



# BANYAN COMMUNITY BUILDING

2529 13<sup>TH</sup> Ave. S.



Date: October 22, 2013

## **Banyan Community Building – Project Narrative**

Earlier this spring the Minneapolis Park Board undertook an extensive neighborhood involvement process to sell the former Pillsbury Waite House to The Banyan Foundation. For the past fifteen years Banyan Community has offered Phillips residents the opportunity to transform lives by developing youth, strengthening families and creating community. Since 2007 The Banyan Community has been located at 2647 Bloomington Avenue S in leased space and needed to find a new permanent home which necessitated the acquisition of 2529 13<sup>th</sup> Avenue south and 1308 26<sup>th</sup> Street E. to build a new, larger home to better meet the need for Banyan services.

The Banyan Community is asking the Planning Commission to consider the following actions that will help make our new home a reality:

- Rezone the property to OR-2
- Approve three minor variances relating to the building set back off of 26<sup>th</sup> Street East, the parking lot being 11 feet-ten inches from the property line instead of 15 feet, and acknowledging the lower need for parking.
- Approve as alternative compliance of the Site Plan review related to windows along the alley.

### **Rezoning the property to OR-2**

While the property at 2529 13<sup>th</sup> Avenue south has been used as a community center for many years and could continue to be a non-conforming use as The Banyan Community center, the property needs to be rezoned to the correct zoning classification now: OR-2 because our proposed building will sit on both the 2529 13<sup>th</sup> Avenue South and 1308 26<sup>th</sup> Street East lots. There is an extensive capital campaign underway to raise funds to build our new permanent home and the correct zoning of the entire property is required by the potential donors.

The proposed building has been designed to comply with the OR-2 zoning requirements as well as to meet the needs of Banyan community. While the proposed building fronts on 13<sup>th</sup> Avenue South, the main entrance is recessed to recognize the people flow into and out of the building for arrival/departure as well as outside activities. The proposed building is two stories tall and incorporates angles and other design features to help the new building fit into the adjacent neighborhood.

### The variances

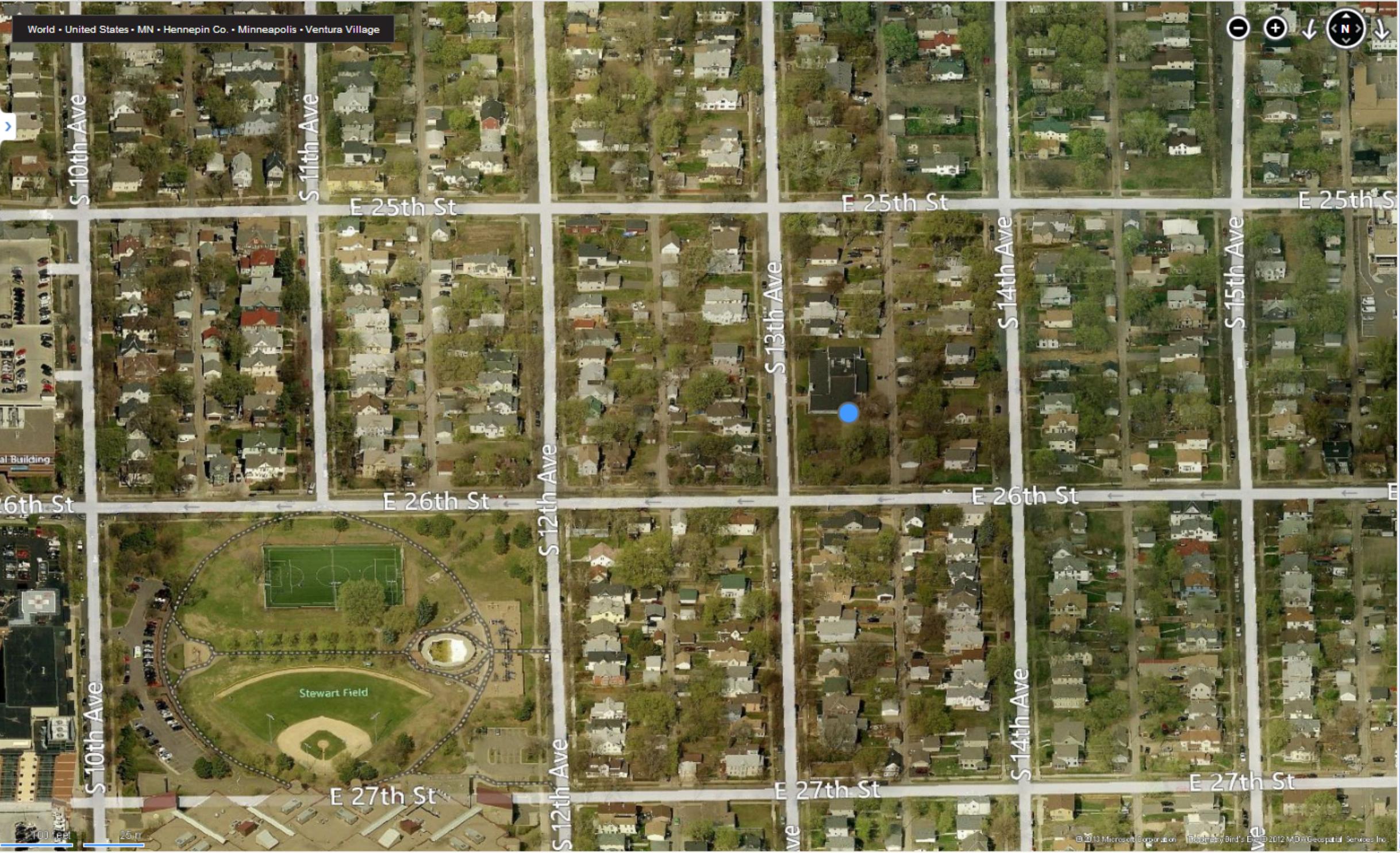
- The building currently is set back 15 feet from the property line per the Zoning Code. The property across 13<sup>th</sup> Avenue South is set back approximately 26 feet from the curb. A survey is being completed to determine how much that house is setback from their property line. If the Banyan building is moved to the North, it would reduce the play area. It is unlikely that anyone would notice the difference driving down 26<sup>th</sup> Street East between the Banyan building and the house at 1218 26<sup>th</sup> Street East.
- The Banyan parking lot is set back 11 feet-ten inches feet from the property line instead of 15 feet. If the parking lot was moved east, it would reduce the play area. The almost twelve foot foot setback will be well landscaped to mitigate the reduced setback.
- The Banyan parking lot has 9 parking spaces compared to the Zoning Code calculation of 27 spaces. Since the Banyan community has been located at 2647 Bloomington Avenue South for the last six years, there has not been a need for even 9 parking spaces. Almost all Banyan employees and all Banyan community members live nearby in the Phillips neighborhood. Arrival for programs is mainly by school bus, walking, or riding bicycles. Banyan also has two vans, which will be parked in the garage, and are used for field trips and shuttling some children home at the completion of our after school programming. At program dismissal, children walk, ride or are picked up. The only need for parking spaces is to pick up or drop off some of the children. Land that would otherwise be used for unneeded parking spaces is reprogrammed for secure, outside play area.

### Alternative compliance for the Site Plan Review

The Site Plan Review encouraged placing more windows on the east side of the building along the alley. Due to potential crime related issues, instead of the windows it is proposed to locate three green trellises that will enhance the appearance of the building on the east side. The additional green wall will meet the intent of the Site Plan Review by enhancing the exterior of the building without comprising security concerns.

In summary, this new home will enable the Banyan Community to grow and to help even more Phillips neighborhood children achieve their educational potential along with building stronger families.

**END MEMO.**



6th St

S 10th Ave

S 11th Ave

E 25th St

E 25th St

E 25th St

S 13th Ave

S 14th Ave

S 15th Ave

E 26th St

E 26th St

E 26th St

S 12th Ave

S 10th Ave

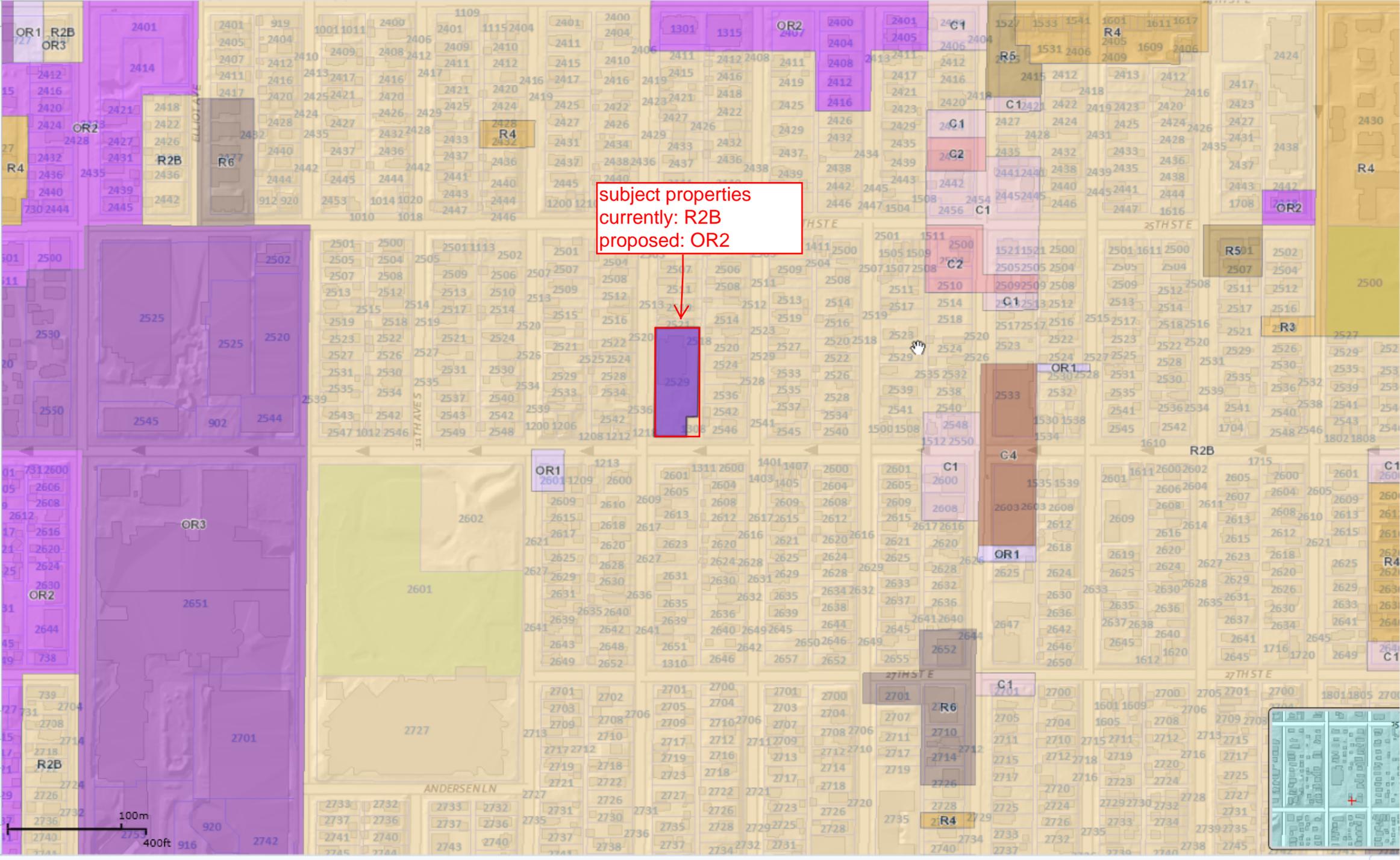
S 12th Ave

E 27th St

S 14th Ave

E 27th St

Stewart Field



subject properties  
currently: R2B  
proposed: OR2



2529

100m  
400ft

A set of navigation and legend controls typically found in GIS software, including buttons for pan, zoom, and legend.



# Banyan Community—2529 13<sup>th</sup> Ave. South

## Current Pictures of Site October 2013

Looking NORTH



Looking EAST

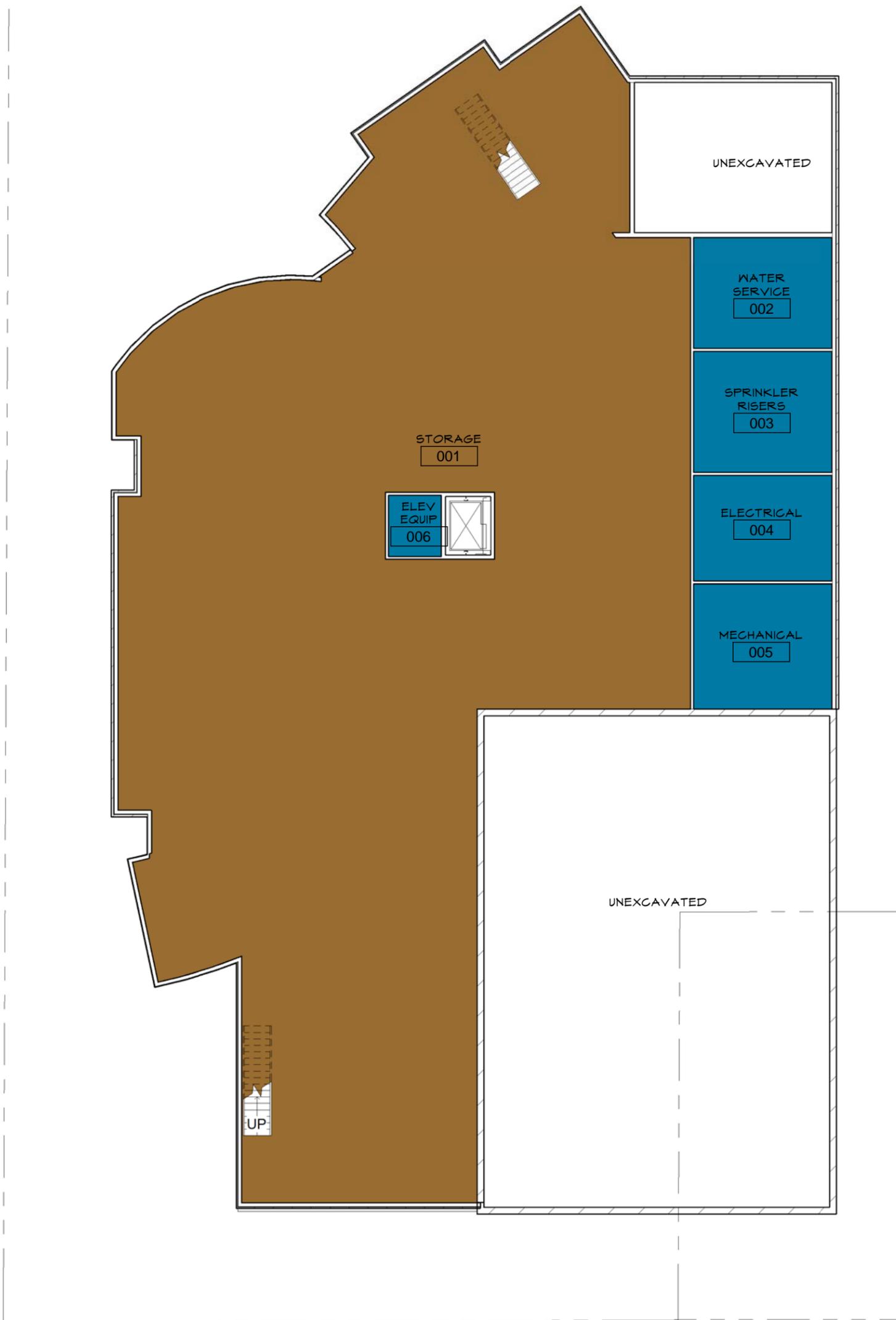


Looking SOUTH



Looking WEST





**1 BASEMENT**  
A1.0 1/16" = 1'-0"

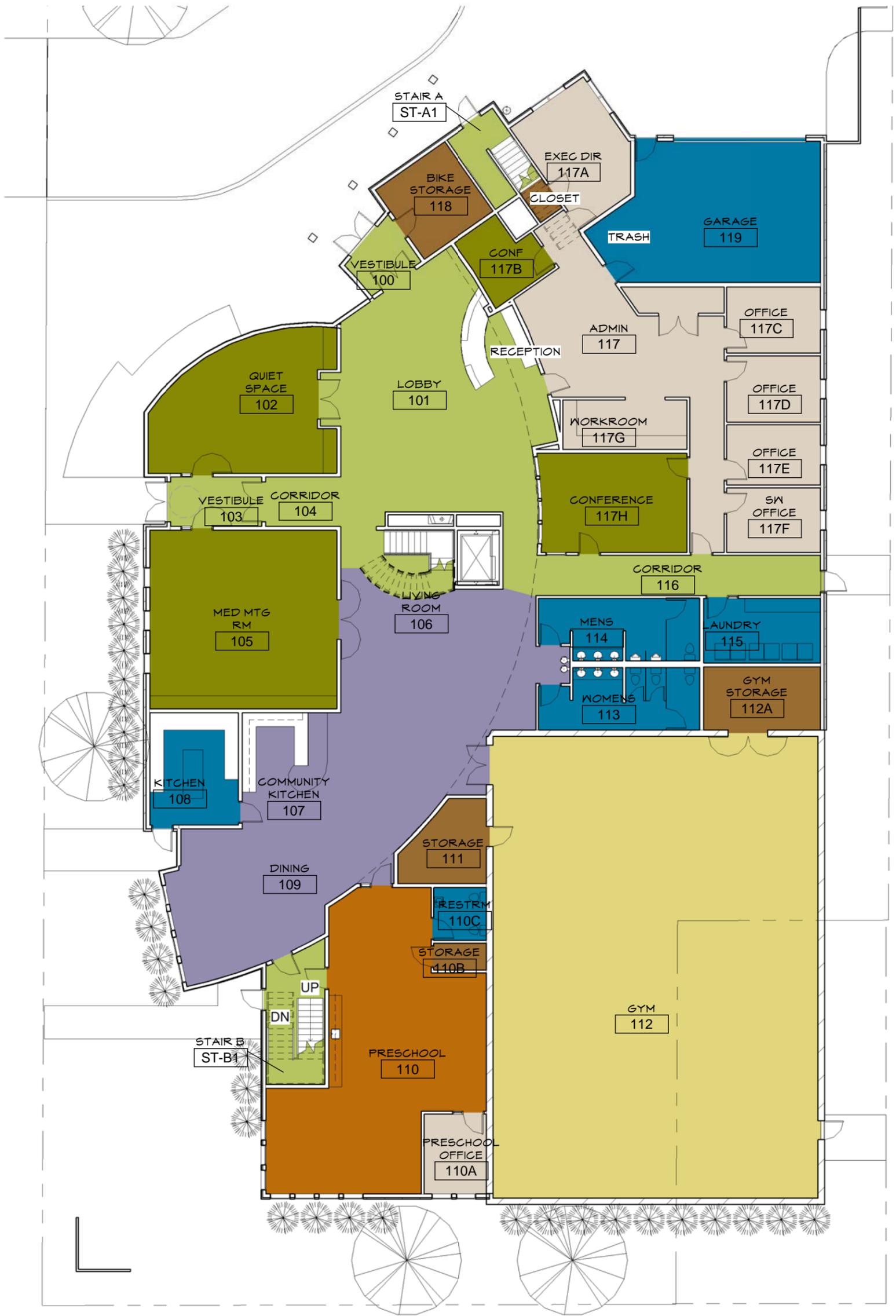
- |   |  |
|---|--|
|  CIRCULATION |  Meeting Room |
|  Classroom   |  Office       |
|  Common Area |  Service Area |
|  Gym         |  Storage      |



# THE BANYAN COMMUNITY BUILDING



October 10, 2013



1 **FIRST FLOOR**  
A1.1 1/16" = 1'-0"

- |   |             |   |              |
|---|-------------|---|--------------|
|  | CIRCULATION |  | Meeting Room |
|  | Classroom   |  | Office       |
|  | Common Area |  | Service Area |
|  | Gym         |  | Storage      |



# THE BANYAN COMMUNITY BUILDING



October 10, 2013



1 **SECOND FLOOR**  
 A1.2 1/16" = 1'-0"

- |  |   |
|--|---|
| <span style="display:inline-block; width:15px; height:15px; background-color:#c8e6c9; border:1px solid black;"></span> CIRCULATION | <span style="display:inline-block; width:15px; height:15px; background-color:#8bc34a; border:1px solid black;"></span> Meeting Room |
| <span style="display:inline-block; width:15px; height:15px; background-color:#e67e22; border:1px solid black;"></span> Classroom   | <span style="display:inline-block; width:15px; height:15px; background-color:#d7ccc8; border:1px solid black;"></span> Office       |
| <span style="display:inline-block; width:15px; height:15px; background-color:#9c27b0; border:1px solid black;"></span> Common Area | <span style="display:inline-block; width:15px; height:15px; background-color:#00bcd4; border:1px solid black;"></span> Service Area |
| <span style="display:inline-block; width:15px; height:15px; background-color:#fff9c4; border:1px solid black;"></span> Gym         | <span style="display:inline-block; width:15px; height:15px; background-color:#a1887f; border:1px solid black;"></span> Storage      |



# THE BANYAN COMMUNITY BUILDING



October 10, 2013

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

Typed or Printed Name

License # Date

THE BANYAN  
COMMUNITY BUILDING  
2529 13TH AVE. SOUTH  
MINNEAPOLIS, MN 55404

COW REVIEW  
SUBMITTAL  
OCT. 22, 2013

ORIGINAL ISSUE: 09/23/13

REVISIONS

No.	Description	Date

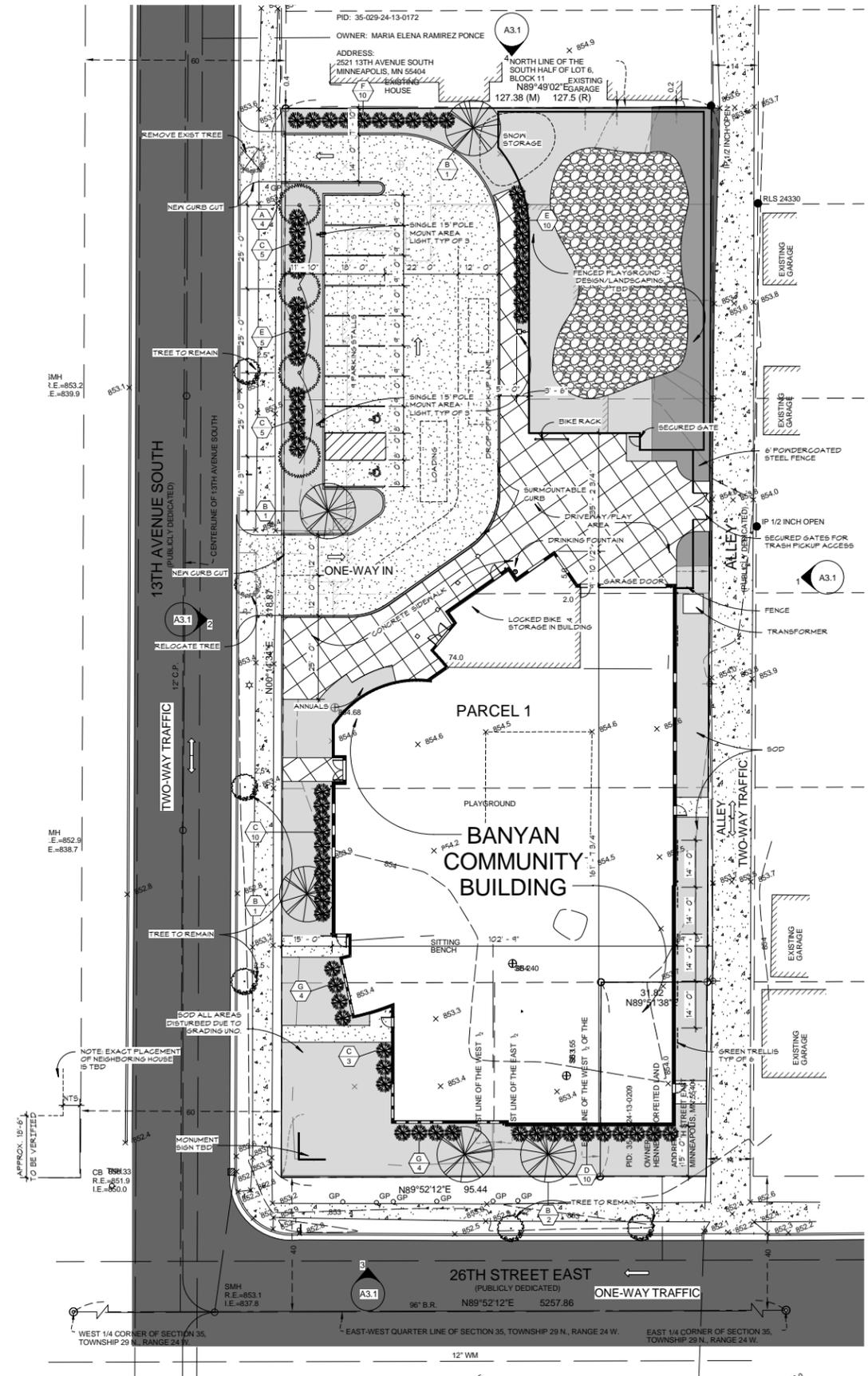
PROJECT NUMBER

Author \_\_\_\_\_ Checker \_\_\_\_\_  
DRAWN BY \_\_\_\_\_ CHECKED BY \_\_\_\_\_

THE BANYAN COMMUNITY BUILDING

ARCHITECTURAL SITE AND LANDSCAPE PLAN

A0.1



NOTES:  
MECHANICAL EQUIPMENT, INCLUDING AIR HANDLING, WILL BE LOCATED ON THE ROOF TOP TRASH WILL BE STORED IN THE GARAGE.

**SITE DATA**  
SITE AREA: 39,760 SF  
BUILDING FOOTPRINT: 14,420 SF  
FAR: 2.6  
IMPERVIOUS AREA:  
ASPHALT PARKING: 7,176 SF  
CONCRETE SIDEWALKS/DRIVEWAY: 4,841 SF  
TOTAL: 12,017 SF

**LANDSCAPE REQUIREMENTS:**  
NOT LESS THAN TWENTY (20) PERCENT OF THE SITE NOT OCCUPIED BY BUILDINGS INCLUDING ALL REQUIRED LANDSCAPED YARDS SHALL BE LANDSCAPED AS FOLLOWS:  
NOT LESS THAN ONE (1) CANOPY TREE FOR EACH FIVE HUNDRED (500) SQUARE FEET, OR FRACTION THEREOF.  
NOT LESS THAN ONE (1) SHRUB FOR EACH ONE HUNDRED (100) SQUARE FEET, OR FRACTION THEREOF.  
ALL DECIDUOUS TREES MUST BE A MINIMUM 2.5" CALIPER.  
PROVIDE AN 18" AREA CLEAR OF TREES, SHRUBS, OR PERENNIALS ALONG EACH CURB EDGE.

**LANDSCAPE QUANTITIES:**  
20% OF SITE NOT OCCUPIED BY BUILDINGS: 4,768 SF  
REQUIRED TREES: 10  
REQUIRED SHRUBS: 49  
EXISTING TREES TO REMAIN WITHIN ROW: 6  
EXISTING TREES TO REMAIN OUTSIDE THE ROW: 0  
PROPOSED LANDSCAPE AREA (INCLUDES SLOPED AREA): 12,017 SF (31% OF SITE AREA)  
PROPOSED NEW TREES: 5  
PROPOSED SHRUBS: 66  
PROPOSED ORNAMENTAL TREES: 4

**BICYCLE STORAGE (per 94.1.180 of the City Zoning Code):**  
Bicycle incentive for parking reduction:  
25% OF BASE PARKING = 25% OF 32 = 8 bikes  
Bicycle Parking Racks (per Table 94.1-3):  
Community Center: 6 spaces  
50% for meeting short-term needs

**BICYCLE STORAGE PROVIDED: 41 total**  
Short Term Exterior: 11 spaces  
Indoor: 30 spaces

PLANT SCHEDULE						
CODE	QTY	COMMON NAME	LATIN NAME	SIZE	ROOT	Comments
A	4	JAPANESE TREE LILAC	Syringa reticulata	2.5" CAL	B&B	TREE FORM AND FULL CROWN
B	5	AUTUMN BLAZE MAPLE	Acer x freemanni 'Jeffersred'	2.5" CAL	B&B	STRAIGHT LEADER AND FULL CROWN
C	23	JAPANESE WHITE SPIREA	Spiraea albiflora	#5	CONT.	PLANT 4'-0" OC IN MASS OR AS SHOWN
D	10	NEON FLASH SPIREA	Spiraea japonica 'Neon Flash'	#5	CONT.	PLANT 4'-0" OC IN MASS OR AS SHOWN
E	15	ANTHONY WATERER SPIREA	Spiraea x bumalda 'Anthony Waterer'	#5	CONT.	PLANT 4'-0" OC IN MASS OR AS SHOWN
F	10	YELLOW RIBBON ARBORVITAE	Thuja occidentalis 'Yellow Ribbon'	#5	CONT.	PLANT 5'-0" OC IN MASS OR AS SHOWN
G	8	ENDLESS SUMMER HYDRANGEA	Hydrangea macrophylla 'Endless Summer'	#5	CONT.	PLANT 4'-0" OC IN MASS OR AS SHOWN

1 ARCHITECTURAL SITE AND LANDSCAPE PLAN  
A0.1 1" = 20'-0"

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

Typed or Printed Name \_\_\_\_\_

License # \_\_\_\_\_ Date \_\_\_\_\_

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DRAWN BY \_\_\_\_\_ CHECKED BY \_\_\_\_\_

THE BANYAN COMMUNITY BUILDING

EXTERIOR ELEVATIONS

**A3.1**



**4 NORTH ELEVATION**  
A3.1 3/32" = 1'-0"

- BRICK - 20%
- STONE - 35%
- METAL - 7%
- FIBER CEMENT - 12%
- GLASS - 26%

**MATERIAL LEGEND - NORTH**  
1" = 40'-0"



**2 WEST ELEVATION**  
A3.1 3/32" = 1'-0"

- BRICK - 26%
- STONE - 18%
- METAL - 6%
- FIBER CEMENT - 34%
- GLASS - 16%

**MATERIAL LEGEND - WEST**  
1" = 40'-0"



**3 SOUTH ELEVATION**  
A3.1 3/32" = 1'-0"

- BRICK - 37%
- STONE - 8.5%
- METAL - 17.5%
- FIBER CEMENT - 14%
- GLASS - 23%

**MATERIAL LEGEND - SOUTH**  
1" = 40'-0"



**1 EAST ELEVATION**  
A3.1 3/32" = 1'-0"

- BRICK - 86%
- STONE - 0%
- METAL - 3%
- FIBER CEMENT - 3%
- GLASS - 8%

**MATERIAL LEGEND - EAST**  
1" = 40'-0"