonable uses of the property in question permitted under the existing zoning classification, where the amendment is to change the zoning classification of particular property. The subject property is zoned R2B, a zoning designation incompatible with the existing structure on the property.

There are no reasonable uses for the existing structure under the current zoning. The current zoning limits maximum re-use to an owner-occupied duplex. The costs of renovating this historic, currently un-insulated and unconditioned structure exceed the value of any such renovation threatening the viability of this historic structure. The massing and occupancy of the subject building and many other buildings on the block are non-conforming to the current zoning. We are seeking a zoning change to OR1 which has the same bulk regulations, but permits a slightly greater intensity of use that may warrant investment in the property.

The existing property is vacant and has been unutilized for at least 25 years. With already-failed roofing, it is in danger of falling into irreparable disrepair requiring its demolition. The prior use was an industrial use making its conversion to mixed use/residential a difficult undertaking.

The structure and use of this property, as with most of the properties in this neighborhood, predate the original 1923 Zoning Ordinance. Given that the structure is pretty much universally considered to be worthy of preserving, should not citizens and public servants of good faith do what is not harmful to help preserve this structure?

5) Whether there has been a change in the character or trend of development in the general area of the property in question, which has taken place since such property was placed in its present zoning classification, where the amendment is to change the zoning classification of particular property. There has been a change in the character and trend of development in this area. At the time when this area was downzoned from its previous designation to R2B, many property owners were leaving the City of Minneapolis for the suburbs and converting their properties to multi-family use and/or single-room-occupancy apartments. At the time of the downzoning, a provision was added to the R2B district ordinance stating that unless a property has a lot area of at least 10,000 square feet, only a single family house is allowable as a residential use. The subject property is 11,500 sf. The maximum allowable development on this property in an R2B district is a two-family dwelling. As a result, the effective maximum density on the subject property is beneath the lowest density proposed in the Minneapolis Comprehensive Plan.

Furthermore, both the Metropolitan Council, which reviews the comprehensive plans of regional municipalities, and the City of Minneapolis recognize a significant change in the character and trend of development in the general area and the region as a whole as flight from the city has reversed and the City of Minneapolis, based upon Met Council projections, is expecting a significant immigration of population over the next 25 years. Changing the zoning from R2B to OR1 does not alter the allowable massing on the site, but it does allow an increase in intensity of use that meets Comprehensive Plan standards and permits an intensity of development that may justify investment in the property.

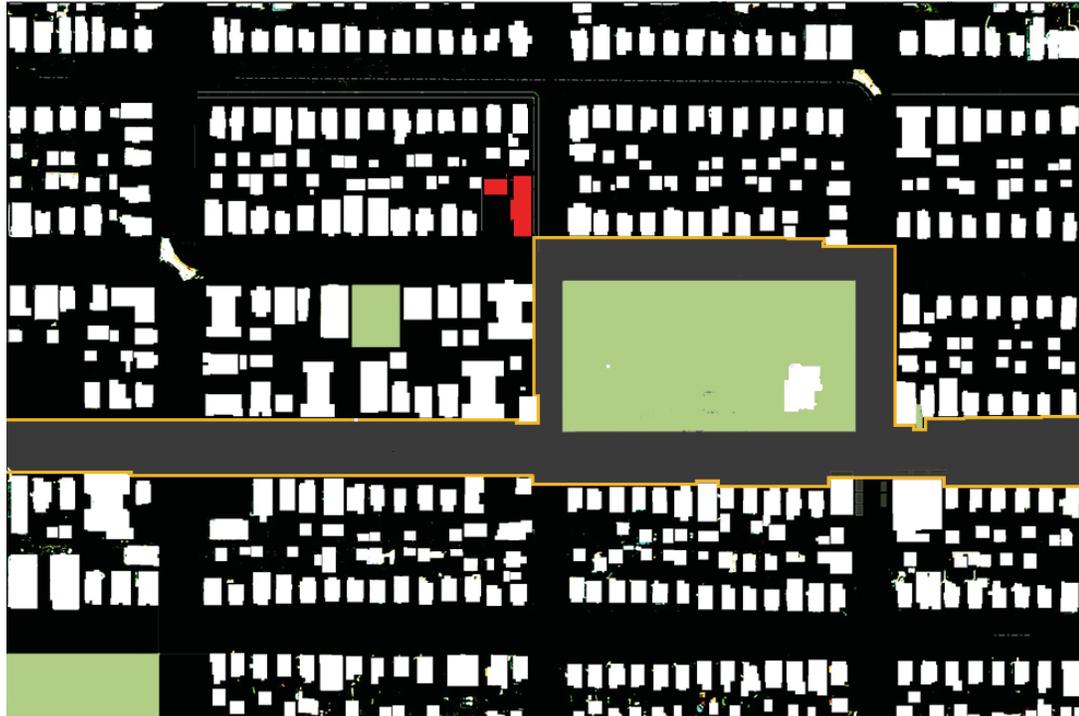


Figure 4: Painter Park Neighborhood Figure-Ground Map

CONDITIONAL USE PERMIT FOR THE ADDITION OF A GREENHOUSE ON THE ROOF OF THE EXISTING STRUCTURE

We intend to install a solar array on our roof as part of our sustainability agenda. We are also exploring the possibility of urban beekeeping for which a rooftop location is highly recommended in urban areas for safety reasons (for both bees and humans). We need access to the roof to do this. In addition, we wish to practice year-around farming and have designed a greenhouse on our roof for our use and enjoyment. The top of the greenhouse will not exceed the maximum 35 foot height limit in the R2B and OR1 zoning districts. However, the City's reading of the code finds that the greenhouse constitutes a third story exceeding thirty (30) feet in height. This requires a Conditional Use Permit.

CONDITIONAL USE PERMIT 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 greenhouse will not be detrimental to or endanger the public health, safety, comfort or general welfare. It will have the opposite effect. It will be used to grow useful produce and, in the process, will retain on site stormwater, compostable kitchen and yard waste, as well as contributing year-around to carbon fixing.

(2) The greenhouse as a 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.

(3) Adequate utilities, access roads, drainage, necessary facilities or other measures, have been or will be provided. The greenhouse will not affect these things. Were it constructed on the ground in the north yard, it would be acceptable as-of-right and no conditional use permit would be required.

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

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greenhouse will have no effect on traffic. Were it constructed on the ground in the north yard, it would be acceptable as-of-right and no conditional use permit would be required.

(5) The greenhouse, as a conditional use, is consistent with the applicable policies of the comprehensive plan. Were it constructed on the ground in the north yard, it would be acceptable as-of-right and no conditional use permit would be required.

(6) The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located. Were it constructed on the ground in the north yard, it would be acceptable as-of-right and no conditional use permit would be required.

In addition, the following findings must be addressed if applying for a conditional use permit for increasing maximum height:

- (1) **Access to light and air of surrounding properties.** The greenhouse is so located that, at no time during the year will it deprive any surrounding properties of light or air.
- (2) **Shadowing of residential properties, significant public spaces, or existing solar energy systems.** The greenhouse will cause no shadowing of residential properties or any significant public spaces, or existing solar energy systems.
- (3) **The scale and character of surrounding uses.** The greenhouse does not exceed the allowable height of structures, measured in feet using the standard calculation, in either the existing R2B district or the proposed OR1 district. Other structures in the area are equally high or higher.
- (4) **Preservation of views of landmark buildings, significant open spaces or water bodies.** The greenhouse will block no views of landmark buildings, significant open spaces or water bodies.

VARIANCE REQUESTS:

In all requests below, the Applicant proposes to use the property in a reasonable manner that will be in keeping with the spirit and intent of the proposed zoning, the ordinance and the Comprehensive Plan.

Variance of the required Front Yard:

Though there is no additional habitable interior space planned for the front yard, we understand that the position of the stairs connecting the piazetta to the back of sidewalk requires a variance of the Front Yard setback. Elevating the piazetta provides a prospect across Painter Park towards Lyndale and establishes a stronger relationship between public and private.

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

Variance of the Corner Side Yard: Though there is no additional habitable interior space planned for the corner side yard, we understand that the position of the stairs connecting the piazetta to the back of sidewalk requires a variance of the Corner Side Yard setback. Elevating the piazetta provides a prospect across Painter Park towards Lyndale and establishes a stronger relationship between public and private.

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

UNIT COUNT

Currently, the unit count is as follows:

1 One Bedroom Apartments

2 Two Bedroom Loft Apartments

1 Two Bedroom plus guest room/music room Loft Apartment (Owner's apartment)

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MATERIALS

Materials for the new addition will complement the materials of the existing substation and other buildings in the neighborhood and near context. In some cases, matching materials will be used.

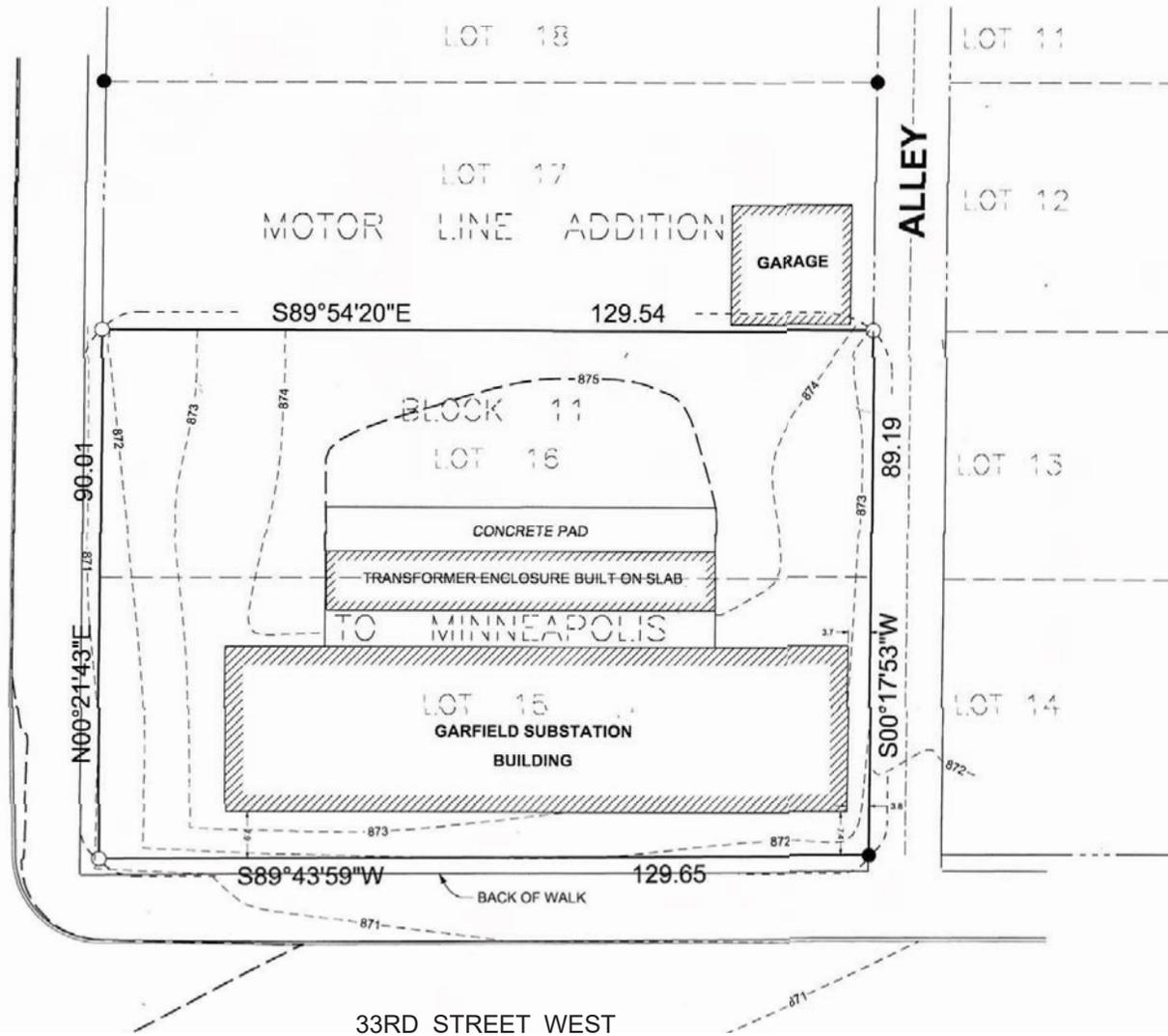
- The exposed base of the new garage and the landscape features such as stairs, terraces and their retaining walls shall be architectural concrete.
- Brick matching the brick of the existing historic structure in manufacture, texture, composition, color, height and detail on the East façade of the accessory structure as shown on the drawings and will form a quoin at the corners wrapping two feet back on the north and south walls of the structure.
- A pre-cast cap will surmount the brick at locations shown on drawings.
- Painted wood of a pale, warm, golden color will wrap the remainder of the building at locations indicated on drawings.
- The existing building contains beautiful steel sheet and structural shapes that may be demounted and redeployed for the north entry to the historic structure, possibly for the gates to the courtyard and other miscellaneous metalwork possibly including bicycle lockers, bicycle racks, and/or balustrades.
- The existing structure also contains slate panels that may be appropriate for permeable paving and or facing.
- New doors and windows on the existing building will be consistent in material and detailing with the existing fenestration.

We intend to use this property in a reasonable manner that will be in keeping with the spirit and intent of the ordinance and the Comprehensive Plan.

Sincerely,

B. Aaron Parker, AIA

GARFIELD AVENUE SOUTH



DRAWING LIST

- T100 Title Sheet
- L100 Landscape Plan
- X100 Existing Conditions Photographs
- X101 Historical Context
- C100 Context Plan – Figure Ground
- C101 Context Plan – Community Corridor/Public Park
- A100 Site Plan
- A101 Building "A" - Ground Level Plan
- A102 Building "A" - Second Level Plan
- A103 Building "A" - Roof/Conservatory Level Plan
- A104 Building "A" - Basement Level Plan
- A105 Garage Plan
- A200 South Elevation – 33rd Street Elevation
- A201 Garfield Avenue Context Elevation (West)
- A201A Garfield Avenue Elevation (West)
- A202 Site Section – North yard looking south
- A203 Alley Context Elevation (East)
- A204 North Elevation
- A205 Site Section – North yard looking north
- A206 Typical Transverse Section - Building "A"
- A207 Garage Elevations
- A300 Perspectives – Gateway to 3200 block of Garfield Avenue South
- A301 Perspectives – Views from West showing main entrance to apartments and belvedere
- A302 Perspectives - View of courtyard from alley
- A303 Perspectives - Aerial View from above Painter Park
- A304 Wood Fence details

- DENOTES FOUND PROPERTY MONUMENT
- DENOTES SET 5/8" REBAR AND CAP UNLESS OTHERWISE NOTED

AT THE REQUEST OF SITING AND LAND RIGHTS AN EXTENSIVE SURVEY OF THE ENTIRE BLOCK WAS DONE IN ORDER TO ESTABLISH THE SUBSTATION BOUNDARY AS REFLECTED BY THE CERTIFICATE OF SURVEY DATED 6-30-2014

LIMITED TOPOGRAPHIC DATA IS HERE PROVIDED PER A SUBSEQUENT REQUEST BY BUYER. COMBINING GPS AND TOTAL STATION METHODS. BECAUSE THE BUILDINGS AS SHOWN WERE LOCATED REFLECTORLESSLY AND DIMENSIONS NOT VERIFIED BY TAPED MEASUREMENT NO CERTIFICATION IS MADE AS TO THE ACCURACY OF THE BUILDING DIMENSIONS/LOCATION WHICH MAY NOT BE SUITABLE FOR DESIGN PURPOSES WITHOUT FIELD VERIFICATION.

THE BRICK FACE OF BUILDING VARIES - DIMENSIONS TO PROPERTY LINES FROM IRREGULAR BRICK AT BLDG CORNERS ARE SHOWN TO NEAREST TENTH OF A FOOT.

COORDINATES AND ELEVATIONS ARE VRS DERIVED COORDINATES ARE HENNEPIN COUNTY NAD83 2011 HARN ADJUSTMENT ELEVATIONS ARE NAVD 1988 (MINN GEOD 12A)

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THE AMP HOUSE

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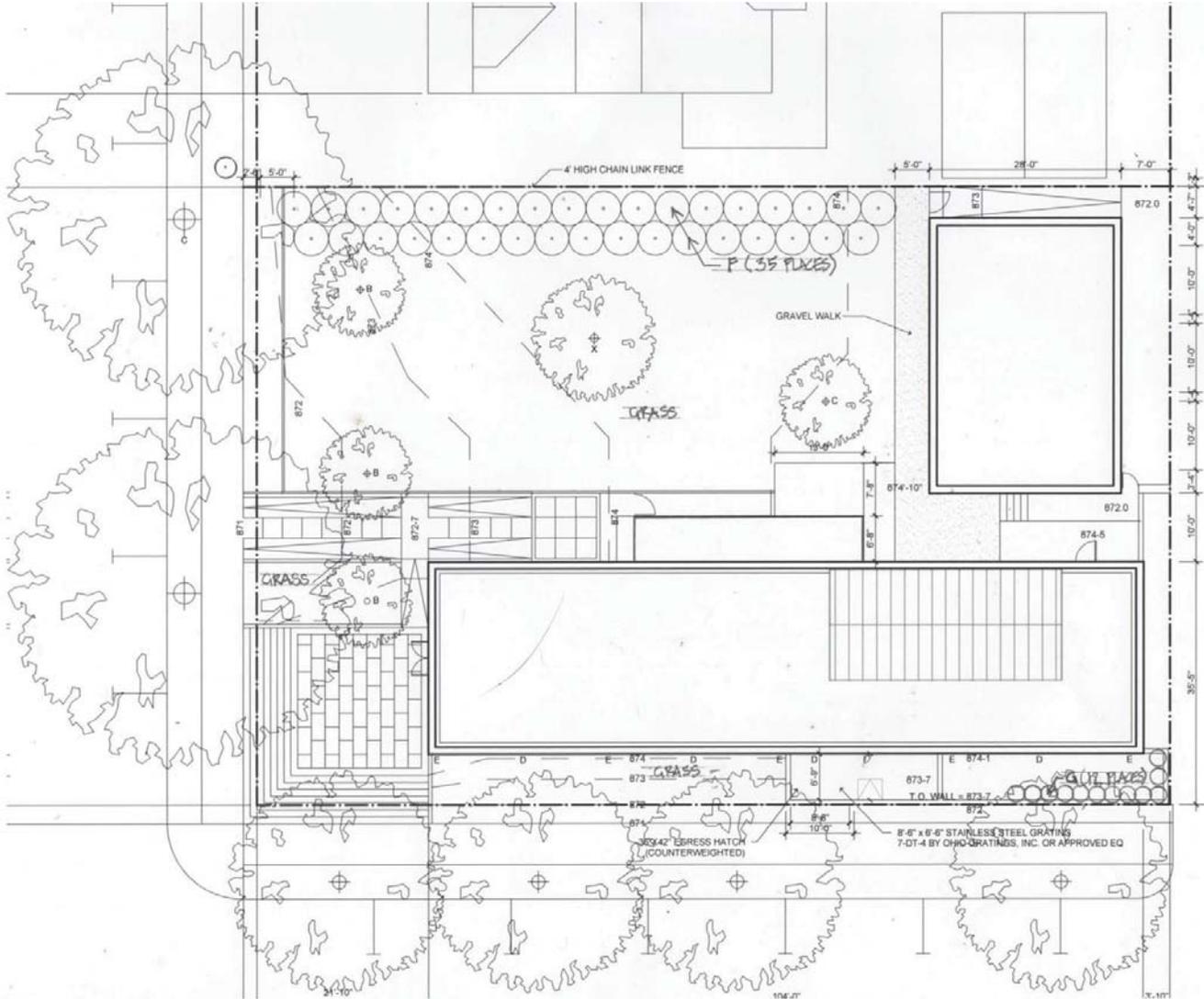
TITLE SHEET

SCALE: 1/20"=1'-0" DATE: 15 DEC 2015



T100

PROJECT # 1501



LANDSCAPE PLANT SPECIES MATRIX						
	REQ'D (Y/N)	QTY	Species	Latin Species Name	Location	Remarks
Canopy Trees						
A	Y	1	Japanese Red Maple	<i>Acer palmatum "Atropurpureum"</i>	North Yard	15-25' hgt
B	Y	3	Showy Mountain Ash	<i>Sorbus Decora</i>	Front Yard	20-30'hgt
C	N	1	Catalpa	<i>Catalpa Speciosa</i>	Garfield Boulevard	40-60' hgt
Ornamental Trees						
D	Y	4	Apple Tree (Honey Crisp)	<i>Malus Domestica</i>	South Parterre	Espaliered
E	Y	5	Plum Tree	<i>Prunus</i>	South Parterre	Espaliered
Shrubs						
F	Y	35	Upright Arborvitae	<i>Thuja Occidentalis</i>	North property line	trimmed
G	Y	12	Upright Japanese Yews	<i>Taxus Cuspidata "Capitata"</i>	Southeast terrace	trimmed
X	N	1	Existing Canopy Tree	Unknown	North Yard	
Grasses						
	N		Native Grasses TBD	TBD	Back of sidewalk on south edge of property	
	N		Fescue Mix	Turf areas	Front and side yards	

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LANDSCAPE PLAN

SCALE: 1/16"=1'-0" DATE: 15 DEC 2015



L100

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VIEW FROM SOUTHEAST



VIEW FROM SOUTHWEST (VIEW FROM PAINTER PARK)



VIEW FROM NORTHEAST



VIEW FROM NORTH

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EXISTING CONDITIONS PHOTOGRAPHS

DATE: 15 DEC 2015

X100

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HISTORICAL CONTEXT WITH PUBLIC COMMUNITY WELL



WELL IN THE MAIN PIAZZA IN PIENZA, ITALY - THE FIRST PLANNED CITY OF RENAISSANCE EUROPE

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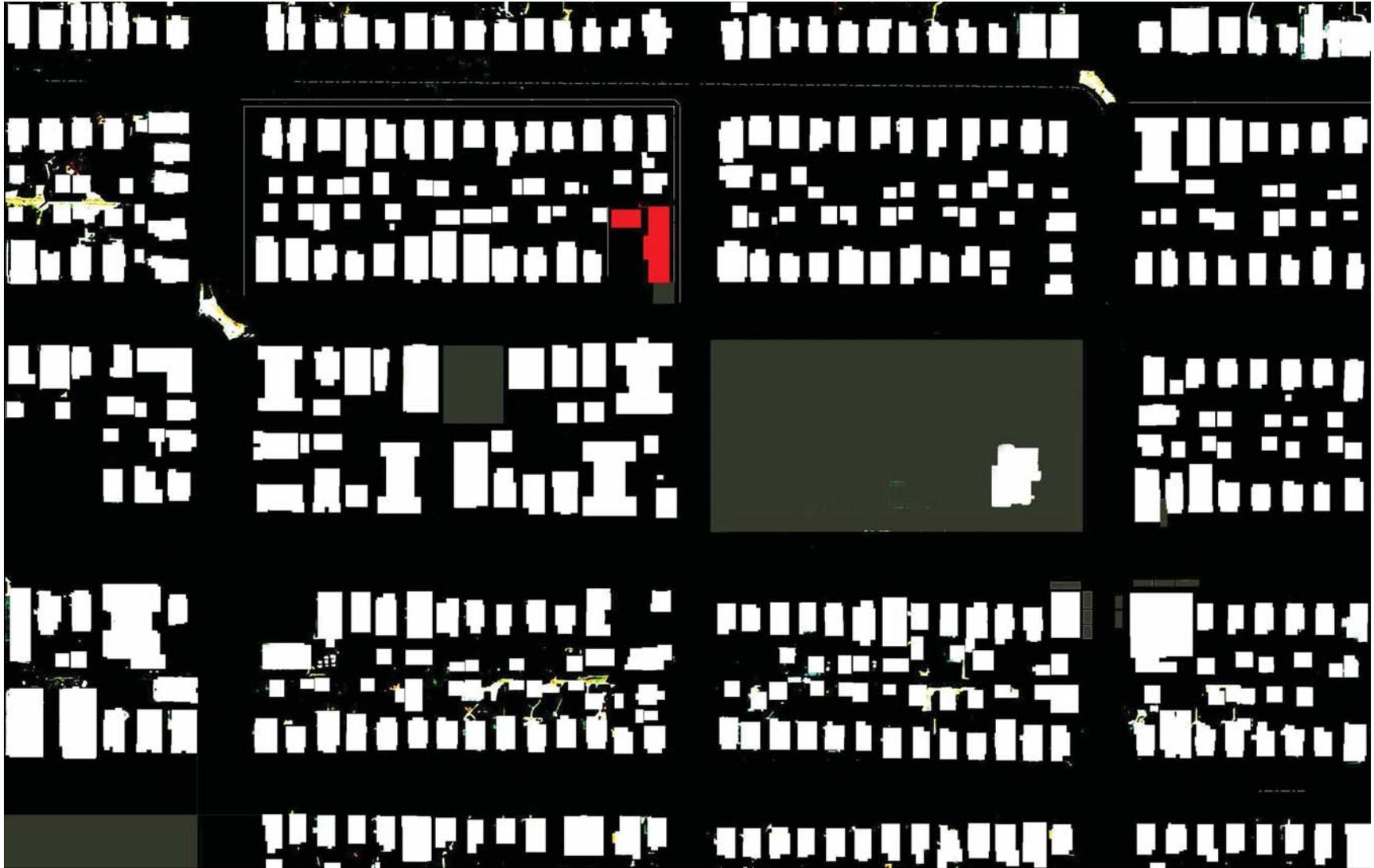
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HISTORICAL CONTEXT

DATE: 15 DEC 2015

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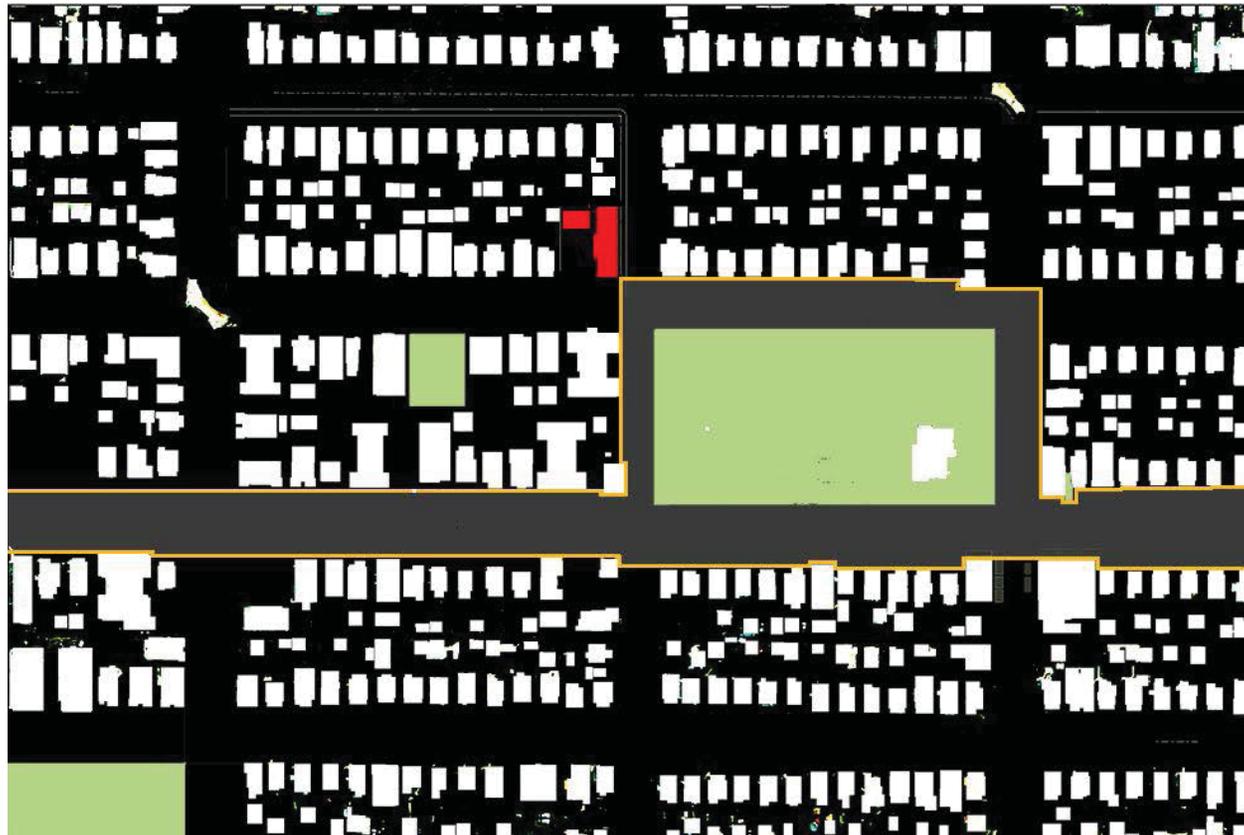
CONTEXT PLAN - FIGURE GROUND

DATE: 15 DEC 2015



C100

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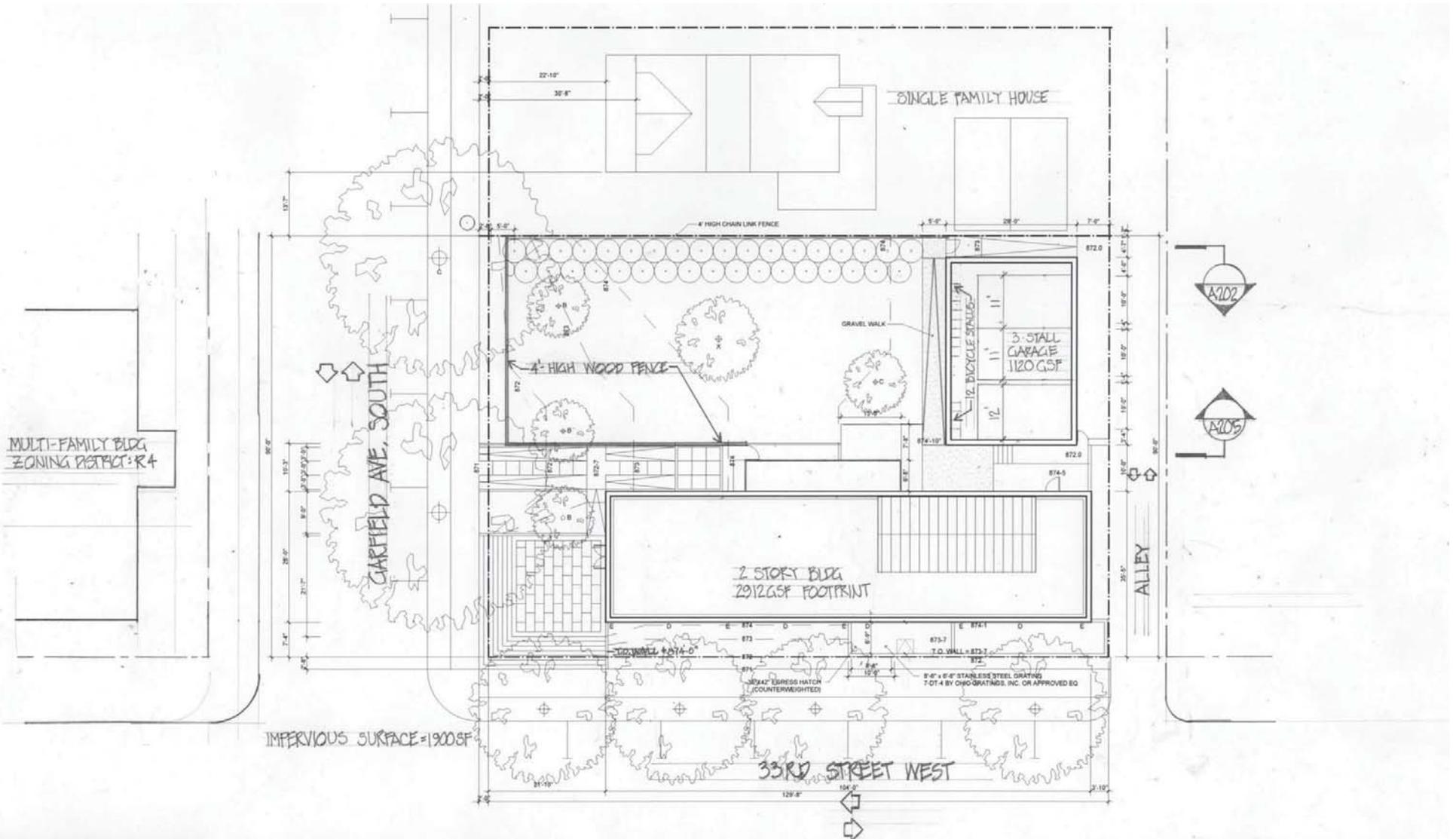
CONTEXT PLAN -
A COMMUNITY CORRIDOR, A PUBLIC PARK
VISUAL & SPATIAL PLACE WITH A DIVERSE MIX OF USES



C101

PROJECT # 1501

DATE: 15 DEC 2015



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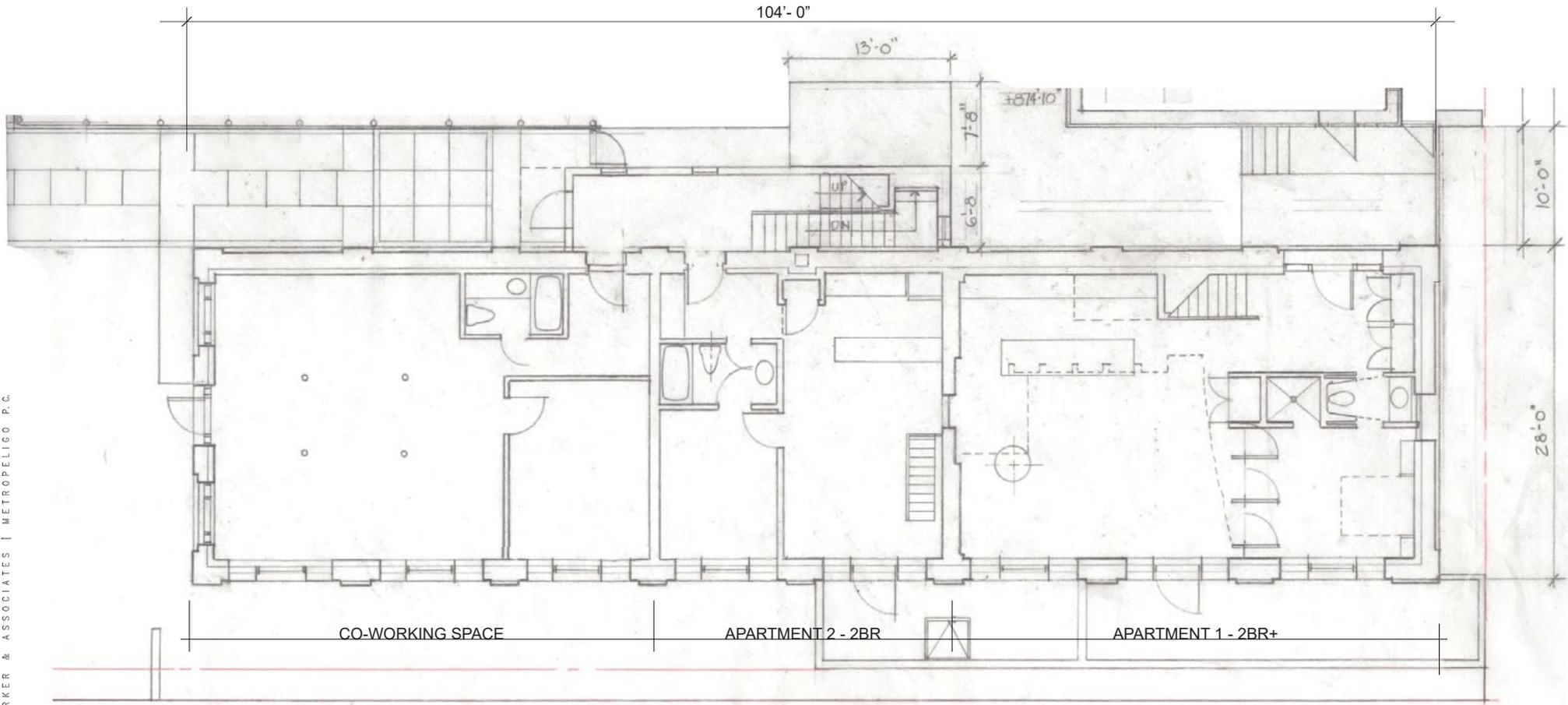
SITE PLAN

SCALE: 1/20"=1'-0" DATE: 15 DEC 2015



A100

PROJECT # 1501



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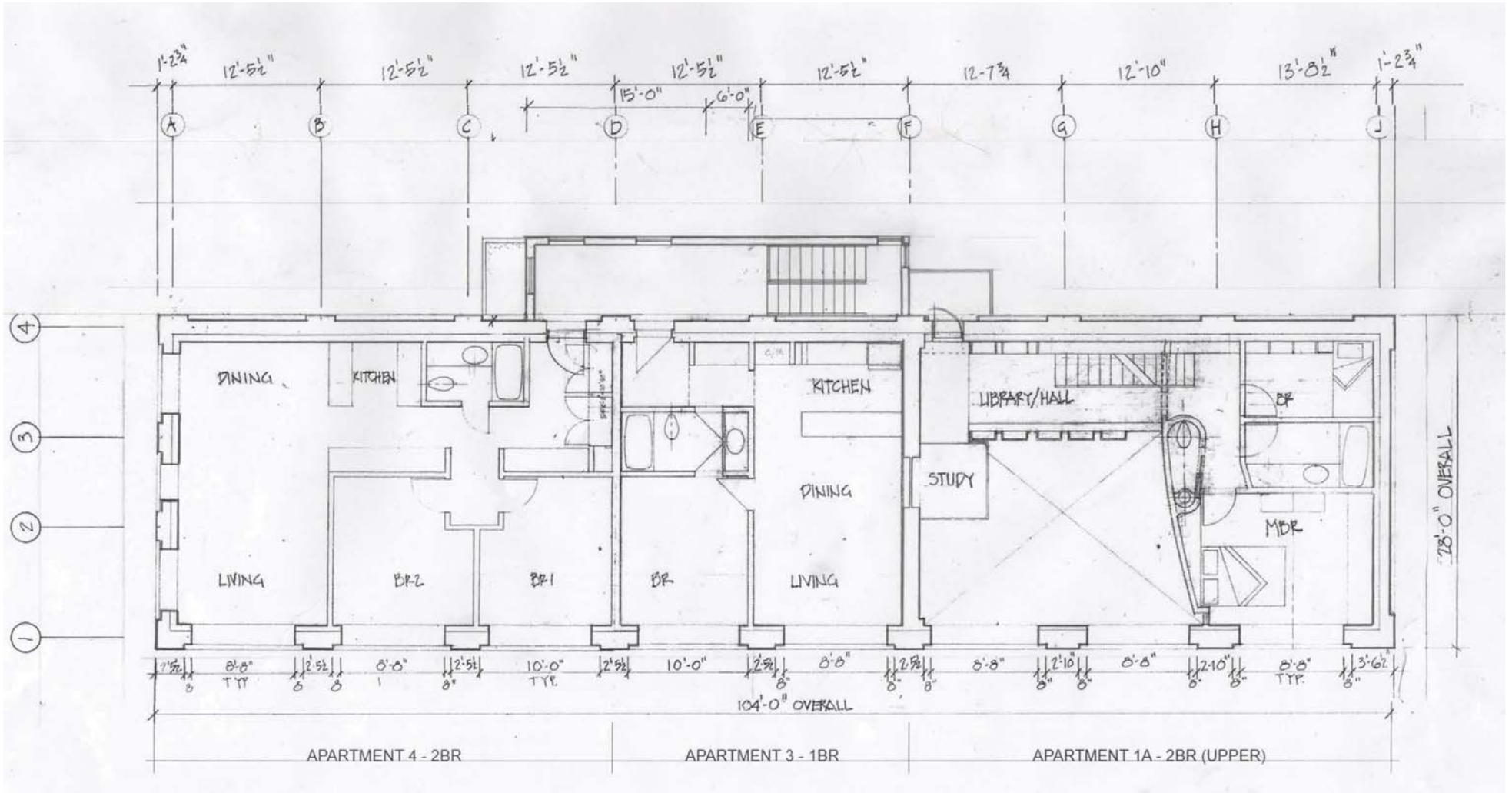
BUILDING "A" - GROUND LEVEL PLAN

SCALE: 1/8"=1'-0" DATE: 15 DEC 2015



A101

PROJECT # 1501



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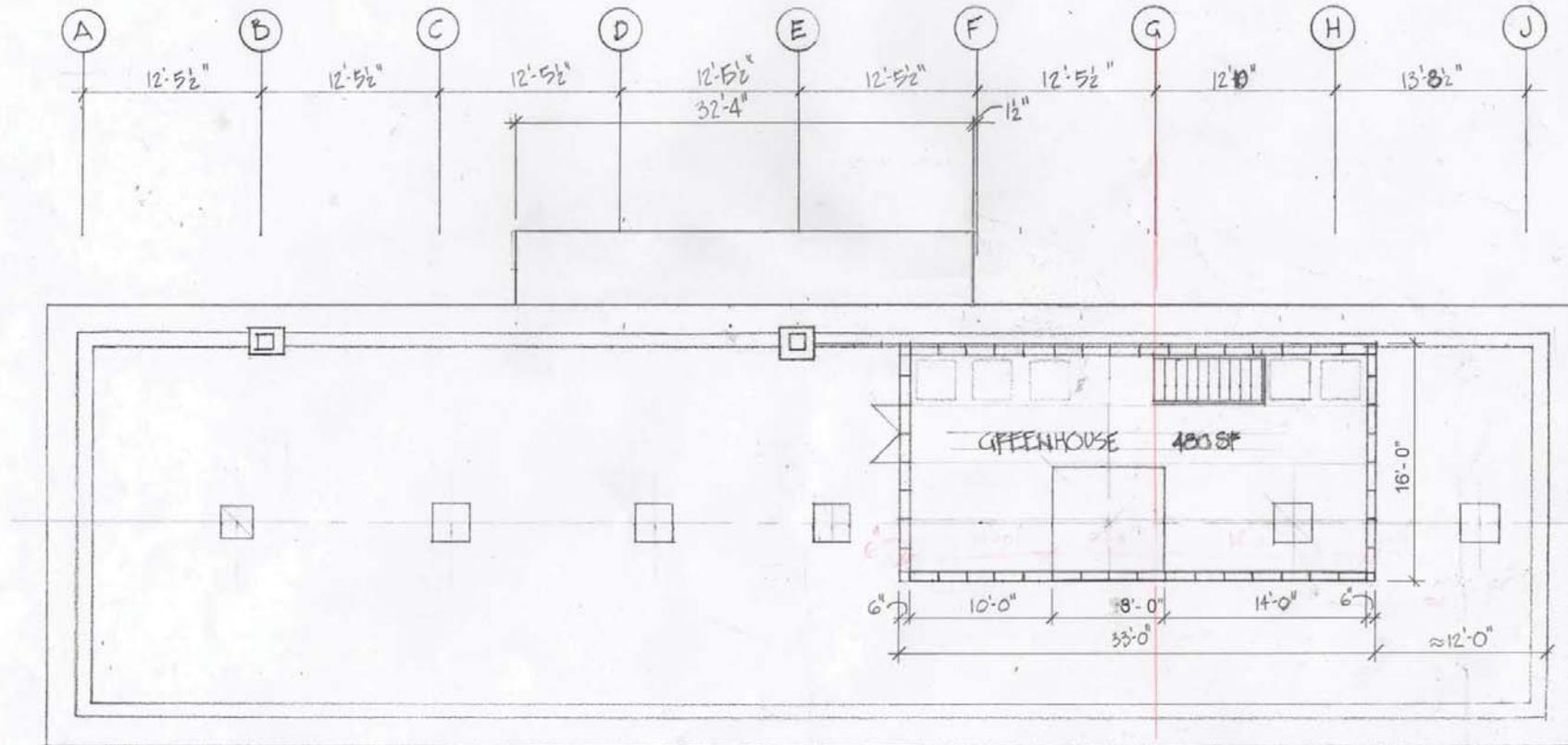
BUILDING "A" - SECOND LEVEL PLAN

SCALE: 1/8"=1'-0" DATE: 15 DEC 2015



A102

PROJECT # 1501



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THE AMP HOUSE

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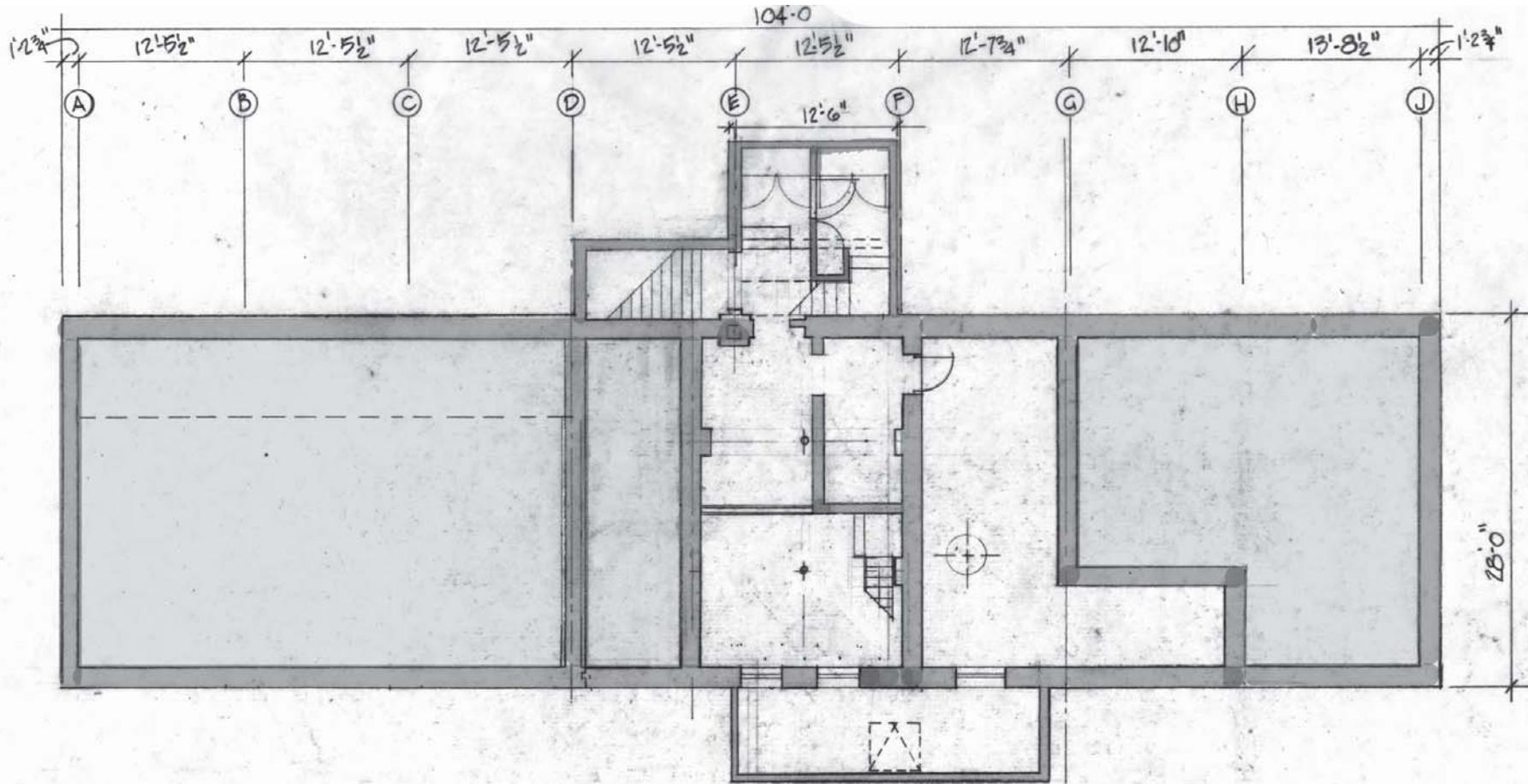
BUILDING "A" - ROOF/CONSERVATORY LEVEL PLAN

SCALE: 1/8"=1'-0" DATE: 15 DEC 2015



A103

PROJECT # 1501



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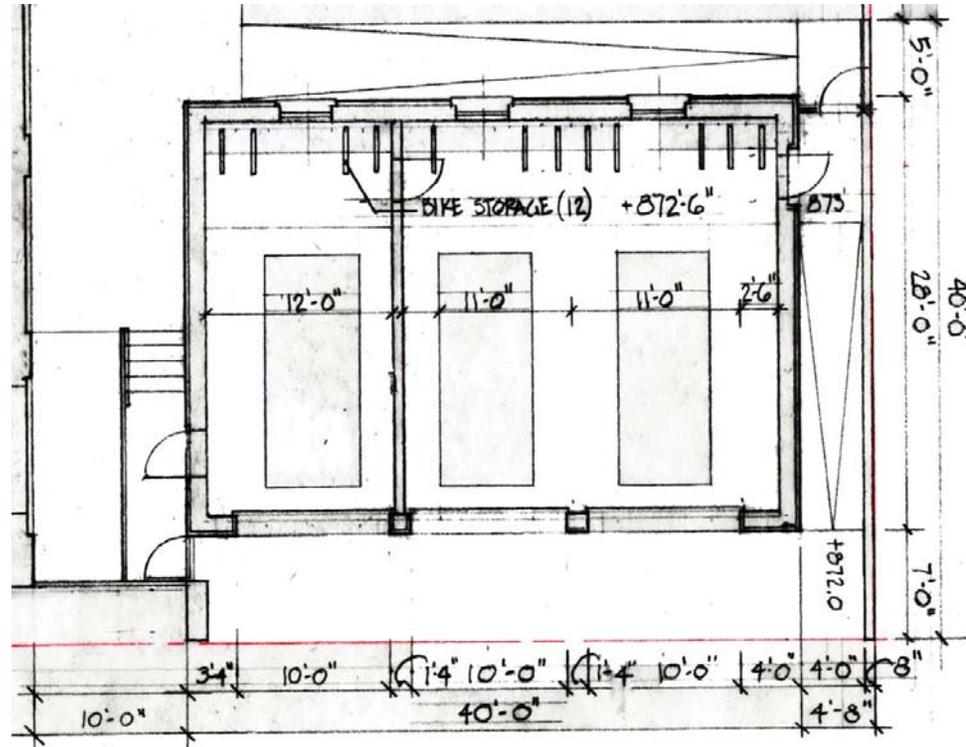
BUILDING "A" - BASEMENT LEVEL PLAN

SCALE: 1/8"=1'-0" DATE: 15 DEC 2015



A104

PROJECT # 1501



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THE AMP HOUSE

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GARAGE PLAN

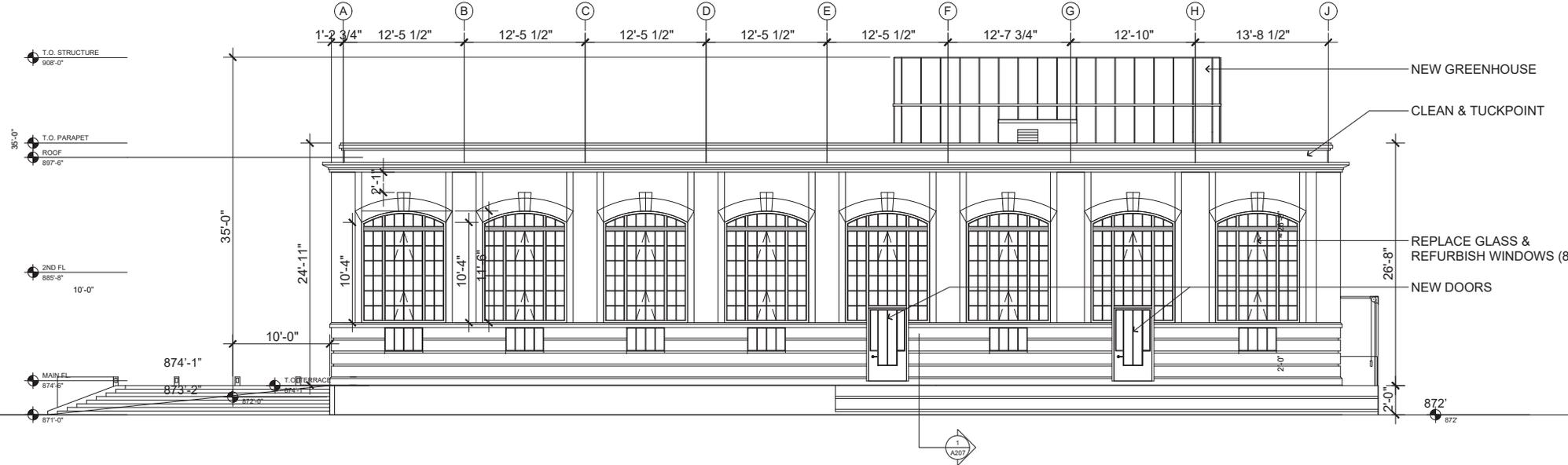
SCALE: 1/8"=1'-0" DATE: 15 DEC 2015



A105

PROJECT # 1501

908'-0"



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NAME: BRUCE AARON PARKER REG. # 24927
SIGNATURE: DATE:

B. Aaron Parker, AIA

THE AMP HOUSE

3255 GARFIELD AVENUE SOUTH
Minneapolis, MN55419

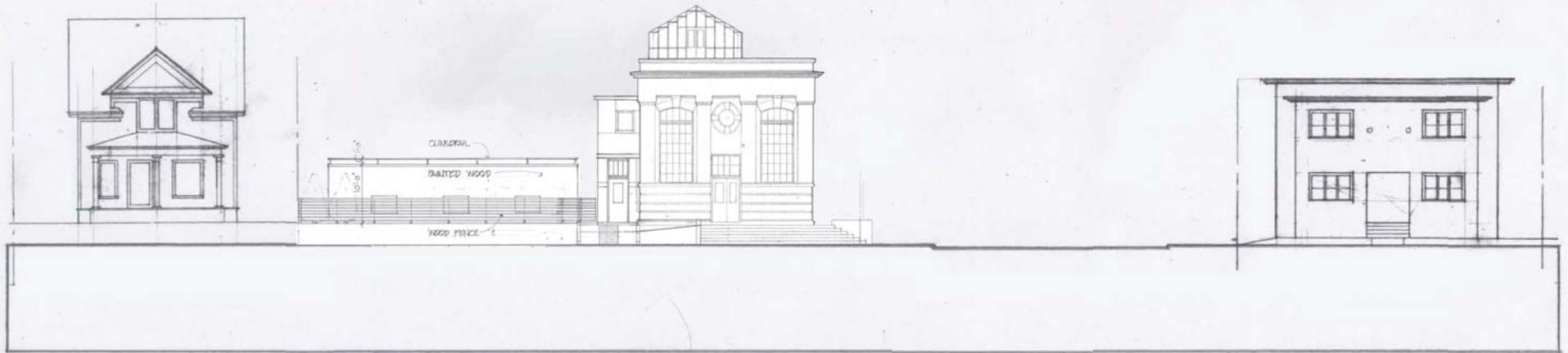
SOUTH ELEVATION - 33RD STREET ELEVATION

SCALE: NTS DATE: 15 DEC 2015



A200

PROJECT # 1501



B. AARON PARKER & ASSOCIATES | METROPOLIGO P.C.
architecture + urban design

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THE AMP HOUSE

3255 GARFIELD AVENUE SOUTH
Minneapolis, MN55419

GARFIELD AVENUE CONTEXT ELEVATION (WEST)

SCALE: 1/16"=1'-0" DATE: 15 DEC 2015

A201

PROJECT # 1501

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THE AMP HOUSE

3255 GARFIELD AVENUE SOUTH
Minneapolis, MN 55419

GARFIELD AVENUE ELEVATION (WEST)

SCALE: 1/8"=1'-0" DATE: 15 DEC 2015

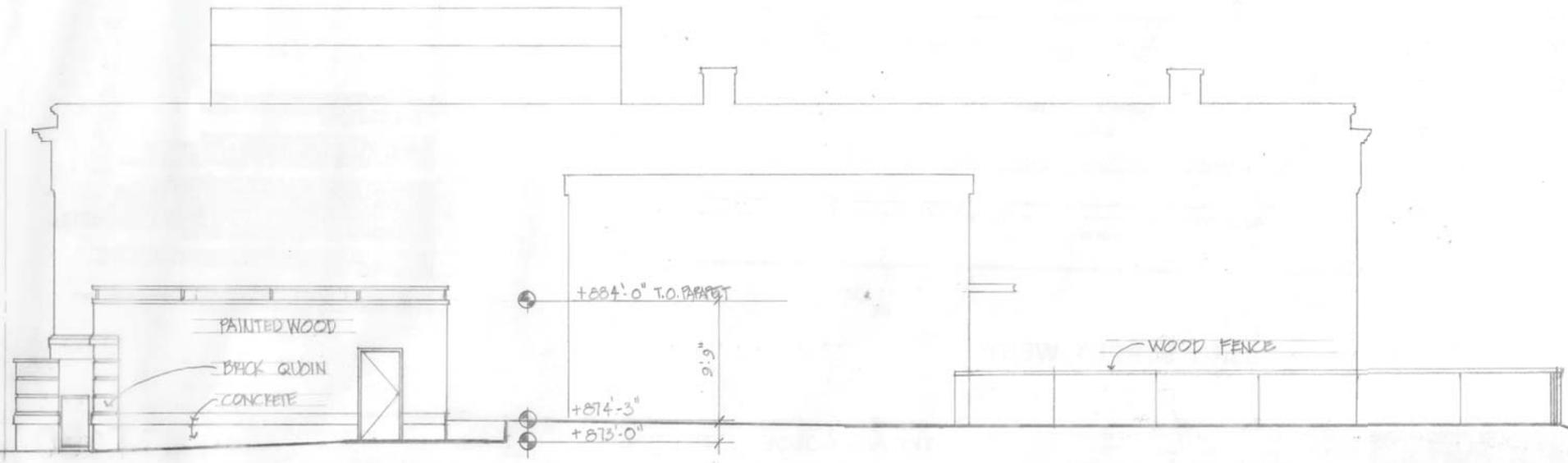
A201A

NEW DOORS
STEEL RECYCLED FROM SUBSTATION EQUIPMENT



ADDRESS SIGNAGE

72
12



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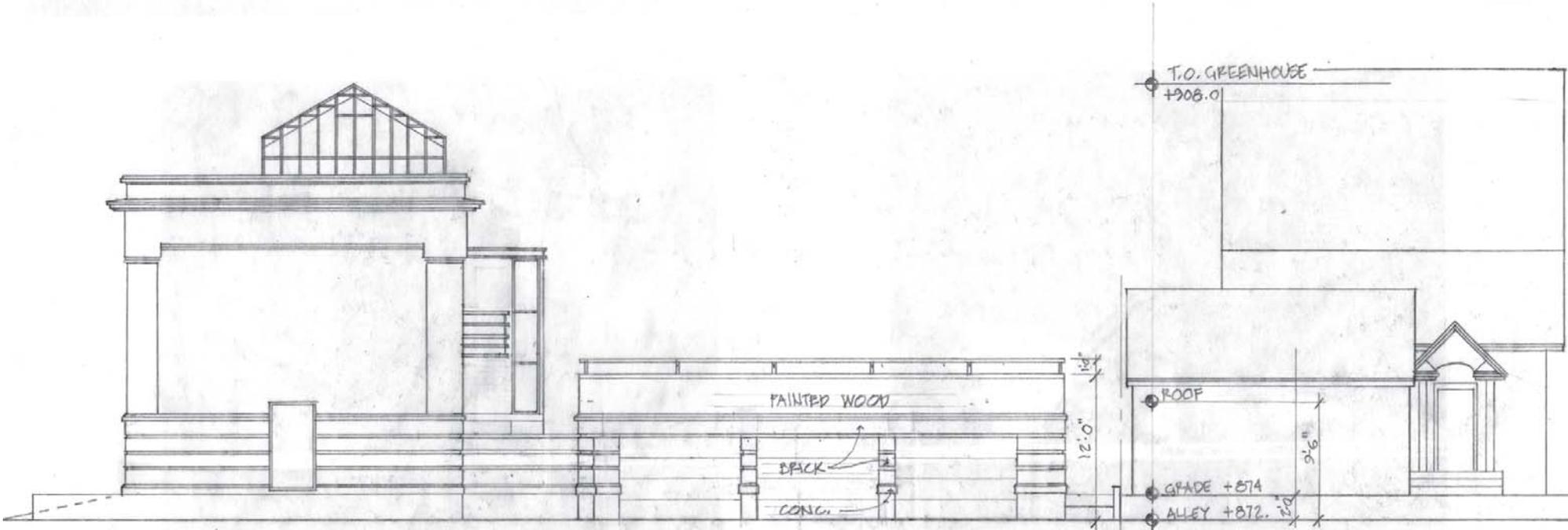
3255 GARFIELD AVENUE SOUTH
Minneapolis, MN 55419

NORTH YARD LOOKING SOUTH

SCALE: 3/32"=1'-0" DATE: 15 DEC 2015

A202

PROJECT # 1501



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THE AMP HOUSE

3255 GARFIELD AVENUE SOUTH
Minneapolis, MN55419

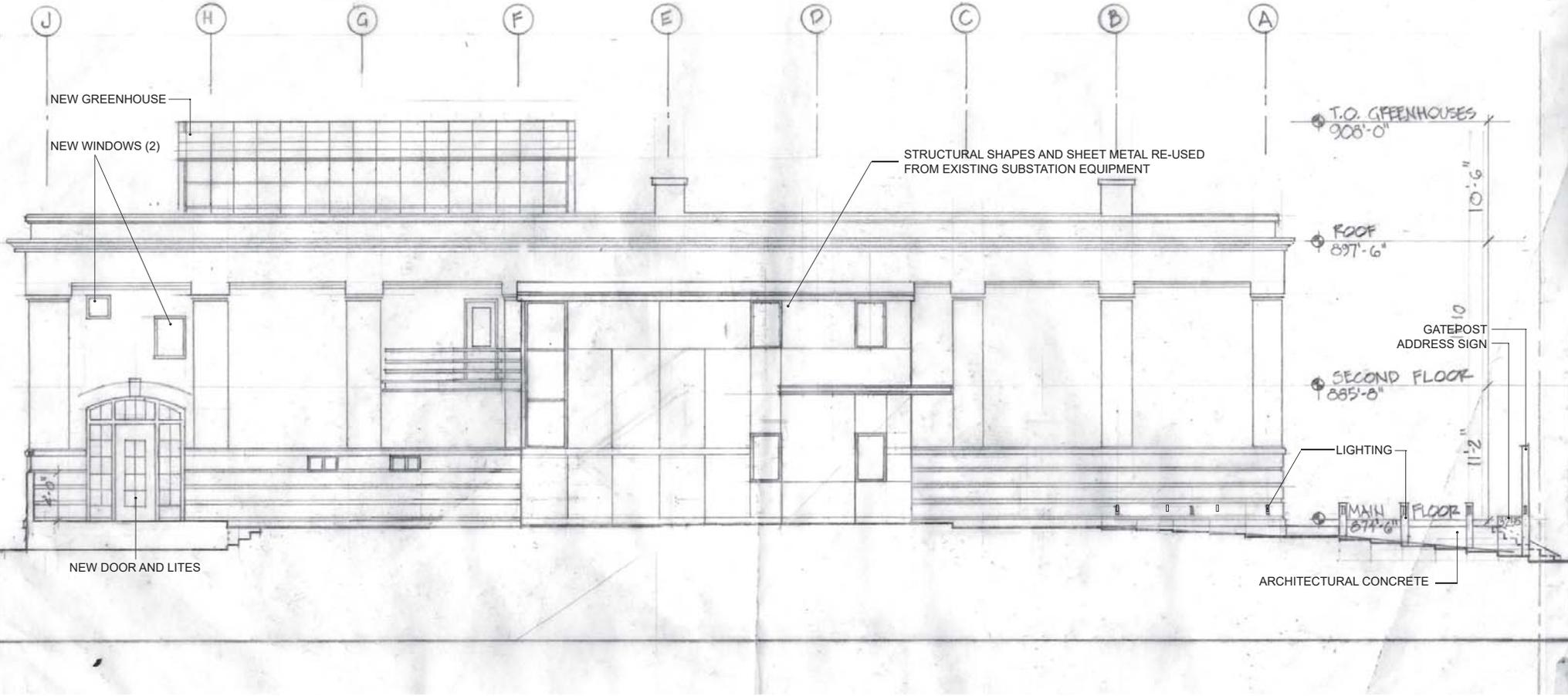
ALLEY CONTEXT ELEVATION (EAST)

SCALE: 1/8"=1'-0" DATE: 15 DEC 2015

A203

PROJECT # 1501

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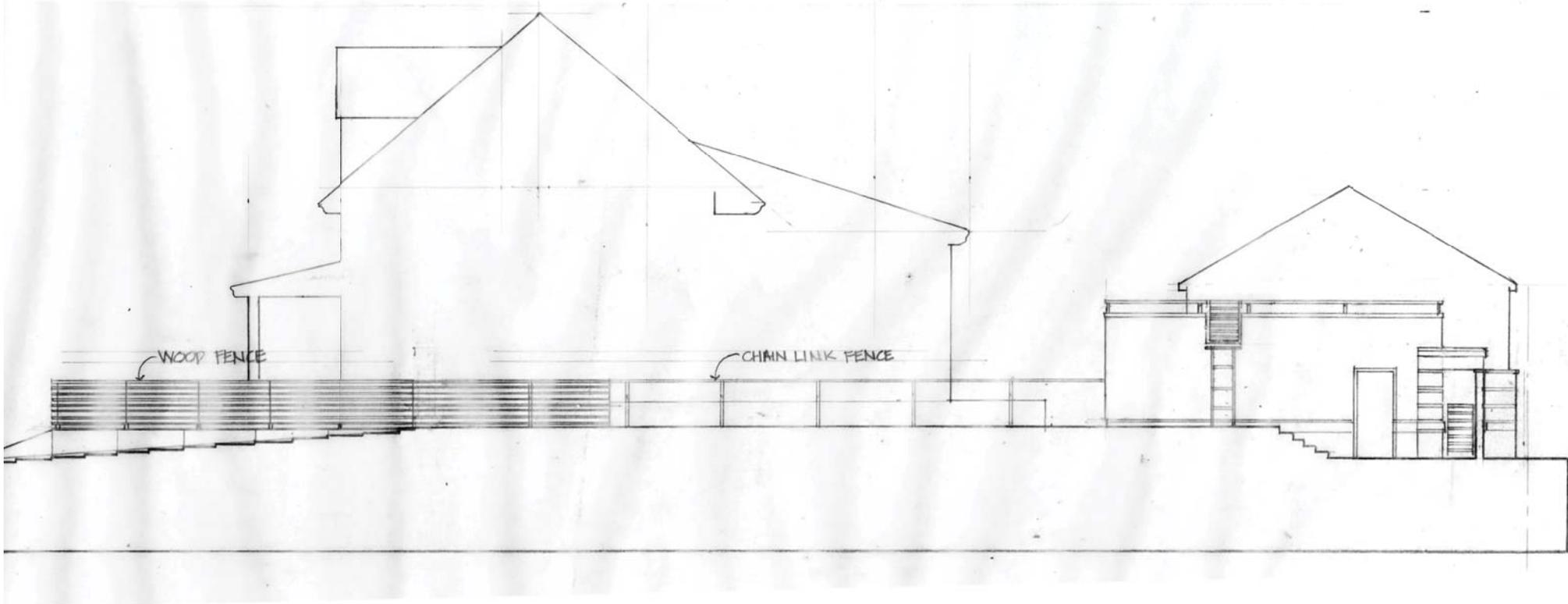
3255 GARFIELD AVENUE SOUTH
Minneapolis, MN55419

NORTH ELEVATION

SCALE: 1/8"=1'-0" DATE: 15 DEC 2015

A204

PROJECT # 1501



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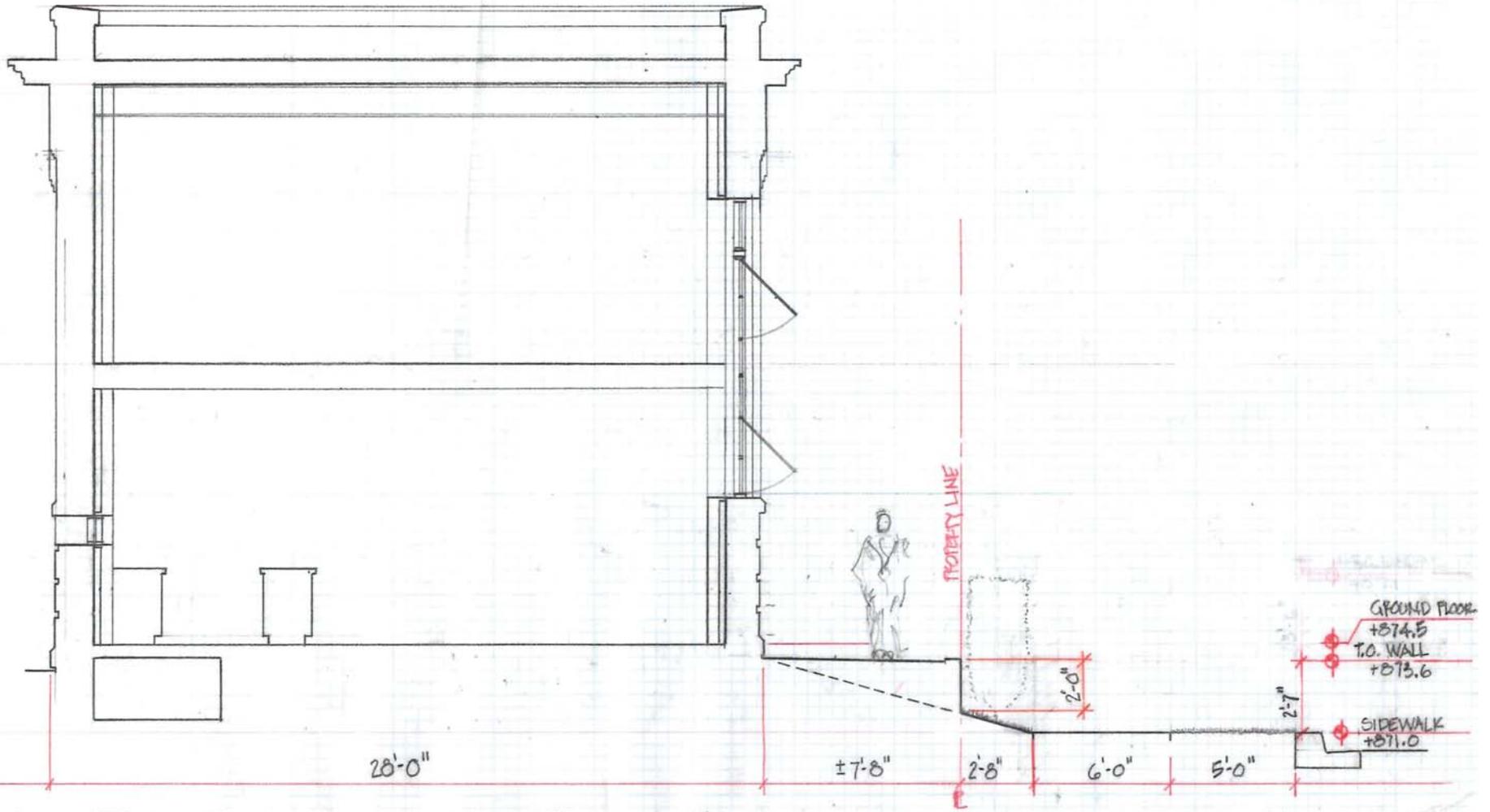
3255 GARFIELD AVENUE SOUTH
Minneapolis, MN55419

NORTH YARD LOOKING NORTH

SCALE: 1/8"=1'-0" DATE: 15 DEC 2015

A205

PROJECT # 1501



B. AARON PARKER & ASSOCIATES | METROPOLIGO P.C.
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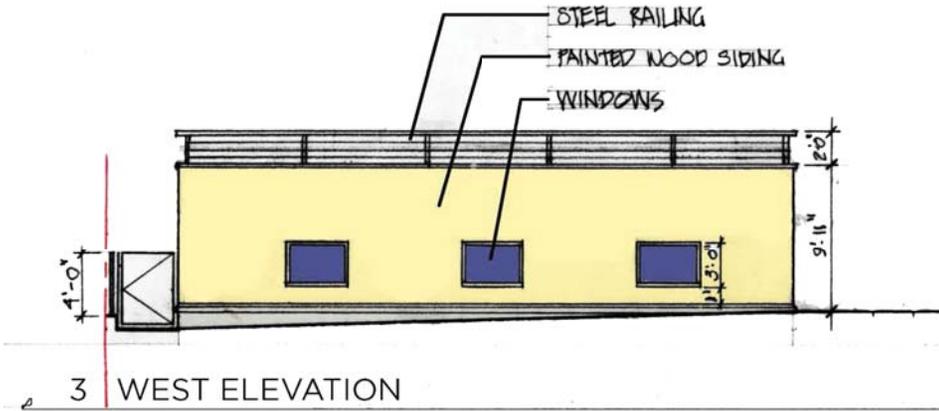
3255 GARFIELD AVENUE SOUTH
Minneapolis, MN55419

TYPICAL TRANSVERSE SECTION - BUILDING "A"

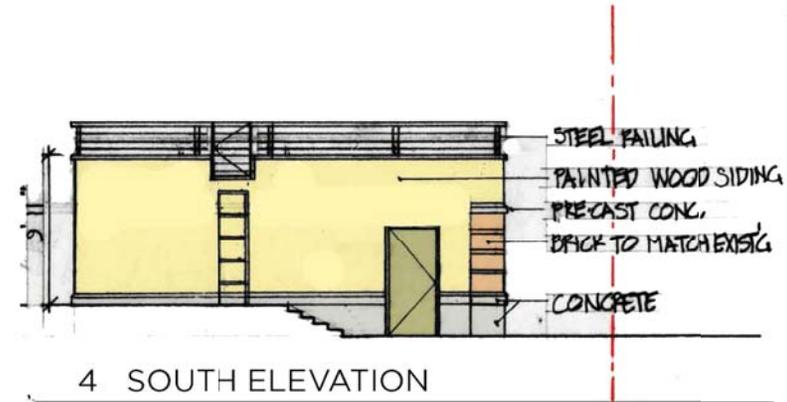
SCALE: 1/8"=1'-0" DATE: 15 DEC 2015

A206

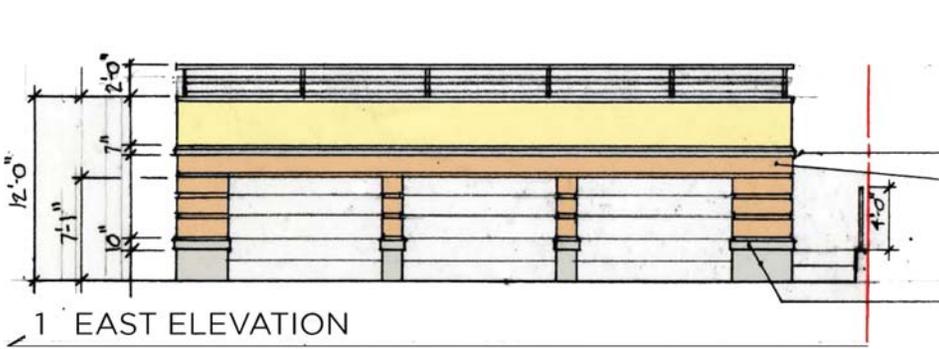
PROJECT # 1501



3 WEST ELEVATION



4 SOUTH ELEVATION



1 EAST ELEVATION



2 NORTH ELEVATION

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THE AMP HOUSE
 3255 GARFIELD AVENUE SOUTH
 Minneapolis, MN55419

GARAGE ELEVATIONS
 SCALE: 1/8"=1'-0" DATE: 15 DEC 2015

A207
 PROJECT # 1501



B. AARON PARKER & ASSOCIATES | METROPOLIGO P.C.
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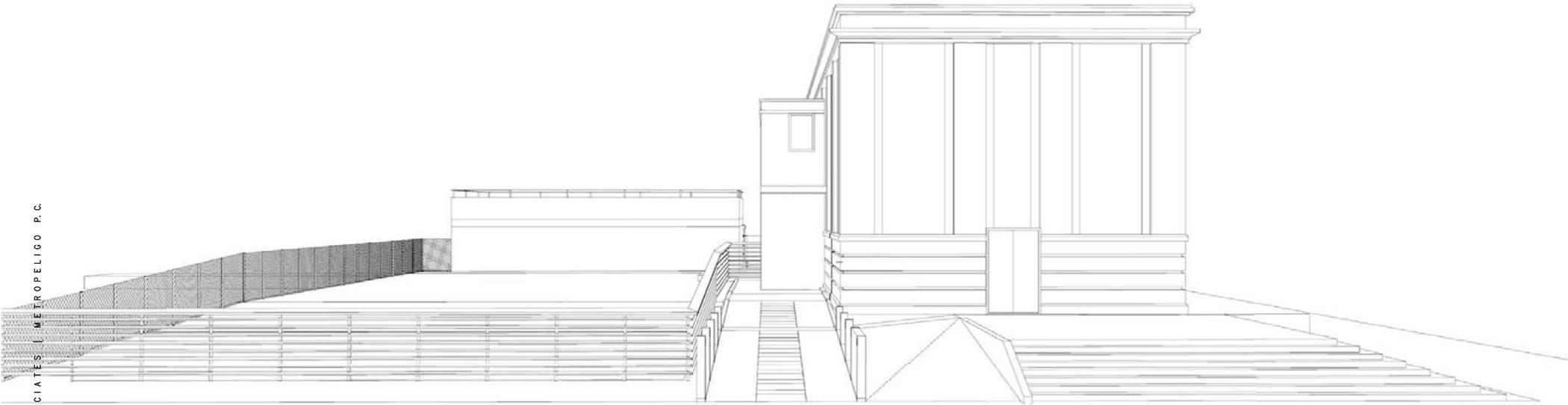
3255 GARFIELD AVENUE SOUTH
Minneapolis, MN55419

PERSPECTIVES - GATEWAY TO 3200 BLOCK OF GARFIELD AVENUE SOUTH

DATE: 15 DEC 2015

A300

PROJECT # 1501



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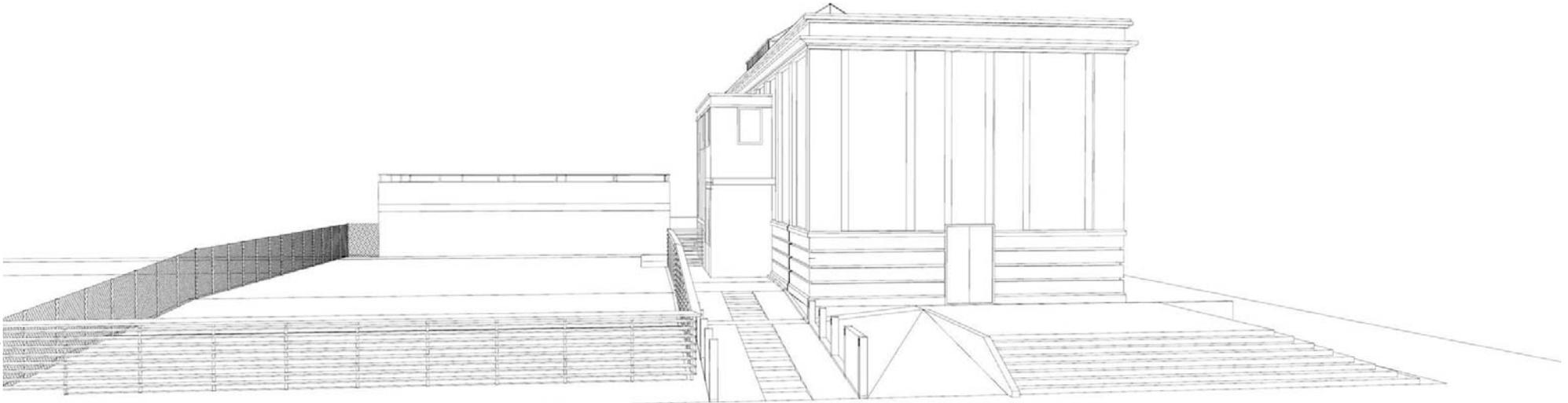
3255 GARFIELD AVENUE SOUTH
Minneapolis, MN55419

PERSPECTIVES - VIEWS FROM WEST SHOWING MAIN ENTRANCE TO APARTMENTS AND BELVEDERE

DATE: 15 DEC 2015

A301a

PROJECT # 1501



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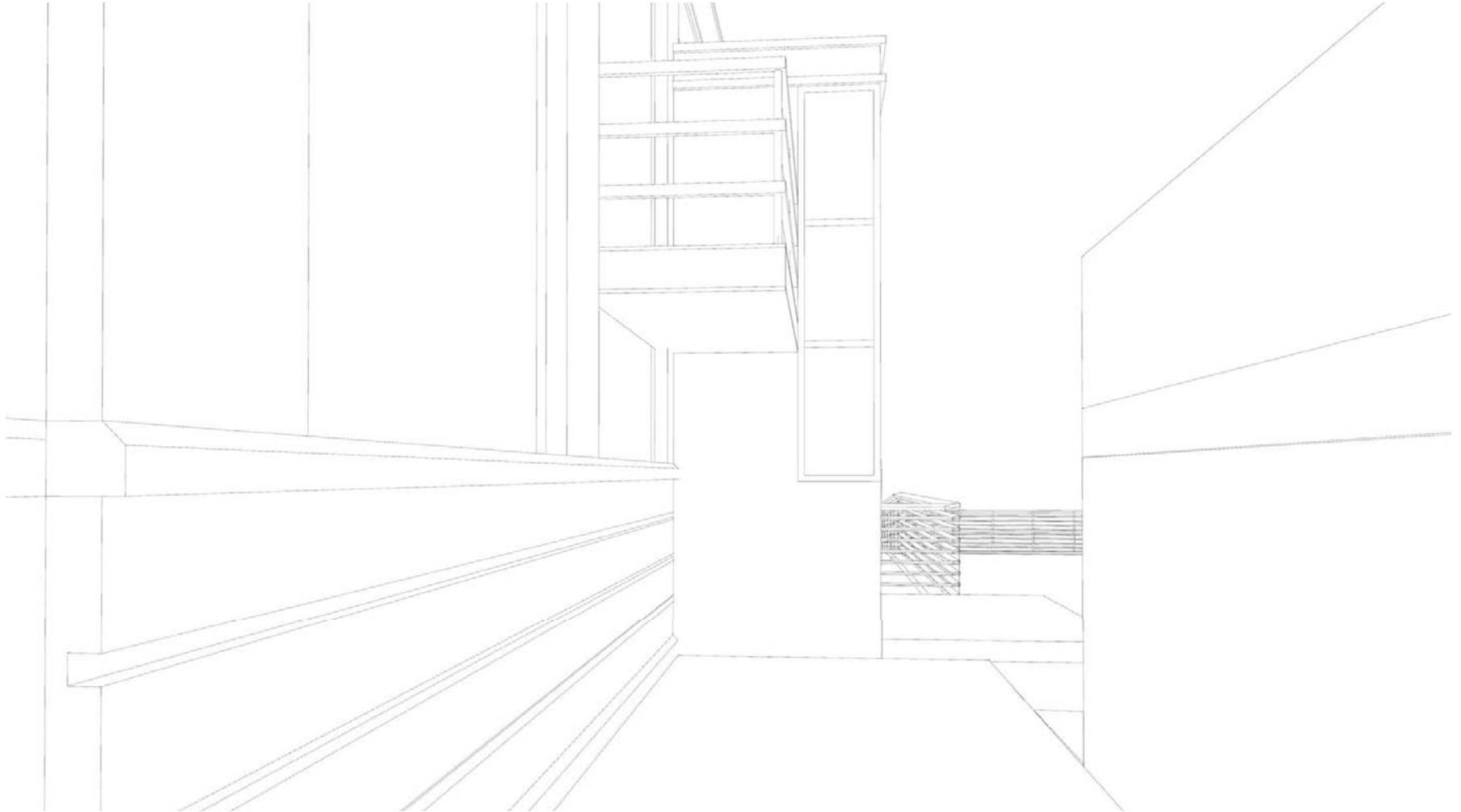
3255 GARFIELD AVENUE SOUTH
Minneapolis, MN55419

PERSPECTIVES - VIEWS FROM WEST SHOWING
MAIN ENTRANCE TO APARTMENTS AND BELVEDERE

DATE: 15 DEC 2015

A301b

PROJECT # 1501



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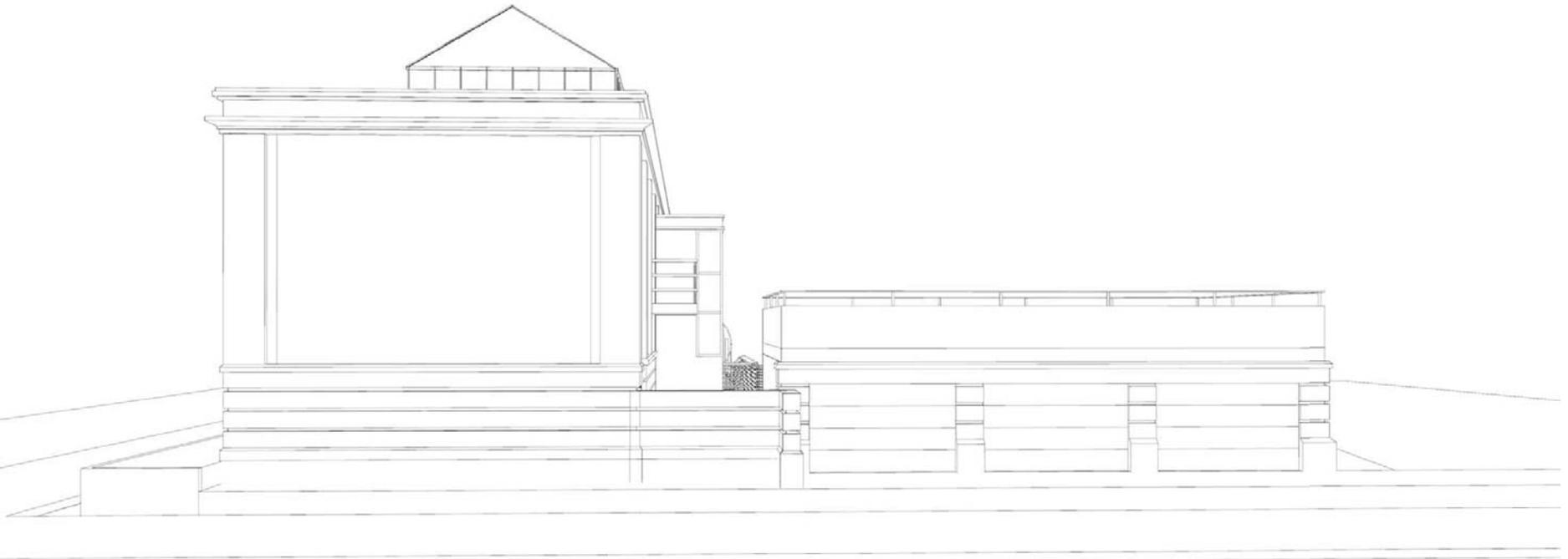
3255 GARFIELD AVENUE SOUTH
Minneapolis, MN55419

PERSPECTIVES - VIEW OF COURTYARD FROM ALLEY

DATE: 15 DEC 2015

A302a

PROJECT # 1501



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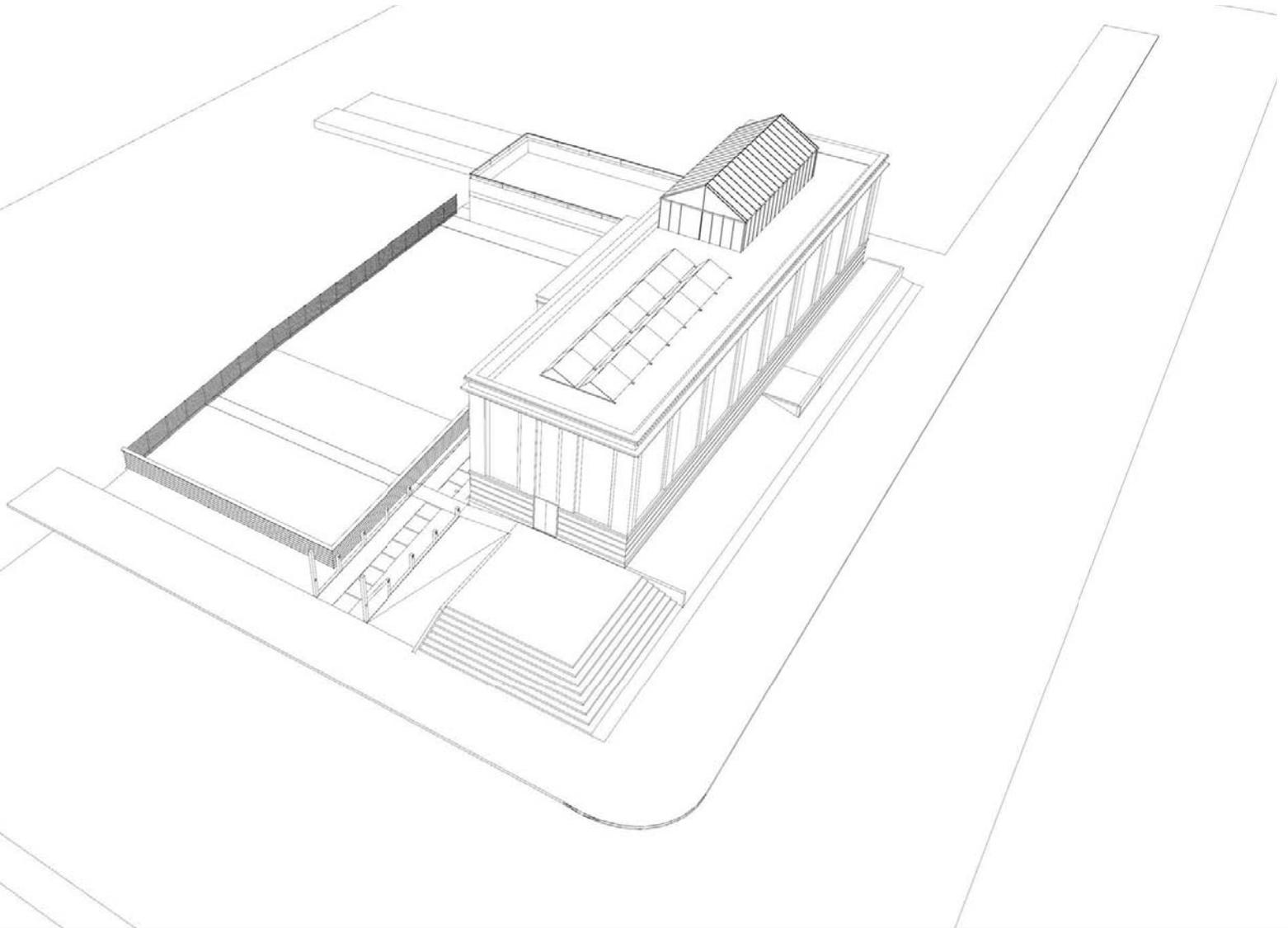
3255 GARFIELD AVENUE SOUTH
Minneapolis, MN55419

PERSPECTIVES - VIEW OF COURTYARD FROM ALLEY

DATE: 15 DEC 2015

A302b

PROJECT # 1501



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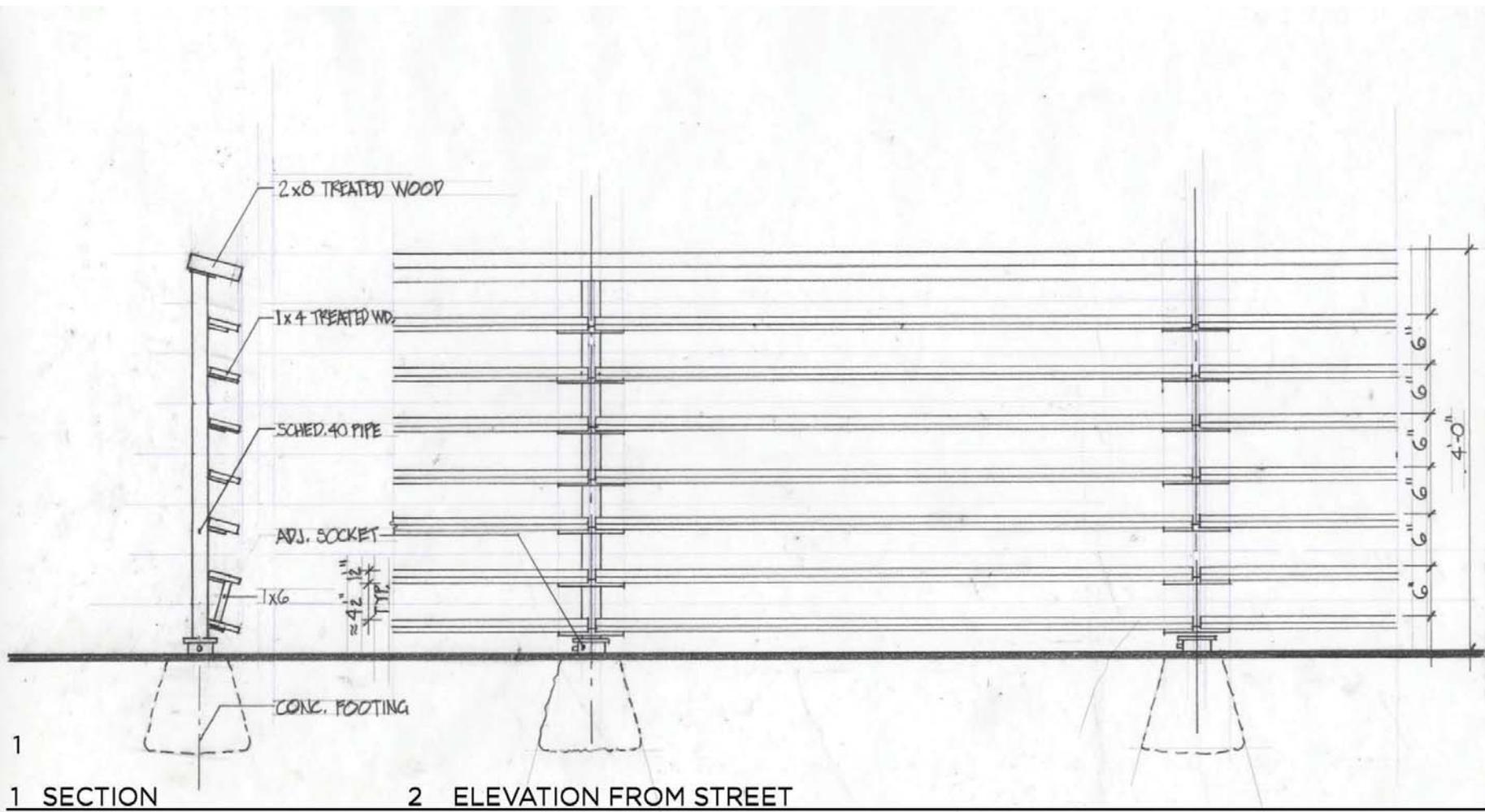
3255 GARFIELD AVENUE SOUTH
Minneapolis, MN55419

PERSPECTIVES - AERIAL VIEW FROM ABOVE PAINTER PARK

DATE: 15 DEC 2015

A303a

PROJECT # 1501



1 SECTION

2 ELEVATION FROM STREET

B. AARON PARKER & ASSOCIATES | METROPOLIGO P.C.
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SIGNATURE: DATE:

B. Aaron Parker, AIA

THE AMP HOUSE

3255 GARFIELD AVENUE SOUTH
Minneapolis, MN55419

WOOD FENCE DETAILS

SCALE: 1"=1'-0" DATE: 15 DEC 2015

A304

PROJECT # 1501

B. AARON PARKER & ASSOCIATES | METROPELIGO, P.C.

architecture + urban design

10 December 2015

Honorable Elizabeth Glidden
Ward 8 Councilmember City of Minneapolis
350 S. 5th St., Room 307
Minneapolis, MN 55415
(612) 673-2208

Honorable Councilmember Glidden,

Karen M. and B. Aaron Parker are submitting an application to the City of Minneapolis for changes in controls on the property at 3255 Garfield Avenue South consistent with a change in use from industrial electrical substation to mixed-use (residential with a small co-working space). We intend to renovate the existing building to make it a suitable home for our family plus three other apartments plus the co-working space. There will be three auto stalls in an accessory garage accessible from the alley and 10 secure and covered bicycle stalls.

To accomplish this project, we are requesting a zoning change from R2B to OR1. There is no practical, economically viable legal use for the existing building allowable if the property remains zoned R2B.

In addition to the zoning change, we are requesting two variances including setback variances for stairs and terrace at the front yard and the corner side yard.

Currently, the unit count is as follows:

- 1 One Bedroom Apartments
- 2 Two Bedroom Loft Apartments
- 1 Two Bedroom plus guest room/music room Loft Apartment (Owner's apartment)

We plan for the development will have a small greenhouse on the roof of the existing building. It will not exceed 35' in height. We intend to espalier fruit trees along the south wall of the substation building and to have gardens on the south parterre and plantings in the narrow band between the property line and the north edge of the sidewalk. We are exploring rooftop beekeeping.

The project will employ a range of passive-systems and energy efficiency methods and alternative energy sources as appropriate. We will be exploring ways to increase on-site storm water management. We are committed to exploring ways to reduce the waste stream by managing waste on-site.

If you have any questions, please contact me.

Sincerely,

B. Aaron Parker, AIA

B. AARON PARKER & ASSOCIATES | METROPELIGO, P.C.
architecture + urban design

10 December 2015

Mr. Brad Bourn, Executive Director
Lyndale Neighborhood Association
3537 Nicollet Avenue S.
Minneapolis, MN 55408

Dear Mr. Brad Bourn,

Karen M. and B. Aaron Parker are submitting an application to the City of Minneapolis for changes in controls on the property at 3255 Garfield Avenue South consistent with a change in use from industrial electrical substation to mixed-use (residential with a small co-working space). We intend to renovate the existing building to make it a suitable home for our family plus three other apartments plus the co-working space. There will be three auto stalls in an (accessory structure) garage accessible from the alley and 10 secure and covered bicycle stalls.

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B. Aaron Parker, AIA