CPED STAFF REPORT

Prepared for the City Planning Commission

CPC Agenda Item #3
August 11, 2014
BZZ-6571

LAND USE APPLICATION SUMMARY

Property Location: 2825 and 2837 Dupont Avenue South
Project Name: Elan Uptown East
Prepared By: Hilary Dvorak, Principal Planner, (612) 673-2639
Applicant: Greystar Development, LLC
Project Contact: Carol Lansing with Faegre Baker Daniels LLP
Request: Signs
Required Applications:

Conditional Use Permit	To amend the previously approved Planned Unit Development to allow for signage.

SITE DATA

Existing Zoning	R5 Multiple-family District
Lot Area	79,018 square feet / 1.81 acres
Ward(s)	10
Neighborhood(s)	Lowry Hill East
Designated Future Land Use	Urban Neighborhood
Land Use Features	Commercial Corridor (Lyndale Avenue South three blocks west, West Lake Street one block north and Hennepin Avenue South four blocks east) Activity Center (Lyndale Avenue South and West Lake Street and Hennepin Avenue South and West Lake Street)
Small Area Plan(s)	Midtown Greenway Land Use and Development Plan Uptown Small Area Plan

Date Application Deemed Complete	May 2, 2014	**Date Extension Letter Sent**	June 12, 2014
End of 60-Day Decision Period	July 13, 2014	**End of 120-Day Decision Period**	September 11, 2014

BACKGROUND

SITE DESCRIPTION AND PRESENT USE. The property occupies the southern half of the block bounded by Colfax Avenue South, Dupont Avenue South, the Midtown Greenway and West 28th Street. The property is located three blocks west of Lyndale Avenue south, one block north of West Lake Street and four blocks east of Hennepin Avenue South. The site is occupied by a 203-unit multiple-family residential building.

SURROUNDING PROPERTIES AND NEIGHBORHOOD. The site is surrounded by residential properties of varying densities and the Midtown Greenway. The site is located in the Lowry Hill East neighborhood.

PROJECT DESCRIPTION. The applicant owns and is developing residential buildings on portions of the three blocks located between Colfax Avenue South, Fremont Avenue South, the Midtown Greenway and West 28th Street. Land use applications were approved for the subject site in 2011 permitting a Planned Unit Development (PUD) including 217 dwelling units. In July of 2012, additional land use applications were approved for the two western blocks permitting a PUD including 387 dwelling units.

This application was continued from the June 23, 2014, and the July 14, 2014, City Planning Commission meetings. The applicant requested additional time in order to develop a sign plan for all three blocks. At this time the applicant is seeking approval of a master sign plan for all three blocks however, because the east block is a separate PUD than the center and west blocks, two separate land use applications need to be processed. Some of the proposed signs do not meet the zoning code allowances for signs in the R5 zoning district. Therefore, the applicant is proposing to amend the approved conditional use permit for the PUD to allow the signs.

Signs are subject to the requirements of Chapter 543, On-premise Signs. In the R5 zoning district, on a lot greater than 43,560 square feet, one can have one wall identification sign not exceeding 48 square feet with a maximum height of 14 feet or top of wall, whichever is less. On a corner lot, two such signs per building are permitted. In addition, one monument sign not exceeding 32 square feet in area and eight feet in height is allowed. Either the wall sign or the monument sign, but not both, may be illuminated.

The applicant is proposing to have two freestanding signs on the property. One of the signs would be located along Colfax Avenue South and the other would be located along Dupont Avenue South. Both of the signs would be located is a structured planter near the entrance to the building. Both of these signs would be just under 32 square feet in size and approximately five feet six inches in height. The overall height of the sign on Colfax Avenue South would be nine feet six inches when measured from grade and the overall height of the sign on Dupont Avenue South would be eight feet in height when measured from grade. The applicant is proposing to design the signs to be internally illuminated. In addition, because of their design the two signs are technically not monument signs as the signs are wider than their base. Therefore, the signs are pole signs which are not an allowed sign type in the R5 Zoning District. Sign exceptions are needed for the type, height and illumination.

There are a handful of other wall signs proposed that either include the name of the building or the logo. Signs include management signs, no smoking signs and parking signs. None of these signs are proposed to be illuminated. Since only one wall sign is allowed a sign exception is needed to allow multiple wall signs.

RELATED APPROVALS. In July of 2011, the Planning Commission approved a number of land use applications for this property to allow a 217-unit multiple-family residential development. Only 203

dwelling units were constructed. One of the applications that had been approved was a conditional use permit to allow a planned unit development.

PUBLIC COMMENTS. The Lowry Hill East Neighborhood Association has submitted a letter in regards to the sign proposal. Any additional correspondence received prior to the public meeting will be forwarded on to the Planning Commission for consideration.

ANALYSIS

CONDITIONAL USE PERMIT

The Department of Community Planning and Economic Development has analyzed the application to amend the previously approved Planned Unit Development to allow for signage 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 previously approved conditional use permit to allow for signage will not be detrimental to or endanger the public health, safety, comfort or general welfare. Signage identifying a building is appropriate in a dense urban area.

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.*

   Amending the previously approved conditional use permit to allow for signage will not be injurious to the use and enjoyment of other property in the vicinity or impede the normal or orderly development and improvement of surrounding property for uses permitted in the district. The type, number, size, height and location of the proposed signs are proportional to the size of the site and the building.

   The proposed freestanding signs would be located in structured planters that are raised off of the ground. The overall height of the sign on Colfax Avenue South would be nine feet six inches when measured from grade and the overall height of the sign on Dupont Avenue South would be eight feet in height when measured from grade. The reason for the height difference between the two signs is that the planter on Colfax Avenue South is six feet six inches in height and the planter on Dupont Avenue South is four feet in height.

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

   Amending the previously approved conditional use permit to allow for signage will not impact utilities, access roads, drainage or other necessary facilities.

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

   Amending the previously approved conditional use permit to allow for signage will not impact traffic congestion in the public streets.

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

   With the proposed conditions of approval the proposed development would be consistent with the following policies of *The Minneapolis Plan for Sustainable Growth*:

Urban Design Policy 10.20: Promote an attractive environment by minimizing visual clutter and confusion caused by a proliferation of signage.

10.20.3 Develop incentives for exceptional sign design and style, including a special review process to ensure appropriate location, size, height and compatible design to the architecture of the building and other signage.

Urban Design Policy 10.21: Unique areas and neighborhoods within the city should have a special set of sign standards to allow for effective signage appropriate to the planned character of each area/neighborhood.

10.21.2 To promote street life and activity, signs should be located and sized to be viewed by people on foot (not vehicles) in order to preserve and encourage the pedestrian character of commercial areas that have traditional urban form.

10.21.3 Encourage effective signage that is appropriate to the character of the city's historic districts and landmarks, and preserves the integrity of historic structures.

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 amendment to the conditional use permit is approved, the proposal will comply with all provisions of the R5 Multiple-family District.

Findings Required for Planned Unit Developments:

A. The planned unit development conforms to the applicable standards for alternatives and amenities.

In 2011, the applicant needed to provide 35 points worth of amenities for the following exceptions to the zoning code:

- Minimum required amenity(ies) **– 10 points.**
- Placement and number of principal residential structures – **5 points.**
- Bulk regulations, FAR **– 5 points.**
- Lot area requirements – **5 points.**
- Yard, periphery **– 5 points.**
- Off-street parking and loading – **5 points.**

The current proposal requires that the applicant provide 5 points worth of amenities for the following exceptions to the zoning code:

- On-premise Signs – **5 points.**

Amenities provided:

In 2011, the applicant requested 35 points worth of amenities and the Planning Commission awarded 39 points worth of amenities:

Points Summary

Amenity		Points Requested by Applicant	Points Recommended by Staff
Amenities from Table 527-1	**Outdoor Open Space**	**5**	**5**
	Decorative or pervious surface for on-site parking and loading areas, drives, driveways and walkways	**3**	**3**
	Pedestrian Improvements	**3**	**3**
	Reflective roof	**3**	**3**
	Shared vehicles	**3**	**3**
	Decorative fencing	**1**	**1**
	Enhanced exterior lighting	**1**	**1**
	Enhanced landscaping	**1**	**1**
	Heated drives or sidewalks	**1**	**1**
	Recycling storage area	**1**	**1**
	Water feature	**1**	**1**
Amenities proposed by the applicant	**Ornamental street lights**	**3**	**5**
	Living wall along the Midtown Greenway	**1**	**1**
	Public promenade	**5**	**5**
	All parking provided underground	**3**	**5**
Total		**35**	**39**

For the current proposal the applicant is proposing to provide 10 points worth of amenities:

Leadership in Energy and Environmental Design (LEED) - **The proposed development shall meet the minimum standards for LEED Silver certification. The project does not have to achieve actual LEED certification; however, the developer must submit the LEED checklist and documentation to the city, approved by a LEED Accredited Professional (LEED-AP) that shows that the project will comply with LEED Silver requirements.** The building was designed and does meet the minimum standards for LEED Silver certification. The LEED checklist is included in this report. CPED is recommending that 10 points be awarded for this amenity.

B. The planned unit development conforms to the required findings for a planned unit development:

(1) That the planned unit development complies with all of the requirements and the intent and purpose of this chapter. In making such determination, the following shall be given primary consideration:

a. The character of the uses in the proposed planned unit development, including in the case of residential uses, the variety of housing types and their relationship to other site elements and to surrounding development.

A multiple-family residential development with 203 dwelling units occupies the site. The mix of units within the building includes studio, one, two and three-bedrooms. Adjacent uses include a mixture of residential developments of varying densities and the Midtown Greenway. The proposed development complements the existing uses in the area.

b. The traffic generation characteristics of the proposed planned unit development in relation to street capacity, provision of vehicle access, parking and loading areas, pedestrian access, bicycle facilities and availability of transit alternatives.

The TDMP and Traffic Impact Study that were completed for this development concluded that the existing street capacity was adequate to support the traffic that will be generated by the development. There is a minimum of one parking space provided for every unit in the underground parking garage. Access to the parking garage is provided along Dupont Avenue South. There is no on-site loading area for the development but the applicant has a 30-foot long loading zone provided along Colfax Avenue South.

An access door from the underground parking garage to the adjacent Midtown Greenway provides residents direct access to regional biking and walking paths. As a condition of the TDMP there is at least one bicycle parking space provided for every dwelling unit. In addition, bicycle parking for guests is also provided on the site. The site is also located within blocks of three major transit routes: Lyndale Avenue South, West Lake Street and Hennepin Avenue.

c. *The site amenities of the proposed planned unit development, including the location and functions of open space, the preservation or restoration of the natural environment or historic features, sustainability and urban design.*

The site amenities that were provided as part of the associated approvals in July of 2011 included the stabilization and preservation of the Twin City Separator building foundation wall, public right-of-way dedication, underground parking, decorative or pervious surface for on-site parking and loading areas, drives, driveways and walkways, shared vehicles, decorative fencing, enhanced exterior lighting, enhanced landscaping, heated drives or sidewalks, recycling storage area, water feature, ornamental street lights and living wall along the Midtown Greenway. The amenity that is being provided as part of this application is LEED Silver Certification.

d. *The appearance and compatibility of individual buildings and parking areas in the proposed planned unit development to other site elements and to surrounding development, including but not limited to building scale and massing, microclimate effects of the development, and protection of views and corridors.*

The development is made up of three buildings connected to one another via three-story glass skyways. The buildings are arranged in the shape of a "U". The "U" opens up towards the south which maximizes access to sunlight. The first floor dwelling units have individual entrances. All of the parking for the development is located in an underground parking garage. Located towards the interior of the buildings is an outdoor courtyard, a water feature and a swimming pool. A public promenade runs along the north side of the Midtown Greenway connecting Colfax Avenue South to Dupont Avenue South. The buildings nearest the Midtown Greenway are six stories in height and the building on the north side of the property steps down to four stories in height as it approaches the existing residential properties on the block. The six-story buildings are 68 feet in height and the four-story building is 48 feet in height. Height of other buildings in the area range between 21 feet and 95 feet.

e. *An appropriate transition area shall be provided between the planned unit development and adjacent residential uses or residential zoning that considers landscaping, screening, access to light and air, building massing, and applicable policies of the comprehensive plan and adopted small area plans.*

The buildings nearest the Midtown Greenway are six stories in height and the building on the north side of the property is four stories in height. The six-story buildings are 68 feet in height and the four-story building is 48 feet in height. The buildings immediately adjacent to the site are 21 feet and 30 feet in height. The proposed four story building is located a minimum of 30 feet away from the two adjacent structures. In between the building and the adjacent structures are landscaping and a fence.

f. *The relation of the proposed planned unit development to existing and proposed public facilities, including but not limited to provision for stormwater runoff and storage, and temporary and permanent erosion control.*

The applicant worked closely with the Public Works Department, the Plan Review Section of CPED and the various utility companies during the duration of the development to ensure that all procedures were followed in order to comply with city and other applicable requirements. The City of Minneapolis reviewed and approved the applicant's stormwater management plan and erosion control plan.

g. *The consideration, where possible, of sustainable building practices during the construction phases and the use of deconstruction services and recycling of materials for the demolition phase.*

During construction the development utilized sustainable building practices including energy efficient HVAC and lighting systems, use of low VOC materials and finishes, use of regional materials where possible, use of sustainable, renewable and recycled materials where possible, the installation of a white roof and the installation of underground storm water chambers. The development also participated in the Xcel Energy Design Assistance Program. In addition, waste generated during construction was recycled.

(2) *That the planned unit development complies with all of the applicable requirements contained in Chapter 598, Land Subdivision Regulations.*

A plat was approved for the development in 2011. It complies with all of the requirements of Chapter 598, Land Subdivision Regulations.

RECOMMENDATIONS

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

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt the above findings and **approve** the application for a conditional use permit to amend the previously approved Planned Unit Development to allow for signage at the properties located at 2825 and 2837 Dupont Avenue South, 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.

2. The overall height of the freestanding sign on Colfax Avenue South shall not exceed nine

feet six inches and the overall height of the freestanding sign on Dupont Avenue South shall not exceed eight feet.

ATTACHMENTS

1. Written description and findings submitted by applicant
2. LEED checklist
3. Zoning map
4. Sign summary
5. Plans
6. Sign plans
7. Photos
8. Correspondence

ELAN UPTOWN EAST RESIDENCES

STATEMENT OF PURPOSE AND DESCRIPTION OF PROJECT
MASTER SIGN PLAN

REVISED JULY 10, 2014

PROJECT PURPOSE AND DESCRIPTION

Elan Uptown East is a 203-unit apartment complex located on the south half of the 2800 block of Dupont Avenue South. The project site is located between Colfax Avenue South and Dupont Avenue South and directly north of the Midtown Greenway within the Lowry Hills East neighborhood. The project was approved as a planned unit development (PUD) in 2011 and construction was completed by Greystar Development in 2013. The purpose of this application is to obtain approval of a master sign plan for the Elan Uptown East PUD.

The project site is zoned R5 and is located on the east end of an area formerly known as the Bennett Lumber site bordering the Midtown Greenway on three blocks between Colfax Avenue South and Fremont Avenue South. Greystar is currently constructing apartment buildings on the center block between Dupont and Emerson and on the west block between Emerson and Fremont and is also constructing 15 townhomes along 28th Street on the west block. The center and west block developments were approved as a separate PUD in 2012. All buildings will be operated by Greystar as Elan Uptown. The master sign plan for the center and west block PUD has been submitted as a separate application.

Elan Uptown East is comprised of a cluster of three buildings surrounding a central courtyard which opens to the south and the Midtown Greenway. The east building has its main entry on Colfax and the west building has its main entry on Dupont. The Dupont entry also leads to the reception area office. The north building connects to both the east and west buildings by skyway links. Many ground floor units have individual walk up entries in addition to access through the two main building entries. There are two levels of underground parking with the garage entrance on Dupont Avenue and ample bike storage. A lower level entry from the garage to the Greenway allows residents to directly access the Greenway for recreation and human powered transit. The development includes an extension of the publicly-accessible Promenade between Colfax and Dupont along the south side of the site. Ornamental street lights and boulevard canopy trees have been installed along Colfax and Dupont Avenues to recreate the traditional urban streetscape.

PROPOSED SIGNS

Monument signs at main entrances. Two 29 square foot monument signs are proposed to be installed in raised planters that frame the stairways to the Dupont and Colfax main entries. The signs are smaller than the 32 square foot limit of the code for monument signs for residential uses. The signs will extend 3.96 feet above the top of the planter. The height of the sign on Dupont will comply with the maximum 8' height limit as measured from the grade of

the sidewalk. The sign on Colfax will be 9.5' high measured from the sidewalk grade. The top of the planters on Colfax is 6.5 feet above the sidewalk grade. Taller planters are required on Colfax due to the significant decrease in the grade of the public sidewalk from south to north along the site and the higher elevation of the public sidewalk on Dupont compared to Colfax. Requiring compliance with the 8-foot height standard would only allow a 1.5-foot sign. The additional height of the Colfax sign is proportional to the 6-story structure. The signs are elegant in design and muted in color. Two monument signs instead of the one allowed per zoning lot by code are requested because there are principal entrances on both Colfax and Dupont.

NOTE: The photos submitted with this application show a temporary freestanding sign in the planter in front of the Dupont entry. The temporary sign is made of painted plywood. Although the graphic design is similar, the temporary sign does not reflect the quality of materials and color or the actual dimensions of the proposed permanent signs.

Garage entry and exit signs. Three small wall signs ('Enter', 'Exit' and the Elan '*e*' logo are mounted above the garage door. The logo provides a decorative aspect to the utilitarian nature of the garage entry facing the street.

Address signs. The street addresses of the Colfax and Dupont entries are mounted on the walls near each entry.

Building information signs. Several small information signs are attached near the Colfax and Dupont entries providing information related to payment drops, smoke-free environments, and emergency contact information.

Building unit identification signs. For emergency responder addressing purposes, 5.3 or 6.7 square foot signs are mounted on the wall approximately 20 feet above grade level to identify which units are located in each of the three buildings.

NOTE REGARDING LEASING CENTER AWNING SIGN. A sign identifying the Dupont entry of the east block development as the entry to the leasing center for the project is currently mounted on top of the awning. When the center block building is completed this summer, the leasing center sign will be relocated to the Emerson entry for the center block development, which will contain the permanent leasing center for all Elan buildings. The leasing center sign is included in the master sign plan for the center and west block PUD.

PUD Alternatives and Amenities

When Elan Uptown East was approved in 2011, the project was required to provide 35 amenity points for a PUD and for the following five alternatives: number of buildings, density bonus to increase the maximum number of dwelling units, FAR bonus, reduced periphery yard requirements, and off-street loading. At the time of Planning Commission approval, the project was planned with amenities that qualified for 39 points. Subsequently, a shared car amenity proved to be complicated to administer and was eliminated, reducing the amenity points for the project to 36 points. The amenities provided in the project include: outdoor open space,

decorative paving surfaces and heated drives, pedestrian improvements, reflective roofs, decorative fencing, enhanced exterior lighting, enhanced landscaping, recycling storage, a water feature, ornamental street lights, additional parking, a living wall treatment on the retaining wall, and extension of the publicly-accessible promenade.

The PUD chapter of the zoning code was amended in 2013 to eliminate requirements for amenity points for alternatives related to the number of buildings, parking and loading. In addition, the zoning code was amended to eliminate maximum dwelling unit density in the R5 and certain other zoning districts. Thus, under the current code, the project would only require 25 amenity points for the PUD and for three alternatives: FAR bonus, reduced yards and for the proposed master sign plan. No additional amenity points should be required for the master sign plan alternatives. Nevertheless, the project did not request amenity points for Silver LEED in 2011 but has been constructed to meet that standard and, therefore, is eligible for an additional 10 amenity points.

Conditional Use Permit for Planned Unit Development
Required Findings

Amending the PUD to incorporate the proposed master sign plan meets the required findings for a CUP for a planned unit development.

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.*

   Modifying the PUD to incorporate the proposed master sign plan will not be detrimental to or endanger the public health, safety, comfort or welfare. The amount of signage will be proportional to the number and size of the buildings. The location of the signage is appropriate to identify the multiple entrances and, because they are on different streets, will not result in sign clutter.

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 of uses permitted in the district.*

   The surrounding area is developed or currently under construction and the proposed sign plan will not be injurious to the use, enjoyment or normal and orderly development of surrounding properties. The signs will be across the street from other large, multiple family dwellings. The monument signs will be located far away from the existing mix of dwelling types on the north end of the block.

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

   Adequate utilities, access, drainage and other facilities have been provided and the proposed signs will have no impact on those facilities.

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

   The proposed signage will have no detrimental impact on traffic congestion in the public streets. The proposed monument signs will assist both pedestrians and vehicle drivers to identify and locate the buildings and so, in that regard, may reduce traffic conflicts.

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

   The *Minneapolis Plan for Sustainable Growth* (the "Plan") classifies the future land use of the project area as "Urban Neighborhood" which is a predominantly residential area with a range of densities, the highest densities generally to be concentrated around identified nodes and corridors. According to the Plan, the project site is located in close proximity to several Commercial Corridors (Lyndale, Hennepin, Lake, Lagoon) and land use features (Uptown Activity Center, Lyn-Lake Activity Center, Uptown Transit Center and

the Midtown Greenway) that are intended to support, and be supported by, high density housing.

The *Midtown Greenway Land Use and Development Plan* (the "Greenway Plan") and the *Uptown Small Area Plan* (the "USAP") provide additional policy guidance for land use and development in this area. Recognizing the opportunity presented by the formerly vacant and underutilized status of the Bennett Lumber properties, both the Greenway Plan and the USAP call for infill development with high density housing on the project site.

The Minneapolis Plan for Sustainable Growth contains the following guidance related to signage and relevant to the Elan Uptown East application:

> Sign design needs to balance the desire to convey information with a need to maintain visual aesthetics so that signage is not intrusive. The scale of signage should be geared towards the pedestrian and less to the automobile. Unique signage that incorporates unusual materials or designs is encouraged.
>
> Policy 10.20: Promote an attractive environment by minimizing visual clutter and confusion caused by a proliferation of signage.
>
>> 10.20.2 Master sign plans shall be submitted for multi-tenant buildings to ensure a complementary relationship between signage and the architecture of a building.
>>
>> 10.20.3 Develop incentives for exceptional sign design and style, including a special review process to ensure appropriate location, size, height and compatible design to the architecture of the building and other signage.

The Elan Uptown East master sign plan is in conformance with these policies. The scale and location of the proposed signs are geared toward the public sidewalk and street perspective. The colors, materials, understated lighting, and sophisticated design of the Elan signs take their cues from and are complementary to the architecture and materials of the buildings.

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

Upon approval of the submitted applications, the project will conform with the applicable regulations of the R-5 zoning district.

In addition to the CUP standards the project complies with the additional findings required for planned unit developments.

1) *That the planned unit development complies with all of the requirements and the intent and purpose of the PUD chapter. In making such determination, the following shall be given primary consideration:*

a. The character of the uses in the proposed planned unit development, including in the case of residential uses, the variety of housing types and their relationship to other site elements and to surrounding development.

The project provides a mix of studio to 3-bedroom, high-amenity rental apartments in response to the market demand for these residential options in Uptown. Surrounding development includes a mix of single and multiple-family dwelling sizes, including the Midtown Lofts condominiums and the proposed Track 29 apartments to the east, and the next phase of Elan Uptown development and the Flux apartment project to the west.

b. The traffic generation characteristics of the proposed planned unit development in relation to street capacity, provisions of vehicle access, parking and loading areas, pedestrian access, bicycle facilities and availability of transit alternatives.

The traffic impact study concluded that the existing street capacity is adequate to support the traffic that will be generated by the project. Vehicle access will be provided from Dupont Avenue to the underground garage with parking that exceeds the requirement of the zoning code. Exceptional pedestrian access is provided through the interior courtyards and along the Promenade. The project site is located in close proximity to multiple facilities for alternative transit, including the Greenway bike trail and the Uptown Transit Center.

c. The site amenities of the proposed planned unit development, including the location and functions of open space, the preservation or restoration of the natural environment or historic features, sustainability and urban design.

As detailed previously, the planned unit development will provide an extraordinary range and quality of amenities.

d. The appearance and compatibility of individual buildings and parking areas in the proposed planned unit development to other site elements and to surrounding development, including but not limited to building scale and massing, microclimate effects of the development and protection of view and corridors.

The east block project consists of three buildings connected by glass walkways. The buildings relate to both the interior courtyards that they surround and to the public realm through multiple entrances and walkways to ground-level units. The building scale and massing is compatible with the surrounding development and the project does not interfere with views or have significant shadow impacts.

e. An appropriate transition area shall be provided between the planned unit development and adjacent residential uses or residential zoning that considers landscaping, screening, access to light and air, building massing and applicable policies of the comprehensive plan and adopted small area plans.

Appropriate transitions between the project and adjacent residences are provided by stepping the north building down to 4 stories and by 16-foot building setbacks along Colfax and Dupont Avenues. The periphery yards are beautifully landscaped and boulevard trees and street lights have been installed to recreate streetscape connections into the neighborhood. The project design is consistent with the applicable policies of the City's land use plans.

f. The relation of the proposed planned unit development to existing and proposed public facilities, including but not limited to provision for stormwater runoff and storage, and temporary and permanent erosion control.

The project complies with all requirements for stormwater management and erosion control. Existing public facilities were utilized.

g. The consideration, where possible, of sustainable building practices during the construction phases and the use of deconstruction services and recycling of materials for the demolition phase.

The following sustainable building practices were utilized: energy efficient HVAC and lighting systems; Xcel Energy Design Assistance Program; recycled generated waste from construction activities; use of low VOC materials and finishes for better interior environmental quality; use of regional materials and products as much as possible to reduce carbon footprint; use of sustainable materials and products such as FSC wood, recycled content and renewable materials; provided a white roof to minimize heat island effect; underground storm water chambers composed of up to 30% recycled materials. The building qualifies as LEED Silver.

2) That the planned unit development complies with all of the applicable requirement contained in Chapter 598, Land Subdivision Regulations.

A subdivision plat was approved in 2011 and the site complies with all of the applicable requirements contained in Chapter 598, Land Subdivision Regulations.

LEED 2009 for New Construction and Major Renovation

Project Checklist

Bennett East Residence

Aug-13

Sustainable Sites — Possible Points: 26

Y	N	?			
19	2	5			
Y			Prereq 1	Construction Activity Pollution Prevention	
1			Credit 1	Site Selection	1
5			Credit 2	Development Density and Community Connectivity	5
1			Credit 3	Brownfield Redevelopment	1
6			Credit 4.1	Alternative Transportation—Public Transportation Access	6
1			Credit 4.2	Alternative Transportation—Bicycle Storage and Changing Rooms	1
3			Credit 4.3	Alternative Transportation—Low-Emitting and Fuel-Efficient Vehicles	3
		2	Credit 4.4	Alternative Transportation—Parking Capacity	2
		1	Credit 5.1	Site Development—Protect or Restore Habitat	1
		1	Credit 5.2	Site Development—Maximize Open Space	1
1			Credit 6.1	Stormwater Design—Quantity Control	1
	1		Credit 6.2	Stormwater Design—Quality Control	1
1			Credit 7.1	Heat Island Effect—Non-roof	1
	1		Credit 7.2	Heat Island Effect—Roof	1
		1	Credit 8	Light Pollution Reduction	1

Water Efficiency — Possible Points: 10

Y	N	?			
4	2	4			
Y			Prereq 1	Water Use Reduction—20% Reduction	
2		2	Credit 1	Water Efficient Landscaping	2 to 4
	2		Credit 2	Innovative Wastewater Technologies	2
2		2	Credit 3	Water Use Reduction	2 to 4

Energy and Atmosphere — Possible Points: 35

Y	N	?			
10	23	2			
Y			Prereq 1	Fundamental Commissioning of Building Energy Systems	
Y			Prereq 2	Minimum Energy Performance	
Y			Prereq 3	Fundamental Refrigerant Management	
8	11		Credit 1	Optimize Energy Performance	1 to 19
	7		Credit 2	On-Site Renewable Energy	1 to 7
		2	Credit 3	Enhanced Commissioning	2
	2		Credit 4	Enhanced Refrigerant Management	2
	3		Credit 5	Measurement and Verification	3
2			Credit 6	Green Power	2

Materials and Resources — Possible Points: 14

Y	N	?			
6	7	1			
Y			Prereq 1	Storage and Collection of Recyclables	
	3		Credit 1.1	Building Reuse—Maintain Existing Walls, Floors, and Roof	1 to 3
	1		Credit 1.2	Building Reuse—Maintain 50% of Interior Non-Structural Elements	1
2			Credit 2	Construction Waste Management	1 to 2
	2		Credit 3	Materials Reuse	1 to 2

Materials and Resources, Continued

Y	N	?			
2			Credit 4	Recycled Content	1 to 2
2			Credit 5	Regional Materials	1 to 2
		1	Credit 6	Rapidly Renewable Materials	1
	1		Credit 7	Certified Wood	1

Indoor Environmental Quality — Possible Points: 15

Y	N	?			
8	4	3			
Y			Prereq 1	Minimum Indoor Air Quality Performance	
Y			Prereq 2	Environmental Tobacco Smoke (ETS) Control	
		1	Credit 1	Outdoor Air Delivery Monitoring	1
	1		Credit 2	Increased Ventilation	1
1			Credit 3.1	Construction IAQ Management Plan—During Construction	1
	1		Credit 3.2	Construction IAQ Management Plan—Before Occupancy	1
1			Credit 4.1	Low-Emitting Materials—Adhesives and Sealants	1
1			Credit 4.2	Low-Emitting Materials—Paints and Coatings	1
1			Credit 4.3	Low-Emitting Materials—Flooring Systems	1
	1		Credit 4.4	Low-Emitting Materials—Composite Wood and Agrifiber Products	1
	1		Credit 5	Indoor Chemical and Pollutant Source Control	1
1			Credit 6.1	Controllability of Systems—Lighting	1
1			Credit 6.2	Controllability of Systems—Thermal Comfort	1
1			Credit 7.1	Thermal Comfort—Design	1
		1	Credit 7.2	Thermal Comfort—Verification	1
		1	Credit 8.1	Daylight and Views—Daylight	1
1			Credit 8.2	Daylight and Views—Views	1

Innovation and Design Process — Possible Points: 6

Y	N	?			
6					
1			Credit 1.1	Innovation in Design:Exemplary performance SSc7.1	1
1			Credit 1.2	Innovation in Design:Exemplary performance ssc6.1	1
1			Credit 1.3	Innovation in Design:Green Cleaning/Integrated Pest Management	1
1			Credit 1.4	Innovation in Design:Tenant Education	1
1			Credit 1.5	Innovation in Design:Exemplary performance EAc6:70%Green power	1
1			Credit 2	LEED Accredited Professional	1

Regional Priority Credits — Possible Points: 4

Y	N	?			
3		1			
		1	Credit 1.1	Regional Priority: WEc1 No Irrigation,IEQc8.1	1
1			Credit 1.2	Regional Priority: MRc2 Construction waste mgmt 75%	1
1			Credit 1.3	Regional Priority: SSc6.2 OR SSc6.1	1
1			Credit 1.4	Regional Priority: MRc5 Regional Materials 20%	1

Total — Possible Points: 110

Y	N	?			
56	38	16			

Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80 to 110

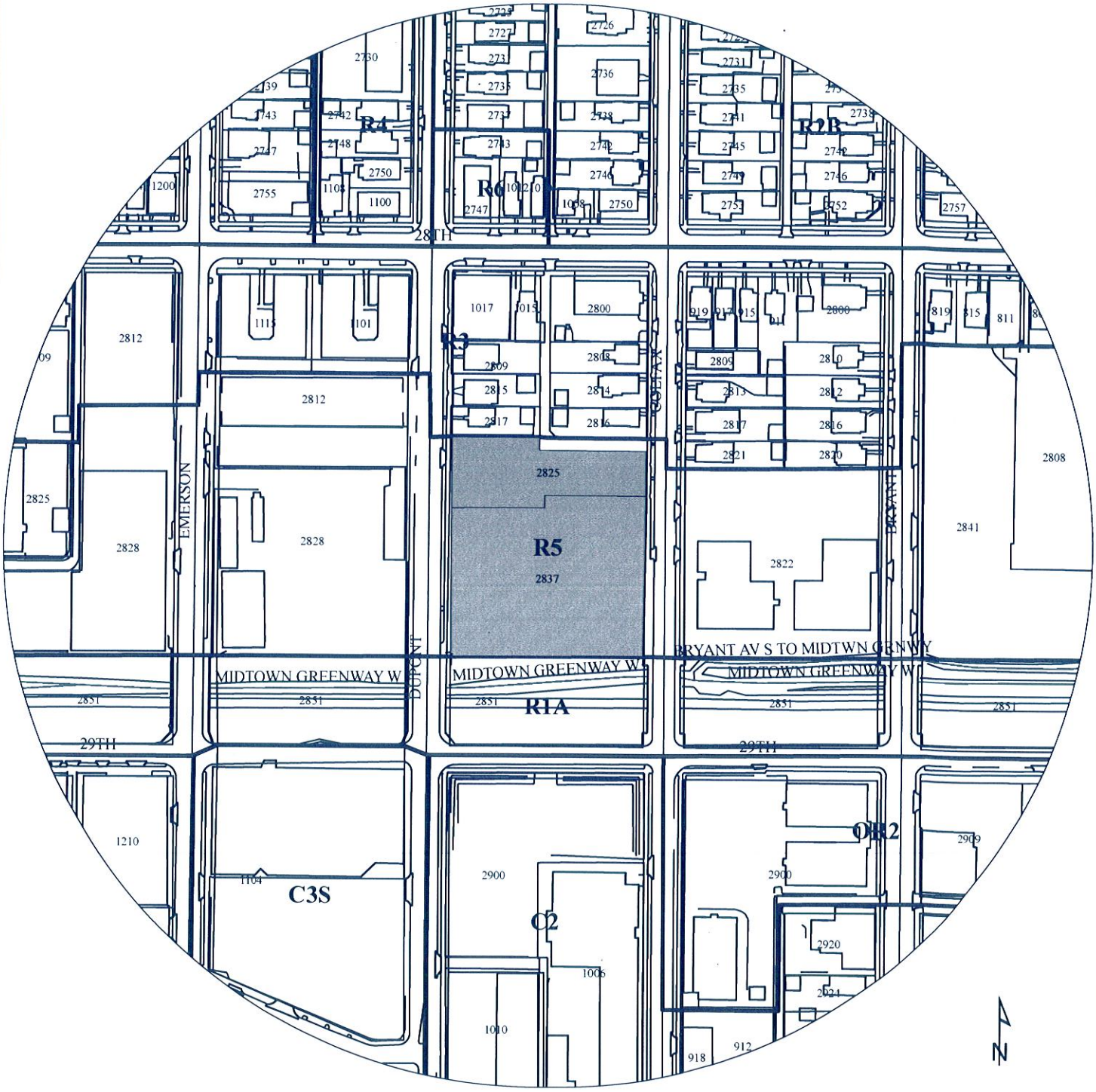
Green Living , LLC

Greystar Development, LLC - Elan Uptown East

NAME OF APPLICANT

10th

WARD



200 100 0 200 400

PROPERTY ADDRESS

2825 and 2837 Dupont Avenue South

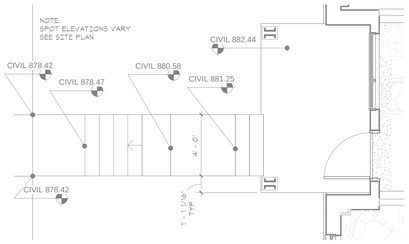
FILE NUMBER

BZZ-6571

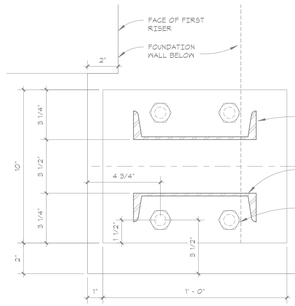
ELAN UPTOWN
EAST BLOCK

TABLE OF PROPOSED SIGNS
REVISED JULY 10, 2014

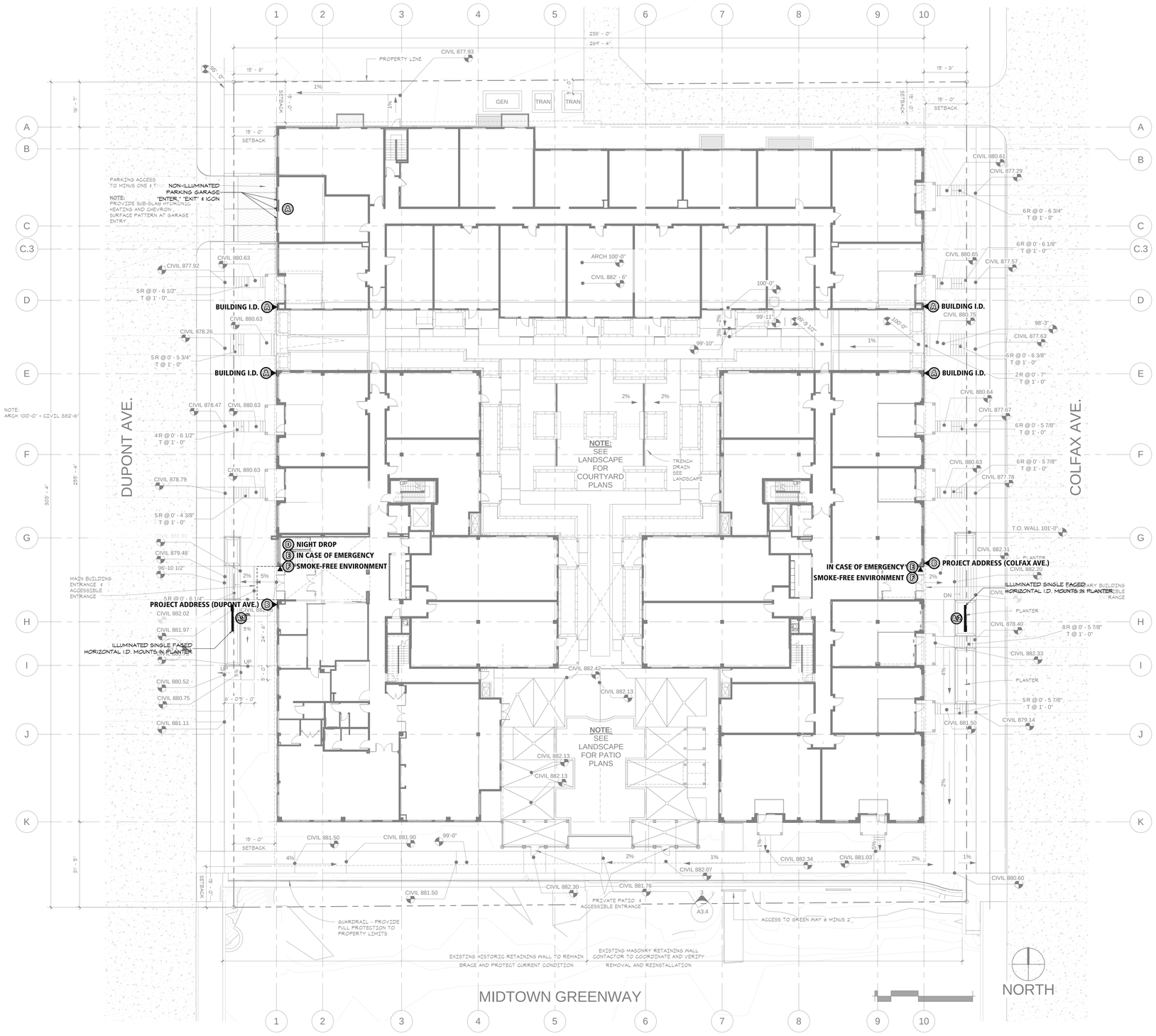
Description	Type	Dimensions	Area	Height Above Grade to Top of Sign	Lighting
Dupont Entry	Monument, mounted in raised planter	9.81’ x 2.96’ 3.96’ to top of sign from top of planter.	29 SF	7’ to 8’ depending upon where located in the planter, which ranges in height from 3’ to 4’ tall due to grade change of the sidewalk.	LED through push thru acrylic letters
Colfax Entry	Monument, mounted in raised planter	9.81’ x 2.96’ 3.96’ to top of sign from top of planter.	29 SF	9.5’. The top of planters is 5.5’ above the sidewalk grade.	LED through push thru acrylic letters
Garage Exit	Mounted on wall	1 x 4.8’	4.8 SF	3.2’ (entry/exit to garage drops from street grade level)	No lighting in or directed on the signs; illuminated by ambient light only.
Garage Entry	Mounted on wall	1 x 4.8’	4.8 SF		
Garage Logo	Mounted on wall	1.5’ diameter	2.36 SF	3.5’	
Address 2837 Dupont	Mounted on wall	.67’ x 2.17’	1.45 SF	Approx. 10’	
Address 2836 Colfax	Mounted on wall	.67’ x 2.17’	1.45 SF		
Night Drop	Mounted on wall	.42’ x 1’	.42 SF	Mounted at or below eye level near entry door.	
Emergency Number Dupont	Mounted on wall	.42’ x .67’	.28 SF		
Emergency Number Colfax	Mounted on wall	.42’ x .67’	.28 SF		
No Smoking Dupont	Mounted on wall	.62’ x .83’	.51 SF		
No Smoking Colfax	Mounted on wall	.62’ x .83’	.51 SF		
Building ID North 1	Mounted on wall	2.67’ x 2’	5.33 SF	Approx. 20’	
Building ID North 2	Mounted on wall	2.67’ x 2’	5.33 SF		
Building ID West	Mounted on wall	3.33’ x 2’	6.67 SF		
Building ID East	Mounted on wall	3.33’ x 2’	6.67 SF		



2 A0.1 **TYPICAL PATIO AND STOOP PLAN**
1/4" = 1'-0"



3 A0.1 **PATIO COLUMN CONNECTION AT STOOP**
3" = 1'-0"



1 A0.1 **SITE PLAN**
1/16" = 1'-0"

Bennett East Residences
2825 Dupont Avenue South
Minneapolis, MN 55408

GREYSTAR
GREYSTAR GP II LLC

esg

elness swenson graham architects
500 washington avenue south
minneapolis minnesota 55415
p. 612.339.5508
f. 612.339.5382
www.esgarch.com

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

Signature
DAVID GRAHAM
Typed or Printed Name
14808 License #
3-12-12 Date

PROGRESS SET
APRIL 4, 2012

ORIGINAL ISSUE:

REVISIONS

No.	Description	Date

210507
PROJECT NUMBER

Author
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Checker
CHECKED BY

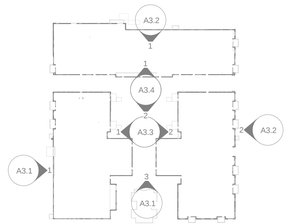
Bennett East Residences

ARCHITECTURAL SITE PLAN
A0.1

4/4/2012 5:29:16 PM

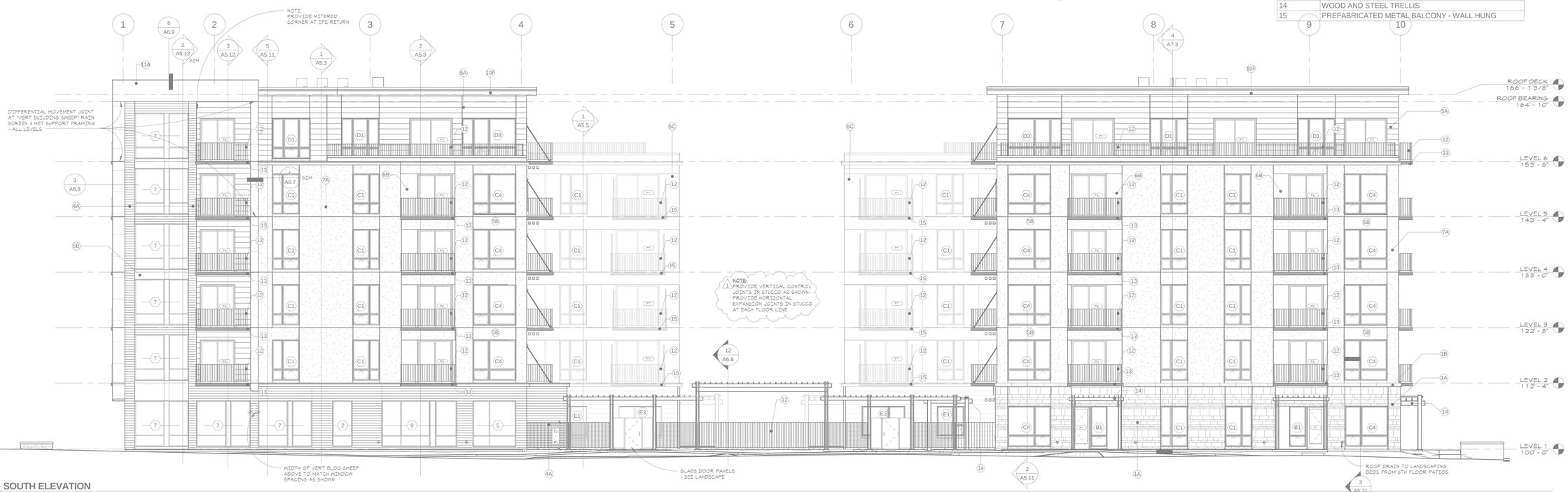
1 A3.1 **WEST ELEVATION**
1/8" = 1'-0"

NOTE:
INTERIOR EXHAUST OPENINGS SHALL MAINTAIN 3'-0" CLEAR DIMENSION TO OPERABLE WINDOW, TYP.



2 A3.1 **ELEVATION KEY PLAN 3.1**
1" = 80'-0"

Elevation Keynote Legend	
Tag	Material or Element
1A	STONE COLOR #1
1B	PRECAST BAND COLOR #1
2A	BURNISHED CMU
3A	CIP CONCRETE
4A	IPE SHIPLAP SIDING
5A	METAL PANEL- HORIZONTAL LOCK JOINTS- COLOR #1
5B	METAL PANEL- FLAT- COLOR #1
6A	FIBER CEMENT PANEL COLOR #1
6B	FIBER CEMENT PANEL COLOR #2
6C	FIBER CEMENT PANEL COLOR #3
6D	FIBER CEMENT LAP SIDING COLOR #1
7A	STUCCO COLOR #1
10A	PREFINISHED METAL CAP FLASHING #1- HARDI-PANEL
10B	PREFINISHED METAL CAP FLASHING #2- STUCCO
10D	PREFINISHED METAL TRIM #2- STUCCO
10F	PREFINISHED METAL FACIA
10G	PREFINISHED METAL STANDING SEAM ROOF
11A	RAINSCREEN PANEL
12	METAL RAILING SYSTEM
13	PREFABRICATED METAL BALCONY - RECESSED
14	WOOD AND STEEL TRELLIS
15	PREFABRICATED METAL BALCONY - WALL HUNG



3 A3.1 **SOUTH ELEVATION**
1/8" = 1'-0"

6/19/2012 5:47:37 PM

Bennett East Residences
2825 Dupont Avenue South
Minneapolis, MN 55408

GREYSTAR
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www.esgarch.com

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DAVID GRAHAM
Typed or Printed Name
14808 License # 4-30-12 Date

FOR CONSTRUCTION
JUNE 15, 2012

ORIGINAL ISSUE:

REVISIONS

No.	Description	Date
1	Permit Response and VE	6-15-12

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Bennett East Residences

EXTERIOR ELEVATIONS
A3.1

Bennett East
Residences
2825 Dupont Avenue South
Minneapolis, MN 55408

GREYSTAR
GREYSTAR GP II LLC

esg

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500 washington avenue south
minneapolis minnesota 55415
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2 A3.2 **EAST ELEVATION**
1/8" = 1'-0"

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Signature
DAVID GRAHAM
Typed or Printed Name
14808 3-12-12
License # Date

Elevation Keynote Legend	
Key Value	Keynote Text
1A	STONE COLOR #1
1B	STONE BAND COLOR #1
2A	BURNISHED CMU
3A	CIP CONCRETE
4A	IPE SHIPLAP SIDING
5A	METAL PANEL- HORIZONTAL LOCK JOINTS- COLOR #1
5B	METAL PANEL- FLAT- COLOR #1
6A	FIBER CEMENT PANEL COLOR #1
6B	FIBER CEMENT PANEL COLOR #2
6C	FIBER CEMENT PANEL COLOR #3
6D	FIBER CEMENT LAP SIDING COLOR #1
7A	STUCCO COLOR #1
10A	PREFINISHED METAL CAP FLASHING #1- HARDI-PANEL
10B	PREFINISHED METAL CAP FLASHING #2- STUCCO
10D	PREFINISHED METAL TRIM #2- STUCCO
10F	PREFINISHED METAL FACIA
10G	PREFINISHED METAL STANDING SEAM ROOF
11A	RAINSCREEN PANEL
12	METAL RAILING SYSTEM
13	PREFINISHED METAL BALCONY SYSTEM
14	WOOD AND STEEL TRELLIS

1 A3.2 **NORTH ELEVATION**
1/8" = 1'-0"

PROGRESS SET
APRIL 4, 2012

ORIGINAL ISSUE:

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Bennett East Residences

EXTERIOR ELEVATIONS
A3.2

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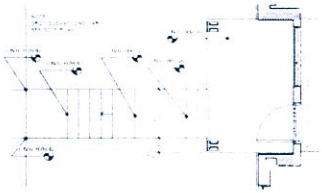
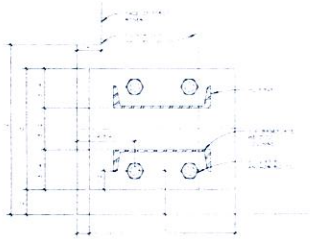
Bennett East
Residences

GREYSTAR

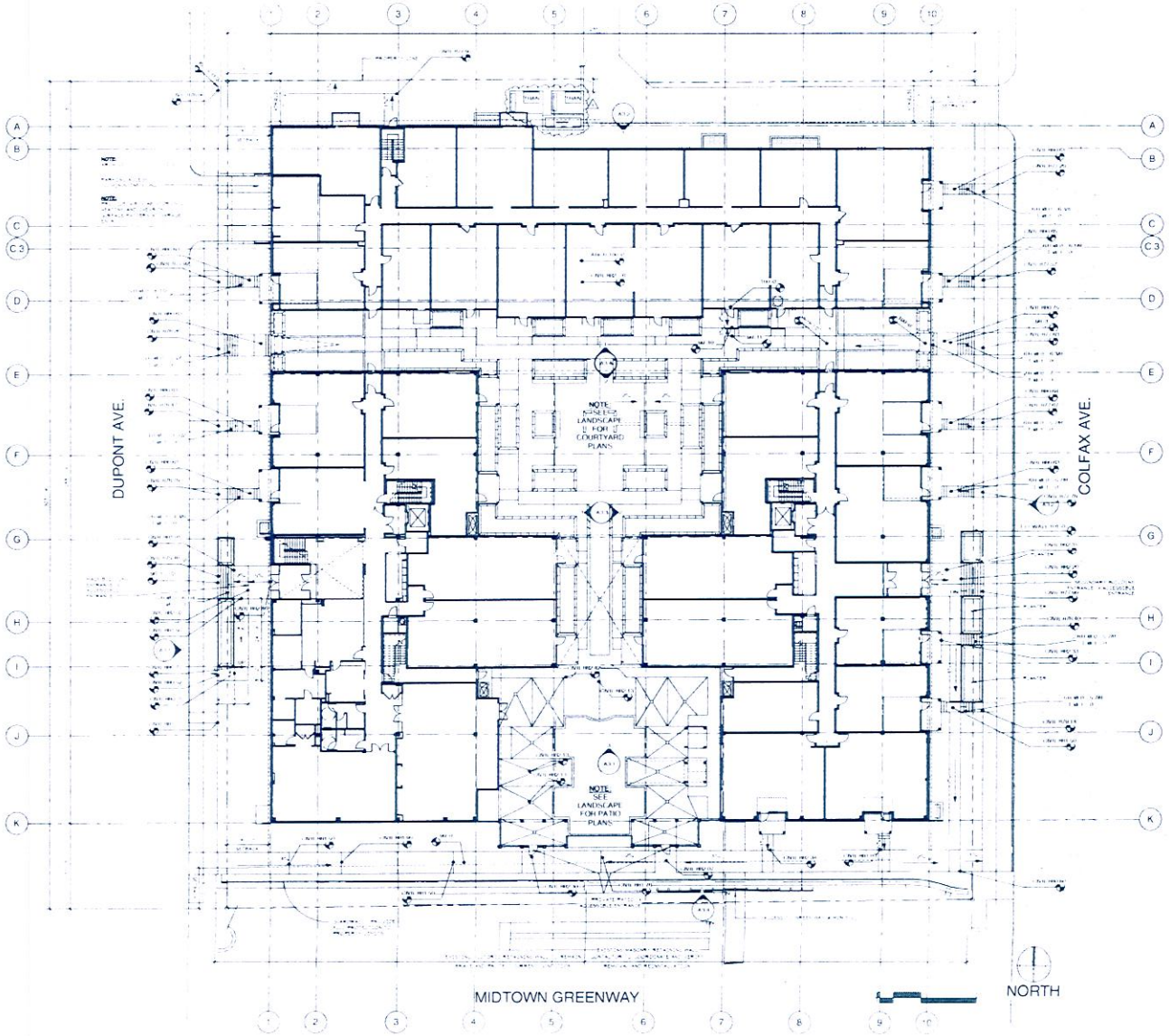
esg



TYPICAL PATIO AND STOOP PLAN



PATIO COLUMN CONNECTION AT STOOP



SITE PLAN

FOR
CONSTRUCTION
JUNE 15, 2012

A0.1

PLANT KEY

LEGEND

DUPONT AVENUE

COLFAX AVENUE

MATCHLINE SEE SHEET L5.02

Bennett East Residences

KUDELKA & WEINHEIMER

FOR CONSTRUCTION JUNE 15, 2012

ORIGINAL ISSUE

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No.	Description	Date

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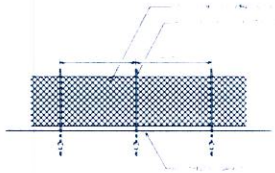
TC DW

Bennett East Residences

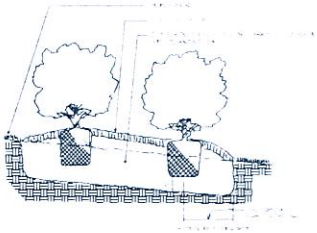
PLANTING PLAN

L5.01

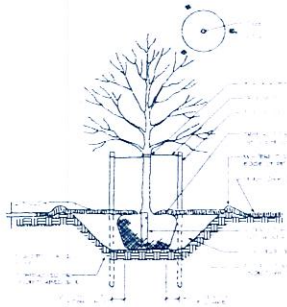
TRIANGULAR PRUNING DIAGRAM



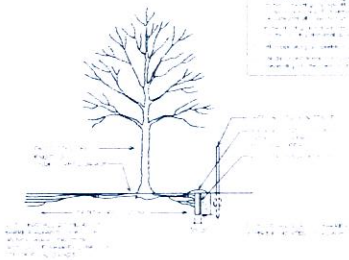
TREE PROTECTION FENCE



SHRUB GROUNDCOVER PLANTING



STANDARD TREE PLANTING DETAIL



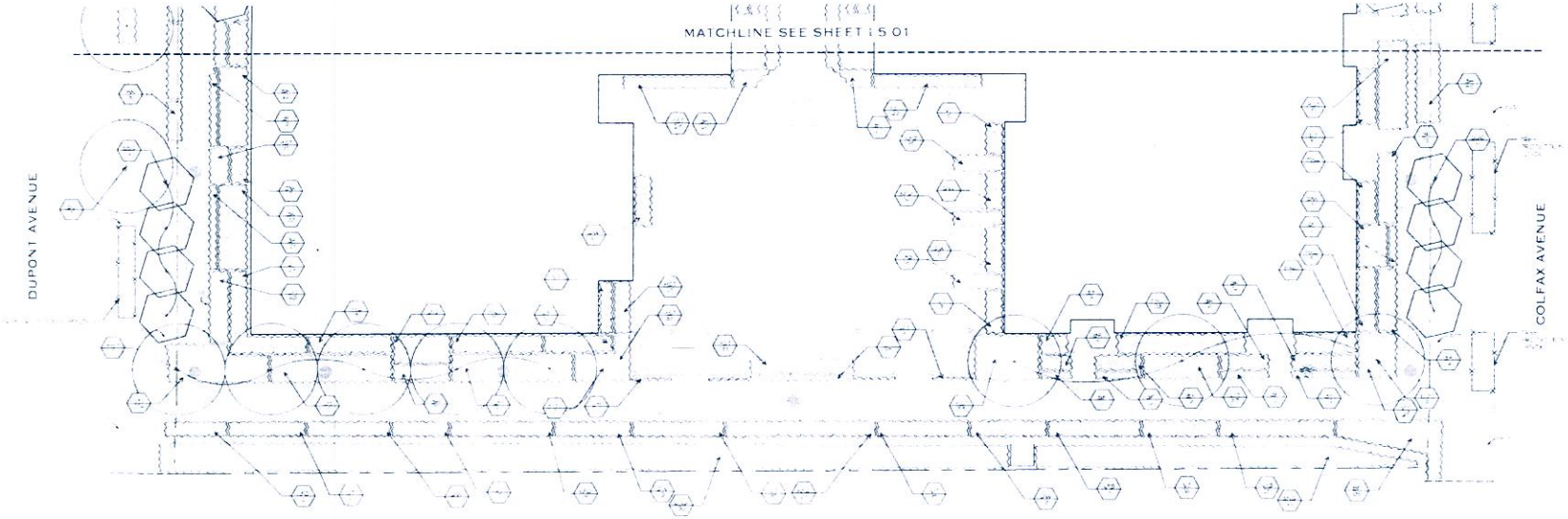
ROOT PRUNING TRENCH

LANDSCAPE REQUIREMENTS

GENERAL NOTES

PLANT LIST

LEGEND



Bennett East Residences

2625 Dupont Avenue South
Minneapolis, MN 55408

CREATED BY:

KUDELKA & WEINHEIMER

ARCHITECTURE INTERIORS
CITY PLANNING
REGIONAL PLANNING

1300 Washington Avenue South
Minneapolis, Minnesota 55415
p 612 . 333 . 1313 f 612 . 333 . 1314
www.kudelkaweinheimer.com

Licensed under the laws of Minnesota
Signature
Date Architect
Typed or Printed Name
Reg. No.
Expiration Date

FOR CONSTRUCTION
JUNE 15, 2012

ORIGINAL ISSUE

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No.	Description	Date

210507
Project Number

TC
Drawn By:

DW
Checked By:

Bennett East Residences

PLANTING PLAN

L5.02

EXTERIOR SIGNAGE

ELAN

UPTOWN

EAST

FOURCE
COMMUNICATIONS

www.fource.net

1351 REGAL ROW DALLAS, TX 75247
ph. 214 630 2125 fax. 214 630 2314

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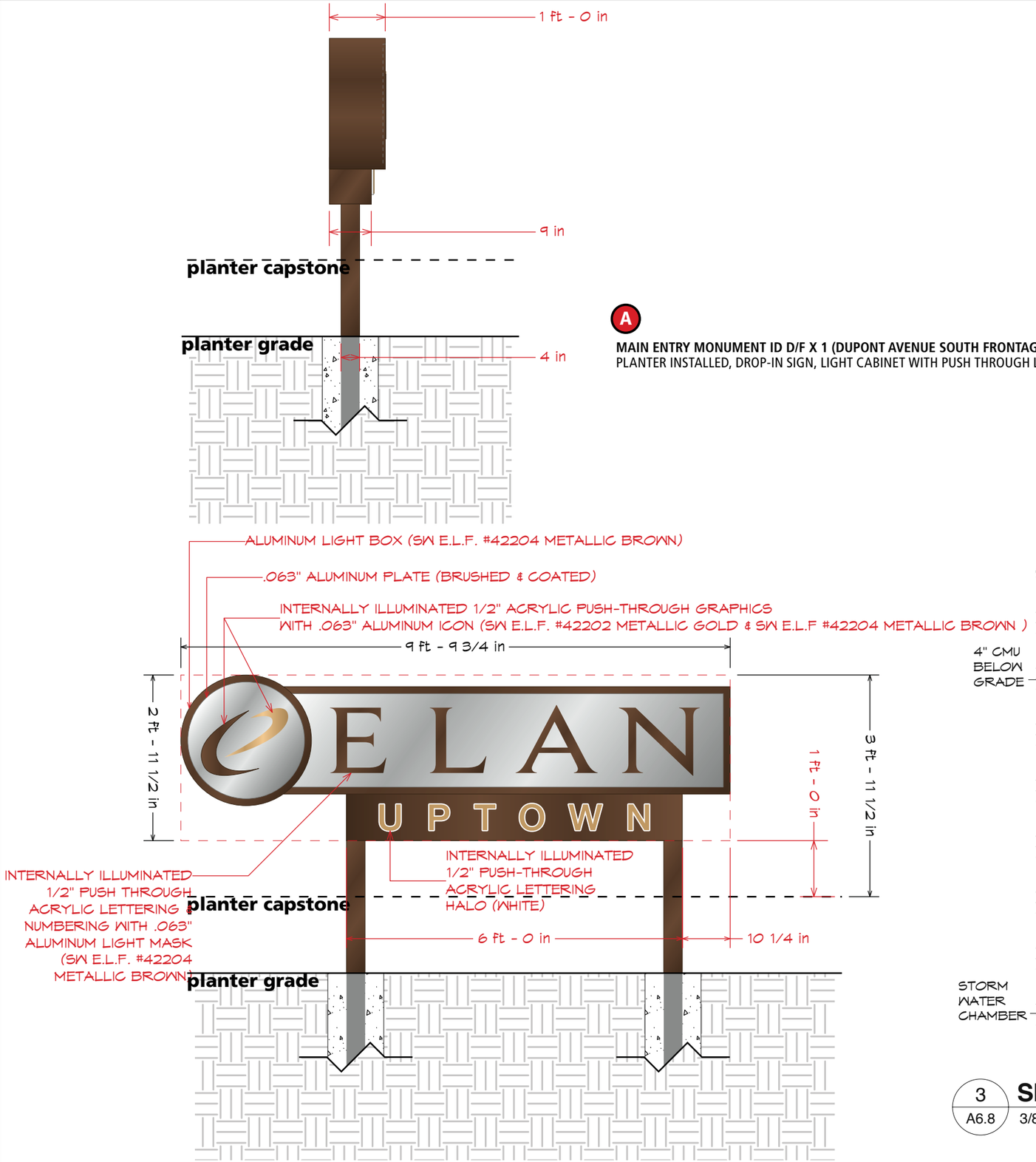
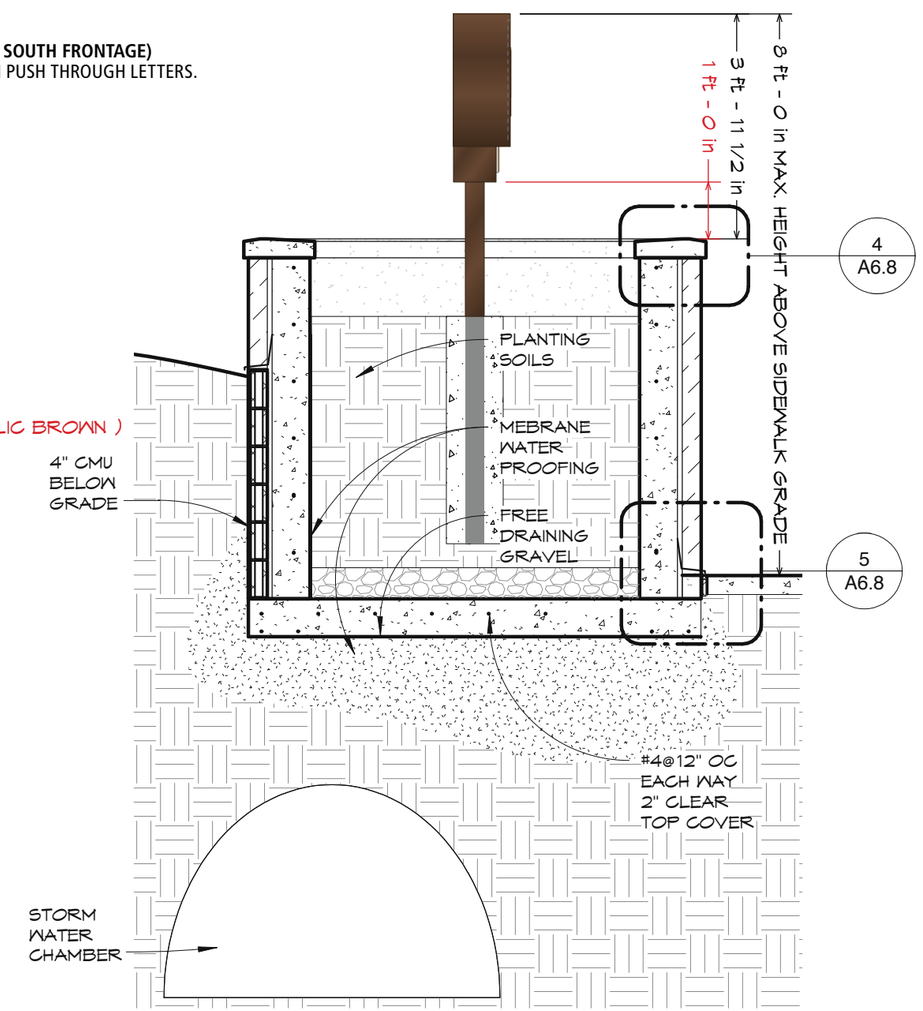


A

MAIN ENTRY MONUMENT ID D/F X 1 (DUPONT AVENUE SOUTH FRONTAGE)
PLANTER INSTALLED, DROP-IN SIGN, LIGHT CABINET WITH PUSH THROUGH LETTERS.



3 / A6.8 **SECTION AT BOULEVARD PLANTERS**
3/8" = 1'-0"

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JOB NO.
G-614-IS (A)

ELAN Uptown - East
Greystar
Minneapolis, Minnesota

APPROVAL

Signature

Date

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DESIGNER INITIALS
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DATE
07/08/2014

SHEET TITLE
ENTRY SIGNAGE

SHEET NO.
ES.01.03

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JEH

DATE

07/08/2014

SHEET TITLE

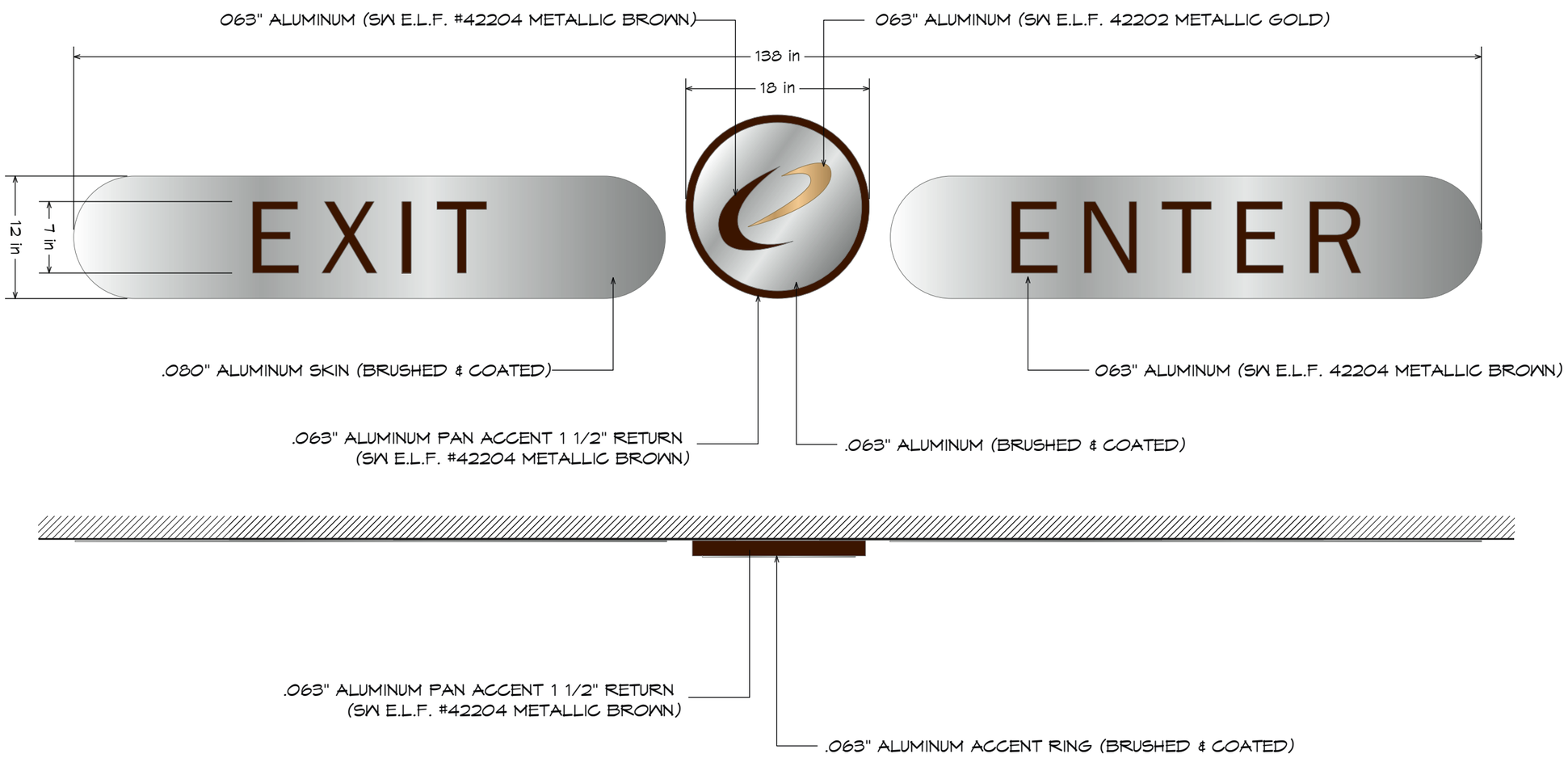
ENTRY SIGNAGE

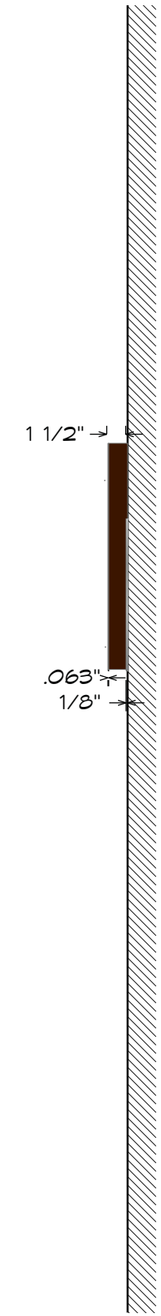
SHEET NO.

ES.01A.00

A

PARKING GARAGE ENTRY ID ENTER/EXIT X 1





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G-512-7S

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Greystar
Minneapolis, Minnesota

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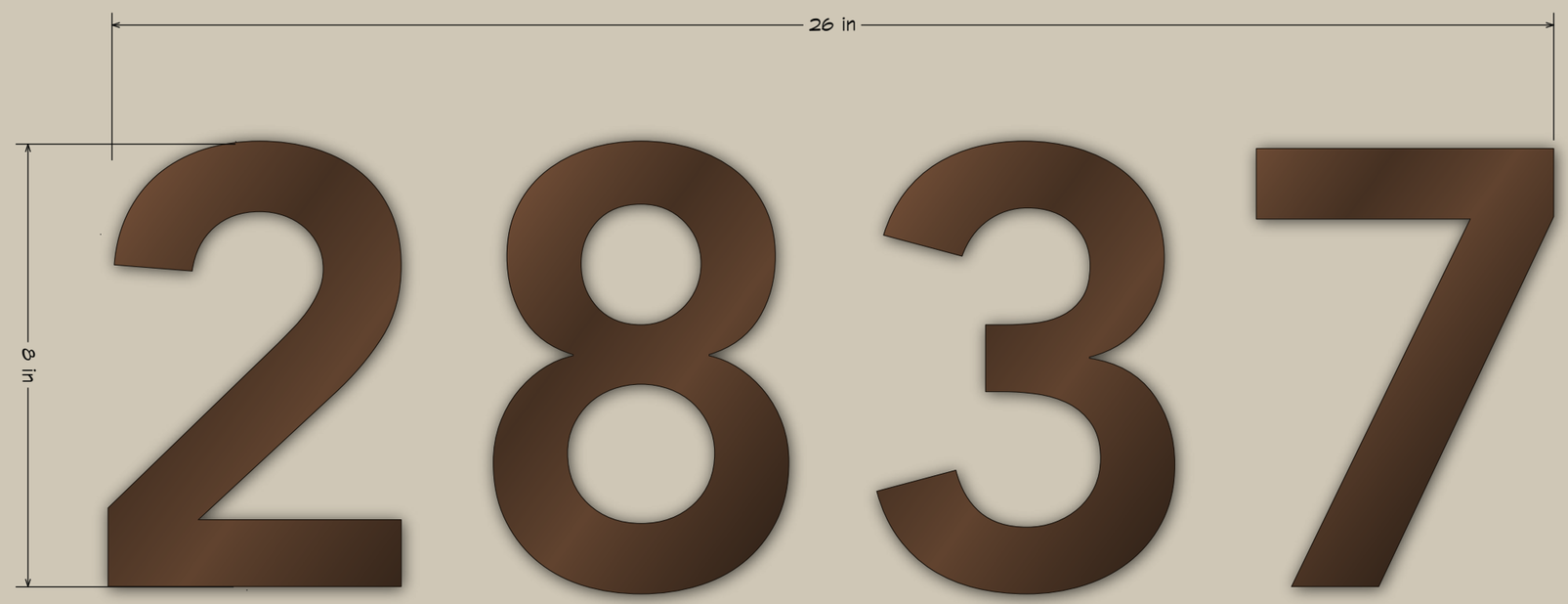
DESIGNER INITIALS
JW

DATE
06/17/2013

SHEET TITLE
PARKING GARAGE SIGNAGE

SHEET NO.
PGS.01.01



B

ADDRESS SIGN X 2
1/2" ACRYLIC LETTERS (PTM SW #42204 METALLIC BROWN) FLUSH MOUNT ON WALL .

2837

X 1 (DUPONT AVE. FRONTAGE LOBBY ENTRANCE)

2836

X 1 (COLFAX AVE. FRONTAGE LOBBY ENTRANCE)

FOURCE
COMMUNICATIONS

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Greystar
Minneapolis, Minnesota

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Signature

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DESIGNER INITIALS
JW

DATE
02/04/2014

SHEET TITLE
INFORMATION CENTER EXTERIOR SIGNAGE

SHEET NO.
ICES.02.01

D X 1

1 X @ WEST VESTIBULE ENTRY

F X 2

1 X @ WEST VESTIBULE ENTRY
1 X @ EAST VESTIBULE ENTRY

E X 2

1 X @ WEST VESTIBULE ENTRY
1 X @ EAST VESTIBULE ENTRY

D E F

EXTERIOR SIGNAGE (SEE INDIVIDUAL QUANTITES)
1/8" ALUMINUM BACK PLATE (UPPER RIGHT SW #42202 METALLIC GOLD & LOWER LEFT SW #42204 METALLIC BROWN) WITH HIGH PERFORMANCE CAST VINYL GRAPHICS & COPY (AVERY® DARK BROWN), .063" COPY PLATE (BRUSHED & COATED) WITH HIGH PERFORMANCE VINYL (AVERY® DARK BROWN) AND DIGITAL GRAPHIC ICON (WHERE APPLIED), 3/16" ACRYLIC HOURS OF OPERATION PANEL (P95 FROSTED).

FOURCE
COMMUNICATIONS

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JOB NO.
G-512-7S

ELAN Uptown
Greystar
Minneapolis, Minnesota

APPROVAL

Signature

Date

Your signature acknowledges full approval of the design layout and its content, releasing Fource Communications, Ltd. from any responsibility regarding incorrect information and design.

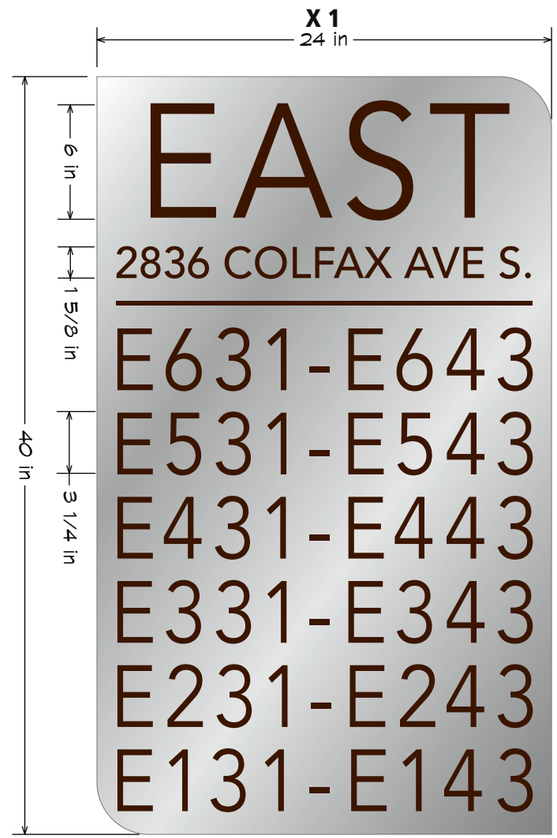
Any colors shown are only representative of actual colors to be used. Final colors will be matched as closely as possible. Colors shown tend to vary due to some materials used in the industry.

DESIGNER INITIALS
JEH

DATE
07/02/2014

SHEET TITLE
INFORMATION CENTER EXTERIOR SIGNAGE

SHEET NO.
ICES.03.02



A

BUILDING IDS/ADDRESS SIGNS X 4 TOTAL
1/8" ALUMINUM COPY PLATE (BRUSHED & COATED) WITH
HIGH PERFORMANCE CAST VINYL (AVERY® DARK BROWN).

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COMMUNICATIONS

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DESIGNER INITIALS
JEH

DATE
09/30/2013

SHEET TITLE
BUILDING SIGNAGE

SHEET NO.
BS.01.03

LEASING CENTER
ELAN
UPTOWN
2837

EXIT
ENTER

U-HAUL

Carol Lansing
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Minneapolis ▾ Minnesota 55402-3901
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May 12, 2014

VIA ELECTRONIC MAIL

Council Member Lisa Bender
Ward 10

Kristina Erazmus
Lowry Hill East Neighborhood Association

Re: Application for Master Sign Plan Approval for Elan Uptown East

Dear Council Member Bender and Ms. Erazmus:

On behalf of Greystar and Uptown Joint Venture Phase I LLC, I am writing to notify you that we are submitting an application to amend the planned unit development approval for the Elan Uptown East project (formerly known as Bennett East) to approve a master sign plan for the building. The building addresses are 2825 and 2837 Dupont Avenue South and 2836 Colfax Avenue South.

I am the contact person for the applications and my contact information is above. The owner/applicant's contact information is: Gary Wallace, 750 Bering Drive, Suite 400, Houston, TX, 77057, (713) 479-8899, gwallace@greystar.com.

I will be contacting Kristina to make arrangements to present the proposed sign plan to the LHENA Zoning Committee and Board in June. If you would like any further information at this time, please do not hesitate to let me know.

Best regards,

Carol Lansing

Carol Lansing

Carol Lansing
Counsel
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Fax **+1 612 766 1600**

July 10, 2014

VIA ELECTRONIC MAIL

Council Member Lisa Bender
Ward 10

Kristina Erazmus
Lowry Hill East Neighborhood Association

Re: Application for Master Sign Plan Approval for Elan Uptown Center and West Blocks
Revised Application for Master Sign Plan Approval for Elan Uptown East Block

Dear Council Member Bender and Ms. Erazmus:

On behalf of Greystar Development Company, Uptown Joint Venture Phase I LLC, and Uptown Joint Venture Phase II, LLC, I am writing to notify you that we are submitting an application to amend the planned unit development approval for the Elan Uptown Center and West project to approve a master sign plan for the development. The building addresses are 2828 Dupont Avenue South, 2812 Emerson Avenue South and 2828 Emerson Avenue South.

We are also submitting revisions to the master sign plan application for the Elan Uptown East block, of which I originally emailed you notification on May 12, 2014 and discussed with the LHENA land use committee on June 11th. We expect that the public hearing for both the East and the Center/West applications will be held at the August 11, 2014 meeting of the Planning Commission.

I have attached additional information regarding the proposed signage for the three-block Elan Uptown development. Based on comments during the LHENA land use meeting and from Planning staff, I believe the following are the items of primary interest:

- Three monument signs are proposed for the entire development, one each on Colfax, Dupont and Emerson.
- The design of the monument signs has been revised to reduce the height. The signs are to be installed in planters that frame the entry stairs. The height of the sign above the planter will be 3.96 feet instead of the 12-foot height of the original design. The Dupont and Emerson signs will comply with the 8-foot height standard, measured from sidewalk grade to the top of the sign. The Colfax sign will be 9.5 feet high to the top of the sign measured from the sidewalk. This height is due to the fact that the planters on Colfax are 6.5 feet tall because of a significant decrease in the grade of the sidewalk running south to north along the site. The 29 square foot size of the signs complies with the area allowed for monument signs.

- No signage facing the Greenway is proposed at this time.
- When the Center block development is completed later this year, the leasing center for the entire project will be in that complex and the 'Leasing Center" sign will be relocated from its current location on the East block to the awning over the Emerson entry to the Center block complex.

I am the contact person for the applications and my contact information is above. The owner/applicant's contact information is: Gary Wallace, 750 Bering Drive, Suite 400, Houston, TX, 77057, (713) 479-8899, gwallace@greystar.com.

If you would like any further information at this time, please do not hesitate to let me know.

Best regards,

Carol Lansing

Carol Lansing

Lowry Hill East Neighborhood Association
1200 W 26th Street
Minneapolis, MN 55405-3541

July 21, 2014

Dear Ms. Dvorak:

At the Lowry Hill East Neighborhood Association (LHENA) meeting on Wednesday July 16th, 2014, Carol Lansing, from Faegre Baker and Daniels LLP, gave a presentation regarding the new signage for the Elan Uptown East project. From that presentation and the discussion that followed, the following motions were passed by the LHENA Board:

#1 - To request signage be residential in nature, street number on the building and not be a freestanding logo. If a monument sign is used, not to allow the extra 1 1/2 foot in height.

#2 - Not to approve the second monument sign as is, but would approve a wall mounted sign in lieu of the second monument sign of a size allowed by code.

These motions were given serious consideration and time for discussion with both the community and the Board. One Board member brought many examples of signs both historic and modern, all of which were located directly on the building. The consensus was that given the fact that Elan Uptown East is located in a residential area ,the style and location of the signs reflect this.

Thank you for your consideration.

Kristina Erazmus
Executive Coordinator, LHENA
Wedgecoordinator@gmail.com
612-308-1737

cc: Carol Lansing, carol.lansing@faegrebd.com
CM Lisa Bender, lisa.bender@minneapolismn.gov
Ben Somogyi, ben.somogyi@minneapolismn.gov