

# Travel Demand Management Plan

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Solar Arts Building  
711 15<sup>th</sup> Avenue NE  
Minneapolis, MN

**AUTHORIZED PROPERTY REPRESENTATIVE:**

By \_\_\_\_\_ Dated: \_\_\_\_\_  
Solar Arts Building  
c/o Duane Arens  
711 15<sup>th</sup> Ave NE,  
Minneapolis, MN 55413

**MINNEAPOLIS COMMUNITY PLANNING AND  
ECONOMIC DEVELOPMENT DEPARTMENT:**

By \_\_\_\_\_ Dated: \_\_\_\_\_  
Doug Kress, CPED Development Services Director

**MINNEAPOLIS PUBLIC WORKS DEPARTMENT:**

By \_\_\_\_\_ Dated: \_\_\_\_\_  
Steve Mosing, P.E., P.T.O.E., Traffic Operations Engineer

**PREPARED BY:**



I hereby certify that this report was prepared by me or under my direct supervision, and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

By: Michael P. Spack  
Michael P. Spack, P.E., P.T.O.E.  
License No. 40936

Dated: June 25, 2013

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# 1. Introduction and Summary

## ***a. Purpose of Report and Study Objectives***

The Solar Arts building is a mixed-use industrial facility in the Northeast Arts District in Minneapolis. The building owner is applying for a reception/meeting hall for the 3<sup>rd</sup> floor.

The proposed rental space has 6,713 square feet of available space to be rented out for art gatherings, corporate events and weddings. The events are expected to range from 50 to 300 people, primarily during summer and autumn months.

International Building Code (2006) determines there is a 450 person maximum capacity for the event space. The Minneapolis Zoning Code (Table 541-1) requires 30% of the maximum capacity be provided for off-street parking for a reception or meeting hall. The building owner has proposed using a valet parking system in conjunction with the nearby Minneapolis Public Schools parking lot.

The purpose of this report is to determine if the completion of the event space will significantly impact the adjacent transportation and parking systems. The report will satisfy the City of Minneapolis' requirements for the event space to have a Travel Demand Management Plan in place.

The study objectives are:

- i. Document existing parking capacity and occupancy within two blocks of the site on a Saturday between 7pm and 11pm.
- ii. Determine how large of an event will trigger the need to deploy the valet parking system.
- iii. Document the rental hall's expected traffic generation.
- iv. Develop and implement strategy measures to encourage non-single occupancy vehicle modes of transportation with the goal of attaining a 55% automobile, 35% transit, 10% pedestrian/bicycle mode split.

## ***b. Executive Summary***

This report reviewed the traffic and parking impacts and transportation related design elements of the proposed Solar Arts Building event space. The findings of this study are:

- i. The proposed valet system will accommodate a maximum capacity event at the rental hall. It is recommended the valet system proposed be utilized for events where more than 150 guests are expected. There will be adequate on

and off street parking available near the building for smaller events.

- ii. Traffic from the proposed development is not anticipated to have a significant impact on area traffic operations.
- iii. It is recommended the travel demand management measures documented in Section 4 of this report be implemented to encourage non-single occupancy vehicle modes of transportation for the Solar Arts Building's rental hall customers, vendors and employees.

## 2. Proposed Development

### a. Site Location

The Solar Arts Building is located at the corners of 15<sup>th</sup> Avenue and Quincy Street in the Northeast Arts District of Minneapolis. Figures 2.1 and Figure 2.2 show the development location.

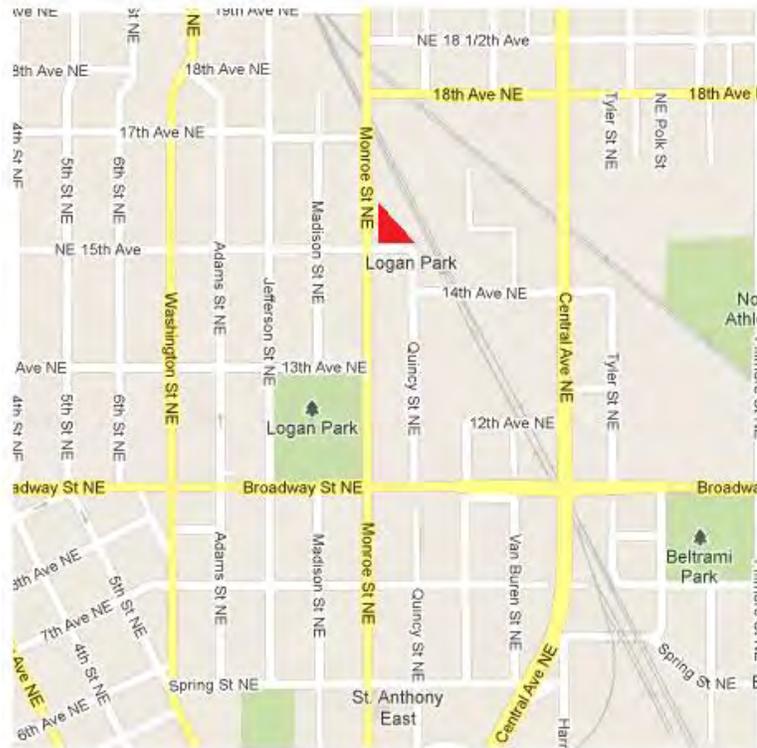


Figure 2.1a – Project Location



**Figure 2.1b – Project Location**

***b. Land Use and Development Plan***

The site is zoned light industrial (I1 – Light Industrial District) and is in an Industrial Living Overlay District. The building is a three-story mixed-use facility that has a surface parking lot with approximately 28 parking spaces.

The building has a total of 27,973 square feet. The first floor is 12,993 square feet and the main tenant is Indeed Brewing Company (a total of 12,305 square feet including a 1,548 square foot indoor taproom and 750 square foot outdoor patio). The required parking for the brewery is 12 spaces. Also, in the future, the owner hopes to put a coffee shop on the first floor. Since it will be less than 1000 square feet it will be exempt from the minimum parking requirement.

The 2<sup>nd</sup> floor is 9,322 square feet and includes 14 artist studios. The required parking for the 2<sup>nd</sup> floor is 11 spaces.

The 3<sup>rd</sup> floor is 6,713 square feet and is currently unused. The required parking for the 3<sup>rd</sup> floor in its current state is 5 parking spaces.

### ***c. Development Phasing and Timing***

The reception hall is planned to be completed and operational in 2013.

## **3. Traffic and Parking Analyses**

### ***a. Site Parking Supply/Demand***

The Solar Arts building has an on-site parking lot with 28 spaces. Five are reserved for the proposed 3<sup>rd</sup> floor reception hall space. Additionally, the Solar Arts Building has secured a three year lease with Johnson Paper & Supply Company to use their 31 stall parking lot (see Figure 3.1) during non-business hours.



### Figure 3.1 – Parking at Johnson Paper

Parking counts were conducted on Saturday, January 12<sup>th</sup> between 7pm and 11pm. No vehicles were parked in the Johnson Paper parking lot and vehicles parked in the Solar Arts Building lot ranged from 18 to 20.

#### ***b. On-Street Parking Supply/Demand***

The supply of public parking was counted within approximately a two block radius of the Solar Arts buildings. This is the public parking available within a reasonable walking distance to the event space. On-street parking supply was examined for two scenarios;

- Close proximity, within 500 feet, and
- Walkable distance, within 1000 feet

#### **Scenario 1: Close Proximity, within 500 feet**

The first scenario is ‘close proximity’ and is defined as within approximately 500 feet from the front door of the Solar Arts Building. It covers 14<sup>th</sup> Avenue, 15<sup>th</sup> Avenue east of Madison Street, a half block of Monroe Avenue north and south of 15<sup>th</sup> Street and Quincy Street north of 14<sup>th</sup> Avenue (see Figure 3.2)



**Figure 3.2 – On-Street Parking within 500 Feet**

The first scenario has a supply of approximately 139 on-street parking spaces. The study counted vehicles parked each 15 minutes for a total of five hours in the evening of January 12, 2013. This period was selected as it was most likely to coincide with the event rental space’s peak parking demand. The parking data is shown in Table 3.1.

**Table 3.1 – Parking Demand on 1/12/13 within 500 Feet**

TIME	15th Ave NE	Monroe St	Quincy St	14th Ave NE	Totals	% Occupied
Capacity	36	67	22	14	139	
7:00	16	18	8	0	42	30%
7:20	17	21	10	0	48	35%
7:35	17	23	13	0	53	38%
7:55	15	22	9	0	46	33%
8:15	16	24	14	0	54	39%
8:30	17	23	14	0	54	39%
8:50	16	22	15	0	53	38%
9:10	15	21	18	0	54	39%
9:25	16	21	15	0	52	37%
9:40	14	19	14	0	47	34%
10:00	13	16	10	0	39	28%
10:15	14	17	8	0	39	28%
10:30	13	14	8	0	35	25%
10:45	11	14	8	0	33	24%

The findings of the study indicate that the current demand for parking covers approximately 39 percent of on-street space during the weekend evening peak period. At the peak, 85 parking spaces would be available for the rental hall within a 500 foot walk.

**Scenario 2: Walkable Proximity, within 1000 feet**

The second scenario is a ‘reasonable walk’, and is defined as all available public parking on 14<sup>th</sup> Avenue, 15<sup>th</sup> Avenue east of Jefferson Street, Quincy Street north of Broadway and Monroe Street between 13<sup>th</sup> Avenue and 17<sup>th</sup> Avenue. The range is within

approximately 1,000 feet of the Solar Arts entrance (see Figure 3.2).



**Figure 3.2 – On-Street Parking within 1,000 Feet**

The second scenario has a supply of approximately 255 on-street parking spaces. The study counted vehicles parked for a total of five hours in the evening of January 12, 2013. The parking data is shown in Table 3.2.

**Table 3.2 – Parking Demand on 1/12/13 within 1,000 Feet**

<b>TIME</b>	<b>15th Ave NE</b>	<b>Quincy St</b>	<b>Monroe St</b>	<b>14th Ave NE</b>	<b>Totals</b>	<b>% Occupied</b>
<b>Capacity</b>	<b>54</b>	<b>62</b>	<b>125</b>	<b>14</b>	<b>255</b>	
7:00	24	8	35	0	<b>67</b>	26%
7:20	24	10	41	0	<b>75</b>	29%
7:35	25	13	43	0	<b>81</b>	32%
7:55	24	9	41	0	<b>74</b>	29%
8:15	25	14	47	0	<b>86</b>	34%
8:30	26	14	45	0	<b>85</b>	33%
8:50	27	15	43	0	<b>85</b>	33%
9:10	26	18	41	0	<b>85</b>	33%
9:25	27	15	40	0	<b>82</b>	32%
9:40	25	14	36	0	<b>75</b>	29%
10:00	24	10	32	0	<b>66</b>	26%
10:15	25	8	32	0	<b>65</b>	25%
10:30	25	8	28	0	<b>61</b>	24%
10:45	22	8	28	0	<b>58</b>	23%

The findings indicate the current demand for parking covers approximately 34 percent of on-street space during the weekend evening peak period. At the peak, 169 on street parking spaces would be available out of 255 for the rental hall within a 1,000 foot walk.

### ***c. Vehicle Parking Forecasting & Analysis***

This section forecasts the potential parking demand of the rental space several ways and compares those forecasts to the proposed parking supply.

#### **Parking Required by Code**

The International Building Code (2006) states the 3<sup>rd</sup> floor has a maximum capacity of 450 persons. The minimum off street parking requirements for a reception or meeting hall is equal to 30% of the capacity of persons (MCO Table 541-1). The capacity of persons shall be based on the maximum number of persons at any one time year round, as determined by the required floor space per person established in the building code (MCO-541-140). 134 off-street parking spaces are required for the reception or meeting hall. The Johnson Paper site space currently provides 31 parking spaces and 711 15<sup>th</sup> Avenue provides 5 spaces. 36 spaces will not meet the City of Minneapolis' requirements for off-street parking. The Solar Arts Building is applying for a variance for the 100 space difference.

#### **Expected Parking Demand**

There doesn't appear to be industry data for trip or parking generation at rental halls, so reasonable estimates need to be developed. According to the Institute of Transportation Engineers' *Trip Generation Manual 9<sup>th</sup> Edition*, high quality sit-down restaurants have an average vehicle occupancy of 1.78 people per vehicles. This a reasonable estimate to use when estimating traffic generation and parking needs for the rental hall. Given this ratio, the maximum allowed event of 450 people would require 253 parking stalls.

The building owner expects to have events that range from 50 to 300 attendees. This equates to a parking demand of 28 to 169 stalls.

#### **Parking Analysis**

The rental hall will have 36 off street parking stalls and the city's code requires 134. To meet this shortfall, the building owner is proposing to use a valet service from the building to the MPS parking lot located on the northwest corner of Broadway Avenue and Quincy Street.

The MPS lot has 227 stalls, which means the rental hall would have 261 off street stalls to utilize. This would accommodate the possible peak of 253 stalls which would be needed for the 450 person capacity event.

*Based on the provided off-street parking as well as the on-street parking supply/demand documented, it is recommended the rental hall hire a valet service to utilize the MPS lot for events planned to have more than 150 people in attendance.*

#### **d. Development Traffic Forecasting & Analysis**

Online mapping tools were used to develop routing patterns that would be expected to be used by event attendees. That routing combined with the metro area population distribution results in the following distribution pattern:

- 40% to/from the site via Quincy Street and then Broadway Avenue to the east.
- 35% to/from the site via Monroe Street and then Broadway Avenue to the west.
- 20% to/from the site via Monroe Street to the north.
- 5% to/from the south on Monroe Street south of Broadway Avenue.

Based on the previous discussion, a maximum capacity event of 450 people would be estimated to generate 253 vehicles coming and going to the event. Routing the 253 vehicles from a capacity event based on the above distribution pattern results in adding:

- 101 vehicles to and then from the site via Quincy Street and then Broadway Avenue to the east.
- 89 vehicles to and then from the site via Monroe Street and then Broadway Avenue to the west.
- 51 vehicles to and then from the site via Monroe Street to the north.
- 12 vehicles to and then from the south on Monroe Street south of Broadway Avenue.

It is anticipated 101 vehicles would be using Quincy Street to come to the event and then leave the event. The remaining 152 vehicles would be going to the Quincy Street/15<sup>th</sup> Avenue intersection to find parking. These traffic levels are not anticipated to cause congestion on a Saturday evening.

#### **e. Bicycle Parking Forecasting & Analysis**

The Minneapolis zoning code does not require bicycle parking for any of the proposed uses, however there is an incentive that reduces the required off-street parking by one space (or 10% of the required parking) where bicycle parking spaces provided equal

25% of the number of the required automobiles spaces (Minneapolis Code of Ordinances Section 541.220).

***f. Alternate Transportation Modes***

There are two bus routes near the site that are served by Metro Transit within walking distance. Both routes are high frequency and travel to/from Downtown Minneapolis.

Additionally, there is a Nice Ride bicycle sharing station near the site at Logan Park on the corner of Monroe Street and Broadway Avenue. Bicycle facilities (shared use markings, bike lanes, etc.) exist throughout the Northeast Arts District.

It is reasonable to assume residents, visitors, and customers will use alternative transportation modes during art events held in the proposed rental hall.

For wedding events, it is likely out of town visitors will use free hotel transportation.

***g. Loading Zones***

Minneapolis Code of Ordinances Section 541.480 requires a Medium sized loading zone for reception or meeting halls greater than 10,000 square feet. Since the space is less than 10,000 square feet, no loading zone is required for the proposed use.

***h. Potential Critical Parking Area***

If the nearby area were to become a Critical Parking Area (CPA) in the future, tenants and users of 711 15<sup>th</sup> Avenue will not be able to join the CPA.

***i. Reserved Parking within 711 15<sup>th</sup> Avenue***

A monument sign will be placed at the entrance of the 711 15<sup>th</sup> Avenue parking lot stating the lot can only be used for the 2<sup>nd</sup> floor artist studios and Indeed Brewing Company. Currently, the two groups are successfully sharing the existing parking lot. The artists largely use the lot during weekday business hours while the brewery's peak demand is in the evening Thursday through Saturday.

***j. Alternative Parking Locations***

Currently, the MPS building is for sale. It is unknown if new owners would continue to lease the parking lot for the proposed valet service. The Solar Arts Building has identified Kurt (1325 Quincy Street) and Northrup King (1500 Jackson Street) as alternative

parking lots that could be leased for valet services. Both building owners are interested in leasing their parking lots to the Solar Arts Building. If the MPS parking lot becomes unavailable for the Solar Arts Building valet parking, this TDMP will need to be amended and approved with a new valet parking plan.

The owners of the Solar Arts Building are also interested in purchasing land nearby to build additional parking. No nearby parcels are currently for sale, but the owners are in discussions with the property owners at 1403 Quincy Street and 1607 Monroe Street. Mr. Arens also owns 1529 ½ Monroe Street.

Adding parking to any of these properties would require City approvals. If parking is added nearby for the Solar Arts Building, this Travel Demand Management Plan will be amended to incorporate the changed conditions.

#### ***k. Valet Parking System***

The Solar Arts Building owner will designate an employee or contractor to act as the Transportation Coordinator who will then hire and coordinate with a professional valet service to operate the rental hall valet system at the MPS parking lot (or future lots if the Travel Demand Management Plan is amended to use alternative parking lots). The professional valet service will determine appropriate staffing levels of the valet based on the anticipated size of each event. Valet parking will be free to guests of the rental hall.

The Transportation Coordinator will record the number of attendees and the number of cars using the valet system at each event. The Transportation Coordinator will submit a report with this data six months and twelve months after the first rental event. If the valet is being underutilized, the owner agrees to work with City staff to modify the valet plan to encourage valet use and will continue to monitor usage.

## 4. Travel Demand Management (TDM) Plan

The purpose of this section is to provide a description of the Solar Arts Building Development TDMP Plan and related programs to support the use of alternative methods of transportation other than a single occupancy vehicle. Solar Arts Building owners will develop and implement measures to encourage non-single occupancy vehicle modes of transportation with the goal of having at least 45% of its transportation trips being made by transit, bicycling or walking. Solar Arts Building owners (or their successors – hereinafter referred to as “*landlord*”) is responsible for and specifically commits to the implementation of the following actions.

### ***a. Designate a Transportation Coordinator***

The Solar Arts Building owner will designate an employee or contractor to act as the Transportation Coordinator. That employee or contractor will maintain and monitor TDM activities. The Transportation Coordinator will serve as the conduit for providing up-to-date information for rental hall events. At a minimum, the Transportation Coordinator will:

- Work with caterers to provide information on alternative transportation modes for catering event staff.
- Place attendants outside the building during peak parking before the event.
- Put out sandwich boards directing people to parking areas, including directions to the Johnson Paper lot.
- Keep Solar Arts website up-to-date with parking information.
- Record the number of attendees and number of cars using the valet system. Report the findings to the City six and twelve months after rental hall operation begins.

Provide a packet to rental hall customers containing:

- Tickets for free valet parking for all guests attending events at the rental hall.
- Information on parking available at Johnson Paper
- Contact information for hotels that provide free shuttle service to/from the Solar Arts Building.
- A map of the area showing available off-street and on-street parking, bike racks, the nice ride station, and the bus stop.
- Details of how to use Nice Ride and route information from Metro Transit.

### ***b. Promote Walking***

Sidewalks with lighting exist along 15<sup>th</sup> Avenue and Monroe Street on both sides of the street and connect to the surrounding neighborhood. Despite having no formal sidewalks on Quincy Street, the complex nature of the small, un-striped, bricked street lined street with interesting, historic buildings lends itself to walkability. Cars travel down the street slowly and share the space with bicycles and pedestrians.

### ***c. Promote Bicycling***

The Solar Arts Building meets the minimum requirements for bicycle storage. The owner will add a bicycle rack with eight parking slots for the reception hall. The landlord will designate additional bicycle storage facility space if and when the demand warrants.

A Nice Ride bike-sharing station is located two blocks away at the corner of Broadway Street and Monroe Street. This will be promoted for art events at the rental hall.

### ***d. Transit Stop***

Two bus routes are within walking distance to the Solar Arts Building. Metro Transit high-frequency bus line #10 runs along Central Avenue. The bus stop is approximately 1,000 feet from the Solar Arts Building. Route #17 runs along Washington Street four blocks west of the building. Transit will be promoted for art events at the rental hall.

## **5. Conclusions & Recommendations**

Traffic from the proposed Solar Arts Building event space is not anticipated to have a significant impact on area traffic or parking. The proposed valet parking system will be able to accommodate maximum capacity events. The proposed off-street and nearby on-street parking will accommodate events of 150 people or less. The valet parking system is recommended for events that are expected to have more than 150 attendees.

It is recommended the travel demand management measures documented in Section 4 of this report be implemented to encourage non-single occupancy vehicle modes of transportation for the site's customers and employees.

**Solar Arts Building**  
**711<sup>15th</sup> Avenue NE**  
**AL Tigers LLC**  
**Duane Arens-owner**  
**Addendum to Travel Demand Management Plan (TDMP)**  
**November 7, 2013**

- **Page 1: 1. Introduction and Summary, b. Executive Summary**  
“The proposed valet system will accommodate a maximum capacity event at the rental hall. It is recommended the valet system proposed be utilized for events where more than 270 guests are expected.
  
- **Page 4: 2. Proposed Development, b. Land Use and Development Plan**  
“... Also, in the future, the owner hopes to put in a chocolate/coffee shop that will be 1200 sf that will require 2 parking spots.
  
- **Page 4: 3. Traffic and Parking Analyses, a. Site Parking Supply/Demand**  
“Additionally, the Solar Arts Building has secured a three year lease with Johnson Paper & Supply Company to use their 31 stall parking lot (see Figure 3.1) during non-business hours.”  
“The Solar Arts Building is in the process of re-zoning both 1531 and 1529 ½ Monroe in order to put in a parking lot that will provide 57 parking spots for the rental hall.”
  
- **Page 9: 3. Traffic and Parking Analyses, c. Vehicle Parking Forecasting & Analysis**  
**Parking Required by Code**  
Middle of paragraph: “134 off-street parking spaces are required for the reception or meeting hall. The Johnson Paper site space currently provides 31 parking spaces and 711 15<sup>th</sup> Avenue provides 5. 1531/1529 ½ Monroe will provide 57 spaces with a 3 space bicycle incentive totally 60 parking spaces. 96 parking spaces will not meet the City of Minneapolis requirements for off-street parking. The Solar Arts Building is applying for a variance for the 38 space difference.”

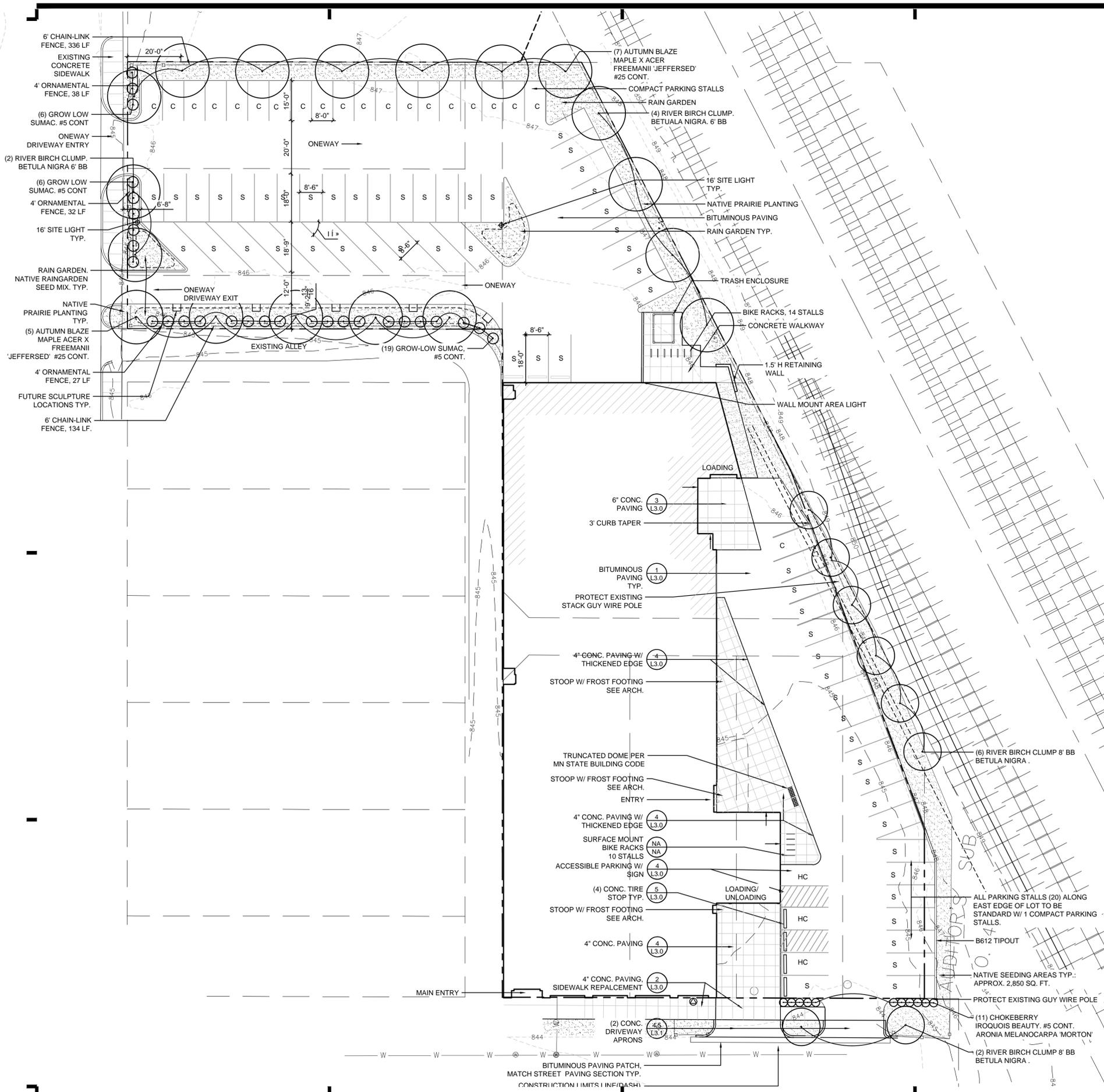
- **Page 9: Parking Analysis**

“The rental hall will have 96 off street parking stalls and the city’s code requires 134.”

Top of page 10: “it is recommended the rental hall hire a valet service to utilize the MPS lot for events planned to have more than 270 people in attendance.”

- **Page 14: 5. Conclusions & Recommendations**

“Traffic from the proposed Solar Arts Building event space... The valet parking system is recommended for events that are expected to have more than 270 attendees.”



### 711 NOTES

**PROJECT AREA**  
31,237 SQ FT OR 0.72 ACRES

**PARKING REQUIREMENTS**

	STALLS
FIRST FLOOR: FOOD AND BEVERAGE PRODUCTION 11,000 SQ FT @ 12,993 SQ FT	13
SECOND FLOOR: WORKING STUDIOS 1:500 SQ FT IN EXCESS OF 4,000 SQ FT @ 9,322 SQ FT	11
THIRD FLOOR: WHOLESALE WHAREHOUSE & DISTRIBUTION 1:500 SQ FT	5
IN EXCESS OF 4,000 SQ FT @ 6,713 SQ FT	-3
BIKE PARKING REDUCTION: 8 BIKE STALLS (25% OF CAR STALLS = 10% REDUCTION)	-8
TOTAL	26

**OFF STREET PARKING TOTALS**

STANDARD STALLS	21
COMPACT STALLS	1
ACCESSIBLE STALL	3
TOTAL STALLS	25

**PARKING DESIGNATIONS**

COMPACT STALLS	C
STANDARD STALLS	S
ACCESSIBLE STALL	HC

**PLANT SCHEDULE**

TREES	SCIENTIFIC NAME	QNTY.	SIZE
RIVER BIRCH CLUMP	BETULA NIGRA	8	8' BB

SHRUBS	SCIENTIFIC NAME	QNTY.	SIZE
IROQUOIS BEAUTY CHOKE BERRY	ARONIA MELANOCARPA 'MORTON'	11	#5 CONT.

**SEEDING AREAS**  
NATIVE SHORT/DRY WILDFLOWER MIX: PRAIRIE RESTORATION OR EQUIV.  
SEEDING RATE BROADCAST: 1 LB./10,000 SQ FT.  
NATIVE SHORT/DRY GRASS MIX: PRAIRIE RESTORATION OR EQUIV.  
SEEDING RATE BROADCAST: 4LBS./10,000 SQ FT.

**PERVIOUS TO IMPERVIOUS RATIO**

IMPERVIOUS EXISTING	0.70 AC./98%
PERVIOUS EXISTING	0.02 AC./2%
IMPERVIOUS PROPOSED	0.70 AC./98%
PERVIOUS PROPOSED	0.02 AC./2%

### 1529 1/2 & 1531 MONROE NOTES

**PROJECT AREA**  
21,769 SQ FT OR 0.5 ACRES

**OFF STREET PARKING TOTALS**

STANDARD STALLS	38
COMPACT STALLS	19
ACCESSIBLE STALL	0
TOTAL STALLS	57

**PARKING DESIGNATIONS**

COMPACT STALLS	C
STANDARD STALLS	S
ACCESSIBLE STALL	PROVIDED AT 711 LOT

**PERVIOUS TO IMPERVIOUS RATIO**

IMPERVIOUS EXISTING	0.13 AC./26%
PERVIOUS EXISTING	0.37 AC./74%
IMPERVIOUS PROPOSED	0.40 AC./80%
PERVIOUS PROPOSED	0.10 AC./20%



250 3rd Ave. N. Ste 450 | Minneapolis, MN 55401 | 612.338.2029  
LHBcorp.com

CLIENT:  
**DUANE ARENS | AL TIGERS**

A.L. Tigers LLC  
3408 Skycrest Cir., St. Anthony, MN 55418

THIS SQUARE APPEARS 1/2" x 1/2" ON FULL SIZE SHEETS.

NO	DATE	ISSUED FOR

NO	DATE	SUBMITTAL	REVISION
1	11/05/2013	SUBMITTAL	

I HEREBY CERTIFY that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota.  
**PRELIMINARY**  
**NOT FOR CONSTRUCTION**  
DATE: 01/30/2012 REG. NO.: 45414

COPYRIGHT 2012 BY LHB, INC. ALL RIGHTS RESERVED.

PROJECT NAME:  
**1529 1/2 MONROE**  
**1531 MONROE**  
**711 15TH AVE NE**  
**PARKING LOT**

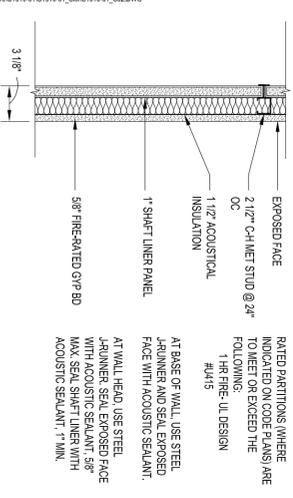
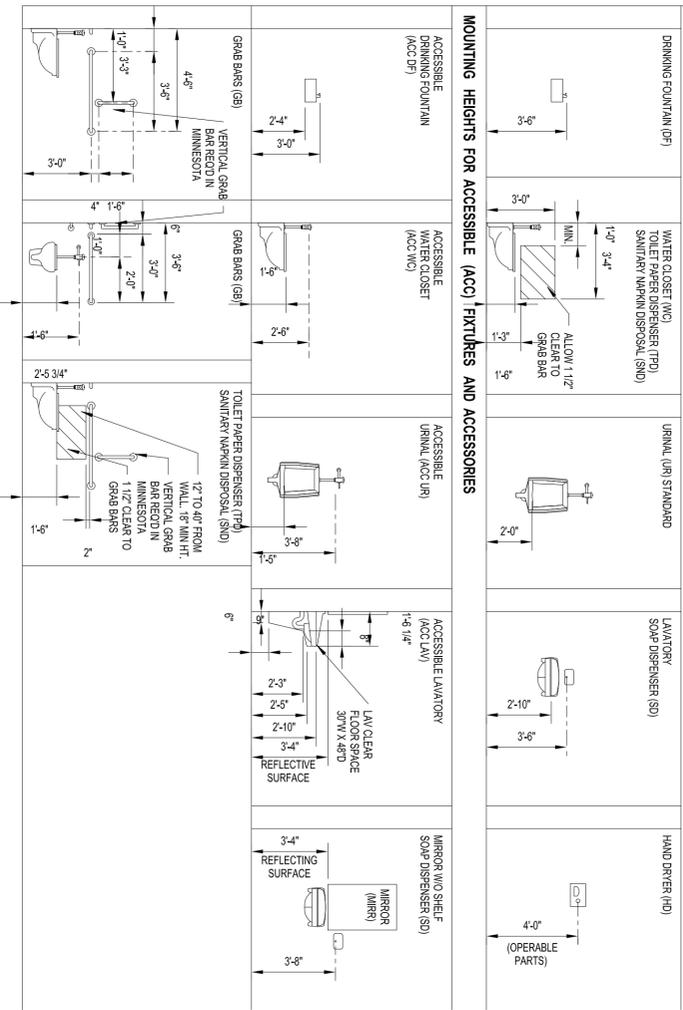
DRAWING TITLE:  
**SITE PLAN**

FILE: ..110477600 Drawings\LA\110477-1-SITE-planning.dwg  
DRAWN BY: XXX  
CHECKED BY: XXX  
PROJ. NO: 110477  
DRAWING NO:  
**L1.0**



**STANDARD MOUNTING HEIGHTS**

**MOUNTING HEIGHTS FOR TYPICAL FIXTURES & ACCESSORIES**

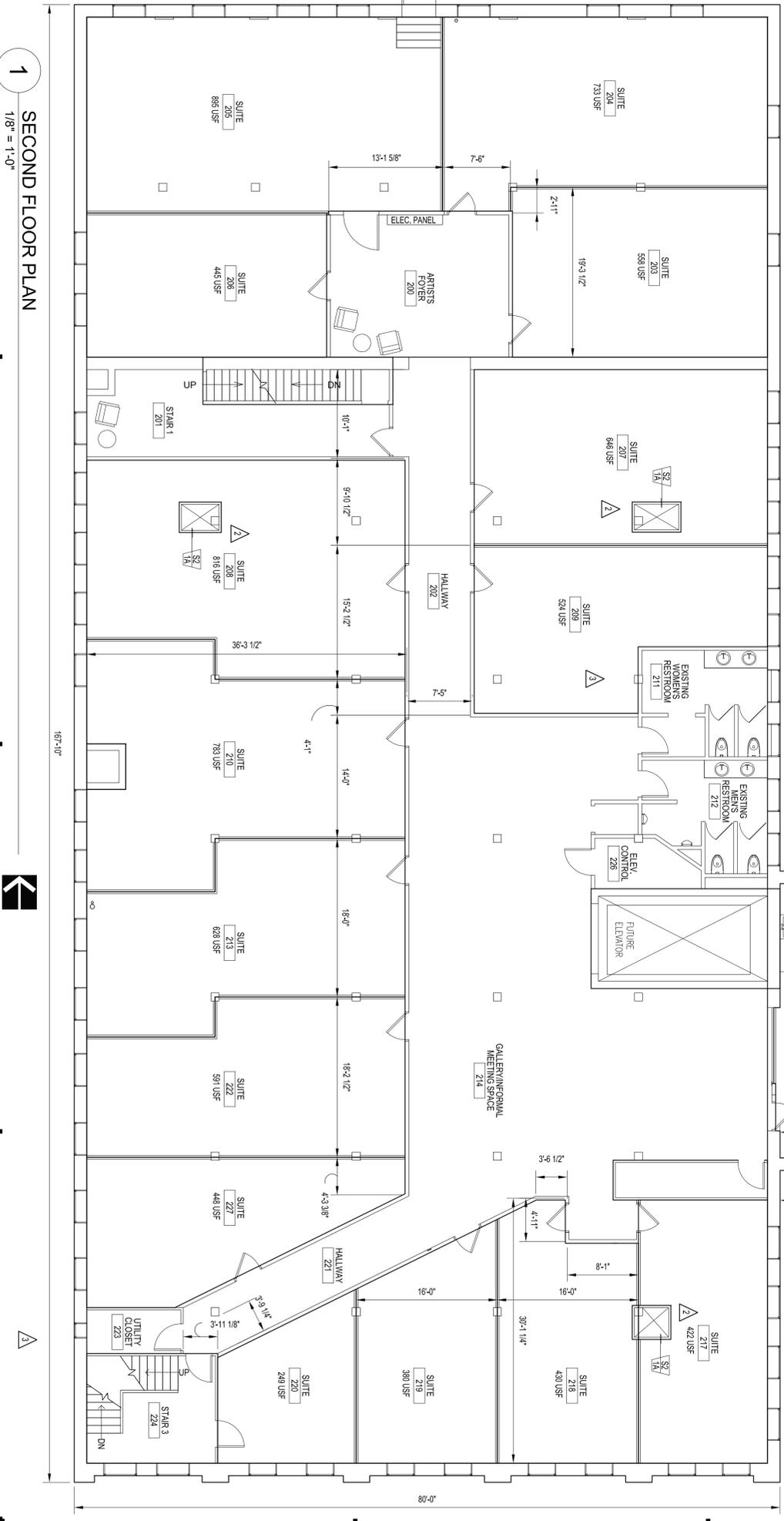


**WALL TYPE S2**  
1 1/2"=1'-0"

**SHAFT WALL ASSEMBLY**

- PLAN NOTES:
1. TO BE TYPE R104 UNLESS NOTED OTHERWISE
  2. DIMENSIONS TO ALL CENTER LINES AT NEW WALLS AND F.O. EXISTING
  3. EXISTING WALLS HATCHED GRAY
  4. ALL DIMENSIONS TO BE FIELD VERIFIED

**1 SECOND FLOOR PLAN**  
1/8" = 1'-0"



290 3rd Ave. N. Ste 450 | Minneapolis, MN 55401 | 612.338.2029

CLIENT:  
**DUANE ARENS | AL TIGERS**

**A.L. Tigers LLC**  
3408 Sycroft Cir., St. Anthony, MN 55418

THIS SQUARE APPEARS 1/2" X 1/2" ON FULL SIZE SHEETS.

3/28/2012	PLAN REVIEW REVISION
3/12/2012	FOR REVISION
NO	DATE ISSUED FOR

08/20/2012	FOR ADDENDUM SUBMITTAL
02/24/2012	FOR FINAL SUBMITTAL
NO	DATE REVISION

I HEREBY CERTIFY that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Minnesota.

SIGNATURE: *[Signature]*

TYPED OR PRINTED NAME: R. BRUCE CORNWALL

DATE: 02/02/12 REG. NO.: 19730

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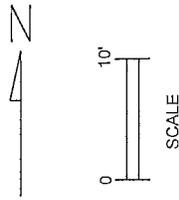
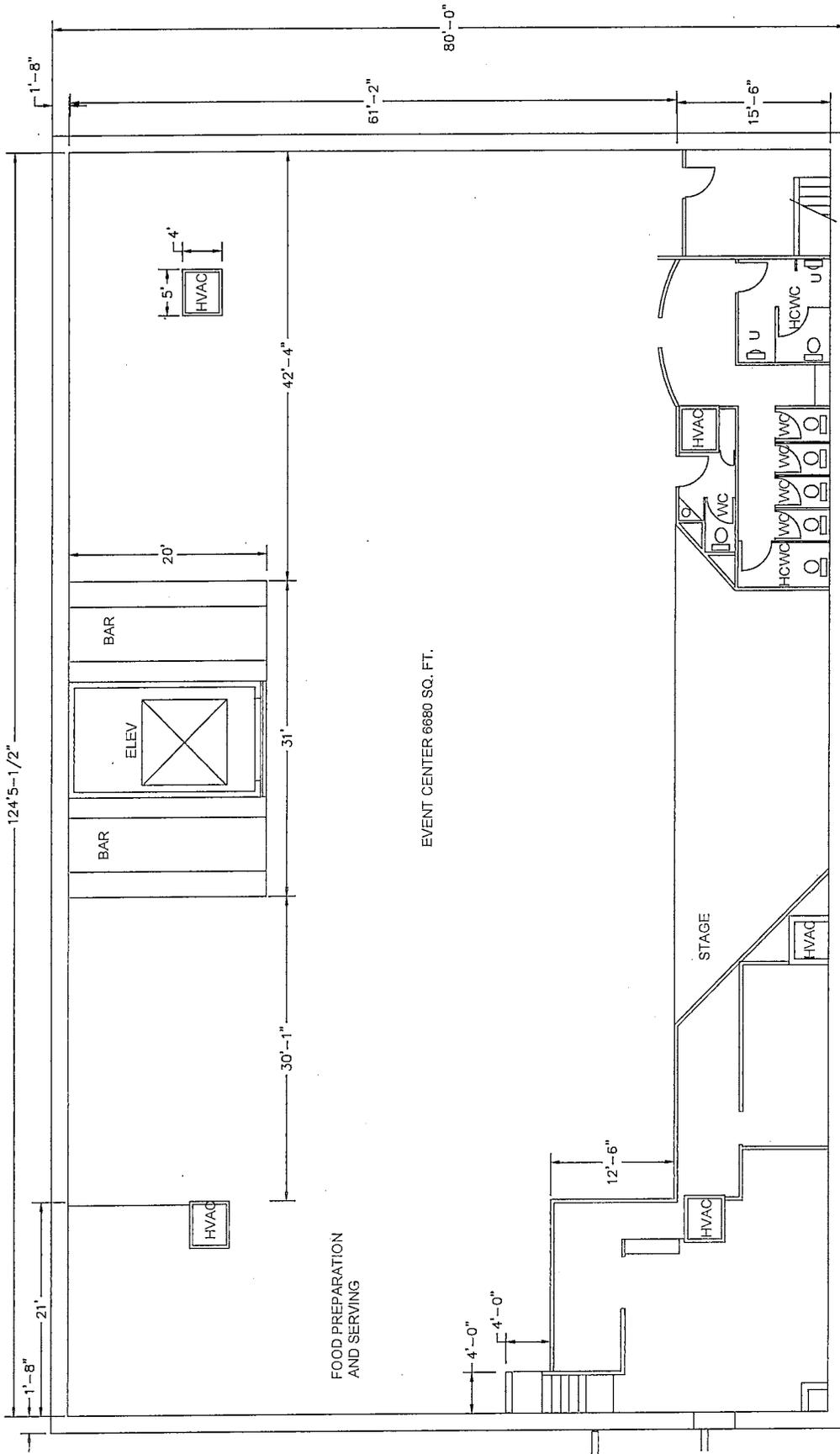
PROJECT NAME:  
**711 15TH AVENUE OFFICE/WAREHOUSE RENOVATION**

**711 15TH AVENUE NE, MINNEAPOLIS**

DRAWING TITLE:  
**SECOND FLOOR PLAN AND STANDARD MOUNTING HEIGHTS**

FILE: J:\10677800 Drawings\A110477\_P01.dwg  
DRAWN BY:  
CHECKED BY:  
PROJ. NO.: 110477  
DRAWING NO.:

**A1.02**



EVENT CENTER 6680 SQ. FT.

FOOD PREPARATION AND SERVING

STAGE

JMO CONSULTING - SOLAR  
ARTS BUILDING - REVISED  
FOOTPRINT 11-05-13