



**CPED STAFF REPORT**  
 Prepared for the City Planning Commission

CPC Agenda Item #3  
 April 27, 2015  
 BZZ-7062 and Vac -1641

**LAND USE APPLICATION SUMMARY**

*Property Location:* 420 East Hennepin  
*Project Name:* 420 East Hennepin  
*Prepared By:* [Aaron Hanauer](#), Senior City Planner, (612) 673-2494  
*Applicant:* Mark Krogh, Java Companies  
*Project Contact:* Nathaniel Shea, Tanek  
*Request:* To construct a one-story, approximately 5,100 square foot commercial building  
*Required Applications:*

<b>Alley Vacation</b>	That part of the alley as shown on the plat of Rearrangement of Block 11, St. Anthony Falls Addition, bounded by Lots 1, 2 and 3 and by Central Avenue.
<b>Site Plan Review</b>	To construct a one-story, approximately 5,100 square foot commercial building

**SITE DATA**

<b>Existing Zoning</b>	C2/Neighborhood Corridor Commercial District PO/Pedestrian Oriented Overlay District
<b>Lot Area</b>	13,856 square feet / 0.32 acres
<b>Ward(s)</b>	3
<b>Neighborhood(s)</b>	Nicollet Island East Bank Adjacent to Marcy Holmes
<b>Designated Future Land Use</b>	Mixed use
<b>Land Use Features</b>	East Hennepin Activity Center East Hennepin Avenue Commercial Corridor Central Avenue Commercial Corridor
<b>Small Area Plan(s)</b>	<a href="#">Nicollet Island-East Bank Neighborhood Small Area Plan</a> (2014)

<b>Date Application Deemed Complete</b>	April 10, 2015	<b>Date Extension Letter Sent</b>	N/A
<b>End of 60-Day Decision Period</b>	June 9, 2015	<b>End of 120-Day Decision Period</b>	N/A

## **BACKGROUND**

### **SITE DESCRIPTION AND PRESENT USE.**

The project site is roughly triangular in shape and has street frontage along East Hennepin Avenue, Central Avenue Northeast and 5th Street Southeast. Currently, there is an approximately 2,000 square foot building that was built in 1970 as a gas station at the southern portion of the property; the rest of the lot is surface parking that provides parking for approximately 30 vehicles. There are four curb cuts to the property; two along Central Avenue Northeast and two along East Hennepin Avenue.

### **SURROUNDING PROPERTIES AND NEIGHBORHOOD.**

East Hennepin Avenue, and Central Avenue Northeast are highly trafficked streets that are well served by mass transit. Within the immediate area, there is primarily one to four-story commercial buildings; the neighboring building to the south, 416 East Hennepin Avenue is a two-story building with storefronts on both Central Avenue Northeast and East Hennepin Avenue. City records show that there is not a residential use within this property. The zoning of the subject and surrounding properties is C2/Neighborhood Corridor Commercial District.

### **PROJECT DESCRIPTION.**

The proposed building is a 5,053 square foot, one-story brick building that will be built out to the East Hennepin Avenue and Central Avenue Northeast property lines. The building would be placed eight feet from the 5th Street Northeast property line; a patio is proposed between the building and 5th Street Northeast. The existing building would be demolished as part of the project. The building is proposed to be divided into three establishments; two restaurants and a haircut establishment. Pedestrian entrances would be located on all four elevations; two entrances on 5<sup>th</sup> Street Northeast, one entrance on each the east (East Hennepin Avenue) and west elevations (Central Avenue Northeast) and three entrances on the south elevation (facing the parking lot). The project site would have two vehicle access points; one on East Hennepin Avenue and one on Central Avenue Northeast. The project includes 19 off-street parking spaces. The applicant is also proposing to vacate a small dead-end alley which is located along Central Avenue Northeast in the middle of their property that has been in place since at least 1912 (source: 1912-1930 Sanborn map).

### **RELATED APPROVALS.**

An administrative application was approved to allow a donation collection bin at 420 East Hennepin Avenue in 2011 (BZZ-5241).

### **PUBLIC COMMENTS.**

CPED has not received any correspondence prior to the staff report publication. Any correspondence received after the publication of the staff report and 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 – *Meets requirements***

- The placement of building will reinforce the street wall along East Hennepin Avenue and Central Avenue Northeast as the building would be built out to the property line. The building will also help create a building wall along 5<sup>th</sup> Street Southeast as it will be built 8 feet from the property line. The project will also maximize natural surveillance and visibility with the large percentage of windows and facilitate pedestrian access and circulation with the pedestrian doors leading directly to the public sidewalk or walkway.
- The first floor of the building will be located no greater than 8 feet from the property line abutting a street.
- 5<sup>th</sup> Street Southeast is the only street in which there is space between the building and the property line. The applicant is proposing an eight-foot deep patio at this location.
- The building would have principal entrances facing the public street on East Hennepin Avenue, Central Avenue and 5<sup>th</sup> Street Southeast.
- The on-site accessory parking facility will be located to the interior of the site.
- The building walls contain architectural detail such as vertically-oriented metal awnings and horizontally oriented metal copings above windows and entries. The building will also contain windows as required by Chapter 530 that will create visual interest and security of adjacent outdoor spaces by maximizing natural surveillance and visibility.
- The building does not contain blank walls that exceed 25 feet in length.
- The applicant is proposing brick panels as the only exterior material besides windows. Per the Minneapolis Guide to Exterior Building Walls and Materials, brick panels are considered a durable material and are allowed to comprise 75 percent of the elevation. The applicant's proposal is in compliance with the allowed percentages (See Table 1). The exterior materials and appearance of the rear and side walls are similar and compatible with the front of the building. All elevations will have two tones of brick. Given the small size of the building, CPED encourages the applicant to consider having one brick color, instead of two, for the entire building.
- Plain face concrete block will not be an exterior building material.
- The seven principal entrances are clearly defined and emphasized through the use of a vertically-oriented metal awnings and horizontally-oriented metal copings. The building will exceed the window requirements (see Table 2 below). Since the building is within the PO District, at least 40 percent of the first floor façade that faces a public street or sidewalk shall be windows or doors; the elevation that faces the onsite parking lot is required to have 30 percent. As conditioned, the windows and doors shall be clear or lightly tinted glass with a visible light transmittance of 0.6 or higher and shall not have shelving, mechanical equipment or other similar features that block views into and out of the building between four and seven feet above adjacent grade for the required window percentage. The design of the windows meets the requirements outlined in 530.120. The window fenestration of the two-tenant building is evenly distributed and each tenant meets the minimum window requirement.

- There will be no inactive functions along the perimeter of the building.
- The flat roof of the proposed building is similar to surrounding buildings.
- There is no parking garage for this project.

**Table 1. Percentage of Exterior Materials per Elevation (excludes windows)**

Material	Allowed max %	North (5th)	East (Central)	West (Hennepin)	South (parking lot)
Brick (panel)	75%	37%	46%	50%	49%

**Table 2. Percentage of Windows Required for Elevations Facing a Public Street, Sidewalk, Pathway, or On-Site Parking (Nonresidential Use)**

	Code Requirement		Proposed	
<b>North (5<sup>th</sup> Street)</b>				
1 <sup>st</sup> Floor	40% minimum	167 sq. ft.	63%	260 sq. ft.
<b>South (parking lot)</b>				
1 <sup>st</sup> Floor	30% minimum	226 sq. ft.	51%	386 sq. ft.
<b>East (Central Ave.)</b>				
1 <sup>st</sup> Floor	40% minimum	224 sq. ft.	54%	300 sq. ft.
<b>West (Hennepin Ave.)</b>				
1 <sup>st</sup> Floor	40% minimum	240 sq. ft.	50%	300 sq. ft.

**Access and Circulation – Meets requirements**

- The entrances along Central Avenue Northeast and East Hennepin Avenue lead directly to the public sidewalk. The entrances along 5<sup>th</sup> Street Northeast will have a walkway at least four feet in width leading to the public sidewalk, and the entrances on the south elevation leading to the surface parking lot will be 7.5’ in width. As conditioned, the walkway connecting the building entrances on the south elevation to the parking lot will be well lit.
- The project site currently has an uncovered transit shelter along East Hennepin Avenue. Metro Transit stated that this bus stop meets their standards for a covered bus shelter, but it cannot accommodate one at this time because of space constraints on the sidewalk due to the location of an existing tree. Since the sidewalk will be reconstructed, CPED encourages the applicant to coordinate with Public Works and Metro Transit to provide electrical connections for heat and light to a potential future shelter.
- Vehicular access/circulation is designed to minimize conflicts with pedestrian traffic. The project reduces the number of curb cuts from four to two to the project site. The applicant has designed the parking lot to have all maneuvering take place on site and has narrowed the driveway at the property lines to 20 feet in width.
- The project site does not share an alley with a residential use(s).
- The site plan minimizes the use of impervious surfaces and will exceed their landscaping percentage requirement (see Table 3).

**Landscaping and Screening – Meets requirements**

- The composition and location of landscaped areas complement scale of development and surroundings.

- The project site meets or exceeds the minimum landscape area, canopy tree, and shrub requirement (see Table 3). The applicant is also proposing perennials and grasses within their landscaped areas.
- The parking area along Central Avenue Northeast and East Hennepin Avenue is required to comply with the landscaping and screening requirements outlined in section 530.170. The landscaped yards along both Central Avenue Northeast and Hennepin Avenue East meet these requirements. The landscaped yards are a minimum of seven feet in width, they will have screening with shrubs that are not less than 60 percent opaque, and a tree will be provided for each 25 linear feet of parking lot frontage.
- City records indicate that there is not a residential use in the building to the south, 416 East Hennepin Avenue; therefore, a landscaped yard is not required between the parking lot and this building to the south. However, the applicant is proposing an 8.5' wide landscaped yard between the off-street parking and the shared property line with 416 East Hennepin Avenue.
- The corners of the parking lot where rows of parking spaces leave areas unavailable for parking or vehicular circulation will be landscaped as specified for a required landscaped yard.
- No parking space will be located more than 50 feet from the center of an on-site deciduous tree. The applicant is proposing a tree island that is seven feet in width in the middle of the southern 10 parking spaces to help meet this requirement.
- As conditioned, all landscape areas shall be covered with turf grass, native grasses, perennial flowering plants, vines, wood mulch, shrubs or trees. In addition, the installation and maintenance of all landscape materials shall comply with the standards outlined in section 530.120.

**Table 2. Landscaping and Screening Requirements**

	<b>Code Requirement</b>	<b>Proposed</b>
<b>Lot Area</b>	--	13,856 sq. ft.
<b>Building footprint</b>	--	5,053 sq. ft.
<b>Remaining Lot Area</b>	--	8,803 sq. ft.
<b>Landscaping Required</b>	1,761 sq. ft.	1,856 sq. ft.
<b>Canopy Trees (1: 500 sq. ft.)</b>	5 trees	5 trees
<b>Shrubs (1: 100 sq. ft.)</b>	18 shrubs	62 shrubs

**Additional Standards – Meets requirements**

- A 6"x6" continuous curb will be installed along the perimeter of the parking lot and driveway. CPED encourages the applicant to work with Public Works and to provide on-site retention and filtration of stormwater.
- The site plan will not block views of important elements of the city.
- The placement of the building will have minimal casting of shadows on public spaces and adjacent properties.
- The placement of the building is located and arranged to minimize the generation of wind currents at ground level.
- The site plan includes crime prevention design elements as specified in section 530.260. This includes natural surveillance and visibility with a greater amount of windows than required, territorial reinforcement with the landscaping, and natural access control with the entrances leading directly to the street or walkway.
- The project site does not include a locally designated historic resource or structure that has been determined to be eligible to be locally designated.

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

The applicant is proposing two restaurants and a haircut establishment which is considered a general retail sales and services use. These uses are *permitted uses* in the C2 zoning district. However, per section 551.100, fast food restaurants and restaurants with a drive-through window are not permitted in the PO/Pedestrian Oriented Overlay District.

### **Off-street Parking and Loading – Meets requirements**

- 19 off-street parking spaces are proposed, which is in compliance with the minimum and maximum off-street parking requirements. The base off-street parking requirement for restaurant uses is 1 space per 500 square feet of gross floor area up to 2,000 square feet plus one space per 300 square feet of gross floor area in excess of 2,000 square feet. Restaurants are proposed in spaces labeled Tenant 1 and 3 on the floor plan. These spaces are 2,196 and 1,894 square feet respectively and would require five and four parking spaces respectively. Since the project site is within a pedestrian oriented overlay district and it is a nonresidential use, the off-street parking requirement is 75 percent of the minimum requirement. Therefore, the required parking for the restaurant spaces is four and three parking spaces. Tenant 3 is proposed to be a 936 square foot haircut establishment. Per Table 541-1, non-residential uses with 1,000 square feet or less shall be exempt from minimum off-street parking requirements. Therefore, the minimum off-street parking for the proposed building is seven spaces.
- The base maximum allowed parking for a restaurant use is 1 space per 75 square feet of gross floor area. This would allow the restaurant labeled Tenant 1 to have 29 off-street parking spaces and Tenant 3 to have 25 off-street parking spaces. The maximum off-street parking for a general retail sales and services use is one space for every 200 square feet of floor area. Therefore, Tenant 2 would be allowed to have five off-street parking spaces. The maximum parking allowed for the entire building would be 59 spaces. Since the property is within the PO district and the uses are nonresidential, the maximum off-street parking allowed is 75 percent of the maximum allowed as specified in Table 541-1. Therefore, the maximum parking allowed would be 22 spaces for Tenant 1, four spaces for Tenant 2, and 19 spaces for Tenant 3; 45 spaces total. CPED also analyzed a scenario where all three uses would be general retail sales and services. If that was the case, the maximum allowed parking would be 19 spaces after the applied maximum set in the PO district requirements.
- The proposed parking area design meets the requirements outlined in Chapter 541 Off-Street Parking and Loading. The driveways at Central Avenue Northeast and East Hennepin Avenue are 20 feet in width and there is a 22-foot wide, two-way drive aisle for maneuvering within the parking area. There will be 14 standard sized parking spaces (8.5' wide by 18' deep) and 5 compact sized parking spaces (8' wide by 15' deep). Per 541.330, 75 percent of the minimum required parking spaces (i.e. seven spaces) are required to comply with the minimum dimensions for standard spaces.
- Per Table 541-3, each establishment is required to provide three bike parking spaces (nine total) and that 50 percent off the required bike parking spaces are required to be located within 50 feet of a principal entrance. The applicant is proposing to provide 10 bike parking spaces along East Hennepin Avenue; all within 50 feet of a principal entrance. As a condition of approval, the placement of the proposed bike parking spaces require an encroachment permit.
- No loading is required for the 5,053 square foot restaurant building.

**Table 3. Vehicle Parking Requirements Per Use (Chapter 541)**

	<b>Minimum Parking Requirement</b>	<b>Applicable Reductions</b>	<b>Total Minimum Requirement</b>	<b>Maximum Parking Allowed</b>	<b>Proposed</b>
Establishment 1: Restaurant	5	1	4	22	--
Establishment 2: General Retail Sales and Services	0	N/A	0	4	
Establishment 3: Restaurant	4	1	3	19	
<b>Total</b>	<b>9</b>	<b>2</b>	<b>7</b>	<b>44</b>	<b>19</b>

**Table 4. Bicycle Parking and Loading Requirements (Chapter 541)**

	<b>Minimum Bicycle Parking</b>	<b>Minimum Short-Term</b>	<b>Minimum Long-Term</b>	<b>Proposed</b>	<b>Loading Requirement</b>	<b>Proposed</b>
Establishment 1: Restaurant	3	Not less than 50%	--	--	0	0
Establishment 2: General Retail Sales and Services	3	Not less than 50%	--	--	0	0
Establishment 3: Restaurant	3	Not less than 50%	--	--	0	0
<b>Total</b>	<b>9</b>	<b>--</b>	<b>--</b>	<b>10</b>	<b>0</b>	<b>0</b>

**Building Bulk and Height – Meets requirements**

**Table 5. Building Bulk and Height Requirements**

	<b>Code Requirement</b>	<b>Proposed</b>
<b>Lot Area</b>	--	13,825 sq. ft. / 0.32 acres
<b>Gross Floor Area (GFA)</b>	--	5,053 sq. ft.
<b>Minimum Floor Area Ratio (GFA/Lot Area)</b>	N/A	0.3
<b>Maximum Floor Area Ratio (GFA/Lot Area)</b>	1.7	0.3
<b>Maximum Building Height</b>	4 stories or 56 feet, whichever is less	1 story/17 feet

**Lot Requirements – Meets requirements**

- Per Table 548-2, there are no lot dimension requirements for restaurants or general retail sales and services establishments.

**Yard Requirements** – *Meets requirements*

- The C2 zoning district does not have minimum yard requirements when bordering nonresidential or office residential zoning districts, or nonresidential structures. The project site is surrounded by parcels that are zoned C2 and none of the adjacent properties are a residential use.

**Signs** – *Not applicable*

- The applicant has not submitted sufficient sign details to evaluate. As conditioned, all signs will be required to meet the standards outlined in Chapter [543](#) of the zoning code.

**Refuse Screening** – *Meets requirements*

- The screening of the refuse and storage containers will meet the requirements of [535.80](#) in terms of compatibility and height. The applicant is proposing an 8.25' tall, brick/stone enclosure with wood swing-out doors. CPED encourages the applicant to place the trash enclosure in a less visible location in the middle of the site.

**Screening of Mechanical Equipment** – *Meets requirements with Conditions of Approval*

- No roof plan was provided with the application. All rooftop mechanical equipment will be required to meet the screening standards outlined in Section [535.70](#). No public utility transformers are proposed as part of the project.

**Lighting** – *Meets requirements with Conditions of Approval*

- A lighting plan was not provided with the application. All lighting will be required to meet the standards outlined in Section [535.590](#).

**Impervious Surface Area** – *Not applicable*

- There is not a maximum impervious surface area standard for the C2 zoning district.

**Specific Development Standards** – *Meets requirements with Conditions of Approval*

- As conditioned, the sit down restaurants will be required to meet the specific development standard that the premise, all adjacent streets and sidewalks within 100 feet shall be inspected regularly for purposes of removing any litter found thereon.

**Overlay District Standards** – *Meets requirements*

The project site is in compliance with the PO district requirements.

- The building will not have a drive-through window (551.90).
- The proposed establishments are not fast food restaurant(s) (551.100).
- The building placement is within eight feet of a lot line abutting a street (551.110).
- The fenestration exceeds the minimum 40 percent requirement (551.120).
- The accessory parking lot does not exceed 60 feet in width (551.140).
- The off-street parking is in compliance with the minimum and maximum number of off-street parking allowed (551.140).

## **PDR**

The project had an initial PDR review on February 12, 2015. The requirements outlined in the report will need to be met prior to building permit issuance.

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

*The Minneapolis Plan for Sustainable Growth* identifies the site as mixed use on the future land use map. The mixed use future land use encourages mixed use development including mixed use with residential. The proposed project will have three uses within the building. The project site is part of the East Hennepin Activity Center and has street frontage along both the East Hennepin Avenue Commercial Corridor and the Central Avenue Commercial Corridor. The proposed development is consistent with the following principles and policies outlined in the comprehensive plan:

**Land Use Policy 1.3:** Ensure that development plans incorporate appropriate transportation access and facilities, particularly for bicycle, pedestrian, and transit.

1.3.1 Require safe, convenient, and direct pedestrian connections between principal building entrances and the public right-of-way in all new development and, where practical, in conjunction with renovation and expansion of existing buildings.

**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.

1.4.1 Support a variety of commercial districts and corridors of varying size, intensity of development, mix of uses, and market served.

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”.

**Land Use Policy 1.5:** Promote growth and encourage overall city vitality by directing new commercial and mixed use development to designated corridors and districts.

**Land Use Policy 1.10:** Support development along Commercial Corridors that enhances the street’s character, fosters pedestrian movement, expands the range of goods and services available, and improves the ability to accommodate automobile traffic.

**Land Use Policy 1.12:** Support Activity Centers by preserving the mix and intensity of land uses and by enhancing the design features that give each center its unique urban character.

1.12.1 Encourage a variety of commercial and residential uses that generate activity all day long and into the evening.

1.12.2 Encourage mixed use buildings, with commercial uses located on the ground floor and secure entrances for residential uses.

1.12.3 Encourage active uses on the ground floor of buildings in Activity Centers.

**Land Use Policy 10.10:** Support urban design standards that emphasize a traditional urban form in commercial areas.

- 10.10.1 Enhance the city's commercial districts by encouraging appropriate building forms and designs.
- 10.10.4 Orient new buildings to the street to foster safe and successful commercial nodes and corridors.
- 10.10.6 Require storefront window transparency to assure both natural surveillance and an inviting pedestrian experience.

**Urban Design Policy 10.18:** Reduce the visual impact of automobile parking facilities.

- 10.18.1 Require that parking lots meet or exceed the landscaping and screening requirements of the zoning code, especially along transit corridors, adjacent to residential areas, and areas of transition between land uses.
- 10.18.3 Locate parking lots to the rear or interior of the site.
- 10.18.4 Provide walkways within parking lots in order to guide pedestrians through the site.
- 10.18.17 Minimize the width of ingress and egress lanes along the public right of way in order to provide safe pedestrian access across large driveways.

**Urban Design Policy 10.19:** Landscaping is encouraged in order to complement the scale of the site and its surroundings, enhance the built environment, create and define public and private spaces, buffer and screen, incorporate crime prevention principles, and provide shade, aesthetic appeal, and environmental benefits.

- 10.19.1 In general, larger, well-placed, contiguous planting areas that create and define public and private spaces shall be preferred to smaller, disconnected areas.
- 10.19.2 Plant and tree types should complement the surrounding area and should include a variety of species throughout the site that include seasonal interest. Species should be indigenous or proven adaptable to the local climate and should not be invasive on native species.

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

- 10.22.1 Integrate “eyes on the street” into building design through the use of windows to foster safer and more successful commercial areas in the city.
- 10.22.3 Design the site, landscaping, and buildings to promote natural observation and maximize the opportunities for people to observe adjacent spaces and public sidewalks.
- 10.22.5 Locate landscaping, sidewalks, lighting, fencing and building features to clearly guide pedestrian movement on or through the site and to control and restrict people to appropriate locations.

It is recognized that the one-story building is not in compliance with Land Use Policy: 1.12.5 which encourage a height of at least two stories for new buildings in Activity Centers. During pre-application meetings, CPED encouraged the applicant to consider a two-story (or taller) building on multiple occasions. However, the applicant did not pursue this option. Given that there is not a minimum floor area ratio requirement, the proposal complies with the zoning code requirements.

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

The Nicollet Island-East Bank Neighborhood Small Area Plan provides additional guidance of the project site. The project is in conformance with the small area plan’s major strategic goal of

cultivating a mixed-use corridor. It is also in conformance with the plan's top priorities as the new development will be a quality development with active uses and redeveloping a small and underutilized parcel. In addition, the new building will have a large amount of glazing on all elevations, which increases its focus on pedestrians

### **5. Alternative compliance.**

The project complies with all standards outlined in Chapter 530, Site Plan Review.

## **VACATION**

**RESPONSES FROM UTILITIES AND AFFECTED PROPERTY OWNERS.** Of the responses received, including Public Works, there were no objections or easements requested.

**FINDINGS.** The applicant is proposing to vacate a small dead-end alley (approximately 800 square feet) which is located along Central Avenue Northeast in the middle of their property that has been in place since at least 1912 (source: 1912-1930 Sanborn map). This right-of-way exists on paper only and does not function as a public alley.

The Department of Public Works and the Department of Community Planning and Economic Development find that the area proposed for vacation is not needed for public purpose, is not part of a public transportation corridor, and can be vacated.

## **RECOMMENDATIONS**

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt staff findings for the application by Java Companies for the property located at 420 East Hennepin Avenue:

### **A. Site Plan Review.**

Recommended motion: **Approve** subject to the following conditions:

1. Per 530.120 (b) (2), the glass within the doors shall be clear or lightly tinted glass with a visible light transmittance ratio of 0.6 or higher. In addition, the windows shall not have shelving, mechanical equipment or other similar features that block views into and out of the building between four and seven feet above adjacent grade for the required window percentage.
2. All lighting shall be required to meet the standards outlined in Section [535.590](#). The walkway connecting the building entrances on the south elevation to the parking lot shall be well lit. Any proposed light poles shall comply with 535.110.
3. Per 530.180, all landscape areas shall be covered with turf grass, native grasses, perennial flowering plants, vines, wood mulch, shrubs or trees. In addition, the installation and maintenance of all landscape materials shall comply with the standards outlined in section 530.120.
4. Per 551.100, fast food restaurants are prohibited at this location. In addition, sit down restaurants will be required to meet the specific development standard outlined in Chapter 536 that the premise, all adjacent streets and sidewalks within 100 feet shall be inspected regularly for purposes of removing any litter found thereon.
5. The placement of the proposed bike parking spaces require an encroachment permit approved by Public Works.

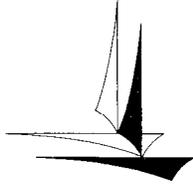
6. All rooftop mechanical equipment will be required to meet the standards outlined in Section [535.70](#)

**B. Vacation**

Recommended motion: **Approve** the application to vacate the part of the alley as shown on the plat of Rearrangement of Block 11, St. Anthony Falls Addition, bounded by Lots 1, 2 and 3 and by Central Avenue.

## ATTACHMENTS

1. PDR report
2. Public Works response to vacation request
3. Written description and findings submitted by applicant
4. Zoning map
5. Plans –survey, removal, civil, landscape, elevations
6. Aerial and photos



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

## Preliminary Development Review Report

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

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

<b>Tracking Number:</b>	PDR 1001284
<b>Applicant:</b>	420 HENNEPIN AVE E LLC 333 WASHINGTON AVE N, STE 401 MINNEAPOLIS, MN 55401
<b>Site Address:</b>	420 HENNEPIN AVE E
<b>Date Submitted:</b>	04-FEB-2015
<b>Date Reviewed:</b>	12-FEB-2015

### Purpose

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

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

**DISCLAIMER:** *The information in this review is based solely on the preliminary site plan submitted. The comments contained in this report are preliminary ONLY and are subject to modification.*

### Project Scope

Proposed new one story, 5,023 sq ft building. As proposed there will be 2 restaurants sharing the space.

### Review Findings (by Discipline)

#### Fire Safety

- The Restaurant that faces Central Ave should have a separate address
- Fire department connection must be located on the address side of building and within 150 feet of a hydrant
- Maintain fire apparatus access at all times

#### Business Licensing

- Please work with the assigned DC, Don Zart, regarding the Health Department's Plan Review and the required Business License.

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\*Approved: You may continue to the next phase of developing your project.

\*Resubmission Required: You cannot move forward or obtain permits until your plans have been resubmitted and approved.

**❑ Zoning - Planning**

- At a minimum site plan review application will be required for the proposed new construction.
- Applicant is proposing 16 percent landscaping which is below the minimum 20 percent required:
- Call out bike parking and state the number of bikes the bike racks will accommodate.
- trash enclosure elevations/details will be required for land use review.
- a second tree will be required along Central Avenue NE to comply with the site plan review requirement: "Not less than one (1) tree shall be provided for each twenty-five (25) linear feet or fraction thereof of parking or loading area lot frontage."
- Will likely require a main entrance along 5th Street SE to comply with site plan review standard: "The building shall be oriented so that at least one (1) principal entrance faces the public street. In the case of a corner lot, the principal entrance shall face the front lot line."
- Proposing pavement foxi rose for screening of the parking lot along Central Avenue NE and Hennepin Avenue Northeast. Provide documentation that shrub planting will meet the requirement of being three feet in height and not less than 60 percent opaque year around.
- Provide details of restaurant and confirmation that it will not be a fast food restaurant; fast food restaurants are not allowed in newly constructed buildings in the C2 District or PO District (548.300 and 551.100)

**❑ Addressing**

- The proposed addresses are 420 Hennepin East and 421 Central Ave SE.

**❑ Parks - Forestry**

- (4) Honey locust in grates on Hennepin side. If full walk replacement is planned no roots greater than 2" may be cut during grading or curb and gutter replacement. Use existing subgrade inside drip lines if permitted. I don't know if they plan to reset existing grates, or replace or remove. The preferred would be to just remove grates.
- Craig Pinkalla Minneapolis Park & Recreation Board - Forestry Preservation Inspections 612-499-9233. Contact Craig regarding removal or protection of trees during construction in the city right of way.
- Effective January 1, 2014, the City of Minneapolis and the Minneapolis Park and Recreation Board adopted an update to the existing Parkland Dedication Ordinance.
- The adopted City of Minneapolis Parkland Dedication ordinance is located in Section 598.340 of the City's Land Subdivision ordinance:
- <http://library.municode.com/index.aspx?clientId=11490>
- As adopted, the fee in lieu of dedication for new residential units is \$1,500 per unit (affordable units excluded per ordinance) and for commercial and industrial development it is \$200 per development employee (as defined in ordinance). Any dedication fee (if required) must be paid at the time of building permit issuance. There is also an administration fee that is 5% of the calculated park dedication fee.
- As proposed, for your project at 420 Hennepin Ave E, the calculated dedication fee is as follows:
- Maximum fee at current maximum per development employee = \$1,000
- 5% of \$1,000 (Administrative Fee) = \$ 50
- Total = \$1,050
- This is a preliminary calculation based on your current proposal; a final calculation will be made at the time of building permit submittal.
- For further information, please contact Don Zart at (612)673-2726.

**❑ Water**

- The plan as submitted meets the requirements of the Public Works Water Maintenance & Distribution Division.

## □ Right of Way

- An encroachment permit shall be required for all streetscape elements in the Public right-of-way such as: plants & shrubs, planters, tree grates and other landscaping elements, sidewalk furniture (including bike racks and bollards), and sidewalk elements other than standard concrete walkways such as pavers, stairs, raised landings, retaining walls, access ramps, and railings (NOTE: railings may not extend into the sidewalk pedestrian area). Please contact Bob Boblett at (612) 673-2428 for further information.
- Note to the Applicant: Any elements of an earth retention system and related operations (such as construction crane boom swings) that fall within the Public right-of-way will require an encroachment permit application. If there are to be any earth retention systems which will extend outside the property line of the development then a plan must be submitted showing details of the system. All such elements shall be removed from the Public right-of-way following construction with the exception of tie-backs which may remain but must be uncoupled and de-tensioned. Please contact Bob Boblett at (612) 673-2428 for further information.
- In addition, any elements of an earth retention system and related excavations that fall within the Public right-of-way will require a "Right-of-Way Excavation Permit". This permit is typically issued to the General Contractor just prior to the start of construction. However, it is the Applicant's responsibility to insure that all required permits have been acquired by its consultants, contractors, sub-contractor's prior to the start of work.
- Contact Paul Cao at (612) 673-2943 for position and alignment of bike racks proposed in the Public right-of-way. If the racks are privately owned, they will require an encroachment permit.
- Note to the Applicant: The existing alley indicated on the survey is mistakenly identified as "vacated". The Applicant will be required to go through the vacation process and is encouraged to apply through the City Clerks Office. For further information on the process and an application, please contact (612) 673-2428.

## □ Traffic and Parking

- All Metro Transit Bus stops shall be clearly identified on the plans.
- Current ordinance states that all maneuvers associated with loading, parking or sanitation pick up for a private development shall occur on private property. Please provide a narrative explaining the trash removal operations and show turning maneuvers for all truck type vehicles that will be using the site and loading/parking entrance areas. Per City Ordinance the Applicant shall provide for (and identify) a solid waste collection point (SWCP) on the site plans. The location of the SWCP is subject to the review and approval of the Public Works Department.
- Each parking space should have turning maneuvers that can be done without crossing the right of way for each direction the vehicle could be traveling in. Show the turning maneuvers for the two end spaces on the westerly most parking lane.
- Please contact Bill Prince at (612) 673-3901 regarding existing and proposed street lighting. All street lighting (existing and proposed) shall be shown clearly on the site plan.
- Note to the Applicant: Please add the following notes to the site plan:
  - Street lighting installed as part of the Project shall be inspected by the City. Contractors shall arrange for inspections with the Traffic Department, please contact Dave Prehall at (612) 673-5759 for further information. Any lighting installations not meeting City specifications will be required to be reinstalled at Owner expense.
  - An obstruction permit is required anytime construction work is performed in the Public right-of-way. Please contact Scott Kramer at (612) 673-2383 regarding details of sidewalk and lane closures. Log on to <http://minneapolis.mn.roway.net/> for a permit.
  - Contact Allan Klugman at (612) 673-2743 prior to construction for the temporary removal/temporary relocation of any City of Minneapolis signal system that may be in the way of construction.
  - All costs for relocation and/or repair of City Traffic facilities shall be borne by the Contractor and/or Property Owner.
  - Contact Doug Maday at (612) 673-5755 prior to construction for the removal of any City of Minneapolis right of way signs that may be in the way of construction.

### ❑ Street Design

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

### ❑ Sidewalk

- Note to the Applicant: Any existing sidewalk, curb and gutter, alley, or other concrete infrastructure in the public right of way that is currently defective, and any that is damaged during construction, must be removed and replaced at the time of the site development work.
- The site plans include removal and replacement of all curb and sidewalk along Hennepin Ave., but only partial removals and replacements along Central Ave.; the Applicant should consider removal and replacement of all curb & gutter and all sidewalks within the project limits.
- ADA compliant pedestrian ramps are required at each established crosswalk within the project limits; in addition to the intersection at Hennepin Ave. and 5th St. S.E. construct an ADA compliant pedestrian ramp at 5th St. S.E. and Central Ave.

### ❑ Environmental Health

- City records indicate that a Shell Gas Station was constructed on site in 1970. No records for the installation of gasoline tanks could be identified in either the Minneapolis Fire Department or Minnesota Pollution Control Agency records. In November 2014, 2 underground tanks were removed. No detection of petroleum product was found in soil samples taken from the tank basin. The site is currently enrolled in the MPCA Voluntary Investigation and Clean-up program. A site contingency plan needs to be developed and submitted to the MPCA VIC program as part of the site remedial action plan addressing actions that will be taken regarding if a tank is found during redevelopment.
- If the project will be disturbing identified impacted soils on the site preapproval for removal, disposal and/or reuse of must occur from the MCPA and the City of Minneapolis prior to beginning excavation activities. If impacted soil is encountered during site activities call the MN State Duty officer at (615) 649-5451.
- If dewatering is required during site construction see below for city permit requirements. 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.

### ❑ Historical Preservation Committee

- The wrecking of the existing structure will require a review for historic preservation.

### ❑ Sewer Design

- Utility Connections: The proposed sanitary sewer connection connects to a 12" cement pipe that was lined with a 10" PVC pipe. If possible, it is preferred that the proposed connection occur at the existing manhole adjacent to where the proposed connection is currently located. Please evaluate if this is feasible, if not contact Jeremy Strehlo for additional connection requirements. If connecting to the manhole the invert of the connection should be at or above the crown of the outgoing sewer but by no more than 2'.
- For comments or questions on Public Works Surface Water & Sewers Division related requirements please contact Jeremy Strehlo, (Professional Engineer) at (612) 673-3973, or [jeremy.strehlo@minneapolismn.gov](mailto:jeremy.strehlo@minneapolismn.gov)

**□ Construction Code Services**

- Relocate Accessible parking with aisle to the shortest accessible route of travel to the building accessible entrance(s) per 2015 Minnesota State Accessibility Code Section 1106.6.
- Clearly mark "No Parking" on accessible aisle as required per 2015 Minnesota State Accessibility Code Section 502.4.4. Also, accessible aisle location, width and length must comply with 2015 Minnesota State Accessibility Code Section(s) 502.4.1, 502.4.2 and 502.4.3.
- Submit section view drawing of proposed concrete ribbon curb.
- Clearly identify accessible entrance doors for both restaurants and must comply with 2015 Minnesota State Accessibility Code Section 402.2.1. Minimum 5' x 5' landing at accessible entrance doors and it must be noted on site plan.
- Install new direction signage on entrance doors on 5 Street East, directing public to ADA Compliance doors and ADA Parking Area.
- Submit SAC Determination Letter when submitting construction plans for review.

END OF REPORT



March 31, 2015

**Department of  
Public Works**

Steven A. Kolke, P.E.  
City Engineer  
Director

350 South 5th Street - Room 203  
Minneapolis MN 55415

Office 612 673-2352  
Fax 612 673-3565  
TTY 612 673-2157

Aaron Hanauer  
CPED-Planning  
250 4<sup>th</sup> St. So., Room 100  
Minneapolis, MN 55415

RE: Vacating a dead-end alley at 420 Hennepin Ave. E.  
(Vacation 1641)

Dear Mr. Hanauer:

Public Works staff has reviewed this vacation petition and recommends Approval of said petition.

The area to be vacated are described as a dead-end alley located at 420 Hennepin Ave. E., and legally described as:

*All that part of the alley as shown on the plat of Rearrangement of Block 11, St. Anthony Falls Addition, bounded by Lots 1, 2 and 3 and by Central Avenue.*

Sincerely,

A handwritten signature in black ink, appearing to read "Don Elwood".

Don Elwood, P.E.  
Director, Transportation Planning & Engineering

Cc: Dennis Morris



## Statement of Proposed Use and Project Description

**TO:** Minneapolis Planning Department

**FROM:** Patrick Sarver  
Civil Site Group

**DATE:** 2/13/2015

**RE:** 420 East Hennepin – Land Use Application

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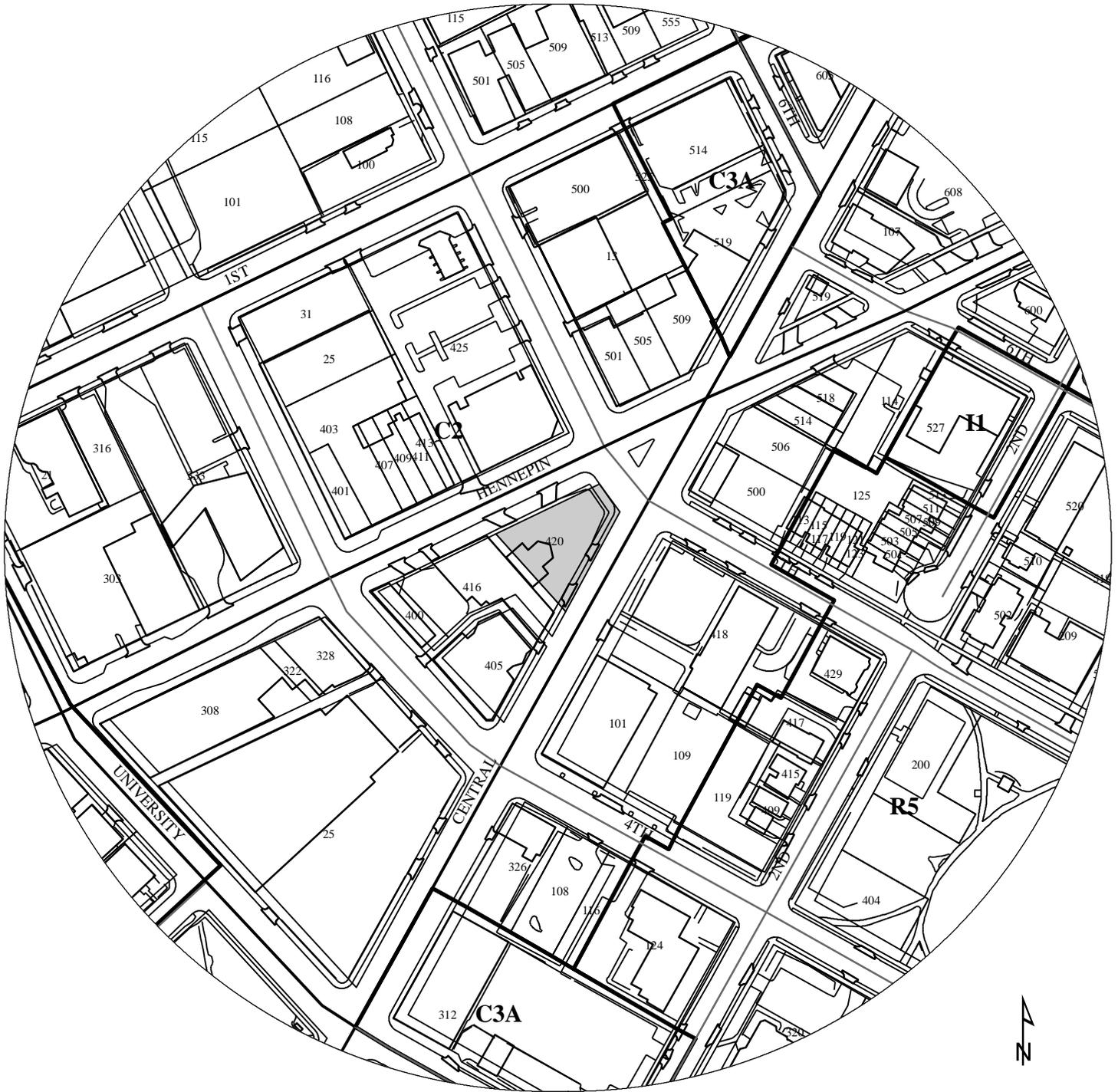
The 420 East Hennepin project is proposing to construct a new commercial/retail building.

The project is located at 420 East Hennepin Avenue in Minneapolis. The project includes the demolition of the existing building and parking lot on the site to facilitate the construction of the proposed building. Parking and landscaped areas will be constructed within the property limits along with the reconstruction of adjacent city sidewalks and curb and gutters.

Patrick Sarver  
Civil Site Group  
952-250-2003

NAME OF APPLICANT

WARD



PROPERTY ADDRESS

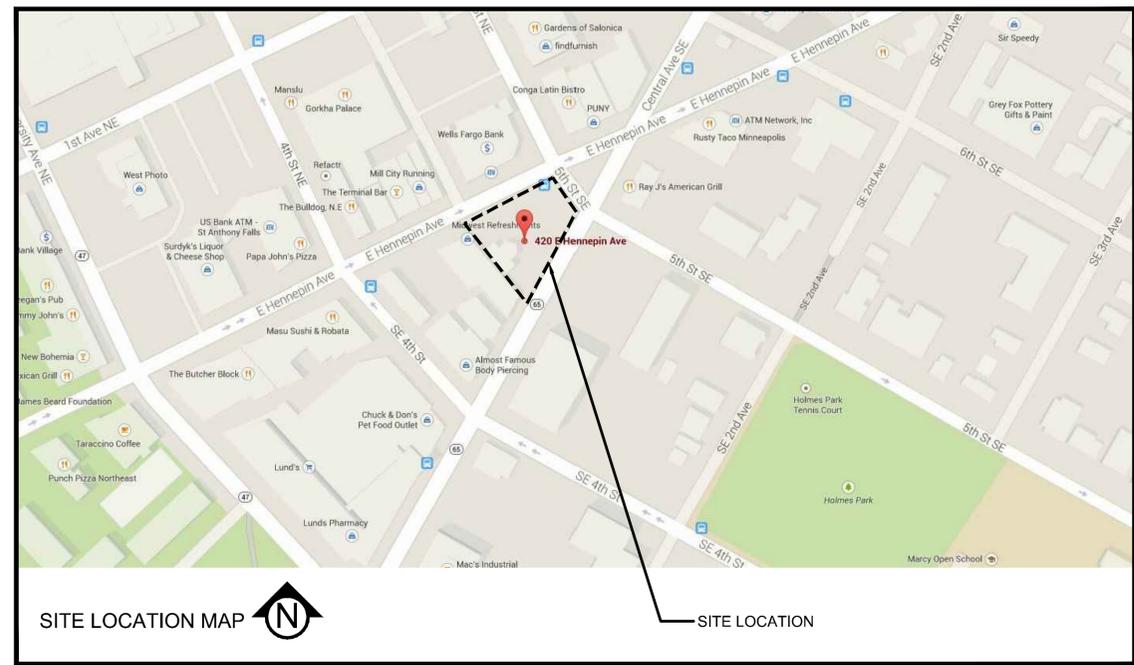
420 East Hennepin Avenue

FILE NUMBER

BZZ-7062

# 420 EAST HENNEPIN

MINNEAPOLIS, MINNESOTA  
ISSUED FOR: MODIFIED PDR



**OWNER, DEVELOPER, CONTRACTOR SIGNED STATEMENT**

ALL CLEARING, GRADING, CONSTRUCTION OR DEVELOPMENT WILL BE DONE PURSUANT TO THE PLAN, SIGNED BY PARTIES BELOW:  
OWNER: \_\_\_\_\_  
DEVELOPER: \_\_\_\_\_  
CONTRACTOR: \_\_\_\_\_

**DEVELOPER / PROPERTY OWNER:**

420 HENNEPIN AVE E LLC  
333 WASHINGTON AVENUE NORTH, SUITE 401  
MINNEAPOLIS, MN 55401

**ENGINEER / LANDSCAPE ARCHITECT:**

CIVIL SITE GROUP  
4931 W 35TH STREET  
SUITE 200  
ST LOUIS PARK, MN 55416  
612-615-0060

**SURVEYOR:**

ACRE LAND SURVEYING, INC.  
9140 BALTIMORE STREET NE, SUITE 100  
BLAINE, MN 55449  
763-458-2997

**GEOTECHNICAL ENGINEER:**

TBD

**MASTER LEGEND:**

- 932 --- EX. 1' CONTOUR ELEVATION INTERVAL
- 939 • EXISTING SPOT GRADE ELEVATION
- 939 --- PROPOSED 1' CONTOUR ELEVATION INTERVAL
- 932.0 --- SPOT GRADE ELEVATION (GUTTER/FLOW LINE UNLESS OTHERWISE NOTED)
- 932.0BC / 932.0TC --- SPOT GRADE ELEVATION BACK OF CURB (TOP OF CURB)
- 932.0TW --- SPOT GRADE ELEVATION TOP OF WALL
- 932.0BW --- SPOT GRADE ELEVATION BOTTOM OF WALL
- DRAINAGE ARROW
- EOF EMERGENCY OVERFLOW
- SILT FENCE / GRADING LIMIT
- INLET PROTECTION
- STABILIZED CONSTRUCTION ENTRANCE
- SOIL BORING LOCATION
- T.O. --- CURB AND GUTTER (T.O. = TIP OUT)
- PROPOSED MANHOLE STORM
- PROPOSED CATCH BASIN OR CATCH BASIN MANHOLE STORM
- ⊘ PROPOSED GATE VALVE
- ⊙ PROPOSED FIRE HYDRANT
- ⊙ PROPOSED MANHOLE SANITARY
- ⊙ PROPOSED SIGN
- ⊙ PROPOSED LIGHT
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED WATER MAIN
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING WATER MAIN
- EXISTING GAS MAIN
- EXISTING UNDERGROUND ELECTRIC
- EXISTING UNDERGROUND CABLE
- EXISTING MANHOLE
- EXISTING CATCH BASIN
- ⊙ EXISTING HYDRANT
- EXISTING STOPBOX
- ⊘ EXISTING GATE VALVE
- ⊙ EXISTING ELECTRIC BOX
- ⊙ EXISTING LIGHT
- ⊙ EXISTING GAS METER
- EXISTING GAS VALVE

SHEET INDEX	
SHEET NUMBER	SHEET TITLE
C0.0	TITLE SHEET
C0.1	SITE SURVEY
C1.0	REMOVALS PLAN
C2.0	SITE PLAN
C3.0	GRADING PLAN
C4.0	UTILITY PLAN
C5.0	CIVIL DETAILS
C5.1	CIVIL DETAILS
C5.2	CIVIL DETAILS
C5.3	CIVIL DETAILS
L1.0	LANDSCAPE PLAN
L1.1	LANDSCAPE PLAN
SW1.0	STORM WATER POLLUTION PREVENTION PLAN - EXISTING CONDITIONS
SW1.1	STORM WATER POLLUTION PREVENTION PLAN - PROPOSED CONDITIONS
SW1.2	STORM WATER POLLUTION PREVENTION PLAN - DETAILS
SW1.3	STORM WATER POLLUTION PREVENTION PLAN - NARRATIVE

**PROJECT**  
**420 EAST HENNEPIN**  
420 East Hennepin, Minneapolis, MN  
**420 Hennepin Ave E LLC**  
333 Washington Avenue North, Suite 401, Minneapolis, MN

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

*Matthew R. Pavlek*  
Matthew R. Pavlek  
DATE 2/23/15 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY	
DATE	DESCRIPTION
1/30/15	MODIFIED PDR SUBMITTAL
2/23/15	CITY SUBMITTAL

REVISION SUMMARY	
DATE	DESCRIPTION

TITLE SHEET  
**C0.0**



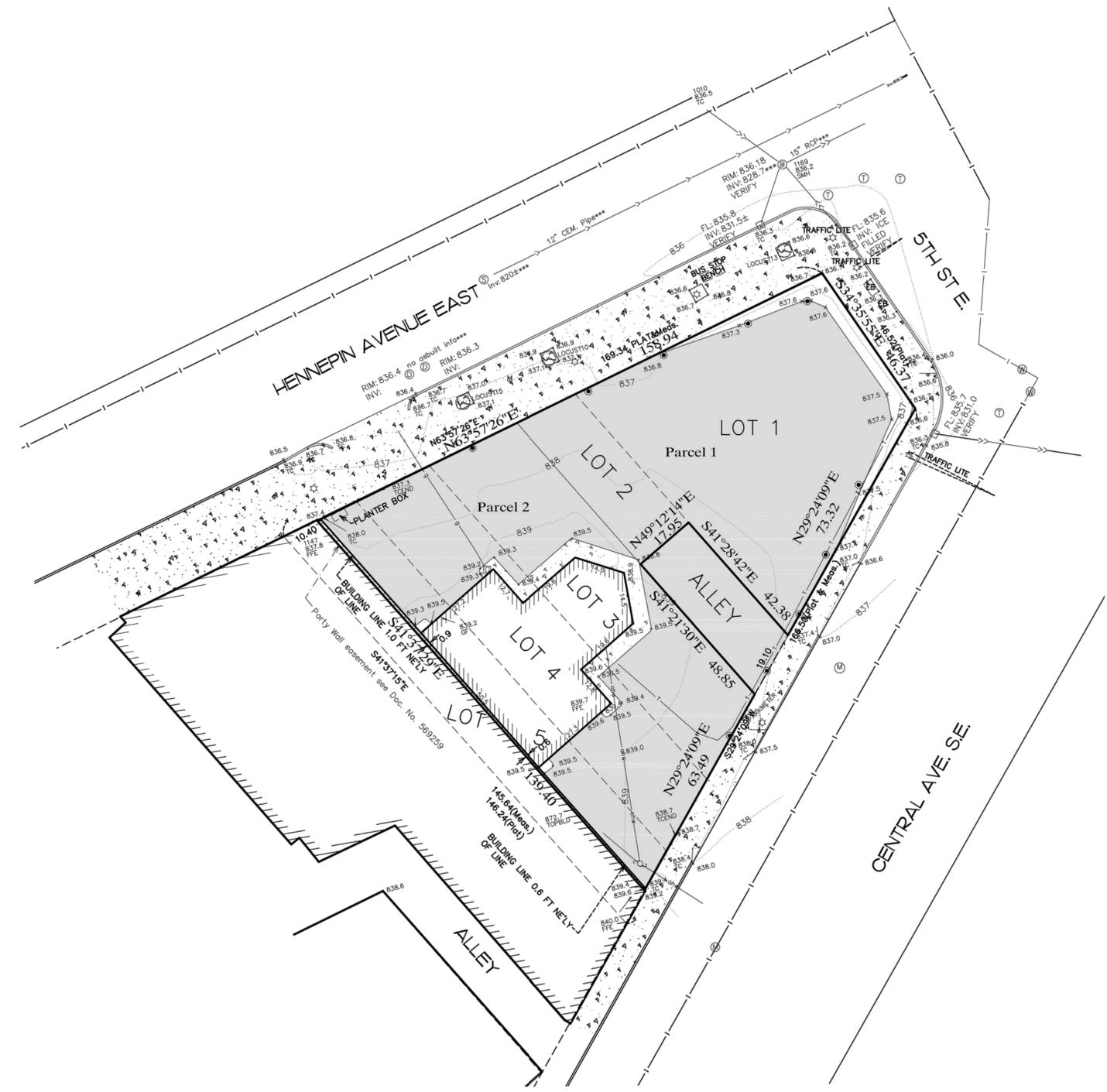
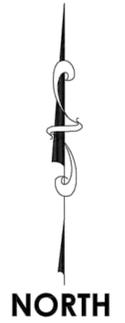
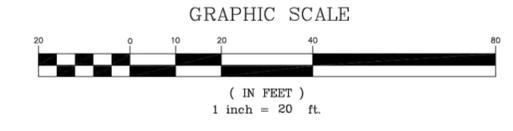
# ALTA/ACSM LAND TITLE SURVEY

PROPERTY ADDRESS: #420 HENNEPIN AVE. E., MIINEAPOLIS, MN 55414

~for~ CIVIL SITE GROUP

P.I.D.#23-029-24-12-0131

**BENCHMARK**  
BASIS FOR ELEVATION: NAVD 88 (VIA REAL TIME GPS MEASUREMENTS UTILIZING MINNESOTA DEPARTMENT OF TRANSPORTATION VRS NETWORK)



**LEGAL DESCRIPTION**

As referenced from Title Commitment No. 38898 dated 8/05/14, provided by Stewart Title Guaranty Company and issued by Commercial Partners Title, LLC

**Parcel 1**  
Lots 1 and 2, "Rearrangement of Block 11, St. Anthony Falls", Hennepin County, Minnesota.

Abstract Property

**Parcel 2**  
Lots 3 and 4 and that part of Lot 5, lying Northeasterly from a line commencing at a point on the Southeasterly line of Central Avenue, now called Hennepin Avenue in the City of Minneapolis; a distance, 10.4 feet Northeasterly from the most Westerly corner of said Lot 5 and running thence Southeasterly parallel with the Southwest line of said Lot 5 to the Northwesterly side of First Avenue Southeast, now called Central Avenue, which line runs through the center or party-wall, all in "Rearrangement of Block 11, St. Anthony Falls", Hennepin County, Minnesota.

Torrens Property  
Torrens Certificate No. 864531

**TABLE A NOTES**

- Title Commitment has 420 Hennepin Ave E (PID#23-029-24-12-0131)
- The Gross Land area of Subject Property is 13,099± Sq. Ft. or 0.3± Acres.
- The Vertical Relief is based on NAVD 88 (VIA REAL TIME GPS MEASUREMENTS UTILIZING MINNESOTA DEPARTMENT OF TRANSPORTATION VRS NETWORK).
- Utilities shown hereon are based on observed evidence and together with gopher ticket Number 150060509. Excavations were not made during the survey to locate underground utilities and/or structures. The location of underground utilities and/or structures may vary from locations shown hereon and underground utilities and/or structures may be encountered. Contact Gopher State One Call Notification Center at (651) 454-0002 for verification of utility type and field location prior to excavation.
- There is no observable evidence of building construction or building additions within recent months. There is no observable evidence of recent street or sidewalk repairs within recent months.
- There is no observable evidence of site use as a solid waste dump, sump or sanitary landfill.

**SCHEDULE B2 NOTES**

ITEM 12- THIS DOCUMENT DOES NOT CONFINE EASEMENT AREA.

**LEGEND**

- ⊙ DENOTES SANITARY SEWER MANHOLE
- ⊕ DENOTES STORM SEWER MANHOLE
- DENOTES CATCH BASIN
- ⊕ DENOTES MISCELLANEOUS MANHOLE
- ⊕ DENOTES TELEPHONE MANHOLE
- ⊕ DENOTES GAS METER/BOX
- ×1011.2 DENOTES EXISTING ELEVATION.
- DENOTES SIGN/PARKING METER
- ☆ DENOTES STREET LIGHT
- DENOTES BOLLARD
- ohw— DENOTES OVERHEAD WIRE
- t— DENOTES UNDERGROUND TELEPHONE
- w— DENOTES WATERMAIN
- s— DENOTES SANITARY SEWER
- st— DENOTES STORM SEWER
- ▨ DENOTES CONCRETE
- ▩ DENOTES BITUMINOUS
- ~ DENOTES EXISTING CONTOUR
- \*\*\* DENOTES INFORMATION PER CITY AS-BUILT NEEDS TO BE VERIFIED

**ZONING & SETBACK INFORMATION**

- PROPERTY ZONED C2 (Neighborhood Corridor Commercial District)
- SETBACKS BUILDING
  - See City of Minneapolis
- PARKING SETBACKS:
  - See City of Minneapolis

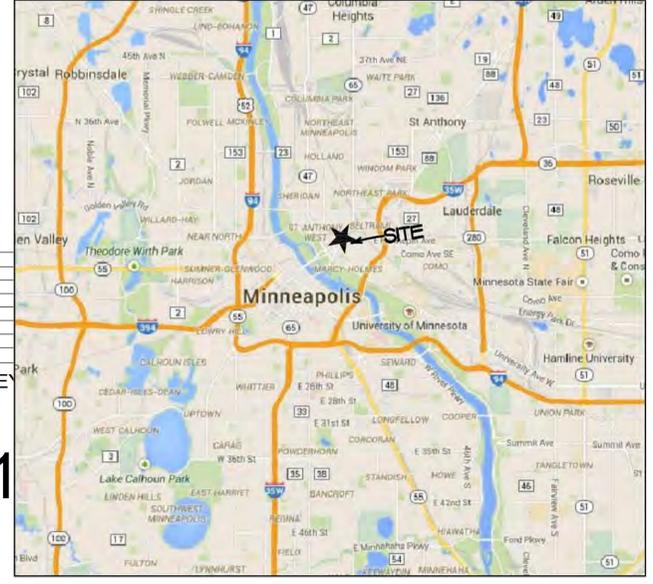
REVISION SUMMARY

DATE	DESCRIPTION

SITE SURVEY

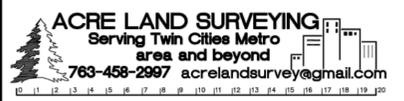
C0.1

**VICINITY MAP**



I hereby certify to Java Capital Partners LLC, Commercial Partners Title, LLC and Stewart Title Guaranty Company to their heirs, successors and assigns, that I have surveyed the property legally described hereon; that this survey is a true, correct and accurate drawing and representation of said property and the boundaries thereof; that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," as jointly established and adopted by ALTA and ACSM in 2011, and includes Items 2, 4, 5, 6(a), 7(a), 8, 11(a)(b), 16 and 18 of Table A thereof, and meets the Accuracy Standards (as adopted by ALTA and ACSM and in effect on the date of this certification), and that in locating or identifying recorded easements or other recorded documents I have relied upon the Commitment for Title Insurance issued by Commercial Partners Title, LLC an agent for Stewart Title Guaranty Company, dated August 5th, 2014 file no. 38898.

Dated 1/30/2015  
*Michael D. Nelson*  
Michael D. Nelson, L.S. #49546

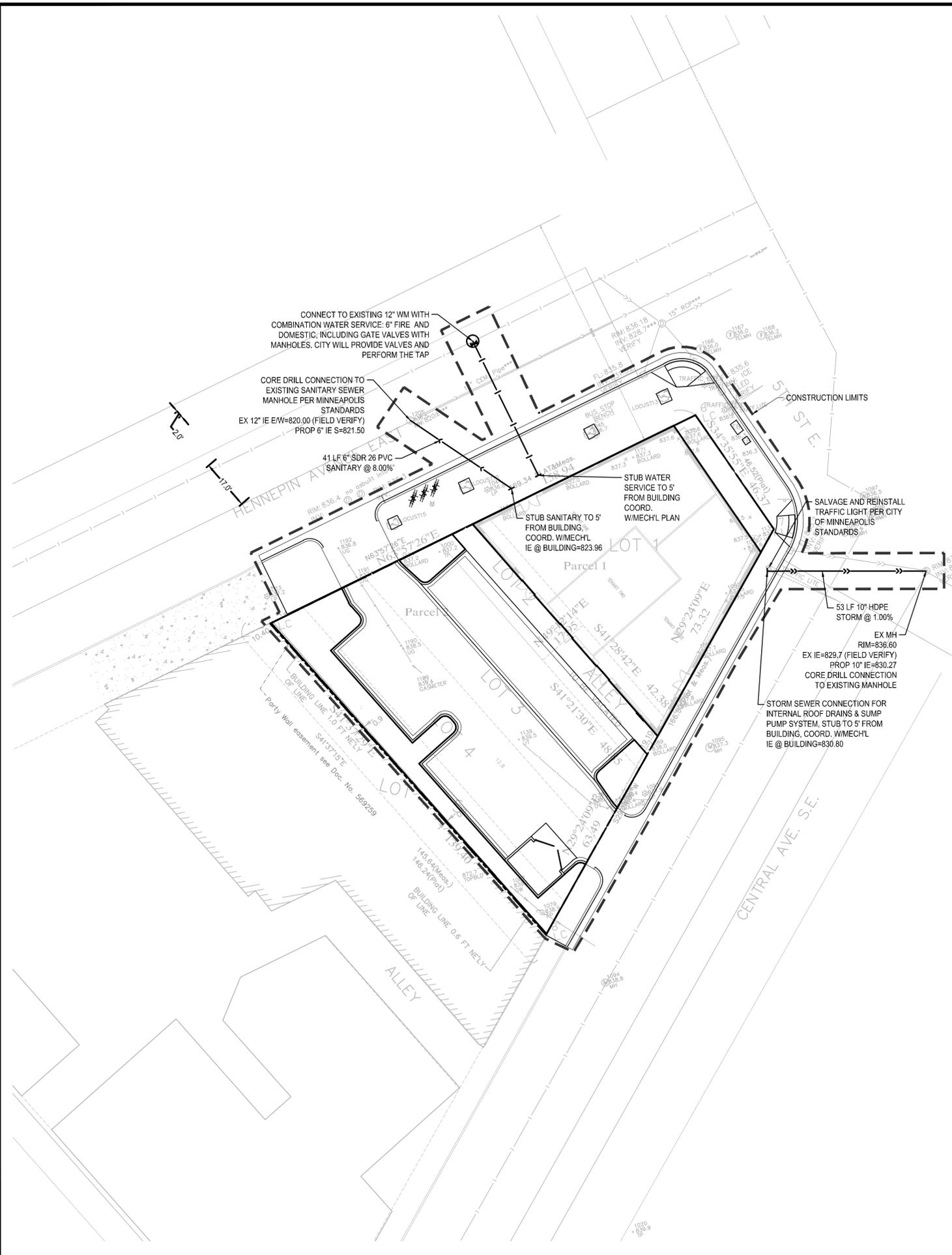


City of Minneapolis, Minnesota (No Scale)





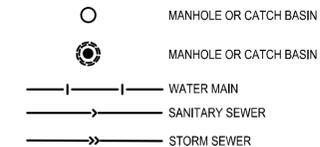




**CITY OF MINNEAPOLIS UTILITY NOTES:**

- RESERVED FOR CITY SPECIFIC UTILITY NOTES.

**UTILITY LEGEND:**



**GENERAL UTILITY NOTES:**

- SEE SITE PLAN FOR HORIZONTAL DIMENSIONS AND LAYOUT.
- CONTRACTOR SHALL FIELD VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF DISCREPANCIES OR VARIATIONS FROM THE PLANS.
- ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS. 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
- UTILITY INSTALLATION SHALL CONFORM TO THE CURRENT EDITION OF "STANDARD SPECIFICATIONS FOR WATER MAIN AND SERVICE LINE INSTALLATION" AND "SANITARY SEWER AND STORM SEWER INSTALLATION" AS PREPARED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM), AND SHALL CONFORM WITH THE REQUIREMENTS OF THE CITY AND THE PROJECT SPECIFICATIONS.
- CASTINGS SHALL BE SALVAGED FROM STRUCTURE REMOVALS AND RE-USED OR PLACED AT THE DIRECTION OF THE OWNER.
- ALL WATER PIPE SHALL BE CLASS 52 DUCTILE IRON PIPE (DIP) UNLESS OTHERWISE NOTED.
- ALL SANITARY SEWER SHALL BE SDR 26 POLYVINYL CHLORIDE (PVC) UNLESS OTHERWISE NOTED.
- ALL STORM SEWER PIPE SHALL BE HDPE UNLESS OTHERWISE NOTED.
- PIPE LENGTHS SHOWN ARE FROM CENTER TO CENTER OF STRUCTURE OR TO END OF FLARED END SECTION.
- UTILITIES ON THE PLAN ARE SHOWN TO WITHIN 5' OF THE BUILDING FOOTPRINT. THE CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR THE FINAL CONNECTION TO BUILDING LINES. COORDINATE WITH ARCHITECTURAL AND MECHANICAL PLANS.
- CATCH BASINS AND MANHOLES IN PAVED AREAS SHALL BE SUMPED 0.04 FEET. ALL CATCH BASINS IN GUTTERS SHALL BE SUMPED 0.15 FEET PER DETAILS. RIM ELEVATIONS SHOWN ON THIS PLAN DO NOT REFLECT SUMPED ELEVATIONS.
- ALL FIRE HYDRANTS SHALL BE LOCATED 5 FEET BEHIND BACK OF CURB UNLESS OTHERWISE NOTED.
- HYDRANT TYPE, VALVE, AND CONNECTION SHALL BE IN ACCORDANCE WITH CITY REQUIREMENTS. HYDRANT EXTENSIONS ARE INCIDENTAL.
- A MINIMUM OF 8 FEET OF COVER IS REQUIRED OVER ALL WATERMAIN, UNLESS OTHERWISE NOTED. EXTRA DEPTH MAY BE REQUIRED TO MAINTAIN A MINIMUM OF 18" VERTICAL SEPARATION TO SANITARY OR STORM SEWER LINES. EXTRA DEPTH WATERMAIN IS INCIDENTAL.
- A MINIMUM OF 18 INCHES OF VERTICAL SEPARATION AND 10 FEET OF HORIZONTAL SEPARATION IS REQUIRED FOR ALL UTILITIES, UNLESS OTHERWISE NOTED.
- ALL CONNECTIONS TO EXISTING UTILITIES SHALL BE IN ACCORDANCE WITH CITY STANDARDS AND COORDINATED WITH THE CITY PRIOR TO CONSTRUCTION.
- CONNECTIONS TO EXISTING STRUCTURES SHALL BE CORE-DRILLED.
- COORDINATE LOCATIONS AND SIZES OF SERVICE CONNECTIONS WITH THE MECHANICAL DRAWINGS.
- COORDINATE INSTALLATION AND SCHEDULING OF THE INSTALLATION OF UTILITIES WITH ADJACENT CONTRACTORS AND CITY STAFF.
- ALL STREET REPAIRS AND PATCHING SHALL BE PERFORMED PER THE REQUIREMENTS OF THE CITY. ALL PAVEMENT CONNECTIONS SHALL BE SAWCUT. ALL TRAFFIC CONTROLS SHALL BE PROVIDED BY THE CONTRACTOR AND SHALL BE ESTABLISHED PER THE REQUIREMENTS OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD) AND THE CITY. THIS SHALL INCLUDE BUT NOT BE LIMITED TO SIGNAGE, BARRICADES, FLASHERS, AND FLAGGERS AS NEEDED. ALL PUBLIC STREETS SHALL BE OPEN TO TRAFFIC AT ALL TIMES. NO ROAD CLOSURES SHALL BE PERMITTED WITHOUT APPROVAL BY THE CITY.
- ALL STRUCTURES, PUBLIC AND PRIVATE, SHALL BE ADJUSTED TO PROPOSED GRADES WHERE REQUIRED. THE REQUIREMENTS OF ALL OWNERS MUST BE COMPLIED WITH. STRUCTURES BEING RESET TO PAVED AREAS MUST MEET OWNERS REQUIREMENTS FOR TRAFFIC LOADING.
- CONTRACTOR SHALL COORDINATE ALL WORK WITH PRIVATE UTILITY COMPANIES.
- CONTRACTOR SHALL COORDINATE CONNECTION OF IRRIGATION SERVICE TO UTILITIES. COORDINATE THE INSTALLATION OF IRRIGATION SLEEVES NECESSARY AS TO NOT IMPACT INSTALLATION OF UTILITIES.
- CONTRACTOR SHALL MAINTAIN AS-BUILT PLANS THROUGHOUT CONSTRUCTION AND SUBMIT THESE PLANS TO ENGINEER UPON COMPLETION OF WORK.
- ALL JOINTS AND CONNECTIONS IN STORM SEWER SYSTEM SHALL BE GASTIGHT OR WATERTIGHT. APPROVED RESILIENT RUBBER JOINTS MUST BE USED TO MAKE WATERTIGHT CONNECTIONS TO MANHOLES, CATCHBASINS, OR OTHER STRUCTURES.



4931 W. 35TH ST. SUITE 200  
ST. LOUIS PARK, MN 55416  
CivilSiteGroup.com

Matt Pavak 763-213-3944 Pat Sarver 952-250-2003

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**PROJECT**

**420 EAST HENNEPIN**

420 East Hennepin, Minneapolis, MN

**420 Hennepin Ave E LLC**

333 Washington Avenue North, Suite 401, Minneapolis, MN

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

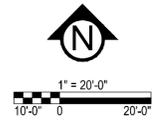
  
Matthew R. Pavak  
DATE 2/23/15 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY	
DATE	DESCRIPTION
1/30/15	MODIFIED PDR SUBMITTAL
2/23/15	CITY SUBMITTAL
REVISION SUMMARY	
DATE	DESCRIPTION

**UTILITY PLAN**

**C4.0**

**GOPHER STATE ONE CALL**  
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(800) 252-1166 TOLL FREE  
(651) 454-0002 LOCAL



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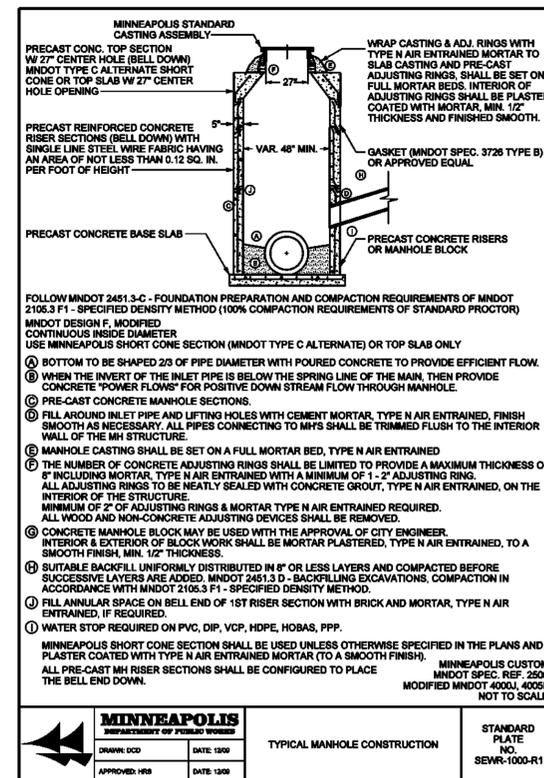
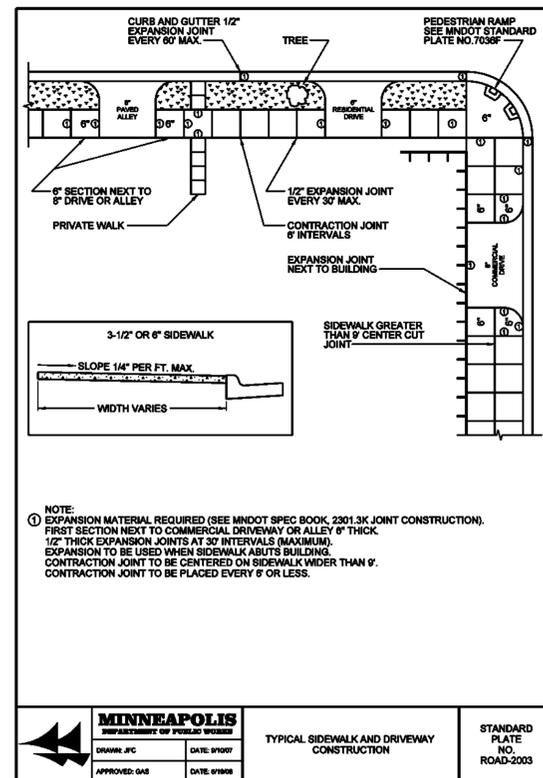
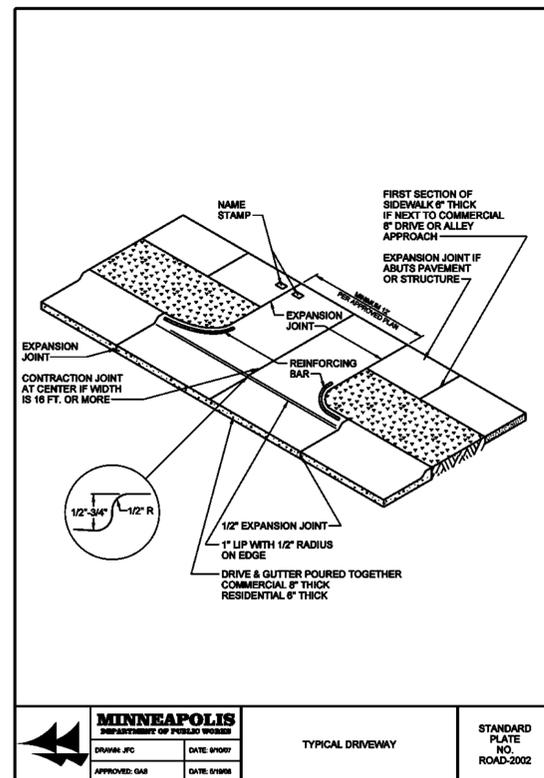
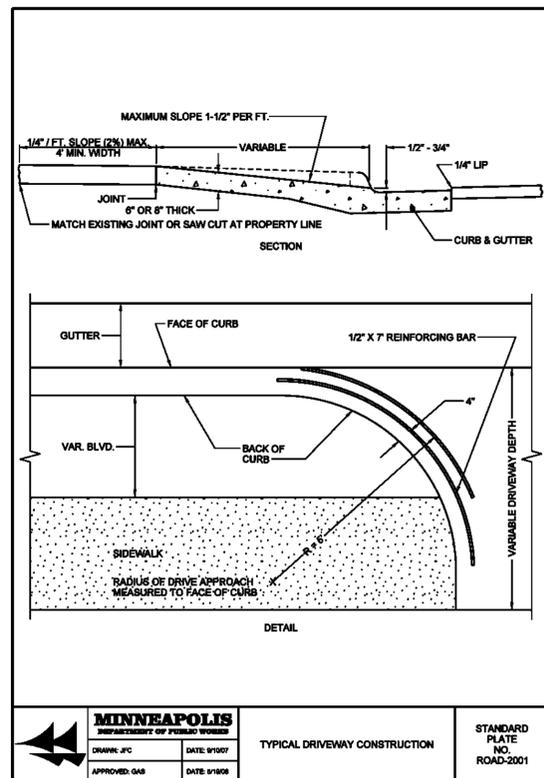
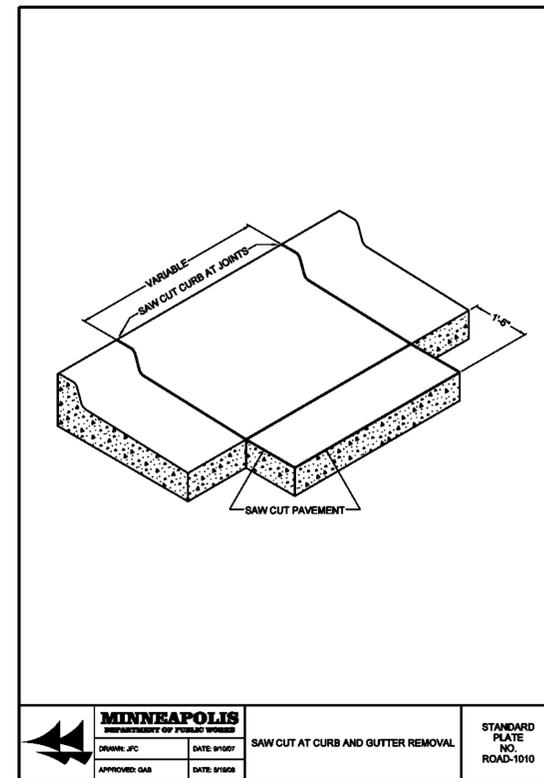
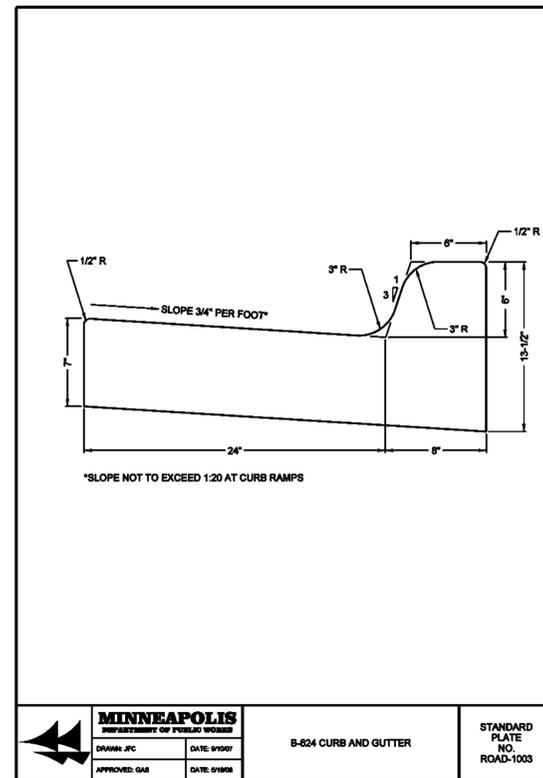
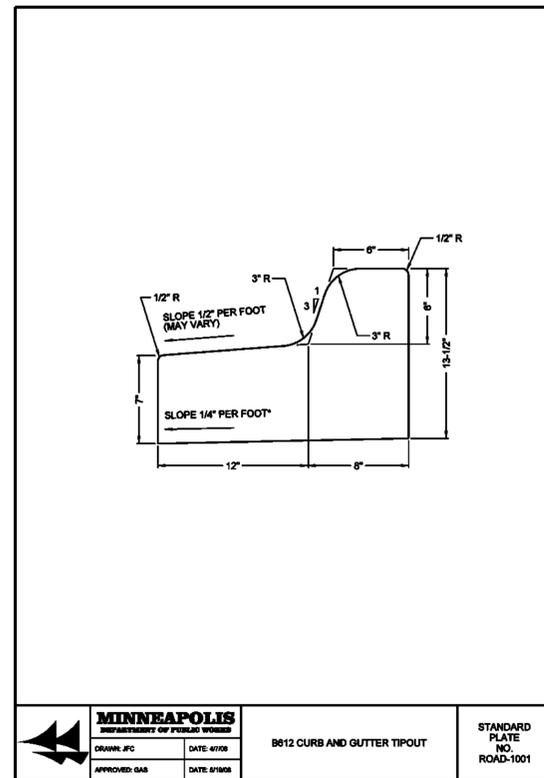
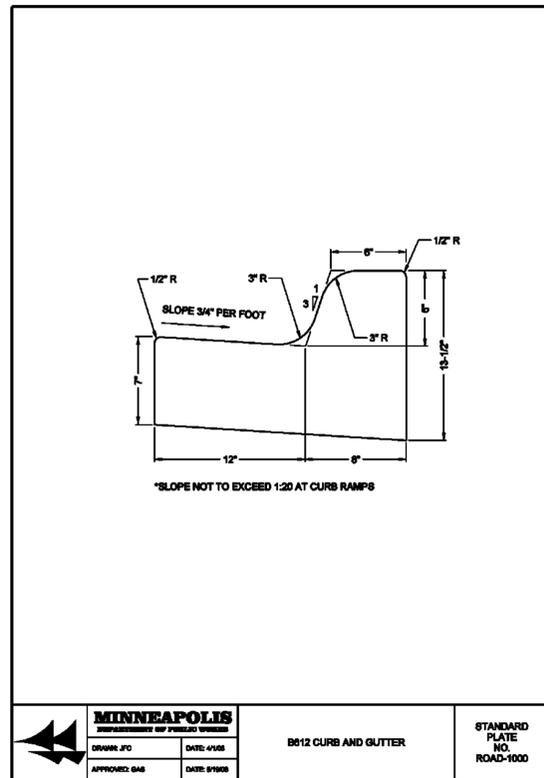
DATE	DESCRIPTION

REVISION SUMMARY

DATE	DESCRIPTION

CIVIL DETAILS

**C5.0**



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**C5.1**

STRUCTURE	PRECAST CONCRETE BASE					
	SIZE (in.)	OUTSIDE DIA. (in.)	T" (in.)	MIN. REINFORCEMENT (in.)		WT. (lbs.)
				BAR NUMBER	SPACING (in.)	
30	44	6	#4	12	1880	
48	66	6	#4	12	1980	
60	78	8	#4	12	3320	
72	92	8	#4	12	4520	
84	106	8	#4	8	6130	
96	120	8	#4	8	7850	
108	132	10	#4	8	10660	
120	146	12	#4	8	17440	

ALL REBARS ARE IN ENGLISH DESIGNATIONS

REINFORCING IN EACH DIRECTION SEE TABLE FOR SPACING REQUIRED. EQUIVALENT WIRE MESH MAY BE USED.

1-1/2" CLR.

LIFTING LOOPS OR OTHER APPROVED LIFTING DEVICES 3 AT 120" (MUST NOT INTERFERE WITH BARREL SECTION)

TOP VIEW

T/2

OUTSIDE DIAMETER PRECAST CONCRETE BASE

SECTION A-A

MNDOT SPEC. REF. 2506 MNDOT 4011E NOT TO SCALE

<b>MINNEAPOLIS</b> DEPARTMENT OF PUBLIC WORKS	MANHOLE BASE SLAB	STANDARD PLATE NO. SEWR-1003
DRAWN: CDD DATE: 2013		
APPROVED: HRS DATE: 12/06		

REINFORCING: SINGLE LINE OF STEEL WIRE FABRIC HAVING AN AREA OF NOT LESS THAN 0.12 SQ. IN. PER FOOT OF HEIGHT.

ANNULAR SPACE AROUND PIPE REQUIRED TO BE FILLED WITH BRICK & MORTAR. TYPE N AIR ENTRAINED CONCRETE PLASTER COATED MIN. 1/2" THICK INTERIOR & EXTERIOR OF STRUCTURE TO A SMOOTH FINISH. ALL PIPES TO BE TRIMMED FLUSH WITH THE INTERIOR WALL

TYPICAL RISER CUT OUT

SEE MPLS. CASTING CASTING SHALL BE SET ON FULL MORTAR BED.

1 ADJ. RING = 3" INCL. MORTAR  
3 ADJ. RINGS = 8" INCL. MORTAR

WATER STOP

PIPE

PRECAST CONCRETE PIPE

SLOPE 1/2" FT

RISER TO BE SET ON A FULL MORTAR BED

MINNEAPOLIS STANDARD CB POT MNDOT DESIGN N ONLY

MNDOT SPEC. REF. 2506 DESIGN N MNDOT 4063B NOT TO SCALE

<b>MINNEAPOLIS</b> DEPARTMENT OF PUBLIC WORKS	PRECAST CATCH BASIN POT	STANDARD PLATE NO. SEWR-1008-R1
DRAWN: CDD DATE: 12/09		
APPROVED: HRS DATE: 12/09		

DISTANCE FROM CENTER LINE TO FACE OF CURB SHOWN IN PLANS

24" GUTTER WIDTH

CURB WIDTH

CURB & GUTTER

MORTAR SEAT

CATCH BASIN STRUCTURE

ONE NO. 4 X 60" LONG BAR PLACED THROUGH LUG HOLES

DISTANCE FROM CENTER LINE TO FACE OF CURB SHOWN IN PLANS

CL CASTING

DISTANCE FROM CENTER LINE TO FACE OF CURB SHOWN IN PLANS

24"

MORTAR SEAT

CATCH BASIN STRUCTURE

ONE NO. 4 X 60" LONG BAR PLACED THROUGH LUG HOLES

CONCRETE CURB

DEPRESSION (SUMP) IN FLOW LINE AT CATCH BASIN LOCATION

TOP OF CURB

36"

36"

FLOW

FLOW

NOTES:

1 CATCH BASIN CASTING

2 ON ALL APPLICATIONS USE 1-1/4" SUMP SUMP SHALL BE MEASURED AT CENTER OF CASTING

3 SAME THICKNESS AS ADJACENT PAVEMENT OR GUTTER

4 CURB INLET CASTING SHALL BE FASTENED TEMPORARILY TO FRAME CASTING WITH 2 CAP SCREWS. DURING CURB CONSTRUCTION, CAP SCREWS MUST BE REMOVED AFTER CURB HAS HARDENED.

COMPENSATE FOR TILT BY VARYING THE DEPTH OF MORTAR SEAT. ALL REINFORCEMENT REQUIRED IS INCIDENTAL, WITH NO DIRECT PAYMENT. ALL REBARS ARE IN ENGLISH DESIGNATIONS. ALL REBARS ARE GRADE 60

MNDOT SPEC. REF. 2506 MNDOT 711J NOT TO SCALE

<b>MINNEAPOLIS</b> DEPARTMENT OF PUBLIC WORKS	CATCH BASIN INSTALLATION	STANDARD PLATE NO. SEWR-1009
DRAWN: DCD DATE: 5/83		
APPROVED: HRS DATE: 12/08		

CONCRETE ADJUSTING RING

NOTES:

ON CONSTRUCTION OF DRAINAGE STRUCTURES, THE NUMBER OF ADJUSTING RINGS USED PER MANHOLE OR CATCH BASIN SHALL BE LIMITED TO PROVIDE A MAXIMUM THICKNESS OF 8" INCLUDING MORTAR THICKNESS (A 6" RING IS NOT ALLOWED ON NEW CONSTRUCTION). PLASTER COAT INTERIOR OF ADJ. RINGS MIN. 1/2" MORTAR MIX TYPE N AIR ENTRAINED, FINISHED SMOOTH.

1 REINFORCING: A SINGLE HOOP OF 8 GAGE STEEL WIRE.

INSTALLATION DETAIL

CONCRETE COLLAR TO ENCASE CASTING AND ADJUSTING RINGS. USE CONCRETE CURB AND GUTTER MIX OR MORTAR MIX FOR COLLAR (MNDOT SPEC. 3608-2B)

PAVEMENT SURFACE

SUMP

MORTAR BETWEEN CASTING, RINGS AND STRUCTURE. MIN. 1/2"

MINNEAPOLIS CATCH BASIN

MINNEAPOLIS SHORT CONE SECTION

MINNEAPOLIS CUSTOM MNDOT SPEC. REF. 2506 4026A CONCRETE ADJUSTING RINGS ONLY NOT TO SCALE

<b>MINNEAPOLIS</b> DEPARTMENT OF PUBLIC WORKS	CONCRETE ADJUSTING RINGS	STANDARD PLATE NO. SEWR-1011-R1
DRAWN: DCD DATE: 12/09		
APPROVED: HRS DATE: 12/09		

CASTING SHALL BE SET ON FULL MORTAR BED. ANY FRAME THAT MAY BE USED MUST BE PLASTERED OVER WITH CONCRETE GROUT OR MORTAR BEFORE THE PROJECT IS COMPLETED

MIN. 1 ADJ. RING = 3" INCL. MORTAR  
MAX. 3 ADJ. RINGS = 8" INCL. MORTAR

WATER STOP

ANNULAR SPACE AROUND PIPE REQUIRED TO BE FILLED WITH BRICK & MORTAR. TYPE N AIR ENTRAINED CONCRETE PLASTER COATED MIN. 1/2" THICK INTERIOR & EXTERIOR OF STRUCTURE TO A SMOOTH FINISH. ALL PIPES TO BE TRIMMED FLUSH WITH THE INTERIOR WALL.

1/2" OR 1/2" PIPE MIN. SLOPE 1/2" PER 10'

CATCH BASIN RISER TO BE SET ON A FULL MORTAR BED

TYPICAL CATCH BASIN CONSTRUCTION, MINNEAPOLIS STANDARD

MNDOT SPEC. REF. 2506 DESIGN N MNDOT 4003B NOT TO SCALE

<b>MINNEAPOLIS</b> DEPARTMENT OF PUBLIC WORKS	STANDARD CATCH BASIN CONSTRUCTION	STANDARD PLATE NO. SEWR-1017
DRAWN: CDD DATE: 12/12		
APPROVED: HRS DATE: 12/12		

MINNEAPOLIS CUSTOM MNDOT SPEC. REF. 2506 MODIFIED MNDOT 4154B NOT TO SCALE

PLAN

SECTION A-A

VANE DETAIL

MINNEAPOLIS CUSTOM MNDOT SPEC. REF. 2506 MODIFIED MNDOT 4154B NOT TO SCALE

<b>MINNEAPOLIS</b> DEPARTMENT OF PUBLIC WORKS	CIRCULAR VANE GRATE	STANDARD PLATE NO. SEWR-2003
DRAWN: ZTT DATE: 5/02		
APPROVED: HRS DATE: 12/08		

MINNEAPOLIS CUSTOM MNDOT SPEC. REF. 2506 MODIFIED MNDOT 4161D NOT TO SCALE

PLAN

SECTION A-A

MINNEAPOLIS CUSTOM MNDOT SPEC. REF. 2506 MODIFIED MNDOT 4161D NOT TO SCALE

<b>MINNEAPOLIS</b> DEPARTMENT OF PUBLIC WORKS	STANDARD MANHOLE CASTING	STANDARD PLATE NO. SEWR-2004
DRAWN: DCD DATE: 2/87		
APPROVED: HRS DATE: 2/87		

MINNEAPOLIS CUSTOM MNDOT SPEC. REF. 2506 MODIFIED MNDOT 4125D NOT TO SCALE

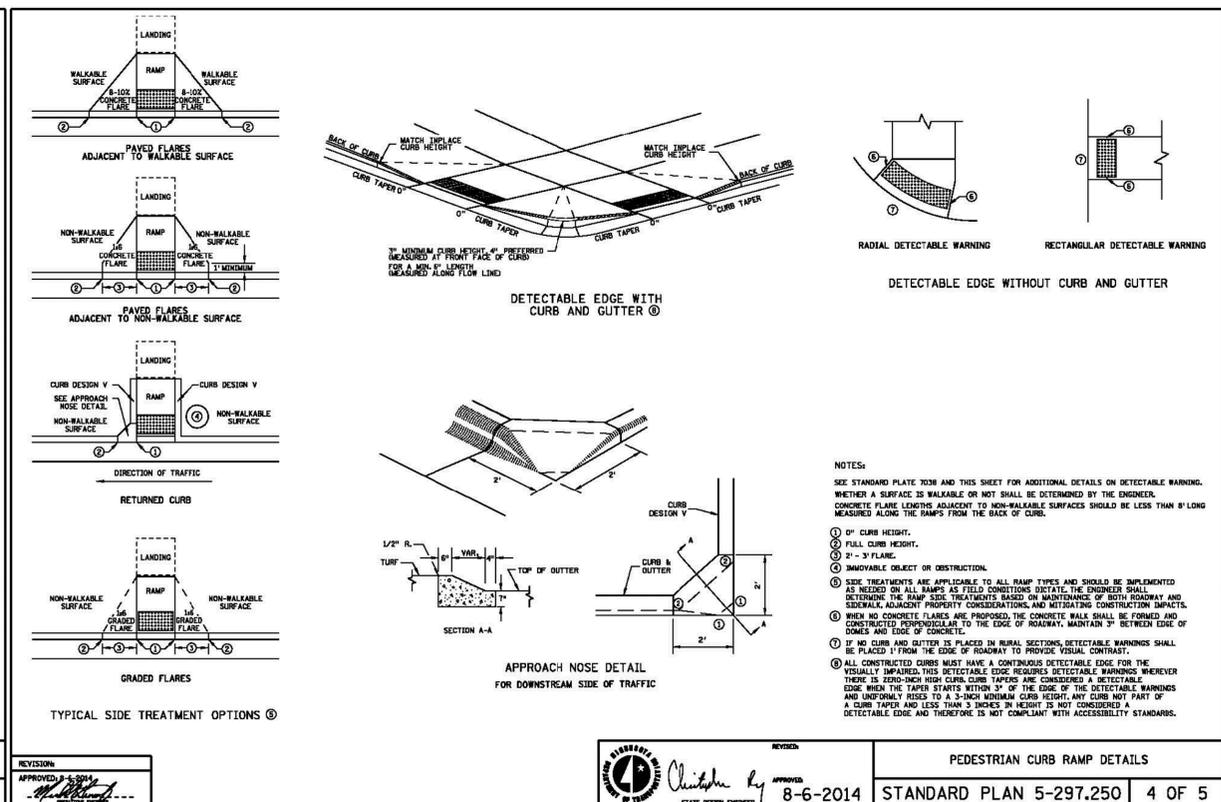
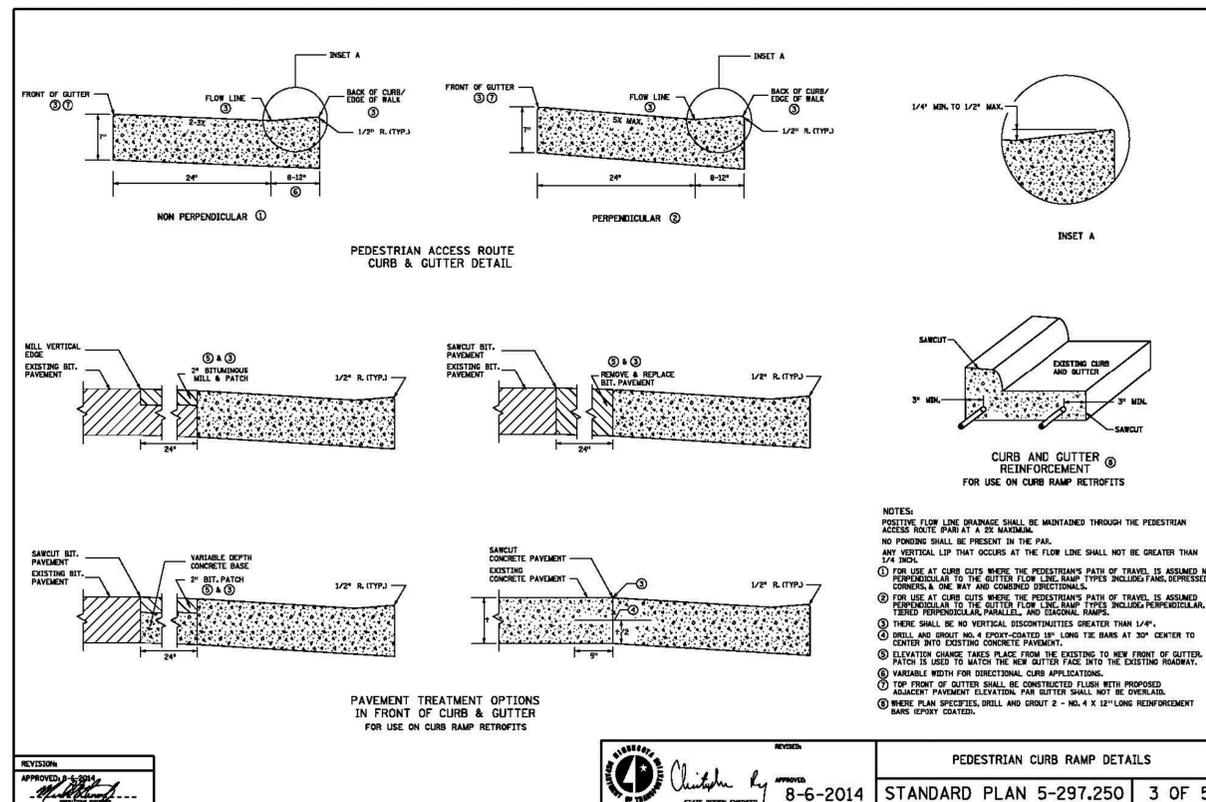
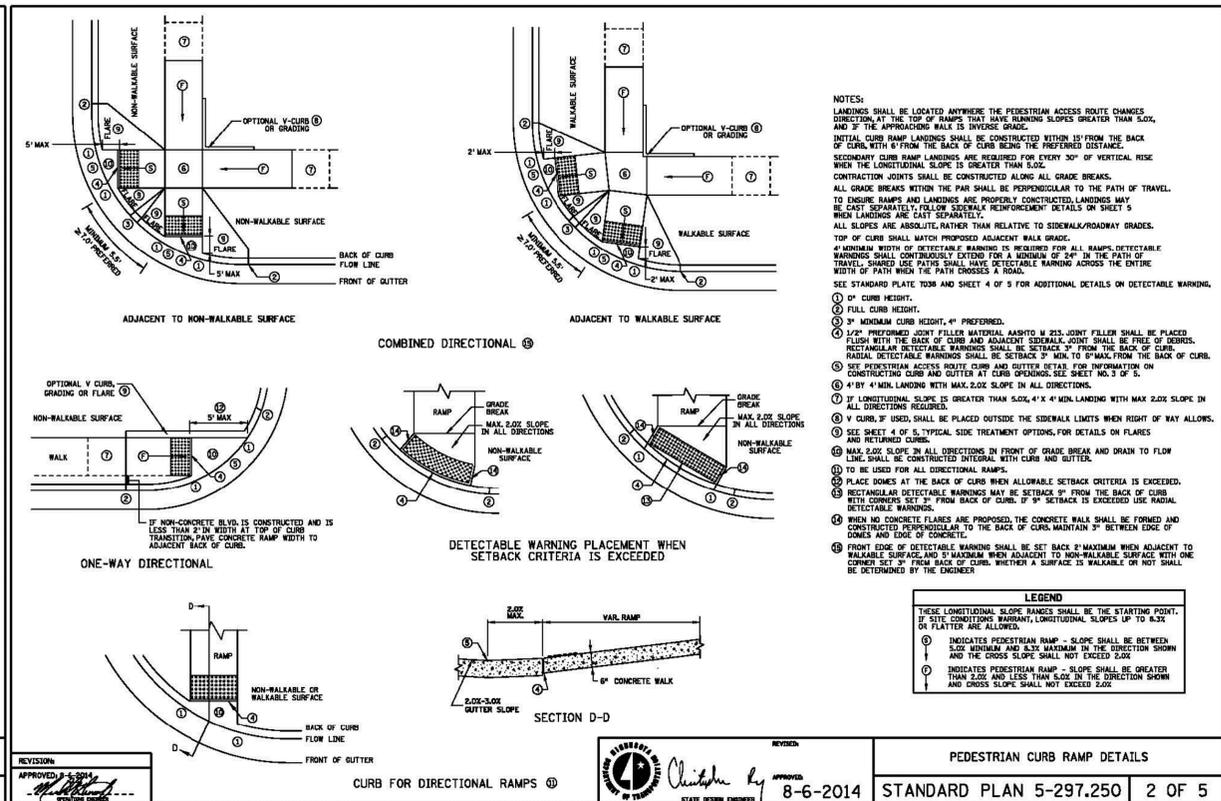
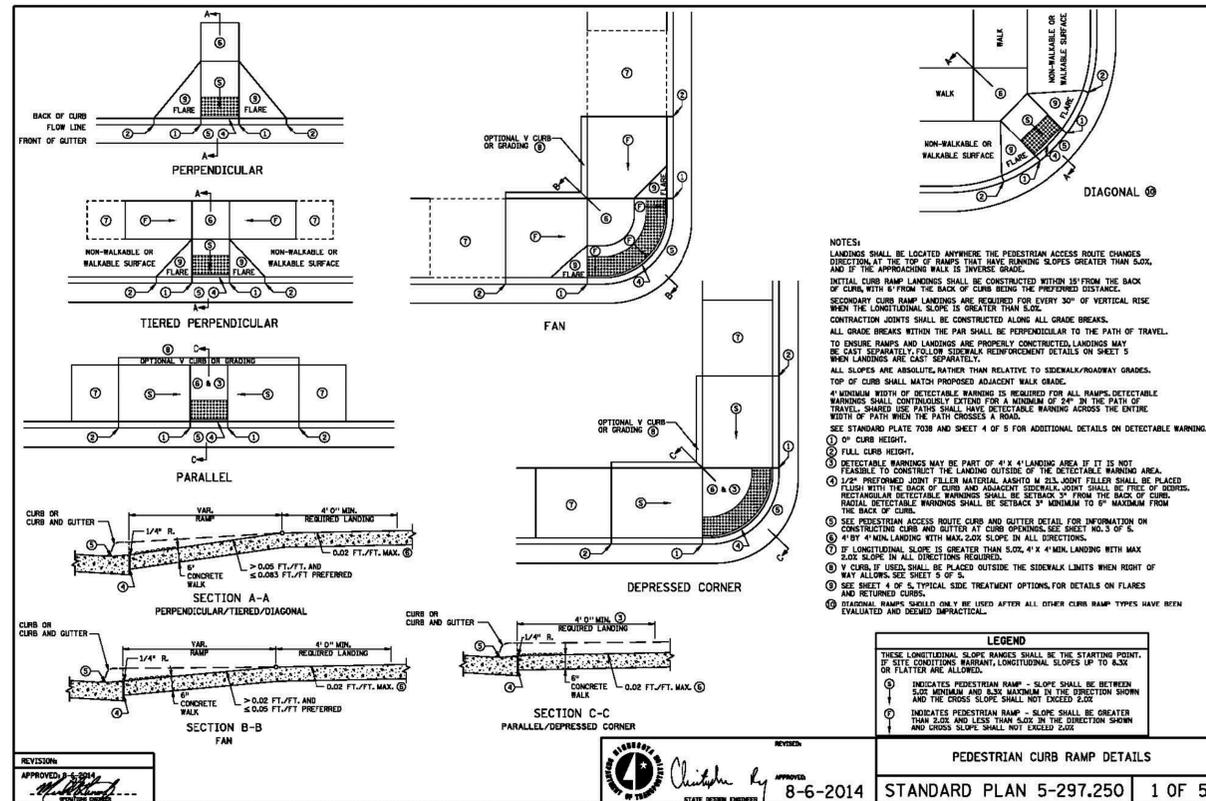
PLAN

SECTION A-A

MINNEAPOLIS CUSTOM MNDOT SPEC. REF. 2506 MODIFIED MNDOT 4125D NOT TO SCALE

<b>MINNEAPOLIS</b> DEPARTMENT OF PUBLIC WORKS	CATCH BASIN CASTING	STANDARD PLATE NO. SEWR-2006
DRAWN: DCD DATE: 2/09		
APPROVED: HRS DATE: 12/06		





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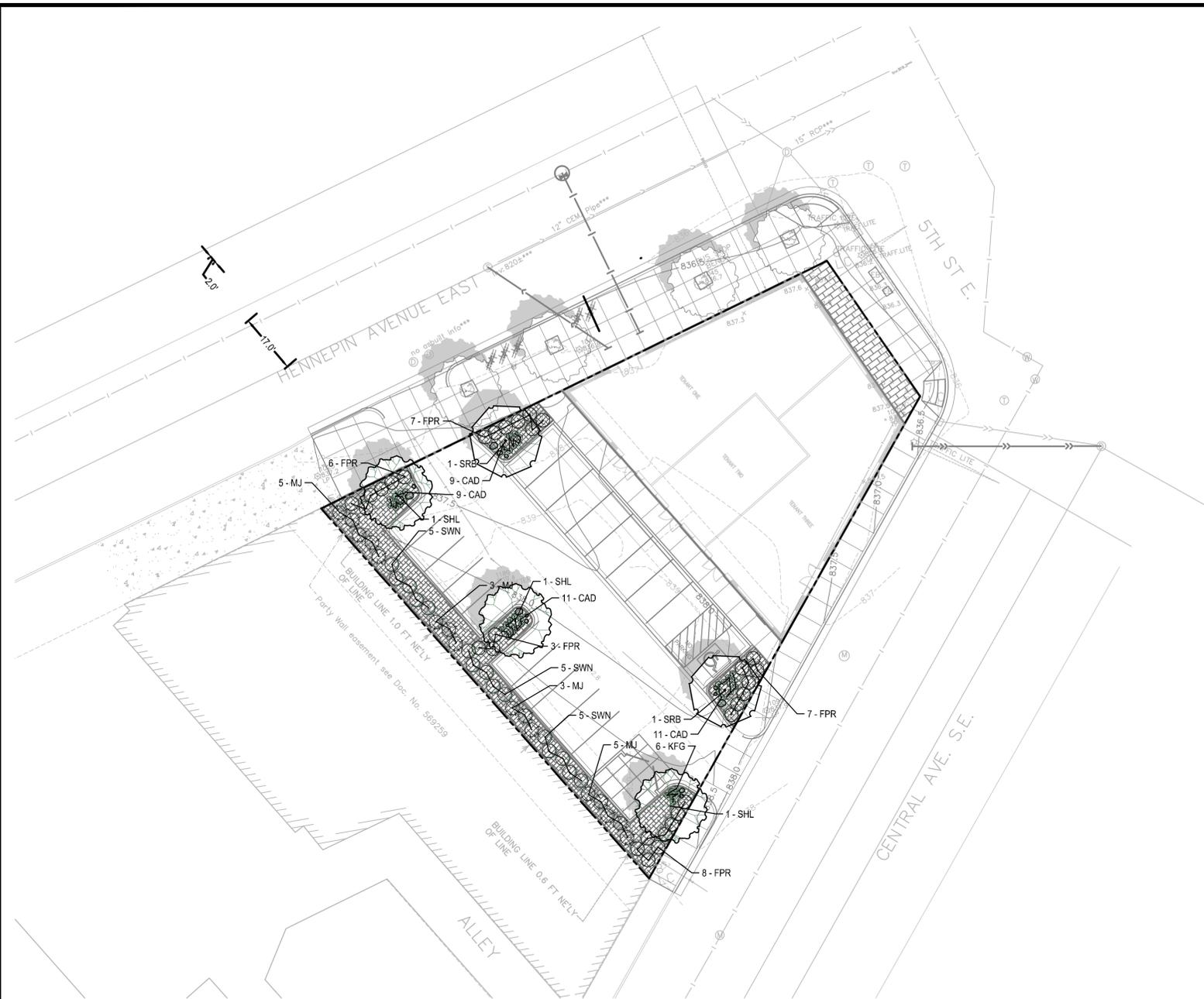
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CIVIL DETAILS

**C5.3**

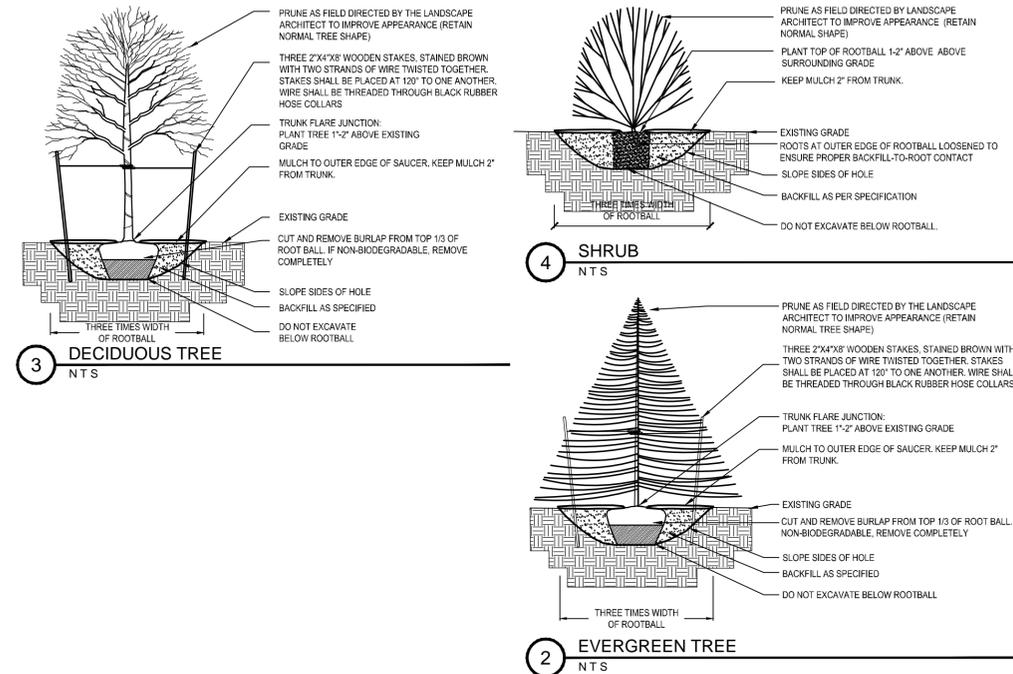
PLANT SCHEDULE - ENTIRE SITE

SYM	QUANT.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	COMMENTS
<b>DECIDUOUS TREES</b>						
SHL	3	SKYLINE HONEYLOCUST	Gleditsia triacanthos 'Skycole'	2.5" CAL.	B&B	STRAIGHT LEADER
SRB	2	WHITESPIRE BIRCH	Betula populifolia 'Whitespire'	2.5" CAL.	B&B	STRAIGHT LEADER
<b>DECIDUOUS SHRUBS</b>						
SWN	15	SUMMER WINE NINEBARK	Physocarpus opulifolius 'Summer Wine'	#5	CONT.	DENSE BRANCHING
FPR	31	PAVEMENT FOXI ROSE	Rosa 'Foxi Pavement'	#5	CONT.	DENSE BRANCHING
<b>EVERGREEN SHRUBS</b>						
MJ	16	MEDORA JUNIPER	Juniperus scopulorum 'Medora'	24" HT.	CONT.	
<b>PERENNIALS, GRASSES &amp; GROUND COVERS</b>						
KFG	6	KARL FOERSTER GRASS	Calamagrostis x acutiflora 'Karl Foerster'	#2	CONT.	
CAD	40	CHICAGO APACHE DAYLILY	Hemerocallis 'Chicago Apache'	#2	CONT.	



LANDSCAPE NOTES:

- ALL SHRUB BEDS SHALL BE MULCHED WITH 4" DEPTH (MIN. AFTER INSTALLATION AND/OR TOPDRESSING OPERATIONS) OF SHREDDED HARDWOOD MULCH OVER WEED BARRIER. OWNER TO APPROVE. SAMPLE PRIOR TO INSTALLATION. STEEL EDGING AS SHOWN ON PLAN, SUBMIT SAMPLE FOR APPROVAL.
- 24"-36" SIZED LIMESTONE BOULDERS, GENERALLY CUBE SHAPED, TO COMPLIMENT NEW LANDSCAPING. OWNER TO APPROVE BOULDER SAMPLE PRIOR TO INSTALLATION.
- PLANT MATERIALS SHALL CONFORM WITH THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS AND SHALL BE OF HARDY STOCK, FREE FROM DISEASE, DAMAGE AND DISFIGURATION. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING PLUMBNESS OF PLANT MATERIAL FOR DURING OF ACCEPTANCE PERIOD.
- UPON DISCOVERY OF A DISCREPANCY BETWEEN THE QUANTITY OF PLANTS SHOWN ON THE SCHEDULE AND THE QUANTITY SHOWN ON THE PLAN, THE PLAN SHALL GOVERN.
- CONDITION OF VEGETATION SHALL BE MONITORED BY THE LANDSCAPE ARCHITECT THROUGHOUT THE DURATION OF THE CONTRACT. LANDSCAPE MATERIALS PART OF THE CONTRACT SHALL BE WARRANTED FOR TWO (2) FULL GROWING SEASONS FROM SUBSTANTIAL COMPLETION DATE.
- AREAS DISTURBED BY CONSTRUCTION ACTIVITIES SHALL RECEIVE 4" LAYER LOAM AND SOD AS SPECIFIED UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- COORDINATE LOCATION OF VEGETATION WITH UNDERGROUND AND OVERHEAD UTILITIES, LIGHTING FIXTURES, DOORS AND WINDOWS. CONTRACTOR SHALL STAKE IN THE FIELD FINAL LOCATION OF TREES AND SHRUBS FOR REVIEW AND APPROVAL BY THE OWNER PRIOR TO INSTALLATION.
- ALL PLANT MATERIALS SHALL BE WATERED AND MAINTAINED UNTIL ACCEPTANCE.
- REPAIR AT NO COST TO OWNER ALL DAMAGE RESULTING FROM LANDSCAPE CONTRACTOR'S ACTIVITIES.
- SWEEP AND MAINTAIN ALL PAVED SURFACES FREE OF DEBRIS GENERATED FROM LANDSCAPE CONTRACTOR'S ACTIVITIES.
- REPAIR AT NO COST TO THE OWNER IRRIGATION SYSTEM DAMAGED FROM LANDSCAPE CONSTRUCTION ACTIVITIES.
- PROVIDE SITE WIDE IRRIGATION SYSTEM DESIGN AND INSTALLATION. SYSTEM SHALL BE A FULLY PROGRAMMABLE SYSTEM CAPABLE OF ALTERNATE DATE WATERING. THE SYSTEM SHALL PROVIDE HEAD TO HEAD COVERAGE AND BE CAPABLE OF DELIVERING ONE INCH OF PRECIPITATION PER WEEK. SYSTEM SHALL EXTEND INTO THE PUBLIC RIGHT-OF-WAY TO THE EDGE OF PATHWAY/BACK OF CURB.
- CONTRACTOR SHALL SECURE APPROVAL OF PROPOSED IRRIGATION SYSTEM INCLUDING PRICING FROM OWNER, PRIOR TO INSTALLATION.



LANDSCAPE CALCULATIONS:

PROPOSED LANDSCAPE AREA CALCULATION:  
SITE AREA - BUILDING COVERAGE = OPEN SPACE

13,867.0 SF - 5,023.0 SF = 8,844.0 SF

20% OF OPEN SPACE = LANDSCAPE AREA

20% X 8,844.0 SF = 1,768.8 SF REQUIRED  
22% X 8,844.0 SF = 1,906.0 SF PROVIDED

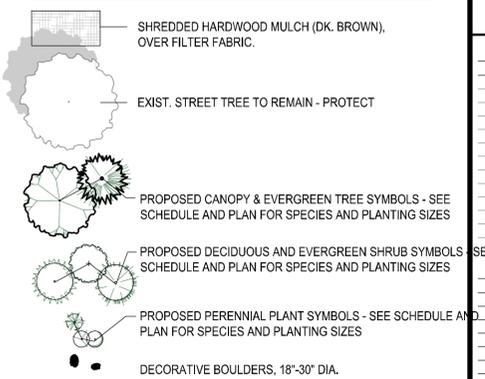
86.3% PROPOSED IMPERVIOUS RATIO

PROPOSED LANDSCAPE:

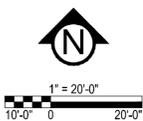
1 TREE/ 500 SF OF "LANDSCAPE AREA"  
1,768.8 SF / 500 = 4 TREES REQUIRED  
SEE PLANT SCHEDULE

1 SHRUB/100 SF OR "LANDSCAPE AREA"  
1,768.8 SF / 100 = 18 SHRUBS REQUIRED  
SEE PLANT SCHEDULE

LEGEND:



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*Patrick J. Sarver*  
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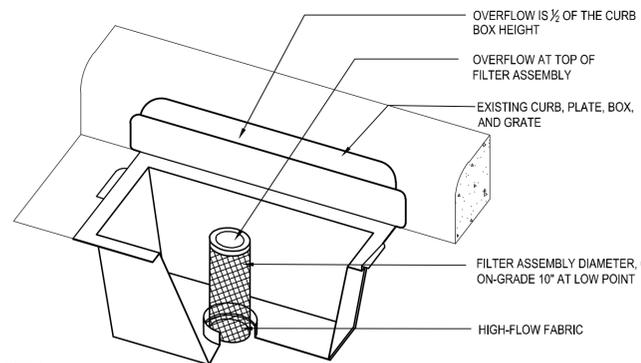
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LANDSCAPE PLAN

L1.0

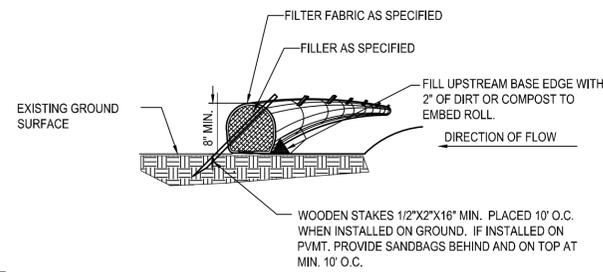






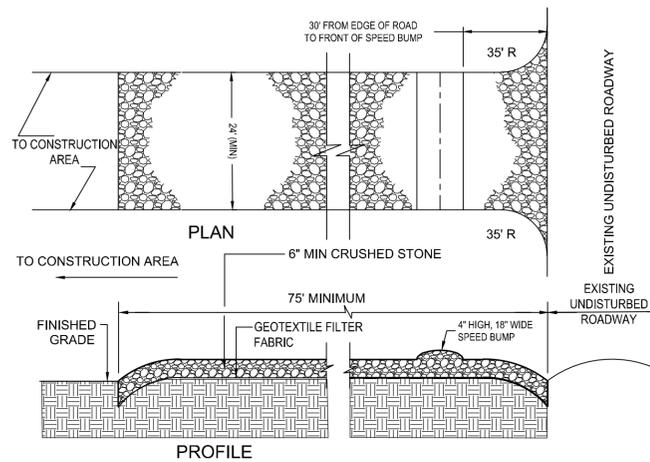
- NOTES:
1. REPLACE INLET GRATE UPON COMPLETE INSTALLATION OF INLET PROTECTION FABRIC.
  2. CONTRACTOR SHALL REMOVE ALL ACCUMULATED SEDIMENT AND DEBRIS FROM THE SURFACE OF THE SYSTEM AFTER EACH STORM EVENT AND AT THE COMPLETION OF THE CONTRACT.
  3. REFERENCE APPLE VALLEY STANDARD PLATE ERO-4C.

**1 CURB INLET FILTER**  
N T S



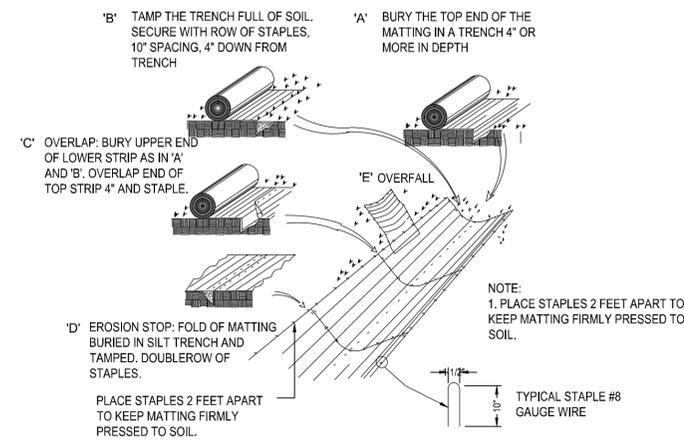
- NOTE:
1. COMPOST FILTER LOGS (BIO ROLLS) SHALL BE FILTREXX EROSION CONTROL SOXX OR APPROVED EQUAL.
  2. COMPOST FILLER TO BE MADE FROM A COMPOST BLEND 30%-40% GRADE 2 (SPEC 3890) AND 60%-70% PARTIALLY DECOMPOSED WOOD CHIPS, PER MNDOT SPEC 3897.
  3. FILTER FABRIC SHALL BE GEOTEXTILE KNITTED MATERIAL WITH MAX. OPENINGS OF 3/8".
  4. IF MULTIPLE ROLLS NEEDED, OVERLAP BY MIN. 12" AT ENDS AND STAKE.
  5. SILT SHALL BE REMOVED ONCE IT REACHES 80% OF THE HEIGHT OF THE ROLL OR AS DEEMED NECESSARY BY SITE CONTRACTOR TO MAINTAIN PROPER FUNCTION.

**4 SEDIMENT BIO-ROLL / COMPOST FILTER LOG**  
N T S

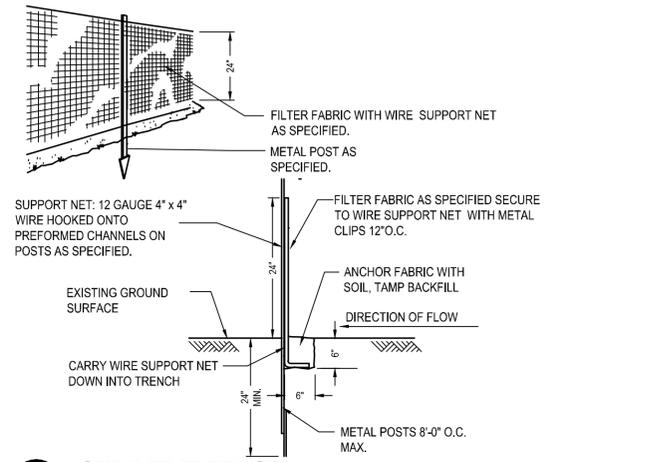


- NOTES:
1. PROVIDE APPROPRIATE TRANSITION BETWEEN STABILIZED CONSTRUCTION ENTRANCE AND UNDISTURBED ROADWAY.
  2. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO UNDISTURBED ROADWAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR ADDING STONE TO THE LENGTH OF THE ENTRANCE.
  3. REPAIR AND CLEANOUT MEASURES USED TO TRAP SEDIMENT.
  4. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO UNDISTURBED ROADWAY SHALL BE REMOVED AS DIRECTED BY THE ENGINEER.
  5. FINAL LOCATION AND INSTALLATION SHALL BE COORDINATED WITH THE CITY PRIOR TO CONSTRUCTION ACTIVITIES.
  6. CRUSHED STONE SHALL BE 1-1/2" DIA. CLOSE GRADED, AND IN ACCORDANCE TO MNDOT SECTION 2118.

**2 STABILIZED CONSTRUCTION ACCESS**  
N T S



**3 EROSION BLANKET**  
N T S



**5 SEDIMENT FENCE**  
N T S

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SWPPP - DETAILS

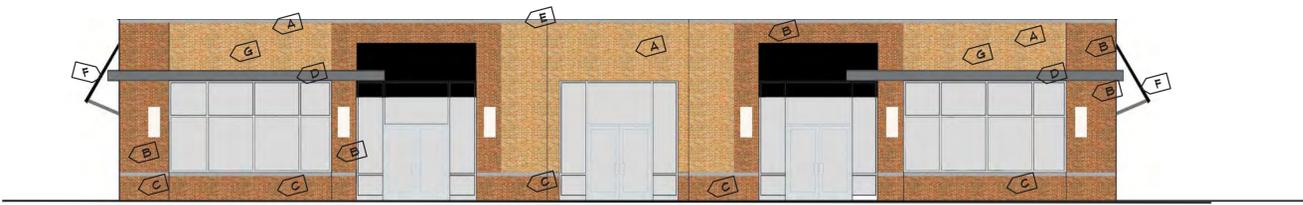
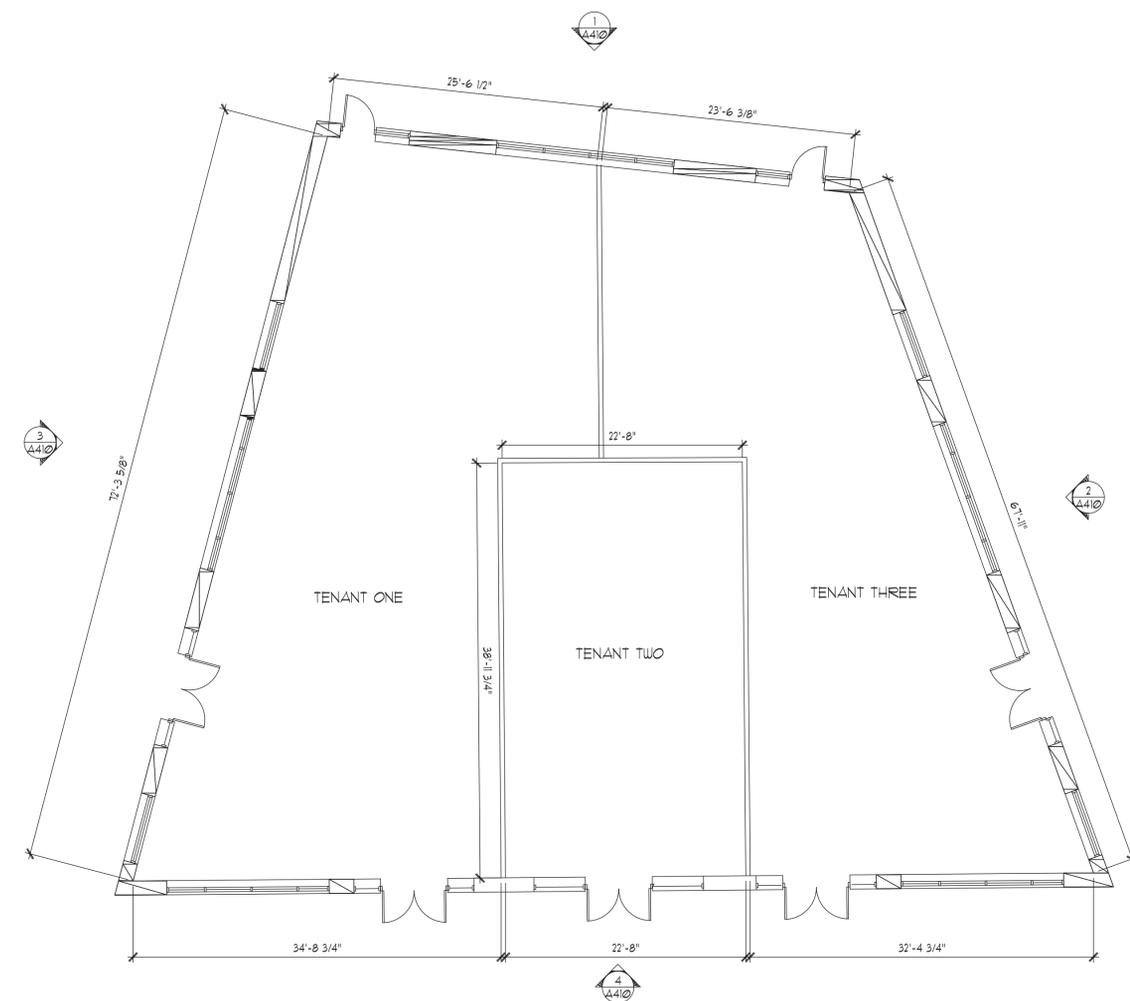
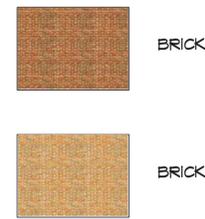
**SW1.2**



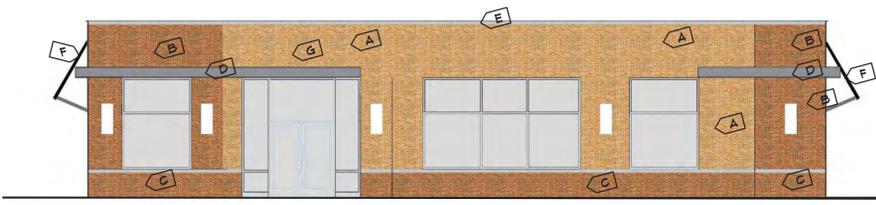
EXTERIOR MATERIAL SCHEDULE

- A BRICK
- B BRICK/STONE
- C BRICK/STONE
- D METAL RAIL FEATURE
- E PREFINISHED METAL COPING
- F METAL CANOPY
- G SIGNAGE AREA
- H CAST CAP

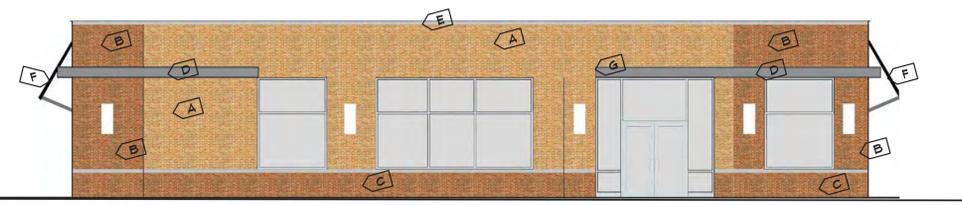
EXTERIOR FINISHES



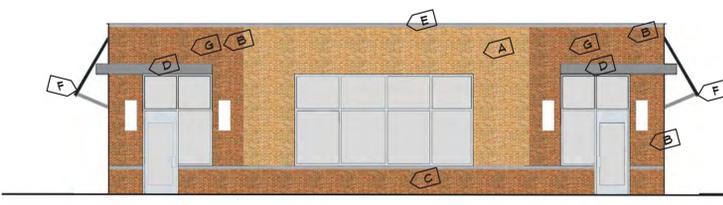
4 SOUTH CONSTRUCTION ELEVATION  
1/8" = 1'-0"



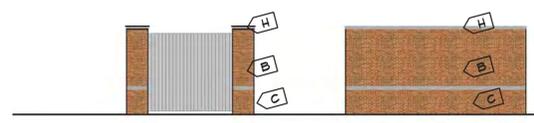
3 EAST CONSTRUCTION ELEVATION  
1/8" = 1'-0"



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



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



1 TRASH ENCLOSURE-FRONT AND SIDE  
1/8" = 1'-0"

project

NOT FOR CONSTRUCTION

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the State of Minnesota.

Nathaniel Shea 04.10.2012  
name date  
24515  
license number signature

scale 1/8" = 1'-0"  
name nws

construction elevations



project site

NE 4th St

NE Central Ave

SE 4th St

SE 5th St

SE 4th St

50 feet 20 m

52

52

65

65

52

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BOLETOS DE AVION - TRAMITE TELEFONICA

7-9 AM  
MON-FRI

420 East Hennepin view west



420 East Hennepin view west and south



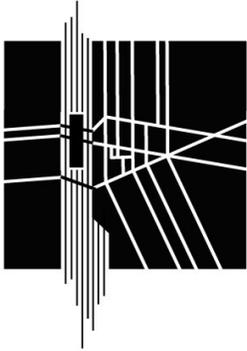
420 East Hennepin view south



420 East Hennepin view east



420 East Hennepin view south and east



**Nicollet Island – East Bank  
Neighborhood Association (NIEBNA)**

132 Bank St SE  
Minneapolis, MN 55414  
612-702-7211  
www.niebna.org

April 22, 2015

To: Whom it may Concern

RE: Opposition to design of the development proposed by Java Properties at 420 East Hennepin.

At the March 2015 meeting of the NIEBNA Board representatives from Java Properties presented and discussed a proposed development at 420 East Hennepin (at the corner of East Hennepin and Central Avenue). At the meeting, the Board took the matter under advisement and did not take any position on the proposal.

After considering the matter further, at its April 2015 Board meeting, the NIEBNA Board passed the following resolution by a unanimous vote:

**Resolved:** NIEBNA opposes the design proposed by Java Properties for three main reasons:

- 1) The NIEBNA Small Area Plan calls for the neighborhood to be developed with relatively high density mixed use building with emphasis on transit and pedestrian aware characteristics. This is also the kind of development typical of an Activity Center as defined in the Minneapolis Comprehensive Plan.

The proposed development is for single story retail building with a relatively large surface parking lot in the rear of the building. This general type of development is inappropriate at this site and is not in keeping with the overall vision of the neighborhood as specified the NIEBNA Small Area Plan or the Minneapolis Comprehensive Plan.

- 2) This site is in the Pedestrian Overlay (PO) district which permits no more than 10% of the street facing perimeter of the site to be developed into surface parking. T this site the limit is approximately 60 lineal feet in total.

The proposed design has a relatively large surface parking lot with a facing of approximately 58 lineal feet to both Central Ave and East Hennepin or approximately 116 in total. Since this is in excess of the limit allowed in the PO district, in its present configuration, the design does not meet the requirements of the PO district.

- 3) When discussing the project in March, no mention was made of the need to vacate an alley. We do not understand the need for this in the context of an allowable development on the site. In general we oppose such vacations without compelling necessity.

Please contact me with any questions.

/s/ P. Victor Grambsch

\_\_\_\_\_  
P. Victor Grambsch  
President

4/27/15 CPC  
Item #3: 420 East Hennepin  
Letter #2

From: [Matt Brillhart](#)  
To: [Hanauer, Aaron M.](#)  
Cc: [Frey, Jacob](#); [Bender, Lisa](#)  
Subject: 420 East Hennepin Ave  
Date: Tuesday, April 21, 2015 11:49:38 AM

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Mr. Hanauer,

I am writing to express my disappointment with the proposal for a single-story retail building at 420 East Hennepin Ave, scheduled for review by the Planning Commission on April 27.

While we cannot expect every single retail redevelopment to have 5 stories of residential above, it is disappointing that the developer refuses to include a story of office space above. Surely there is an insurance agent, small law firm, creative agency, etc. that would enjoy the incredibly high visibility from heavy traffic on Hennepin/Central, windows on 3 sides of the building, etc.

Even in the context of a ho-hum single-story retail building, it is extremely disappointing that they're building 19 parking spaces when only 7 are required by ordinance. They could remove the entire eastern row of parking (adjacent to the building) and simply build a larger building, benefiting both the owner (more leasable space) and the public (slightly higher tax base, additional jobs).

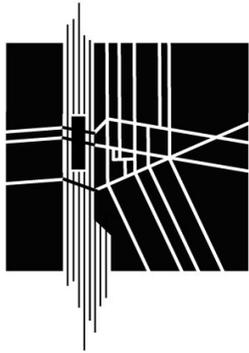
I read your comment in the staff report:

*It is recognized that the one-story building is not in compliance with Land Use Policy: 1.12.5 which encourage a height of at least two stories for new buildings in Activity Centers. During pre-application meetings, CPED encouraged the applicant to consider a two-story (or taller) building on multiple occasions. However, the applicant did not pursue this option. Given that there is not a minimum floor area ratio requirement, the proposal complies with the zoning code requirements.*

I appreciate staff's effort to encourage the applicant to include additional floors - it is very unfortunate they refused. However, I must ask: how is there not a minimum FAR requirement in this zoning district? Even a requirement of .5 would have mandated that they include an additional floor or enlarge the building to cover more of the site. Which commercial and mixed-use zoning districts do not have minimum FAR requirements?

Sincerely,

Matt Brillhart  
3513 Dupont Ave S  
612-229-9688  
[mrbrillhart@gmail.com](mailto:mrbrillhart@gmail.com)



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Item #3: 420 East Hennepin  
Letter #3

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President