



CPED STAFF REPORT

Prepared for the City Planning Commission

CPC Agenda Item #11
 July 14, 2014
 BZZ-6550

LAND USE APPLICATION SUMMARY

Property Location: 1823 Penn Avenue North; 2201, 2213, 2217, and 2221 Golden Valley Road
Project Name: Commons at Penn Avenue
Prepared By: [Mei-Ling Anderson](#), City Planner, (612) 673-5342
Applicant: Building Blocks Non-profit, Inc.
Project Contact: David Witt, Mobilize Design & Architecture, LLC
Request: To allow a new four-story, mixed-use building with a community center and 45 dwelling units.

Required Applications:

Conditional Use Permit	To allow a community center in the CI Neighborhood Commercial District.
Conditional Use Permit	To increase the maximum allowed height for a mixed-use building in the CI Neighborhood Commercial District from 2.5 stories/35 feet to four stories/50 feet.
Variance	To reduce the screening requirement for utility equipment located near the south east corner of the zoning lot.
Variance	To allow utility equipment to be located within the required side yard adjacent to the south property line.
Variance	To allow a surface parking area to be located less than six feet from the habitable space of a dwelling unit on the first floor.
Variance	To increase the amount of allowable compact parking spaces for non-residential uses.
Site Plan Review	For a four-story, mixed-use building with 45 dwelling units.

SITE DATA

Existing Zoning	CI Neighborhood Commercial District
Lot Area	34,483 square feet / 0.79 acres
Ward(s)	5
Neighborhood(s)	Northside Residents Redevelopment Council
Designated Future Land Use	Urban Neighborhood
Land Use Features	Community Corridor (Penn Avenue North)
Small Area Plan(s)	Not applicable

September 30, 2014	June 20, 2014	Date Extension Letter Sent	Not applicable
End of 60-Day Decision Period	August 19, 2014	End of 120-Day Decision Period	Not applicable

BACKGROUND

SITE DESCRIPTION AND PRESENT USE. The subject site is located at the southwest corner of the intersection at Golden Valley Road and Penn Avenue North and contains a total of five parcels. The property located at 2213 Golden Valley Road is occupied by a vacant one-story building and the four other parcels for the proposed zoning lot (1823 Penn Avenue North and 2201, 2217, and 2221 Golden Valley Road) do not contain buildings and are vacant. The site has street frontage along three of the four property lines. It is bounded by Golden Valley Road to the north, Penn Avenue North to the east, and Queen Avenue North to the west. The south property line is adjacent to the residential uses in the RIA Single-Family District. The northeast corner of the site currently contains utility equipment that belongs to Xcel and CenturyLink.

SURROUNDING PROPERTIES AND NEIGHBORHOOD. The subject site is located at a corner where there other commercial uses. At the intersection, a one-story grocery store and church are located on the southeastern corner, a two-story commercial building is located on the northeastern corner, and the northwestern corner is vacant. The majority of the surrounding properties and neighborhood consists of low-density residential uses in the RIA and R2B zoning districts.

PROJECT DESCRIPTION. The proposed development would be a four-story, mixed-use with a gross floor area of approximately 60,457 square feet. There are 45 dwelling units proposed, and the unit mix includes one-, two-, and three-bedroom rental units. Approximately 75 percent of the units would have two or three bedrooms to accommodate families with children.

The second, third, and fourth floors of the building would exclusively contain residential uses, while the ground floor of the building would contain both residential uses and commercial space. Approximately 5,834 square feet on the first floor would be used for a community center, operated by Building Blocks Non-profit, Inc., which would consist of a fitness area, a health education center, mentorship programs, and administrative offices. A community center is a conditional use in the CI Neighborhood Commercial District and requires a conditional use permit. The remaining 11,410 square feet on the first floor would contain residential dwelling units. A tot lot and community garden area would be located on the southern portion of the site, adjacent to the proposed building.

The applicant is proposing a total of 55 parking spaces, of which 43 spaces would be located below-grade for the residential uses and 12 spaces would be located at grade in a surface parking area for the non-residential uses. The applicant is requesting two variances related to parking; one variance is to increase the number of compact stalls used to fulfill the minimum non-residential parking requirements, and the other is to locate one or more parking stalls within six feet of the habitable area of a dwelling unit.

The new, four-story mixed-use building requires site plan review as well as a conditional use permit to allow the building to exceed the district maximum of 2.5 stories/35 feet by 15 feet. In addition, the applicant is proposing to relocate the utility equipment that is currently located on the northeast corner of the site to the southeast corner of the site. The new location and design of the utility equipment that is proposed requires a variance of the screening requirement as well as a variance of the side yard setback adjacent to the south property line.

PUBLIC COMMENTS. As of the printing of this report, staff has not received any public comments. Any correspondence received prior to the public meeting will be forwarded on to the Planning Commission for consideration.

ANALYSIS

CONDITIONAL USE PERMIT

The Department of Community Planning and Economic Development has analyzed the application to allow a community center in the CI Neighborhood Commercial District based on the following [findings](#):

1. *The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare.*

The community center would not be detrimental to or endanger the public health, safety, comfort, or general welfare. The site currently contains four vacant parcels and one parcel with a vacant one-story building. The community center would contain health, educational, mentorship, and fitness resources and would benefit the public health, safety, comfort, and general welfare, and bring activity to an underutilized site.

2. *The conditional use will not be injurious to the use and enjoyment of other property in the vicinity and will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.*

The proposed community center would not be injurious to the use and enjoyment of other property in the vicinity, nor would it impede the orderly development and improvement of surrounding property for uses permitted in the district. The community center would be available to residents of the building as well as to residents of the surrounding neighborhood. The programs would be designed to provide after-school activities for youth in the community, generally between the hours of 3:00 p.m. and 6:00 p.m.

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

The proposed community center would not have an adverse impact on utilities, access roads, drainage, or other facilities.

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

Adequate measures have been or will be taken to impact on traffic congestion in the public streets. The development provides on-site vehicle and bicycle parking for the community center as well as for all other uses in the building that exceeds the minimum zoning code requirements. In addition, the site is located next to a transit stop on Penn Avenue North that is served by high-frequency bus routes (the 14 and the 19).

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

The proposed development would be consistent with the following general land use policies of *The Minneapolis Plan for Sustainable Growth*:

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

- 1.2.3 Lessen the negative impacts of non-residential uses on residential areas through controls on noise, odors, and hours open to the public.

Land Use Policy 1.8: Preserve the stability and diversity of the city's neighborhoods while allowing for increased density in order to attract and retain long-term residents and businesses.

- 1.8.2 Advance land use regulations that retain and strengthen neighborhood character, including direction for neighborhood serving commercial uses, open space and parks, and campus and institutional uses.
- 1.8.3 Direct uses that serve as neighborhood focal points, such as libraries, schools, and cultural institutions, to designated land use features.

Land Use Policy 1.9: Through attention to the mix and intensity of land uses and transit service, the City will support development along Community Corridors that enhances residential livability and pedestrian access.

- 1.9.2 Support new small-scale retail sales and services, commercial services, and mixed uses where Community Corridors intersect with Neighborhood Commercial Nodes.

Economic Development Policy 4.7: Focus resources and efforts on connecting residents to good jobs.

- 4.7.2 Work to inform Minneapolis residents of jobs that are available in the city and throughout the metropolitan region.

Public Services and Facilities Policy 5.2: Support the efforts of public and private institutions to provide a wide range of educational choices for Minneapolis students and residents throughout the city.

- 5.2.4 Connect residents to educational opportunities throughout the city, including magnet schools, community education, early childhood family education, post-secondary education, and vocational and higher education.

The proposed community center would support the comprehensive plan in promoting neighborhood-serving institutional uses along Community Corridors. In addition, the proposed use would connect residents to educational and mentorship opportunities to support the City's economic development and public services goals.

- 6. *The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located.*

If the requested land use applications are approved, the proposal will comply with all provisions of the CI Neighborhood Commercial District.

CONDITIONAL USE PERMIT

The Department of Community Planning and Economic Development has analyzed the application to increase the maximum allowed height for a mixed-use building in the CI Neighborhood Commercial District from 2.5 stories/35 feet to four stories/50 feet based on the following [findings](#):

- 1. *The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare.*

The proposed development would be four stories, or 50 feet, at its tallest point. The maximum allowed height of a building in the CI Neighborhood Commercial District is the lesser of 2.5 stories or 35 feet. The original published notice for this project listed the maximum allowed height as 3

stories/42 feet, which included the mixed commercial-residential density bonus per section 548.130 of the zoning code. As the project does not qualify for this density bonus, which would have allowed the development to be 3 stories/42 feet by right, the development is subject to the CI district height maximum of 2.5 stories/35 feet.

The proposed 50-foot tall building will not be detrimental to or endanger the public health, safety, comfort, or general welfare provided that the development complies with all applicable building codes, life safety ordinances, and Public Works standards.

2. *The conditional use will not be injurious to the use and enjoyment of other property in the vicinity and will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.*

The building would reach four stories (50 feet) at its tallest point, and the fourth floor would cover only the eastern half of the building. The balance of the building would be approximately 3 stories/42 feet tall. As the proposed building would be located along public streets to the north, east, and west, it would not be adjacent to any residential uses on these three sides. The building would be located approximately 19 feet from the nearest residential properties that are directly to the south. CPED does not believe that increasing the maximum allowed height of the building would be injurious to the use and enjoyment of other property in the vicinity, nor would it impede the orderly development and improvement of surrounding property for uses permitted in the district.

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

Increasing the height of the building will not have an impact on utilities, access roads, drainage, or other necessary facilities.

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

Increasing the allowed height of the building will have no impact on traffic congestion in the public streets. Both residential and non-residential uses will have off-street parking provided within the subject site and the development is next to two high-frequency bus routes.

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

The proposed development would be consistent with the following general land use policies of *The Minneapolis Plan for Sustainable Growth*:

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

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

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

- 1.5.1 Support an appropriate mix of uses within a district or corridor with attention to surrounding uses, community needs and preferences, and availability of public facilities.
- 1.5.2 Facilitate the redevelopment of underutilized commercial areas by evaluating possible land use changes against potential impacts on the surrounding neighborhood.

Land Use Policy 1.8: Preserve the stability and diversity of the city's neighborhoods while allowing for increased density in order to attract and retain long-term residents and businesses.

- 1.8.1 Promote a range of housing types and residential densities, with highest density development concentrated in and along appropriate land use features.

Land Use Policy 1.11: Preserve and enhance a system of Neighborhood Commercial Nodes that includes a mix of housing, neighborhood-serving retail, and community uses.

- 1.11.4 Encourage a height of at least two stories for new buildings in Neighborhood Commercial Nodes, in keeping with neighborhood character.
- 1.11.5 Encourage the development of medium- to high-density housing where appropriate within the boundaries of Neighborhood Commercial Nodes, preferably in mixed use buildings with commercial uses on the ground floor.

Housing Policy 3.2: Support housing density in locations that are well connected by transit, and are close to commercial, cultural and natural amenities.

- 3.2.1 Encourage and support housing development along commercial and community corridors, and in and near growth centers, activity centers, retail centers, transit station areas, and neighborhood commercial nodes.

Urban Design Policy 10.5: Support the development of multi-family residential dwellings of appropriate form and scale.

- 10.5.1 Smaller-scale, multi-family residential development is more appropriate along Community Corridors and Neighborhood Commercial Nodes.

Urban Design Policy 10.6: New multi-family development or renovation should be designed in terms of traditional urban building form with pedestrian scale design features at the street level.

- 10.6.1 Design buildings to fulfill light, privacy, and view requirements for the subject building as well as for adjacent properties by building within required setbacks.
- 10.6.3 Provide appropriate physical transition and separation using green space, setbacks or orientation, stepped down height, or ornamental fencing to improve the compatibility between higher density and lower density residential uses.

The applicant is proposing a four-story building along a designated Community Corridor (Penn Avenue South). The development meets all applicable building setbacks and would not have a negative impact on significant views, air, or light for surrounding properties. The development includes a mixture of multi-family housing with ground floor commercial uses, which is in keeping with the applicable comprehensive plan policies.

- 6. *The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located.*

If the requested land use applications are approved, the proposal will comply with all provisions of the CI Neighborhood Commercial District.

Additional Standards to Increase Maximum Height

In addition to the conditional use permit standards, the Planning Commission shall consider, but not be limited to, the following [factors](#) when determining the maximum height of principal structures in commercial districts:

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

The building is bounded by a public street on the north, east, and west sides of the property, and by an alley to the south. The nearest residential properties would be located approximately 80 feet from the proposed building. Increasing the height of the proposed development should not impede access to light and air that the surrounding properties receive.

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

Increasing the height of the building eight feet above the allowed 35 feet would not have significant shadowing effects on adjacent residential properties, significant public spaces, or existing solar energy systems, if any.

The applicant submitted a shadow study showing the proposed development's impacts just after sunrise, just before sunset, and at noon on January 21st, March 21st, and June 21st. In the shadow study that was included in the application, most of the shadowing throughout the year would occur on Golden Valley Road and Penn Avenue, with little impact on nearby residential properties. The largest shadowing impact would occur just before sunset on January 21st and would affect the residential properties to the northeast of the site.

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

The buildings in the surrounding area range between one and two stories. There are two one-story commercial buildings to the east, a vacant parcel to the north, and residential buildings throughout most of the surrounding area. At its tallest point, the proposed development would be two stories taller than the adjacent residential uses to the south, which are approximately 80 feet from the proposed building.

The character of the proposed building would be in keeping with surrounding uses, as it is primarily residential with a community center to serve neighborhood youth.

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

The proposed development will not block views of landmark buildings, significant open spaces, or bodies of water.

VARIANCE

The Department of Community Planning and Economic Development has analyzed the application for a variance of the screening requirement for utility equipment located near the south east corner of the zoning lot 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 zoning code requires that all mechanical equipment be screened on all four sides. The utility equipment that would be located along the south property line belongs to Xcel Energy and CenturyLink and serves the community, not just the proposed development. This equipment is

currently located along the north property line but is being relocated as part of the development in order to provide full, active building walls along Golden Valley Road and Penn Avenue North. As the applicant is unable to completely remove the utility equipment from the site, they have proposed a location for it where it would be able to be screened on three of the four sides. However, the utility companies require that the doors of the equipment be unobstructed and unencumbered, and that no built or other permanent elements can be located within ten feet of the front access doors. As a result, the applicant is not able to screen the equipment on all four sides. The applicant did not create these unique circumstances and granting the variance would have no economic benefit to them.

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 Xcel utility equipment is two feet 11 inches tall at max and the Century Link pull box is three feet six inches tall. The applicant is proposing to provide screening on three of the four sides of the equipment through a combination of landscaping and the 6-foot high fence along the south property line. The portion that is not screened directly faces a drive aisle and the office space area of the community center and would be on the opposite side of the property from the proposed tot lot and residential entrances. CPED staff finds that, as conditioned, the applicant is proposing to use the property in a reasonable manner that will be in keeping with the spirit and intent of the ordinance and 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.*

The proposed variance of the screening requirement will not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity. The portion that is not screened directly faces a drive aisle and the office space area of the community center. It would also be located on the opposite side of the property from the proposed tot lot and residential entrances.

For off-site uses, the unscreened portion of the equipment would be only partially visible from the public street and sidewalk along Penn Avenue North, as it would be screened on the east side and would be located 21 feet from the east property line to exceed the minimum front yard requirement along Penn Avenue North. The equipment would not be at all visible from the adjacent residential buildings to the south due to location of the six-foot tall opaque fence along the south property line. If granted, the proposed variance would not be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties.

VARIANCE

The Department of Community Planning and Economic Development has analyzed the application for a variance to allow utility equipment to be located within the required side yard adjacent to the south property line 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 south property line is subject to a minimum side yard of five feet, as the development fronts Penn Avenue North along the east property line and there are residential uses (RIA Single-Family

District) on the opposite side of the south property line. The applicant is requesting a variance to reduce the side yard adjacent to the south property line from five feet to two feet in order to locate utility equipment in this portion of the site.

The utility equipment belongs to Xcel Energy and CenturyLink and serves the community, not just the proposed development. This equipment is currently located along the north property line but is being relocated as part of the development in order to provide full, active building walls along Golden Valley Road and Penn Avenue North. There are limited options for relocating the utility equipment, with the proposed location being one of them. As the applicant is unable to completely remove the utility equipment from the site, they have proposed a location for the equipment where it would minimize its impacts on on-site and off-site uses as much as possible through landscaping and screening. In addition, the equipment would be located 21 feet from the east property line to exceed the front yard requirement of 20 feet along Penn Avenue North.

These unique circumstances were not created by the applicant and practical difficulties exist in complying with the ordinance.

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 applicant has proposed a new location for the existing utility equipment that would allow the development to balance the existing conditions on the site with future uses that are appropriate for a zoning lot of this size and in this location. CPED staff believes that the applicant is proposing to use the property in a reasonable manner that will be in keeping with the spirit and intent of the ordinance and 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.*

The proposed variance of the screening requirement will not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity. The proximity of the equipment to the residential uses to the south would be adequately mitigated through landscaping and screening. If granted, the proposed variance would not be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties.

VARIANCE

The Department of Community Planning and Economic Development has analyzed the application for a variance to allow a surface parking lot to be located less than six feet from the habitable space of a dwelling unit on the first floor 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.*

Section 537.80 of the zoning code requires that open parking spaces be located no closer than six feet from the habitable space of a dwelling unit. The parking area serving the non-residential uses on the first floor of the proposed project is located approximately 4.5 feet from one of the residential units on the first floor. A variance is required to allow these parking stalls within six feet of the dwelling area.

The parking area would be located on the south side of the proposed building, between the building and south property line. The applicant is providing a six-foot buffer between the parking area and the south property line, which abuts the residential alley and RIA Single-Family District. The applicant states that the variance is required to maintain a nine-foot wide pedestrian walkway and landscaping along the north property line between the proposed building and Golden Valley Road. Staff finds that practical difficulties exist in complying with the ordinance due to the narrow depth of the lot and the site's proximity to residential zoning districts. The proposed layout of the building allows the applicant to provide landscaped buffers between the development and adjacent uses to the north and south while minimizing the need for additional height and providing the minimum required drive aisle width for the surface parking area. These unique circumstances were not created by persons presently having an interest in 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.*

The variance would impact a total of one dwelling unit within the building. The intent of the ordinance is to provide adequate separation between vehicles and dwellings to reduce the adverse impacts of vehicles, such as noise and fumes. The variance is being requested in order to provide sufficient off-street parking for the non-residential uses (namely, the community center). As the primary hours for the community center are generally between the hours of 3:00 p.m. and 6:00 p.m., the parking area should have a minimal impact on the habitable space of the adjacent unit. In addition, without granting the variance, the amount of guest parking would be further limited. CPED staff finds that the applicant is proposing to use the property in a reasonable manner that will be in keeping with the spirit and intent of the ordinance and 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.*

The proposed variance would not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity. Granting the variance should 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 amount of allowable compact parking spaces for non-residential uses 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 development is required to have a minimum ten parking spaces for non-residential uses. The zoning code requires that at least 75 percent of the requirement be fulfilled with standard parking stalls per section 541.330. Therefore, the applicant may provide up to two compact parking stalls without a variance. The applicant is proposing five stalls along the south property line in the surface parking area, so a variance is required. Practical difficulties exist in complying with the ordinance, as the property has three street frontages and the applicant is attempting to balance the need to provide adequate pedestrian and landscaped spaces and uninterrupted building frontage on the three

sides adjacent to the public sidewalk with the providing off-street parking for visitors and employees of the community center. The unique shape of the property was not created by the applicant.

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 compact parking spaces will allow the applicant to provide sufficient off-street parking for non-residential uses. CPED staff finds that the applicant is proposing to use the property in a reasonable manner that will be in keeping with the spirit and intent of the ordinance and 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.*

Granting the variance would not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity, and would not be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties.

SITE PLAN REVIEW

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

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

Building Placement and Design – *Meets requirements with Conditions of Approval; requires alternative compliance*

- The placement of the building reinforces the street wall, facilitates pedestrian access, and maximized natural surveillance on the three main street frontages (Golden Valley Road, Penn Avenue North, and Queen Avenue North). The first floor of the building is located at or within eight feet of the front lot line on all street frontages.
- The area between the building and north and west property lines will contain planting areas and nine bicycle spaces. There are also trees and bicycle parking spaces proposed for the public right-of-way along the north and west street frontages.
- There are two principal entrances proposed that would be oriented toward Golden Valley Road, including one at the northeast corner of the site.
- All on-site accessory parking will be located to the rear of the site or entirely below grade. The parking area for the residential uses would be located below-grade, while the parking area to the rear of the site would serve the non-residential uses.
- The applicant is proposing a variety of materials, recesses in the building walls, and other architectural elements to break up the facade into smaller sections.
- There are no areas of the development that are more than 25 feet in length and void of windows, entries, recesses or projects, or other architectural elements.
- The exterior materials of the building will include varieties of engineered wood siding, rockface and burnished concrete masonry units (CMU), and metal panels. Engineered wood siding is not considered a durable material and is not allowed as an exterior building material for multiple-family homes or non-residential properties. This item requires alternative compliance.
- Plain face concrete block is not proposed as an exterior material. The sides and rear of the building are similar to and compatible with the front of the building.

- The zoning code requires that, for residential uses, at least 20 percent of the walls on the first floor and ten percent of the walls on each floor above facing a public street, sidewalk, pathway, or on-site parking lot shall be windows. The same regulations apply to non-residential uses, except that the first floor requirement is 30 percent for these uses. All applicable building walls exceed the minimum window requirement aside from the first floor, west elevation facing the surface parking area which contains non-residential uses. The minimum window requirement on this elevation is 77 square feet, whereas the applicant is proposing 2 windows totaling 45 square feet. This item requires alternative compliance. See **Table I**.
- The windows are vertical in nature and are generally distributed in a uniform fashion along the building walls.
- Each of the first floor building walls facing public streets and sidewalks contain active functions for more than 30 percent of the linear building frontage.
- The roof line of the building will be flat. Most surrounding properties are residential buildings with pitched roofs; however, the commercial building on the opposite side of Penn Avenue North has a flat roof.
- There are no above-grade parking garages proposed for the development.

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

	Code Requirement		Proposed	
Golden Valley Road (Residential)				
1 st Floor	20% minimum	205 sq. ft.	27%	275 sq. ft.
2 nd Floor and 3 rd Floor	10% minimum	250 sq. ft.	30%	752 sq. ft.
4 th Floor	10% minimum	116 sq. ft.	29%	340 sq. ft.
Golden Valley Road (Non-residential)				
1 st Floor	30% minimum	310 sq. ft.	53%	547 sq. ft.
Penn Avenue North (Residential)				
2 nd Floor and Above	10% minimum	86 sq. ft.	23%	200 sq. ft.
Penn Avenue North (Non-residential)				
1 st Floor	30% minimum	210 sq. ft.	36%	252 sq. ft.
Queen Avenue North (Residential)				
1 st Floor	20% minimum	96 sq. ft.	21%	99 sq. ft.
2 nd Floor and Above	10% minimum	91 sq. ft.	27%	243 sq. ft.
West Elevation Facing Parking (Non-residential)				
1 st Floor	30% minimum	77 sq. ft.	18%	45 sq. ft.
South Elevation Facing Parking (Residential)				
1 st Floor	20% minimum	324 sq. ft.	22%	354 sq. ft.
2 nd Floor	10% minimum	258 sq. ft.	22%	570 sq. ft.
3 rd Floor	10% minimum	258 sq. ft.	26%	680 sq. ft.
4 th Floor	10% minimum	47 sq. ft.	43%	204 sq. ft.

Access and Circulation – Meets requirements

- All of the principal entrances leading into and out of the building are connected to the public sidewalk either directly or via a walkway.
- No transit shelters are proposed for the development at this time.
- The site has been designed so that pedestrians would primarily enter the site from the principal entrances facing Golden Valley Road, whereas all vehicles would be directed to a single curb cut on Penn Avenue North to access the surface parking area or below-grade parking. The vehicular circulation has been designed to minimize conflicts with pedestrians and surrounding residential uses.
- There is a residential alley along the south property line. No vehicular or pedestrian traffic would be able to enter the alley due to the fence along the south property line. In addition, the curb cut is located on the east side of the site. As the eastern portion of the alley has been partially vacated for the residential property to the south, vehicles would not be able to circulate through the alley to get from one side of the property to the other. The increased traffic from the development would have a minimal impact on the adjacent residential alley and residential uses.
- There is no maximum impervious surface requirement in the CI zoning district. According to the materials submitted by the applicant, 77 percent of the site will be impervious. Currently, approximately 10 percent of the site is impervious.

Landscaping and Screening – Requires alternative compliance

- The composition and location of landscaped areas complement the scale of the development and its surroundings.
- The zoning code requires that at least 20 percent of the site not occupied by buildings be landscaped. The lot area of the site is 34,483 square feet and the building footprint is 17,453 square feet. The difference is 17,030 square feet, and 20 percent of this number is 3,406 square feet. The applicant is proposing approximately 4,802 square feet of landscaping on the site, or approximately 28 percent of the site not occupied by the building.
- The zoning code requires that the site contain at least one canopy tree per 500 square feet of required green space and at least 1 shrub for each 100 square feet of required green space. The tree requirement for this site is eight and the shrub requirement is 35. The applicant is providing a total of three canopy trees and 140 shrubs on-site, as well as a variety of perennials and grasses. The applicant is also proposing new canopy trees, shrubs, and other landscape materials in the right-of-way along both Golden Valley Road and Queen Avenue North. While the applicant is exceeding the minimum shrub requirement by 105, they would need to provide five additional canopy trees on-site to comply with the requirements. Therefore, this item requires alternative compliance.
- All areas not occupied by buildings or paved parking areas contain landscaping.
- The site contains a surface parking area with 12 parking spaces, one of which meets accessibility standards. The five most southerly stalls are compact spaces. Properties with parking areas that abut a residential alley, residence district, or residential use must provide a minimum seven-foot landscaped yard between the parking area and adjacent residential use. The applicant is proposing a five-foot landscaped yard between the parking area and south property line that abuts the residential alley. As the code requires a seven-foot wide landscaped yard along the parking lot in this location, this item requires alternative compliance.
- The zoning code requires a six-foot screen that is at least 95% opaque between parking areas and adjacent residential uses. The applicant is providing a six-foot opaque wooden fence along the south property line to comply with the screening requirement.

- The corners of the surface parking area contain landscaping.
- The parking area contains 12 vehicle parking spaces and is subject to the requirement that no parking space may be more than 50 feet from on-site deciduous tree. The development meets this requirement.
- The applicant is proposing a fence along the west and south sides of the property. The height and opacity of the fences meet the minimum zoning code requirements. The applicant is proposing a total of three materials: aluminum (decorative), vinyl coated chain link, and wood. As a result, the site does not have a cohesive screen.

Table 2. Landscaping and Screening Requirements

	Code Requirement	Proposed
Lot Area	--	34,483 sq. ft.
Building footprint	--	17,453 sq. ft.
Remaining Lot Area	--	17,030 sq. ft.
Landscaping Required	3,406 sq. ft.	4,802 sq. ft.
Canopy Trees (1: 500 sq. ft.)	8 trees	3 trees
Shrubs (1: 100 sq. ft.)	35 shrubs	140 shrubs

Additional Standards – Meets requirements

- The parking lot has been designed to provide on-site retention and filtration of stormwater and will require approval from Public Works prior to the issuance of building permits.
- There are no important elements of the city near the site that will be obstructed by the proposed building.
- This building should have minimal shadowing effects on public spaces and adjacent properties.
- This building should have minimal wind effects on the surrounding area.
- The site plan complies with crime prevention design elements as the building entrances are located up to the front property lines, there are windows where people can see in and out along all levels of the building and there are lights located near all of the entrances and throughout the grounds.
- This site is neither historically designated nor is it located in a historic district.

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

The proposed multiple-family residential use is *permitted* in the CI Neighborhood Commercial District. The community center is a *conditional* use in the CI District.

Off-street Parking and Loading – Requires variance(s)

- The minimum and maximum parking standards are based on the total area of the non-residential uses and the number of dwelling units on-site. The parking requirements for the community center are based on the general uses within that portion of the building. The applicant has indicated that approximately 3,877 square feet would be used for a sports and health facility use, while the remaining 1,957 square feet would be used for office space. Please refer to **Table 3** for the minimum and maximum parking requirements for the residential and non-residential uses.
- The non-residential uses qualify for a reduction in the minimum parking requirement per the bicycle incentive in 541.220. The applicant is proposing to install nine bicycle parking spaces on Golden Valley Road for short-term non-residential bicycle parking. The minimum parking

requirement for the non-residential uses is twelve. As the nine bicycle spaces is more than 25 percent of the minimum parking requirement, the development is able to reduce its parking minimum by two stalls (ten percent per use) for a total minimum of ten non-residential spaces. The maximum parking requirement for the non-residential uses is 30 parking spaces.

- The minimum parking requirement for the residential uses one per dwelling unit, for a total of 45. The development qualifies for the transit incentive per section 541.200, as the development is within 300 feet of two high-frequency, two-way transit routes on Penn Avenue North. Therefore, the minimum parking requirement for the residential uses is 75 percent of the minimum 45 spaces for a total of 40 spaces.
- The applicant is proposing a total of 55 parking spaces, of which 43 spaces would be located below-grade for the residential uses and 12 spaces would be at grade within in a surface parking area for the non-residential uses. The parking areas for both the residential and non-residential uses is within their respective minimum and maximum parking requirements.
- The applicant is requesting two variances related to parking; one variance is to increase the number of compact stalls used to fulfill the minimum non-residential parking requirements, and the other is to locate one or more parking stalls within six feet of the habitable area of a dwelling unit. The development is required to have a minimum ten parking spaces for non-residential uses. The zoning code requires that at least 75 percent of the requirement be fulfilled with standard parking stalls per section 541.330. Therefore, the applicant may provide up to two compact parking stalls without a variance. The applicant is proposing five stalls along the south property line in the surface parking area, so a variance is required. Please refer to the variance descriptions in the previous sections for more detail.
- The development is not subject to a loading requirement.
- The minimum bicycle parking requirement for the non-residential uses is six and the requirement for the residential use is 23. The applicant is proposing nine bicycle parking spaces on Golden Valley Road for the non-residential use, and 31 spaces below-grade for the residents. The applicant is exceeding both minimum requirements; however, the applicant must demonstrate that the development is providing at least two long-term bicycle spaces for the non-residential uses as a condition of approval.

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

	Minimum Parking Requirement	Applicable Reductions	Total Minimum Requirement	Maximum Parking Allowed	Proposed
Community Center					
Office	4	Bicycle Incentive (1)	3	10	12
Sports and Health Facility	8	Bicycle Incentive (1)	7	20	
Residential Dwellings	45	Transit Incentive (5)	40	--	43
Total	57	7	50	30 non-residential	55

Table 4. Bicycle Parking and Loading Requirements (Chapter 54I)

	Minimum Bicycle Parking	Minimum Short-Term	Minimum Long-Term	Proposed
Community Center				
Office	3	Not less than 50% (2)		9 (short-term)
Sports and Health Facility	3	Not less than 50% (2)		
Residential Dwellings	23	--	Not less than 90%	31 (long-term)
Total	29	--	--	40

Building Bulk and Height – Requires conditional use permit

- The maximum floor area ratio (F.A.R.) in the CI zoning district is 1.7. The development qualifies for the affordable housing density bonus, for a maximum of 2.04 in allowed F.A.R.
- The lot in question is 34,483 square feet in area. The applicant is proposing 60,457 square feet in gross floor area, for a total of 1.75.
- The maximum allowed height in the CI zoning district is 2.5 stories or 35 feet, whichever is less. The tallest point of the proposed building is 50 feet. This item requires a conditional use permit for height.

Table 5. Building Bulk and Height Requirements

	Code Requirement	Proposed
Lot Area	--	34,483 sq. ft. / 0.79 acres
Gross Floor Area (GFA)	--	60,457 sq. ft.
Maximum Floor Area Ratio (GFA/Lot Area)	2.04	1.75
Maximum Building Height	2.5 stories or 35 feet, whichever is less	50 ft.

Residential Lot Requirements – Meets requirements

- The proposed dwelling units (DUs) are part of a mixed-use building and the residential lot dimension requirements for the CI district do not apply to this development.

Table 6. Residential Lot Summary

	Code Requirement	Proposed
Dwelling Units (DU)	--	45 DUs
Density (DU/acre)	--	35.6 DU/acre
Minimum Lot Area	--	766 sq. ft. per DU

Yard Requirements – Requires variance(s)

- Setback requirements do not typically apply to buildings in the CI zoning district unless there are on-site residential uses or adjacent residential uses or residence or office residence zoning

districts. The subject property fronts on Golden Valley Road and has two side lot lines – Penn Avenue North and Queen Avenue North – both of which are adjacent to the RIA Single-Family District, and is considered to be a double reverse corner lot. A side yard requirement of 20 feet (or the established front yard, whichever is less) applies to both Queen Avenue North and Penn Avenue North for the first 25 feet away from the residential district. The development meets both side yard requirements.

- The site is also subject to a side yard requirement of five feet as it is adjacent to the RIA Single-Family District. The applicant is proposing to install utility equipment in this portion of the site, thus reducing the setback to the south property line to two feet. A variance is required, as described in the variance findings above.

Table 7. Minimum Yard Requirements

	Zoning District	Proposed
Side (adjacent to Penn)	20 ft.	21 ft.
Side (adjacent to Queen)	20 ft.	23 ft.
Side (adjacent to RIA district)	5 ft.	2 ft.

Signs – Meets requirements

- Signs are subject to Chapter [543](#) of the Zoning Code. All new signs are required to meet the requirements of Chapter 543 of the zoning code. The applicant is proposing 14 wall mounted blade signs totaling 126 square feet in area. The proposed signage is within the zoning code requirements.

Table 8. Signage Summary

	Number Allowed Per Zoning Lot	Proposed Number	Maximum Size Allocation	Maximum Area Per Sign	Proposed Area	Maximum Allowed Height	Proposed Height
Projecting	No limit within size allocation	14	381 sq. ft.	9 sq. ft.	126 sq. ft.	14 ft.	8 ft.

Dumpster Screening – Meets requirements

- There will be a trash and recycling room located on the first floor of the building.

Screening of Mechanical Equipment – Requires variance(s)

- The applicant is proposing to screen the rooftop mechanical equipment with ballast pavers.
- The applicant is seeking a variance to reduce the screening requirement for the utility equipment located in the southeast portion of the property. Please refer to the variance described in the section above for more detail.

Lighting – Meets requirements

- The proposed lighting plan meets the zoning code requirements.

Impervious Surface Area – Not applicable

Specific Development Standards – Meets requirements

- The project includes a community center, which is subject to specific development standards. CPED staff finds that the proposed use meets the applicable specific development standards, as follows:
 1. *To the extent practical, all new construction or additions to existing buildings shall be compatible with the scale and character of the surroundings, and exterior building materials shall be harmonious with other buildings in the neighborhood.*

The new construction is compatible with the scale and character of the surroundings. As conditioned, the exterior building materials shall be harmonious with other buildings in the neighborhood.
 2. *An appropriate transition area between the use and adjacent property shall be provided by landscaping, screening and other site improvements consistent with the character of the neighborhood.*

The applicant is providing transition areas between the use and adjacent properties through landscaping, screening, and other site improvements that are consistent with the character of the neighborhood.

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

The Minneapolis Plan for Sustainable Growth identifies the site as Urban Neighborhood on the future land use map. In addition to the policies cited for the conditional use permit application, the proposed development is consistent with the following principles and policies outlined in the comprehensive plan as described in the findings for the conditional use permits (above). In addition, the development is consistent with the following policies of the comprehensive plan:

Urban Design Policy 10.4: Support the development of residential dwellings that are of high quality design and compatible with surrounding development.

- 10.4.1 Maintain and strengthen the architectural character of the city's various residential neighborhoods.

Urban Design Policy 10.6: New multi-family development or renovation should be designed in terms of traditional urban building form with pedestrian scale design features at the street level.

- 10.6.4 Orient buildings and building entrances to the street with pedestrian amenities like wider sidewalks and green spaces.
- 10.6.5 Street-level building walls should include an adequate distribution of windows and architectural features in order to create visual interest at the pedestrian level.

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

Urban Design Policy 10.15: Wherever possible, restore and maintain the traditional street and sidewalk grid as part of new developments.

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

- 10.16.1 Encourage wider sidewalks in commercial nodes, activity centers, along community and commercial corridors and in growth centers such as Downtown and the University of Minnesota.
- 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.

CPED believes that the proposed development is in conformance with the above policies of *The Minneapolis Plan for Sustainable Growth*.

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

The subject site is not located within the boundaries of an applicable small area plan adopted by the city.

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:

- **Durability of materials.** The exterior materials of the building will include varieties of engineered wood siding, rockface and burnished concrete masonry units (CMU), and metal panels. Engineered wood siding is not considered a durable material and is not allowed as an exterior building material for multiple-family homes or non-residential properties. As such, this item requires alternative compliance. Staff finds that it would be practical to require compliance with this requirement and is recommending that the applicant address the durability of the proposed exterior building materials in the final site plan. In addition, staff is recommending that the applicant reduce the quantity of primary exterior building materials proposed for each elevation to no more than three primary materials per elevation. Accent and trim materials shall not be counted as a primary building material.
- **Window requirement.** The zoning code requires that, for residential uses, at least 20 percent of the walls on the first floor and ten percent of the walls on each floor above facing a public street, sidewalk, pathway, or on-site parking lot shall be windows. The same regulations apply to non-residential uses, except that the first floor requirement is 30 percent for these uses. All applicable building walls exceed the minimum window requirement aside from the first floor, west elevation facing the surface parking area which contains non-residential uses. The minimum window requirement on this elevation is 77 square feet, whereas the applicant is proposing 2 windows totaling 45 square feet. This item requires alternative compliance. CPED staff believes that it would be practical to require compliance with the minimum window requirement in this location.
- **Canopy trees.** The zoning code requires that the site contain at least one canopy tree per 500 square feet of required green space and at least 1 shrub for each 100 square feet of required green space. The tree requirement for this site is eight and the shrub requirement is 35. The

applicant is providing a total of three canopy trees and 140 shrubs on-site, as well as a variety of perennials and grasses. The applicant is also proposing new canopy trees, shrubs, and other landscape materials in the right-of-way along both Golden Valley Road and Queen Avenue North. While the applicant is exceeding the minimum shrub requirement by 105, they would need to provide five additional canopy trees on-site to comply with the requirements.

Therefore, this item requires alternative compliance. Staff is recommending that the Planning Commission grant alternative compliance, as the applicant is providing eight canopy trees and 26 shrubs in the public right-of-way, and four ornamental trees and 140 shrubs on-site. The applicant is providing a total of 11 canopy trees both on the property and in the adjacent sidewalk area, which would serve residents of the building while preserving the street frontage that is established with the current design.

- **Landscaped yard between parking areas that abut residential uses.** The site contains a surface parking area with 12 parking spaces, one of which meets accessibility standards. The five most southerly stalls are compact spaces. Properties with parking areas that abut a residential alley, residence district, or residential use must provide a minimum seven-foot landscaped yard between the parking area and adjacent residential use. The applicant is proposing a five-foot landscaped yard between the parking area and south property line that abuts the residential alley. As the code requires a seven-foot wide landscaped yard along the parking lot in this location, this item requires alternative compliance. Staff is recommending that alternative compliance be granted, as increasing the width of the yard by two feet would encroach on the two-way drive aisle and parking spaces and would trigger a variance. The parking area will be screened by an opaque fence, so the parking area would cause minimal adverse impacts on the residential uses to the south.

RECOMMENDATIONS

Recommendation of the Department of Community Planning and Economic Development for the Conditional Use Permit:

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt the above findings and **approve** the application for a conditional use permit to allow a community center in the CI Neighborhood Commercial District at the properties located at 1823 Penn Avenue North and 2201, 2213, 2217, and 2221 Golden Valley Road, subject to the following conditions:

- I. The conditional use permit shall be recorded with Hennepin County as required by Minn. Stat. 462.3595, subd. 4 before building permits may be issued or before the use or activity requiring a conditional use permit may commence. Unless extended by the zoning administrator, the conditional use permit shall expire if it is not recorded within two years of approval.

Recommendation of the Department of Community Planning and Economic Development for the Conditional Use Permit:

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt the above findings and **approve** the application for a conditional use permit to increase the maximum allowed height for a mixed-use building in the CI Neighborhood Commercial District from 2.5 stories/35 feet to four stories/50 feet at the properties located at the properties located at 1823 Penn Avenue North and 2201, 2213, 2217, and 2221 Golden Valley Road, subject to the following conditions:

- I. The conditional use permit shall be recorded with Hennepin County as required by Minn. Stat. 462.3595, subd. 4 before building permits may be issued or before the use or activity requiring a conditional use permit may commence. Unless extended by the zoning administrator, the conditional use permit shall expire if it is not recorded within two years of approval.

Recommendation of the Department of Community Planning and Economic Development for the Variance:

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt the above findings and **approve** the application for a variance to reduce the screening requirement for utility equipment located near the south east corner of the zoning lot at the properties located at 1823 Penn Avenue North and 2201, 2213, 2217, and 2221 Golden Valley Road, subject to the following conditions:

- I. The utility equipment in the required yard along the south property line shall be screened on the east, west, and south sides of the structure per the standards in section 535.70 of the zoning code.

Recommendation of the Department of Community Planning and Economic Development for the Variance:

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt the above findings and **approve** the application for a variance to allow utility equipment to be located within the required side yard adjacent to the south property line at the properties located at 1823 Penn Avenue North and 2201, 2213, 2217, and 2221 Golden Valley Road.

Recommendation of the Department of Community Planning and Economic Development for the Variance:

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt the above findings and **approve** the application for a variance to allow a surface parking area to be located less than six feet from the habitable space of a dwelling unit on the first floor at the properties located at 1823 Penn Avenue North and 2201, 2213, 2217, and 2221 Golden Valley Road.

Recommendation of the Department of Community Planning and Economic Development for the Variance:

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt the above findings and **approve** the application for a variance to increase the amount of allowable compact parking spaces for non-residential uses at the properties located at 1823 Penn Avenue North and 2201, 2213, 2217, and 2221 Golden Valley Road.

Recommendation of the Department of Community Planning and Economic Development for the Site Plan Review:

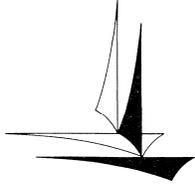
The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt the above findings and **approve** the site plan review application to allow a four-story, mixed-use building with 45 dwelling units at the properties located at 1823 Penn Avenue North and 2201, 2213, 2217, and 2221 Golden Valley Road, subject to the following conditions:

- I. All site improvements shall be completed by July 14, 2016, unless extended by the Zoning Administrator, or the permit may be revoked for noncompliance.

2. Approval of the final site, landscaping, and lighting plans by CPED.
3. All building elevations shall be revised to reflect the zoning code requirement that all exterior building materials be durable.
4. No more than two fence materials shall be installed.
5. The applicant shall provide windows on no less than 30 percent of the west ground floor elevation of the non-residential use facing the parking area.
6. The applicant shall provide no fewer than two short-term bicycle parking spaces for the non-residential uses.

ATTACHMENTS

1. PDR report
2. Written description and findings submitted by applicant
3. Zoning map
4. Site plan
5. Site survey
6. Plans
7. Building elevations
8. Renderings
9. Shadow study
10. Photos
11. Oblique aerials
12. Correspondence



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

Preliminary Development Review Report

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

Status *
RESUBMISSION REQUIRED

Tracking Number:	PDR 1001194
Applicant:	BUILDING BLOCKS NON-PROFITS INC. 1611 WAYZATA BLVD. #403 MINNEAPOLIS, MN 55391
Site Address:	1823 PENN AVE N 2201 GOLDEN VALLEY RD 2213 GOLDEN VALLEY RD 2217 GOLDEN VALLEY RD 2221 GOLDEN VALLEY RD
Date Submitted:	06-MAY-2014
Date Reviewed:	21-MAY-2014

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

The Commons @ Penn includes 45 units of multi-family rental housing with covered and secured parking. The first floor features 4,500 square feet of commercial space.

Review Findings (by Discipline)

Water

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

*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

Based on staff's preliminary review, the following land use applications have been identified:

- Conditional use permit to allow a community center in the C1, Neighborhood Commercial District.
- Conditional use permit to increase the maximum allowed height from 42 feet to 50 feet.
- Variance to reduce the minimum front yard setback adjacent to Penn Avenue North from 20 feet to 1.5 feet. This particular variance is for the mechanical equipment, however it would also be required for the fence, which needs to be 3-4' within the required front yard along Penn.
- Variance to reduce the minimum distance between the habitable space of a dwelling and an open parking space from 6' to 4.5'.
- Variance to reduce the minimum front yard setback adjacent to Queen Avenue North from 23 feet to 20 feet for the playground equipment.
- Variance to reduce the minimum bicycle parking requirement for non-residential uses from nine to five spaces based on the available information on proposed non-residential uses.
- Depending on the height of the mechanical equipment, a variance of the screening requirements for mechanical equipment or, possibly, a variance of the maximum allowed fence height in a required front yard may be needed.
- Variance to increase the percentage of required parking spaces that may be satisfied by providing compact spaces from 25 percent to approximately 42 percent. This applies to the non-residential surface parking area.
- Site plan review for a four-story, mixed-use building with 45 dwelling units.

Staff would like the applicant to address the following items on the plans:

- Provide a clearer breakdown how each non-residential room will be used along with its square footage on the floor plans and/or in writing. Please note that the current written description and square footage totals do not match the calculated square footage listed for floor one on the floor plans.
- Show how all proposed mechanical equipment will be screened
- Recalculate the impervious area total
- Provide an updated measurement for the impervious surfaces area that includes all buildings and non-landscaped areas for the site
- Show the fence location, materials, and height on all site plans and landscaping plans.
- Provide a table on each elevation plan that lists the percentage of building materials on each façade.
- Provide a sample material board and/or provide more visual and descriptive clarification on each exterior building material.

Staff would like to see the following items in the revised plans and may require them as conditions of approval:

- An awning at the front, northeast entrance.
- More even distribution of windows; larger windows along non-residential uses.
- More brick or other durable materials used as an exterior building material.
- Fewer exterior colors.
- The extension of the decorative metal fence for at least the length of the front yard along Queen Avenue North.
- Locating the playground area next to the residential lobby.
- Better accessibility to green space for 1st floor units (especia

□ Sidewalk

- ADA compliant pedestrian ramps are required at each crosswalk at the intersection of Golden Valley Road and Queen Ave. N. Construct two (2) ADA compliant pedestrian ramps at this location.
- Include the appropriate details and standard plates in the site plan, refer Mn/DOT Standard Plan 5-297.250 Pedestrian Curb Ramp Details at: <http://standardplans.dot.state.mn.us/stdplan.aspx>

□ Business Licensing

- Contact Becky Anger (612)673-2690 for information on a Health Plan Review if any portion of the building will have a food related business.

❑ Addressing

- Per Minneapolis Addressing Standards the proposed addresses will be as follows:
- For the Retail/Commercial space with the door facing northeast, the proposed address will be addressed off of Penn. 1835 Penn Ave N is suggested.
- For the residences the proposed address will be 2205 Golden Valley Rd.
- This building is also considered to have a parking ramp per MCO Chapter 108. As such, within 5 years of the date of the certificate of occupancy being issued, the parking ramp will be required to have annual inspections and apply for a Ramp Operating Certificate.
- When assigning suite numbers to the interior dwelling spaces the following guidelines apply:
 1. The first one to two digits of the suite sequence number will designate the floor number of the site.
 2. The last two digits of the suite sequence number will designate the unique ID for the unit (condo, suite, unit, or apartment).
 3. Suite sequence digit numbers will be assigned to dwelling, commercial and retail units, not common areas. For example, laundry rooms, saunas, workout rooms, etc., would not be assigned numbers.
 4. Please provide each condo, suite, unit or apartment number.

❑ Parks - Forestry

- Effective January 1, 2014, the City of Minneapolis and the Minneapolis Park and Recreation Board adopted an update to the existing Parkland Dedication Ordinance.
- The adopted City of Minneapolis Parkland Dedication ordinance is located in Section 598.340 of the City's Land Subdivision ordinance:
- <http://library.municode.com/index.aspx?clientId=11490>
- As adopted, the fee in lieu of dedication for new residential units is \$1,500 per unit (affordable units excluded per ordinance) and for commercial and industrial development it is \$200 per development employee (as defined in ordinance). Any dedication fee (if required) must be paid at the time of building permit issuance. There is also an administration fee that is 5% of the calculated park dedication fee.
- As proposed, for your project (insert project name), the calculated dedication fee is as follows:
- Commercial/Retail = \$1,400
- 5% of \$1,400 (Administrative fee) = \$ 70
- Total = \$1,470
- This is a preliminary calculation based on your current proposal; a final calculation will be made at the time of building permit submittal.
- For further information, please contact Don Zart at 612-673-2726.

❑ Street Design

- For detailed information related to City of Minneapolis standard specifications, details, and standard plates refer to the following: <http://www.minneapolismn.gov/publicworks/plates/index.htm>
- All driveway aprons shall be designed and constructed to City standards. Please refer to the following: http://www.minneapolismn.gov/publicworks/plates/public-works_road. Add the appropriate details from the ROAD-2000 Series: Driveways (ROAD-2000, ROAD-2001, ROAD-2002, ROAD-2003) to the plans.
- All curb & gutter in the Public right-of-way shall be designed and constructed to City standards, curb & gutter to be City standard B624 Curb and Gutter. Please refer to the following: http://www.minneapolismn.gov/publicworks/plates/public-works_road. Add the appropriate details from the ROAD-1000 Series - Curbs and Gutters (ROAD-1003, and ROAD-1010) to the plans.

❑ Historical Preservation Committee

- There is a preservation review required for any wrecking permit when a structure is removed. This permit is to be obtained by a licensed wrecking contractor.

❑ Right of Way

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

❑ Traffic and Parking

- Contact Allan Klugman (612) 673-5750 prior to construction for the temporary removal/temporary relocation of any City of Minneapolis signal system that may be in the way of construction. Note that the Applicant will assume all costs associated with this work.
- Please contact Bill Prince at (612) 673-3901 regarding existing and proposed street lighting. All street lighting (existing and proposed) shall be shown clearly on the site plan.

❑ Fire Safety

- Provide required automatic fire suppression system throughout building
- Provide required fire alarm system throughout building
- Fire department connection must be located on the address side of building and within 150 feet of a fire hydrant
- Fire apparatus access roads shall be provided and maintained at all times

❑ Environmental Health

- 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.
- If impacted soil is encountered during construction call the MN State Duty officer at (615) 649-5451.
- 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.

❑ Sewer Design

Groundwater:

- Please provide a copy of any geotechnical reports for the site. It must be adequately demonstrated that pumping of groundwater will not be necessary in order to keep the below grade areas dry. Please note that typical soil borings, completed for the purpose of designing building pads and foundations, may not give an accurate determination of the seasonal high groundwater elevation on a site. This should be thoroughly evaluated.

Stormwater Management:

- Please provide stormwater modeling for the proposed improvements. The biofiltration basins should be designed to draw down within 48 hours.
- It is recommended that an operations and maintenance plan be developed for the proposed stormwater management features.
- It is recommended that notes be added to the plans identifying the sequence for construction of the biofiltration basins. The construction of the impervious areas should be completed and healthy vegetation established on the pervious areas prior to introducing stormwater into the basins.

Utility Connections:

- The pipe slope and invert elevations of the proposed sanitary and storm sewer services must be shown on the Utility Plan.
- The proposed sanitary and storm sewer service connections to the City main should be core-drilled and a saddle tee fitting installed, per City of Minneapolis Standard Supplemental Specifications. Please note this on the plans.
- Utility: All existing and proposed public utilities (water, sanitary, and storm sewer) on and adjacent to the property shall be shown on the plans with corresponding pipe sizes, types and invert elevations. For City sanitary and storm sewer infrastructure records contact (612) 673-2405. All existing service connections to the property shall also be shown and noted on the plans as being removed or remaining in place. For service connection records contact (612) 673-2451.
- The public storm catch basins adjacent to the property must be shown on the Grading & Utility Plan.
- Erosion Control: Perimeter sediment control appears to be lacking on the north and east portions of the site.
- Non Stormwater Discharges: Detail all mechanical and non-stormwater discharges. Non-stormwater discharges are not permitted unless approved by the City of Minneapolis. Non-stormwater discharges not declared and approved will not be permitted. If there currently are none and nothing is proposed declare this status on the plans.
- 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

❑ Construction Code Services

- The building shows the design code used to be the 2012 IBC which is not adopted as yet by the State of Minnesota or the City of Minneapolis. If the permit is applied to prior to adoption, the 2006 IBC will need to be the code design selected and a request to consider the 2012 IBC as an alternate design made to the Building Official.
- The code analysis appears to meet and exceed the building code requirements for type of construction, area, height and number of floors.
- Provide an analysis explaining how one of the exterior entry doors (2) to the fitness area room 114 meets MN Rules 1341 section 1105 requiring at least 60% be accessible.
- Attention should be paid to mechanical inlet/exhaust termination locations to insure proper clearances and open spaces are provided.
- Attention should be paid to ensure storm drainage and sanitary, including flammable waste interceptors, terminate properly.

- Contact the Met Council for a SAC determination. For more information see http://www.minneapolismn.gov/www/groups/public/@regservices/documents/webcontent/convert_281675.pdf

END OF REPORT

Commons@Penn
Statement of Proposed Use and Description of Project

Executive Summary

Minnesota-based non-profit developer Building Blocks, led by former NBA star Devean George, is investing in the north Minneapolis community with a hallmark building at the corner of Penn Avenue North and Golden Valley Road, known as Commons @ Penn Avenue (C@P). This four-story, mixed use transit-oriented development is a fusion of affordable workforce housing, commercial/retail opportunities and community spaces supported by a backbone of active engagement and programming that strengthens community in an underutilized market. The 34,000+ square foot, 45-unit building features multiple common spaces, a transit waiting area for commuters, and views to Minneapolis skyline to the east, among many other amenities. The total development cost is \$10.4 million, of which 95% has been secured through financing commitments from public funding sources, and the approval of bond and tax credit financing. The development is fully supported by the Minneapolis City Council, the Hennepin County Board of Commissioners and the local neighborhood group.

Project Description

Housing

Commons @ Penn includes 45 units of multi-family rental housing in a mix of one, two and three bedroom units; 75% of the units will be two and three bedroom units to meet strong market demand for homes accommodating families with children. Each unit features hard surface flooring, full sized kitchen appliances, access to two laundry rooms, and standard nine foot ceilings. The upper floors feature views of the downtown Minneapolis skyline to the east and the Golden Valley area to the west. The building will have underground parking for the tenants and on-grade parking for the commercial/retail tenants.

Amenities for residents include covered and secure parking, a large, on-site fitness center, tot lot with adjacent exercise bikes for parents, an integrated bus shelter, a picnic area, both outdoor and indoor secure bike parking, large program space in the building, and on site retail. The first floor common and retail spaces are all designed with large windows opening up onto the street, to engage people to come in as well as to provide safety to the street.

Non-housing space

C@P includes 4,500 square feet of commercial space on the first floor. Some of the commercial space will be occupied by Building Blocks administrative and program space. This will be part of a community service facility per IRS Section 42 and, as such, the capital cost of constructing the space has been included in the tax credit basis. Although the operating costs for the space will be separate from the residential, and rents will be charged, the financing creates top-quality, low-cost space for Building Blocks. This allows them to keep their overhead costs low so that more of their resources can be used for much needed programming.

The balance of the commercial space includes a medical clinic. NorthPoint Health & Wellness Center intends to open a community outreach and health education center. The commercial space will be completely separately funded therefore none of the construction costs for this space are included in the Residential portion of the budget.

Northpoint Health and Wellness Center describes the proposed facility. "We would propose to use the site as a community outreach and health education center. Some programs we would have would include our health screenings for children and adults such as hypertension, diabetes, vision, and child/teen developmental. We could have our Family Planning program there to work with families and adolescents. We would like to have classes for healthy eating, food preparation, food storage and weight management, smoking cessation and creating smoke-free environments for their children and family. Parenting classes, child safety classes and child development classes. Our Sports Medicine providers could also provide education and special clinics to assist parents with understanding the importance of preventing injuries and accidents and working along with Deveen George to promote his message of physical activity as an important part of youth development and leadership. We would also have clinical support staff that could make appointments for residents and community members at our main clinic for medical, dental or behavioral health. We would provide transportation for residents to and from appointments and ensure that they have an assigned care coordinator. We would like to be a part of creating a healthy community at Commons @ Penn and in North Minneapolis."

The combination of uses--housing and commercial--directly meets the needs of the community: housing and support services for tenants, retail spaces to activate the street and provide goods and services as well as jobs to the community, and resources for individuals to start small businesses.

Commons at Penn Ave.
2201 Golden Valley Road
Owner: Building Blocks Non-profit, Inc.
Applicant: Mobilize Design & Architecture, LLC

Conditional Use Permit Application for Height Increase

The applicant is requested a Conditional Use Permit for an increase in building height for the Commons at Penn Ave. project on the southwest corner of Penn Ave. N. and Golden Valley Road. The applicant is requesting the height of the building be allowed to increase from 3 stories to 4 stories. Only a portion of the building will be increased in height. It is requested that the portion of the building nearest the corner of Penn Ave. and Golden Valley Road be increased in height. The fourth floor is proposed to be 8,355 SF. The third floor is proposed to be 17,429 SF. Less than half of the building footprint is to be increased to four floors.

The applicant believes that the proposed height increase will not have a detrimental effect on the neighboring properties. The shadow study shows that the shadows fall primarily on Golden Valley Road and Penn Ave. Other than the period just after sunrise and just before sunset on January 21st, the shadows minimally touch adjoining properties. The shadows would not affect the ability of any homeowner to place solar panels on their roof. There are currently no existing solar energy systems on adjacent properties. There are no significant public spaces adjacent to the proposed development. In addition there are no landmark buildings, significant open spaces or water bodies in the area.

The applicant believes that the additional building height is consistent with stated development goals of the City of Minneapolis. The increased height allows more density on major corridors such as Penn Ave., which is a goal of the city. The height increase will allow the project to be of higher density yet preserve open space that will be of benefit to tenants of the project. In open space preserved by allowing greater density includes community gardens and play area for children.

1. The conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare. All adjacent properties will have access to sunlight and views.
2. The conditional use will not be injurious to the use and enjoyment of other property in the vicinity. All adjacent properties will still have access to sunlight and views.
3. Adequate utilities, access roads, drainage, necessary facilities or other measures have been provided.
4. The conditional use will not impact traffic congestion.

5. Increased density is a stated goal of the City of Minneapolis and this conditional use will allow for greater density and allow for more open space on the site.
6. The conditional use will, in all other respects conform to the applicable regulations of the zoning district.

Commons at Penn Ave.
2201 Golden Valley Road
Owner: Building Blocks Non-profit, Inc.
Applicant: Mobilize Design & Architecture, LLC

Conditional Use Permit Application for allowing Community Center

The applicant is requested a Conditional Use Permit for a Community Center in a portion of the first floor space at Commons at Penn Ave. project on the southwest corner of Penn Ave. N. and Golden Valley Road.

Building Blocks Non-profit, Inc., developer of the project would do programs out of 1,606 SF of space on the first floor. The programs that Building Blocks envision would serve the youth of the community by providing them with physical training, educational training, personal development and mentorships. The programs would primarily operate from 3 pm to 6pm, the time of the day that youth in the community are often on their own.

The corner of Penn Ave. and Golden Valley Rd. has attracted in the past loitering and activities that are harmful to the community. The programs that will be housed in the community center will provide activities that will engage the youth and give them something more constructive than hanging out at the corner.

The community space will not be injurious to the use and enjoyment of other property in the vicinity but will actually benefit the use and enjoyment of the adjacent properties by reducing loitering and harmful activities on the corner.

1. The conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare. In fact it will improve all of those conditions by providing a programs for the youth in the area to be involved in constructive activities.
2. The conditional use will not be injurious to the use and enjoyment of other properties. As in #1 above, it will improve the area by involving the youth in constructive activities rather than loitering on the corner, as is the case now.
3. Adequate utilities, access roads, drainage, necessary facilities or other measures have been provided.
4. Adequate measures have been or will be taken to minimize traffic congestion in the public streets. The primary focus of the programs in the community center will either be the youth in the area which would not drive to the facility, or tenants of the facility who will not have to drive to the community center.
5. The conditional use is consistent with the applicable policies of the comprehensive plans. The conditional use is consistent and fits in the area.

6. The conditional use will conform to the applicable regulations of the district in which it is located.

Commons at Penn Ave.
2201 Golden Valley Road
Owner: Building Blocks Non-profit, Inc.
Applicant: Mobilize Design & Architecture, LLC

Variance for reducing parking setback from habitable space.

The applicant is requested a variance to reduce the parking setback from a habitable space from 6 feet to 4 feet 6 inches at Commons at Penn Ave. project on the southwest corner of Penn Ave. N. and Golden Valley Road.

There are several limitations that are necessitating the variance request. The width of the lot is set and cannot be changed. The width of the building is established by the width of the underground parking and that cannot change. We also felt that having a landscape buffer between the sidewalk and the residences on the north side of the building was an important feature. So after we placed the building with its established width, the landscape buffer between the parking lot and south property line, the required width for parking on the south side of the property and the landscape buffer on the north side of the building we were left with 4 feet 6 inches between the parking and a habitable unit.

The variance affects only one unit. The applicant felt that the landscape buffer would benefit the 12 units that face out on the landscape buffer on the north side of the building. We felt it better that 12 units benefit rather than one unit benefit if the entire 6 foot setback was there.

This variance will have no detrimental impact on the surrounding properties and the landscape buffer this variance will allow us to create will have a positive impact on the surrounding properties by allowing to create more landscaped areas.

1. With the width of the site a given and the widths for the building, parking stalls and parking setback as givens it is impractical for us to achieve the full setback in front of the habitable unit. This variance has no economic benefit to the project.
2. The property owner proposes to use the property in a reasonable manner.
3. This variance will not be injurious to the use and enjoyment of other property in the area. The variance will enhance adjacent properties by allowing a landscaped area on the north side of the building which will contribute to a better streetscape along Golden Valley Rd.

Commons at Penn Ave.
2201 Golden Valley Road
Owner: Building Blocks Non-profit, Inc.
Applicant: Mobilize Design & Architecture, LLC

Variance for increasing the amount of compact stalls for the non-residential parking.

The applicant is requested a variance to increase the percentage of compact stalls for the non-residential parking from 25 percent to 42 percent at Commons at Penn Ave. project on the southwest corner of Penn Ave. N. and Golden Valley Road.

There are several limitations that are necessitating the variance request. The width of the lot is set and cannot be changed. The width of the building is established by the width of the underground parking and that cannot change. We also felt that having a landscape buffer between the sidewalk and the residences on the north side of the building was an important feature. So after we placed the building with its established width, the landscape buffer between the parking lot and south property line, the required width for parking on the south side of the property and the landscape buffer on the north side of the building we were only able to accommodate 15 foot deep parking stalls. These stalls are adjacent to the landscape buffer.

This variance will have no detrimental impact on the surrounding properties and the landscape buffer this variance will allow us to create will have a positive impact on the surrounding properties by allowing to create more landscaped areas.

1. The width of the site and the required widths for the building, parking stalls and parking setback make full depth parking stalls impractical. There is no economic benefit to the compact stalls.
2. The property owner will be using the property in a reasonable manner that is in keeping with the spirit and intent of the ordinance and comprehensive plan.
3. This variance will not be injurious to the use or enjoyment of other properties. Other properties will not be adversely affected. The parking landscape buffer and screening will prevent adjacent properties from seeing the parking area.

Commons at Penn Ave.
2201 Golden Valley Road
Owner: Building Blocks Non-profit, Inc.
Applicant: Mobilize Design & Architecture, LLC

Variance for locating Utility Equipment in the side yard setback adjacent to a residential district.

The applicant is requested a variance to locate utility equipment 2 feet from the side yard property line adjacent to a residential district instead of the required 5 foot setback at Commons at Penn Ave. project on the southwest corner of Penn Ave. N. and Golden Valley Road.

Currently there existing utility equipment for Xcel Energy and CenturyLink on the subject property. This utility equipment services the entire neighborhood and is not solely for the use of this project. The Xcel Energy service box and transformer are located at the corner of Penn Ave. and Golden Valley Road, directly at a prominent intersection. The equipment was located there long before Building Blocks decided to develop the parcel and the equipment was placed without considering how it would affect future development. It is desired that the equipment be relocated because leaving the equipment in place would have a detrimental effect on the intersection. Large portions of wall would need to be kept blanks instead of having inviting storefronts and entrances.

There are few locations on the site that the equipment could be relocated to. There is buffer space between the building and neighborhood on the south side of the site. If located there the equipment would be screened from view from the street by landscaping and from the neighboring property by opaque fence. Locating the equipment here would benefit the entire neighborhood by moving unattractive equipment of the intersection. The equipment would be screened and would not be detrimental to the adjacent properties.

1. The unique circumstances of the utility equipment being located on our site and in the prominent location that they currently exist was not created by the applicant or the owner. The variance does not have an economic benefit to the applicant and in fact the owner is spending considerable amount of money to relocate the utilities, which will have a positive impact to the surrounding properties.
2. The property owner proposes to use the property in a reasonable manner in keeping with the ordinance and comprehensive plan.
3. The variance will not be injurious to the use and enjoyment of other properties in the vicinity. The equipment will be screened from the street and from adjacent properties. Currently, the equipment is not screened at all. Relocating the utility

equipment will remove them from a important intersection and relocate them to where they can be screened.

Commons at Penn Ave.
2201 Golden Valley Road
Owner: Building Blocks Non-profit, Inc.
Applicant: Mobilize Design & Architecture, LLC

Variance for screening Utility Equipment in the side yard setback on three sides in lieu of the required four sides.

The applicant is requested a variance to screen the utility equipment that will be located in the south side yard on three sides instead of four sides at Commons at Penn Ave. project on the southwest corner of Penn Ave. N. and Golden Valley Road.

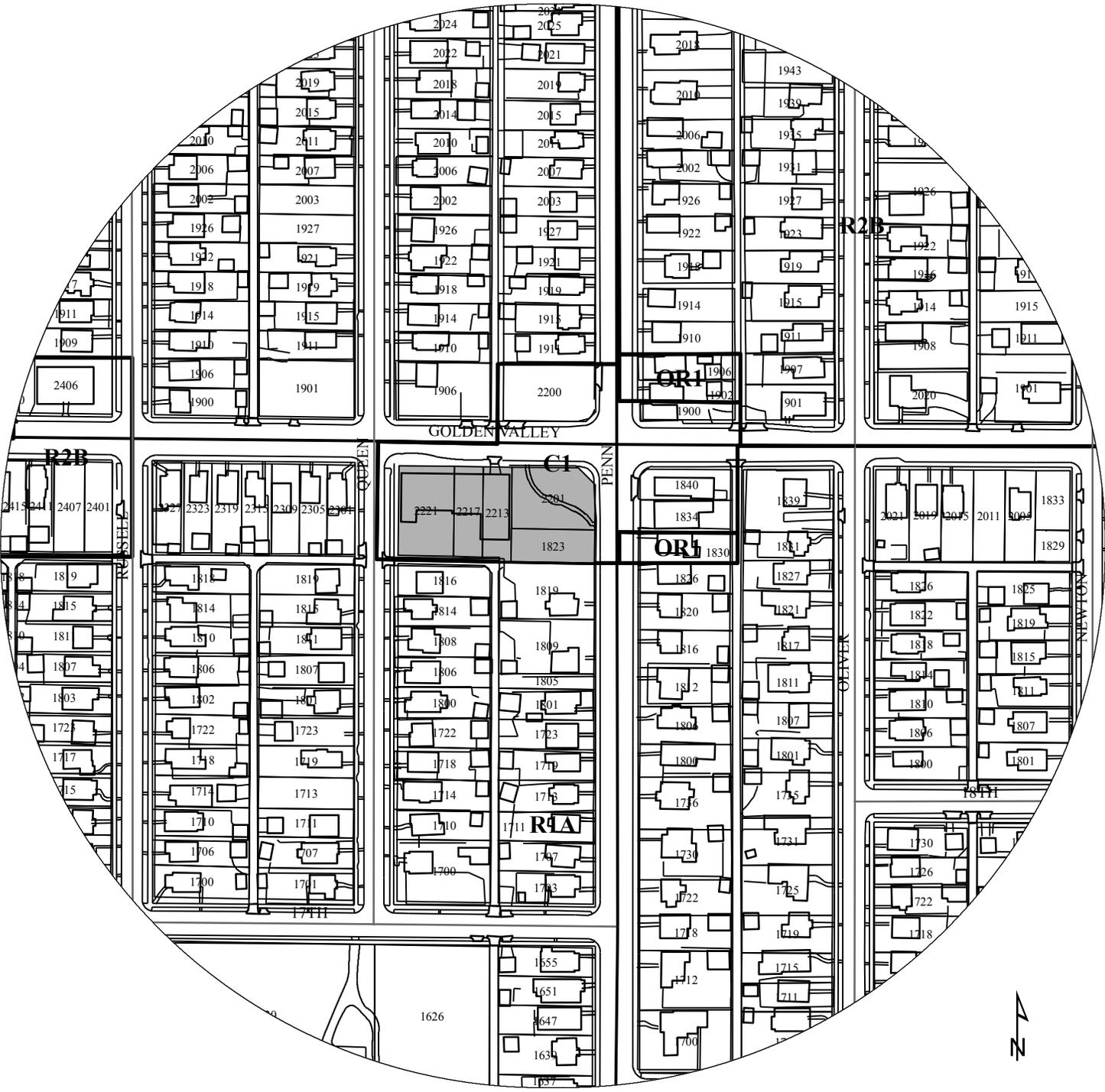
As described in the variance request for locating the Utility Equipment in the side yard setback, there are important reasons for relocating the utility equipment that have a positive benefit to the intersection and adjacent properties. The ordinance requires that equipment be screened on four sides. However, the utility company requires that access to doors to the equipment cabinets be unobstructed and unencumbered. Not built elements or other permanent elements can be located within 10 feet in front of the access doors. This makes screening on all sides impractical.

Our situation of having utility service equipment on the site is extremely rare and the ordinance does not take into account access requirements that the utility company imposes. This equipment services the entire neighborhood not just our property.

1. The location of the utility equipment is unique to our site. There is no economic benefit to the variance
2. The property owner proposes to use the property in a reasonable manner in keeping with the ordinance and comprehensive plan.
3. The variance will not be injurious to the use and enjoyment of other properties in the vicinity. Currently, the equipment is not screened. The proposed three sided screening will be a vast improvement over the current condition. The equipment will be screened from street view and from the neighboring property.

NAME OF APPLICANT

WARD



PROPERTY ADDRESS

1823 Penn Ave, 2201-2221 Golden Valley Rd.

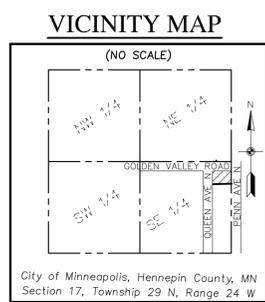
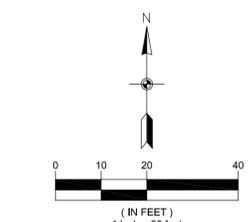
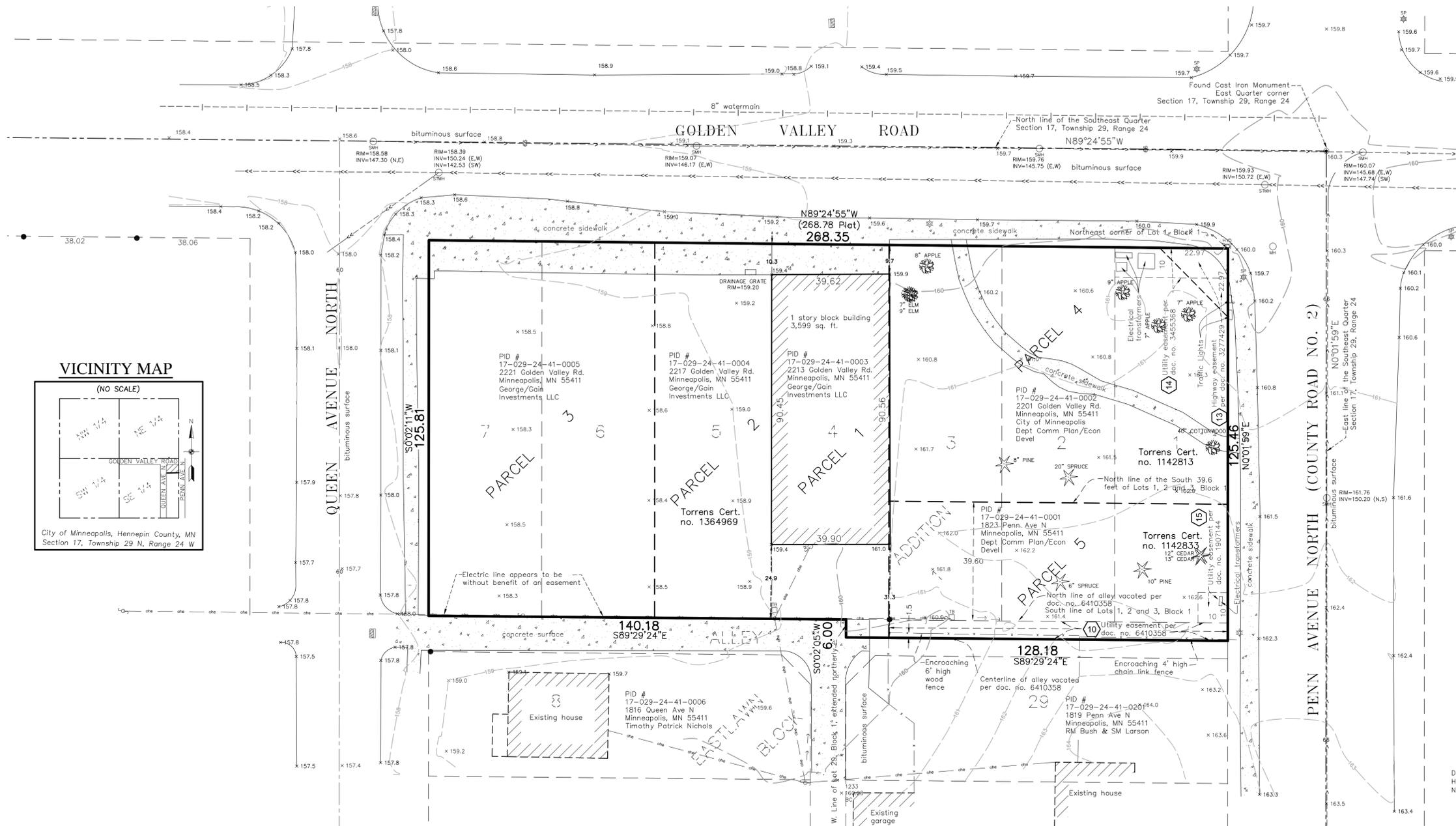
FILE NUMBER

BZZ-6550

ALTA/ACSM LAND TITLE SURVEY

COMMONS AT PENN

LANDON GROUP



- ### LEGEND
- - Denotes Found Iron Monument
 - - Denotes Found Cast Iron Monument
 - - Denotes Set Iron Monument marked with LS 23968
 - - Denotes Set PK Nail
 - - Denotes Fire Hydrant
 - - Denotes Catch Basin
 - - Denotes Sanitary or Storm Manhole
 - - Denotes Light Pole
 - - Denotes Signal Pole
 - - Denotes Telephone Box
 - - Denotes Electric Meter
 - - Denotes Power Pole
 - - Denotes Guy Wire
 - ★ - Denotes Coniferous Tree
 - ★ - Denotes Deciduous Tree
 - — — - Denotes Fence Line
 - — — - Denotes Underground Electric Line
 - — — - Denotes Underground Gas Line
 - — — - Denotes Underground Telephone Line
 - — — - Denotes Overhead Utility Lines
 - — — - Denotes Underground Fiber Optic Lines
 - — — - Denotes Sanitary Sewer
 - — — - Denotes Storm Sewer
 - — — - Denotes Water main
 - — — - Denotes Concrete Surface
 - — — - Denotes Bituminous Surface

AREA TABLE

Description from Title Commitment	Area
Highway Easement per Doc. No. 3277429	34,482.71 sq. ft. or 0.79 acres
Net area	263.80 sq. ft. or 0.01 acres
	34,218.91 sq. ft. or 0.78 acres

LEGAL DESCRIPTION: (Per Exhibit A of Schedule A of Title Commitment No. 37161, with an effective date of May 14, 2013 at 7:00 A.M., prepared by Commercial Partners Title, LLC as agent for Old Republic National Title Insurance Company.)

Description per Title Commitment

Parcel 1:
Lot 4, Block 1, Eastlawn Addition to Minneapolis, according to the recorded plat thereof, together with that part of the North one-half of the alley in said Block 1, vacated by Resolution 948-398 adopted December 16, 1994, filed March 24, 1995, as Document No. 6410358, lying Easterly of the Northernly extension of the West line of Lot 29, said Block 1 and Westerly of the Southernly extension of the East line of Lot 4, said Block 1.

Hennepin County, Minnesota
Abstract Property

Parcel 2:
Lot 5, Block 1, Eastlawn Addition to Minneapolis.

Hennepin County, Minnesota
Torrens Property
Torrens Certificate No. 1364969

Parcel 3:
Lots 6 and 7, Block 1, Eastlawn Addition to Minneapolis.

Hennepin County, Minnesota
Abstract Property

Parcel 4:
Lots 1, 2 and 3, Block 1, Eastlawn Addition to Minneapolis, except the South 39, 6 feet thereof.

Hennepin County, Minnesota
Abstract Property (Lots 2 and 3)
Torrens Property (Lot 1)
Torrens Certificate No. 1142813

Parcel 5:
The South 39.6 feet of Lots 1, 2 and 3, Block 1, Eastlawn Addition to Minneapolis, together with that part of the North one-half of the alley in said Block 1, vacated by Resolution 948-398 adopted December 16, 1994, filed March 24, 1995, as Document No. 6410358, lying Easterly of the Southernly extension of the West line of Lot 3, said Block 1 and Westerly of the Southernly extension of the East line of Lot 1, said Block 1.

Hennepin County, Minnesota
Abstract Property (Lots 2 and 3 and vacated alley)
Torrens Property (Lot 1)
Torrens Certificate No. 1142833

- ### GENERAL NOTES:
- The field work for this survey was completed on January 16, 2014. All visible improvements were located, however, due to snow cover some improvements may not have been visible.
 - Bearings shown hereon are based on the Hennepin County Coordinate System NAD83 (1986 adj.).
 - Surveyed property addresses:
2213 Golden Valley Road, Minneapolis, MN (Parcel 1)
2217 Golden Valley Road, Minneapolis, MN (Parcel 2)
2221 Golden Valley Road, Minneapolis, MN (Parcel 3)
2201 Golden Valley Road, Minneapolis, MN (Parcel 4)
1823 Penn Avenue North, Minneapolis, MN (Parcel 5)
 - Per FEMA Flood Insurance Rate Map Number 27053C0356E, with an effective date of September 2, 2004, this property lies within Zone X - Area determined to be outside the 0.2% annual chance floodplain.
 - Survey property contains 0.79 acres. (See Area Table)
 - No zoning classification was provided by the insurer. The property is zoned C1 as shown on the City of Minneapolis Zoning Map. There are no building setbacks specified in the City of Minneapolis Ordinance.
 - Existing building on the property, dimensioned as shown.
 - Above ground utilities have been field located as shown. Underground utilities shown hereon are those which were field marked by utility companies responding to Gopher State One Call, Ticket No. 140130593 or were taken from City of Minneapolis utility as-built plans. All underground locations shown hereon are APPROXIMATE. Prior to any excavations or digging, contact Gopher State One Call for an on-site location (651-454-0002).
 - There was no evidence of current earth moving work, building construction or building additions as of the date of the field work.
 - There was no evidence of site use as a solid waste dump, sump or sanitary landfill.

- ### GENERAL NOTES (continued):
- Benchmark:
Sanitary Manhole Invert at the intersection of Golden Valley Road and Queen Avenue North
Elevation = 147.30 feet (City of Minneapolis)
 - Per Schedule B, Part II of the above listed Title Commitment:
 - 10) Item 10 - Easements in favor of Northern States Power Company, U.S. West Communications, and Paragon Cablesystems, reserved in Resolution No. 948-398 adopted December 16, 1994, Filed March 24, 1995, as Document No. 6410358 (Parcels 1 and 5) as shown hereon.
 - 12) Item 12 - Terms and conditions of County Auditor's Receipt and Contract for Repurchase of Tax-Forfeited Land dated September 9, 2005, filed September 15, 2005, as Document No. 8653667. (Parcel 3)
 - 13) Item 13 - Easement for public highway purposes, in favor of the County of Hennepin, a Minnesota body politic and corporate, as created in document dated April 14, 2000, filed May 5, 2000, as Document No. 3277429 (Parcel 4) as shown hereon.
 - 14) Item 14 - Easement for utility purposes, in favor of the County of Hennepin, a Minnesota body politic and corporate, as created in document dated July 7, 2000, filed November 6, 2001, as Document No. 3455368 (Parcel 4) as shown hereon.
 - 15) Item 15 - Easement for communications system purposes, in favor of Northwestern Bell Telephone Company, an Iowa corporation, its successor and assigns, as created in document dated December 31, 1987, filed February 5, 1988, as Document No. 1907144 (Parcel 5) as shown hereon.

CERTIFICATION:

To: Landon Group, Building Blocks Non-profit, Inc, and Commercial Partners Title, LLC as agent for Old Republic National Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(b), 7(c), 7(b)(1), 7(c), 8, 9, 11(a), 12, 14, 15, and 16 of Table A thereof. The field work was completed on November 7, 2011.

Date of Plat or Map: January 21, 2014

Signed: Carlson McCain, Inc.

By: **PRELIMINARY**
Kurt M. Kisch, L.S.
Minnesota License No. 23968

ENVIRONMENTAL • ENGINEERING • SURVEYING
248 Apollo Dr, Suite 100, Lino Lakes, MN 55014
Phone: 763-489-7900 Fax: 763-489-7959

ALTA/ACSM LAND TITLE SURVEY

COMMONS AT PENN
Golden Valley Road
Minneapolis, Minnesota

LANDON GROUP
475 Cleveland Ave. N. #325
St. Paul, MN 55104

REVISIONS

No.	Description
1.	
2.	
3.	
4.	
5.	
6.	

DRAWN BY: DDB
REVIEWED BY: KMK
PROJECT NO.: 4953

1 of 1

Building Blocks The Commons At Penn Avenue

NO.	DATE	DESCRIPTION
A	3/10/2014	SCHEMATIC PRKING

Commons at Penn Ave.
2201 Golden Valley Road
Minneapolis, MN 55411

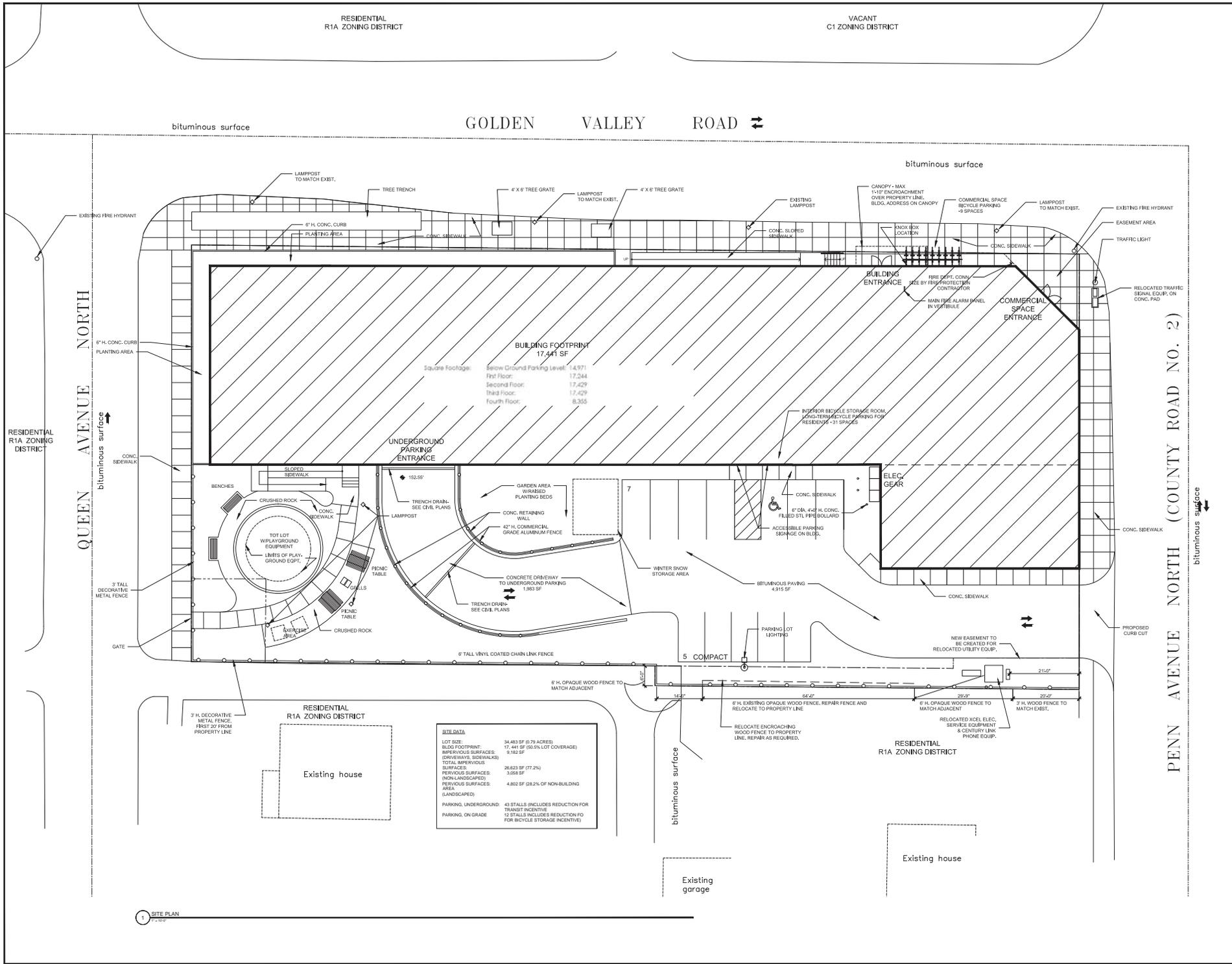
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Minnesota.

Date:
David A. Will, R. License # 22911

ARCHITECTURAL SITE PLAN

SCALE	N.T.S.
DRAWN BY	DJW
CHECKED BY	
PROJ. ARCH.	
PROJ. MGR.	
JOB NO.	
Mobilize Design Architecture, LLC 2014	

A010

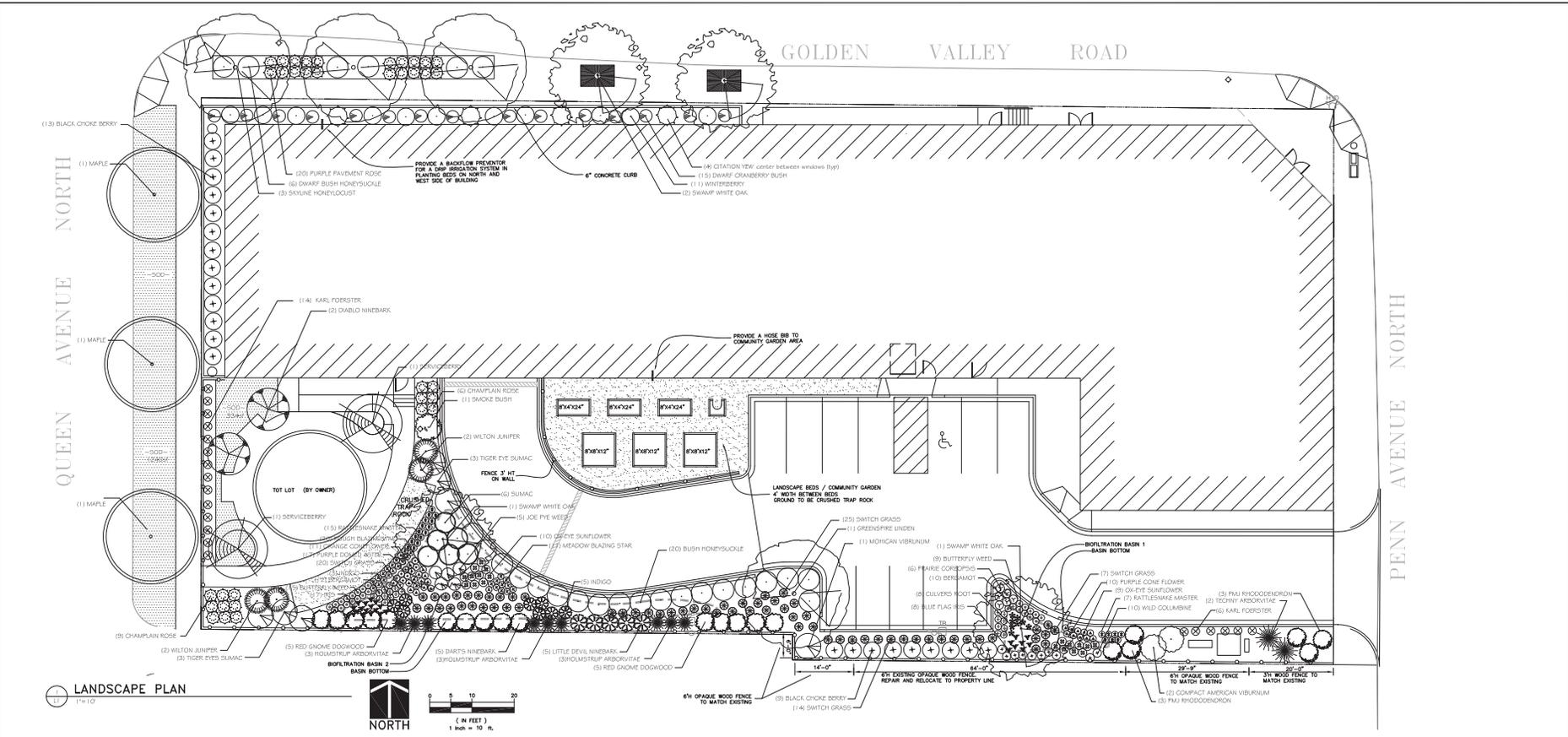


SITE DATA

LOT SIZE:	34,483 SF (0.79 ACRES)
BLDG FOOTPRINT:	17,441 SF (50.5% LOT COVERAGE)
IMPERVIOUS SURFACES (DRIVEWAYS, SIDEWALKS):	9,168 SF
TOTAL IMPERVIOUS SURFACES:	26,623 SF (77.2%)
PERVIOUS SURFACES (NON-LANDSCAPED):	3,068 SF
PERVIOUS SURFACES (LANDSCAPED):	4,802 SF (28.2% OF NON-BUILDING AREA)
PARKING UNDERGROUND:	43 STALLS (INCLUDES REDUCTION FOR TRANSIT INCENTIVE)
PARKING ON GRADE:	12 STALLS (INCLUDES REDUCTION FOR BI-CYCLE STORAGE INCENTIVE)

1 SITE PLAN

**Building Blocks
The Commons
At Penn Avenue**



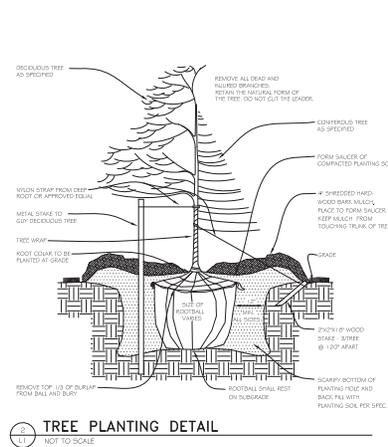
LANDSCAPE PLAN
1-10



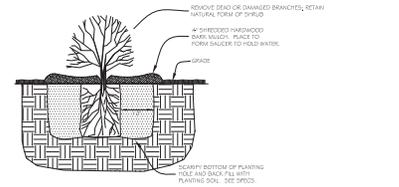
PLANT SCHEDULE			
QTY	COMMON NAME	SCIENTIFIC NAME	SIZE
DECIDUOUS TREES			
3	WILTON JUNIPER	<i>SPERDIA IMBRICATA</i>	2.5" CAL. B & B
3	WILTON JUNIPER	<i>SPERDIA IMBRICATA</i>	2.5" CAL. B & B
4	SWAMP WHITE OAK	<i>QUERCUS BICOLOR</i>	2.5" CAL. B & B
1	GREENSPRING LINDEN	<i>TILIA CORDATA/SPRENGERI*</i>	2.5" CAL. B & B
ORNAMENTAL TREES			
2	SERVICEBERRY	<i>AMELANOCYCLUS SP. 'NANUS'</i>	2" CAL. B & B
2	CHARLOTT NINEBARK	<i>DIQUETIA SPECTABILIS</i>	#15 CONT.
CONFEROUS SHRUBS			
4	WILTON JUNIPER	<i>SPERDIA IMBRICATA</i>	#5 CONT.
4	OTATON NEW	<i>TAXUS MEDIA 'OTATON'</i>	#5 CONT.
9	WILTON JUNIPER	<i>SPERDIA IMBRICATA</i>	#5 CONT.
2	WILTON JUNIPER	<i>SPERDIA IMBRICATA</i>	#5 CONT.
DECIDUOUS SHRUBS			
22	BLACK CHOKEBERRY	<i>FRAXINUS MELANOCARPA</i>	#2 CONT.
10	RED CHOKER DOGWOOD	<i>DOGWOOD ALBA SIBERICA</i>	#5 CONT.
1	WILTON JUNIPER	<i>SPERDIA IMBRICATA</i>	#5 CONT.
2	SWAMP WHITE OAK	<i>QUERCUS BICOLOR</i>	#2 CONT.
11	WILTON JUNIPER	<i>SPERDIA IMBRICATA</i>	#5 CONT.
5	WILTON JUNIPER	<i>SPERDIA IMBRICATA</i>	#5 CONT.
5	WILTON JUNIPER	<i>SPERDIA IMBRICATA</i>	#5 CONT.
15	SWAMP WHITE OAK	<i>QUERCUS BICOLOR</i>	#5 CONT.
8	SWAMP WHITE OAK	<i>QUERCUS BICOLOR</i>	#5 CONT.
6	SWAMP WHITE OAK	<i>QUERCUS BICOLOR</i>	#5 CONT.
1	MOHGAN VIBURNUM	<i>VIBURNUM LANTANA</i>	#5 CONT.
15	SWAMP WHITE OAK	<i>QUERCUS BICOLOR</i>	#5 CONT.
2	COMPACT AMERICAN VIBURNUM	<i>VIBURNUM BICOLOR</i>	#5 CONT.

NOTES:
 1. MULCH TO BE SHREDED HARDWOOD BARK @ 4" DEPTH
 2. SPACE 18" O.C.
 3. SPACE 24" O.C.
 4. SPACE 36" O.C.

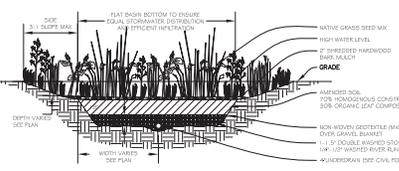
- IRRIGATION NOTES**
- CONTRACTOR TO DESIGN AND INSTALL A FULLY OPERATIONAL IRRIGATION SYSTEM FOR ALL SHRUB BEDS ALONG NORTH AND WEST BUILDING WALLS.
 - ALL SHRUB SHALL BE IRRIGATED WITH NETIFEM OR EQUIVALENT
 - CONTRACTOR TO COORDINATE WITH MECHANICAL FOR LOCATION OF BACKUP OR PREVENTION
 - CONTRACTOR TO PROVIDE SLEEVES UNDER ALL HARD SURFACES BETWEEN SHRUB BEDS



TREE PLANTING DETAIL
1-1 NOT TO SCALE



SHRUB PLANTING DETAIL
1-1 NOT TO SCALE



BIORETENTION BASIN
1-1 NOT TO SCALE

NO.	DATE	DESCRIPTION
1		ISSUED FOR PERMIT
2		ISSUED FOR PERMIT
3		ISSUED FOR PERMIT
4		ISSUED FOR PERMIT
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48		ISSUED FOR PERMIT
49		ISSUED FOR PERMIT
50		ISSUED FOR PERMIT

Commons at Penn Ave.
2201 Golden Valley Road
Minneapolis, MN 55411

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.

Date:
Richard Harman, License # 47742

BUILDING CODE REVIEW, PLANS AND SECTION

SCALE: AS SHOWN
DRAWN BY: RGH
CHECKED BY:
PROJ. ARCH:
PROJ. MGR:
JOB NO.:
MOBLIZE DESIGN ARCHITECTURE, LLC 2014

bituminous surface

GOLDEN VALLEY ROAD

bituminous surface

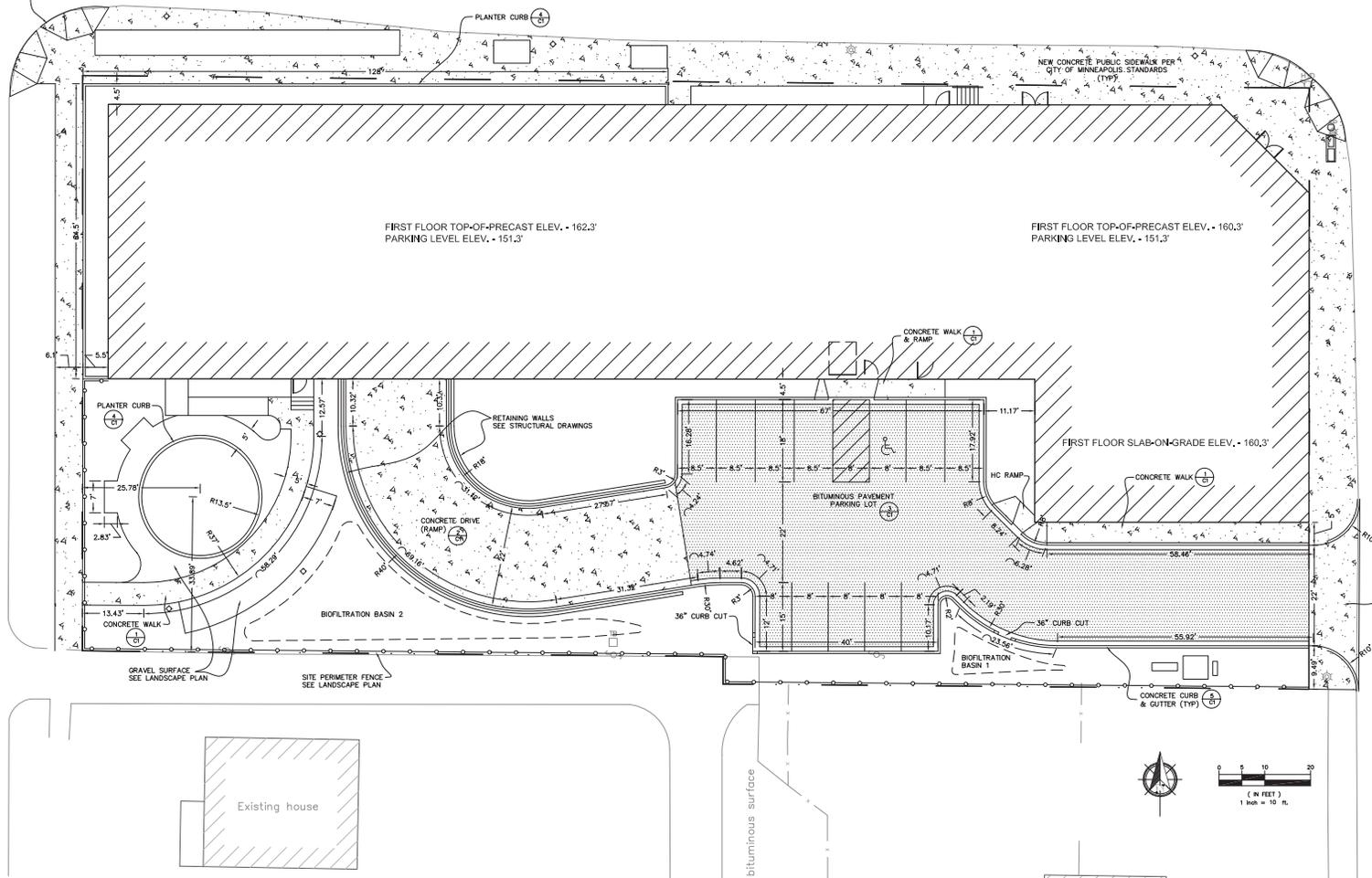
REPLACE HC RAMP PER CITY OF MINNEAPOLIS STANDARDS (TYP)

QUEEN AVENUE NORTH

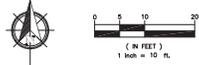
bituminous surface

PENN AVENUE NORTH (COUNTY ROAD NO. 2)

bituminous surface



CONSTRUCT DRIVEWAY ENTRANCE PER CITY OF MINNEAPOLIS STANDARD PLATES ROAD-2001 & ROAD-2002

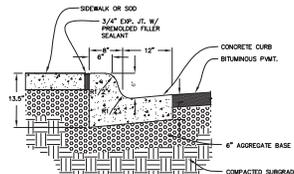


GENERAL NOTES

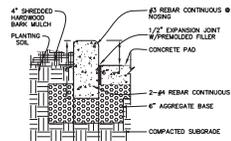
- ALL DIMENSIONS ARE TO FACE OF CURB.
- PARKING LOT TO BE STRIPED PER PLAN.

DEMO NOTES

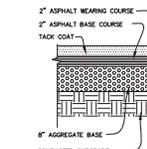
- DEMO EXISTING BUILDING
- ABANDON ALL UTILITY SERVICES TO PROPERTY PER CITY REQUIREMENTS
- CUT AND PLUG EXISTING SEWER SERVICES AT CURB.
- REMOVE ALL PAVEMENT ON PROPERTY
- REMOVE EXISTING PUBLIC SIDEWALK



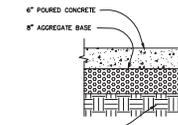
B612 CURB & GUTTER DETAIL
NOT TO SCALE



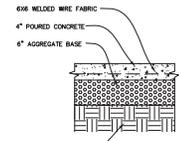
CONCRETE PLANTER CURB
NOT TO SCALE



BITUMINOUS PAVEMENT
NOT TO SCALE



CONCRETE DRIVE
NOT TO SCALE



CONCRETE WALK
NOT TO SCALE

NO.	DATE	DESCRIPTION
1	6/20/2014	LAND USE APPL.
2	4/25/2014	DD SET
3	2/19/2014	SCHEMATIC PRING
4	1/20/14	SCHEMATIC

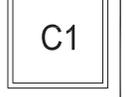
Commons at Penn Ave.
2001 Golden Valley Road
Minneapolis, MN 55411

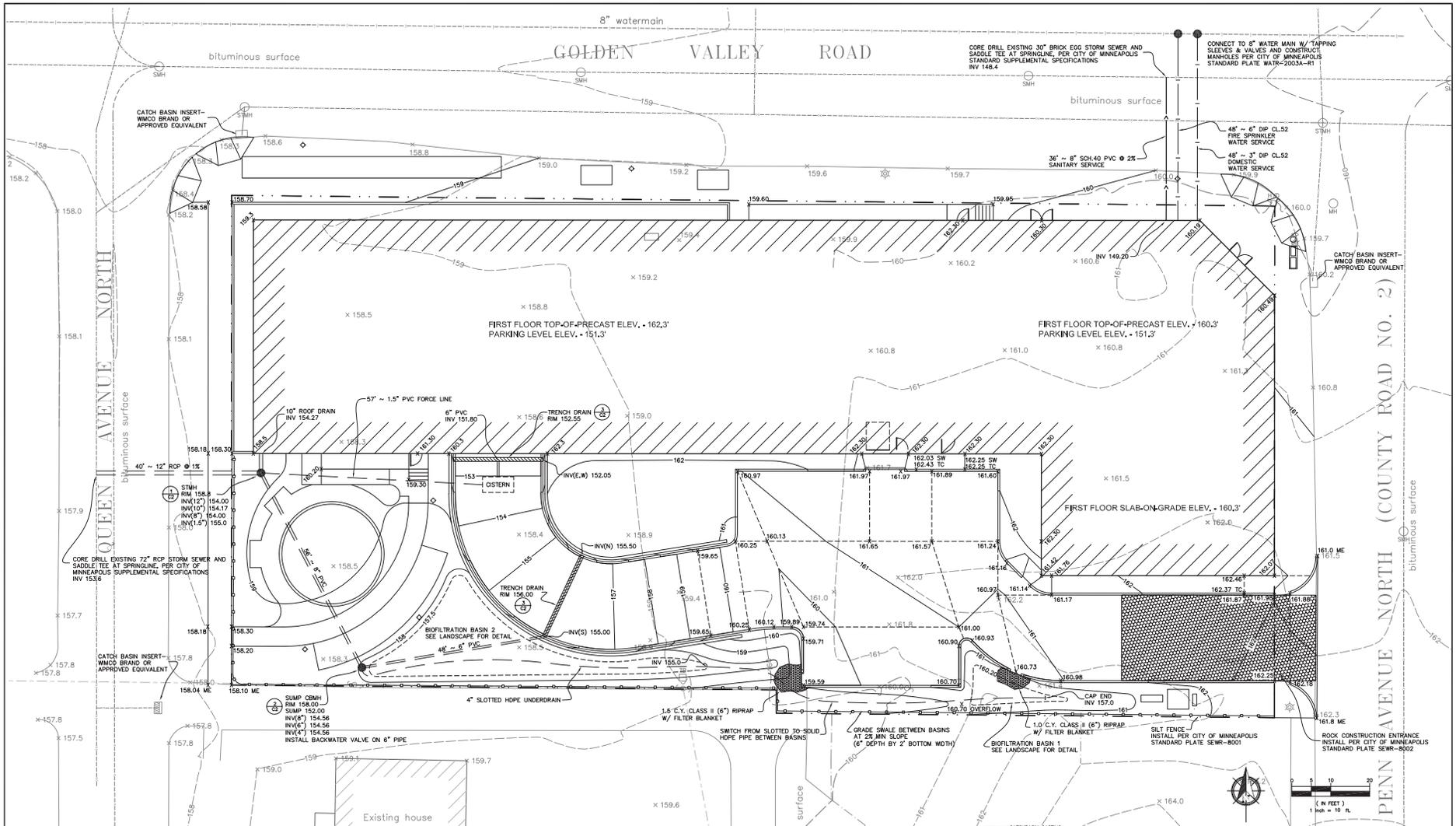
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Date:
Ben S. Makney, License # 20693

CIVIL SITE PLAN

SCALE	1/8" = 1'
DRAWN BY	ESB
CHECKED BY	
PROJ. MGR.	
PROJ. MGR.	
JOB NO.	13002
DATE	6/20/2014





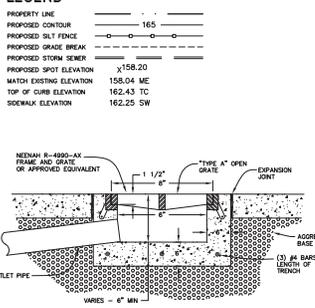
CITY OF MINNEAPOLIS EROSION CONTROL NOTES

- 1) CONTRACTOR MUST NOTIFY CITY OF MINNEAPOLIS ENGINEERING AND DESIGN (612-473-2738) 48 HOURS PRIOR TO ANY LAND DISTURBANCES. FAILURE TO DO SO MAY RESULT IN THE REVOCATION OF PERMIT AND A STOP WORK ORDER BEING ISSUED.
- 2) Install perimeter erosion control at the locations shown on the plans prior to beginning construction. *(See also the attached permit application.)*
- 3) Before beginning construction, install a TEMPORARY ROCK CONSTRUCTION ENTRANCE at each point where vehicles will be constructing sites. Use 3 inch or greater diameter rock in a layer at least 6 inches thick across the entire width of the entrance. Extend the rock entrance at least 50 feet into the construction area. Use a portable fabric beneath the aggregate in order to prevent migration of soil into the rock from below.
- 4) Remove all soils and sediments located or otherwise deposited onto public or private pavement areas. Removal shall be on a daily basis when trucking occurs. Sweeping may be ordered at any time if conditions warrant. Sweeping shall be maintained throughout the duration of the construction and done in a manner to prevent dust being blown to adjacent properties.
- 5) Install inlet protection at all public and private catch basin inlets, which receive runoff from the disturbed areas. Catch basin inlets are required in undisturbed areas. Shielded inlet fence or other approved BMP's in disturbed areas. NOTE: HAY BALES OR FILTER FABRIC UNDER THE GRATES ARE NOT EFFECTIVE OR AN ACCEPTABLE FORM OF INLET PROTECTION.
- 6) Locate soil or dirt stockpiles no less than 25 feet from any public or private roadway or drainage channel. If remaining for more than seven days, stabilize the stockpiles by mulching, vegetative cover, strips, or other means. Control erosion from all stockpiles by placing silt fence barriers around the piles. Temporary stockpiles located on paved surfaces must be no less than two feet from the driveway/parking line and shall be covered if left more than 48 hours.
- 7) Maintain all temporary erosion and sediment control devices in place until the contributing drainage area has been stabilized. Temporary erosion and sediment control devices on a daily basis and replace deteriorated, damaged or missed erosion control devices immediately.
- 8) Temporary or permanently stabilize all denuded areas which have been finish-graded, and all denuded areas in which grading or site building construction operations are not underway. Underlying approved erosion due to 10% wind and running water within 14 days. Use seeding and mulching, erosion control matting, and/or sodding and staking in green space areas. Use early application of ground cover areas to prevent soil.
- 9) Remove all temporary synthetic, structural, non-biodegradable erosion and sediment control devices after the site has undergone final stabilization and permanent vegetation has been established. Minimum vegetation establishment is 70% cover, maximum of temporary erosion control devices until 70% establishment cover is achieved.
- 10) Ready mixed concrete and concrete batch plants prohibited within the public right of way, designate concrete mixing/ashout locations in the erosion control plan. Under no circumstances may residual water drain onto the public right of way or into the public storm sewer.

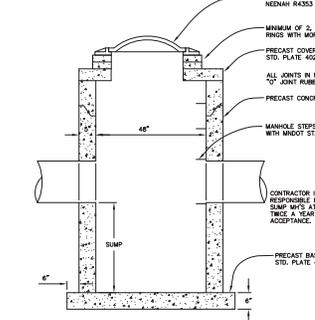
GENERAL NOTES

1. CONTRACTOR RESPONSIBLE FOR DAMAGE TO EXISTING UTILITIES, REPAIRS WILL BE AT CONTRACTOR'S EXPENSE.
2. IN AREAS WHERE ROADWAY DISTURBANCE OCCURS, CONTRACTOR WILL BE RESPONSIBLE FOR RESTORATION.
3. CONTRACTOR TO CALL GUYHER STATE ONE CALL (855-444-1000) FOR SITE UTILITY LOCATIONS.
4. ALL SPOT ELEVATIONS ALONG CURBS ARE IN FLOWLINE UNLESS OTHERWISE NOTED.
5. ALL SIDEWALKS TO HAVE 2% CROSS SLOPE UNLESS OTHERWISE NOTED.
6. MATCH EXISTING ELEVATIONS ARE APPROXIMATE AND GIVEN FOR REFERENCE ONLY.
7. CONTRACTOR TO VERIFY ALL INVERT ELEVATIONS AND SERVICE LOCATIONS BEFORE BEGINNING WORK.
8. CONTRACTOR RESPONSIBLE FOR LOWERING WATERMAIN WHERE NECESSARY TO AVOID INTERFERENCES DURING SERVICE INSTALLATION.
9. ABANDON EXISTING WATER SERVICES PER CITY OF MINNEAPOLIS CODE.
10. CUT AND PLUG EXISTING SEWER SERVICES AT CURB.
11. USE TIP-OUT (DUMP) AND TIP-IN (CARRY) OUTER SECTIONS WITH SMOOTH TRANSITIONS BETWEEN, TO MATCH ADJACENT PAVEMENT GRADES.
12. WETTING (IF NECESSARY) MUST BE DISCHARGED TO A SEDIMENTATION BASIN WITH THE DISCHARGE POINT ADEQUATELY PROTECTED FROM EROSION AND SCOUR. PERFORM DEMATERING PER CITY OF MINNEAPOLIS STANDARD PLATE SEWER-800.
13. IF IMPACTED SOIL IS ENCOUNTERED DURING CONSTRUCTION, CALL THE MN STATE GUYHER OFFICE (612) 648-5461.
14. THERE ARE NO "NON-STORMWATER" DISCHARGES PROPOSED FOR THIS SITE.

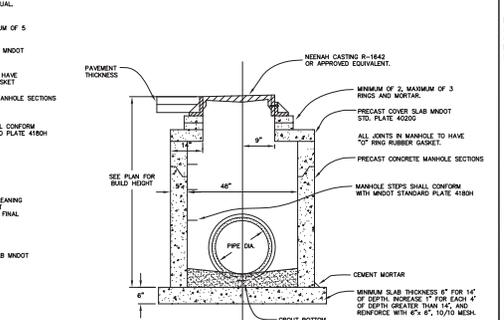
LEGEND



1 TRENCH DRAIN DETAIL
NOT TO SCALE



2 SUMP CATCH BASIN MANHOLE
NOT TO SCALE



3 STORM MANHOLE
NOT TO SCALE



P.O. Box 11093
1108 W. Broadway Ave.
Minneapolis, MN 55411
p 612-208-0504
www.mobiledesign.net



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Minneapolis, MN 55411
p 612-208-0504
www.mobiledesign.net

**Building Blocks
The Commons
At Penn Avenue**

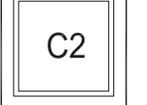
NO.	DATE	DESCRIPTION
A	6/20/2014	REVISION
B	6/25/2014	DO SET
C	6/25/2014	SCHEMATIC PAVING
D		DESCRIPTION
E		DESCRIPTION

Commons at Penn Ave.
2001 Golden Valley Road
Minneapolis, MN 55411

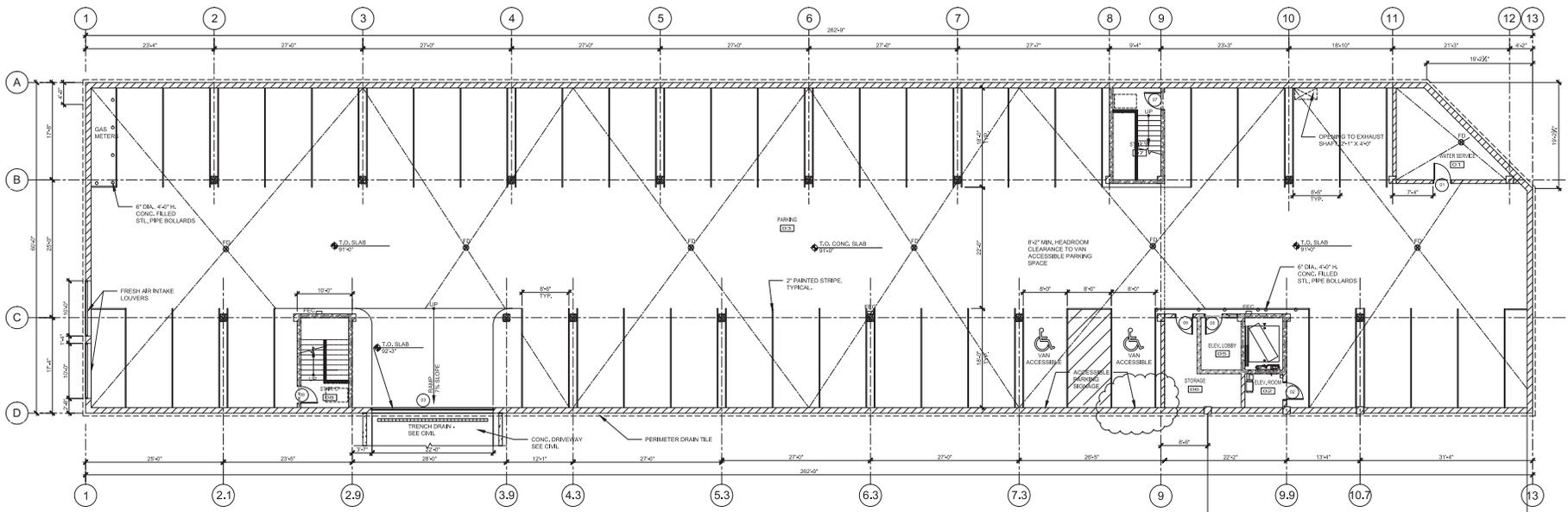
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

NO.	DATE	DESCRIPTION
A	6/20/2014	REVISION
B	6/25/2014	DO SET
C	6/25/2014	SCHEMATIC PAVING
D		DESCRIPTION
E		DESCRIPTION

SCALE: 1/8" = 1'-0"
DRAWN BY: ESM
CHECKED BY: [Signature]
PROJECT NO.: [Number]
JOB NO.: 13002
© MOBILIZE DESIGN & ARCHITECTURE, LLC 2014



**Building Blocks
The Commons
At Penn Avenue**



1 PARKING LEVEL FLOOR PLAN

NO.	DATE	DESCRIPTION
A		SCHEMATIC/PRELIM
B		DD SET
C	5/20/24	LAND USE APPL.
B	4/25/24	DD SET
A	2/10/24	SCHEMATIC/PRELIM

ISSUE LOG

Commons at Penn Ave.
2201 Golden Valley Road
Minneapolis, MN 55411

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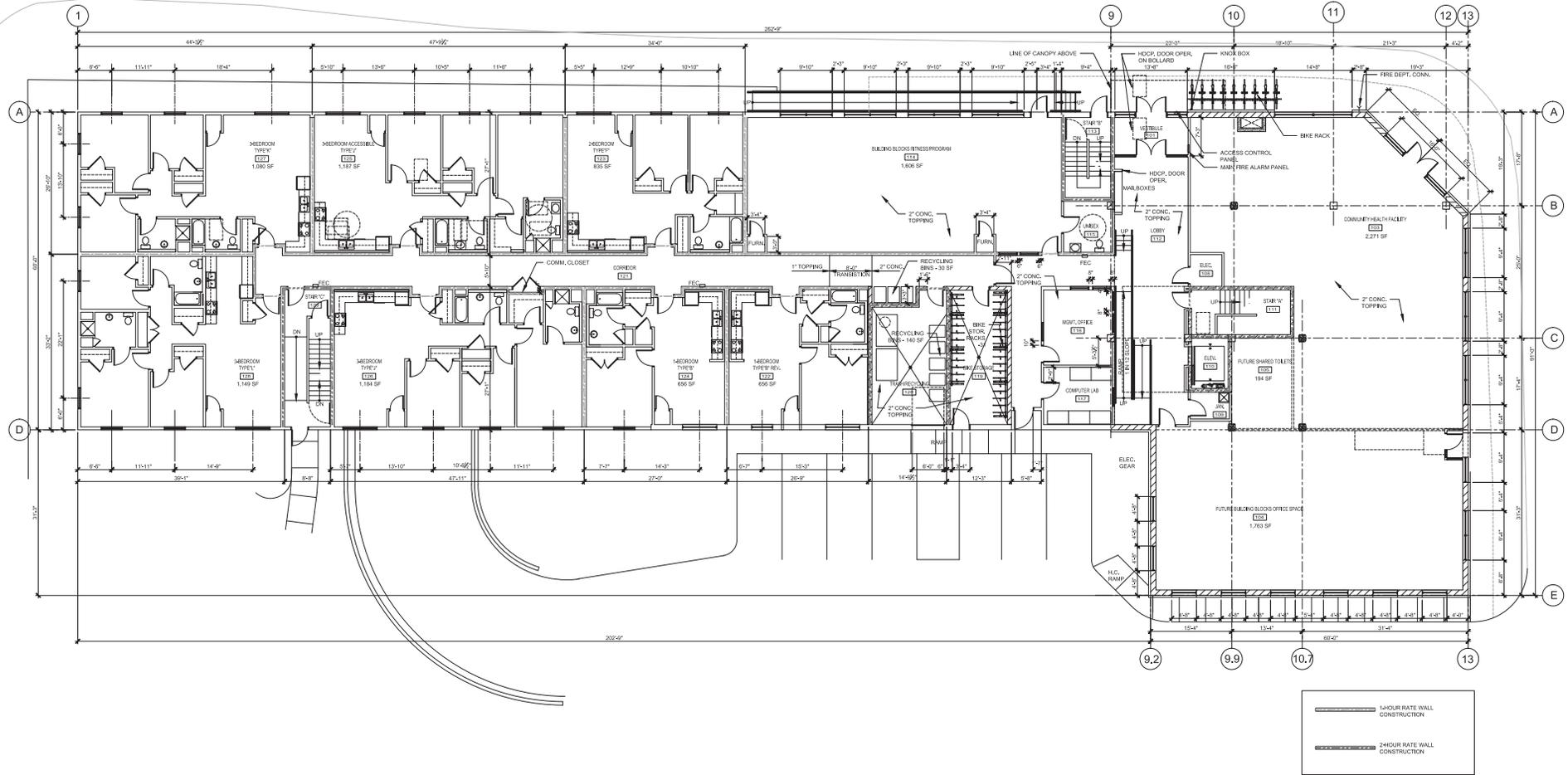
Date: _____
David A. Will, R. License # 22911

PARKING LEVEL FLOOR PLAN

SCALE: N.T.S.
DRAWN BY: DWK
CHECKED BY: _____
PROJ. ARCH: _____
PROJ. MGR: _____
JOB NO.: _____
MOBILIZE DESIGN ARCHITECTURE, LLC 2024

**Building Blocks
The Commons
At Penn Avenue**

NON-RESIDENTIAL SPACE USE TABULATION			
SPACE #103	2,271 SF	COMMUNITY HEALTH FACILITY	COMMUNITY OUTREACH AND HEALTH EDUCATION CENTER. PROGRAMS WOULD INCLUDE HEALTH SCREENINGS FOR CHILDREN AND ADULTS. THE FAMILY PLANNING PROGRAM WOULD BE LOCATED HERE TO WORK WITH FAMILIES AND ADOLESCENTS. THERE WOULD BE CLASSES FOR HEALTHY EATING, FOOD PREPARATION, WEIGHT MANAGEMENT, SMOKING CESSATION AND OTHER HEALTH RELATED CLASSES. PARENTING, CHILD SAFETY AND CHILD DEVELOPMENT CLASSES WOULD TAKE PLACE HERE.
SPACE #104	1,763 SF	BUILDING BLOCKS NON-PROFIT OFFICES	OFFICE SPACE FOR THE NON-PROFIT AND FLEXIBLE MEETING SPACES
SPACE #105	194 SF	SHARED TOILET ROOMS FOR SPACES 103 & 104	
SPACE #114	1,606 SF	BUILDING BLOCKS PROGRAM SPACE	SPACE FOR BUILDING BLOCKS PROGRAM WHICH WILL INCLUDE FITNESS EQUIPMENT AND OPEN, FLEXIBLE SPACE FOR CLASSES. THE SPACE WOULD BE AVAILABLE FOR TENANTS OF THE BUILDING FOR FITNESS AND CLASSES WHEN NOT IN USE BY BUILDING BLOCKS.



1 FIRST FLOOR PLAN

NO.	DATE	DESCRIPTION
A		CLOSED CHANGE
C	5/20/2014	LAND USE APPL.
B	4/25/2014	DD SET
A	3/10/2014	SCHEMATIC PRICING
NO.	DATE	DESCRIPTION
ISSUE LOG		

Commons at Penn Ave.
2201 Galien Valley Road
Minneapolis, MN 55411

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Date: _____
David A. Will, R.Licenses # 22911
FIRST FLOOR PLAN

SCALE: N.T.S.
DRAWN BY: DAW
CHECKED BY: _____
PROJ. ARCH: _____
PROJ. MGR: _____
JOB NO.: _____
MOBILIZE DESIGN & ARCHITECTURE, LLC 2014

A201

Building Blocks
The Commons
At Penn Avenue

NO.	DATE	DESCRIPTION
A		CLOSED CHANGE
B		
C	5/20/2014	LAND USE APPL.
D	4/25/2014	DD SET
A	2/10/2014	SCHEMATIC PRELIM
NO.	DATE	DESCRIPTION
ISSUE LOG		

Commons at Penn Ave.
2201 Galien Vale Road
Minneapolis, MN 55411

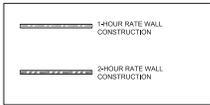
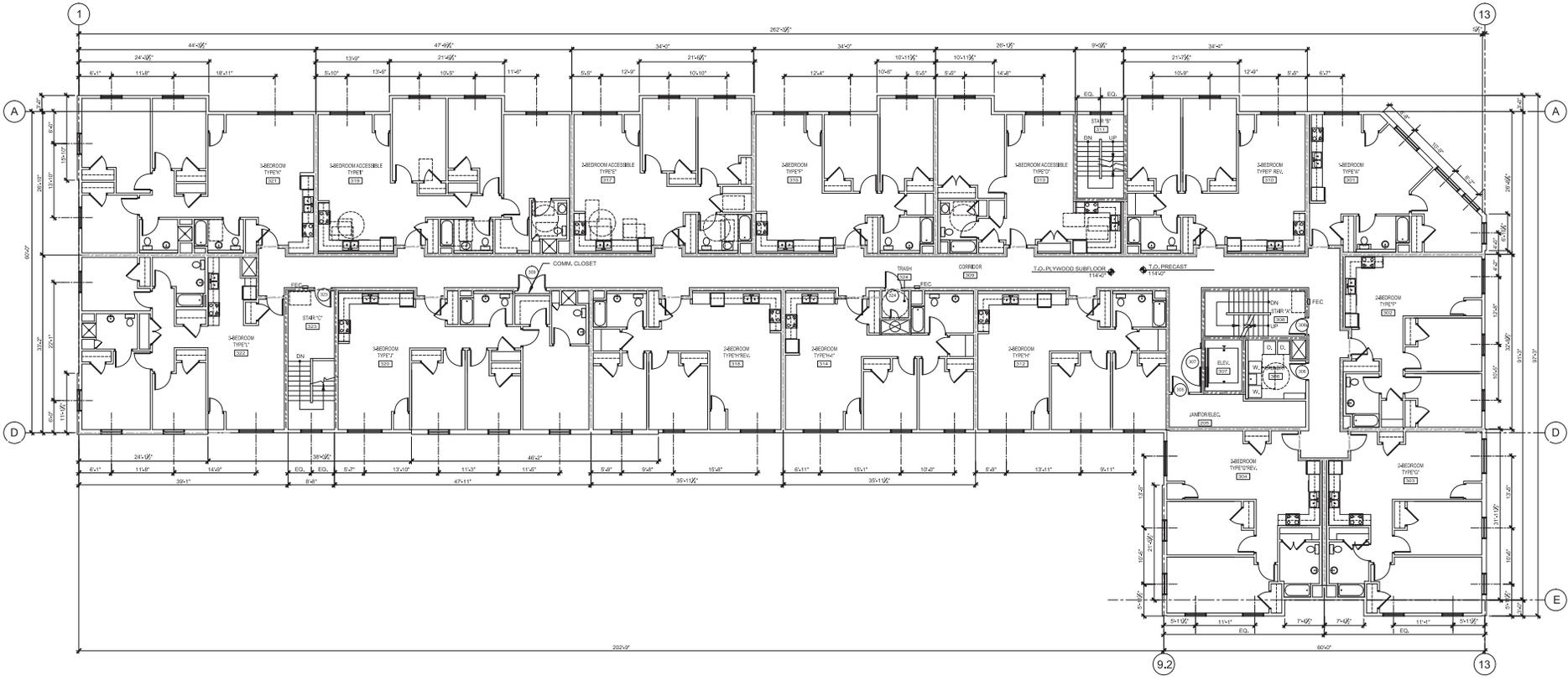
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Date: _____
David A. Will, R. License # 22911

THIRD FLOOR PLAN

SCALE: N.T.S.
DRAWN BY: DWL
CHECKED BY: _____
PROJ. ARCH: _____
PROJ. MGR: _____
JOB NO.: _____
MOBILIZE DESIGN & ARCHITECTURE, LLC 2014

A203



1 THIRD FLOOR PLAN

**Building Blocks
The Commons
At Penn Avenue**



1 SOUTH EXTERIOR ELEVATION

SOUTH ELEVATION MATERIAL %'S
TOTAL SF - 10,747 SF

WINDOWS - 1,805 SF - 17%
ROCKFACE CMU - 781 SF - 7.5%
BURNISHED CMU - 388 SF - 3.5%
ENG. WOOD SIDING, LAP SIDING EWS-1 - 4,435 SF - 41%
ENG. WOOD SIDING, PANELS EWS-2 - 2,856 SF - 27.5%
STUCCO - 364 SF - 3.5%



2 WEST EXTERIOR ELEVATION

WEST ELEVATION MATERIAL %'S
TOTAL SF - 4,495 SF

WINDOWS - 585 SF - 13%
ROCKFACE CMU - 276 SF - 6%
BURNISHED CMU - 70 SF - 1.5%
ENG. WOOD SIDING, LAP SIDING EWS-1 - 2,024 SF - 45%
ENG. WOOD SIDING, PANELS EWS-2 - 1,372 SF - 31%
STUCCO - 168 SF - 3.5%

NO.	DATE	DESCRIPTION
A	3/10/2014	SCHEMATIC PHASE
B	4/25/2014	DD SET

Commons at Penn Ave.
2201 Galien Vale Road
Minneapolis, MN 55411

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Date: _____
David A. Will, R.Licenses # 22911

BUILDING ELEVATIONS

SCALE	N.T.S.
DRAWN BY	DJW
CHECKED BY	
PROJ. ARCH.	
PROJ. MGR.	
JOB NO.	
	Mobilize Design Architecture, LLC 2014

A401



North Elevation



South Elevation





East Elevation



West Elevation

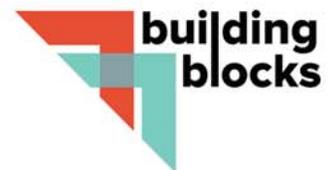


Commons at Penn Avenue
Perspective Looking Southwest on Golden Valley Road & Penn Avenue



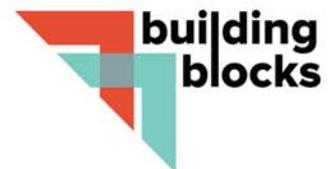


Commons at Penn Avenue - Rooftop Unit Viewpoints
Overview looking Southwest



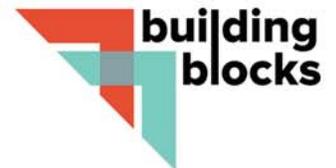


Commons at Penn Avenue - Rooftop Unit Viewpoints
Penn Avenue Looking South, Distance from building - 236'



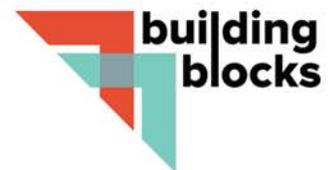


Commons at Penn Avenue - Rooftop Unit Viewpoints
Penn Avenue Looking North, Distance from building - 200'



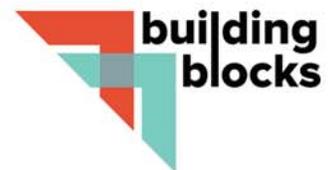


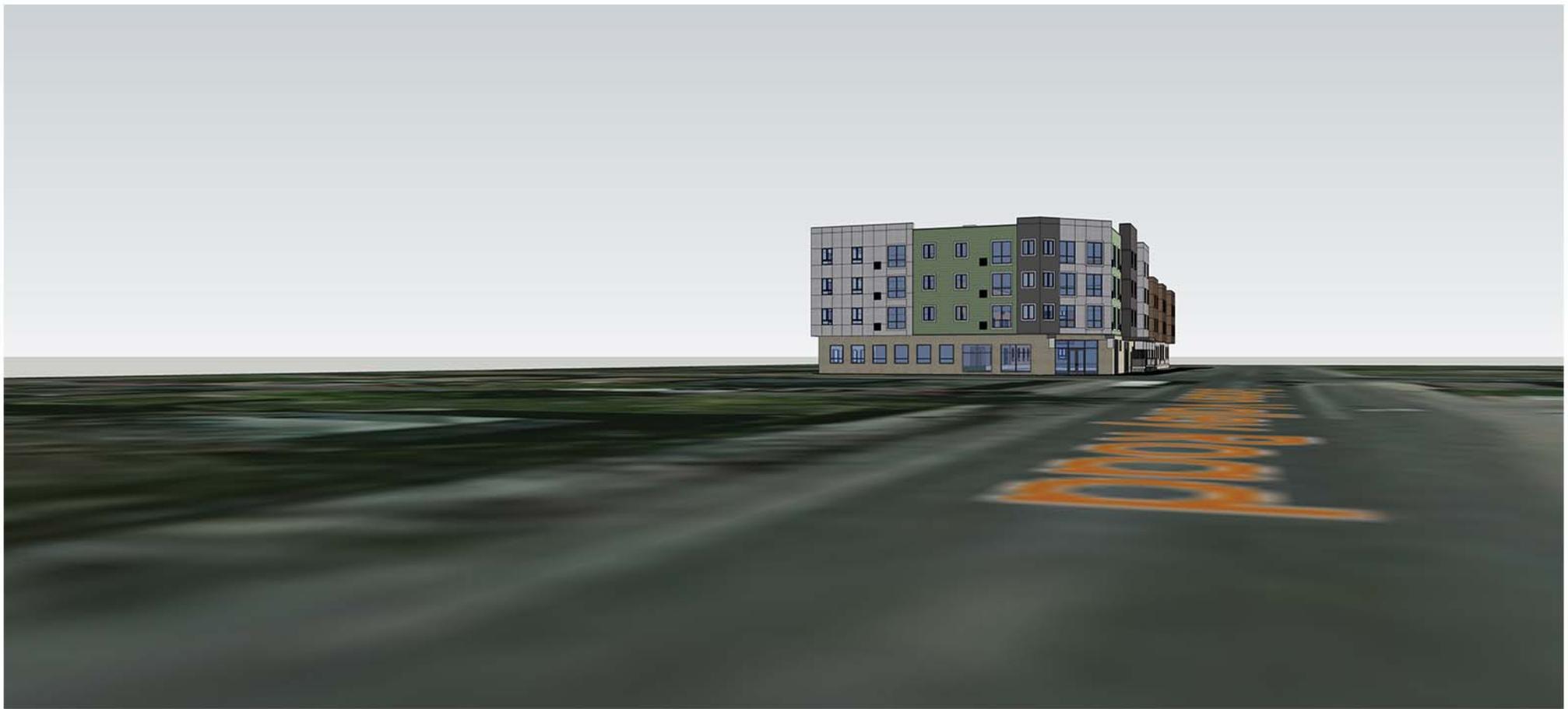
Commons at Penn Avenue - Rooftop Unit Viewpoints
Queen Avenue Looking Southeast, Distance from building - 200'



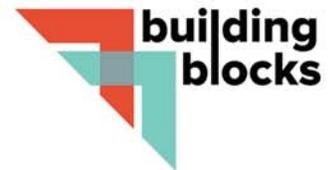


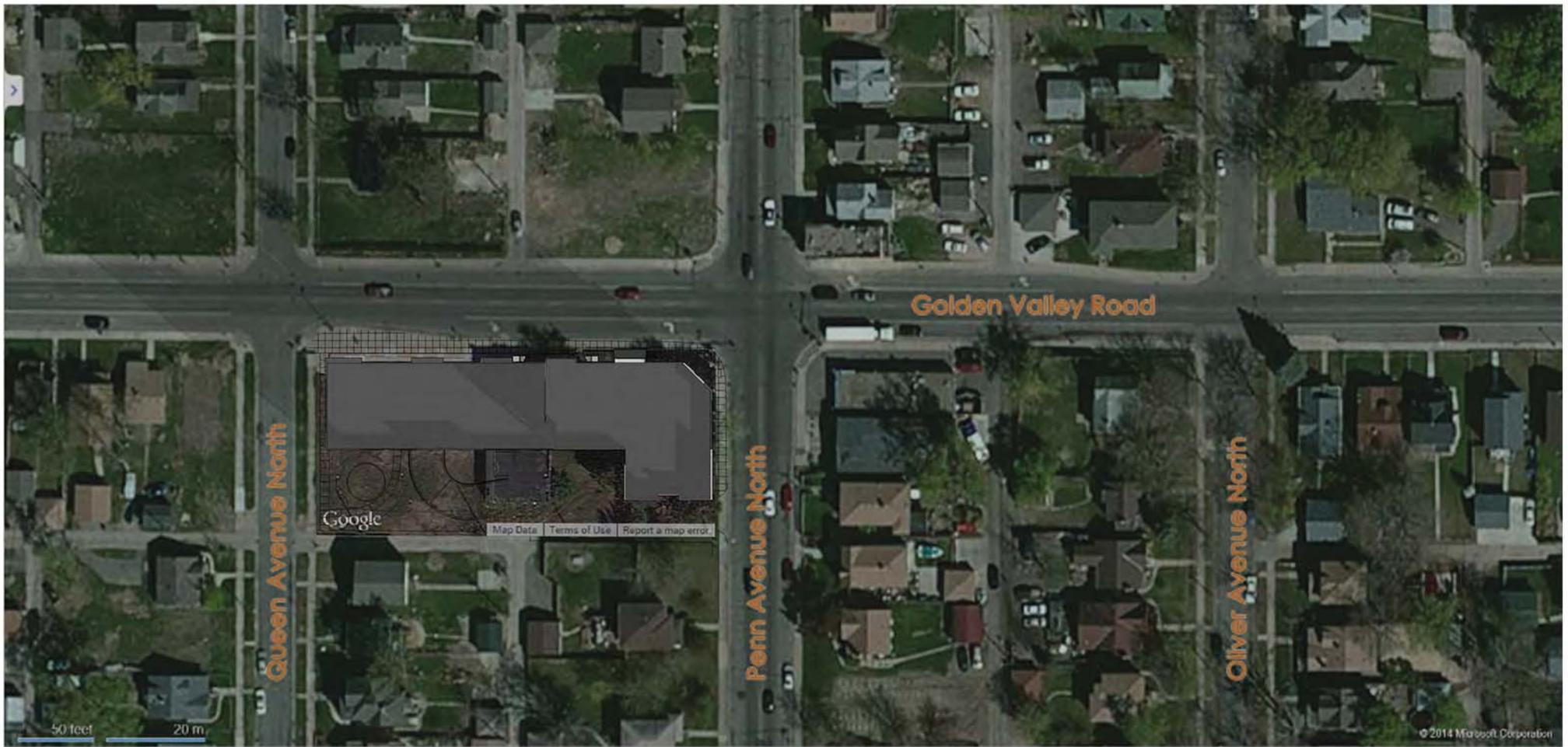
Commons at Penn Avenue - Rooftop Unit Viewpoints
Golden Valley Road Looking East, Distance from building - 200'



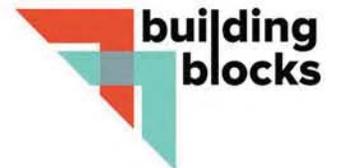


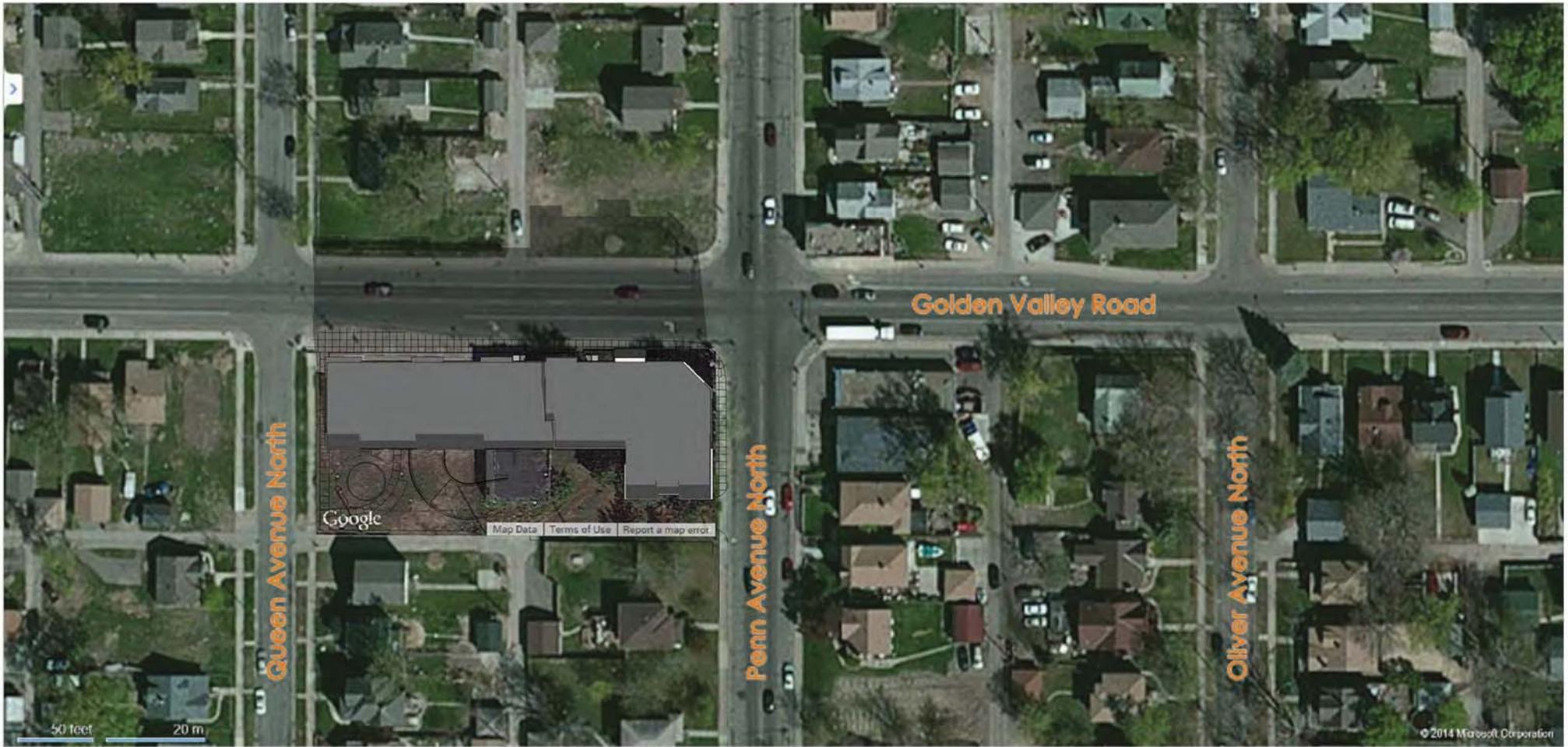
Commons at Penn Avenue - Rooftop Unit Viewpoints
Golden Valley Road Looking West, Distance from building - 342'





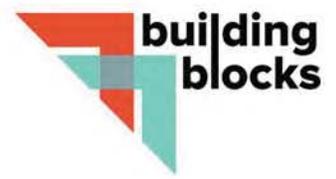
Commons at Penn Avenue - Shadow Studies
1. January 21st - 8:44 AM





Commons at Penn Avenue - Shadow Studies

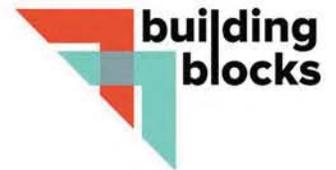
2. January 21st - 12:00 PM





Commons at Penn Avenue - Shadow Studies

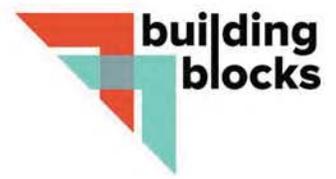
3. January 21st - 4:06 PM

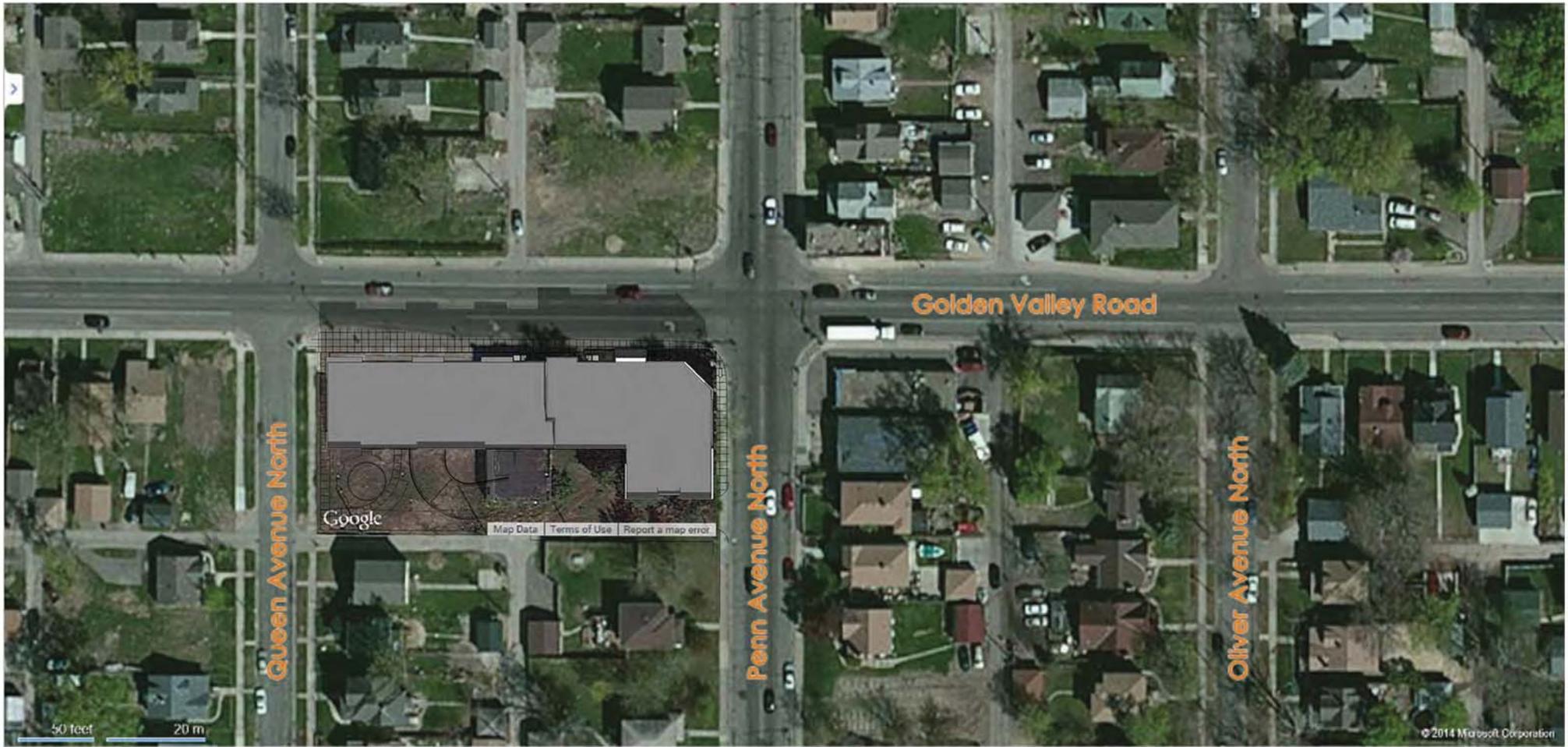




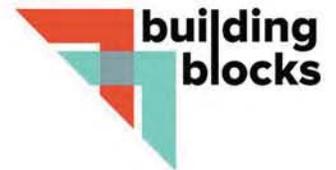
Commons at Penn Avenue - Shadow Studies

4. March 21st - 8:14 AM





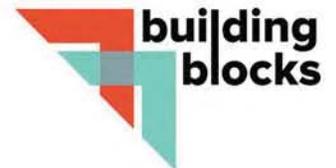
Commons at Penn Avenue - Shadow Studies
5. March 21st - 12:00 PM

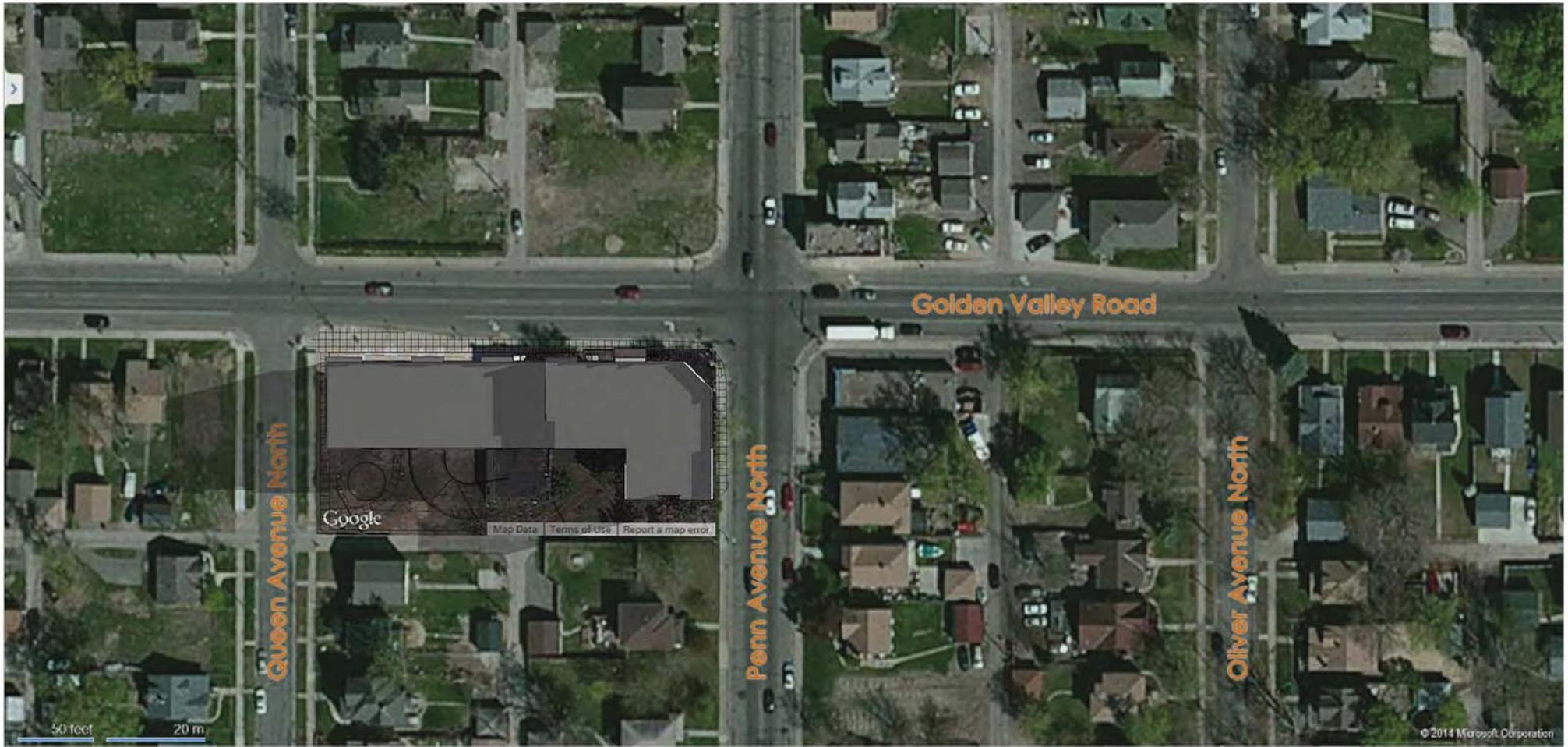




Commons at Penn Avenue - Shadow Studies

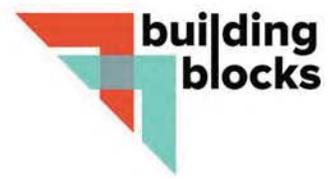
6. March 21st - 6:27 PM

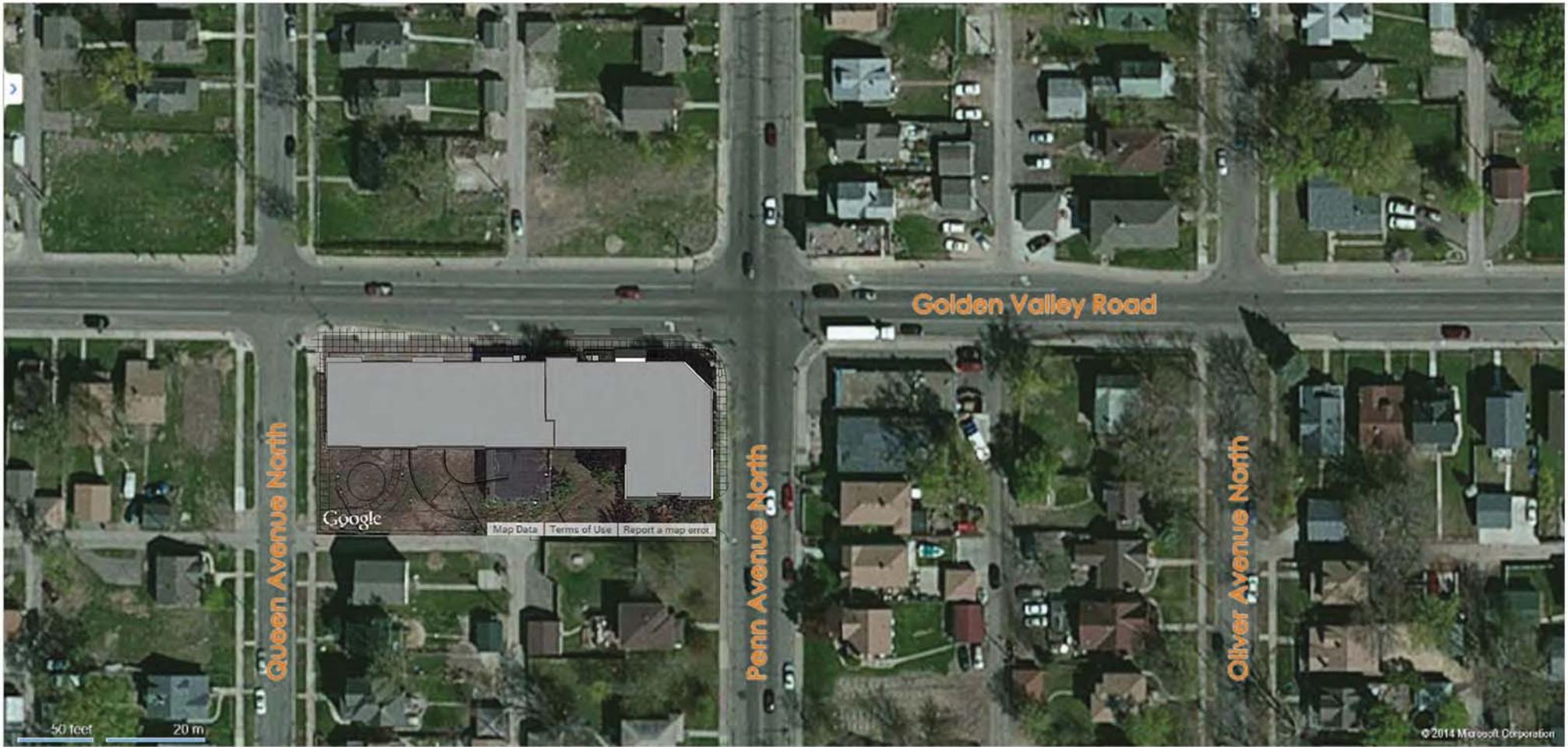




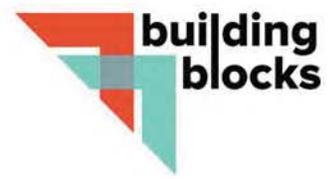
Commons at Penn Avenue - Shadow Studies

7. June 21st - 6:26 AM



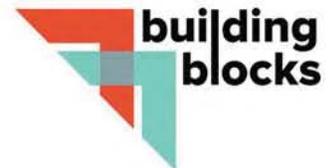


Commons at Penn Avenue - Shadow Studies
8. June 21st - 12:00 PM





Commons at Penn Avenue - Shadow Studies
9. JUNE 21st - 8:03 PM













Commons at Penn Avenue - Streetview Photos
1. View Looking West on Golden Valley Road & Penn Avenue





Commons at Penn Avenue - Streetview Photos
 2. View Looking West on Golden Valley Road & Penn Avenue

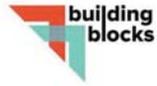


Commons at Penn Avenue - Streetview Photos
 3. View Looking West on Golden Valley Road & Queen Avenue





Commons at Penn Avenue - Streetview Photos
 4. View Looking East on Golden Valley Road & Penn Avenue



Commons at Penn Avenue - Streetview Photos
 5. View Looking East on Golden Valley Road & Penn Avenue





Commons at Penn Avenue - Streetview Photos
 6. View Looking North on Penn Avenue & Golden Valley Road



Commons at Penn Avenue - Streetview Photos
 7. View Looking North on Penn Avenue & Golden Valley Road





Commons at Penn Avenue - Streetview Photos
8. View Looking South on Penn Avenue & Golden Valley Road



Commons at Penn Avenue - Streetview Photos
9. View Looking South on Penn Avenue & Golden Valley Road





Commons at Penn Avenue - Streetview Photos
 10. View Looking Southwest on Penn Avenue & Golden Valley Road



Commons at Penn Avenue - Streetview Photos
 11. View Looking Southeast on Queen Avenue & Golden Valley Road





Commons at Penn Avenue - Streetview Photos
 12. View Looking Northeast on Queen Avenue



Commons at Penn Avenue - Streetview Photos
 13. View Looking Northwest on Penn Avenue





Commons at Penn Avenue - Streetview Photos
 14. View Looking Southeast on Penn Avenue & Golden Valley Road



Commons at Penn Avenue - Streetview Photos
 15. View Looking Northeast on Penn Avenue & Golden Valley Road





Commons at Penn Avenue - Streetview Photos
 16. View Looking Northwest on Penn Avenue & Golden Valley Road



Commons at Penn Avenue - Streetview Photos
 17. View Looking North on Queen Avenue





Minneapolis
City of Lakes

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Blong Yang
City Council Member

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April 11, 2014

Mr. Devean George
Building Blocks
1161 Wayzata Boulevard East, #403
Wayzata, MN 55391

Dear Mr. George:

I am pleased to extend my support to Commons at Penn, Building Block's redevelopment project located at 1823 Penn Avenue North. Among my top priorities are ensuring that residents have access to high quality housing that is sustainable on a limited income, improving health and safety, and growing our local economy. Commons at Penn is an important project that will enrich our neighborhood by helping us make progress towards these goals.

Building Blocks investment in the Willard-Hay neighborhood comes to the right place at the right time. The corner of Penn Avenue and Golden Valley Road is an intersection that has long been in need of investment. I am confident that the businesses and residents that will become a part of the Commons at Penn will bring new energy and vitality to the area. Families with small children have a particularly difficult time finding housing that provides adequate space without imposing a cost burden. I appreciate that this project seeks to satisfy this need by bringing 34 two-bedroom and three-bedroom apartments onto the market.

Our communities of color face immense health challenges that can be addressed by better access to preventative care and community health facilities. The participation of NorthPoint Health and Wellness Center as a tenant will bring the resources that will help us meet this need.

My thanks to you and the rest of the Building Blocks team for your leadership in moving this project forward. Please let me know how my office can be of assistance in the future.

Sincerely,

Blong Yang
Minneapolis City Council Member



City Information
and Services
MinneapolisMN.gov
Affirmative Action Employer