CPED STAFF REPORT

Prepared for the City Planning Commission

CPC Agenda Item #1
July 28, 2014
BZZ-6621

LAND USE APPLICATION SUMMARY

Property Location: 401 & 425 7th Street North

Project Name: Sharing & Caring Hands Expansion

Prepared By: Becca Farrar-Hughes, Senior City Planner, (612) 673-3594

Applicant: Sharing & Caring Hands

Project Contact: Cunningham Group Architecture, Attn: Doug Ahmann

Request: To allow a new 3-story (2-floor) addition to the existing facility.

Required Applications:

Amend the Conditional Use Permit	To allow 8 additional supportive housing units in the Industrial Living Overlay District (ILOD).
Variance	Of the off-street parking requirement. - *Returned*
Site Plan Review	To allow for a new 3-story (2-floor), approximately 14,000 square foot addition to the existing building located on the premises. The addition would allow for 8 additional supportive housing units on the second floor, as well as a new Teen Center and Children's Center on the main level of the building.

SITE DATA

Existing Zoning	I2 (Medium) District IL (Industrial Living) Overlay District DP (Downtown Parking) Overlay District
Lot Area	253,620 square feet / 5.82 acres
Ward(s)	5; adjacent to 3 & 7
Neighborhood(s)	North Loop Neighborhood Association
Designated Future Land Use	Transitional Industrial
Land Use Features	There are no designated land use features immediately adjacent or that include the subject site. The property is located just outside of the boundaries that define Downtown Minneapolis, a designated Growth Center and Activity Center. The property is located in relative close proximity to Glenwood Avenue which is a designated Commercial Corridor.
Small Area Plan(s)	North Loop Small Area Plan

Date Application Deemed Complete	June 20, 2014	**Date Extension Letter Sent**	N/A
End of 60-Day Decision Period	August 19, 2014	**End of 120-Day Decision Period**	N/A

BACKGROUND

SITE DESCRIPTION AND PRESENT USE. The subject development site consists of two separate parcels occupied by two separate buildings; one which houses the existing 3-story, 94-unit (154 beds) supportive housing facility (constructed in 1995 and expanded in 1999) and the other that is occupied by a single-story Teen and Children Center which is accessory to the supportive housing facility and only for use by children living in the building (constructed in 1912).

SURROUNDING PROPERTIES AND NEIGHBORHOOD. The properties surrounding the site are predominantly zoned industrial to the north, east and west of the site. To the south, the properties have commercial and downtown zoning. The uses within the area are primarily industrial and commercial uses as the property is located across the street from the HERC facility and Target Field as well as in close proximity to surface parking lots, structured parking and various industrial uses. There are several new residential developments that are under construction or that have been constructed recently within the broader neighborhood.

PROJECT DESCRIPTION. The applicant proposes to demolish the existing single-story building occupied by Mary's Place Teen and Children Centers located on the property at 425 7th Street North and construct a 3-story addition (2-floor), approximately 14,000 square foot addition onto the existing structure located on the property at 401 7th Street North. The area where the building is currently located would be converted into a large park/playground area for the children. The proposed addition would incorporate both the Teen and Children Centers into the ground floor of the building and a total of 8 additional dwelling units (16 beds) would be added on the second floor. No changes are proposed to the maintenance and operation of the facility; Mary's Place apartments would operate as it has for the past 18 years. The Sharing and Caring Hands Day Services Center is located on a separate parcel due north of the subject site across 5th Street North at 525 7th Street North.

Mary's Place was established in 1985 and offers transitional apartments for homeless families with children. The existing facility houses 150 adults and 440 children and families stay an average of 2 ½ months. The lobby is staffed 24 hours a day and entry to the facility is by ID card only. Mary's Place residents have access to a free laundry facility, two large classrooms where tutoring is offered each afternoon, computer rooms, activity rooms, a playroom, meeting spaces, a chapel and medical clinic. There is also outdoor playground and recreational courts. Currently the site accommodates a total of 111 off-street parking spaces. With the proposed addition, the off-street parking would be reduced to a total of 78 spaces (currently there are a total of 101 spaces) with access to the surface parking lot continuing to be off of 7th Street North.

Based on the proposal, a conditional use permit would be required to allow an increase in the number of supportive housing units in the ILOD, a variance of the off-street parking requirement was originally noticed but has been returned, and site plan review would also be required.

RELATED APPROVALS.

The Mary's Place transitional housing apartment complex was originally constructed in 1995 and then received approvals for a rezoning and to expand to 94 units in 1999 (P-1055 & CUP 1978). In 1998, the former Sharing & Caring Hands building was converted into a Children's Activity Center and Teen Center for the children living at Mary's Place.

In 2001, the applicant received approval for an amended CUP (BZZ-318) to allow for an auto dealership on the premises as an accessory use with a maximum inventory of 4 vehicles. This was done in order to

provide an on-site job skills training program and to provide a means to transfer title of donated vehicles in good working condition to residents and also to improve mobility for employment opportunities.

In 2004, two separate applications were approved for the property; one which amended the CUP to allow for an accessory 426 square foot chapel addition and the other, a variance to allow for an increase in the maximum allowable height of a wall sign.

Planning Case #	Application	Description	Action
C-1978	Conditional Use Permit	To allow a transitional housing development	Approved in 1999
P-1055 & BZCU-100019	Rezoning and Conditional Use Permit	Add the ILOD and expand the number of units to 94	Approved in 1999
BZZ-318	Amend Conditional Use Permit	To allow an auto dealership (max of 4 vehicles) as an accessory use	Approved in 2001
BZZ-2054	Amend Conditional Use Permit	Add a 426 square foot chapel accessory to the supportive housing facility	Approved in 2004
BZV-1000422	Variance	To increase the maximum permitted height of a sign in the I-2 District from 24 ft. to 40 ft. to permit a 180 sq. ft. wall sign.	Approved in 2004

PUBLIC COMMENTS. Staff has not received official correspondence from the North Loop Neighborhood Association or any neighborhood letters prior to the printing of this report. Any correspondence received before 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 8 additional supportive housing units in the Industrial Living Overlay District (ILOD) 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.*

   Amending the existing conditional use permit to allow 8 additional supportive housing units on the premises would not be detrimental to or endanger the public health, safety, comfort or general welfare. As previously noted, the existing supportive housing facility has a total of 94 dwelling units (154 beds) and the applicant proposes to expand the facility to include 8 additional dwelling units (16 beds) for a total of 102 on the premises with 170 beds. Contextually, the applicant proposes to match the design, materials and colors of the proposed addition to the existing structure while improving the overall functionality of the facility and the appearance of the site. No changes are proposed to the operation or maintenance of the facility.

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.*

   This property is located in a general area that has had significant redevelopment. Expanding the existing facility in order to consolidate operations and improve the overall functionality of the facility would not be expected to be injurious to the use and enjoyment of other property in the vicinity nor would it impede on possible future development. The development would provide additional opportunities for housing within the neighborhood and improve the overall appearance of the site.

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

   Increasing the number of units on the premises from 94 to 102 dwelling units, or an increase of 8 units would have minimal impacts on utilities, access roads and drainage. The site would continue to be accessed off of 7th Street North via one curb cut.

   The Public Works Department has reviewed the preliminary plan and will review the final plan for compliance with standards related to access and circulation, drainage, and sewer/water connections. The applicant would be required to work closely with the Public Works Department, the Plan Review Section of CPED and the various utility companies during the duration of the development should the plan be approved. This would be required to ensure that all procedures are followed in order to comply with city and other applicable requirements.

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

   Measures have been provided in regard to minimizing traffic congestion from a parking perspective as the applicant would be providing adequate off-street parking for the proposed development.

   Chapter 541, Off-Street Parking and Loading would typically require one off-street parking space per four beds for supportive housing or a total of 43 off-street parking spaces for the proposed residential project as 170 beds are provided (94 units or 154 beds existing and 8 units or 16 beds proposed). However, the property is located in the DP Overlay District and per Section 551.765 dwellings are required to provide 90% of this requirement, or 39 off-street parking spaces. The applicant is proposing to include a total of 78 off-street parking spaces on the property.

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

   According to The Minneapolis Plan for Sustainable Growth, the subject parcel is located within an area designated as transitional industrial. There are no designated land use features immediately adjacent or that include the subject site. The property is located just outside of the boundaries that define Downtown Minneapolis, a designated Growth Center and Activity Center. The property is located in relative close proximity to Glenwood Avenue which is a designated Commercial Corridor. The properties surrounding the site are predominantly zoned industrial to the north, east and west of the site. To the south, the properties have commercial and downtown zoning. The uses within the area are primarily industrial and commercial uses as the property is located across the street from the HERC facility and the Twins stadium as well as in close proximity to surface parking lots, structured parking and various industrial uses. There are several new residential developments that are under construction or that have been constructed recently within the broader neighborhood. The proposed development would be consistent with the following general land use policies of The Minneapolis Plan for Sustainable Growth:

- **Land Use Policy 1.1**: "Establish land use regulations to achieve the highest possible development standards, enhance the environment, protect public health, support a vital mix of land uses, and promote flexible approaches to carry out the comprehensive plan."

  (1.1.5) "Ensure that land use regulations continue to promote development that is compatible with nearby properties, neighborhood character, and natural features; minimizes pedestrian and vehicular conflict; promotes street life and activity; reinforces public spaces; and visually enhances development."

- **Housing Policy 3.1:** "Grow by increasing the supply of housing."

- **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."

- **Housing Policy 3.3:** "Increase housing that is affordable to low and moderate income households."

  (3.3.5) "Support the development of housing with supportive services that help households gain stability in areas such as employment, housing retention, parenting, and substance abuse challenges."

- **Housing Policy 3.4:** "Preserve and increase the supply of safe, stable, and affordable supportive housing opportunities for homeless youth, singles and families.

  (3.4.2) "Support the creation of additional supportive housing units for homeless youth, singles and families."

- **Housing Policy 3.6**: "Foster complete communities by preserving and increasing high quality housing opportunities suitable for all ages and household types."

The proposal is in conformance with the above noted policies and implementation steps of the Comprehensive Plan.

There is one additional plan that must be considered when evaluating the proposal. The *North Loop Small Area Plan* was approved in 2010 and covers the subject property. As noted in the plan, the parcel is designated as Transitional Industrial, and is located in the Lower North Loop. This designation encompasses the entire Lower North Loop west of 7th Street North and east of I-94 with additional parcels on the far west side of the neighborhood. Industrial areas located outside of Industrial Employment Districts are labeled "transitional" since they may eventually evolve to other uses compatible with surrounding development. Although they may remain industrial for some time, they will not have the same level of policy protection as areas within industrial districts. There does not appear to be any additional policy guidance specific to the subject parcel. The property has contained a residential use since 1995. It is CPED Staff's position that the proposal to construct an addition on to the existing supportive housing facility that accommodates an additional 8 supportive housing dwelling units is in conformance with the adopted *North Loop Small Area Plan.*

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/zoning applications are approved, the proposal will comply with all provisions of the I2 District. The ILOD allows dwelling units and supportive housing as conditional uses subject to the following conditions:

a. Supportive housing shall be subject to the requirements of Chapter 536, Specific Development Standards.

b. Alterations made to the exterior of an existing building shall maintain the architectural integrity and character of the building and surrounding area.

c. The maximum height of single and two-family dwellings and cluster developments shall be two and one-half stories (2.5) or thirty-five (35) feet, whichever is less.

d. No vibration, excessive dust, noise, light, glare, smoke, odor, truck traffic or other substance or condition, shall be generated by uses in the building that will have an adverse impact on the residential use of the building.

The Specific Development Standards for supportive housing developments are as follows:

Supportive housing.

(1) Supportive housing shall be located at least one-fourth (¼) mile from all existing supportive housing and from all of the following uses, except in the B4H Overlay District:

a. Community correctional facility.

b. Community residential facility.

c. Inebriate housing.

d. Motel.

e. Overnight shelter.

(2) On-site services shall be for residents of the facility only, except where part of a regimen of scheduled post-residential treatment.

(3) 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.

(4) 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.

(5) The operator shall submit a management plan for the facility and a floor plan showing sleeping areas, emergency exits and bathrooms.

The existing and proposed development complies with the above-listed provisions.

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:

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

Building Placement and Design – *Requires alternative compliance*

- The existing building that the applicant proposes to add on to is located on an awkwardly shaped parcel with frontage on 5th Avenue North and 7th Street North. The building is not located within 8 feet of the property line along either street; however, the proposed addition would result in the building being approximately 170 feet closer to 5th Avenue North and would maintain the approximately 40 foot setback in line with the existing building from the property line along 7th Street North. The building that would be demolished in order to construct the addition is closer to the corner of the two streets. Alternative compliance is necessary as the overall site is becoming less conforming due to the demolition, but the building that is being added on to is becoming more conforming. Planning Staff would recommend that the Planning Commission grant alternative compliance as it would not be practical to require compliance. The applicant is constructing an addition on to an existing building, there is a significant grade change from 7th Street North to the subject property and the awkward shape of the parcel would make it impossible to fully comply with the provision along each street while maintaining access to the property.
- The area between the building and lot lines along both 5th Avenue North and 7th Street North includes various amenities – landscaping and playground/recreational areas for residents.
- The existing principal entrance to the building would be maintained and it is located internal to the site with a secured lobby. There are several other points of egress from the building that would operate as a secondary point of egress and for emergencies only. This is an existing condition; therefore, alternative compliance is not necessary.
- The on-site accessory surface parking lot is primarily located to the rear or interior of the site.
- The proposed building addition would provide architectural detail consistent with the existing structure, contain windows to create visual interest, and increase security of adjacent outdoor spaces.
- There is a blank, uninterrupted wall that exceeds 25 feet in length on the northeast building elevation of the proposed addition. Alternative compliance is necessary. Staff would recommend that the Planning Commission require compliance with the provision as it would be practical to make alterations to the elevation that conforms to the code provision. Further, this is the prominent elevation of the building and it is entirely blank at the first floor with the exception of a door and small window.
- The exterior materials on the addition would match the materials on the existing building and as proposed would include burnished block, EIFS, glass elements and a curtain wall system. EIFS is not a permitted exterior material as it is not considered durable. Alternative compliance would be necessary to allow it in this specific circumstance on the proposed addition. Where EIFS is shown, Staff would recommend that the Planning Commission require that the exterior of the proposed addition be clad in stucco that matches the color and texture of the existing EIFS in order to allow the proposed addition to blend into the existing building.
- The materials and the appearance of the rear and side walls are similar to and compatible with the front of the building and the existing building.
- No plain face concrete block is proposed.

- The building complies with the window provisions with the exception of the first floor northeast elevation of the building. Alternative compliance is necessary. Staff would recommend that the Planning Commission require compliance as it would be practical to include windows that meet the 20% window requirement on this elevation. In addition, this is the most visually prominent elevation and the current design that is both non-compliant with the window requirement and includes a blank wall that is over 30 feet in length is not acceptable. With the exception of the northeast elevation of the building, all windows are distributed in a more or less even manner and are also vertical in proportion. See **Table 1**.
- The proposal complies with the ground floor active functions provision as storage areas do not exceed 30% of linear frontage along each street.
- The existing and proposed form and pitch of roof lines within the development would be considered compatible.
- There is no parking garage proposed. All on-site parking is located in a surface parking lot.

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

	Code Requirement	Proposed
7th Street North -1st Floor	20% minimum / 267 sq. ft.	26% / 350 sq. ft.
5th Avenue North-1st Floor	20% minimum / 90 sq. ft.	<1% / 8 sq. ft.
Facing on-site parking lot – 1st Floor	20% minimum / 267 sq. ft.	30% / 400 sq. ft.
7th Street North-2nd Floor	10% minimum	> 10%
5th Avenue North – 2nd Floor	10% minimum	> 10%
Facing on-site parking lot – 2nd Floor	10% minimum	> 10%

Access and Circulation – *Meets requirements*

- A well-lit walkway at least 4 feet in width does connect the buildings and the adjacent public sidewalks to the on-site parking.
- No transit shelters are included in the development; however, the site is located long a bus route with a transit stop located on the block and the site is also within walking distance of Target Field Station and Downtown Minneapolis.
- There are no surrounding residential uses; however, the development has been designed to minimize conflicts with pedestrian traffic as one curb cut off of 7th Street North serves the subject site.
- There is no public alley adjacent to the site. The site would be continued to be accessed off of 7th Street North via a single curb cut.
- The site has been somewhat designed to minimize the use of impervious surfaces as the proposal meets the 20% landscaping requirement. Much of the site is covered by the proposed addition and existing buildings as well as an interior surface parking lot and outdoor areas for residents.

Landscaping and Screening – *Meets requirements*

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

- The proposal is not subject to landscaping or screening requirements as the surface parking is located interior to the site.
- There are no parking or loading facilities located along either the public street or sidewalk.
- The corners of the on-site parking lot are landscaped as applicable.
- The surface parking lot on the premises has been reduced in size and consists of 78 spaces. No parking space is more than 50 feet from an on-site deciduous tree. No new tree islands are proposed.
- As appropriate, areas not occupied by buildings, etc., are covered by landscaping.
- The installation and maintenance of all landscape materials shall comply with 530.210

Table 2. Landscaping and Screening Requirements

	Code Requirement	Proposed
Lot Area	N/A	253,620 sq. ft.
Building footprint	N/A	46,955 sq. ft.
Remaining Lot Area	N/A	206,665 sq. ft.
Landscaping Required	41,333 sq. ft.	113,503 sq. ft.
Canopy Trees (1: 500 sq. ft.)	83 trees	6 new canopy and 9 new ornamental / 154 canopy trees and 31 evergreen trees existing)
Shrubs (1: 100 sq. ft.)	413 shrubs	114 new shrubs / 310 existing

Additional Standards – *Meets requirements*

- The on-site parking lot has been designed with discontinuous curbing to provide some on-site retention and filtration of stormwater.
- Staff would not expect the proposal to result in the further blocking of views and would not have impacts on blocking views of important city elements. The proposed addition to the structure would be expected to have no shadowing impacts on adjacent properties. The proposed addition would be expected to have minimal impacts on light, wind and air in relation to the surrounding area.
- The proposal appears to comply with standards regarding crime prevention through environmental design including but not limited to surveillance, lighting, space delineation, natural access control, etc. CPED Staff will request that a detailed lighting plan be submitted outlining the locations of all new light fixtures for security purposes.
- There are no designated or eligible historic structures on the subject property. As previously noted, two buildings currently exist on the premises. The applicant proposes to demolish the building located on the property 425 7th Street North and add on to the existing structure located on the property at 401 7th Street North. A historic review letter was prepared by CPED Staff that indicated that the building that the applicant proposes to demolish is not a potential historic resource.

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

The proposed use is *conditional* in the I2 District.

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

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

	Minimum Parking Requirement	Applicable Reductions	Total Minimum Requirement	Maximum Parking Allowed	Proposed
Number of supportive housing beds (170)	1 per 4 beds	Section 551.765 dwellings are required to provide 90%	39	1 space per bed	78
Total	43	4	39	170	78

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

	Minimum Bicycle Parking	Minimum Short-Term	Minimum Long-Term	Proposed	Loading Requirement	Proposed
New residential dwellings (existing units grandfathered for bicycle parking)	4	N/A	Not less than 90%	36	1 small	1 small
Total	4	N/A	4	36	1 small	1 small

Building Bulk and Height – *Meets requirements.*

Table 5. Building Bulk and Height Requirements

	Code Requirement	Proposed
Lot Area	N/A	253,620 square feet / 5.82 acres
Gross Floor Area **(GFA)**	N/A	114,988 sq. ft.
Maximum Floor Area Ratio **(GFA/Lot Area)**	2.7	.45
Maximum Building Height	4 stories or 56 feet, whichever is less	3 stories (2 floors) or 30 ft. to 39 ft. (midpoint to peak)

Residential Lot Requirements – *Meets requirements*

Table 6. Residential Lot Summary

	Code Requirement	Proposed
Dwelling Units **(DU)**	N/A	102 DUs
Density (DU/acre)	N/A	17.5 DU/acre

Yard Requirements – *Meets requirements.*

Table 7. Minimum Yard Requirements

	Zoning District	Overriding Regulations	Total Requirement	Proposed
Front	0 ft.	N/A	0 ft.	+/- 220 ft. at the closest point

Interior Side **(Southeast)**	9 ft.	N/A	9 ft.	+/-52 ft. at the closest point
Interior Side **(Northwest)**	9 ft.	N/A	9 ft.	+/- 40 ft. at the closest point

Signs – *Not applicable*

- No new signs are proposed at this time. The applicant has stated in the application that the proposal would result in the reduction of signage on the premises as two large signs on the existing teen center would be eliminated and one metal letter sign on Mary's Place where the new addition is proposed to be located would also be eliminated.

- Signs are subject to Chapters 531 and 543 of the Zoning Code. Any new future signs are required to meet the requirements of Chapter 543 of the Zoning Code.

Dumpster Screening – *Meets requirements*

- The existing facility has a large trash compactor/trash room indoor at the far south end of the facility.

Screening of Mechanical Equipment – *Meets requirements*

- Rooftop mechanical equipment is proposed and would be screened by the mansard roof proposed on the building addition.

Lighting – *Meets requirements*

- There will be wall mounted down lights above each of the six exterior doors on the expansion as well as three new parking lot light poles (two would be displaced with the proposed addition). A photometric plan was not submitted as part of the application but will be required with the final submittal. All lighting will need to be downcast and shielded to avoid undue glare. All lighting shall comply with Chapters 535 and 541 and Planning Staff shall review the details of the fixtures in the final review prior to permit issuance.

Impervious Surface Area – *Not applicable*

Specific Development Standards – *Meets requirements*

As noted in the above listed response to finding #6 in the conditional use permit application to allow 8 additional supportive housing dwelling units, the existing and proposed development complies with the specific development standards for supportive housing.

DP Overlay District Standards –

- According to the standards outlined in Section 551.765, supportive housing/dwellings are required to provide 90% of the requirements outlined in Chapter 541 of the Zoning Code (1 per 4 beds), or 39 off-street parking spaces. The applicant is proposing to include a total of 78 off-street parking spaces on the property.

- The proposal complies with all other applicable DP Overlay District provisions as the applicant is not proposing to expand the accessory on-site surface parking lot.

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

See the above listed response to finding #5 in the conditional use permit application to allow 8 additional supportive housing dwelling units. The policies and implementation steps apply to the site plan review application as well.

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

See the above listed response to finding #5 in the conditional use permit application to allow 8 additional supportive housing dwelling units. The policies outlined in the *North Loop Small Area Plan* apply to the site plan review application as well.

5. Alternative compliance.

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

- **Building Placement.** The existing building that the applicant proposes to add on to is located on an awkwardly shaped parcel with frontage on 5th Avenue North and 7th Street North. The building is not located within 8 feet of the property line along either street; however, the proposed addition would result in the building being approximately 170 feet closer to 5th Avenue North and would maintain the approximately 40 foot setback in line with the existing building from the property line along 7th Street North. The building that would be demolished in order to construct the addition is closer to the corner of the two streets. Alternative compliance is necessary as the overall site is becoming less conforming due to the demolition, but the building that is being added on to is becoming more conforming. Planning Staff would recommend that the Planning Commission grant alternative compliance as it would not be practical to require compliance. The applicant is constructing an addition on to an existing building, there is a significant grade change from 7th Street North to the subject property and the awkward shape of the parcel would make it impossible to fully comply with the provision along each street while maintaining access to the property.

- **Blank Wall Provision.** There is a blank, uninterrupted wall that exceeds 25 feet in length on the northeast building elevation of the proposed addition. Alternative compliance is necessary. Staff would recommend that the Planning Commission require compliance with the provision as it would be practical to make alterations to the elevation that conforms to the code provision. Further, this is the prominent elevation of the building and it is entirely blank at the first floor with the exception of a door and small window.

- **Exterior Materials.** The exterior materials on the addition would match the materials on the existing building and as proposed would include burnished block, EIFS, glass elements and a curtain wall system. EIFS is not a permitted exterior material as it is not considered durable. Alternative compliance would be necessary to allow it in this specific circumstance on the proposed addition. Where EIFS is shown, Staff would recommend that the Planning Commission require that the exterior of the proposed addition be clad in stucco that matches the color and texture of the existing EIFS in order to allow the proposed addition to blend into the existing building.

- **Residential Window Requirement.** The building complies with the window provisions with the exception of the first floor northeast elevation of the building. Alternative compliance is necessary. Staff would recommend that the Planning Commission require compliance as it would be practical to include windows that meet the 20% window requirement on this elevation. In addition, this is the most visually prominent elevation and the current design that is both non-compliant with the window requirement and includes a blank wall that is over 30 feet in length is not acceptable. With the exception of the northeast elevation of the building, all windows are distributed in a more or less even manner and are also vertical in proportion.

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 to amend a conditional use permit to allow 8 additional supportive housing units in the Industrial Living Overlay District (ILOD) in the structure on the properties located at 401 & 425 7th Street North, subject to the following conditions:

1. 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 has returned the application.

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 for a new 3-story (2-floor), approximately 14,000 square foot addition to the existing building located on the premises. The addition would allow for 8 additional supportive housing units on the second floor, as well as a new Teen Center and Children's Center on the main level of the building located on the properties located at 401 & 425 7th Street North, subject to the following conditions:

1. CPED Staff review and approval of the final site, elevation, lighting and landscaping plans before building permits may be issued.
2. All site improvements shall be completed by July 28, 2016, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.
3. The blank, uninterrupted wall on the northeast elevation of the proposed addition that exceeds 25 feet in length shall be modified to comply with Section 530.120 of the Zoning Code.
4. No EIFS shall be permitted on the proposed addition. Where EFIS is shown, the exterior of the proposed addition shall be clad in stucco that matches the color and texture of the existing building.

5. The ground floor of the northeast elevation of the building shall be modified to comply with the 20% window requirement.
6. All fencing shall comply with Chapter 535 of the Zoning Code.

ATTACHMENTS

1. PDR report
2. Written description and findings submitted by applicant
3. Facility program and Management Plan
4. Correspondence
5. Zoning map
6. Site survey
7. Site plan
8. Plans
9. Building elevations
10. Photos

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

Preliminary Development Review Report

Development Coordinator Assigned: **DONALD ZART**
(612) 673-5645
don.zart@minneapolismn.gov

Status *
RESUBMISSION REQUIRED

Tracking Number:	PDR 1001185
Applicant:	SHARING & CARING HANDS 401 7TH ST N MINNEAPOLIS, MN 55405
Site Address:	401 7TH ST N 425 7TH ST N
Date Submitted:	01-APR-2014
Date Reviewed:	09-APR-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

Proposed wrecking of the existing sharing & caring at 425 7th St N and the construction of an addition to Mary's Place that will house the Sharing & Caring Hands program and provide (6) additional dwelling units.

Review Findings (by Discipline)

❑ Right of Way

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

❑ Street Design

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

***Approved:** You may continue to the next phase of developing your project.
***Resubmission Required:** You cannot move forward or obtain permits until your plans have been resubmitted and approved.

❑ Zoning - Planning

- The applicant has not had any detailed conversations with CPED Staff; as such formal land use applications and any project specific issues have not been identified to date. At a minimum Site Plan Review would be required and it is likely that additional land use applications would be required once a detailed project proposal has been presented to and vetted by Staff.
- These comments are for preliminary purposes only. The applicant should contact the assigned Staff planner, Becca Farrar-Hughes, (612)673-3594 Rebecca.Farrar@minneapolismn.gov to set up a meeting to discuss the project, potential applications and process as soon as possible.

❑ Addressing

- No change to addressing for Mary's Place.

❑ Parks - Forestry

- Contact Paul Martinson (612)499-9209) regarding removal or protection of trees during construction in the city right of way.
- Effective January 1, 2014, the City of Minneapolis and the Minneapolis Park and Recreation Board adopted an update to the existing Parkland Dedication Ordinance.
- The adopted City of Minneapolis Parkland Dedication ordinance is located in Section 598.340 of the City's Land Subdivision ordinance:
- http://library.municode.com/index.aspx?clientId=11490
- As adopted, the fee in lieu of dedication for new residential units is $1,500 per unit (affordable units excluded per ordinance) and for commercial and industrial development it is $200 per development employee (as defined in ordinance). Any dedication fee (if required) must be paid at the time of building permit issuance. There is also an administration fee that is 5% of the calculated park dedication fee.
- As proposed, for your project Sharing & Caring Hands / Mary's Place, the calculated dedication fee is as follows:
- 8 Dwelling Units x $1500 = $12,000
- Fee for commercial/non-residential area = $ 400
- 5% of $12,400 (Administrative Fee) = $ 620
- Total = $13,020
- 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.

❑ Sidewalk

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

❑ Traffic and Parking

- The plan as submitted meets the requirements of the Public Works Traffic & Parking Services Division.

❑ Water

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

❑ Fire Safety

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

❑ Business Licensing

- There is not a Business License needed at this time.

❑ 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.
- Permits and approval are required from Environmental Services for the following activities: Temporary storage of impacted soils on site prior to disposal or reuse; Reuse of impacted soils on site; Dewatering and discharge of accumulated storm water or ground water, underground or aboveground tank installation or removal, well construction or sealing. Contact Tom Frame at 612-673-5807 for permit applications and approvals.
- A review of the project, permits issued and an inspection from Environmental Service for identification of equipment and site operations that require annual registration with the City of Minneapolis will occur for this project.

❑ Historical Preservation Committee

- The wrecking of the existing Sharing & Caring structure will require a Wrecking Permit and Preservation review.

❑ Sewer Design

- Stormwater Management: Please identify the acreage of land disturbance associated with the proposed project. It appears that the land disturbing activity associated with the project is over 1 acre; therefore the project would be subject to the stormwater treatment requirements of Chapter 54 of the Minneapolis Code of Ordinances. Please provide the necessary documentation and analysis demonstrating compliance with Chapter 54, including stormwater calculations, BMP maintenance plans, etc. The stormwater management requirements for the disturbed area include rate control and 70% TSS removal.
- The Chapter 54 Storm Water Management Requirements/Compliance Notes on Sheet C2 do not demonstrate compliance with Chapter 54 requirements and should be removed or altered.
- Surface Drainage: Please include, on the existing conditions survey, contour lines in sufficient detail to depict the existing drainage patterns of the site. Please also provide a proposed grading plan in sufficient detail to depict the proposed drainage patterns of the site. It must be demonstrated that the proposed conditions do not adversely impact adjacent properties or right-of-way as it relates to stormwater runoff.
- Please identify the location of roof drains and any proposed foundation or drain tile connections or discharges.
- Utility Connections: Please identify where the existing storm sewer on the property discharges from the site to the City system. The storm sewer shown on Sheet C0 does not appear to have a discharge location.
- Please identify where the existing sanitary sewer on the property discharges from the site to the City system. The sanitary sewer shown on Sheet C0 does not appear to have a discharge location.
- Erosion Control: A detail for the concrete wash out identified on Sheet C2, Note 14 should be provided.
- 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

- Handicap accessible isles shall be 8'-0" wide instead of 5'-0" as shown on Site Plan
- Identify number of parking's and the # of required accessible parking.
- Clarify Accessible route from Handicap Parking to main entrance of the building.
- Contact Met Council for a SAC determination. See http://www.minneapolismn.gov/www/groups/public/@regservices/documents/webcontent/convert_281675.pdf for more information.

END OF REPORT

5.

Statement of Proposed Use and Description of the Project

Sharing & Caring Hands is proposing a 14,000 square foot, two story addition to their Mary's Place, Transitional Apartments at 401 North 7th Street, 55405. The addition would include eight family size apartments on the upper floor and new accommodations for their Teen Center and Children's Area on the main level. The Teen Center and Children's Area are strictly for use by the children living at the apartments. The existing teen center building is to be demolished as it has become too expensive to maintain and operate and is failing structurally, and that area is to be made into a large park/playground for the children. A significant part of the project is cleaning up this portion of the property to upgrade the entrance to the facility.

The following Land Use Applications would be required:

1. Amend the CUP to add additional supportive housing dwelling units in the ILOD.
2. Variance of the off-street parking requirements. The parking requirements have changed since the facility was constructed and the owner would like to reduce the number of spaces on the site as they are not needed.
3. Site Plan Review

June 16, 2014

Sharing & Caring Hands Expansion
401 & 425 7th Street North
Amend CUP, Variance and Site Plan Review

Conditional Use Permit

Sharing & Caring Hands is proposing a 14,000 square foot, two story addition to their Mary's Place Transitional Apartments at 401 North 7th Street, 55405. The addition would include eight family size apartments on the upper floor (to go with the existing ninety four (94) apartments) and new accommodations for their Teen Center and Children's Area on the main level. The Teen Center and Children's Area are strictly for use by the children living at the apartments. The existing teen center building is to be demolished as it has become too expensive to maintain and operate and is failing structurally, and that area is to be made into a large park/playground for the children. A significant part of the project is cleaning up this entry portion of the property to upgrade the entrance to the facility and enlarge the existing park/playground. There will be no change to how the existing Mary's Place Transitional Apartments will be operated and maintained over the past 18 years.

1. The operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare as there will be no change to how the existing Mary's Place Transitional Apartments will be operated and maintained over the past 18 years.
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 aging and failing small brick building in which the Teen Center and Children's Area are located will be removed and those programs will be moved into the new addition to Mary's Place. This will clean up the corner and entrance to the site where a new and improved children's park is planned.
3. Adequate utilities, access roads, drainage, and necessary facilities will be provided.
4. Adequate measures have been taken to minimize traffic congestion in the public streets. With the removal of their existing small brick building near the corner of 7th Street North and 5th Avenue, visibility will be improved for the adjacent traffic.
5. The conditional use is consistent with the applicable policies of the comprehensive plan. There will be no change to how the existing Mary's Place Transitional Apartments will be operated and maintained over the past 18 years.
6. The conditional use will in all respects, conform to the applicable regulations of the district in which it is located.

Variance

<u>Bicycle Storage Racks</u> - We have determined that code calls for (76) permanent and (8) short term bicycle parking spots, (easily accessible from the adjacent right of way), for the existing facility. We are proposing providing (36).
Mary's Place Transitional Apartments is a unique facility unlike a typical apartment building. They help transient families and single parents with children get on their feet. The average stay in the apartments is less than two months…long enough to get a mailing address so they can apply for jobs, connect with social services, enroll their children in public schools, and get apartments elsewhere in the city. The vast majority of them move into the facility with nothing more than what they can carry. Sharing & Caring Hands has, for the past 18 years of running the facility, not had guests with bicycles. They use the adjacent public transportation (busses) or walk to get where they need to go. Sharing & Caring Hands is proposing providing bicycle racks for (16) bicycles for the facility plus a room inside the new addition that would hold an additional (20) bikes for the children's play area for a

total of (36) spaces. One rack, that would accommodate (8) short term bicycles, would be placed near the main entry door to the facility. One additional rack would be located on the north side of the building of the new addition. Both racks would be located further than the required fifty feet from a right of way but that is due to the great distance the building is set back from the street. The bike racks should be located close to the doors of the building both for convenience and security.

Parking – We have determined that (92) parking spaces are required for the facility, three (3) of which are to be HCAP Access. We are proposing 87 stalls, five (5) fewer than required. For the past eighteen years the owner has found that only a relative small number of the transient families and single parents with children who stay at the facility have cars. Most take public transportation (bus stop located on North 7th Street) when they do go someplace. Please see the parking notes listed below.

Site Parking Data:

Site Area..... 5.82 AC
Existing Building..... 94 Units
Existing Parking..... 111 Stalls

Proposed Addition..... 8 Units
Existing + New Units..... 102 UNITS
Required Parking..... 1 STALL / UNIT
Overlay District..... 90%
Reqired Parking..... **92 STALLS**
Required HCAP Access (3%)..... 3 STALLS MIN.

(Parking Provided)
Standard Parking Stalls..... 71 STALLS
HCAP Access (3 REQ'D.)..... 4 STALLS
Parallel Parking..... 12 STALLS

Total Parking.....**87 PARKING SPOTS**

Memorandum

To:	**Becca Farrar-Hughes**
From:	**Doug Ahmann**
Project:	**Sharing and Caring Hands Expansion**
Project Number:	**12-0327**
Subject:	**Facility Program (Existing and New)**
Date:	**April 23, 2014**

CUNINGHAM GROUP

AIA Minnesota Firm Award Recipient

Cuningham Group Architecture, Inc.

St. Anthony Main
201 Main Street SE
Suite 325
Minneapolis, MN
55414

Tel: 612 379 3400
Fax: 612 379 4400

www.cuningham.com

The primary objectives of the 2014 improvements at Sharing and Caring Hands are to:
(1) Move the existing Teen Center programming into a new modern facility.
(2) Add a 2nd story of the building which will include (8) 2 bedroom apartments.

The current teen / children center building has underutilized space; it is struggling due to poor soils in the area. The new building will be constructed on pilings and will be attached to the current Mary's Place building. Attaching the facility to the existing building will be convenient for residents and staff. It will also allow a new play area to be constructed in the area where the existing building (to be demolished) is located. The addition will allow the facility to house several more families. The new Teen Center and Children Center on the first level will provide more space to accommodate equipment and activities for the increasing number or children at Mary's Place. In 2013, over 1,200 families came to Mary's Place for housing but only 374 were helped due to lack of space. The 2nd floor, 8 unit addition will increase the number of families housed.

The existing facility houses 440 children and 150 adults. The families who come for aid receive encouragement to go to work and attend school. They teach families money management and offers spiritual guidance. The services provided include the following:

- A small Clinic / 2 Classrooms / Laundry / Kitchen & Pantry / Offices

The owners obtain no official licenses from the city for any of the services provided.

The project entails, demolition of the existing building located at 425 7th St N, building a new addition to replace and enhance programming, reconfigure the driveways, parking and fire lanes to accommodate the new facilities. A breakdown of the Existing Facility and the Proposed Expansion is below:

EXISTING MARY'S PLACE FACILITY - (1ST Level) – 34,818 SF
Program Spaces / Square Footage Calculations

Room Type	SQU Feet	Room Type	SQU Feet	Room Type	SQU Feet
Men's Room	250 SF	Stair	177 SF	S. Mech	900 SF
Women's Rm	213 SF	Mech	504 SF	Service-Delivery	2,244 SF
Janitor	54 SF	Clinic- all rms.	640 SF	Kitchen / Pantry	490 SF
Shower	59 SF	South Storage	3,953 SF	Social Room	3,240 SF
Flip / Waiting Room	3,210 SF	South Mechanical Rm.	471 SF	Children's Play Room	1,175 SF
Storage	292 SF	S. Garage	1,555 SF	Restrooms	557 SF
New Data Rm	35 SF	S. Stair 2	174 SF	Prof. Room 1	264 SF
Classroom 1	758 SF	Loading Dock	540 SF	Mid Stair1/Elev	330 SF
Classroom 2	643 SF	S. Stair 1	174 SF	Lobby / Offices / Waiting Room	4,082 SF
Corridor 1	1,914 SF	S. Electrical	232 SF	Mid Stair2/Elev	330 SF
Laundry	1,784 SF	Resource Rm. 1	210 SF	Resource Rm. 2	86 SF
Prof Room 2	207 SF	Conference Rm	276 SF	Storage	213 SF
Office Restrms	80 SF	Open Office	1,313 SF	Mech	188 SF
Offices	378 SF	Mid Stair	188 SF	Chapel	435 SF

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(2ND Level) – Transitional Housing

Room Type
(26) 2 Bedroom Apartments
(17) 1 Bedroom Apartments
Corridor
(4) Stairs
(2) Mechanical Rooms
(3) Storage Rooms
(2) Elevators

(3RD Level) - Transitional Housing

Room Type
(26) 2 Bedroom Apartments
(17) 1 Bedroom Apartments
Corridor
(4) Stairs
Mechanical Room
(3) Storage Rooms
(2) Elevators

PROPOSED TWO STORY EXPANSION ..... 14,132 SF TOTAL

(1ST Level) – 7,359 SF

- CHILDRENS Center: - 2,625 SF
- (Two Open Play Areas) – 1,761 SF, (Kitchen / Snack Area) – 105 SF
- (Bike Storage) – 137 SF, (Staff Office) – 208 SF, (2 Restrooms) – 104 SF
- (Mech / Utility) – 124 SF, - (Stair) – 186 SF

- TEEN Center: 4,734 SF
- (Mech & Storage) - 124 SF, (Weight Room) - 1,340 SF, (Staff Desk) - 190 SF
- (Games / Lounge) - 2,159 SF, (Corridor) - 763 SF, (Restroom) - 158 SF

(2ND Level) - 6,773 SF

- Transistional Housing:
- (8 - Two Bedroom Apartments) - 5,037 SF, (Corridor) - 853 SF, (Mech.) - 204 SF
- (Stair) – 186 SF, (Storage) – 49 SF

END OF MEMO

DA

June 16th 2014

Management Plan for Mary's Place Transitional Apartments

The intent of the project is to move the existing Teen Center and Children's Area from the adjacent existing brick building, which is failing rabidly, and is expensive to operate and maintain, to the first level of the new addition to Mary's Place. The manner in which Mary's Place Transitional Apartments, Teen Center, and the Children's Area are run will not change.

Mary's Place Transitional Apartments

Mary's Place offers transitional apartments for homeless families with children. This building was named after and dedicated to the Blessed Mother Mary. This beautiful complex was born out of love, compassion, and concern for women and children in poverty. Mary's Place was built entirely with private donations and these 92 fully-furnished apartments give safety and hope to all who occupy them.

Each apartment has a bathroom and kitchen, phone with voicemail, and television. Every effort has been made to ensure the security of the residents with the lobby staffed 24 hours a day and entry by ID card only. Strict rules help maintain a hopeful and peaceful atmosphere for all residents.

On the main floor, Mary's Place residents have access to a free laundry facility, two large classrooms where tutoring is offered each afternoon, computer rooms, activity rooms, a playroom, meeting spaces, a chapel, and a medical clinic. A large backyard with a playground, basketball courts, and picnic tables give the residents the opportunity to feel at home.

Mary's Place has 4 full-time Family Advocates who work directly with families on housing needs. They also work with the children offering tutoring, mentoring, and enrichment activities. The Immaculate Heart of Mary Mother of Christ sisters are a part of our staff and work with the families and children in many different areas.

Mary's Place is there to offer support for struggling families and to enable those who want to improve their lives. For this we offer a tenant-training course, budgeting information, and case management to deal with the unique issues each family is facing. Volunteer Job-Seekers come

regularly to help residents search for employment. Families stay an average of 2 1/2 months and parents and children are connected with many resources to help them become stable.

Children's Center

The new Children's Center will be on the first floor of the new addition and will enable our young people to simply enjoy being children at a time that has the potential to be very stressful and traumatic. Often times becoming homeless puts great stress and burden on children of all ages. So we work hard to provide them with access to positive and fun activities that can inspire them and let them know they are loved by God and this community.

The Children's Center is a completely equipped, staffed facility for the young children of the families staying at Mary's Place. It is open during the afternoons for the children to play and interact in a positive and supportive environment. There is also a fenced-in outdoor play area. The children are all smiles as they visit the puppet station, snack room, computer lab, reading room, craft area, movie room, and playground all designed to brighten their day and help them explore and learn.

Teen Center

The Teen Center will also be located on the first floor of the new addition and will give the older kids living at Mary's Place a place to play games, hang out with other kids, lift weights, and watch movies together.

Mary Jo Copeland will continue to be the founder and director of all facilities and will continue to do all intakes and decision making.

6

Sharing & Caring Hands

DEDICATED TO SERVING THE POOR
525 North 7th Street
Minneapolis, Minnesota 55405
Phone-(612) 338-4640
Fax-(612) 333-5560

May 30th, 2014

Sharing & Caring Hands
525 North 7th Street
Minneapolis, MN 55405

Re: Sharing & Caring Hands Expansion Project

To the City of Minneapolis –

Sharing & Caring Hands authorizes Cuningham Group Architecture, P.A. to submit the application for the proposed addition to our Mary's Place Transitional Apartments at 401 7th Street North.

Thank you,

Mary Jo Copeland

Mary Jo Copeland
Founder – Sharing & Caring Hands

Neighborhood Group

NORTH LOOP NEIGHBORHOOD

AGENDA

NORTH LOOP NEIGHBORHOOD PLANNING & ZONING MEETING
HERITAGE LANDING COMMUNITY ROOM, 415 NORTH 1ST STREET
JUNE 18, 2014
6:00 P.M. – 7:30 P.M.

TOPIC	FACILITATOR	ACTION NEEDED
▪ WELCOME AND INTRODUCTIONS	DJ HEINLE	
▪ MINUTES	DJ HEINLE	▪ ACCEPT
▪ SHARING & CARING HANDS – CUNINGHAM GROUP	DAVE ENGLESON	▪ FOR APPROVAL
• COMMITTEE BUSINESS: • COMMITTEE MEMBERSHIP DISCUSSION SARAH FESLER STEPPED DOWN • SUB-COMMITTEE UPDATES • EDUCATION INITIATIVE • PARK CAC • NEXT MEETING JULY 23RD, 6PM	All Members	▪ DISCUSSION

ATTENDANCE

2014 P&Z COMMITTEE:

DJ HEINLE, CO-CHAIR
DAVE DECKER, CO-CHAIR
ALICE EICHHOLZ
WENDY HOLMES
DARWIN LOOKINGBILL
SARAH FESLER
KAREN ROSAR
JOHN SLACK
JO VOS
KELLY NELSON
BRENT WEBB

David Engleson

Contact w/ 5th Ward Neighborhood

From: David Engleson
Sent: Sunday, June 01, 2014 3:29 PM
To: David Frank
Cc: Thompson, Robert
Subject: RE: North Loop Neighborhood Association contact info

Will do Frank. Appreciate it, - David

Sent from my Verizon Wireless 4G LTE smartphone

-------- Original message --------
From: David Frank
Date:06/01/2014 11:06 AM (GMT-06:00)
To: David Engleson
Cc: "Thompson, Robert"
Subject: Re: North Loop Neighborhood Association contact info

Thanks Robert for the connection.

David, please let me know how we can help.

David Frank

On May 30, 2014, at 4:06 PM, David Engleson <dengleson@cuningham.com> wrote:

> Thank you Robert
>
> ---
>
> **From:** Thompson, Robert [mailto:Robert.Thompson@minneapolismn.gov]
> **Sent:** Friday, May 30, 2014 3:02 PM
> **To:** David Engleson
> **Cc:** 'info@northloop.org'
> **Subject:** RE: North Loop Neighborhood Association contact info
>
> David,
>
> Thanks for contacting me. The Board Chair of North Loop Neighborhood Association is David Frank. You can reach them via email at info@northloop.org, and I am including them on this email so they know to expect some information from you about your project. Hopefully David Frank or Mike Faulk can forward you a phone number to contact them by.
>
> Thanks!
>
> Robert
>
> ---
>
> **From:** David Engleson [mailto:dengleson@cuningham.com]
> **Sent:** Friday, May 30, 2014 12:33 PM
> **To:** Thompson, Robert
> **Subject:** North Loop Neighborhood Association contact info

Hello Robert – Just called a few minutes ago...I am looking for the contact information for the North Loop Neighborhood Association. Would you please send me the contact name and phone number? (The address for the project is 401 7th Street North if that matters)

Thank you, - David

David Engleson, AIA, LEED AP
Associate

Cuningham Group Architecture, Inc.
AIA Minnesota Firm Award Recipient
Tel: 612 379 5544 Fax: 612 379 4400 Cell: 651 583 4082
St. Anthony Main, 201 Main Street SE, Suite 325, Minneapolis, MN 55414
dengleson@cuningham.com www.cuningham.com

City of Minneapolis

Contact Ward 5 - Blong Yang

Name*
David Engleson, AIA
E-mail Address*
dengleson@cuningham.com
Phone Number
(612) 379-3400 Phone Type Work
Address
201 Main St. S.E., Suite 325
City
Minneapolis
State Zip Code
MN 55414
Question/Comment*

May 30th, 2014

To; 5th Ward City Council Member, North Loop Neighborhood Group

Information you provide is subject to the Minnesota Government Data Practices Act. This law classifies certain information as available to the public on request.

Submit

Last updated Dec 13, 2013

Connect with the City

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7-

May 30th, 2014

CUNINGHAM
GROUP

AIA Minnesota
Firm Award Recipient

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Architecture, Inc.

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Suite 325
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55414

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To; 5th Ward City Council Member, North Loop Neighborhood Group

Regarding - Proposed Project for Sharing & Caring Hands

Description of Project - Sharing & Caring Hands is proposing a 14,000 square foot, two story addition to their Mary's Place, Transitional Apartments at 401 North 7th Street, 55405. The addition would include eight family size apartments on the upper floor and new accommodations for their Teen Center and Children's Area on the main level. The Teen Center and Children's Area are strictly for use by the children living at the apartments. The existing teen center building is to be demolished as it has become too expensive to maintain and operate and is failing structurally, and that area is to be made into a large park/playground for the children. A significant part of the project is cleaning up this portion of the property to upgrade the entrance to the facility.

Land Use Applications – Sharing & Caring Hands will need to amend the Conditional Use Permit to add (8) additional dwelling units in the ILOD. The project also includes reducing the number of surface parking in the DP Overlay District. Their failing building at 425 7th Street North is to be removed and there will also be a site plan review.

Address of the Property for which zoning approval is sought – 401 7th Street N. and 425 7th Street N.

Applicant's Information – I am an architect with Cuningham Group Architecture, P.A. here in Minneapolis and represent Sharing & Caring Hands. Here is my contact information.

David Engleson, AIA
Cuningham Group Architecture, P.A.
201 Main Street SE, Suite 325
Minneapolis, MN 55414
(612) 583-4082 mobile
(612) 379-5544 office direct
(612) 379-3400 general office
dengleson@cuningham.com

Four Positive Aspects of this Project

1. The project will remove an eyesore of an old building right were people enter into downtown Minneapolis and replace it with a playground area for the children staying at the apartments. The many old signs and mechanical equipment on this building will also be removed for good.
2. The new addition will be a clean and complementary addition to their existing apartment building located further back from the intersection of 5th Avenue N. and 7th Street N. The addition also features artwork on the north facade of the building visible to passersby.
3. The Teen Center and Children's Area to be located on the lower level of the new addition will give the children staying in the apartments a needed larger safe place to meet and play indoors year round.
4. Many unused surface parking spaces on the property will be eliminated in accordance with the rules and requirements of the DP Overlay District.

Ger Yang 5th

David Engleson

From: Yang, Ger [Ger.Yang@minneapolismn.gov]
Sent: Tuesday, June 17, 2014 12:46 PM
To: David Engleson
Subject: RE: Mary's Place Addition CRM:0049335

How about this Thursday at 11:00-11:30AM?

From: David Engleson [mailto:dengleson@cuningham.com]
Sent: Tuesday, June 17, 2014 12:36 PM
To: Yang, Ger
Subject: RE: Mary's Place Addition CRM:0049335

I would love to meet with you and Council Member Yang to discuss the project at Sharing & Caring Hands. Thank you for the invite. My schedule is mostly open for the next few days so if you have an opening this week chances are it will work for me.

Thanks again, - David

David Engleson, AIA, LEED AP
Associate

Cuningham Group Architecture, Inc.
AIA Minnesota Firm Award Recipient
Tel: 612 379 5544 Fax: 612 379 4400 Cell: 651 583 4082
St. Anthony Main, 201 Main Street SE, Suite 325, Minneapolis, MN 55414
dengleson@cuningham.com www.cuningham.com

From: Yang, Ger [mailto:Ger.Yang@minneapolismn.gov]
Sent: Tuesday, June 17, 2014 11:51 AM
To: David Engleson
Subject: FW: Mary's Place Addition CRM:0049335

Good Morning David,
Our office received your email below. The property addresses that Sharing and Caring Hands are seeking out are actually located in Council Member Yang's ward (5th ward). This sounds like an interesting project and I was hoping if you could meet with Council Member Yang for briefing. Let me know if you're interested and I'll be more than happy to schedule the meeting.

Thank you,

Yer Yang

Ger (Yer) Yang | Council Associate to Council Member Blong Yang | Ward 5
350 South Fifth Street, Room 307 | Minneapolis, MN 55415
612.673.2205 | http://www.minneapolismn.gov/ward5

CONNECT WITH THE OFFICE OF WARD 5 & CITY OF MINNEAPOLIS

From: no-reply@minneapolismn.gov
Sent: 6/16/2014 6:49:48 AM
To: Minneapolis 311@minneapolismn.gov
Subject: Contact Us from public website

City of Minneapolis

Name *	David Engleson, AIA
Email *	dengleson@cuningham.com
Phone	(612) 379-3400
Phone Type	Work
Address	201 Main St. S.E., Suite 325
City	Minneapolis
State	MN
Zip	55414
Question/Comment *	To; 3Rd Ward City Council Member, Regarding - Proposed Project for Sharing & Caring Hands Description of Project - Sharing & Caring Hands is proposing a 14,000 square foot, two story addition to their Mary's Place, Transitional Apartments at 401 North 7th Street, 55405. The addition would include eight family size apartments on the upper floor and new accommodations for their Teen Center and Children's Area on the main level. The Teen Center and Children's Area are strictly for use by the children living at the apartments. The existing teen center building is to be demolished as it has become too expensive to maintain and operate and is failing structurally, and that area is to be made into a large park/playground for the children. A significant part of the project is cleaning up this portion of the property to upgrade the entrance to the facility. Land Use Applications – Sharing & Caring Hands will need to amend the Conditional Use Permit to add (8) additional dwelling units in the ILOD. The project also includes reducing the number of surface parking in the DP Overlay District. Their failing building at 425 7th Street North is to be removed and there will also be a site plan review. Address of the Property for which zoning approval is sought – 401 7th Street N. and 425 7th Street N. Applicant's Information – I am an architect with Cuningham Group Architecture, P.A. here in Minneapolis and represent Sharing & Caring Hands. Here is my contact information. David Engleson, AIA Cuningham Group Architecture, P.A. 201 Main Street SE, Suite 325 Minneapolis, MN 55414 (612) 583-4082 mobile (612) 379-5544 office direct (612) 379-3400 general office dengleson@cuningham.com
Previous	http://www.ci.minneapolis.mn.us/ward3/index.htm

This is an email generated from the City of Minneapolis website. * Required fields are indicated with an asterisk.

Lisa Goodman 7th

David Engleson

From: Goodman, Lisa R. [Lisa.Goodman@minneapolismn.gov]
Sent: Monday, June 16, 2014 1:17 PM
To: David Engleson
Cc: Sadler, Patrick A.; Beckmen, Mikkel R.
Subject: FW: Ward 7 Contact Form

David,

Please have the applicant (Mary Jo) call me, I'd like to meet with them about this project.

Lisa

From: no-reply@minneapolismn.gov [mailto:no-reply@minneapolismn.gov]
Sent: Monday, June 16, 2014 6:54 AM
To: Goodman, Lisa R.
Subject: Ward 7 Contact Form

City of Minneapolis

Name *	David Engleson, AIA
Email *	dengleson@cuningham.com
Phone	(612) 379-3400
Phone Type	Work
Address *	201 Main St. S.E., Suite 325
City	Minneapolis
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Question/Comment *	To; 7th Ward City Council Member, Regarding - Proposed Project for Sharing & Caring Hands Description of Project - Sharing & Caring Hands is proposing a 14,000 square foot, two story addition to their Mary's Place, Transitional Apartments at 401 North 7th Street, 55405. The addition would include eight family size apartments on the upper floor and new accommodations for their Teen Center and Children's Area on the main level. The Teen Center and Children's Area are strictly for use by the children living at the apartments. The existing teen center building is to be demolished as it has become too expensive to maintain and operate and is failing structurally, and that area is to be made into a large park/playground for the children. A significant part of the project is cleaning up this portion of the property to upgrade the entrance to the facility. Land Use Applications – Sharing & Caring Hands will need to amend the Conditional Use Permit to add (8) additional dwelling units in the ILOD. The project also includes reducing the number of surface parking in the DP Overlay District. Their failing building at 425 7th Street North is to be removed and there will also be a site plan review. Address of the Property for which zoning approval is sought – 401 7th Street N. and 425 7th Street N. Applicant's Information – I am an architect with Cuningham Group Architecture, P.A. here in Minneapolis and represent Sharing & Caring Hands. Here is my contact

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This is an email generated from the City of Minneapolis website. * Required fields are indicated with an asterisk.

CUNINGHAM
GROUP

AIA Minnesota
Firm Award Recipient

Cuningham Group
Architecture, Inc.

St. Anthony Main
201 Main Street SE
Suite 325
Minneapolis, MN
55414

Tel: 612 379 3400
Fax: 612 379 4400

www.cuningham.com

June 16th, 2014

To; 7th Ward City Council Member,

Regarding - Proposed Project for Sharing & Caring Hands

Description of Project - Sharing & Caring Hands is proposing a 14,000 square foot, two story addition to their Mary's Place, Transitional Apartments at 401 North 7th Street, 55405. The addition would include eight family size apartments on the upper floor and new accommodations for their Teen Center and Children's Area on the main level. The Teen Center and Children's Area are strictly for use by the children living at the apartments. The existing teen center building is to be demolished as it has become too expensive to maintain and operate and is failing structurally, and that area is to be made into a large park/playground for the children. A significant part of the project is cleaning up this portion of the property to upgrade the entrance to the facility.

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3rd

CUNINGHAM
GROUP

AIA Minnesota
Firm Award Recipient

June 16th, 2014

To; 3rd Ward City Council Member,

Regarding - Proposed Project for Sharing & Caring Hands

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55414

Tel: 612 379 3400
Fax: 612 379 4400

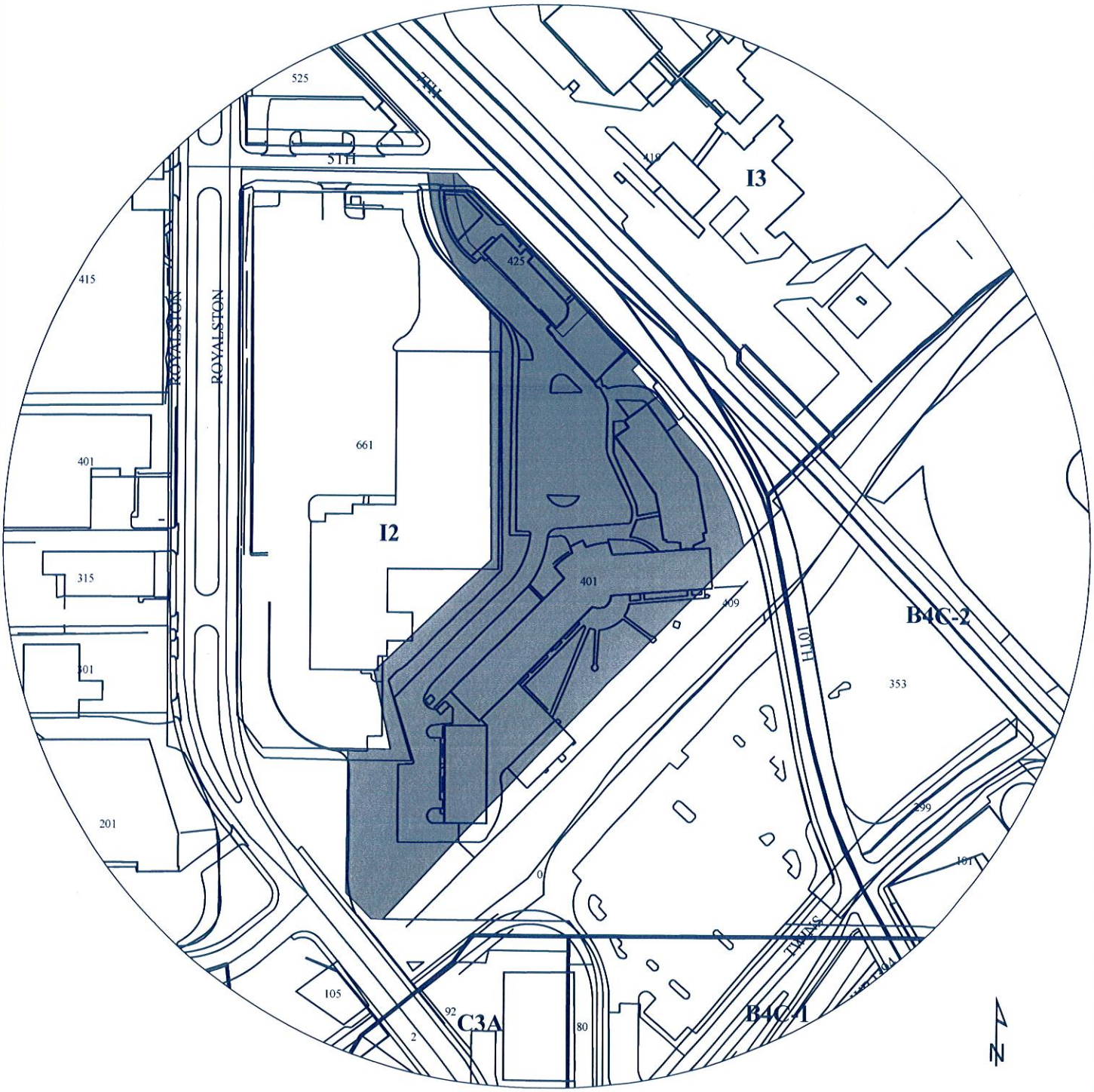
www.cuningham.com

Sharing & Caring Hands

NAME OF APPLICANT

5th

WARD



200 100 0 200 400

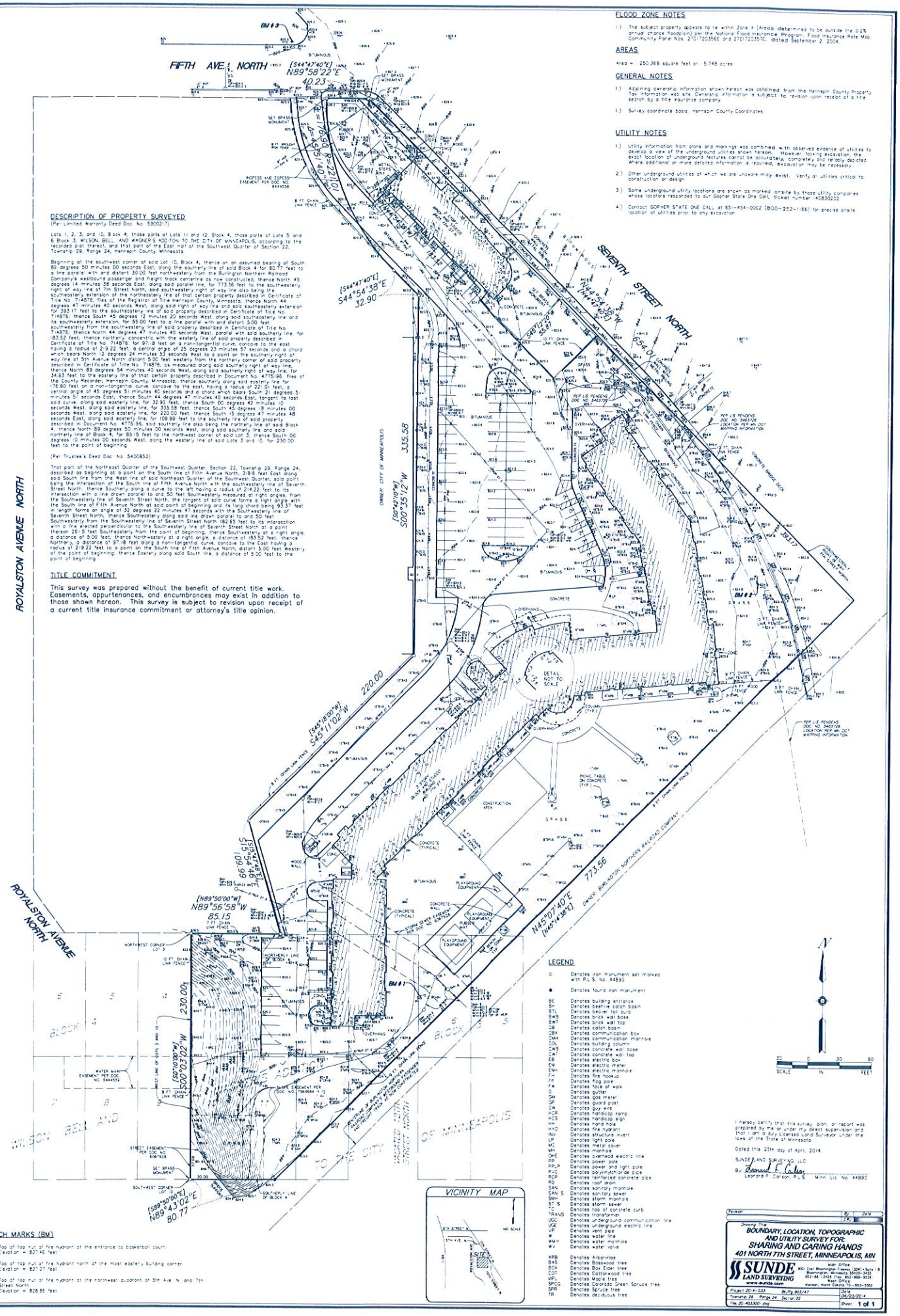
PROPERTY ADDRESS

401 & 425 7th Street North

FILE NUMBER

BZZ-6621

(9)



FLOOD ZONE NOTES

1.) The subject property appears to be within Zone X (Areas determined to be outside the 0.2% annual chance floodplain) per the National Flood Insurance Program, Flood Insurance Rate Map Community Panel Nos. 27017C0356E and 27017C0357E, dated September 2, 2004.

AREAS

Area = 250,368 square feet or: 5.748 acres

GENERAL NOTES

1.) Adjoining ownership information shown hereon was obtained from the Hennepin County Property Tax Information web site. Ownership information is subject to revision upon receipt of a title search by a title insurance company.

1.) Survey coordinate basis: Hennepin County Coordinates

UTILITY NOTES

1.) Utility information from plans and markings was combined with observed evidence of utilities to develop a view of the underground utilities shown hereon. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, excavation may be necessary.

2.) Other underground utilities of which we are unaware may exist. Verify all utilities critical to construction or design.

3.) Some underground utility locations are shown as marked onsite by those utility companies whose locators responded to our Gopher State One Call, ticket number: 42830232.

4.) Contact GOPHER STATE ONE CALL at 651-454-0002 (800-252-1166) for precise onsite location of utilities prior to any excavation.

DESCRIPTION OF PROPERTY SURVEYED

(Per Limited Warranty Deed Doc. No. 5900217)

Lots 1, 2, 3, and 10, Block 4, those parts of Lots 11 and 12, Block 4, those parts of Lots 5 and 6 Block 3, WILSON, BELL, AND WAGNER'S ADDITION TO THE CITY OF MINNEAPOLIS, according to the recorded plat thereof, and that part of the East half of the Southwest Quarter of Section 22, Township 29, Range 24, Hennepin County, Minnesota

Beginning at the southwest corner of said Lot 10, Block 4, thence on an assumed bearing of South 89 degrees 50 minutes 00 seconds East, along the southerly line of said Block 4 for 80.77 feet to a line parallel with and distant 30.00 feet northwesterly from the Burlington Northern Railroad Company's westbound passenger and freight track centerline as now constructed; thence North 45 degrees 14 minutes 38 seconds East, along said parallel line, for 773.56 feet to the southwesterly right of way line of 7th Street North, said southwesterly right of way line also being the southeasterly extension of the northeasterly line of that certain property described in Certificate of Title No. 714876, files of the Registrar of Title Hennepin County, Minnesota; thence North 44 degrees 47 minutes 40 seconds West, along said right of way line and said southeasterly extension for 393.17 feet to the southeasterly line of said property described in Certificate of Title No. 714876; thence South 45 degrees 12 minutes 20 seconds West, along said southeasterly line and its southwesterly extension, for 55.00 feet to a line parallel with and distant 5.00 feet southerly from the southwesterly line of said property described in Certificate of Title No. 714876; thence North 44 degrees 47 minutes 40 seconds West, parallel with said southerly line, for 183.52 feet; thence northerly, concentric with the westerly line of said property described in Certificate of Title No. 714876, for 97.18 feet on a non-tangential curve, concave to the east having a radius of 219.22 feet, a central angle of 25 degrees 23 minutes 57 seconds and a chord which bears North 12 degrees 24 minutes 33 seconds West to a point on the southerly right of way line of 5th Avenue North, distant 5.00 feet westerly from the northerly corner of said property described in Certificate of Title No. 714876, as measured along said southerly right of way line; thence North 89 degrees 54 minutes 40 seconds West, along said southerly right of way line, for 34.93 feet to the easterly line of that certain property described in Document No. 4775196, files of the County Recorder, Hennepin County, Minnesota; thence southerly along said easterly line for 176.90 feet on a non-tangential curve, concave to the east, having a radius of 221.01 feet, a central angle of 45 degrees 51 minutes 40 seconds and a chord which bears South 21 degrees 51 minutes 51 seconds East; thence South 44 degrees 47 minutes 40 seconds East, tangent to last said curve, along said easterly line, for 32.90 feet; thence South 00 degrees 42 minutes 10 seconds West, along said easterly line, for 335.58 feet; thence South 45 degrees 18 minutes 00 seconds West, along said easterly line, for 220.00 feet; thence South 15 degrees 47 minutes 48 seconds East, along said easterly line, for 109.99 feet to the southerly line of said property described in Document No. 4775195, said southerly line also being the northerly line of said Block 4; thence North 89 degrees 50 minutes 00 seconds West, along said southerly line and said northerly line of Block 4, for 85.15 feet to the northwest corner of said Lot 3; thence South 00 degrees 10 minutes 00 seconds West, along the westerly line of said Lots 3 and 10, for 230.00 feet to the point of beginning

(Per Trustee's Deed Doc. No. 5400852)

That part of the Northeast Quarter of the Southwest Quarter, Section 22, Township 29, Range 24, described as beginning at a point on the South line of Fifth Avenue North, 318.6 feet East along said South line from the West line of said Northeast Quarter of the Southwest Quarter, said point being the intersection of the South line of Fifth Avenue North with the southwesterly line of Seventh Street North; thence Southerly along a curve to the left having a radius of 214.22 feet to its intersection with a line drawn parallel to and 50 feet Southwesterly measured at right angles from the Southwesterly line of Seventh Street North, the tangent of said curve forms a right angle with the South line of Fifth Avenue North at said point of beginning and its long chord being 93.37 feet in length forms an angle of 32 degrees 22 minutes 47 seconds with the Southwesterly line of Seventh Street North; thence Southeasterly along said line drawn parallel to and 50 feet Southwesterly from the Southwesterly line of Seventh Street North 182.65 feet to its intersection with a line erected perpendicular to the Southwesterly line of Seventh Street North at a point thereon 28.4 feet Southeasterly from the point of beginning; thence Southwesterly at a right angle, a distance of 5.00 feet; thence Northwesterly at a right angle, a distance of 183.52 feet; thence Northerly, a distance of 97.18 feet along a non-tangential curve, concave to the East having a radius of 219.22 feet to a point on the South line of Fifth Avenue North, distant 5.00 feet Westerly of the point of beginning; thence Easterly along said South line, a distance of 5.00 feet to the point of beginning

TITLE COMMITMENT

This survey was prepared without the benefit of current title work. Easements, appurtenances, and encumbrances may exist in addition to those shown hereon. This survey is subject to revision upon receipt of a current title insurance commitment or attorney's title opinion.

LEGEND

○	Denotes iron monument set marked with P.L.S. No. 44890
●	Denotes found iron monument
BE	Denotes building entrance
BH	Denotes beehive catch basin
BTL	Denotes beaver tail curb
BWB	Denotes brick wall base
BWT	Denotes brick wall top
CB	Denotes catch basin
CBX	Denotes communication box
CMH	Denotes communication manhole
COL	Denotes building column
CWB	Denotes concrete wall base
CWT	Denotes concrete wall top
EB	Denotes electric box
EM	Denotes electric meter
EMH	Denotes electric manhole
FH	Denotes fire hookup
FP	Denotes flag pole
FW	Denotes face of walk
G	Denotes gutter
GM	Denotes gas meter
GP	Denotes guard post
GW	Denotes guy wire
HCR	Denotes handicap ramp
HCS	Denotes handicap sign
HH	Denotes hand hole
HYD	Denotes fire hydrant
INV	Denotes structure invert
LP	Denotes light pole
MC	Denotes metal cover
MH	Denotes manhole
OHE	Denotes overhead electric line
PP	Denotes power pole
PP_LP	Denotes power and light pole
PVC	Denotes polyvinylchloride pipe
RCP	Denotes reinforced concrete pipe
RD	Denotes roof drain
SAN	Denotes sanitary manhole
SAN S	Denotes sanitary sewer
SMH	Denotes storm manhole
ST S	Denotes storm sewer
TC	Denotes top of concrete curb
TRANS	Denotes transformer
UGC	Denotes underground communication line
UGE	Denotes underground electric line
VP	Denotes vent pipe
⊛	Denotes water line
WMH	Denotes water manhole
WV	Denotes water valve
ARB	Denotes Arborvitae
BAS	Denotes Basswood tree
BOX	Denotes Box Elder tree
COT	Denotes Cottonwood tree
MP	Denotes Maple tree
SPCG	Denotes Colorado Green Spruce tree
SPR	Denotes Spruce tree
TR	Denotes deciduous tree

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

Dated this 25th day of April, 2014.

SUNDE LAND SURVEYING, LLC

By: Leonard F. Carlson

Leonard F. Carlson, P.L.S. MN Lic. No. 44890

BENCH MARKS (BM)

1.) Top of top nut of fire hydrant at the entrance to basketball court. Elevation = 827.46 feet

2.) Top of top nut of fire hydrant north of the most easterly building corner. Elevation = 827.37 feet

3.) Top of top nut of fire hydrant at the northwest quadrant of 5th Ave. N. and 7th Street North. Elevation = 828.86 feet

Revision	By	Date

Drawing Title:

BOUNDARY, LOCATION, TOPOGRAPHIC AND UTILITY SURVEY FOR: SHARING AND CARING HANDS 401 NORTH 7TH STREET, MINNEAPOLIS, MN

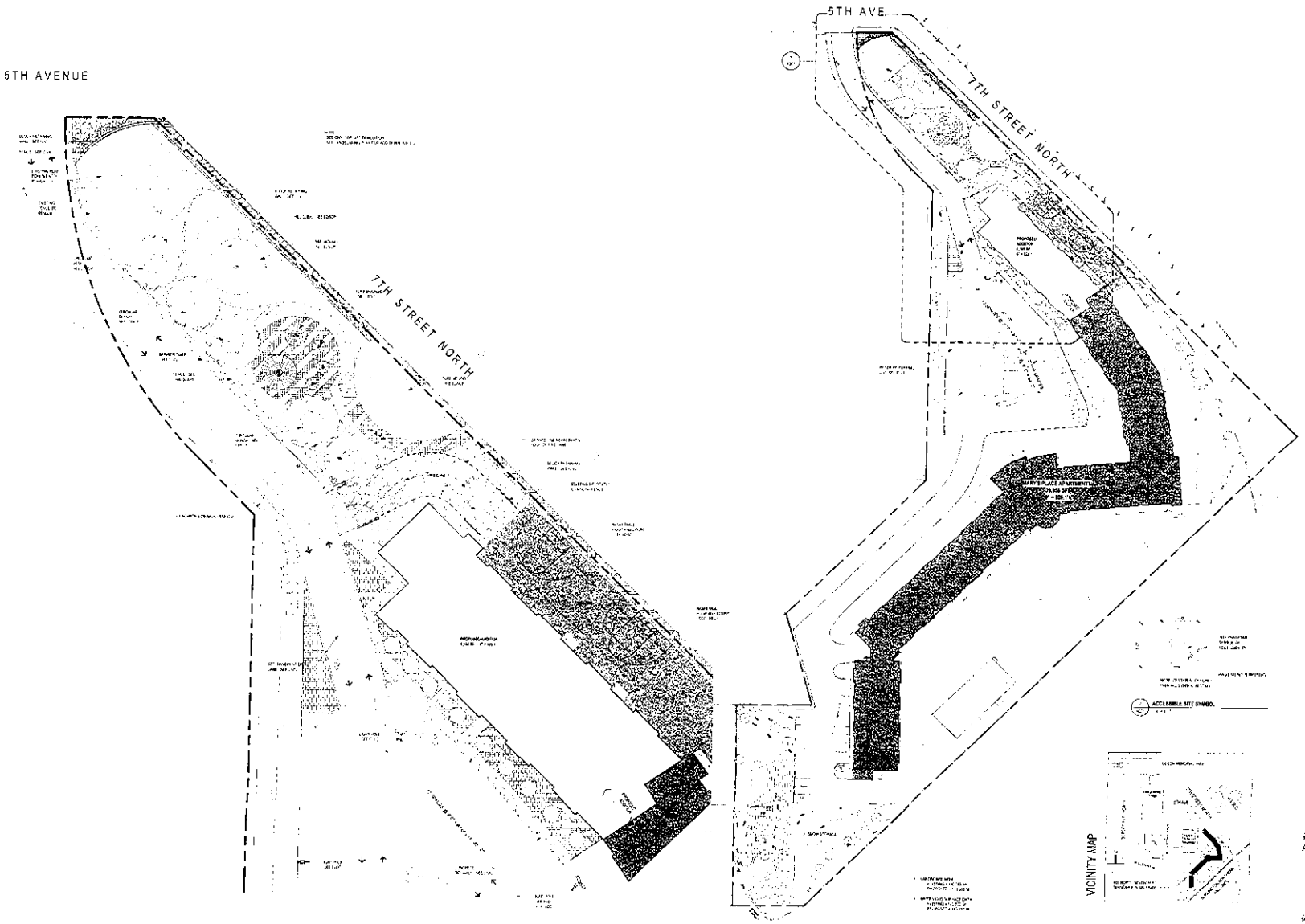
SUNDE LAND SURVEYING

Main Office: 900 East Bloomington Freeway (35W) Suite 8, Bloomington, Minnesota 55420-3433, 952-88-2455 (Fax: 952-888-9026), www.sunde.com

West Office: Hanover, North Dakota 70-863-3562

Project 20-4-033	By/Dy WJ/KF	Date 04/23/2014
Township 29 Range 24 Section 22		
File 20-403.300.dwg		Sheet 1 of 1

10.

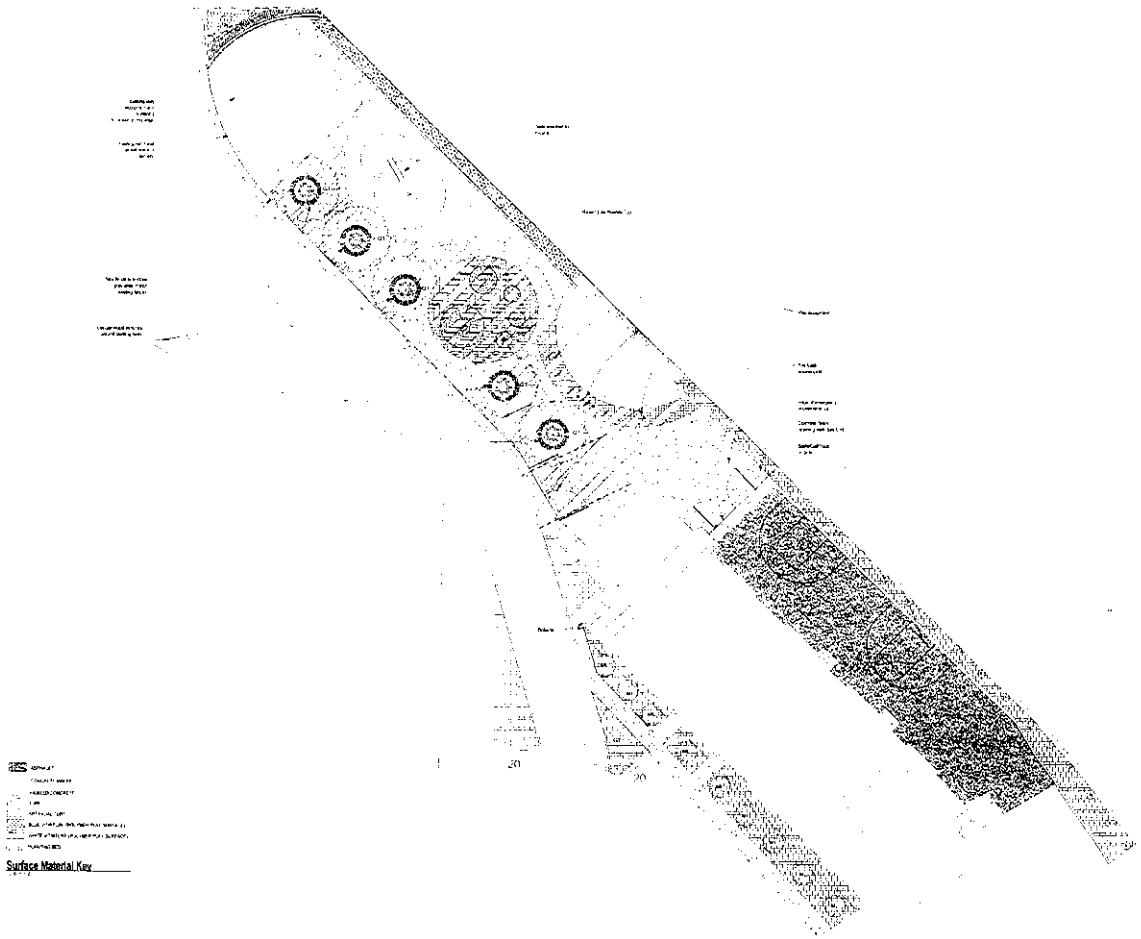


CUNINGHAM GROUP

Sharing & Caring Hands Expansion

Architectural Site Plan

A001



Surface Material Key

SITE PLAN

Plant Schedule

Type Mark	Common Name	Botanical Name	Quantity	Installed Size	Spacing
Perennial					
I	'Englemann Ivy'	Parmenocissus quinquefolia var. englemannii	35	#1 Cont	3" O.C.
G	Karl Foerster Grass	Calamagrostis acutiflora	68	#2 Cont	18" O.C.
R	Heritage Raspberry	Rubus 'Heritage'	35	#2 Cont	3" O.C.
Shrub					
J	Blue Forest Juniper	Juniperus sabina 'Blue Forest'	16	#2 Cont	2.5" O.C.
S	Shrub Rose 'Head Over Heels'	Rosa 'Ratrees' (PPAF)	86	#2 Cont	3" O.C.
Tree					
GT	Skyline Honeylocust	Gleditsia triacanthos var. inermis 'Skyline'	6	4" B&B	See Plans
ML	Lancelot Crabapple	Malus 'Lancelot'	9	3 1/2" B&B	See Plans

Surface Material Schedule

Type	Area	Description
Artificial Grass	1386 SF	
Asphalt Road Bed	4753 SF	
Concrete	7958 SF	
Grass	3947 SF	Permeable Surface
Painted Stripe	1678 SF	
Planting Bed	1128 SF	Permeable Surface
Playground Surface Sun	2659 SF	
Playground Surface White	853 SF	
Grand total: 15	24738 SF	

CUNINGHAM GROUP

Consultant

Revisions

Project Title

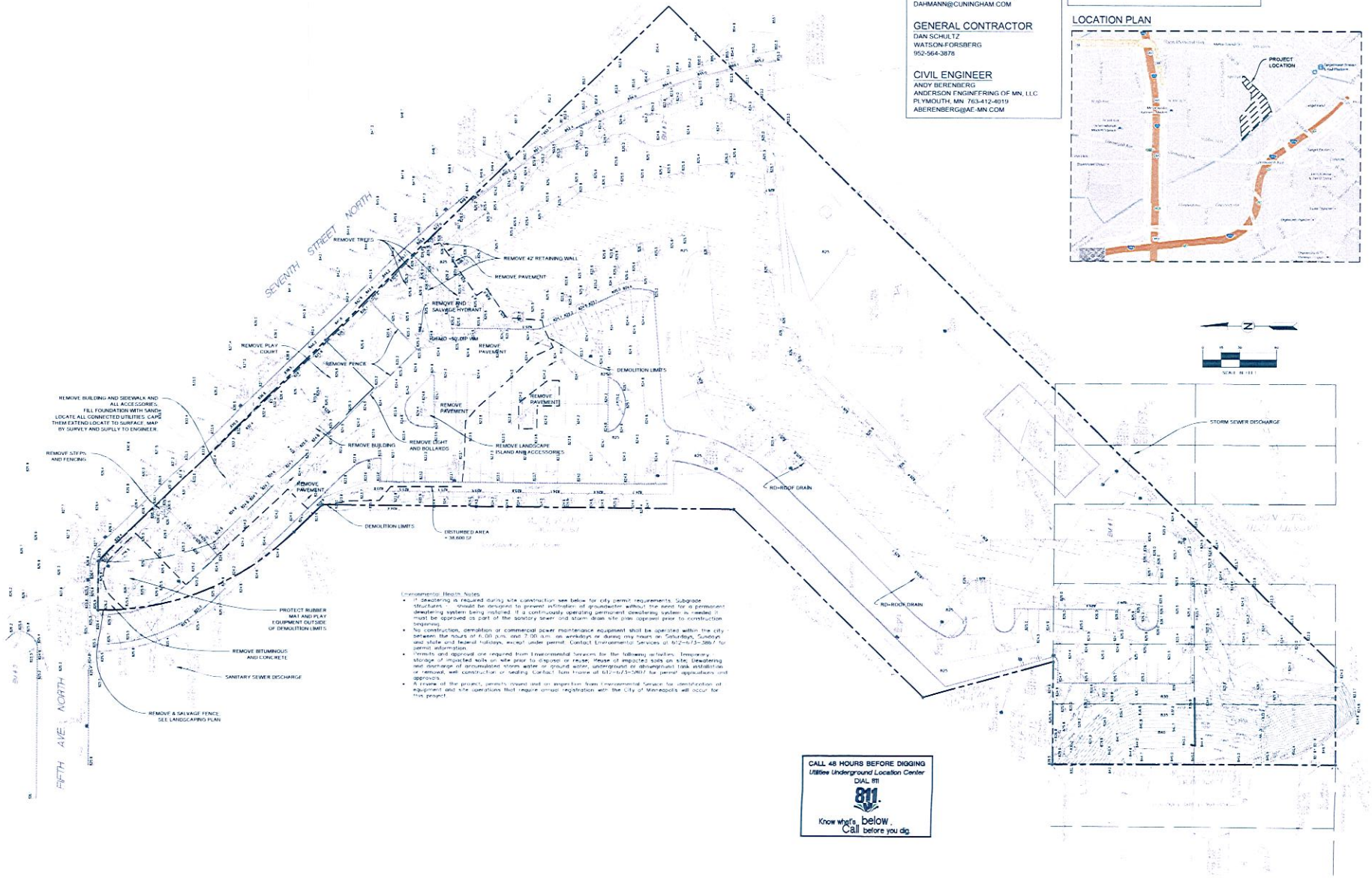
Sharing & Caring Hands Expansion

Sheet Title

Site Plan

Sheet Number

L100



Environmental Health Notes

- If dewatering is required during site construction see below for city permit requirements. Subgrade structures should be designed to prevent infiltration of groundwater without the need for a permanent dewatering system being installed. If a continuously operating permanent dewatering system is needed it must be approved as part of the sanitary sewer and storm drain site plan approval prior to construction beginning.
- No construction, demolition or commercial power maintenance equipment shall be operated within the city between the hours of 6:00 p.m. and 7:00 a.m. on weekdays or during any hours on Saturdays, Sundays and state and federal holidays, except under permit. Contact Environmental Services at 612-673-3867 for permit information.
- Permits and approval are required from Environmental Services for the following activities: Temporary storage of impacted soils on site prior to disposal or reuse; Reuse of impacted soils on site; Dewatering and discharge of accumulated storm water or ground water; underground or aboveground tank installation or removal; well construction or sealing. Contact Tom Frame at 612-673-3807 for permit applications and approvals.
- A review of the project, permits issued and an inspection from Environmental Service for identification of equipment and site operations that require annual registration with the City of Minneapolis will occur for this project.

CALL 48 HOURS BEFORE DIGGING
Utilities Underground Location Center
DIAL 811
811.
Know what's below. Call before you dig.

ARCHITECT
DOUG AHMANN
CUNINGHAM GROUP ARCHITECTURE, INC.
MINNEAPOLIS, MN 612-379-4400
DAHMANN@CUNINGHAM.COM

GENERAL CONTRACTOR
DAN SCHULTZ
WATSON-FORSBERG
952-564-3878

CIVIL ENGINEER
ANDY BERENBERG
ANDERSON ENGINEERING OF MN, LLC
PLYMOUTH, MN 763-412-4019
ABERENBERG@AE-MN.COM

SHARING AND CARING HANDS

401 N 7th St, MINNEAPOLIS, MN 55405

LOCATION PLAN

CUNINGHAM GROUP

Cuningham Group Architecture, Inc.
51 Anthony Mall
201 Main St. SE, Suite 325
Minneapolis, MN 55414
Tel: 612 379 3400
Fax: 612 379 4400
www.cuningham.com

Consultant
ANDERSON ENGINEERING
ENGINEERING • ARCHITECTURE • LANDSCAPE ARCHITECTURE
ENVIRONMENTAL SERVICES • PROJECT MANAGEMENT

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 STATE OF MINNESOTA.
PRINT NAME: ANDREW B. BERENBERG, P.E.
SIGNATURE:
DATE: March 31, 2014 LICENSE # 25526

Revisions

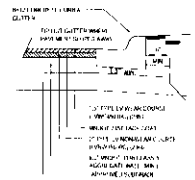
No.	Date	Description

Document Phase:
Date: May 21, 2014
PM: AB
Drawn By: AMR
Checked By: AMR
Cuning. No.: 13674

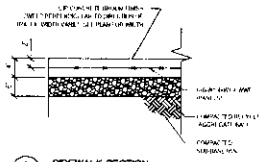
Project Title
Sharing & Caring Hands Expansion
50% Construction Documents

Sheet Title
Existing Conditions And Demolition Plan

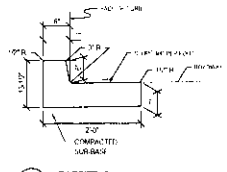
Sheet Number
C0



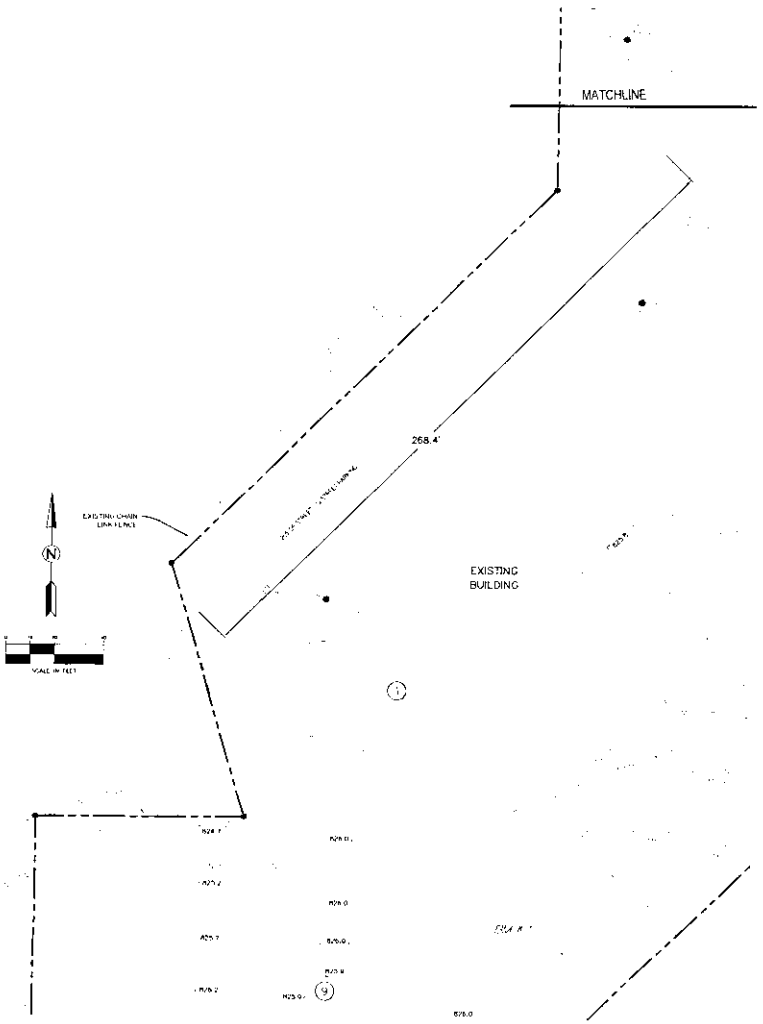
1 / C1 STANDARD DUTY PAVEMENT SECTION

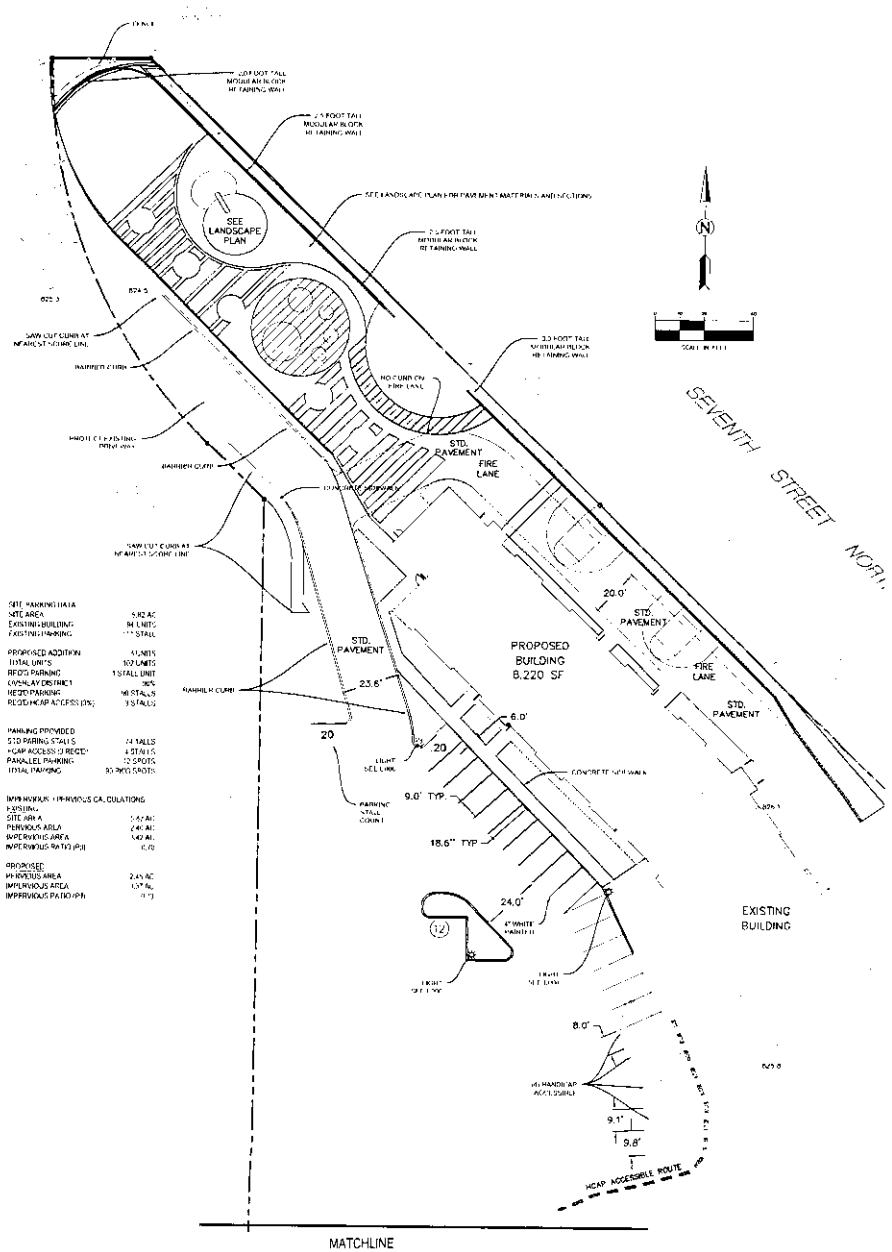


3 / C1 SIDEWALK SECTION



1 / C1 BARRIER CURB





SITE PARKING DATA
SITE AREA 4.82 AC
EXISTING BUILDING 84 UNITS
EXISTING PARKING [illegible] STALL

PROPOSED ADDITION 41 UNITS
TOTAL UNITS 107 UNITS
REQ'D PARKING 1 STALL/UNIT
OVERLAY DISTRICT 30%
REQ'D PARKING 98 STALLS
REQ'D HCAP ACCESS (2%) 3 STALLS

PARKING PROVIDED
STD PARKING STALLS 74 STALLS
HCAP ACCESS (2 REQ'D) 4 STALLS
PARALLEL PARKING 12 SPOTS
TOTAL PARKING 90 PROD SPOTS

IMPERVIOUS / PERVIOUS CALCULATIONS
EXISTING
SITE AREA 4.82 AC
PERVIOUS AREA 2.40 AC
IMPERVIOUS AREA 2.42 AC
IMPERVIOUS RATIO (PI) 0.50

PROPOSED
PERVIOUS AREA 2.45 AC
IMPERVIOUS AREA 2.37 AC
IMPERVIOUS RATIO (PI) [illegible]

CUNINGHAM GROUP

Consultant
ANDERSON ENGINEERING

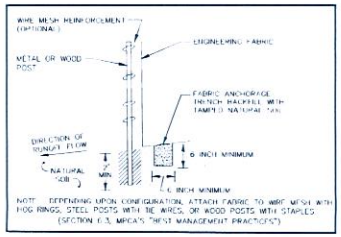
Revisions
No. Date Description

Project Title
Sharing & Caring Hands Expansion

50% Construction Documents

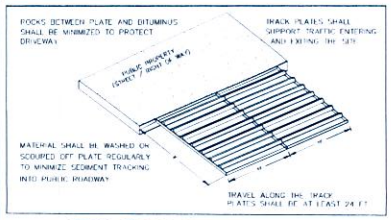
Sheet Title
Site Plan

Sheet Number
C1



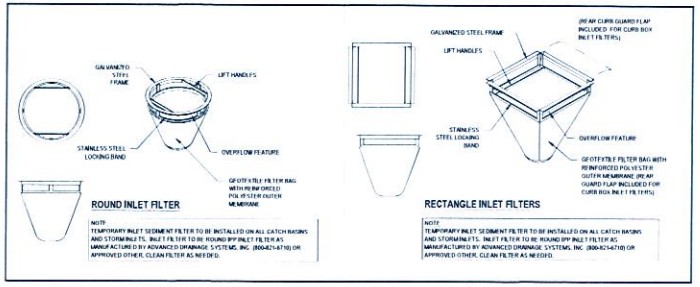
TYPICAL INSTALLATION FOR SILT FENCE

2 C2 N.T.S.



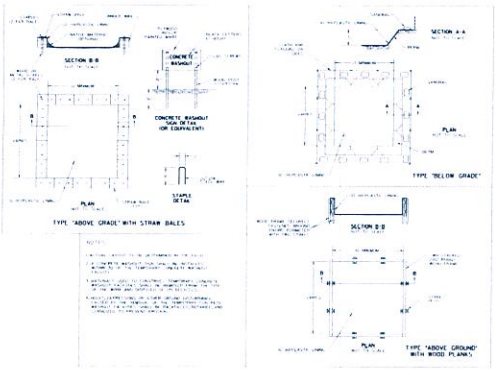
STEEL TRACK PLATE CONSTRUCTION ENTRANCE

1 C2 N.T.S.



INLET PROTECTION DETAIL

3 C2 N.T.S.



CONCRETE WASHOUT DETAIL

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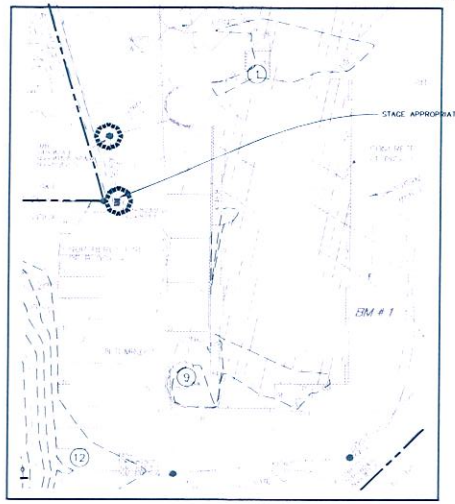

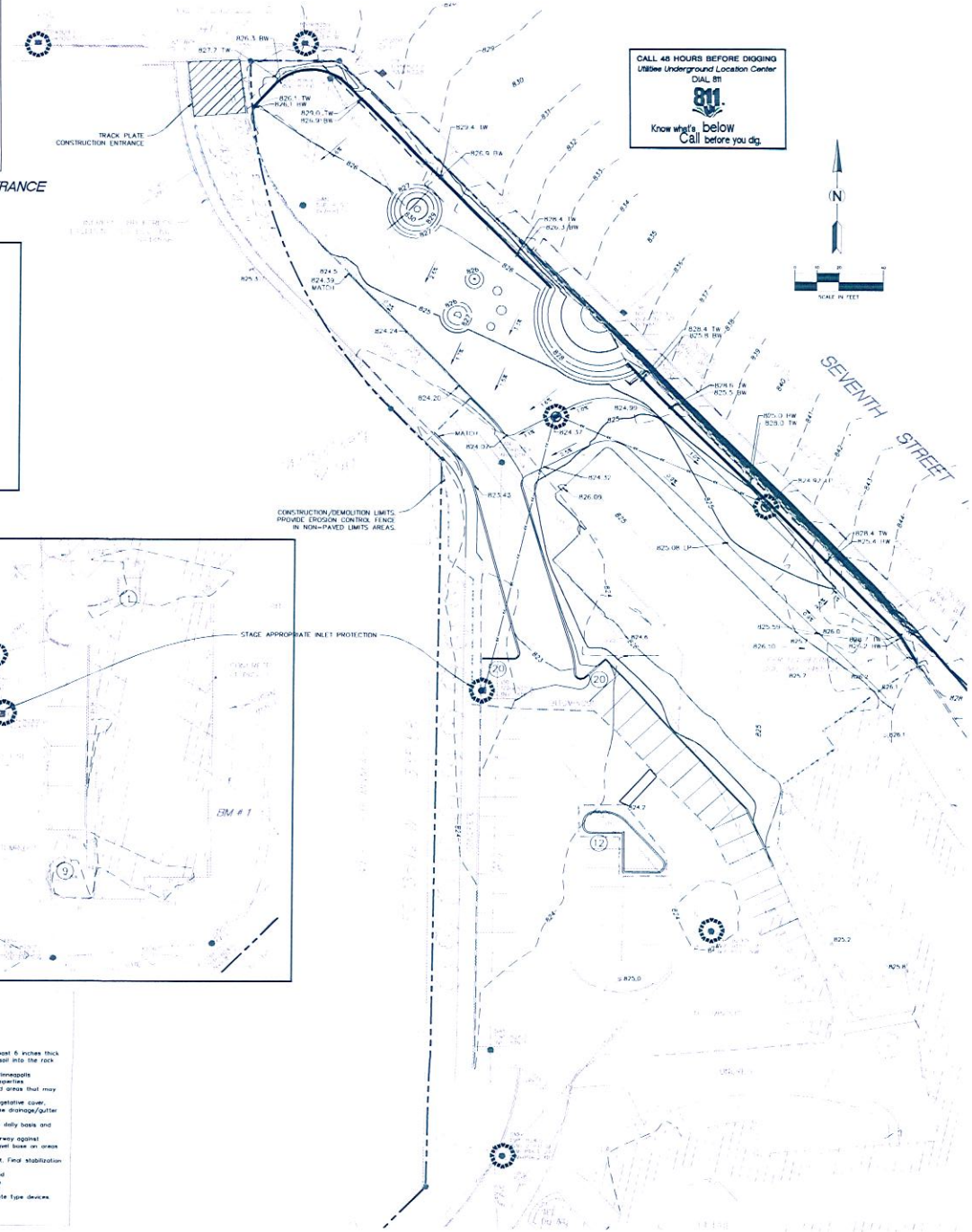

City of Minneapolis Standard Erosion Control Notes

MINNEAPOLIS STANDARD EROSION CONTROL NOTES (April 1, 2010)
(Include on Plan) These notes may be used as performance standards or requirements for projects not meeting the threshold for a formal plan.

1) Contractor must call for a pre-construction meeting 48 hours prior to any land disturbances
2) 612-673-3067. Failure to do so may result in fines, the revocation of permit and a stop work order being issued.
3) Install perimeter erosion control at the locations shown on the plans prior to the commencement of any land disturbance or construction activities.
4) Before beginning construction, install a temporary rock construction entrance at each point where vehicles exit the construction site. Use 2 inch or greater diameter rock in a layer of least 6 inches thick across the entire width of the entrance. Extend the rock entrance at least 50 feet into the construction zone using a geo-textile fabric beneath the aggregate to prevent migration of soil into the rock from below.
5) Remove all soils and sediments tracked or otherwise deposited onto public and private pavement areas. Removal shall be on a daily basis when tracking occurs and may be ordered by Minneapolis inspectors 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.
6) Install inlet protection at all public and private catch basin inlets, which receive runoff from the disturbed area. Catch basin inserts or other approved product are required in undisturbed areas that may receive runoff from the project area. Hay bales or filter fabric wrapped grates are not allowed for inlet protection.
7) 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, tarps, or other means. Control erosion from all stockpiles by placing silt barriers around the piles. Temporary stockpiles located on paved surfaces must be no less than two feet from the drainage/gutter line and shall be covered if left more than 24 hours.
8) Maintain all temporary erosion and sediment control devices in place until the contributing drainage area has been stabilized. Inspect temporary erosion and sediment control devices on a daily basis and replace deteriorated, damaged, or rutted erosion control devices immediately.
9) Temporarily or permanently stabilize all construction areas which have undergone final grading, and all areas in which grading or site building construction operations are not actively underway against erosion due to rain, wind and running water within 7-14 days. Use seed and mulch, erosion control matting, and/or sodding and staking in green space areas. An early application of gravel base on areas to be paved recommended minimizing erosion potential.
10) Remove all temporary synthetic, structural, non-biodegradable erosion and sediment control devices after the site has undergone final stabilization with permanent vegetation establishment. Final stabilization for purposes of this removal is 70% established cover over denuded area.
11) Ready mixed concrete and concrete batch plants are prohibited within the public right of way. All concrete related production, cleaning and mixing activities shall be done in the designated **concrete mixing/washout** locations as shown in the **erosion control plan. (TO BE SUPPLIED BY THE CONTRACTOR AS NECESSARY.** Under no circumstance may washout water drain onto the public right of way or into any public or private storm drain conveyance.
12) Changes to approved erosion control plan must be approved by the erosion control inspector prior to implementation. Contractor to provide installation and details for all proposed alternate type devices.
13) CHAPTER 54 STORM WATER MANAGEMENT REQUIREMENTS/COMPLIANCE
   - Land disturbance does not increase impervious surface.
   - Surface runoff should not increase on any storm events due to land alteration.

CUNINGHAM GROUP

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Consultant

ANDERSON ENGINEERING

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.

PRINT NAME ANDREW H. BORNHOLDT, P.E.
SIGNATURE
DATE March 31, 2014 LICENSE # 20126

Revisions

No.	Date	Description

Issued Phase	
Date	May 21, 2014
Scale	
Drawn By	AMR
Checked By	AMR
Cuning. No.	13-74

Project Title

Sharing & Caring Hands Expansion

50% Construction Documents

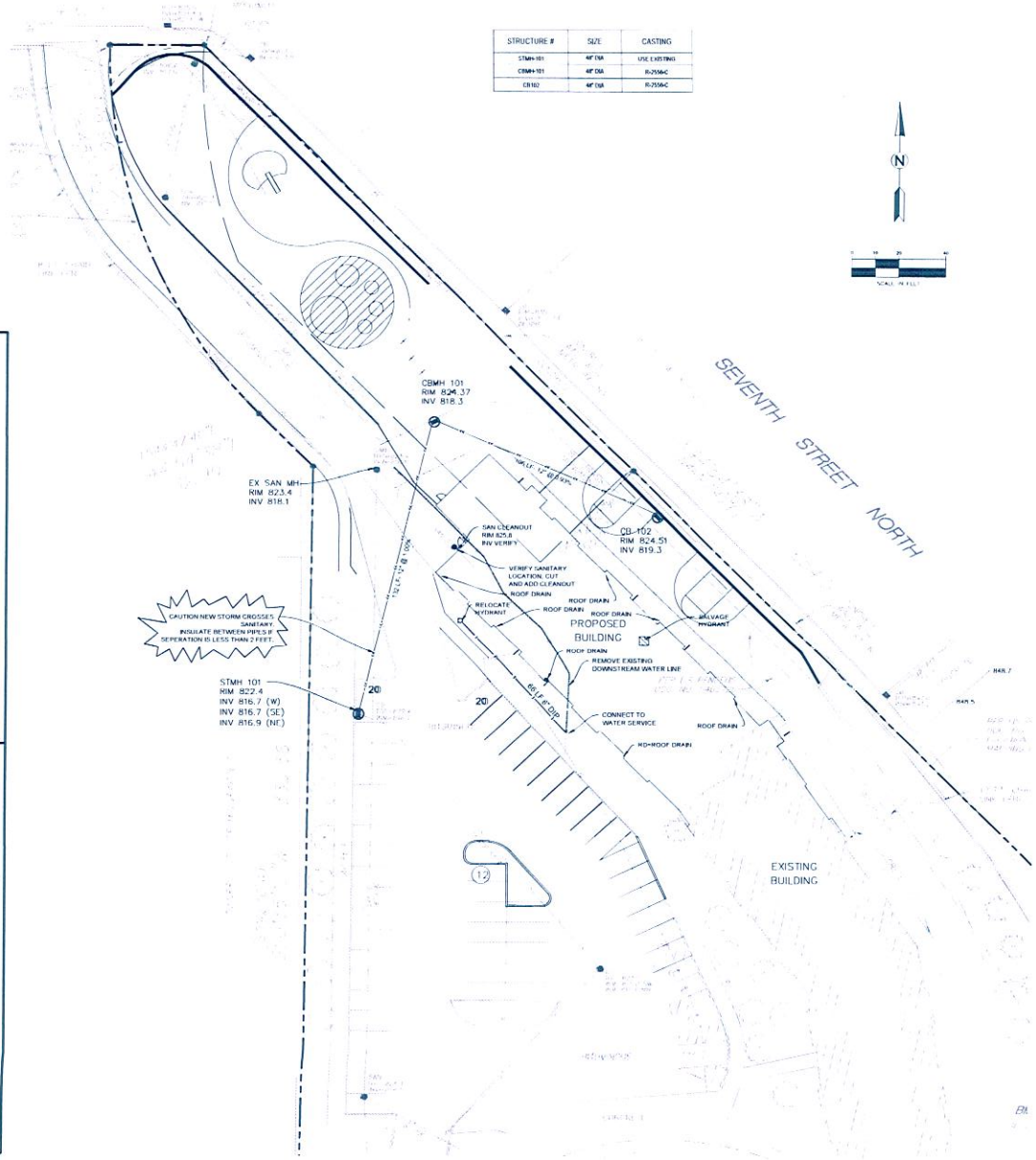
Sheet Title

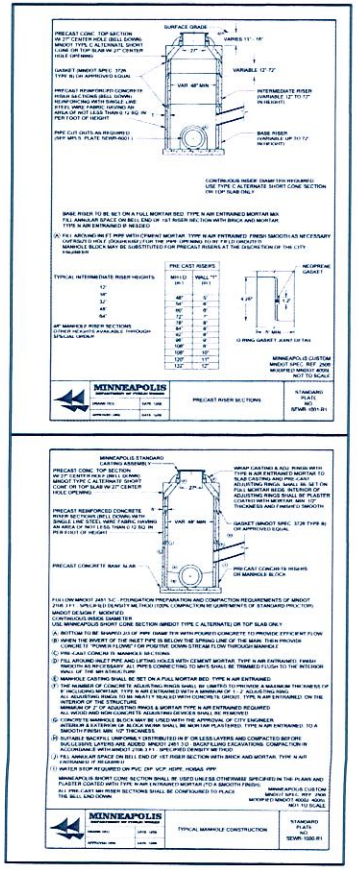
GRADING, EROSION AND SEDIMENT CONTROL PLAN

Sheet Number

C2

STRUCTURE #	SIZE	CASTING
STMH-101	48" DIA	USE EXISTING
CBMH-101	48" DIA	R-2506-C
CB102	48" DIA	R-2506-C





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ANDERSON ENGINEERING

Revisions

No.	Date	Description

Document Phase	
Date	May 23, 2014
File	AE
Drawn By	ABR
Checked By	ABR
Comm. No.	13674

Project Title

Sharing & Caring Hands Expansion

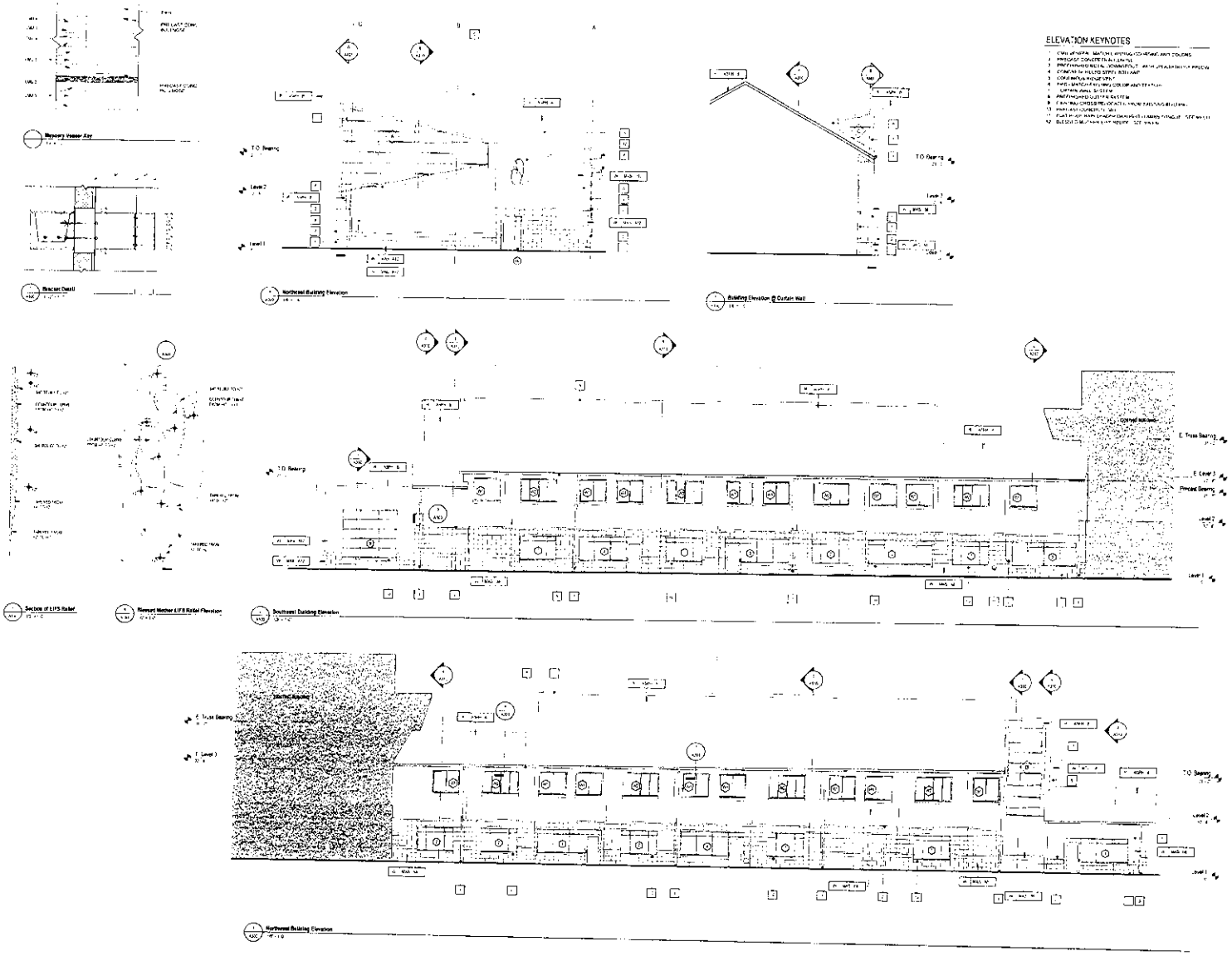
50% Construction Documents

Sheet Title

Utility Plan

Sheet Number

C3



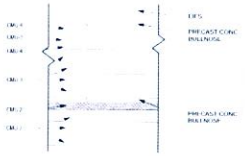
ELEVATION KEYNOTES

CUNINGHAM GROUP

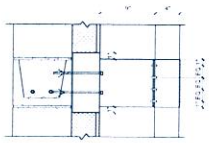
Sharing & Caring Hands Expansion

Building Elevations

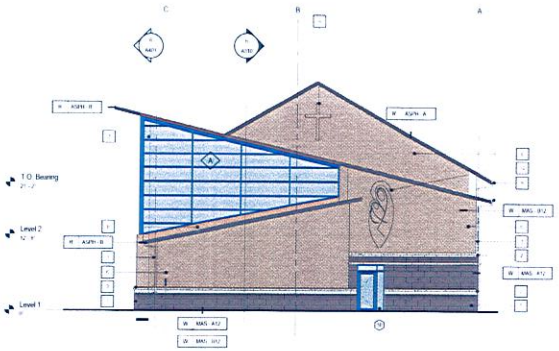
A300



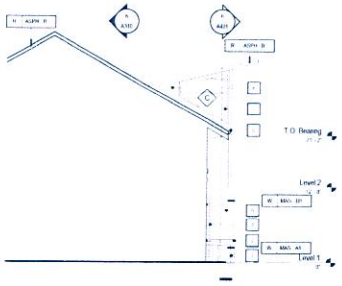
Masonry Veneer Key



Bracket Detail



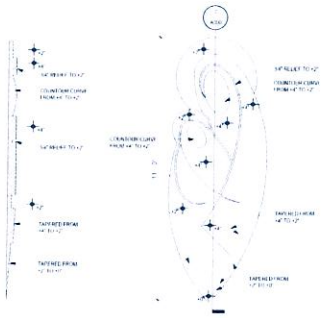
Northeast Building Elevation



Building Elevation @ Curtain Wall

ELEVATION KEYNOTES

1. CMU VENEER - MATCH EXISTING COURSING AND COLORS
2. PRECAST CONCRETE BULLNOSE
3. PRE-FINISHED METAL COPING/FLASHING - WITH SPLASH BLOCK BELOW
4. CONCRETE FILLED STEEL BOLLARD
5. CONTINUOUS RIDGE VENT
6. EIFS - MATCH EXISTING COLOR AND TEXTURE
7. CURTAIN WALL SYSTEM
8. PRE-FINISHED GUTTER SYSTEM
9. EXISTING CROSS WALL (LOCATED FROM EXISTING BUILDING)
10. PRECAST CONCRETE SILL
11. FLAT ROOF MAIN LADDER (MAY FIGHT CLAMPS TONIGHT - SEE MECH)
12. RETROFIT MOTHER BLOCKS (RELIEF - SEE 6/A300)



Section of EIFS Relief

Blessed Mother EIFS Relief Elevation

Southeast Building Elevation

Northwest Building Elevation

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Consultant

Revisions

No	Date	Description

PRELIMINARY NOT FOR CONSTRUCTION

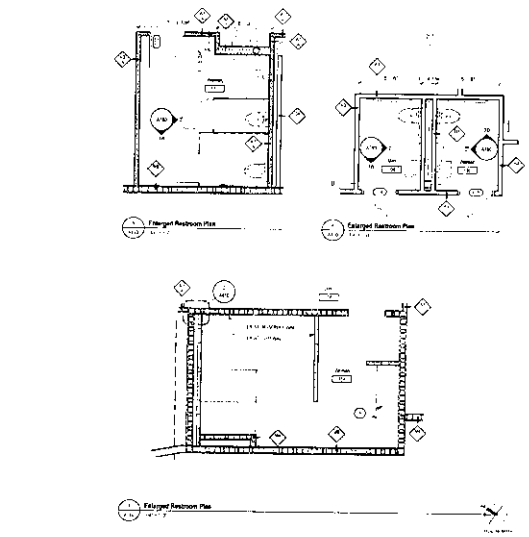
Document Phase: CD
Date: 06.02.14
PM: AJC
Drawn By: Author
Checked By: Checker
Comm. No: 12-0027

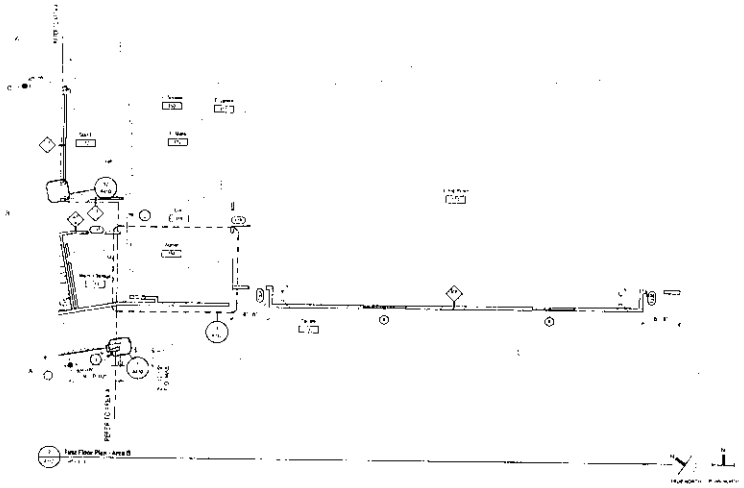
Project Title
Sharing & Caring Hands Expansion

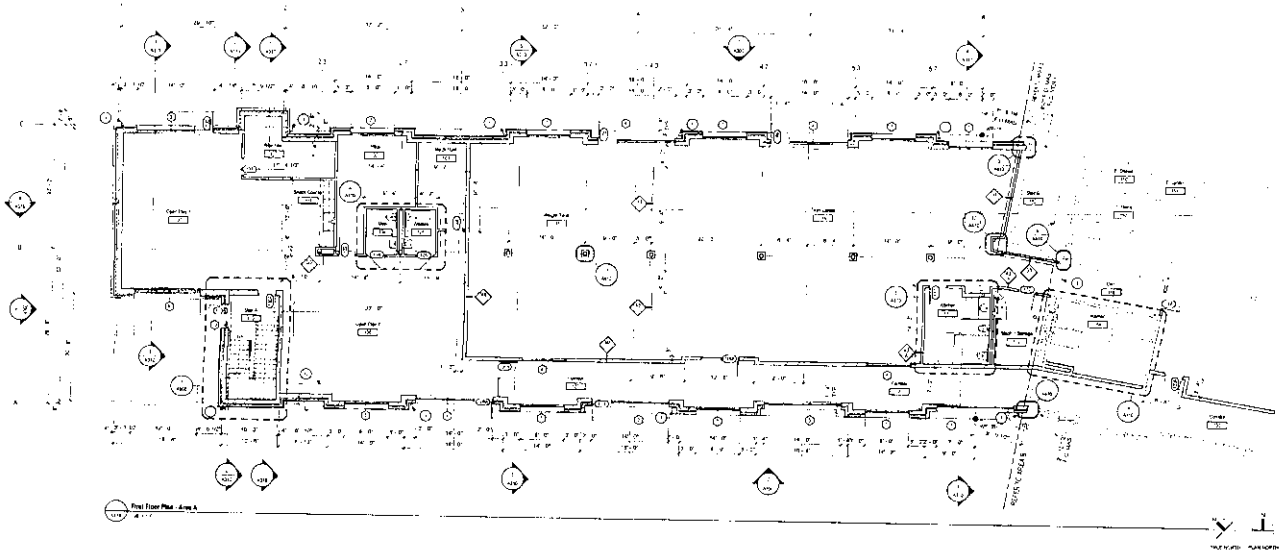
Sheet Title
Building Elevations

Sheet Number
A300

3.

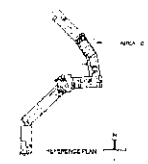


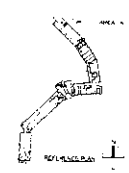




GENERAL PLAN NOTES

PLAN KEYNOTES





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Revisions

No.	Date	Description

Project Title

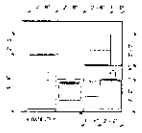
Sharing & Caring Hands Expansion

Sheet Title

First Floor Plan and Details

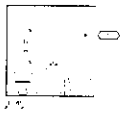
Sheet Number

A110

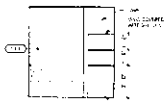


Unit Kitchen Elevation A

Unit Kitchen Elevation B



Typ Apt Bathroom



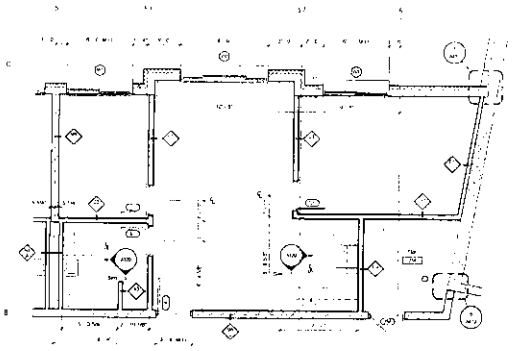
Typ Apt Bathroom

Floor Schedule - Typical Apartment

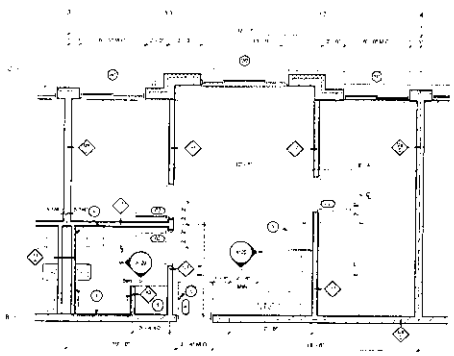
Type	Fire Label	Material	Leaf	Rough Width	Rough Height	Fire Rating	Frame Material	Hardware Group	Head	Details Jamb	Threshold	Remarks
[illegible]												

GENERAL PLAN NOTES

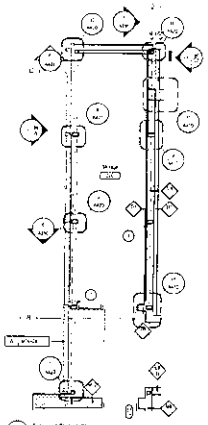
PLAN KEYNOTES



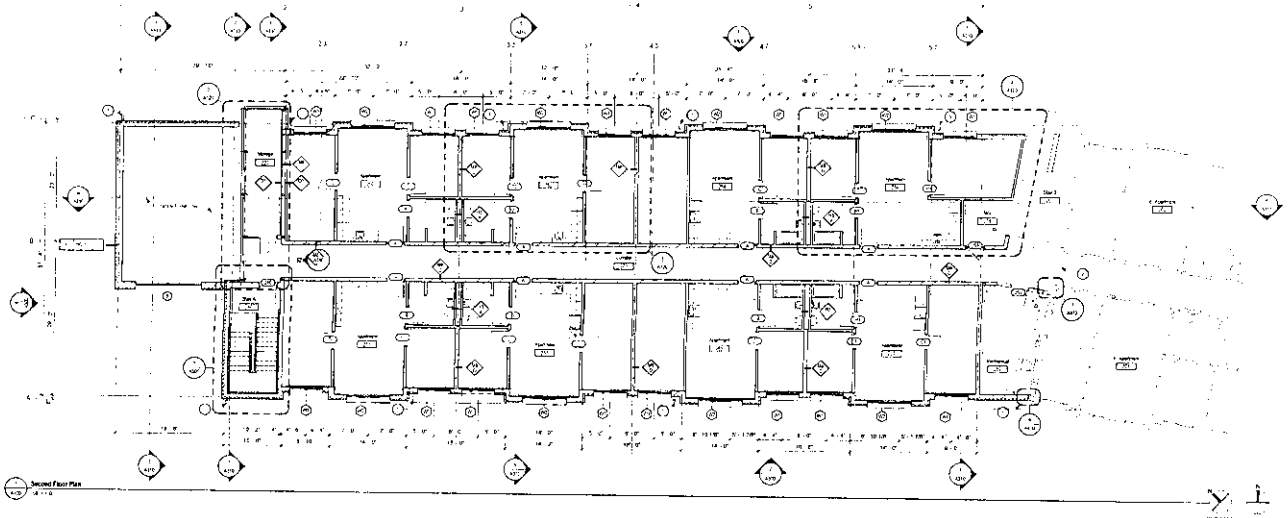
Enlarged Apartment Plan - Type 2



Enlarged Typical Apartment Plan - Type 1



Enlarged Fly Loft Plan



Second Floor Plan

REFERENCE PLAN

CUNINGHAM GROUP

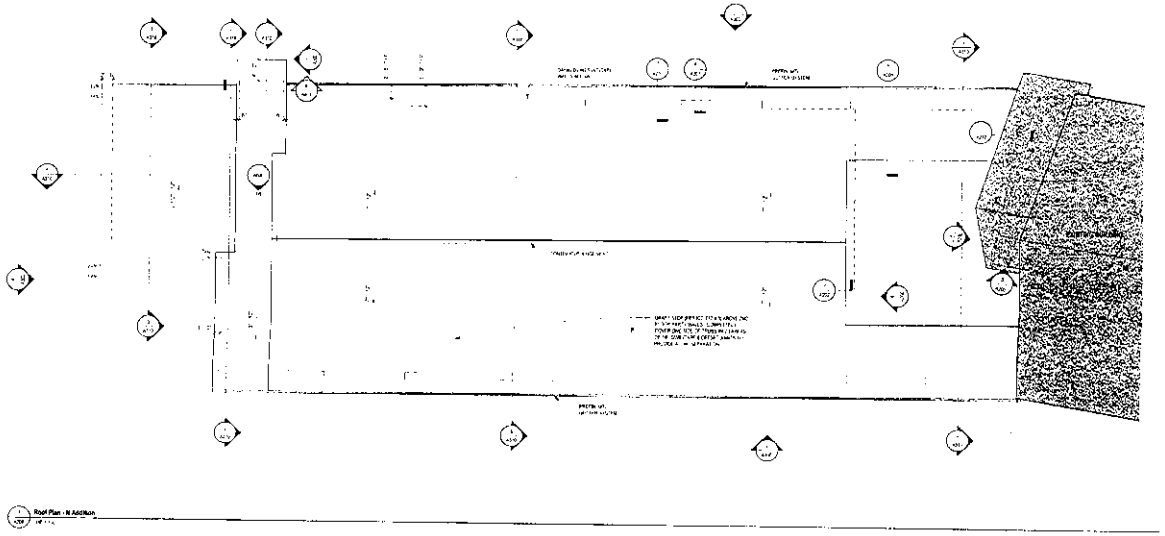
Sharing & Caring Hands Expansion

Second Floor Plan and Details

A120

ROOF NOTES

ROOF KEYNOTES



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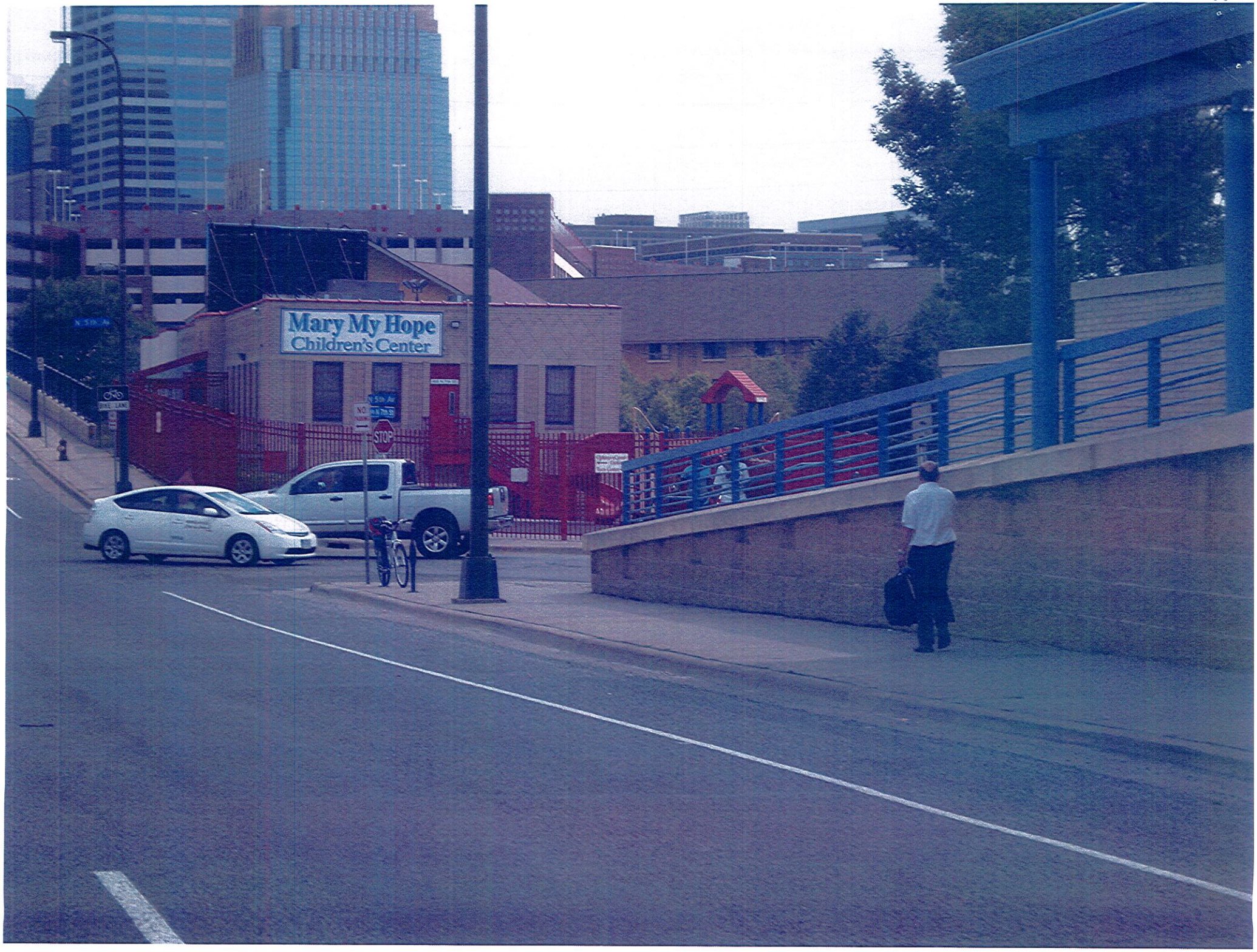
Revisions

Project Title
Shaning & Caning Hands Expansion

Sheet Title
Roof Plan / Roof Access Plan

Sheet Number
A200

To see all the details that are visible on the screen, use the "Print" link next to the map.
Google
5th Ave N
5th Ave N
N 7th St
N 7th St
N 7th St
10th St N
10th St N
Royalston Ave N
Royalston Ave N
Olson Hwy Service Rd
Olson Hwy Service Rd
Cedar Lake Trail
Cedar Lake Trail


Mary My Hope
Children's Center
STOP

graves 601 hotel
Teen Center

8.

Google

Address **N 7th St**

Address is approximate

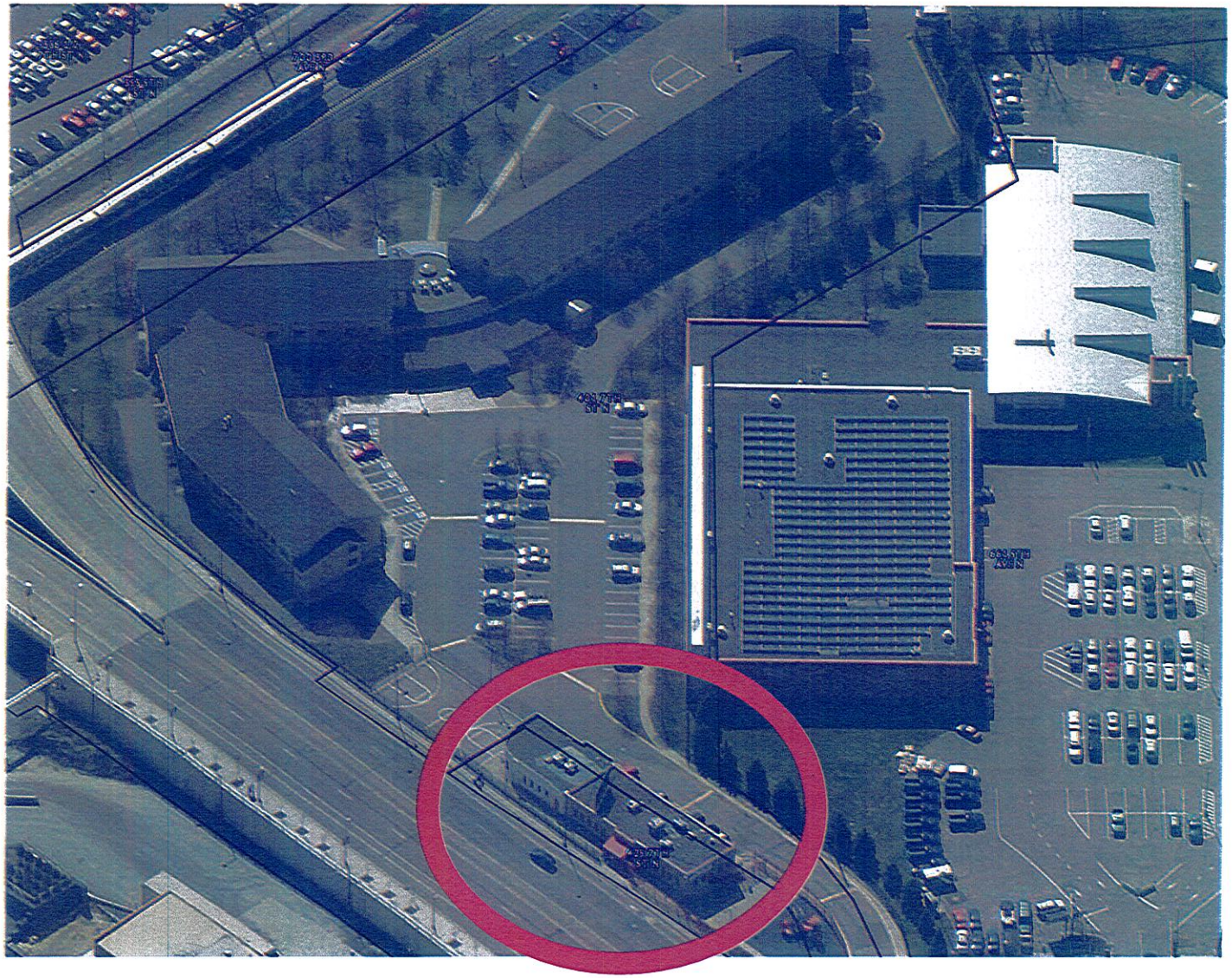
8.

Google

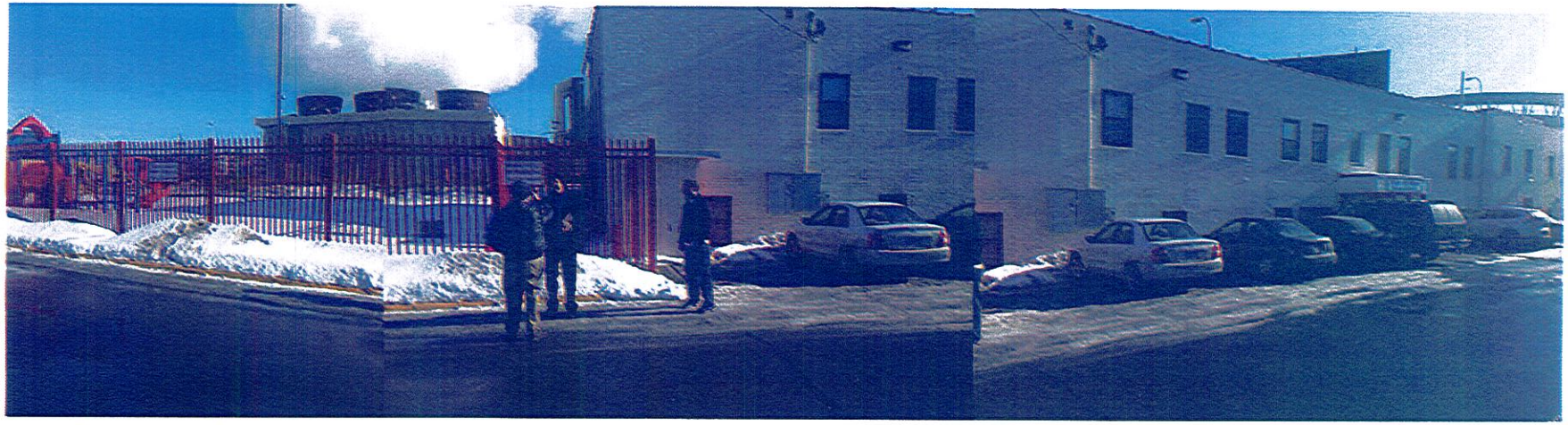
Address **N 7th St**

Address is approximate

MARY'S PLACE



425 7th Street North (Existing Teen Center) to be demolished



425 7th Street North - SW Face

425 7th Street North - NW Side

425 7th Street North - NE Face

425 7th Street North - Adjacent Properties - looking East

425 7th Street North - Adjacent Properties - looking SE Behind Property