



**Request for City Council Committee Action
from the Department of Community Planning and Economic Development –
Planning Division**

Date: July 30, 2015

To: Council Member Lisa Bender, Chair, Zoning & Planning Committee and Members of the Committee

Referral to: Zoning and Planning Committee

Subject: Appeal of the City Planning Commission's decisions regarding land use applications at 100 Washington Avenue South: (1) Appeal of a condition of approval for a variance of the plaza development standards to reduce the required amount of seating; (2) Appeal of the conditions of approval for a site plan review application, specifically those conditions related to screening of the parking area; and (3) Appeal of the denial of a variance of the maximum size of a freestanding sign.

Recommendation: The following actions were taken by the City Planning Commission on July 6, 2015 (BZZ-7172):

**9. 100 Washington Ave S, Ward 3
Staff report by Lisa Steiner, BZZ-7172**

The City Planning Commission adopted staff findings for the applications by Jason Stiefel of Shea Inc, on behalf of Shorenstein Realty Services.

A. Variance of the plaza development standards.

Action: **Approved** the application for a variance of the plaza standards to reduce required seating and required number of trash receptacles, subject to the following conditions:

1. Not less than 321 linear feet of seating shall be incorporated on the plaza area. At least twenty percent of this shall be seating with backs and twenty percent shall be fixed seating.
2. The applicant shall provide the required amenities shown on the site plan, including a water feature, game table, and stormwater accommodations.

Aye: Bender, Gagnon, Gisselman, Luepke-Pier and Slack

Absent: Forney, Kronzer and Tucker

B. Variance to increase maximum allowed area of a freestanding sign.

Action: **Denied** the application to increase the maximum area of a freestanding sign.

Aye: Bender, Gagnon, Gisselman, Luepke-Pier and Slack

Absent: Forney, Kronzer and Tucker

C. Site plan review.

Action: **Approved** the application for an approximately 4,000 square foot addition, subject to the following conditions:

3. A seven-foot landscaped yard with screening at least three feet in height and sixty percent opaque shall be incorporated along the parking lot frontages on Marquette Ave and 2nd Ave S, as required by Section 530.170 of the zoning code.
4. The steel railings which obstruct on-site pedestrian access shall be removed. Screening at least three feet in height and sixty percent opaque shall be incorporated along the parking lot frontage on 2nd St S.
5. CPED staff review and approval of the final site, elevation, lighting, and landscaping plans before building permits may be issued.
6. All site improvements shall be completed by July 6, 2017, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.

Aye: Bender, Gagnon, Gisselman, Luepke-Pier and Slack

Absent: Forney, Kronzer and Tucker

Ward: 3

Prepared by: Lisa Steiner, City Planner, 612-673-3950

Approved by: Jason Wittenberg, Planning Manager, Land Use, Design and Preservation;
Steve Poor, Development Services Director

Presenters in Committee: Lisa Steiner, City Planner

Community Impact:

- Neighborhood Notification: The neighborhood group, Downtown Minneapolis Neighborhood Association, and property owners within 350 feet of 100 Washington Avenue South were notified of the Zoning and Planning Committee meeting.
- City Goals: See staff report
- Comprehensive Plan: See staff report
- Zoning Code: See staff report
- End of 60/120-day decision period: On July 17, 2015, staff sent a letter to the applicant extending the 60-day decision period to no later than October 9, 2015.
- Other: Not applicable

Background/Supporting Information:

Carol Lansing, on behalf of Shorenstein Realty Services, has filed the following appeal of the City Planning Commission's decisions regarding land use applications at 100 Washington Avenue South:

- (1) Appeal of a condition of approval for a variance of the plaza development standards to reduce the required amount of seating.
- (2) Appeal of the conditions of approval for a site plan review application, specifically those conditions related to screening of the parking area.
- (3) Appeal of the denial of a variance of the maximum size of a freestanding sign.

The minutes from the July 6, 2015, City Planning Commission meeting are attached. The City Planning Commission voted 5-0 to approve the variance of the development standards with the conditions recommended by staff, to approve the site plan review application with

the conditions recommended by staff, and to deny the variance of maximum permitted sign area.

The condition of approval for the variance of the plaza standards appealed requires that at least 321 linear feet of seating be incorporated in the plaza area. The appeal filed requests a modification of that condition of approval to reduce the amount of required seating to 249 linear feet of seating.

The applicant is appealing the denial of the variance of sign area and requesting approval of the variance for a modified sign limited to 60 square feet in area, in lieu of the originally proposed 120 square foot freestanding sign, where 32 square feet is the maximum area permitted for a freestanding sign.

For the approved site plan review application, the applicant is requesting that condition of approval #1 be modified to allow planter boxes rather than a 7-foot landscaped yard and screening 3 feet high and 60 percent opaque. The applicant is also requesting that condition of approval #2 be amended to eliminate the requirement that the steel railings be removed and has proposed an alternate option which removes 7 of the 13 steel railings and replaces them with planter boxes and adds a perforated metal screen to the remaining railings.

The modifications submitted as part of the appeal have moved the project toward closer compliance with the City Planning Commission's actions. The appellant's statements further outline the reasons for their appeal and include these modified plans related to their appeal statements.

APPLICATION WORKSHEET

| | | |
|------------------|--|---|
| Appellant | Name | Carol Lansing |
| | Mailing Address Including City, State and Zip Code | Faegre Baker Daniels LLP, 2200 Wells Fargo Center, 90 S. 7th Street, Minneapolis, MN 55402 |
| | Phone Number | (612) 766-7005 |
| | Fax | (612) 766-1600 |
| | Email | carol.lansing@faegrebd.com |

NOTICE OF APPEAL

Choose one:

_____ I, _____ (print name) do hereby file an exception to the Decision of the
Zoning Administrator as provided for in Chapter 525.170;

_____ I, _____ (print name) do hereby file an exception to the Decision of the
Board of Adjustment as provided for in Chapter 525.180;

X _____ I, **Carol Lansing** (print name) do hereby file an exception to the Decision of the **City
Planning Commission** as provided for in Chapter 525.180;

| | |
|-----------------|---|
| Project Name | 100 Washington Square Addition and Plaza Improvements |
| Project Address | 100 Washington Avenue South |
| BZZ Number | BZZ-7172 |

Further, I do hereby request that I be given an opportunity to express my case before the Board of Adjustment or the proper committee of the City Council.

The action being appealed and the reasons for appealing the decision are attached and made a part of this notice of appeal.

Appellant's Name: **Carol Lansing**

Appellant's Signature: *Carol Lansing*

Date: July 16, 2015

**APPEAL OF THE DECISION OF THE PLANNING COMMISSION
100 WASHINGTON SQUARE ADDITION AND PLAZA IMPROVEMENTS**

July 16, 2015

This appeal is filed to make the following requests to the City Council:

1. **Modify the variance of the plaza standard relating to required seating to require a total of 249 linear feet of seating, rather than the 321 linear feet recommended in the staff report.** This represents an additional 28 linear feet compared to the Applicant's original proposal to provide 221 linear feet of seating. The additional seating will be 7 granite benches placed within the interior plaza area, as depicted on the attached plaza plan.

The existing plaza is a legal nonconformity, which pursuant to state statute may be improved without losing its nonconforming status. Similarly, the zoning code allows a nonconforming structure to be altered, so long as such alteration does not increase its nonconformity. The Applicant's proposal to make improvements to the plaza that bring it into greater conformity with the standards in the zoning code for plazas does not provide the City with the legal authority to require full compliance. Nevertheless, the Applicant is proposing an additional 28 feet of seating in response to the staff recommendation.

2. **Approve a modified request for a sign area variance to allow a freestanding monument sign of 60 square feet. An elevation and rendering of the proposed 60-square foot sign is attached.**

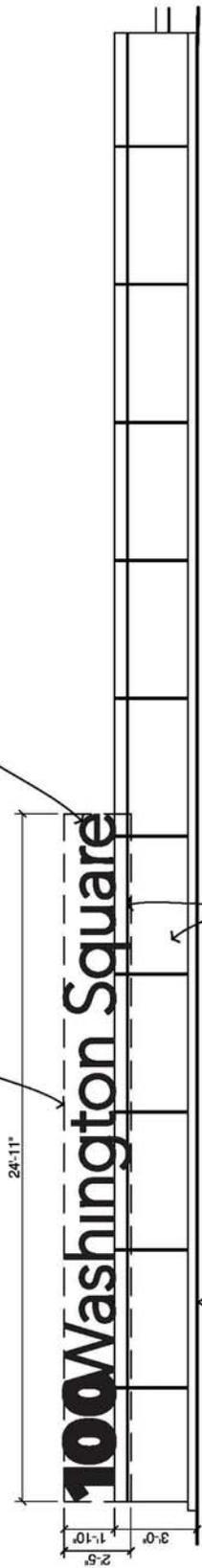
The original request was for a variance to allow a 120-square foot sign. Although the maximum area of a monument sign allowed by the zoning code is 32 square feet, the modified 60-square foot sign is reasonable in light of the 2.5 acre size of the parcel and size of the building. The reduced size of the proposed sign is similar to or smaller than other monument signs associated with large buildings in the Downtown for which the City has approved variances, including signs for Ameriprise (194 SF), Accenture Tower (82 SF), and Downtown East.

3. **Modify the following conditions the site plan review**
 - **modify the first condition to require that existing steel railings along the parking lot frontages on Marquette Avenue and 2nd Avenue South be removed and replaced by planter boxes, as depicted on the attached exhibit; and**
 - **modify the second condition to require that 7 of the existing 13 steel railings along vacated 2nd Street South be removed and replaced with planter boxes and that perforated steel screen panels be added to the remaining railings, as depicted on the attached exhibit.**

The above measures for screening and greening the existing parking lot replace the original proposal by the Applicant to cover all the existing railings with a vinyl mesh screen. The staff recommendation that the railings along vacated 2nd Street be removed to open the area for pedestrian travel is impractical. This area was never intended to be a sidewalk and will not be a safe area for pedestrians because parked cars project into the area and it is disrupted by light poles and a skyway column. As with the plaza, the existing parking lot is a legal nonconformity that may be continued without being subject to compliance with subsequent code requirements, including current site plan standards. Although the proposed building addition near the front of the lot triggers site plan review, only areas and aspects of the site that are impacted by the addition should be addressed in that review. No changes were proposed by the Applicant to the parking lot at the rear of the site and there is no relationship between the impact of the building addition and the conditions staff have proposed. The Applicant's proposed screening and planters are offered in response to the City's goals to improve the aesthetics of surface parking lots when possible, but cannot be mandated due to the legal nonconforming status of the parking lot.



BUILDING SIGN AREA = 60 SF. FINAL SIZE PENDING VARIANCE APPROVAL FROM PLANNING DEPARTMENT.

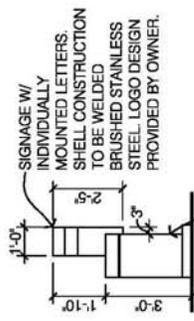


CONCRETE CURB. SEE INSPEC DRAWINGS FOR MORE INFORMATION.

CONCRETE WALL PANELS & CAPSTONE. SEE INSPEC DRAWINGS FOR MORE INFORMATION.

FRONT ELEVATION

NOTE: SIGN DEPTH & STRUCTURE MUST BE APPROPRIATE FOR GROUND USE (ABLE TO WITHSTAND WEATHER, SNOW BUILD-UP AND PEOPLE CLIMBING/SITTING, ETC)



SIGNAGE W/ INDIVIDUALLY MOUNTED LETTERS. SHELL CONSTRUCTION TO BE WELDED BRUSHED STAINLESS STEEL. LOGO DESIGN PROVIDED BY OWNER.

CONCRETE WALL PANELS & CAPSTONE. SEE INSPEC DRAWINGS FOR MORE INFORMATION.

SIDE ELEVATION

EXTERIOR BUILDING SIGN ELEVATIONS

1/4" = 1'-0"

6E
A020



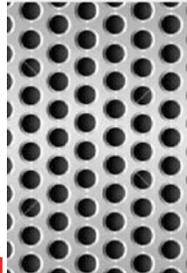
2ND AVENUE

MARQUETTE AVENUE

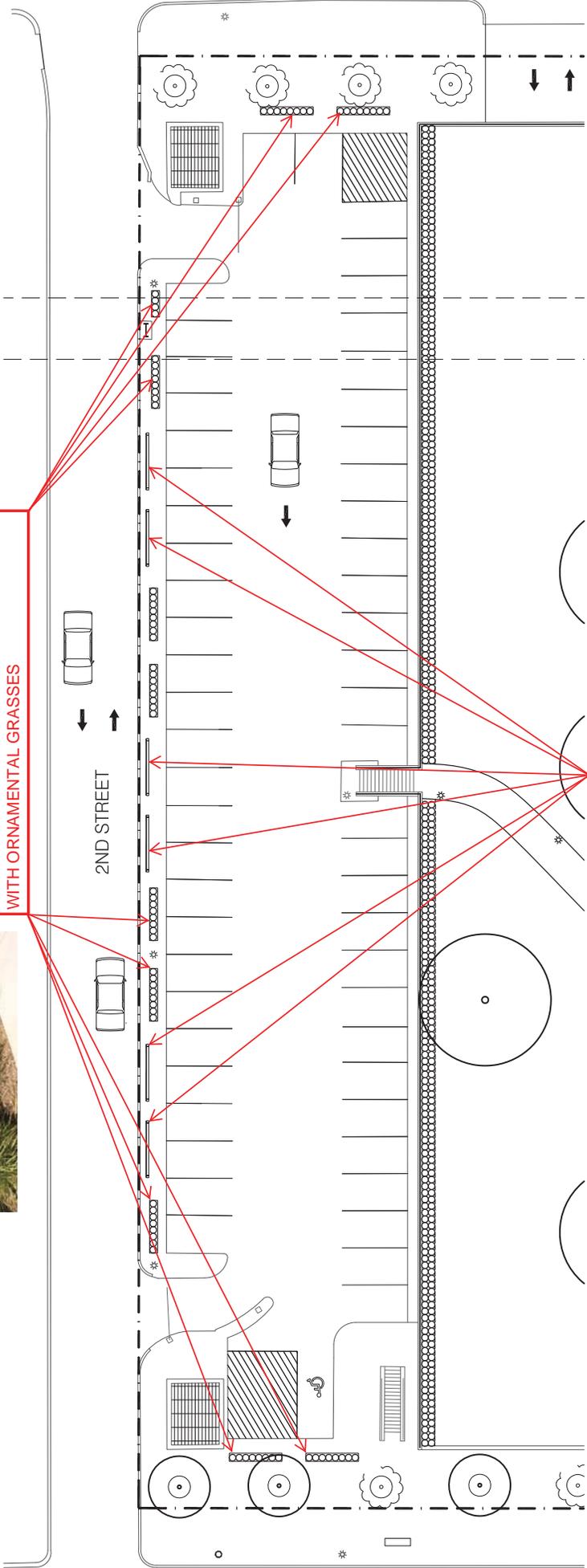
2ND STREET

EXISTING GUARDRAILS REMOVED & REPLACED WITH NEW GALVANIZED STEEL PLANTER BOXES WITH ORNAMENTAL GRASSES

PERFORATED STEEL SCREEN PANELS ADDED TO EXISTING GUARDRAILS



1-1/2"x1-1/2" PAINTED HSS FRAME WITH PERFORATED PANEL INFILL. BOLTED TO EXISTING STEEL FRAME RAILING.



LAND USE APPLICATION SUMMARY

Property Location: 100 Washington Avenue South
Project Name: 100 Washington Square Addition and Plaza Improvements
Prepared By: [Lisa Steiner](#), City Planner, (612) 673-3950
Applicant: Shorenstein Realty Services
Project Contact: Jason Stiefel, Shea Architects
Request: To enclose a portion of the existing open-air first floor, reconstruct the plaza area, and install a new sign.

Required Applications:

| | |
|-------------------------|---|
| Variance | Of the plaza development standards to reduce required seating and the required number of trash receptacles. |
| Variance | To increase the maximum allowed area of a freestanding sign. |
| Site Plan Review | For an approximately 4,000 square foot addition. |

SITE DATA

| | |
|-----------------------------------|---|
| Existing Zoning | B4-1 Downtown Business District DP Downtown Parking Overlay District |
| Lot Area | 109,219 square feet / 2.51 acres |
| Ward | 3 |
| Neighborhood | Downtown West |
| Designated Future Land Use | Commercial |
| Land Use Features | Commercial Corridor (Washington Avenue) |
| Small Area Plan | Downtown 2010 (1995) |

| | | | |
|---|-----------------|---------------------------------------|----------------|
| Date Application Deemed Complete | June 11, 2015 | Date Extension Letter Sent | Not applicable |
| End of 60-Day Decision Period | August 10, 2015 | End of 120-Day Decision Period | Not applicable |

BACKGROUND

SITE DESCRIPTION AND PRESENT USE. The subject property comprises an entire block in Downtown bound by Washington Avenue, Marquette Avenue, 2nd Street South, and 2nd Avenue South. The existing building was constructed in 1979-1981 and was designed by architect Minoru Yamasaki. His other works include the Northwestern National Life Building, which is across Marquette from the subject building and was constructed in 1964. Yamasaki's work is well known nationally; he was the architect of the World Trade Center towers which stood in New York City.

The subject building is a 22-story office tower. The design of the building is such that the first floor essentially sits on four stilts with a small lobby core at the center of the building. The bulk of the building envelope does not begin until approximately 40 feet above ground, which creates an expansive plaza area beneath the building itself. Planter walls wrap the perimeter of the building and concrete planters are currently situated at each corner of the building. A large landscaped area separates the building from its associated surface parking lot and covers the underground parking garage. A skyway spans across Washington Avenue through the open portion of this building and over to the adjacent building across 2nd Street South.

A 2011 Historic Resources Inventory prepared for the City identified the subject building as potentially eligible for historic designation. The inventory report noted that it appears to possess significance but the survey did not recommend intensive-level research to determine eligibility of the property until the building reaches 50 years of age (2029). The survey did recommend this property be intensively surveyed and researched as a contributing resource to a potential Gateway area historic district.

SURROUNDING PROPERTIES AND NEIGHBORHOOD. The property to the northwest, formerly known as the Northwestern National Life Building, occupies nearly two city blocks. A surface parking lot for that building fronts along Marquette Avenue. Three large 20-30 story multi-family buildings are located to the north of the subject property, each with associated parking lots and accompanying green space. Second Street South, directly north of the building, was vacated around 1980 but still looks and functions as if it were a public street along the subject block face. East of the property is the Federal Office Building; its associated surface parking lot fronts along 2nd Avenue South. Across Washington Avenue is another high-rise multi-family building and an office building built in a similar style to the subject building. The former Federal Reserve Bank building (now Marquette Plaza) is located diagonally across Marquette Avenue and Washington Avenue S from the subject building. This building was designed similarly to the subject building until the first floor was enclosed in the early 2000s.

PROJECT DESCRIPTION. The applicant is proposing to enclose an approximately 4,000 square foot portion of the open air first floor area, extending the first floor of the building out towards Washington Avenue S and expanding the size of the lobby. Due to a need to waterproof the entire site (with the exception of the surface parking area), the applicant is proposing to remove all surface materials from the existing plaza area, update the waterproofing features below, and install new plaza surface materials while also updating the plaza amenities. Also proposed is a new monument sign which is 120 square feet in area and is approximately 5 feet 7 inches in height.

RELATED APPROVALS. The applicant received Preliminary Development Review approval for waterproofing upgrades to the landscaped portion of the site between the parking lot and the building. All existing trees and landscaping were removed in this portion of the site in order to upgrade the waterproofing for the structure below. (See recent photos in the appendix).

PUBLIC COMMENTS. No public comments were 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

VARIANCE

The Department of Community Planning and Economic Development has analyzed the application for a variance of the plaza development standards to reduce required seating and required number of trash receptacles 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.*

Seating: One linear foot of seating is required for each 50 square feet of plaza area. To comply with the plaza development standards, 857 linear feet of seating is required for the proposed plaza, including at least 171 linear feet of fixed seating and 171 linear feet of seating with backs. The applicant is proposing to install 221 linear feet of seating on the site, including 75 linear feet of fixed seating and 146 linear feet of seating with backs. All of the seating proposed by the applicant is installed below the building, with the exception of informal seating along some of the planter walls. There is almost no seating in the plaza area between the public sidewalk and the building.

Staff finds that there are practical difficulties in fully complying with the ordinance due to the unique design of the building, which has about 40 percent of its plaza area located directly below the building. A more typically designed office building in Downtown would not have this plaza area under the building. While there are practical difficulties in complying with the full seating requirement, the plaza area is still very large and could practically accommodate significantly more seating than is proposed by the applicant. If the area interior to the existing planter walls that wrap the perimeter of the building were not taken into account, the plaza area would be reduced to 16,032 square feet. Under that scenario, the seating requirement would be 321 linear feet.

Staff is recommending that at least 321 linear feet of seating be incorporated on the plaza area. Further, seating is encouraged be added in sidewalk level areas along Washington Avenue S and 2nd Avenue South which faces outward toward the street to increase natural surveillance and visibility. Additional seating is also encouraged to be incorporated in the area near the main pedestrian route into the plaza area on Marquette Avenue. With the recommended condition of approval, the applicant is not required to comply fully with the ordinance, but an adequate amount of seating for the large plaza area outside of the building and planter wall envelope would still be provided.

Trash receptacles: One trash and recycling receptacle is required for each 2,000 square feet of plaza area. Based on the size of the plaza, 22 receptacles would be required on the plaza area. The applicant is proposing 4 receptacles. 22 receptacles on the plaza would be impractical in terms of maintenance and likely would not be necessary. There are practical difficulties in complying with the ordinance as the large size of the plaza skews the calculation for trash receptacles to an impractical level.

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

Seating: The comprehensive plan, particularly the urban design policies, encourage development that provides functional and attractive gathering spaces, including the creation of new plazas that

meet design and maintenance standards relating to seating, lighting, and other amenities. Although this plaza is of a significant size, the standard is in place so that an appropriate amount of seating is provided throughout the plaza area. The standard is based on plaza size so that adequate seating is provided for a large or small plaza. The adopted standards governing plazas are established to promote year-round gathering places designed to enhance pedestrian access, interaction and visibility, reinforce public spaces, create community identity, promote public safety, and visually enhance development. Abundant, well-designed, and comfortable seating is one of the most critical elements of plaza design.

Understanding the unique nature of the design of the building, it is reasonable to reduce the amount of required seating. Calculating seating based only on the plaza area that is outside of the building envelope and main existing planter wall perimeter reduces the requirement from 857 linear feet to 321 linear feet. Staff is recommending a minimum of 321 linear feet of seating as a condition of approval. Of that, at least twenty percent of this should be seating with backs and twenty percent should be fixed seating. A portion of this seating could be movable chairs and tables if the applicant does not desire to install all permanent seating. Additional seating is encouraged to be incorporated near the three identified pedestrian routes identified on the site plan submitted. This reduced requirement is reasonable and would be in keeping with the spirit and intent of the ordinance and the comprehensive plan.

Trash receptacles: The applicant is proposing 4 trash receptacles for the site. This is a reasonable number of receptacles for this plaza as there are two entries to the building and two primary seating areas below the building. This is adequate for the use and is in keeping with the spirit and intent of the ordinance and the comprehensive plan.

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

Seating: Reducing the required amount of seating on the plaza would not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity. However, not incorporating adequate seating on a proposed plaza would be detrimental to the health, safety, and welfare of the general public and of those using the property, as the plaza would be underutilized. A condition of approval requiring 321 linear feet of seating will ensure that the variance will not be detrimental to those utilizing the property or nearby properties.

Trash receptacles: Varying the amount of trash receptacles from the 22 required to the 4 proposed 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.

VARIANCE

The Department of Community Planning and Economic Development has analyzed the application for a variance to increase the maximum size of a freestanding sign from 32 square feet to 120 square feet 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.*

The applicant is proposing a freestanding monument sign which is 120 square feet in area. In the Downtown districts, the maximum permitted area of a freestanding sign is 32 square feet. There are no unique circumstances that require the sign to be larger than 32 square feet. The property has adequate visibility to both pedestrian and vehicular traffic from several directions and does not necessitate a larger than normal sign because of any unique identification needs. There are many other options for signage permitted by the zoning code, including wall signs, projecting signs, and roof signs, among others. The maximum area for a wall sign would be 120 square feet and the maximum area for a projecting sign would be 48 square feet. Practical difficulties do not exist in complying with the ordinance because of circumstances unique to the property.

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

Staff does not find the proposal to install a 120 square foot freestanding sign to be reasonable. There are multiple reasonable alternatives for identification of the building that would be permitted by the zoning code. Regulations governing on-premises signs are established to allow effective signage appropriate to the planned character of each zoning district, to promote an attractive environment by minimizing visual clutter and confusion, to minimize adverse effects on nearby property, and to protect the public health, safety and welfare. Urban design policies in the comprehensive plan include promoting an attractive environment by minimizing visual clutter and confusion caused by a proliferation of signage. Effective signage can be reasonably achieved for this building while complying with the zoning code sign regulations.

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

The regulation that restricts the maximum area of a freestanding sign applies to all properties in Downtown districts. Similarly scaled office buildings, also with large plazas and setbacks, are subject to the same restriction. No unique circumstances necessitate a larger freestanding monument sign than allowed by the zoning code. The character of the immediate area surrounding the proposed sign is intended to be pedestrian-oriented, particularly considering the plaza improvements proposed.

Additional Standards for Sign Adjustments

In addition, the Planning Commission shall consider, but not be limited to, the following factors when considering an adjustment to the number, type, height, area, or location of allowed signs on property located in an OR2 or OR3 District or a commercial, downtown, or industrial district:

4. *The sign adjustment will not significantly increase or lead to sign clutter in the area or result in a sign that is inconsistent with the purpose of the zoning district in which the property is located.*

Granting the variance would allow a freestanding sign which is nearly four times the size of that normally allowed in the Downtown zoning districts. The size of the sign would not be pedestrian scaled and would serve as a barrier separating the main plaza area from Washington Avenue.

5. *The sign adjustment will allow a sign that relates in size, shape, materials, color, illumination and character to the function and architectural character of the building or property on which the sign will be located.*

The sign adjustment is not necessary to allow a sign that relates to the character of the building. The proposed sign is 120 square feet in area with a large base, making the entire sign structure including the base nearly 5 feet 7 inches tall and over 50 feet wide. A freestanding sign that is 32 square feet in

area could reasonably relate in size, shape, materials, color, illumination and character to the function and architectural character of the property.

SITE PLAN REVIEW

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

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

Building Placement and Design – Requires alternative compliance

- The placement of the building reinforces the street wall as it places the entrance closer to Washington Avenue S than it is currently, better maximizes natural surveillance and visibility, and facilitates pedestrian access and circulation.
- The first floor of a building is required to be within eight feet of its front lot line. Building walls abutting each street on a corner are subject to this requirement. Along Washington Avenue S, the proposed addition would be set back approximately 43 feet. Alternative compliance is required for this standard. Along Marquette Avenue and Second Street S, the setback would remain the same as it is currently.
- The area between the building and the front lot line includes landscaping and some informal seating on the planter walls.
- The proposed addition has a principal entrance facing Washington Avenue S.
- The new addition is almost entirely constructed of structural glass which creates visual interest and increases the security of adjacent outdoor spaces by maximizing natural surveillance and visibility.
- The proposed addition does not have any blank, uninterrupted walls exceeding 25 feet in length.
- The primary material proposed for the addition is a structural glass wall with tube steel supports, which is durable.
- The rear and side walls of the addition are similar to and compatible with the front.
- No plain face concrete block is proposed.
- The principal entrance to the proposed addition and building is clearly defined and emphasized.
- The window requirement applies only to the proposed addition portion. Due to the unique nature of the addition, which would be 40 feet in height but would not be split into separate levels, the floors were measured as if they were 3 stories. The minimum window area at the first floor or ground level was measured between two (2) and ten (10) feet above the adjacent grade. Minimum window area on walls above the first floor was measured between the upper surface of the skyway level and 14 feet (one story). The remainder was measured as a partial third story. The addition is entirely glass and therefore exceeds the window requirement on all three levels. See **Table 2**.
- The ground level of the addition is designed to accommodate active functions.
- The proposed addition encloses a portion of the building that is currently open-air. The existing building has a flat roof line, common to nearby buildings.

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

| | Code Requirement | | Proposed | |
|---|------------------|-------------|----------|---------------|
| Washington Avenue Façade | | | | |
| 1st Floor | 30% minimum | 299 sq. ft. | 100% | 998 sq. ft. |
| 2nd Floor (Skyway +14 feet) | 10% minimum | 444 sq. ft. | 100% | 1,479 sq. ft. |
| 3 rd Floor (Remainder of addition) | 10% minimum | 105 sq. ft. | 100% | 1,050 sq. ft. |

| Marquette Avenue Façade | | | | |
|---|---|------------|------|-------------|
| 1 st Floor | 30% minimum | 67 sq. ft. | 100% | 222 sq. ft. |
| 2 nd Floor (Skyway +14 feet) | 10% minimum | 39 sq. ft. | 100% | 388 sq. ft. |
| 3 rd Floor (Remainder of addition) | 10% minimum | 27 sq. ft. | 100% | 273 sq. ft. |
| 2nd Avenue Façade | | | | |
| 1 st Floor | 30% minimum | 93 sq. ft. | 100% | 311 sq. ft. |
| 2 nd Floor (Skyway +14 feet) | Not applicable – addition will be attached to existing skyway | | | |
| 3 rd Floor (Remainder of addition) | 10% minimum | 28 sq. ft. | 100% | 275 sq. ft. |

Access and Circulation – Requires alternative compliance

- Clear walkways do connect the building entrances with the public sidewalk. However, clear and well-lit walkways at least 4 feet in width do not connect the adjacent public sidewalk and the on-site parking. Although there is an approximately 6-foot walkway along 2nd Street South for access to and along the on-site parking area, there are multiple steel railings which interrupt the walkway, as well as various on-site light poles, mechanical areaways, and the curbcuts for entering and exiting the parking area. This requires alternative compliance.
- No transit shelters are proposed as part of this development.
- No changes are proposed to the existing vehicular access to the parking areas on site. Cars enter the surface parking area on 2nd Street South through the curbcut closest to 2nd Avenue South. The parking area has a one-way drive aisle. Cars exit through the curbcut closer to the Marquette Avenue onto 2nd Street South. The underground parking area is accessed from 2nd Avenue South.
- The proposal for the site modifications reduces the amount of impervious surface area on site.

Landscaping and Screening – Requires alternative compliance

- The composition and location of landscaped areas on the site complement the scale of the development and the surrounding area.
- Because this property is located in a Downtown zoning district and contains more than 50,000 square feet of gross floor area, the property is exempt from the general landscaping and screening requirements. The parking and loading landscaping and screening requirements still apply.
- The on-site parking area is required to be landscaped and screened. Along Marquette and 2nd Avenue, a landscaped yard at least seven (7) feet wide and screening at least 3 feet in height and not less than sixty (60) percent opaque shall be provided. Screening must consist of either a masonry wall, fence, berm or hedge or combination thereof. Also, at least one tree must be provided for each 25 linear feet of parking lot frontage. While the applicant is providing an adequate number of trees in the existing tree grates, no landscaped yard is proposed. For screening, the applicant is proposing to install a vinyl screen-printed panel with a faux-landscaping design on the existing steel railings. This does not meet the screening requirements and requires alternative compliance.
- The directly adjacent property along 2nd Street S is a permitted residential use. Where parking abuts a permitted residential use, a 7-foot landscaped yard is required. Additionally, the parking area must have screening at least 3 feet in height and be at least 95 percent opaque throughout the year. Required screening must be satisfied by a decorative fence, a masonry wall, a hedge, or a combination thereof. For screening, the applicant is proposing to install a vinyl screen-printed panel with a printed faux-landscaping design on the existing steel railings. This does not meet the screening requirements and requires alternative compliance.
- The corners of the parking lot contains mechanical areaways, stairwells, and bicycle parking.

- In parking lots of more than 10 spaces, all spaces must be within 50 feet of an on-site deciduous tree. 31 of the 58 spaces in the parking area are further than 50 feet from an on-site tree. Alternative compliance is required.
- All areas not occupied by buildings, parking facilities or driveways, walkways, or the proposed plaza area will be covered by landscaping.

Additional Standards – Meets requirements

- The proposed site plan minimizes the blocking of views of important city elements, minimizes shadowing, and minimizes the generation of wind currents.
- The site plan employs crime prevention through environmental design principles. The building addition incorporates an almost entirely glass wall, promoting natural surveillance and maximizing opportunities for people to observe adjacent spaces and public sidewalks. Lighting levels provide an acceptable level of security. The landscaping plan and plaza plans clearly guide pedestrian movement on and through the site. Natural access control is also incorporated.
- A 2011 Historic Resources Inventory prepared for the City identified this building as potentially eligible for historic designation. Since the property is not designated and the modifications proposed do not constitute demolition, no heritage preservation review is authorized. However, it is important to note that the proposed addition will be a reversible change if removed in the future and the integrity of the original structure would not be irreversibly harmed.

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

The proposed use is *permitted* in the B4-I Downtown Business District.

Off-street Parking and Loading – Meets requirements

- The proposed addition does not increase the parking requirement for the building. In the Downtown Districts, there would be no minimum parking requirement for either offices or the proposed ground floor coffee shop. The maximum parking requirement for this building would be 595 parking spaces. The property has 485 parking spaces on site.
- Thirty bicycle parking spaces are required. Thirty bicycle parking spaces are proposed.
- Loading facilities include 3 existing spaces in the underground parking garage. Per the off-street loading requirements, six large loading spaces would be required for a new office building of this size. The property has grandfathered rights for three loading spaces and the proposed addition does not increase the loading requirement.

Building Bulk and Height – Meets requirements

- The proposed addition infills a 40-foot high portion of the building. Although the footprint of the addition is only 3,842 square feet, the increase in gross floor area would be the same as if it were a 3-story addition, assuming one floor for each 14 feet in height for the measurement. Therefore, this addition increases the building’s gross floor area by 11,526 square feet.
- The proposal complies with the building bulk and height requirements. See **Table 2**.

Table 2. Building Bulk and Height Requirements

| | Code Requirement | Proposed |
|--|-------------------------|----------------------------------|
| Lot Area | -- | 109,219 square feet / 2.51 acres |
| Gross Floor Area (GFA) | -- | 594,959 sq. ft. |
| Minimum Floor Area Ratio (GFA/Lot Area) | None | 5.44 |

| | | |
|--|------|---------|
| Maximum Floor Area Ratio (GFA/Lot Area) | 8.0 | 5.44 |
| Maximum Building Height | None | 332 ft. |

Lot Requirements – Not applicable

Yard Requirements – Not applicable

Signs – Requires variance(s)

- Signs are subject to Chapter 543 of the Zoning Code. The applicant is proposing a 120 square foot freestanding sign to be placed at the corner of Washington Avenue and Marquette Avenue. The sign would be externally illuminated. Staff is recommending denial of the variance. See the variance section above for analysis.

Table 9. Signage Summary

| | Number Allowed/ Lot | Proposed Number | Maximum Size Allocation | Maximum Area Per Sign | Proposed Area | Maximum Allowed Height | Proposed Height |
|---------------------|----------------------------|------------------------|--------------------------------|------------------------------|----------------------|-------------------------------|------------------------|
| Freestanding | 1 | 1 | 332 sq. ft. | 32 sq. ft. | 120 sq. ft. | 8 ft. | 5 ft. 7 in. |

Refuse Screening – Meets requirements

- Trash receptacles are located in the underground parking area.

Screening of Mechanical Equipment – Meets requirements

- No changes to mechanical equipment are proposed at this time and all mechanical equipment is currently adequately screened.

Lighting – Meets requirements

- The applicant has submitted a lighting plan which meets the requirements of Section 535.590 of the zoning code. While the column uplighting exceeds the maximum lumens, they will be installed below grade and therefore will be cutoff to shield the light source from an observer at the closest property line of the adjacent residential uses.

Specific Development Standards – Not applicable

DP Downtown Parking Overlay District Standards – Meets requirements

- The Downtown Parking Overlay District standards would prohibit the expansion of the existing on-site commercial parking lot. No expansion is proposed.

Plazas– Requires variance(s)

- Plazas are subject to the regulations of Chapter 535 Regulations of General Applicability, specifically Article XI. Plazas, in the zoning code. Standards for placement, access, natural surveillance and visibility, aerial obstructions, surface materials, seating, encroachments and setbacks, plantings, additional amenities, lighting, winter use, trash receptacles, mechanical equipment, and maintenance are all required to be met:
 - *Placement:* The plaza extends out to Washington Avenue S, Marquette Avenue, and Second Avenue. The proposed addition would have abundant windows to enhance natural surveillance and visibility of adjacent spaces and public sidewalks. The placement of the plaza enhances interaction with occupants of adjacent buildings and uses as well.

- *Access:* The plaza is designed for pedestrian and bicycle access through and around the plaza. However, only one entrance from Washington Avenue or 2nd Avenue is provided to the plaza area and both are up a set of stairs. The most accessible portion of the plaza from the public sidewalk is the corner of the site at Marquette Avenue and Washington Avenue S where there is no planter wall. Unobstructed walkways connect the plaza to the two entrances of the building.
- *Natural surveillance and visibility:* The reconstructed plaza is designed for opportunities for people to observe adjacent spaces and the public sidewalks.
- *Aerial obstructions:* Due to the unique design of the building, about 49 percent of the plaza area is currently below the building. With the proposed addition, 17,227 square feet or 40 percent of the plaza would be located below the actual bulk of the building. The plaza standards that apply to aerial obstructions require that plazas are unobstructed to the sky except for seating, arbors, trellises, kiosks, lighting, water features, public art and landscaping. However, up to 30 percent of the plaza area may include umbrellas, awnings or an arcade. A variance is not required for this standard, however, as the proposed plaza does not increase the amount of plaza area that is aerially obstructed.
- *Surface materials:* The applicant has indicated that the plaza surfacing will be concrete pavers.
- *Seating:* The total amount of seating required on the plaza is 857 linear feet. Of that, at least 171 linear feet needs to be seating with backs and 171 linear feet needs to be fixed seating. In the area of the plaza near the main entrance on Washington Avenue S, no formal seating is proposed, but the existing planter walls function as informal seating when of an appropriate ergonomic height. Proposed seating is primarily concentrated in the portion of the site between the building and Marquette Avenue, though some additional seating and benches are proposed between the building and the landscaped area as well. No seating is proposed between the building and 2nd Avenue South. In total, the applicant is proposing 221 linear feet of seating on the site, including 75 linear feet of fixed seating and 146 linear feet of seating with backs. None of this seating is proposed between the planter wall areas and the street; it is all interior to the site. A variance is required for this standard. Staff is recommending approval of this variance with conditions which require at least 321 linear feet of seating be incorporated in the plaza area. Seating is encouraged to be incorporated near the three main pedestrian routes identified on the site plan.
- *Encroachments and setbacks:* The plaza would not encroach into the public right-of-way and there are no applicable yard requirements.
- *Plantings:* In the identified plaza area, 43 trees would be required. Alternatively, a landscaped area equivalent to ten percent of the plaza area can be provided, which in this case would be required to be at least 4,286 square feet. The applicant is proposing only 13 trees in the plaza area but the bermed lawn and planter areas constitute 4,446 square feet of landscaped area, which meets the 10 percent requirement.
- *Additional amenities:* At least 2 additional amenities are required. From the menu of required amenities, the applicant is proposing to install a water feature, one game table (a bocce court), and some site stormwater functionality. The applicant has indicated that various areas throughout the entire site are designed to provide stormwater infiltration including the north planter area, the bermed lawn at the western corner of the site, and the

- raised planters which wrap the perimeter of the building. This satisfies the requirements for two additional amenities.
- *Lighting:* The applicant has submitted a lighting plan which meets the requirements of Section 535.590 of the zoning code. While the column uplighting exceeds the maximum lumens, they will be installed below grade and therefore will be cutoff to shield the light source from an observer at the closest property line of the adjacent residential uses.
 - *Winter use:* With the exception of the portion under the building, the plaza will have access to sunlight during all seasons. The part of the plaza leading to the main entrances would be sheltered from the elements due to the design of the building.
 - *Trash receptacles:* 22 trash and recycling receptacles are required on the plaza area. The applicant is providing 4 receptacles. A variance of this standard is required and staff is recommending approval of that variance.
 - *Mechanical equipment:* No mechanical equipment is proposed within the plaza area.
 - *Maintenance:* The plaza will need to be maintained as required.

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

The Minneapolis Plan for Sustainable Growth identifies the site as *Commercial* on the future land use map. With the recommended conditions of approval, the proposed development is consistent with the following principles and policies outlined in the comprehensive plan:

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”.

Urban Design Policy 10.10: Support urban design standards that emphasize a traditional urban form in commercial areas.

- 10.10.3 Enhance pedestrian and transit-oriented commercial districts with street furniture, street plantings, plazas, water features, public art and improved transit and pedestrian and bicycle amenities.

Urban Design Policy 10.14: Encourage development that provides functional and attractive gathering spaces.

- 10.14.3 Encourage the creation of new parks and plazas.
- 10.14.6 Develop public plaza standards that give specific guidance on preferred design and maintenance of seating, lighting, landscaping and other amenities utilizing climate sensitive design principles.

Urban Design Policy 10.16: Design streets and sidewalks to ensure safety, pedestrian comfort and aesthetic appeal.

- 10.16.2 Provide streetscape amenities, including street furniture, trees, and landscaping, that buffer pedestrians from auto traffic, parking areas, and winter elements.
- 10.16.3 Integrate placement of street furniture and fixtures, including landscaping and lighting, to serve a function and not obstruct pedestrian pathways and pedestrian flows.
- 10.16.4 Employ pedestrian-friendly features along streets, including street trees and landscaped boulevards that add interest and beauty while also managing storm water, appropriate lane widths, raised intersections, and high-visibility crosswalks.

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.
- 10.18.2 Parking lots should maintain the existing street face in developed areas and establish them in undeveloped areas through the use of fencing, walls, landscaping or a combination thereof along property lines.
- 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.

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.

With the recommended conditions of approval related to screening of the parking area and additional seating on the plaza area, the proposal will meet the above policies in the comprehensive plan.

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

The site is within the study area of the Downtown 2010 plan. Staff finds the proposal to be in conformance with applicable plans and objectives.

5. Alternative compliance.

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

- **Building placement.**

The first floor building wall is required to be located not more than 8 feet from the lot lines adjacent to the public sidewalk. The proposed addition will have a 43 foot setback along Washington Avenue S where there is currently a 60 foot setback. The setback is partially an existing condition and complying with the standard would be impractical as it would require removal of the planter walls which contribute to the unique character of the building. The increased setback also allows for additional plaza area. Staff recommends that the Planning Commission grant alternative compliance for this standard.

- **Pedestrian access.**

At least 4-foot wide clear and well-lighted walkways are required in order to connect building entrances to the adjacent public sidewalk and to any parking facilities located on the site. There is no public sidewalk along 2nd Street South because the street was vacated in the 1980s. Although there is an approximately 6-foot walkway along 2nd Street South for access to and along the on-site parking area, there are multiple steel railings which interrupt the walkway, as well as various on-site light poles, mechanical areaways, and the curbcuts for entering and exiting the parking area. This is not a clear walkway. Staff does not find that the alternative proposed, which includes retaining the steel railings and adding vinyl mesh screening, thereby retaining the obstructed walkway, meets the intent of the standard which aims for clear and unobstructed pedestrian access on the site. Staff does not recommend granting alternative compliance and instead recommends a condition of approval that requires the removal of all of the steel railings which obstruct on-site pedestrian access. It is important to note that one existing skyway support column does exist in this area; it is neither proposed to be moved, nor does staff recommend that it be moved, so in this particular area the walkway would have to remain only 3 feet in width.

- **Parking and loading fronting along a public street, public sidewalk or public pathway.**

Along 2nd Avenue South and Marquette Avenue, a landscaped yard at least 7 feet wide with screening at least 3 feet tall and 60% opaque is required. The applicant is proposing to install a vinyl mesh product screen-printed with faux landscaping on the existing steel railings.

This material is not durable and would not be considered to be a “masonry wall, fence, berm or hedge or combination thereof” as required by the site plan review standards. This type of material merely gives a false impression of landscaping, is more suited to temporary construction site screening, and does not meet the intent of the ordinance. Also, per section 535.430 of the zoning code, fences shall be constructed of wood, metal, bricks, masonry or other permanent materials designed for permanent fencing. The vinyl mesh banner proposed does not meet the requirements for fencing material.

In these areas, the applicant is proposing 3 trees in metal tree grates and there is nearly 16 feet between the property line and the parking lot. It is reasonable to require compliance with the landscaping and screening requirements in this area. As noted above, the alternative does not meet the intent of the chapter. Additional site amenities do not address the adverse effects of the alternative. Strict adherence is practical considering there is over 16 feet of available area between the parking area and the property line, and 3 trees are proposed in this area. Adopted policy aims to minimize the visual impact of automobile parking facilities and the alternative proposed does not adequately achieve this. Staff does not recommend granting alternative compliance and instead recommends a condition of approval which requires a 7-foot landscaped yard with screening at least three feet in height and sixty percent opaque along the parking frontage on Marquette and 2nd Avenue, as required by section 530.170.

- **Parking and loading abutting or across an alley from a residence or office residence district, or any permitted or conditional residential use.**

Because the adjacent property to the northeast is a residential use, the parking lot is required to be screened along 2nd Street South with 7-foot landscaped yard and screening at least 3 feet in height which is 95 percent opaque throughout the year. Required screening must be satisfied by a

decorative fence, a masonry wall, a hedge, or a combination thereof. The applicant is proposing to install a vinyl screen-printed panel with a faux-landscaping design on the existing steel railings.

As stated above, this type of material is more suited to temporary construction site screening and does not meet the intent of the ordinance. Further, it does not meet the zoning code requirements for fencing material. Per section 535.430 of the zoning code, fences shall be constructed of wood, metal, bricks, masonry or other permanent materials designed for permanent fencing. The existing parking lot configuration includes a 25 foot one-way drive aisle; the minimum required drive aisle width would be only 20 feet. However, all of the parking spaces are noted to be only 15 feet in depth. A standard size parking space is 18 feet in depth. To incorporate the minimum one-way drive aisle, and two rows of standard parking spaces, there would not be enough space on the property to incorporate both a 4-foot walkway and a 7-foot landscaped yard. Therefore, strict adherence is impractical in this circumstance, and staff does recommend granting alternative compliance for the width of the landscaped yard.

Additionally, because the screening is triggered by the adjacent residential use, but there is a private street which separates the two, staff considers it reasonable that screening be only 60% opaque, as would be required if the parking was adjacent to a public street. As stated above, staff is recommending that the steel railings which obstruct the walkway be removed. Screening may be achieved through ground-level plantings or planter boxes placed either at sidewalk level or at the parking area level. This may require restriping of the north parking spaces.

Staff finds that limited granting of alternative compliance with specific conditions of approval will meet the intent of the ordinance, will be consistent with stated comprehensive plan policies to reduce the visual impact of automobile parking facilities, will improve pedestrian access, and will meet the ordinance requirements.

- **Distance to trees.**

Although the existing parking configuration does not comply with the site plan review standard that all spaces be within 50 feet of an on-site tree, there are a number of trees incorporated throughout the site plan. There are 43 trees proposed on the site which exceeds the landscaping requirements for the downtown districts, where buildings of this size are exempt from the general landscaping requirement. The alternative meets the intent of the site plan review chapter and staff recommends granting alternative compliance.

RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt staff findings for the application by Jason Stiefel of Shea Inc. for the property located at 100 Washington Avenue South:

A. Variance of the plaza development standards.

Recommended motion: **Approve** the application for a variance of the plaza standards to reduce required seating and required number of trash receptacles, subject to the following conditions:

1. Not less than 321 linear feet of seating shall be incorporated on the plaza area. At least twenty percent of this shall be seating with backs and twenty percent shall be fixed seating.
2. The applicant shall provide the required amenities shown on the site plan, including a water feature, game table, and stormwater accommodations.

B. Variance to increase the maximum area of a freestanding sign.

Recommended motion: **Deny** the application to increase the maximum area of a freestanding sign.

C. Site Plan Review for an addition to an existing building.

Recommended motion: **Approve** the application for an approximately 4,000 square foot addition, subject to the following conditions:

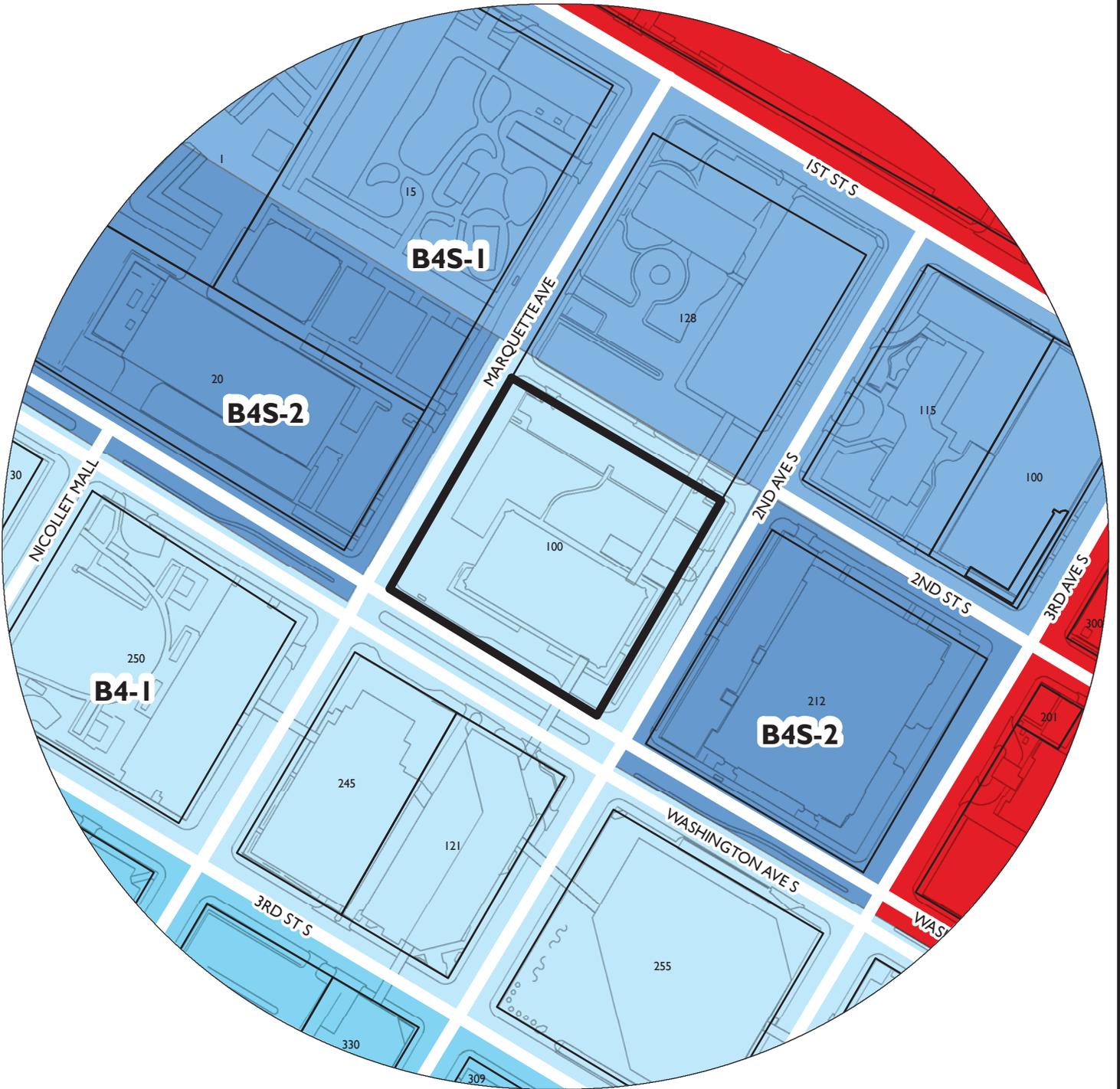
1. A seven-foot landscaped yard with screening at least three feet in height and sixty percent opaque shall be incorporated along the parking lot frontages on Marquette Avenue and 2nd Avenue South, as required by Section 530.170 of the zoning code.
2. The steel railings which obstruct on-site pedestrian access shall be removed. Screening at least three feet in height and sixty percent opaque shall be incorporated along the parking lot frontage on 2nd Street South.
3. CPED staff review and approval of the final site, elevation, lighting, and landscaping plans before building permits may be issued.
4. All site improvements shall be completed by July 6, 2017, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.

ATTACHMENTS

1. Zoning map
2. PDR report
3. CPED photos
4. Written description and findings submitted by applicant
5. Site plan
6. Site survey
7. Plans
8. Building elevations
9. Fence screen material detail and specification sheet
10. Photos provided by applicant
11. Applicant's evidence
12. Correspondence

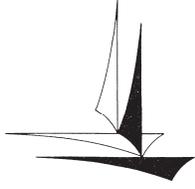
NAME OF APPLICANT

WARD



PROPERTY ADDRESS
100 Washington Avenue South

FILE NUMBER
BZZ-7172



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

Preliminary Development Review Report

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

| |
|----------------------------------|
| Status * |
| RESUBMISSION REQUIRED |

| | |
|-------------------------|---|
| Tracking Number: | PDR 1001315 |
| Applicant: | SHORENSTEIN REALTY SERVICES LP 100 WASHINGTON AVE S #1306 MINNEAPOLIS, MN 55401 |
| Site Address: | 100 WASHINGTON AVE S |
| Date Submitted: | 26-MAY-2015 |
| Date Reviewed: | 03-JUN-2015 |

Purpose

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

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

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

Project Scope

3,842 square foot lobby expansion & renovation with a new stair connection to skyway, exterior waterproofing repairs throughout the site with new exterior tenant amenities added to plaza area.

Review Findings (by Discipline)

Addressing

- These plans for the proposed addition, as submitted, meet City of Minneapolis Street Naming and Address Standard requirements. No additional addressing required.

Business Licensing

- Continue to work with Patty Murzyn (612-673-5827) concerning a Food Plan Review, SAC determination, and any business license application submittal that would be required should a food related business occupy any of the of the future retail space

*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

- The following land use applications have been identified for this proposal:
 - Site Plan Review for a 3,842 square foot addition
 - Administrative Review of a Plaza
 - Variance of the plaza development standards
 - Variance of sign area
- A land use application has been submitted but is incomplete. An incomplete letter was sent on 5/15/15. The application remains incomplete and has not been scheduled for a public hearing.
- Note that the sign proposed is 150 square feet in area, not 120 square feet as noted. The sign area is determined by drawing a rectangle around the outermost dimensions of the sign. (Zoning Code Section 543.70). The maximum area of monument signs permitted in the Downtown Districts is 32 square feet.
- The proposal for the screening of the parking area does not meet the site plan review requirements and will require approval of alternative compliance by the Planning Commission. Please see Section 530.170 of the Zoning Code for the parking and loading landscaping and screening requirements. Please see Section 530.80 of the Zoning Code to see the findings for approval of alternative compliance from site plan review requirements.

❑ Parks - Forestry

- Contact Craig Pinkalla (612-499-9233 cpinkalla@minneapolisparks.org.) regarding any questions related to planting, removal or the process for protection of trees during construction in the city right of way.
- The proposed project does not trigger a Park Dedication review.

❑ Fire Safety

- Maintain fire alarm and fire suppression protection throughout.

❑ Right of Way

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

❑ Street Design

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

❑ Sidewalk

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

❑ Traffic and Parking

- The plan as submitted meets the requirements of the Public Works Traffic & Parking Services Division.
- Note to the Applicant: The default curb-side parking use in Downtown area by parking meter; all other uses must be applied for through Traffic & Parking Services. Minneapolis does not typically provide drop off zones per say; however, we have zones that allow this use. For more information on other uses besides meters, contact Shane Morton at 612-673-5517.

❑ Water

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

❑ Sewer Design

- Stormwater Management: Please clearly identify the disturbed area associated with the proposed project. The Civil and Surface Plan Note #1 on Sheet C1 indicates a disturbance of 0.98 acres, however it appears that an area greater than this is proposed to be disturbed. It is unclear what the 0.98 acres refers to. The property line on Sheet C1 also does not appear to be accurately depicted.

- Please note if the land disturbing activity associated with the project is over 1 acre, the project is subject to the stormwater treatment requirements of Chapter 54 of the Minneapolis Code of Ordinances. Please provide the necessary documentation and analysis demonstrating compliance with Chapter 54, including stormwater calculations, BMP maintenance plans, etc., if applicable.
- Please identify the square footages of the existing and proposed impervious areas within the disturbed area.
- Utility Connections: Please identify where the existing and proposed storm sewer connections are located.
- Please include the property boundaries on all of the plan sheets. All private storm sewer and drain tile must be located within the property, with the exception of the private storm connection to the City storm sewer.
- Substrate and Subdrainage Plan Keyed Note #7 on Sheet A1 does not appear to correlate to the plan view note #7 as no CBs are in those locations.
- For comments or questions on Public Works Surface Water & Sewers Division related requirements please contact Jeremy Strehlo, (Professional Engineer) at (612) 673-3973, or jeremy.strehlo@minneapolismn.gov.

□ Environmental Health

- If the exterior waterproofing requires pressure washing prior to application an abrasive blasting permit must be obtained from Environmental Services. Contact Michelle Anderson at 612-673-3508 or Michelle.Anderson@Minneapolismn.gov. The permit application is available on the city webpage at http://www.ci.minneapolis.mn.us/environment/permits/environment_sand-blasting.
- 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.
- A review of the project, permits issued and an inspection from Environmental Service for identification of equipment and site operations that require annual registration with the City of Minneapolis will occur for this project.

□ Historical Preservation Committee

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

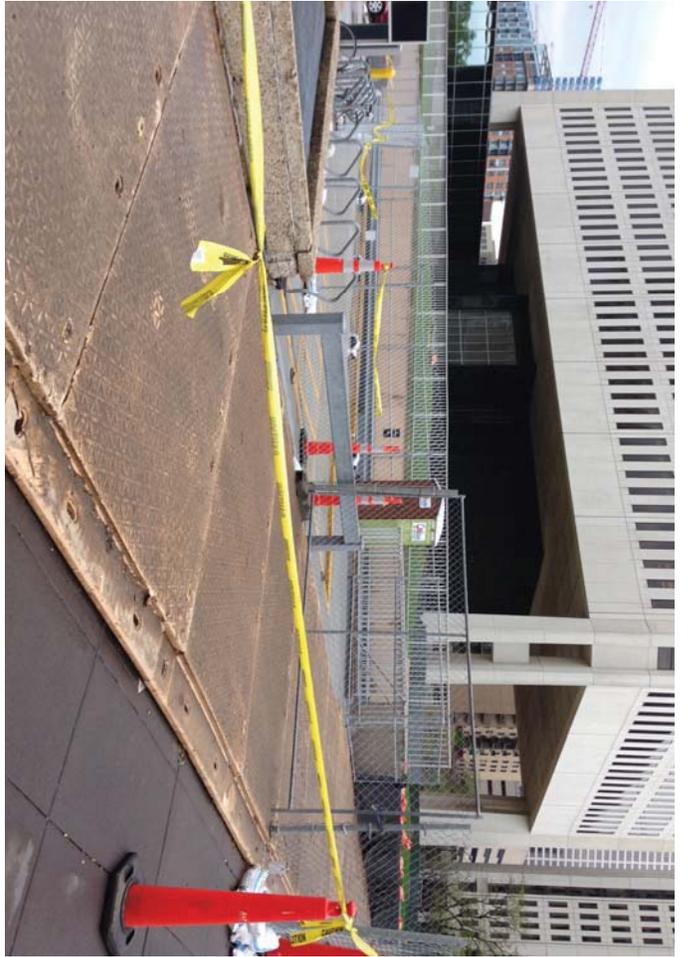
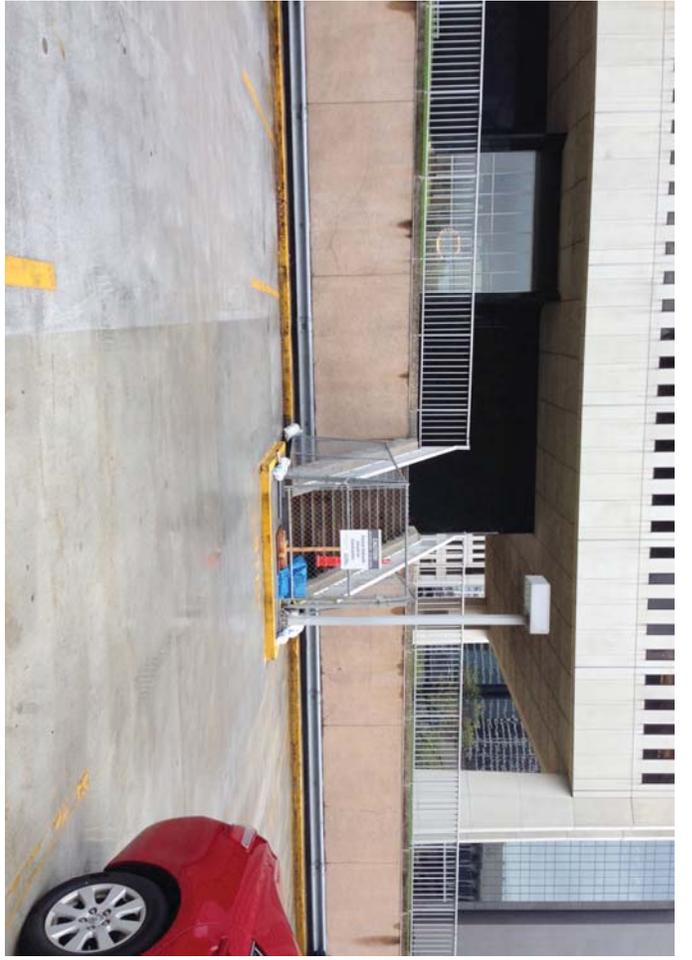
□ Construction Code Services

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

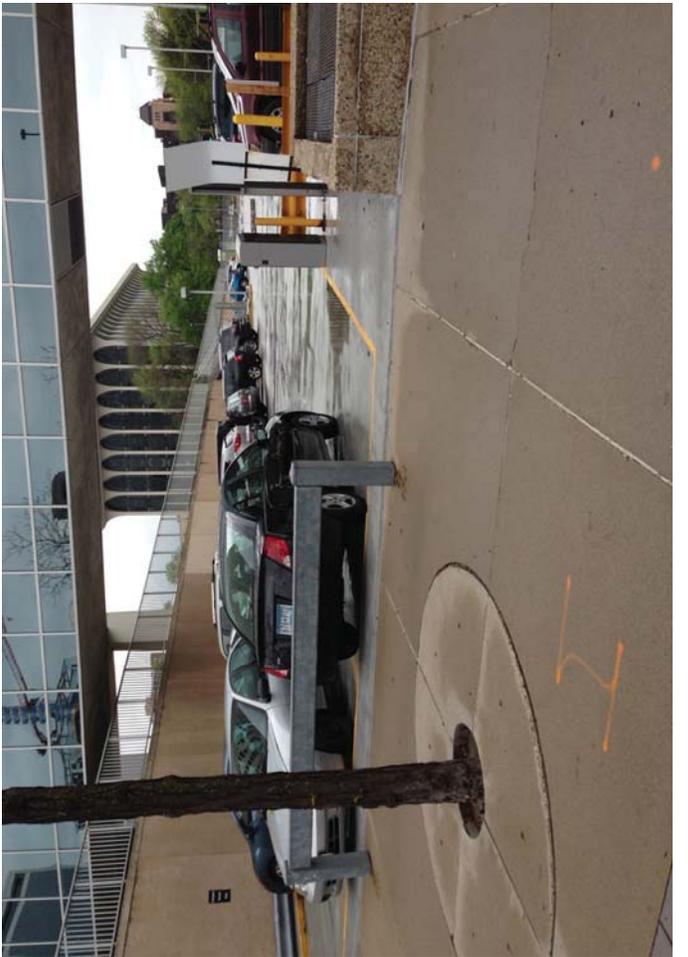
END OF REPORT



CPED photo:
June 5, 2015











100 Washington Avenue South – Variance on Exterior Building Sign Size

The applicant is seeking a variance on the proposed building sign size as required by the on-premise sign ordinance 543-3.

Per the current on-site premise sign ordinance in the B4-1 district, “Free standing signs are allowed a maximum area of 32 SF per sign and signs attached to the building are allowed a maximum area of 120 SF per sign”. Planning staff has determined the proposed building sign to be considered “freestanding” so a maximum area of 32 SF is being required. We are suggesting the sign be considered as “attached to the building” to allow for a maximum size of 120 SF as currently proposed.

Below is our response to each of the listed variance findings as noted in the Land Use application:

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.*

The existing site is very unique in downtown due to the way the original building was designed. The tower is pushed back over 60'-0" from the Washington Avenue property line, raised several feet from the sidewalk level on most street fronts and elevated 40'-0" above the plaza to create a large open air circulation space underneath. In addition, the entire site has occupied space underground that extends out to face of the raised planter walls along Marquette Ave, Washington Ave & 2nd Ave. These existing conditions create limitations when trying to integrate new building signage in a location that is visible to the public.

In response to the existing conditions present, we are proposing to place the new monument sign in a location close to where it exists today – on the corner of Marquette and Washington Avenue. This sign would be placed on top of a new cast concrete wall, which is an extension of the structural planter wall adjacent and building foundation wall below. The sign is designed to be functional and identify the building address while acting as an art piece to anchor the street corner. The proposed “100 Washington Square” sign will have individually mounted letters for enhanced transparency to the site beyond.

We feel that a sign size of 32 SF in this location will not provide sufficient visibility for practical way finding purposes and any sign attached to the existing tower will be too far removed from the street. Photoshop renderings of the proposed sign onsite have been included with this variance for reference and have been identified as Exhibit A & B.

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

The proposed variance is requesting the building sign be considered as “attached to the building” and not “free standing” in response to the uniqueness of the existing site and structure of the building. This interpretation would still be within the established guidelines of the signage ordinance.

project name/#: 100 Washington Avenue South
date: June 11, 2015

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

The proposed variance seeks to enhance the essential character of the site and neighborhood by providing a new building sign with a distinct and artistic character while meeting the intent of the signage ordinance. Health, safety and welfare conditions are not affected by this variance request.

- 4. *The sign adjustment will not significantly increase or lead to sign clutter in the area or result in a sign that is inconsistent with the purpose of the zoning district in which the property is located.***

This sign adjustment request is seeking the approval of a building sign that complies with the maximum size allowed by being considered as “attached to the building” so concerns regarding sign clutter should not be applicable. The scale of the sign will be further reduced by the transparency provided through the individually mounted letters as shown on the attached exhibits.

- 5. *The sign adjustment will allow a sign that relates in size, shape, materials, color, illumination and character to function and architectural character of the building or property on which the sign will be located.***

This sign adjustment will meet the requirements noted above through the use of high quality and durable materials such as stainless steel, which is being used throughout the site and inside the building. The sign is designed to be functional and identify the building address while acting as an art piece to anchor the street corner. Illumination will be from uplights in the sidewalk that will cast a soft and warm glow across the entire length of the sign. Accent uplighting is a site enhancement being proposed that will provide a continuity between highlighted elements on the building and site.

DESCRIPTION OF PROPERTY SURVEYED
 LOTS 34-56, AUDITOR'S SUBDIVISION NUMBER 105, Hennepin County, Minnesota, together with the recorded plat(s) according thereto.

TITLE COMMITMENT

This survey does not purport to be a boundary survey. This survey was prepared without the benefit of current title work. Eminent domain, appurtenances, and encumbrances are shown as they appear on the record. This survey is not a title opinion. It is not a title insurance commitment or attorney's title opinion.

LEGEND

- BS Double utility reference
- BR Double brick foundation
- CB Double concrete curb
- CO Double concrete curb
- CR Double concrete curb
- CS Double concrete curb
- DS Double double curb
- ES Double electric service
- FS Double fire stop
- GS Double gas stop
- HS Double hand saw
- IS Double iron pipe
- MS Double metal mesh
- NS Double non-slip
- OS Double oil stop
- PS Double pipe stop
- RS Double rain stop
- SS Double storm sewer
- TS Double traffic light
- US Double underground electric line
- WS Double water stop
- YS Double yellow
- ZS Double 2" or more top of concrete curb
- OS48 Double Outside tree
- LOC Double Locust tree
- PLR Double Red Pine tree
- SP20 Double Colorado Green Spruce tree

GENERAL NOTES

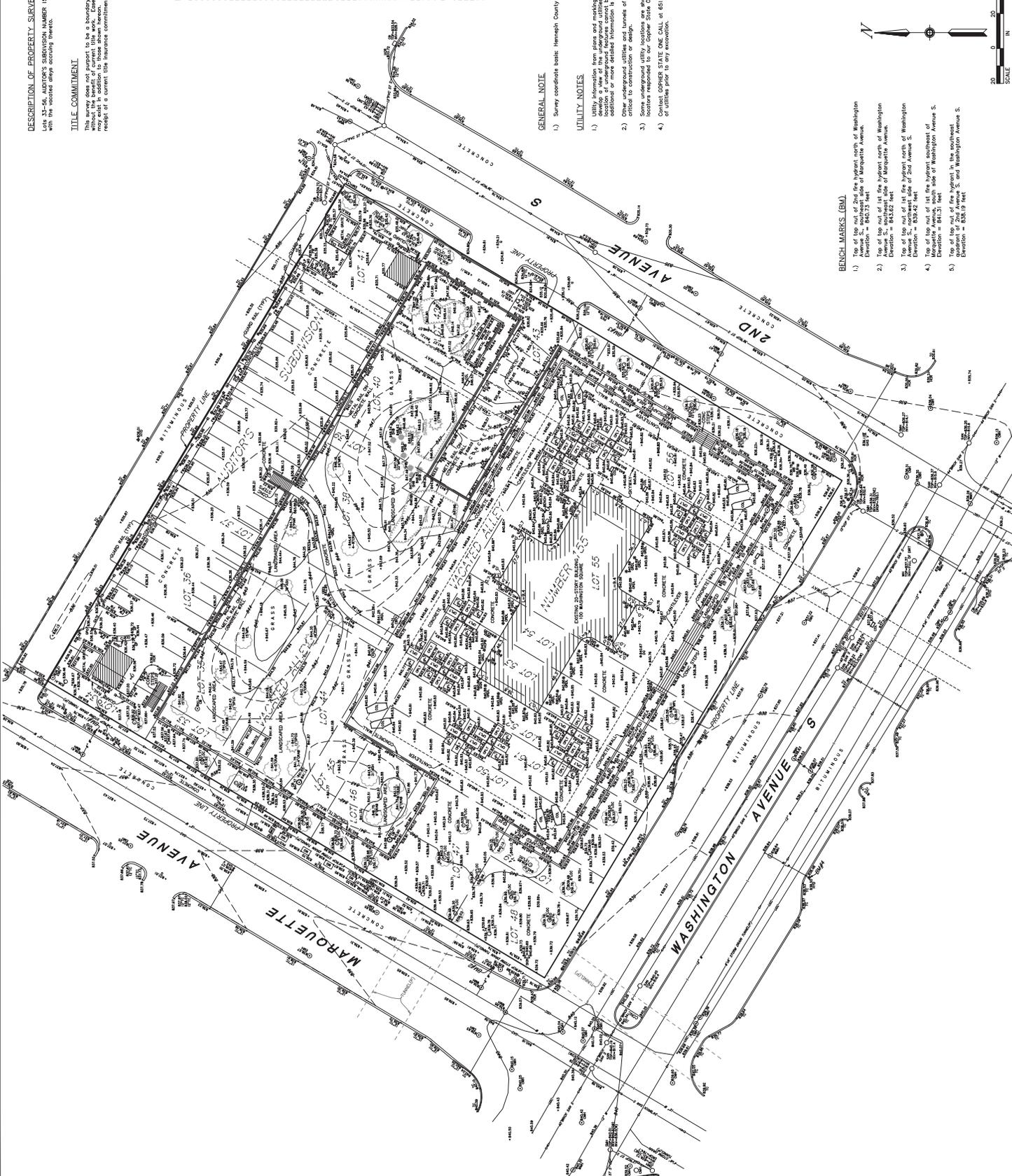
1) Survey conducted based on Hennepin County's Coordinate System NAD 83 1986 Adjustment

UTILITY NOTES

- 1) Utility information from plans and markings was combined with observed evidence of utilities to the extent possible. The location of underground utilities cannot be accurately, completely and reliably depicted. Where location of underground utilities is not shown on the plan, location may be necessary. Where critical to construction or design, the names of which we are unsure may exist. Verify all utilities critical to construction or design.
- 2) Some underground utility locations are shown as marked on-site by those utility companies whose locators responded to our Open State One Call ticket number 13407048.
- 3) Contact OPEN STATE ONE CALL at 651-661-6000 (600-82-1166) for precise on-site location of utilities prior to any excavation.

BENCH MARKS (B.M.)

- 1) Top of 100 feet of 2nd fire hydrant north of Washington Avenue S., 842.73 feet
- 2) Top of top end of 1st fire hydrant north of Washington Avenue S., southeast side of Marquette Avenue. Elevation = 842.02 feet
- 3) Top of top end of 1st fire hydrant north of Washington Avenue S., northwest side of 2nd Avenue S. Elevation = 838.42 feet
- 4) Top of top end of 1st fire hydrant north of Washington Avenue S., southeast side of Marquette Avenue. Elevation = 841.3 feet
- 5) Top of top end of fire hydrant in the southwest corner of lot 34, north side of Washington Avenue S. Elevation = 838.9 feet



Survey by: **LOCATOR, PROSPECTOR and UTILITY SURVEYORS**
INSPEC, INC.
 1100 WASHINGTON AVENUE S.
 SUITE 100
 MINNEAPOLIS, MINNESOTA 55404
 TEL: 612-338-8888
 FAX: 612-338-8889
 WWW.INSPEC.COM

DATE: 01/15/2012
 DRAWN BY: J. J. JENSEN
 CHECKED BY: J. J. JENSEN
 SCALE: AS SHOWN
 SHEET: 1 of 1



10 South Eighth Street
Minneapolis, MN 55402

1 612 339 2000
8 612 339 2000
shea@shea.com

05/11/15

PROJECT: 100 WASHINGTON SQUARE
PLAZA REDEVELOPMENT
100 WASHINGTON SQUARE
MINNEAPOLIS, MN
SOUTH WING, PHASE 1A
55401

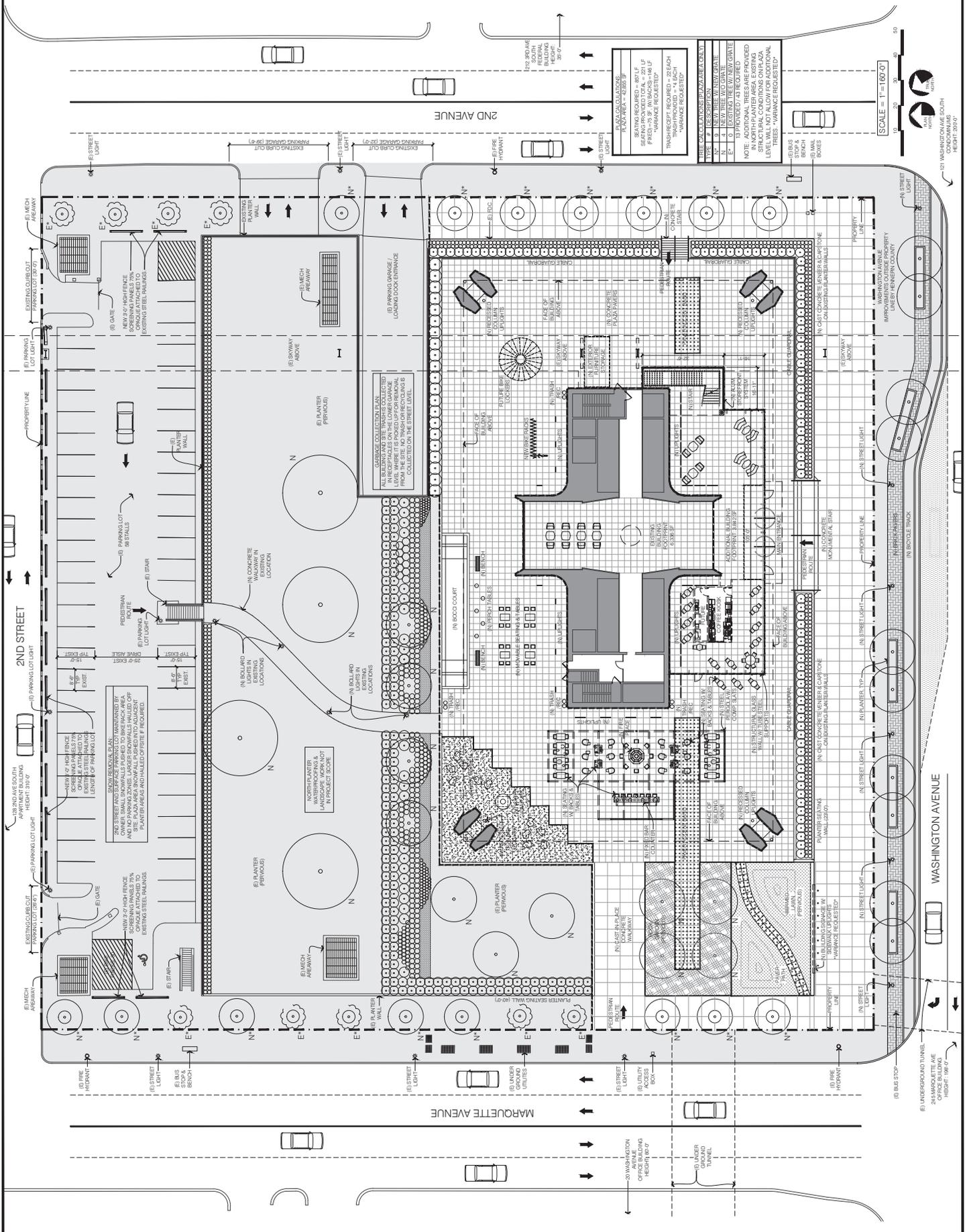
CLIENT: SHORENSTEIN REALTY
SERVICES, LP.

DATE: 05/11/15
BY: [Signature]
CHECKED: [Signature]
SCALE: 1/8" = 1'-0"

| NO. | REVISION | DATE |
|-----|---------------------|----------|
| 1 | ISSUE FOR PERMIT | 05/11/15 |
| 2 | REVISIONS TO PERMIT | 05/11/15 |
| 3 | REVISIONS TO PERMIT | 05/11/15 |
| 4 | REVISIONS TO PERMIT | 05/11/15 |
| 5 | REVISIONS TO PERMIT | 05/11/15 |
| 6 | REVISIONS TO PERMIT | 05/11/15 |
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| 8 | REVISIONS TO PERMIT | 05/11/15 |
| 9 | REVISIONS TO PERMIT | 05/11/15 |
| 10 | REVISIONS TO PERMIT | 05/11/15 |

ARCHITECTURAL
SITE PLAN

A010



PLA CALCULATIONS:
PLAZA AREA = 42589 SF
SEATING PROVIDED FOR 200 LF
FURNITURE PROVIDED FOR 146 LF
WALKWAY PROVIDED FOR 146 LF

TREE CALCULATIONS (SPATIAL COEFFICIENT):
N1 NEW TREE WALKWAY
N2 NEW TREE WALKWAY
N3 NEW TREE WALKWAY
N4 NEW TREE WALKWAY
N5 NEW TREE WALKWAY
N6 NEW TREE WALKWAY
N7 NEW TREE WALKWAY
N8 NEW TREE WALKWAY
N9 NEW TREE WALKWAY
N10 NEW TREE WALKWAY

SCALE = 1" = 1'-0"
N
E
S
W
100 WASHINGTON SQUARE
CONDOMINIUMS
HEIGHT: 190'0"

Exhibit A: 120 SF Exterior Building Sign (Front Face)



Exhibit B: 120 SF Exterior Building Sign (Back Face)





10 South Eighth Street
Minneapolis MN 55402

t 612_339_2257
sheadesign.com

100 Washington Avenue South – Statement on Stormwater Infiltration Onsite

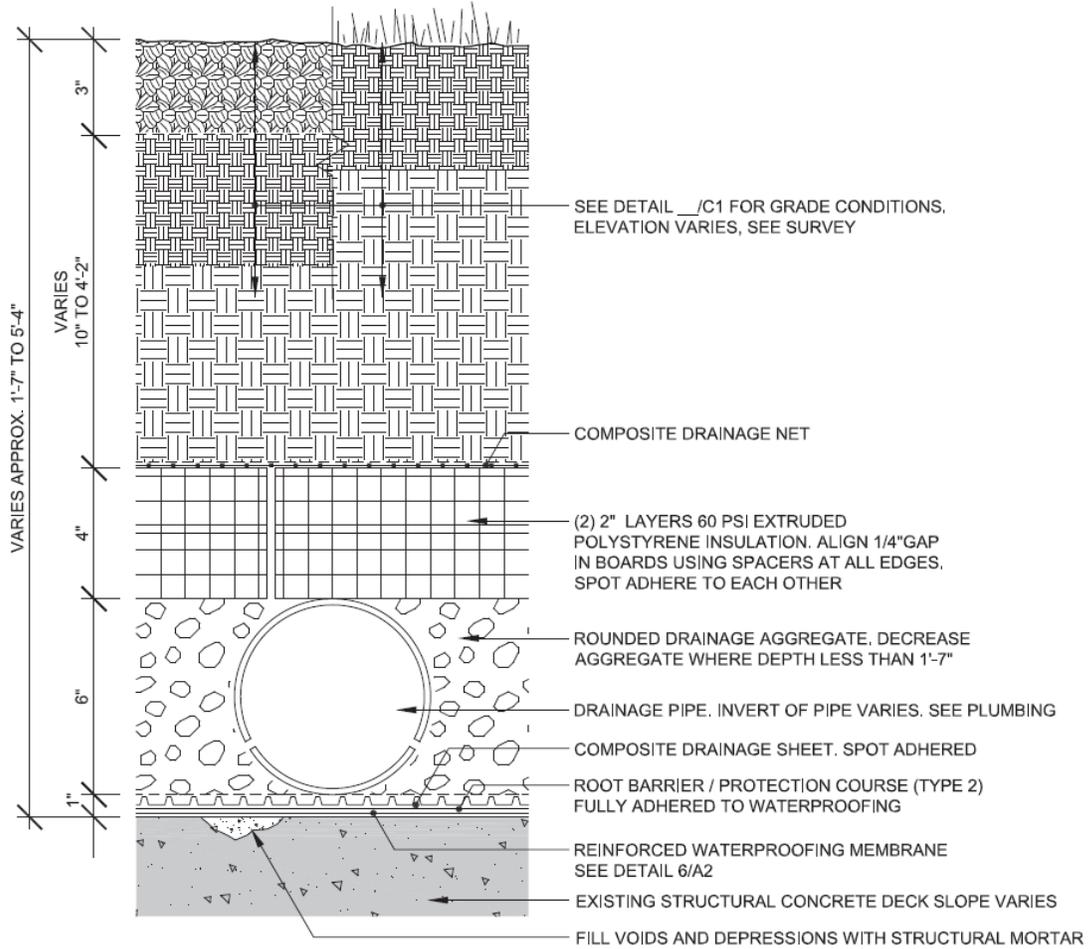
The site is designed to provide stormwater infiltration in multiple pervious areas where new plantings are being provided. This includes the following areas: the north planter directly adjacent to the plaza, the bermed lawn on the SW corner of the site and the raised planters along Washington Avenue and 2nd Avenue.

The north planter has the largest capacity to contain stormwater generated onsite by providing a minimum soil depth of 10" up to a maximum of 4'-5". The north planter includes an overall area just under 28,000 SF. Other areas such as the bermed lawn on the SW corner and raised planters along Washington Avenue and 2nd Avenue have additional capacity for managing stormwater generated onsite. These elements combined provide an additional area just under 4,200 SF.

Planter drains that connect to the storm sewer are provided in all the planting areas in order to manage extremely heavy rainfall days but they are not typically needed during normal rainfall conditions. Planter details are included on the next three pages to identify the new material assemblies which allow for stormwater infiltration and retention onsite.

2

project name/ #: 100 Washington Avenue South
date: June 11, 2015



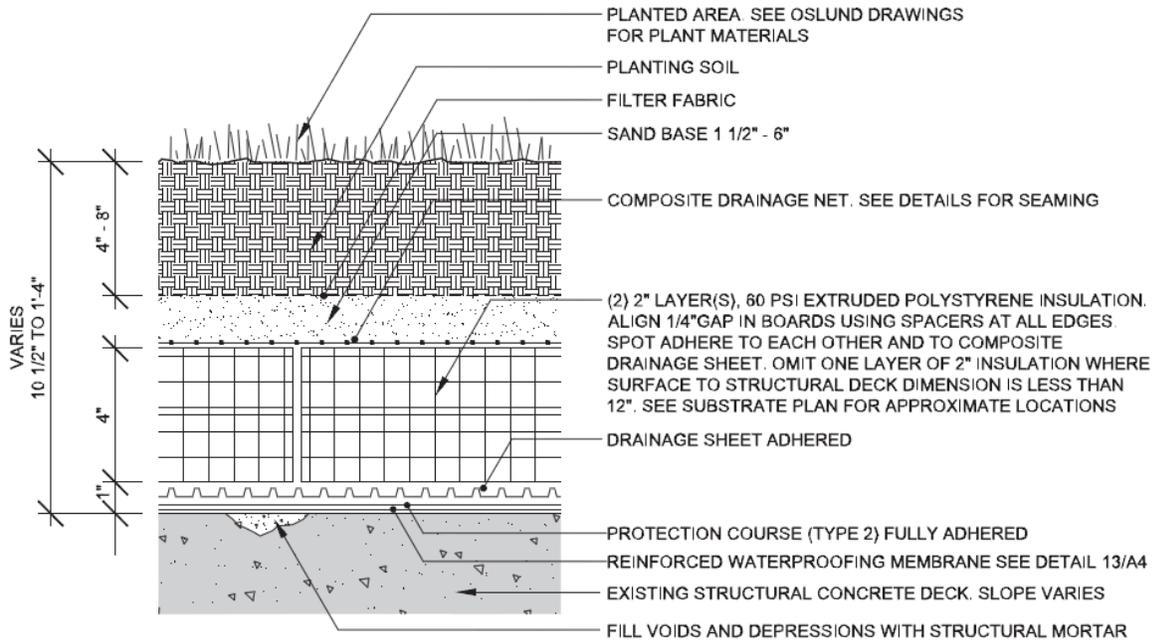
2 HORIZONTAL ASSEMBLY DEPTH GREATER THAN 1'-7"
A2 3" = 1'-0"

3

project name/ #: 100 Washington Avenue South
date: June 11, 2015

NOTES:

1. 2.25" - 8.25" SAND BASE UNDER WALKWAY PAVERS
2. AT RECESSED PLANTER AREAS, ROUNDED DRAINAGE AGGREGATE FILLS RECESS IN BETWEEN DRAINAGE SHEET AND INSULATION.
3. AT BERMED AREA ADD UP TO 12" ADDITIONAL PLANTING SOIL



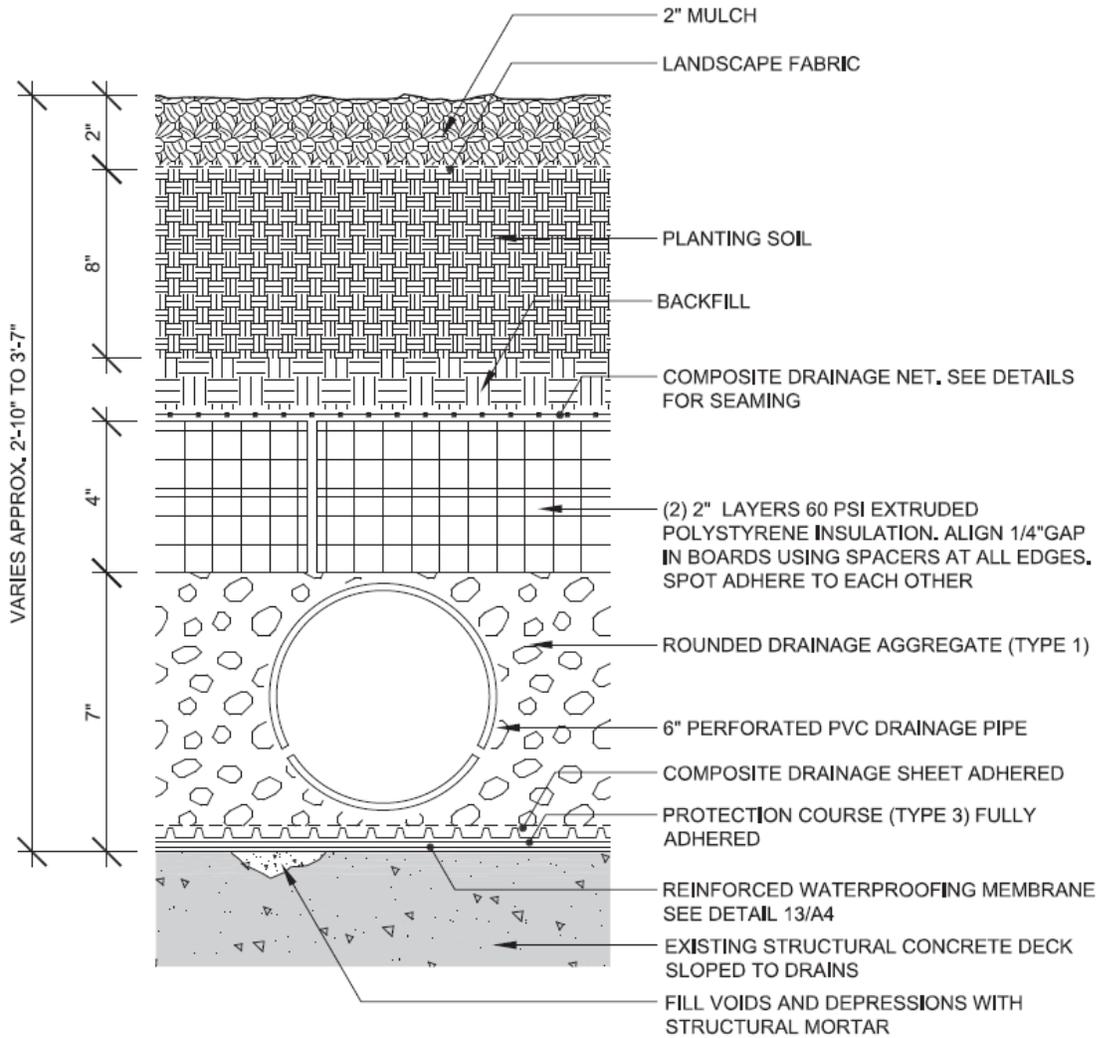
HORIZONTAL ASSEMBLY AT BERMED LAWN

5
A4

3" = 1'-0"

4

project name/#: 100 Washington Avenue South
date: June 11, 2015



8
A4

HORIZONTAL ASSEMBLY AT PLANTER

3" = 1'-0"



100 Washington Avenue South – Variance to Reduce Plaza Area Seating Length

The applicant is seeking a variance to reduce the amount plaza area seating length as required by the plaza ordinance 535.810, Section 6.

Per the current plaza ordinance, “A minimum of one (1) linear foot of seating shall be provided for each fifty (50) square feet of plaza area, A minimum of twenty (20) percent of the required seating shall consist of fixed seating and A minimum of twenty (20) percent of the required seating shall consist of seating with backs.”

The plaza extent of this site as determined by the planning department includes a total area of 42,855 SF. This amount of area requires a total of 857 LF of seating, including 171 LF being fixed as well as 171 LF providing a back. This seating calculation appears to be excessive given how much of the plaza area will actually be used for seating and other gathering purposes. We are proposing to provide a total seating length of 221 LF, which includes 75 LF being fixed as well as 146 LF with backs.

Below is our response to each of the listed variance findings as noted in the Land Use application:

- 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.***

The existing site is very unique in downtown due to the way the original building was designed. The tower is pushed back over 60'-0" from the Washington Avenue property line, raised several feet from the sidewalk level on most street fronts and elevated 40'-0" above the plaza to create a large open air circulation space underneath. The plaza extent as determined by planning department includes area out to the property line on three sides along Marquette Ave, Washington Ave & 2nd Avenue. This perimeter zone includes a substantial amount of sidewalk that is not ideal for public gathering purposes because there is no separation between public and private space. This sidewalk circulation zone is distorting the plaza seating calculations because it includes an area over 11,500 SF, which equates to 230 LF of seating. In addition, the perimeter sidewalk zone is bordered by a raised and continuous planter that is a structural barrier created in the original design and cannot be easily modified. This planter adds an additional 3,765 SF (or 75 LF seating) to the plaza calculations and does not allow for the addition of seating since it is designed to only accommodate plantings. The existing site does provide a substantial amount of planter walls around the plaza, unfortunately, most of the existing design will not meet the city height requirements and cannot be included in the fixed seating calculations.

The existing site was not designed to provide any seating and this approach is consistent today. The original architect's concept was to provide an open air plaza that enhances the monumental architecture of the building by reducing the human scale. Our design is proposing to change course and enhance the site with the following upgrades: A variety of seating options, new exterior tenant amenity spaces, distinct focal gardens, native plant species and new surface finishes throughout. These new features will bring an energy to the site it has been lacking since it was originally constructed.

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

2

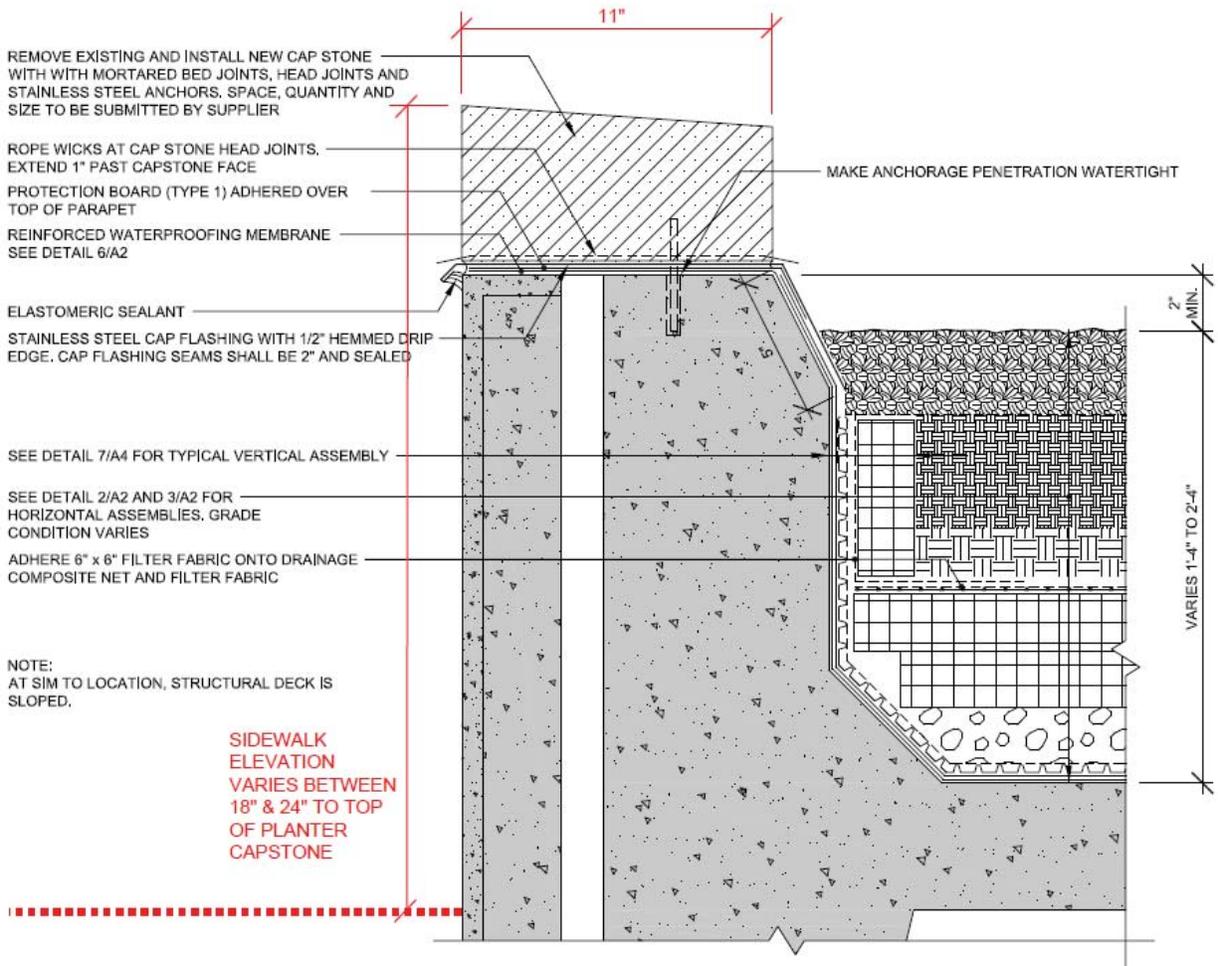
project name/#: 100 Washington Avenue South
date: June 11, 2015

We feel the proposed seating layout as shown on the site plan is meeting the intent of the plaza ordinance while taking into consideration the limitations of the existing site and structure of the building.

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

The proposed variance is intending to meet the requirements of the plaza ordinance in an appropriate manner while enhancing the character of the site through the introduction of new design elements and tenant gathering spaces not present today. The proposed variance will provide enhancements to the health, safety and welfare conditions where applicable throughout the site.

100 Washington Ave South - Planter Seating Wall Detail



1 PARAPET AT SIDEWALK
A3 3" = 1'-0"



100 Washington Avenue South – Variance to Reduce Quantity of Onsite Trash & Recycling Receptacles

The applicant is seeking a variance to reduce the amount of trash and recycling receptacles onsite as required by the plaza ordinance 535.810, Section 12.

Per the current plaza ordinance, "A minimum of one (1) trash receptacle and one (1) recycling receptacle be provided for each two thousand (2,000) square feet of plaza area". The plaza area as determined by our city planner includes a total of 42,855 sf. This amount of area would require (22) trash and (22) recycling receptacles onsite.

Below is our response to each of the listed variance findings as noted in the Land Use application:

- 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.***

The trash and recycling receptacle calculation noted above appears to be excessive given how much of the plaza area will actually be used for seating and other gathering areas. The existing plaza has functioned very efficiently with far less trash and recycling containers and is relatively similar in concept to the design being proposed. The architectural site plans identifies the trash and recycling receptacle locations we feel is appropriate based on the proposed plaza design. We are suggesting (4) trash and (4) recycling receptacles be provided in the locations shown to adequately meet the needs of people using the plaza.

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

The intent with requesting a variance is to provide a trash and recycling receptacle quantity that will adequately serve the needs to people using the plaza while also providing a quantity that facility maintenance staff feels is manageable based on current recycling and disposal arrangements.

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

The proposed variance will not alter the plaza character in anyway and will provide an overall site design that does not clutter the property with excessive trash and recycling receptacles.



10 South Eighth Street
Minneapolis, MN 55402

1 612 336 2000
1 877 336 2000
#shea360.com

PROJECT:
LIGHTSPACES
333 SOUTH SEVENTH
STREET, SUITE 1200
MINNEAPOLIS, MN 55402

PROPERTY:
100 WASHINGTON SQUARE
PLAZA REDEVELOPMENT
100 WASHINGTON SQUARE
SOUTH MINNEAPOLIS, MN
55401

CLIENT:
SPORNSTEIN REALTY
SERVICES, L.P.

PHOTOGRAPHY BY: [NAME]
DATE: [DATE]

PHOTOGRAPHER:
DAVID JAMES H.
MINNEAPOLIS, MN

PHOTO NUMBER:
05/11/15

DATE:
05/11/15

TIME:
10:00 AM

LOCATION:
333 SOUTH SEVENTH STREET, SUITE 1200
MINNEAPOLIS, MN 55402

SCALE:
1" = 100'

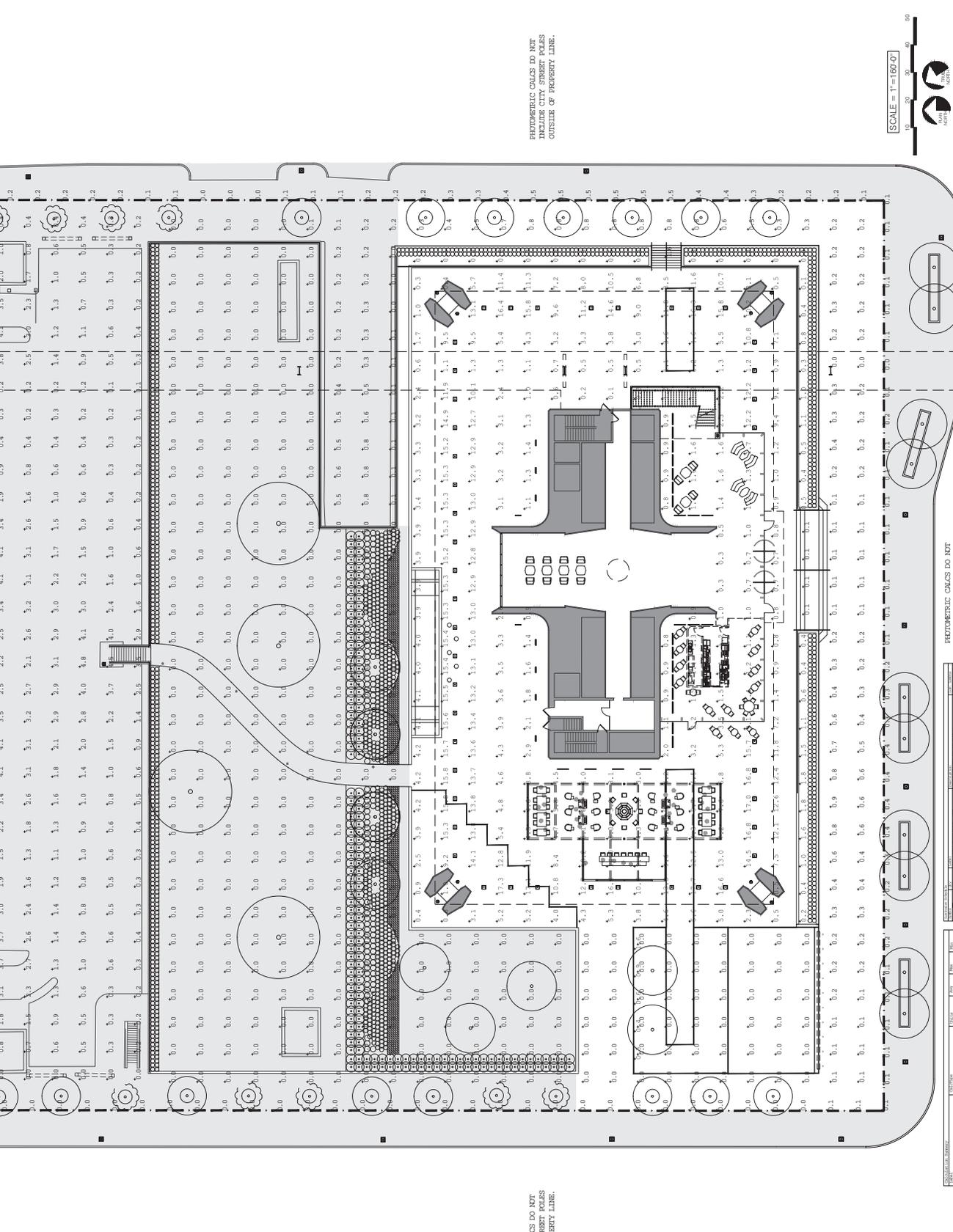
DATE:
05/11/15

BY:
[NAME]

PROJECT:
LIGHTSPACES

DATE:
05/11/15

SCALE:
1" = 100'



PHOTOMETRIC ONLYS DO NOT
INCLUDE CITY STREET POLES
OUTSIDE OF PROPERTY LINE.



PHOTOMETRIC ONLYS DO NOT
INCLUDE CITY STREET POLES
OUTSIDE OF PROPERTY LINE.

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| NO. | DATE | DESCRIPTION |
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| 9 | 05/11/15 | ISSUED FOR PERMIT |
| 10 | 05/11/15 | ISSUED FOR PERMIT |

A011

PHOTOMETRIC
SITE PLAN



10 South Eighth Street
 Minneapolis, MN 55402
 612.339.2327
 612.349.2300
 minneapolis@shea.com

DATE: 08/11/15

100 WASHINGTON AVENUE
 SOUTH, MINNEAPOLIS, MN
 55401

SHOPERSTEN REALTY
 SERVICES, L.P.

1. REVIEW OF SITE PLAN AND EXISTING CONDITIONS
 2. EXISTING AND PROPOSED EXTERIOR ELEVATION
 3. EXISTING AND PROPOSED EXTERIOR MATERIALS
 4. EXISTING AND PROPOSED EXTERIOR FINISHES
 5. EXISTING AND PROPOSED EXTERIOR LIGHTING

DATE REVISION: 08/11/15

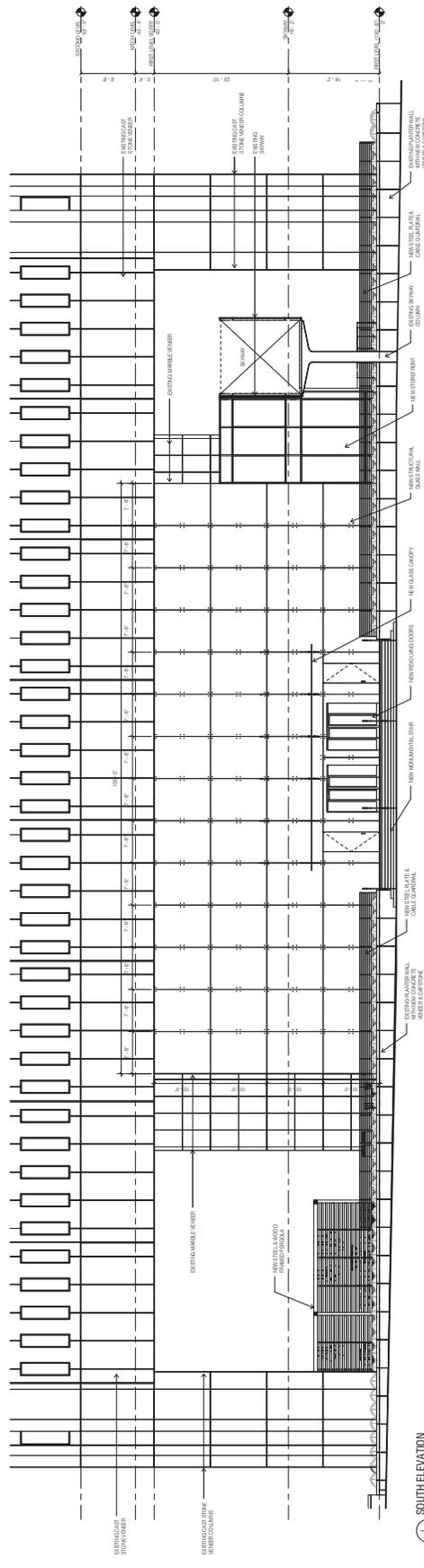
REVISIONS:

| NO. | DESCRIPTION | DATE |
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| 2 | ISSUED FOR PERMITS | 08/11/15 |
| 3 | ISSUED FOR PERMITS | 08/11/15 |
| 4 | ISSUED FOR PERMITS | 08/11/15 |
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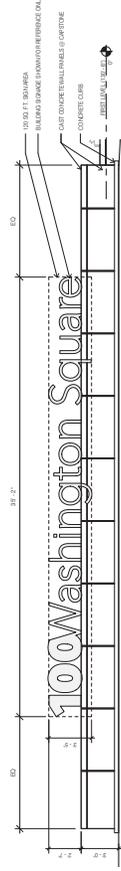
PROJECT NO: 15-0000
 SHEA PROJECT NO: 15-0000
 SHEA JOB NO: 15-0000

EXTERIOR ELEVATIONS

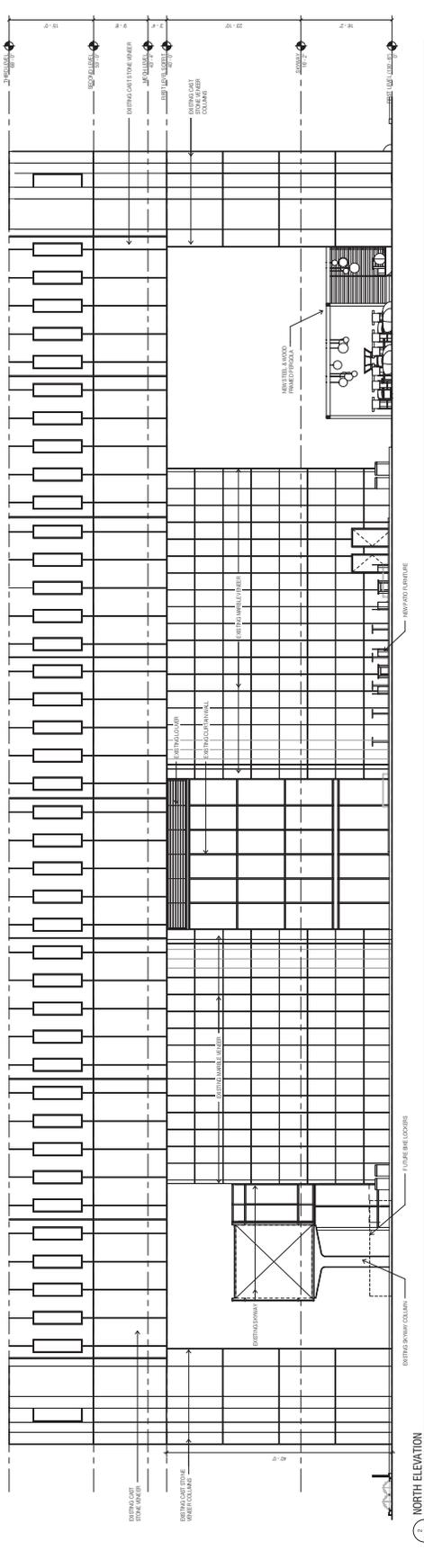
A200



1. SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"



2. ENLARGED EXTERIOR BUILDING SIGN ELEV.
 SCALE: 1/4" = 1'-0"



3. NORTH ELEVATION
 SCALE: 1/8" = 1'-0"

GENERAL CIVIL NOTES:

1. THE DATA OBTAINED FROM THE SURVEY AND THE SERVICES PERFORMED BY SHANE LAND SURVEY DATED 08/11/2015 ARE TO BE USED FOR THE PROJECT DESCRIBED HEREIN ONLY.
2. LOCATIONS AND SIZES OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE ONLY. VERIFY ALL UTILITIES. CONTRACTOR RESPONSIBLE FOR REPAIR TO ANY DAMAGED UNDERGROUND UTILITIES.
3. CONTRACTOR SHALL VERIFY ALL UTILITIES AND PROTECT THEM FROM DAMAGE. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES AND PRIVATE SITE UTILITIES. CONTACT THE UTILITY COMPANY FOR ANY INFORMATION.
4. ALL CONSTRUCTION MUST COMPLY WITH APPLICABLE ORDINANCES.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR AND PAY FOR ALL CONSTRUCTION ERECTIONS.
6. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL CONSTRUCTION PERMITS.
7. PROTECT EXISTING UTILITIES AND VEGETATION WHERE APPLICABLE.
8. VERIFY THE PERMITS AND ADJACENT STREETS AT CONSTRUCTION VEHICLE ACCESS POINTS EACH WORK DAY. VERIFY THE PERMITS AND ADJACENT STREETS TO REMOVE ANY ACCUMULATED SOIL MATERIAL.
9. INSTALLATION OF NEW LANDSCAPE BARRIERS AND TREES ARE NOT IN CONTRACT.
10. LIGHTNING ROD IS REQUIRED TO PROTECT ALL PAYMENT SYSTEMS DAMAGED DURING THE PROJECT.

EROSION CONTROL PLAN

CONSTRUCTION EROSION CONTROL PLAN SHALL BE SUBMITTED TO THE CITY OF MINNEAPOLIS FOR REVIEW AND APPROVAL. THE PLAN SHALL BE SUBMITTED TO THE CITY OF MINNEAPOLIS FOR REVIEW AND APPROVAL. THE PLAN SHALL BE SUBMITTED TO THE CITY OF MINNEAPOLIS FOR REVIEW AND APPROVAL.

EROSION CONTROL PLAN KEY:

1. INITIAL PROTECTIVE MEASURES SHALL BE INSTALLED PRIOR TO ANY AND ALL CONSTRUCTION ACTIVITIES.
2. INITIAL PROTECTIVE MEASURES SHALL BE INSTALLED PRIOR TO ANY AND ALL CONSTRUCTION ACTIVITIES.
3. INITIAL PROTECTIVE MEASURES SHALL BE INSTALLED PRIOR TO ANY AND ALL CONSTRUCTION ACTIVITIES.
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9. INITIAL PROTECTIVE MEASURES SHALL BE INSTALLED PRIOR TO ANY AND ALL CONSTRUCTION ACTIVITIES.
10. INITIAL PROTECTIVE MEASURES SHALL BE INSTALLED PRIOR TO ANY AND ALL CONSTRUCTION ACTIVITIES.

SECTION 31 25 13 - EROSION CONTROL

- PART 1 - GENERAL**
1. Section Includes:
 - a. Erosion Control Plan
 - b. Erosion Control Plan
 - c. Erosion Control Plan
 - d. Erosion Control Plan
 - e. Erosion Control Plan
 - f. Erosion Control Plan
 - g. Erosion Control Plan
 - h. Erosion Control Plan
 - i. Erosion Control Plan
 - j. Erosion Control Plan
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 - t. Erosion Control Plan
 - u. Erosion Control Plan
 - v. Erosion Control Plan
 - w. Erosion Control Plan
 - x. Erosion Control Plan
 - y. Erosion Control Plan
 - z. Erosion Control Plan

PLAZA CALCULATIONS:

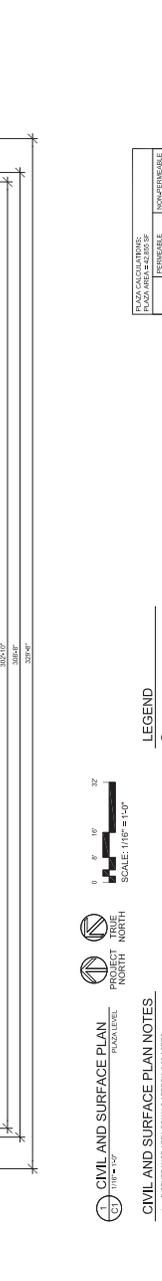
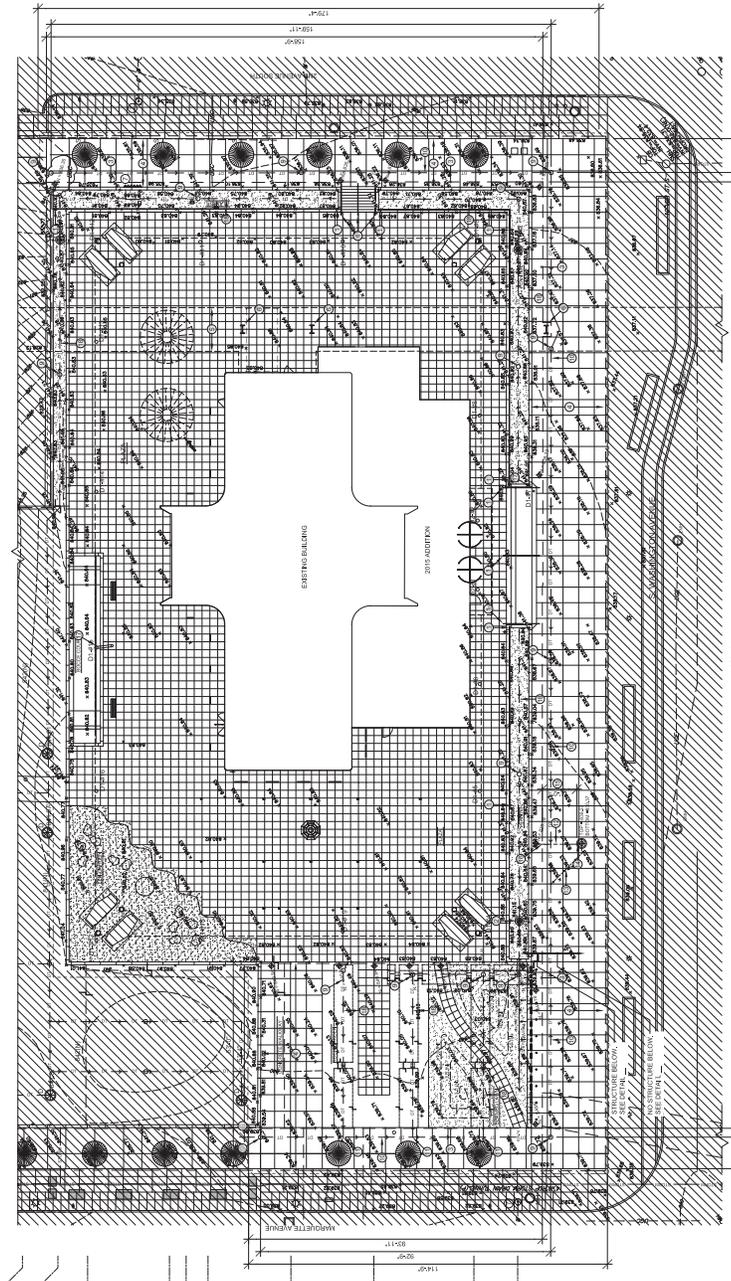
| PLAZA AREA | CONCRETE | ASPHALT | PAVEMENT |
|------------|----------|----------|----------|
| EXISTING | 2,376 SF | 4,077 SF | 5,528 SF |
| NEW | 1,223 SF | 5,528 SF | 5,528 SF |

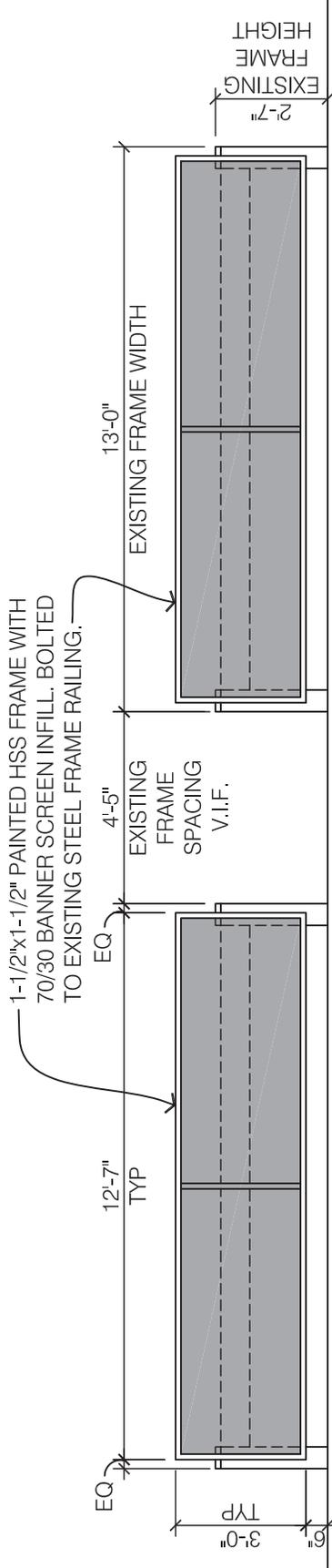
EROSION CONTROL PLAN KEYED NOTES:

1. WITHIN THE PROJECT LIMITS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND PRIVATE SITE UTILITIES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND PRIVATE SITE UTILITIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND PRIVATE SITE UTILITIES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND PRIVATE SITE UTILITIES.
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CIVIL AND SURFACE PLAN KEYED NOTES:

1. WITHIN THE PROJECT LIMITS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND PRIVATE SITE UTILITIES.
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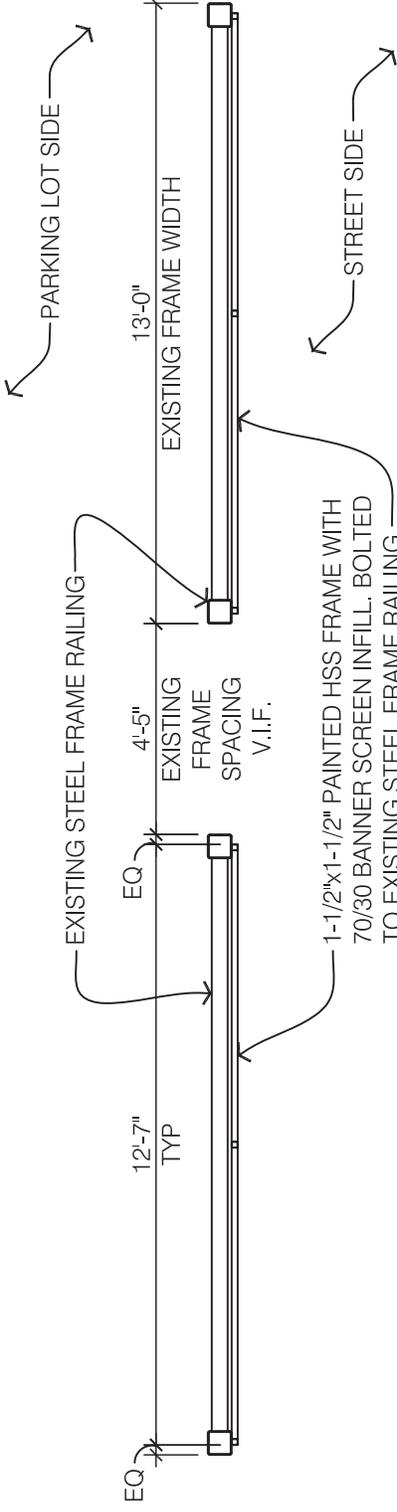
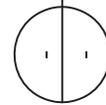




PARKING LOT SCREENING FENCE ELEVATION

1/4" = 1'-0"

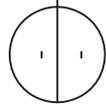
100 WASHINGTON AVE. S.



PARKING LOT SCREENING FENCE PLAN

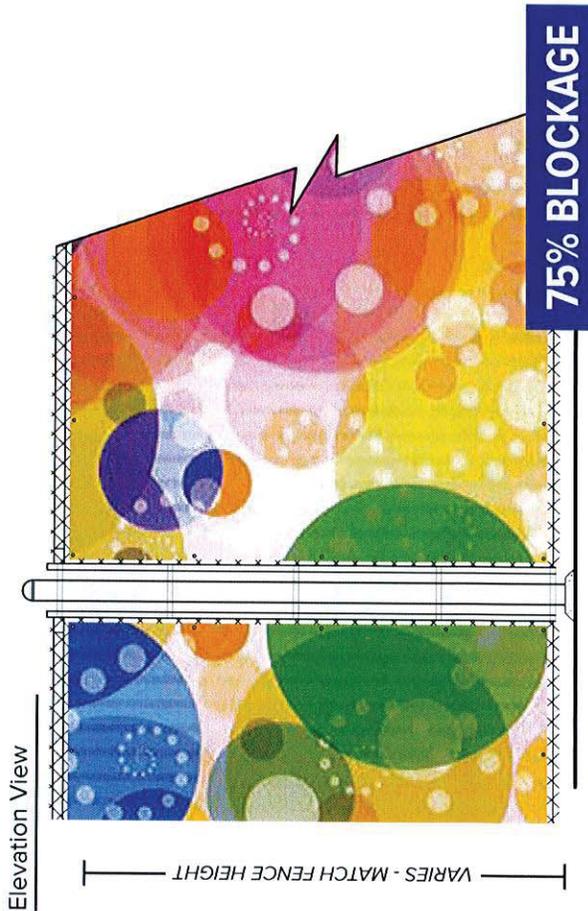
1/4" = 1'-0"

100 WASHINGTON AVE. S.



311 SERIES

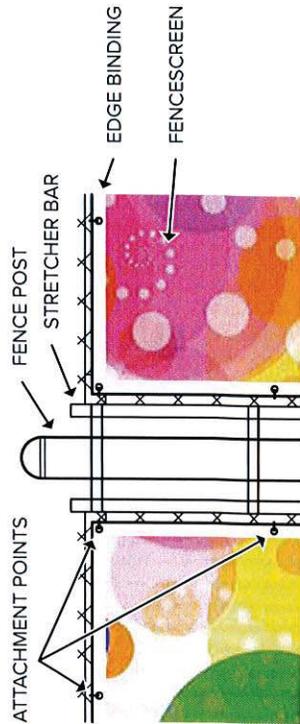
CUSTOM PRINTED FLEX MESH



FENCESCREEN PANELS WITH FINISHED EDGE REINFORCEMENT. 3/8" BRASS GROMMETS AT 24" ON CENTER ATTACH TO FENCE WITH FENCESCREEN FASTENER OR GALVANIZED HOG RINGS.

Attachment Enlargement

Detail View



NOTE:

- INSTALL PER FENCESCREEN MANUFACTURER RECOMMENDATIONS.
- REFER TO STRUCTURAL PLANS FOR ALL FOOTING SIZES.
- MATERIAL IS PRINTED ONE SIDE ONLY, NEUTRAL WHITE ON REVERSE.

FENCESCREEN PROPERTIES

| PROPERTIES | TEST METHOD | RESULTS |
|------------|-------------|---------|
|------------|-------------|---------|

| | | |
|---------------------------|----------------------|-----------------------|
| Weight | 91 oz/y ² | |
| Breaking Strength | ASTM D-757 GRAB | 160W x 120F |
| 1" Strip Tensile Strength | ASTM D-751B | 100W x 55F |
| Puncture Resistance | ASTM D751 | 230 |
| Flame Resistance | NFPA 701 | AF=2 sec, Chore 17 ID |
| Ink Adhesion | | Excellent |
| Shade Percentage | | 75% |

MATERIAL COMPOSITION

Custom Printed Flex Mesh is made from a proprietary Fencescreen formula polyvinyl chloride (PVC) mesh designed for outdoor ink adhesion and maximum flexibility.

DURABILITY

PVC Fence Products are resistant to: severe weather conditions, salt water, sand, road dirt, most acids, alcohol, alkaline, ammonia, petroleum distillates and common environmental pollutants.

MAINTENANCE

Pressure cleaning of surface contaminants is quickly accomplished with plain water.

WIND LOAD DISCLAIMER

Fencescreen will not be responsible for fence damage resulting from wind load conditions due to insufficient structural support.

FEATURES

- UV stabilized to protect against the harmful rays of the sun.
- Available in any custom size.
- Open mesh design allows for maximum airflow.
- Perfect for jobsite advertising

Available Colors

Custom printed colors to be chosen by customer, process CMYK color range on white base material.



Drawings not to scale.

Detail Name:

311 Series Custom Printed Flex Mesh Screen

Drawing Number:

311 - FLEX MESH CUSTOM



PHONE: 1.888.313.6313

www.FenceScreen.com



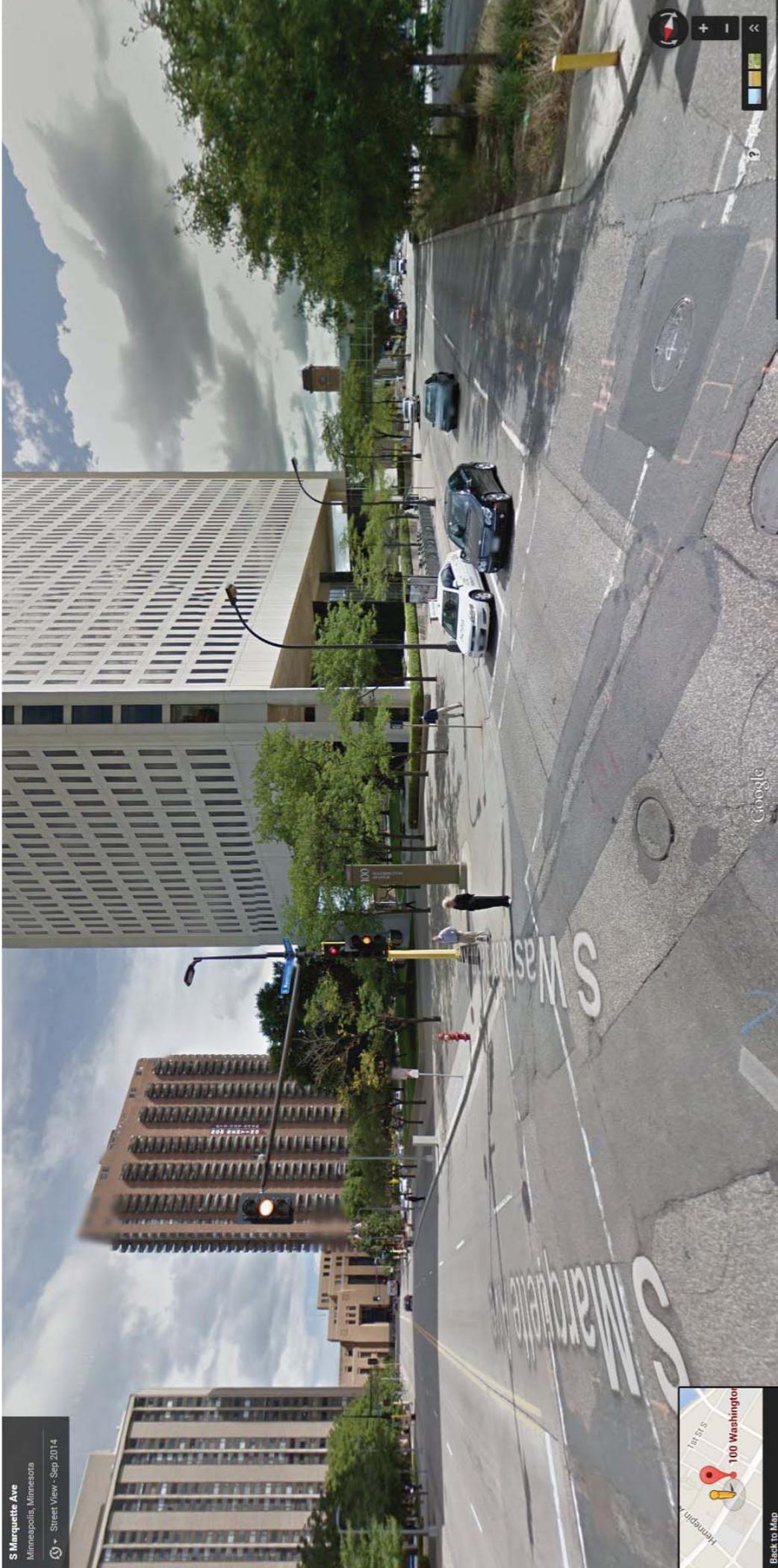
Fencescreen
com



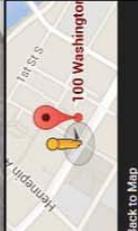
100 WASHINGTON AVE S -
PROPOSED IMAGERY ON BANNER MESH FOR PARKING LOT SCREENING



100 WASHINGTON AVE S -
PROPOSED IMAGERY ON BANNER MESH FOR PARKING LOT SCREENING



S Marquette Ave
Minneapolis, Minnesota
Street View - Sep 2014

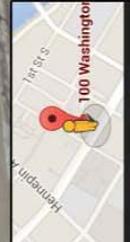


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VIEW FROM WASHINGTON & MARQUETTE

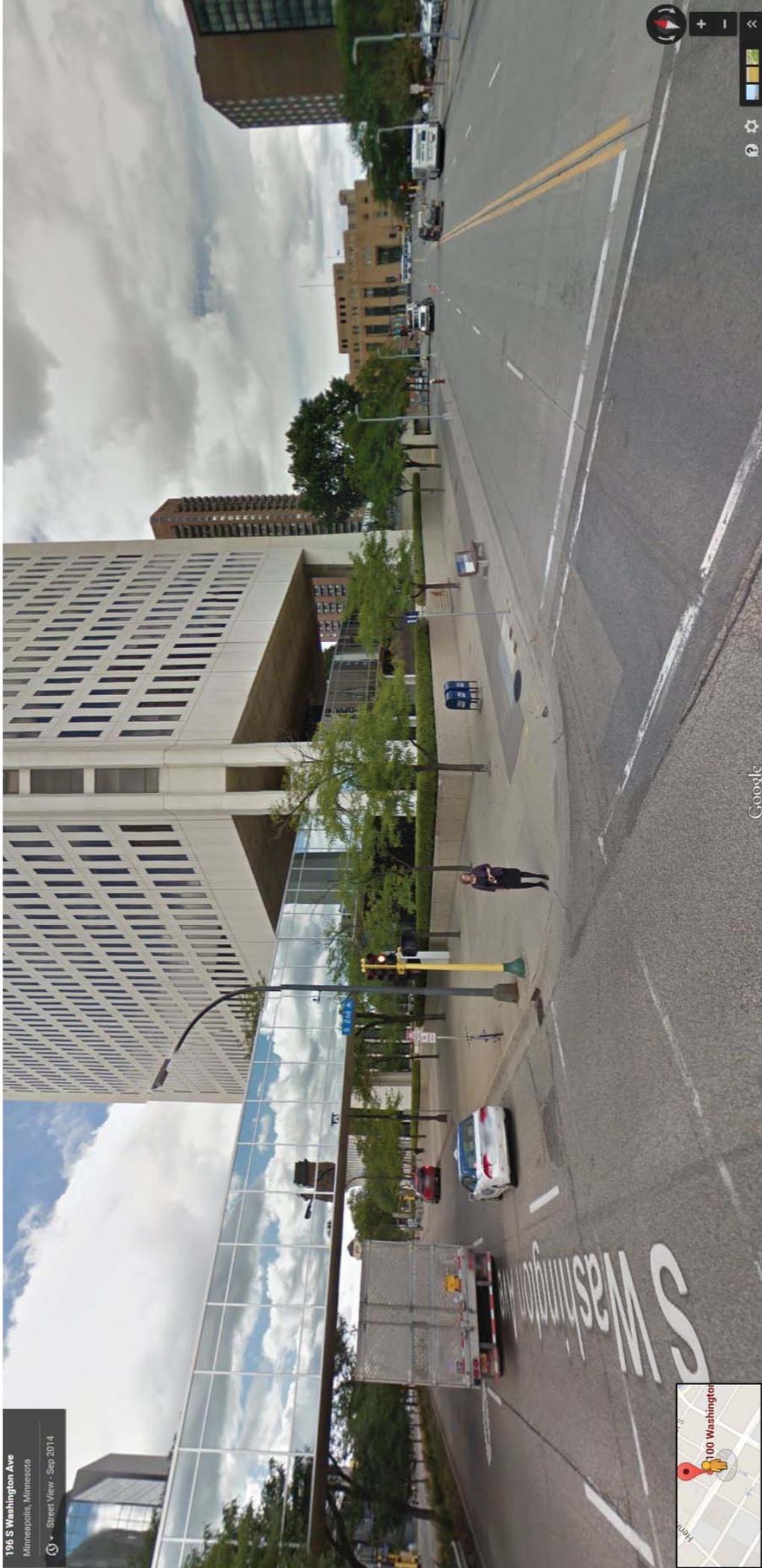


150 S Washington Ave
Minneapolis, Minnesota
Street View - Sep 2014



Google

VIEW FROM WASHINGTON MID-BLOCK



196 S Washington Ave
Minneapolis, Minnesota
Street View - Sep 2014

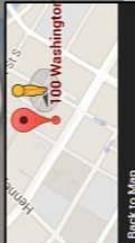
VIEW FROM WASHINGTON & 2ND AVE



VIEW FROM 2ND AVE MID-BLOCK

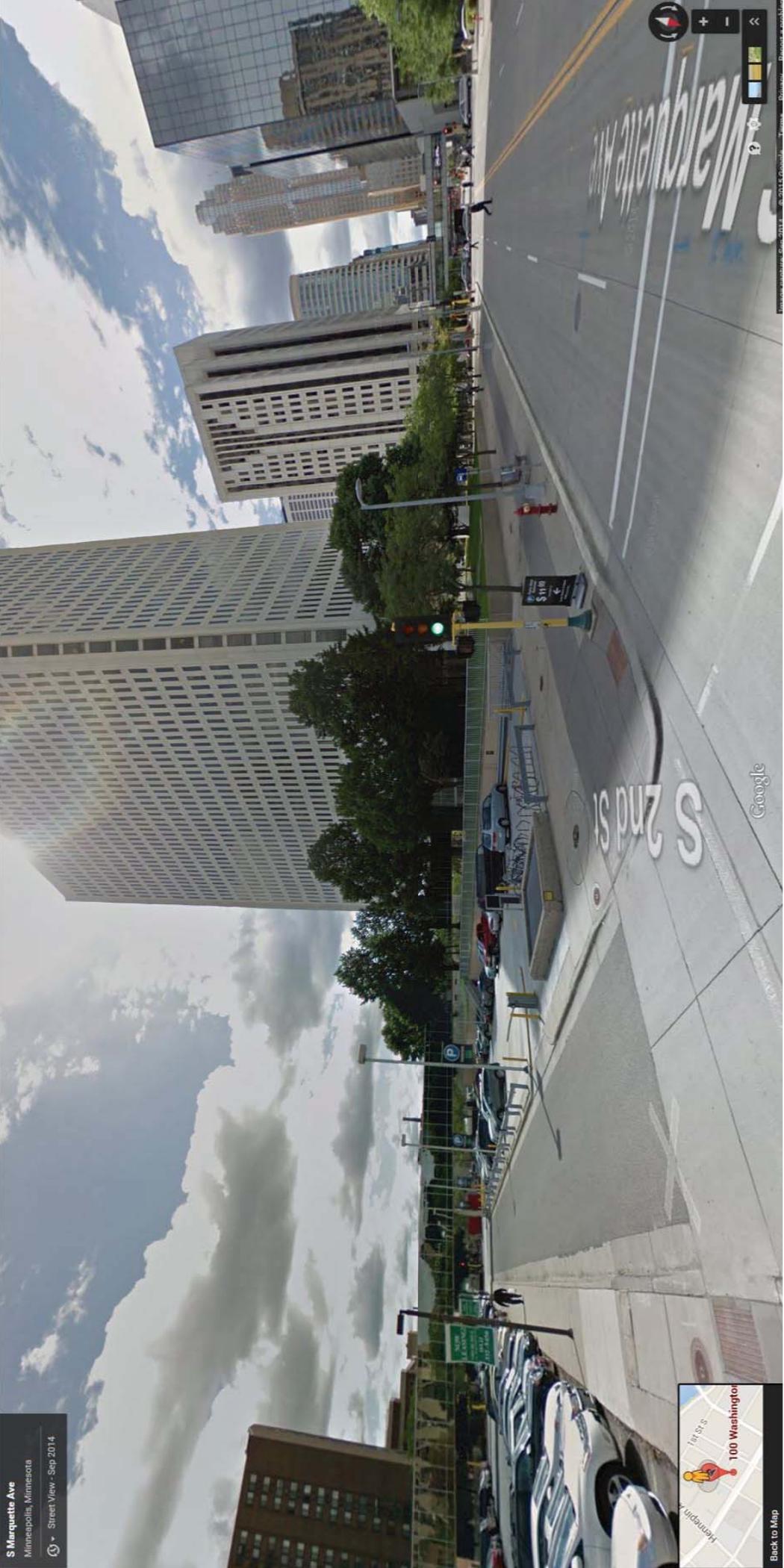


200 2nd Ave S
Minneapolis, Minnesota
Street View - Sep 2014



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VIEW FROM 2ND AVE & 2ND STREET

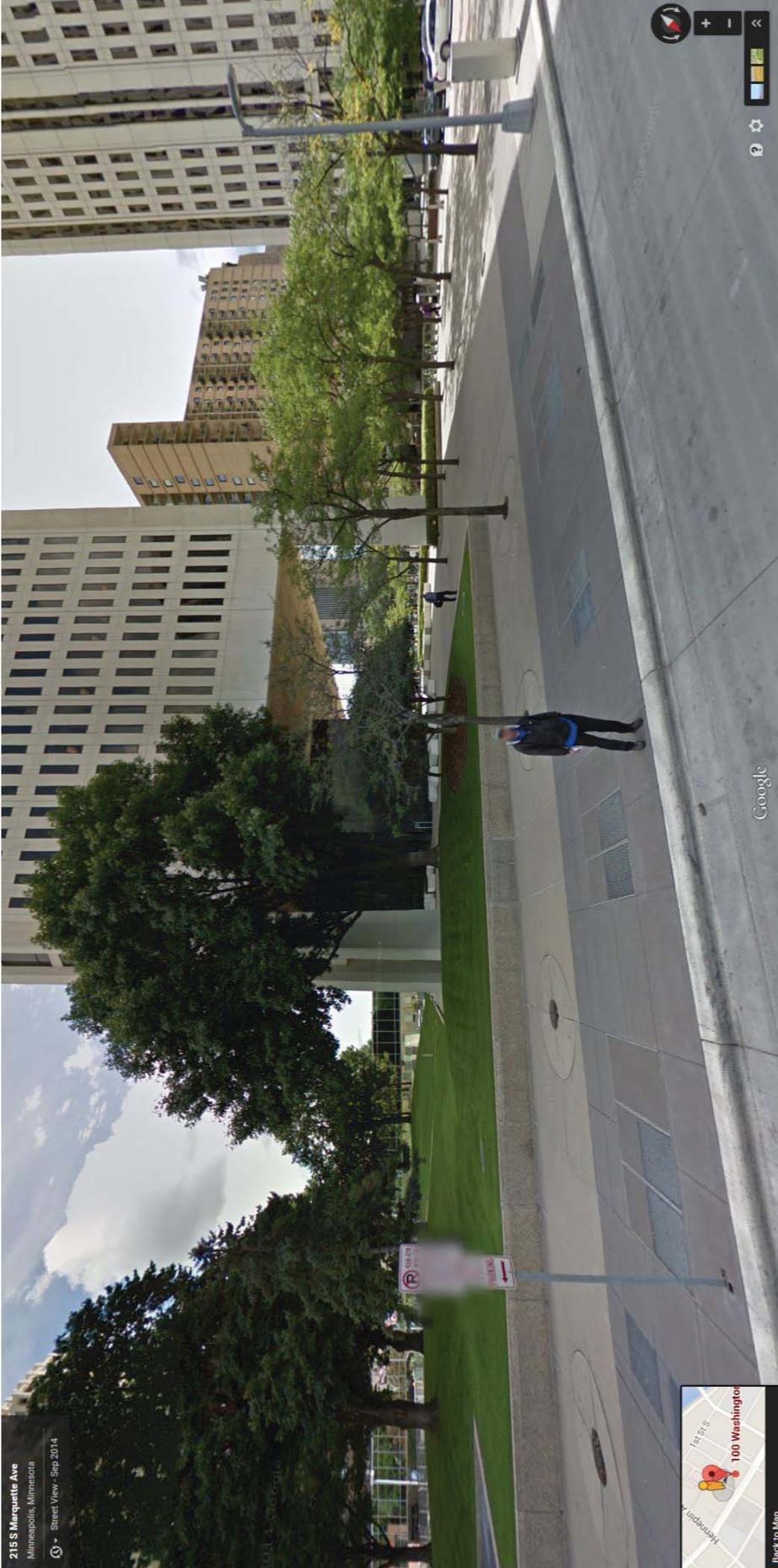


S Marquette Ave
Minneapolis, Minnesota
Street View - Sep 2014



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VIEW FROM MARQUETTE & 2ND STREET



VIEW FROM MARQUETTE MID-BLOCK



10 South Eighth Street
Minneapolis MN 55402

t 612_339_2257
sheadesign.com

May 5, 2015

Councilmember Jacob Frey
Ward 3
350 S. 5th Street
City Hall, Room 307
Minneapolis, MN 55415

Christie Rock, Neighborhood Coordinator
Downtown Minneapolis Neighborhood Association
40 S. 7th Street
Suite 212, PMB 172
Minneapolis, MN 55402

Subject: 100 Washington Avenue South – Project Notification Letter

Dear Councilmember Frey and Mrs. Rock,

Shorenstein Realty Services, L.P. is proposing to make some modifications to the existing building and site located at 100 Washington Avenue South. As part of the land use application process, this letter serves as notification of the owner's intent to proceed with the project. We are targeting the Planning Commission hearing on June 15, 2015 and plan to begin the work as soon as possible.

There are two primary goals of the project:

1. Enhance the tenant and visitor experience in and around the existing lobby.
2. Address waterproofing concerns with the structural slab below the plaza surface.

In an effort to enhance the tenant experience, we are proposing to expand the existing ground floor lobby by increasing the enclosed space along Washington Avenue with a structural glass wall from the plaza level up to the underside of the existing tower (approx. 40'-0"). The new enclosed lobby space will provide a stunning architectural statement from Washington Avenue and allow the owner to integrate a new and more visible stair connection between the lobby and skyway. The larger lobby will provide space for a potential coffee kiosk as well as additional seating for building tenants and visitors. A majority of the existing lobby finishes will be retained in order to preserve the original architectural character of the building.

The existing site has remained relatively unchanged since the building was constructed in 1980 and the waterproofing below the plaza surface has reached its life expectancy. Most of the site has occupied space below it and needs to be re-waterproofed so removal of the surface finishes and plantings is required to facilitate the work. We anticipate that most of the existing finish materials will not be salvageable after removal so new surface materials are being proposed. Our design approach is to put new materials back as originally intended but also enhance the site experience with a few new exterior amenities and features. The proposed plaza amenities have been selected to enhance the tenant experience while meeting the current requirements of the city plaza ordinance where applicable.

Please contact us if you have further questions or concerns.

Sincerely,

Jason Stiefel
Project Architect
Shea, Inc.
jasons@sheadesign.com