



CPED STAFF REPORT
Prepared for the City Planning Commission

CPC Agenda Item #6
September 29, 2014
BZZ-6760

LAND USE APPLICATION SUMMARY

Property Location: 3101, 3101 ½, 3117, 3121, 3123, and 3127 Lake Street East
Project Name: Walgreens
Prepared By: [Lisa Steiner](#), City Planner, (612) 673-3950
Applicant: Semper Development
Project Contact: John Kohler
Request: To allow a new 15,780 square foot Walgreens retail store with drive-through pharmacy.

Required Applications:

Site Plan Review	For a new 15,780 square foot retail building in the C2 Neighborhood Corridor Commercial District.
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SITE DATA

Existing Zoning	C2 Neighborhood Corridor Commercial District
Lot Area	31,236 square feet / 0.72 acres
Ward	2
Neighborhood	Longfellow
Designated Future Land Use	Mixed Use
Land Use Features	Commercial Corridor (Lake Street)
Small Area Plan	N/A

Date Application Deemed Complete	September 5, 2014	Date Extension Letter Sent	Not applicable
End of 60-Day Decision Period	November 4, 2014	End of 120-Day Decision Period	Not applicable

BACKGROUND

SITE DESCRIPTION AND PRESENT USE. The subject property consists of six parcels along the south side of East Lake Street between 31st Avenue South and 32nd Avenue South. Four commercial buildings currently take up 14,738 square feet of the site, and the remainder of the site is a surface parking lot.

SURROUNDING PROPERTIES AND NEIGHBORHOOD. Lake Street is a major commercial corridor. The subject block, like many in the surrounding area, has a T-shaped alley which separates the residential uses on the southern portion of the block from the commercial uses which front on Lake Street. The subject property is approximately six blocks east of the Lake Street/Midtown light rail station, but falls outside of the boundary of the Pedestrian Oriented Overlay District. The majority of residential properties to the south of the subject property are zoned R1A Single-family District and the majority of residential properties to the north are zoned R4 Multiple-family District. A fast food restaurant and bank, both with drive-throughs, are located across Lake Street from the subject site.

PROJECT DESCRIPTION. The applicant is proposing to demolish the four existing buildings located on the site and construct a new 15,780 square foot Walgreens retail store with a drive-through pharmacy. The gross floor area of the proposed building would be 11,280 square feet, as 4,500 square feet of area is proposed in the basement of the new building and therefore does not count towards gross floor area. A 29-space surface parking lot is proposed for the western portion of the site. The new store will replace the existing Walgreens location at 3207 East Lake Street. Site plan review is required for any new non-residential building and any site plan review proposal with a drive-through facility requires a public hearing.

PUBLIC COMMENTS. No official correspondence has been received from the Longfellow Community Council. Any correspondence received prior to the public meeting will be forwarded on to the Planning Commission for consideration.

ANALYSIS

SITE PLAN REVIEW

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

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

Building Placement and Design – *Requires alternative compliance*

- The subject site has frontage on three public streets. The building is proposed to be located 0 feet from the property line on East Lake Street and 3 feet from the property line along 32nd Avenue. The placement of the building reinforces the street wall at the corner of 32nd and Lake. However, the building is not located up to the property line along 31st Avenue or for a portion of the street frontage along Lake and does not reinforce the street wall in these areas. Alternative compliance is required.
- The site is adjacent to three streets. The first floor of the building would be set back 3 feet from the lot line along 32nd Avenue and would be placed directly up to the lot line for a portion of the site's frontage on Lake Street. However, because the subject property includes the full length of

the block along Lake Street, the building does not abut the corner of 31st and Lake Street. Alternative compliance is required for this standard.

- The building is built up to the property line along approximately half of the subject property’s frontage on Lake Street. Between 32nd Avenue and the building, amenities such as landscaping and bicycle racks are incorporated.
- A principal entrance would face Lake Street, which is designated as a commercial corridor.
- The walls of the proposed building provide architectural detail and contain windows to create visual interest and increase the security of adjacent outdoor spaces.
- Blank, uninterrupted walls that do not include windows, entries, recesses or projections or other architectural elements will not exceed 25 feet in length.
- The exterior materials are proposed to be brick and glass, which are considered durable materials.
- The materials and appearance of the rear and side walls are similar to and compatible with the front of the building.
- No plain face concrete block is proposed.
- The principal entrance on Lake Street would be clearly defined, surrounded by windows, and would be emphasized with a canopy. The entrance vestibule would also be accessed by an entrance from the parking lot to the west of the building.
- The proposed building design exceeds the required window percentages for the walls of the building. See **Table I**.
- Windows are vertical in proportion and are distributed in an even manner. The applicant has provided a specification sheet showing that the visible light transmittance ratio of the windows proposed is 0.74, which meets the requirements. However, the material sample submitted shows that the windows would have a significant blue tint, which does not meet the requirement that windows be clear or lightly tinted. Alternative compliance would be required for the blue tinted windows.
- The floor plan shows that no fixtures will block views into or out of the building between 4 and 7 feet above the adjacent grade.
- Parking, loading, storage, or mechanical equipment rooms do not exceed 30% of the building’s linear frontage along Lake Street or 32nd Avenue.
- A flat roof is proposed on the building. Many buildings in the immediate area also have flat roofs. It is characteristic of development on a commercial corridor.

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

	Code Requirement		Proposed	
Lake Street				
1 st Floor	30% minimum	338 sq. ft.	51.95%	586 sq. ft.
32nd Ave S				
1 st Floor	30% minimum	192 sq. ft.	50.63%	324 sq. ft.
On-Site Parking Lot				
1 st Floor	30% minimum	192 sq. ft.	36.09%	231 sq. ft.

Access and Circulation – Meets requirements

- Well-lit walkways at least 4 feet in width would connect the public sidewalk and parking area to the main entrance on Lake Street.
- There is not a transit stop on the south side of Lake Street between 31st and 32nd and a transit shelter is not proposed as part of the development.

- The vehicular access and circulation has not been designed to minimize conflicts. The three parking spaces located directly north of the curb cut on 31st Avenue may cause conflicts with cars exiting or entering the site as their drive aisle overlaps with the only entrance into the site and the only exit for patrons of the store who are not utilizing the drive-through. Any queuing for exiting the store would interfere with maneuvering for these three spaces. Additionally, staff expects that snow plowing would prove difficult with the configuration proposed in this area. Staff believes that it would be reasonable to redesign the parking lot to eliminate these three parking spaces, thereby improving vehicular maneuvering through the site, reducing impervious surface, and further anchoring this corner of the site with contiguous landscaping. Staff is recommending that the applicant consider eliminating these 3 spaces and replacing them with additional landscaped area.
- Alley access is prohibited for uses with a drive-through facility. The development will not utilize the public alley.
- There is no maximum impervious surface requirement in the C2 District. As proposed, the site plan would reduce the amount of impervious surface from 29,241 square feet (94% of the site) to 25,314 square feet (81% of the site).

Landscaping and Screening – Requires alternative compliance

- In general, the composition and location of landscaped areas complement the scale of the development and its surroundings.
- The applicant is exceeding the general landscaping and screening requirement that 20% of the site not occupied by buildings be landscaped and is providing 30% landscaping. See **Table 2**. Also, 8 canopy trees and 40 shrubs are required. The applicant is providing 161 shrubs total, though 96 of those are on-site and the remainder are located outside of the property line. The applicant is proposing to install 10 new trees, though only 3 of these trees would be canopy trees and the 7 others would be understory trees which will grow to approximately 20 feet in height. The applicant has indicated that the understory trees are proposed due to the location of an overhanging power line along the alley. Alternative compliance is necessary for this standard.
- Required landscaped yards are required to be landscaped with not less than 1 canopy tree for each 500 square feet and not less than 1 shrub for each 100 square feet. With the exception of the trees (discussed below in the screening section), the west and north required yards are meeting their requirements. However, the south landscaped yard is not meeting its requirement of 5 canopy trees and 21 shrubs. The applicant is proposing 7 understory trees and 17 shrubs in the required south yard. Alternative compliance is required.
- Screening of the parking area is required along the north, west, and south property lines.
- Screening along the alley, which is across from residential uses, is required to be 6 feet high and 95 percent opaque. However, in the required front yards along 31st and 32nd, screening is required to be 3 feet high for the first 20 feet. The proposal is only partially meeting the requirements by providing a 6 foot high privacy fence which ends 20 feet from the east and west property lines. At the west end of the alley, the applicant is proposing juniper bushes which would screen the first 4 feet of the parking area, but the remaining 16 feet of the front yard along 31st would not have screening other than some perennials in the landscaped yard. On 32nd Avenue, about 15 feet of screening is provided, but 5 feet of perennials are proposed closest to the east property line instead of screening which meets the requirements. Alternative compliance is required for this standard.
- On the west property line along 31st Avenue, a 7 foot wide landscaped yard and a screen 3 feet high and 60 percent opaque is required. Additionally, 4 trees (1 tree per 25 linear feet of parking frontage) are required. The applicant is proposing to install a variety of shrubs and perennials in

the landscaped yard as well as outside of the property line adjacent to the public sidewalk. Five existing canopy trees would remain, though only one would technically be on-site. Alternative compliance is required since the applicant would not be meeting the standard that 4 canopy trees be located on-site along the frontage of the parking area.

- Along the north property line along Lake Street, a 7 foot wide landscaped yard and a screen 3 feet high and 60 percent opaque is required. Also, 6 canopy trees are required based on the linear frontage of the parking area. The applicant is proposing to install a variety of shrubs and perennials which meet the requirements, mostly outside of the property line adjacent to the public sidewalk along Lake. Four existing trees and a decorative metal fence (installed when Lake Street was reconstructed) are already located in this area, both inside and outside of the property line, as well as 3 existing boulevard trees. Alternative compliance is required for this standard.
- All areas of the parking lot that are not available for parking or maneuvering would be landscaped.
- As proposed, the parking lot includes 29 spaces. All parking spaces are located within 50 feet of an on-site deciduous tree. The proposed tree island is larger than 7 feet in any direction.
- The areas not occupied by the building, parking area, or the drive-through, are covered by landscaping.
- Information provided on the landscaping plan indicates that the installation and maintenance of all landscape materials will comply with minimum standards.

Table 2. Landscaping and Screening Requirements

	Code Requirement	Proposed
Lot Area	--	31,236 sq. ft.
Building footprint	--	11,280 sq. ft.
Remaining Lot Area	--	19,956 sq. ft.
Landscaping Required	3,991 sq. ft.	5,941 sq. ft.
Canopy Trees (1: 500 sq. ft.)	8 trees	3 canopy trees; 7 understory trees
Shrubs (1: 100 sq. ft.)	40 shrubs	161 shrubs; 96 on-site

Additional Standards – Meets requirements with Conditions of Approval

- The plans do not show discontinuous curbing being utilized to provide on-site retention and filtration of stormwater. The applicant has indicated that the existing soil consists of fill over clay material that is not ideal for filtration. Staff is recommending as a condition of approval that the applicant further explore opportunities for on-site retention and filtration of stormwater.
- The proposed building would not impede views of important elements of the city, and would be located and arranged to minimize shadowing on public spaces and adjacent properties and to minimize the generation of wind currents at the ground level.
- The development includes environmental design elements to prevent crime. An abundant amount of windows that will allow views into and out of the building at eye level would be provided on the north, east, and west sides of the building. Proposed lighting will comply with the required lighting standards. Landscaping and walkways would be used to distinguish between public and private spaces and to guide pedestrian movement through the site.
- The existing structures on the site would be demolished in order to construct the new building. The buildings are not locally designated historic structures. A historic review letter has been completed which has determined that none of the buildings appeared to meet the local designation criteria and therefore were determined not to be historic resources.

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

The proposed use is *permitted* in the C2 District.

Off-street Parking and Loading – Meets requirements

- The minimum parking requirement for general retail sales and services uses, including a drug store, is one space per 500 square feet of gross floor area (GFA) in excess of 4,000 square feet, but not less than 4 spaces. The proposed GFA, which does not include the basement area, is 11,280 square feet. Therefore, 15 spaces are required.
- Three bicycle parking spaces are required for this use. Seven bicycle parking spaces have been proposed.
- For a drug store drive-through, at least 3 stacking spaces must be provided exclusive of required parking aisles as measured from the pick-up window. A separate stacking area meeting these requirements would be provided.
- The loading requirement for a general retail sales and services use is low, and uses under 20,000 square feet in GFA do not have a specific loading requirement. The applicant has provided adequate shipping and receiving facilities at the southern elevation of the building, utilizing the drive through lane.

Table 3. Vehicle Parking Requirements Per Use ([Chapter 54I](#))

	Minimum Parking Requirement	Applicable Reductions	Total Minimum Requirement	Maximum Parking Allowed	Proposed
General retail sales and services	15	--	15	56	29
Total	15	--	15	56	29

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

	Minimum Bicycle Parking	Minimum Short-Term	Proposed	Loading Requirement
General retail sales and services	3	Not less than 50%	7	Low - N/A; building under 20,000 sq. ft.
Total	3	2	7	N/A

Building Bulk and Height – Meets requirements

- The building has 15,780 square feet in area, including the basement. Gross floor area does not include basement floor area, so the gross floor area of the proposed building is 11,280 square feet.

Table 5. Building Bulk and Height Requirements

	Code Requirement	Proposed
Lot Area	--	31,236 square feet / 0.72 acres
Gross Floor Area (GFA)	--	11,280 sq. ft.
Maximum Floor Area Ratio (GFA/Lot Area)	1.7	0.36
Maximum Building Height	4 stories or 56 feet, whichever is less	1 story, 25 ft.

Yard Requirements – Meets requirements

- Although commercial districts are not typically subject to minimum yard requirements, when a commercially zoned property is near a residential district, a front yard equal to the lesser of the front yard required by that residential district or the established front yard of such residential structure must be provided for the first 25 feet from the residential district boundary. The front yard requirement in the RIA District directly south of the subject property is 20 feet. The proposal meets the requirements applicable to this provision.

Signs – Meets requirements

- Signs are subject to Chapter [543](#) of the Zoning Code. The applicant proposes six different signs that meet the requirements of the zoning code. See **Table 6**.
- The applicant is proposing an eight-foot tall monument sign with a 16 square foot dynamic changeable copy sign and a 21 square foot “Walgreens” sign. The dynamic changeable copy portion meets the size, location, number, and height requirements. In the C2 district, dynamic changeable copy signs are allowed provided they comply with the following requirements:

In general. The dynamic changeable copy sign shall be limited to letters or numbers only. The background of the dynamic changeable copy sign shall be black and the text shall be colored.

Number of signs. There shall not be more than one (1) dynamic changeable copy sign located on a zoning lot.

Location. The dynamic changeable copy sign shall be located on a primary building wall or be part of a freestanding sign. If the dynamic changeable copy sign is part of a freestanding sign, the dynamic changeable copy portion shall be part of the continuous display surface of the sign. Except in the downtown districts, a dynamic changeable copy sign shall not be part of a projecting sign. Dynamic changeable copy signs shall be prohibited in the IL Industrial Living Overlay District.

Size. The maximum size of the dynamic changeable copy sign shall be sixteen (16) square feet. Dynamic changeable copy signs shall be included in the calculation of the total permitted sign area.

Height. Notwithstanding Tables 543-2, Specific Standards for Signs in the OR2, OR3 and Commercial Districts, 543-3, Specific Standards for Signs in the Downtown Districts, and 543-4, Specific Standards for Signs in the Industrial Districts, the maximum height of a dynamic changeable copy sign attached to a building shall be fourteen (14) feet, or top of wall, whichever is less.

Duration of message. The copy of the dynamic changeable copy sign shall remain static for a period of not less than fifteen (15) minutes. The transition from one (1) message to the next shall be direct and immediate, without any special effects.

Image characteristics and transition. Dynamic changeable copy signs shall have a pitch of not greater than twenty (20) millimeters between each pixel. Special effects, including but not limited to dissolving, fading, scrolling, starbursts and wiping shall be prohibited.

Luminance. Between sunrise and sunset the maximum luminance shall be five thousand (5,000) nits and between sunset and sunrise the maximum luminance shall be five hundred (500) nits. All signs with a dynamic display having illumination by means other than natural light must be equipped with an automatic dimmer control or other mechanism that automatically controls the sign's brightness to comply with this requirement. Except for Institutional and Public Uses, the dynamic changeable copy sign shall not display messages or be illuminated when the use is closed.

The applicant has indicated that the proposed sign will comply with all of the above requirements.

Table 6. Signage Summary

	Number Allowed Per Zoning Lot	Proposed Number	Maximum Size Allocation	Maximum Area Per Sign	Proposed Area	Maximum Allowed Height	Proposed Height
Monument							
Northwest corner of site	1	1	80 sq. ft.	80 sq. ft.	37 sq. ft.	8 ft.	8 ft.
Attached							
Lake Street: "Walgreens"	No limit within size allocation	1	141 sq. ft.	180 sq. ft.	100 sq. ft.	28 ft.	21 ft.
Lake Street: "W"		1			26 sq. ft.		22 ft.
Parking Lot: "Walgreens"		1	80 sq. ft.		50 sq. ft.		21 ft.
Parking Lot: "W"		1			26 sq. ft.		22 ft.
32 nd Ave S: "Walgreens"		1	80 sq. ft.		75 sq. ft.		21 ft.

Dumpster Screening – Meets requirements

- The proposed trash enclosure will be constructed of brick matching the principal structure with a cedar gate, which meets the requirements for dumpster screening.

Screening of Mechanical Equipment – *Meets requirements*

- Mechanical equipment will be located on the roof of the proposed building and will be fully screened by the parapet of the building.

Lighting – *Meets requirements*

- The lighting plan submitted meets the requirements of Chapter 535 of the Zoning Code. Lights proposed will be of a cutoff type that shields the light source from an observer at the closest property line of any residential use.

Impervious Surface Area – *Not applicable*

Specific Development Standards – *Not applicable*

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

The Minneapolis Plan for Sustainable Growth identifies the site as Mixed Use on the future land use map. The proposed development is consistent with the following principles and policies outlined in the comprehensive plan:

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

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

Land Use Policy 1.4: Develop and maintain strong and successful commercial and mixed use areas with a wide range of character and functions to serve the needs of current and future users.

- 1.4.2 Promote standards that help make commercial districts and corridors desirable, viable, and distinctly urban, including: diversity of activity, safety for pedestrians, access to desirable goods and amenities, attractive streetscape elements, density and variety of uses to encourage walking, and architectural elements to add interest at the pedestrian level.
- 1.4.4 Continue to encourage principles of traditional urban design including site layout that screens off-street parking and loading, buildings that reinforce the street wall, principal entrances that face the public sidewalks, and windows that provide “eyes on the street”.

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

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

Urban Design Policy 10.10: Support urban design standards that emphasize a traditional urban form in commercial areas.

- 10.10.1 Enhance the city's commercial districts by encouraging appropriate building forms and designs, historic preservation objectives, site plans that enhance the pedestrian environment, and by maintaining high quality four season public spaces and infrastructure.
- 10.10.3 Enhance pedestrian and transit-oriented commercial districts with street furniture, street plantings, plazas, water features, public art and improved transit and pedestrian and bicycle amenities.
- 10.10.4 Orient new buildings to the street to foster safe and successful commercial nodes and corridors.
- 10.10.6 Require storefront window transparency to assure both natural surveillance and an inviting pedestrian experience.

Urban Design Policy 10.18: Reduce the visual impact of automobile parking facilities.

- 10.18.1 Require that parking lots meet or exceed the landscaping and screening requirements of the zoning code, especially along transit corridors, adjacent to residential areas, and areas of transition between land uses.
- 10.18.2 Parking lots should maintain the existing street face in developed areas and establish them in undeveloped areas through the use of fencing, walls, landscaping or a combination thereof along property lines.

Urban Design Policy 10.19: Landscaping is encouraged in order to complement the scale of the site and its surroundings, enhance the built environment, create and define public and private spaces, buffer and screen, incorporate crime prevention principles, and provide shade, aesthetic appeal, and environmental benefits.

- 10.19.1 In general, larger, well-placed, contiguous planting areas that create and define public and private spaces shall be preferred to smaller, disconnected areas.
- 10.19.2 Plant and tree types should complement the surrounding area and should include a variety of species throughout the site that include seasonal interest. Species should be indigenous or proven adaptable to the local climate and should not be invasive on native species.

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

The subject site is not part of any adopted small area plan's study area.

5. Alternative compliance.

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

- **Building placement reinforces the street wall.** Because the building has frontage on three streets, the placement of the building reinforces the street wall on 32nd Avenue and a portion of Lake Street, but does not reinforce the street wall on 31st Avenue or the remaining portion of Lake Street. Strict adherence to this requirement is impractical due to the size of the site, and the placement of the building meets the intent of the ordinance because it is pulled up to the corner of 32nd and Lake Street. The proposal incorporates landscaping in excess of their requirement, particularly in the northwest corner of the site at 31st and Lake, which mitigates

the adverse effects of the lack of a defined street wall at this corner. Staff recommends that the Planning Commission grant alternative compliance for this standard.

- **Building walls shall be located not more than 8 feet from the front lot line.** The first floor building wall is required to be located not more than 8 feet from the lot line adjacent to the street. The site is subject to three front yard requirements. The first floor of the building would be set back 3 feet from their lot line along 32nd Avenue and would be placed directly up to the lot line for a portion of the site's frontage on Lake Street. However, because the subject property includes the full length of the block along Lake Street, the building is 150 feet from the front lot line on 31st Avenue. Strict adherence to this standard is impractical given the proposed layout of the site. A building with the same floor area that extended the full length of Lake Street to 31st would not be practical. The proposal incorporates additional landscaping at the corner of 31st and Lake Street to mitigate the adverse effects of this building placement. Staff recommends that the Planning Commission grant alternative compliance for this standard.
- **Clear or lightly tinted glass window requirement.** The applicant has provided a specification sheet showing that the vision windows proposed have a visible light transmittance ratio of 0.74, which meets the requirements. However, the material sample submitted shows that the windows would have a significant blue tint, which does not meet the requirement that windows be clear or lightly tinted. Staff does not believe the tinted glass meets the intent of the chapter and that it would be practical to install glass without a blue tint. Staff is not recommending that the Planning Commission grant alternative compliance for this standard, and is instead recommending as a condition of approval that the applicant install windows which are clear.
- **General landscaping standard of one canopy tree for each 500 square feet of required landscaping.** 3,991 square feet of landscaping is required for this site, including 8 canopy trees. The applicant is proposing to provide 10 on-site trees, though only 3 trees would meet the definition of a canopy tree. Canopy trees are deciduous trees which commonly grow to at least 35 feet at maturity. The applicant is, however, proposing to provide 7 "understory" deciduous trees which would grow to 20 feet at maturity. The applicant has indicated that this is necessary due to the location of overhead power lines along the alley. There are 8 existing trees that are currently located on or slightly outside of the property line along Lake and 31st which would remain with the proposed development, bringing the total number of trees to 18, as well as 8 trees in the boulevard which would remain along Lake Street and 31st. Staff finds that the applicant's proposed alternative meets the intent of the chapter and that the existing trees on site and in the public right-of-way mitigate any adverse effects of the alternative. Staff recommends that the Planning Commission grant alternative compliance for this standard.
- **Number of canopy trees and shrubs in required south landscaped yard.** Along the southern property line, the required landscaped yard is required to be landscaped with not less than 1 canopy tree for each 500 square feet and not less than 1 shrub for each 100 square feet. The south landscaped yard would have a requirement of 5 canopy trees and 21 shrubs. The applicant is proposing 7 understory trees and 17 shrubs in the required south yard. As recommended above, staff finds that the understory trees are a suitable alternative. However, staff is recommending that the Planning Commission not grant alternative compliance for the reduced number of shrubs and instead has recommended a condition of approval that at least 4 additional shrubs be provided in the south required landscaped yard.

- **Screening of parking across an alley from a residence district.** Screening along the alley is required to be 6 feet high and 95 percent opaque. However, in the required front yards along 31st and 32nd, screening is required to be 3 feet high for the first 20 feet. The proposal is only partially meeting the requirements by providing a 6 foot high privacy fence which ends 20 feet from the east and west property lines. At the west end of the alley, the applicant is proposing juniper bushes which would screen the first 4 feet of the parking area, but the remaining 16 feet of the front yard along 31st would not have screening other than perennials in the landscaped yard. On 32nd Avenue, about 15 feet of screening is provided, but 5 feet of perennials are proposed closest to the east property line instead of screening that would meet the requirements. Alternative compliance is required for this standard. Staff is not recommending that the Planning Commission grant alternative compliance for this standard, and is recommending a condition of approval that the front yards along both 31st and 32nd which are adjacent to the alley shall incorporate screening at least 3 feet high and at least 60% opaque.
- **Landscaping and screening of parking fronting a public street tree requirement on Lake Street.** Along the north property line along Lake Street, 6 canopy trees are required. The applicant is not proposing to install any on-site canopy trees along this frontage. A variety of shrubs and perennials mostly planted outside of the property line adjacent to the public sidewalk are proposed. Four existing trees and a decorative metal fence (installed when Lake Street was reconstructed) are already located in this area, as well as 3 trees in the boulevard. Additionally, the applicant is proposing an approximately 1,600 square foot landscaped area in the northwest corner of the site which would also include 2 canopy trees. Staff finds that the alternative combination of the existing and proposed trees meets the intent of the ordinance and recommends that the Planning Commission grant alternative compliance for this standard.
- **Landscaping and screening of parking fronting a public street tree requirement on 31st Avenue South.** On the west property line along 31st Avenue, a 7 foot wide landscaped yard, a screen 3 feet high and 60 percent opaque, and 4 canopy trees (1 per 25 linear feet of parking frontage) are required. The applicant is proposing to install a variety of shrubs and perennials in the landscaped yard as well as outside of the property line adjacent to the public sidewalk. 5 existing trees would remain, though all but one are slightly outside of the property line. Although only one canopy tree would be on-site along the western frontage, staff finds that the four additional existing trees just outside of the property line adequately meet the intent of the ordinance. Staff recommends that the Planning Commission grant alternative compliance for this standard.

RECOMMENDATIONS

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

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt the above findings and **approve** the site plan review application to allow a new 15,780 square foot retail store with drive-through pharmacy at the properties located at 3101, 3101 ½, 3117, 3121, 3123, and 3127 Lake Street East, subject to the following conditions:

1. Approval of the final site, elevation, floor, and landscaping plans by CPED.
2. All site improvements shall be completed by September 29, 2016, unless extended by the zoning administrator, or the permit may be revoked for non-compliance.
3. All signage requires a separate permit from CPED.
4. The applicant is encouraged to further explore opportunities for on-site retention and filtration of stormwater.
5. Windows shall be clear or lightly tinted.
6. The required landscaped yard along the south property line shall incorporate at least 4 additional shrubs.
7. The front yards along both 31st Avenue South and 32nd Avenue South which are adjacent to the alley shall incorporate screening at least 3 feet high and at least 60% opaque.
8. The applicant is encouraged to consider redesigning the parking area to eliminate the three spaces directly north of the curb cut on 31st Avenue South and replace those spaces with additional landscaping.

ATTACHMENTS

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

PROPOSED WALGREENS PROJECT – 31st AT E. LAKE STREET

We are proposing to redevelop the property on the south side of East Lake Street between 31st and 32nd Avenues. The redevelopment would consist of the complete demolition of the existing property including the building and site work, and then the construction of a new 15,780 square foot (11,280 SF first floor + 4,500 SF basement) Walgreens Pharmacy including the adjacent site improvements. The current site consists of a one story building covering approximately half of the site. The remaining site area is nearly all impervious, hard surface parking and paving. Our proposed building coverage will be 3,450 square feet less than the existing building and we will have a total of 6,071 square feet of landscape area. This is 2,062 square feet more than the 20% green space requirement in the Site Plan Review standards and 4,076 square feet more than is presently there.

Our site will have a single vehicle ingress and egress point on 31st Avenue South and a single vehicle exit only on 32nd Avenue South. There will be no vehicle access directly to or from Lake Street and no connection to the alley to the south of the site. Our building will be located on the eastern portion of the site adjacent to both Lake Street and 32nd Avenue. The front entry will be in the northwest corner of the building facing both Lake Street and the parking area to the west. We are proposing 29 on-site parking spaces. The Pharmacy will have a Drive-Thru pick up window which will be located on the south side of the building near the eastern end. The delivery area for the project will also be on the south side of the building at the west end.

The building will be constructed of face brick on all sides. In combination with the brick we are proposing vision windows in excess of the 30% required by the Site Plan Review standards on the east (32nd Ave), north (Lake St.) and west (Parking) sides of the building. The standards require a minimum of 30% vision glass between 2 and 10 feet above grade on these three sides. We are proposing 48% vision glass on the east, 51% on the west and 54% along the Lake Street side.

Our project will also include landscape plantings in excess of the Site Plan Review standards. The standards require 18 trees and 40 shrubs. We are proposing 18 trees, 161 shrubs and 128 perennials. Our site plan also includes a 2,000 square foot green area on the southeast corner of 31st Ave S and Lake Street.

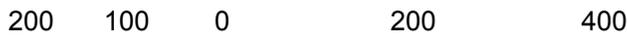
This project will be a substantial upgrade to the existing building and the expanse of hard surface coverage currently on this site. Our proposed building with its face brick on all sides and vision glass for pedestrian interaction will be much more inviting. The site work and landscaping will also create a much more pleasing environment for the pedestrians on the adjacent walks and visitors to the site.

Semper Development

2

NAME OF APPLICANT

WARD



PROPERTY ADDRESS

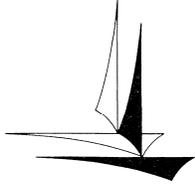
3101, 3101 1/2, 3117, 3121, 3123, and 3127 Lake Street East

FILE NUMBER

BZZ-6760

3101 1/2, 3117, 3121, 3123, and 3127 Lake Street East





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

Preliminary Development Review Report

Development Coordinator Assigned: **PATRICIA MURZYN**
(612) 673-5827
patricia.murzyn@minneapolismn.gov

Status *
RESUBMISSION REQUIRED

Tracking Number:	PDR 1001229
Applicant:	SEMPER DEVELOPMENT 80 S 8TH ST, #1275 MINNEAPOLIS, MN 55402
Site Address:	3101 LAKE ST E 3101 LAKE ST E 3117 LAKE ST E 3117 LAKE ST E 3123 LAKE ST E 3127 LAKE ST E
Date Submitted:	23-JUL-2014
Date Reviewed:	30-JUL-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: New Walgreen's Drug Store.

□ Addressing

- Per City of Minneapolis Street Naming and Address Standard V1.22, the City of Minneapolis holds authority for assignment of all addresses, verification, change, and/or additions. Each assigned address number uses the street that provides the best/direct access for life safety equipment and best/direct access to the occupants.
- The address for the proposed Retail building proposed on the northwest corner of the lot will be addressed 3101 Lake St E.
- The address for the proposed walgreen's on the northeast side of the lot will be addressed 3121 lake St E. These addresses meets the City of Minneapolis Street Naming and Address Standard requirements.

*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 following applications have been identified: Site plan review, variances to increase the maximum height of a fence in the required front yards adjacent to 31st Ave and 32nd Ave, and variances to increase the maximum allowed sign area on the east and west building elevations.
- Is a subdivision proposed at this time?
- On the building elevations, identify which windows will have spandrel glass.
- On the floor plans, identify the height of fixtures that will be located in front of windows.
- Identify if the freestanding sign will be a dynamic sign or a dynamic changeable copy sign. If it is a dynamic sign, a conditional use permit will be required.
- Identify the applicable scale on the floor and building elevation plans.
- Explore ways to add architectural elements to the south building elevation to prevent blank, uninterrupted walls exceeding 25 feet in width as required by section 530.120.
- Provide details for the trash enclosure.
- Explain why landscaping isn't provided between the accessible parking adjacent to Lake St and the public sidewalk as required by section 530.170.
- The hedge will need to be extended adjacent to Lake St to meet the screening requirements of section 530.170.
- Is an alternate location for the transformer adjacent to 31st Ave possible? Identify the height of the transformer.
- Mechanical equipment will need to be screened as required by section 535.70. Identify how the mechanical equipment will be screened.
- Identify how many bicycle spaces will be provided. If the site will be subdivided, the required bicycle parking for each building will need to be provided on the associated site.
- Explore opportunities for on-site filtration of stormwater as required by section 530.230.
- The lighting levels along the alley exceed what is allowed per section 535.590.
- Once a land use application is submitted, additional information may be requested.
- The Planning Commission may require additional changes.

□ Parks - Forestry

- Contact Craig Pinkalla (612-499-9233 cpinkalla@minneapolisparks.org.) regarding any questions related to planting, removal or the process for 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, the calculated dedication fee is as follows:
- Park Dedication Fee Calculation =
 - Non-Residential Commercial Space = \$0
 - 5% of \$XX (Administration Fee) = \$0
 - Total Park Dedication Administrative Fee: \$0
- 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 Patty Murzyn 612-673-5827.

□ Right of Way

- An encroachment permit shall be required for all streetscape elements in the Public right-of-way such as: plants & shrubs, planters, tree grates and other landscaping elements, sidewalk furniture (including bike racks and bollards), and sidewalk elements other than standard concrete walkways such as pavers, stairs, raised landings, retaining walls, access ramps, and railings (NOTE: railings may not extend into the sidewalk pedestrian area). Please contact Bob Boblett at (612) 673-2428 for further information.
- The Project limits fall within the boundaries of the East Lake Street Special Service District. Any improvements, modifications, and alterations to the streetscape are subject to the review and approval of the East Lake Street Special Service District, and will require the approval of the Special Service District Advisory Board. Please co-ordinate contact with the Advisory Board through Andy Carlson (612) 673-2836.

□ Street Design

- All driveway aprons shall be designed and constructed to City standards. All driveway aprons shall be shown graphically correct on all related plan sheets. The Grading Plan shall reference the City Standard driveway apron requirements for each proposed apron and refer to the appropriate sheet for standard plates. Please refer to the following: http://www.minneapolismn.gov/publicworks/plates/public-works_road. Add the appropriate details from the ROAD-2000 Series: Driveways (ROAD-2000, ROAD-2001, ROAD-2002, ROAD-2003) to the plans.
- All curb & gutter in the Public right-of-way shall be designed and constructed to City standards, curb & gutter to be City standard B624 Curb and Gutter. Please refer to the following: http://www.minneapolismn.gov/publicworks/plates/public-works_road. Add the appropriate details from the ROAD-1000 Series - Curbs and Gutters (ROAD-1003, and ROAD-1010) to the plans.

□ Traffic and Parking

- Based on discussions with the Director of Traffic, the parking lot access point to E Lake St. will not be allowed; the level of conflict directly resulting from this access point are not deemed acceptable, including loss of parking, pedestrian impacts, and the adjacency to McDonald's access across E. Lake St. were all considered in this discussion. The Applicant shall remove the vehicle access point from all associated plan sheets.
- To make an appeal to the above decision contact Assistant Director of Public Works Heidi Hamilton @ 612-673-3316.
- Traffic control for private parking lot operation shall be located on the private property. Remove all traffic control signage and painting related to the parking lot operations from the Public right-of-way including stop bars, stop signs, arrows, and entry signage. Install do not enter signage at the vehicle access point on 32nd Ave S
- Please contact Bill Prince at (612) 673-3901 regarding existing and proposed street lighting. All street lighting (existing and proposed) shall be shown clearly on the site plan.
- Note to the Applicant: Please add the following notes to the site plan:
 - Street lighting installed or impacted as part of the Project shall be inspected by the City. Contractors shall arrange for inspections with the Traffic Department, please contact Dave Prehall at (612) 673-5759 for further information. Any lighting installations not meeting City specifications will be required to be reinstalled at Owner expense.
 - An obstruction permit is required anytime construction work is performed in the Public right-of-way. Please contact Scott Kramer at (612) 673-2383 regarding details of sidewalk and lane closures. Log on to <http://minneapolis.mn.roadway.net>. for a permit.
 - Contact Allan Klugman at (612) 673-2743 prior to construction for the temporary removal/temporary relocation of any City of Minneapolis signal system that may be in the way of construction.
 - All costs for relocation and/or repair of City Traffic facilities shall be borne by the Contractor and/or Property Owner.
 - Contact Doug Maday at (612) 673-5755 prior to construction for the removal of any City of Minneapolis right of way signs that may be in the way of construction.

❑ Sidewalk

- The plan as submitted meets the requirements of the Public Works Sidewalk Inspections Division.
- Note to the Applicant: Any existing defective public sidewalk and C&G, or any public sidewalk and C&G damaged during construction must be removed and replaced.

❑ Water

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

❑ Sewer Design

- Utility Connections: A private connection to the City storm sewer catch basin is not permitted. The connection must be made at the City main.
- Please note the existing sanitary sewer connection may be quite old. It is recommended that the condition of the service line be evaluated prior to re-use and replaced or lined if necessary. The service to the City main, including the connection, is the responsibility of the property owner.
- There may be several existing sanitary and storm sewer service connections to the site. Please note these service connections are the responsibility of the property owner. If any damage occurs due to failure of any service the property owner is liable for the damage. If the services are proposed to be removed at this time, please note this on the plan. Please show all of the existing services to the property on the plans. Existing utility service location information is available through the City's Utility Connections Office, 612-673-2451.
- 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.

❑ Fire Safety

- Provide required automatic 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 apparatus access at all times.

❑ Business Licensing

- Continue to work with Patty Murzyn (612-673-5827) concerning a Food Plan Review, SAC determination and the Business License application submittal that will be required for this proposed project.

❑ Construction Code Services

- Fire sprinkler system will be required.
- Exit stairs in the south east corner do not appear to be oriented to allow for egress from the basement.
- Security gate shall comply with section 1008.1.3.5. Code required egress width will be required to the latch side of the security gate from the egress side.
- A Service Availability Charge (SAC) determination will need to be submitted to the Metropolitan Council for the proposed project. Please refer to this link for more information.
http://www.ci.minneapolis.mn.us/mdr/docs/sac_availability_charge.pdf.

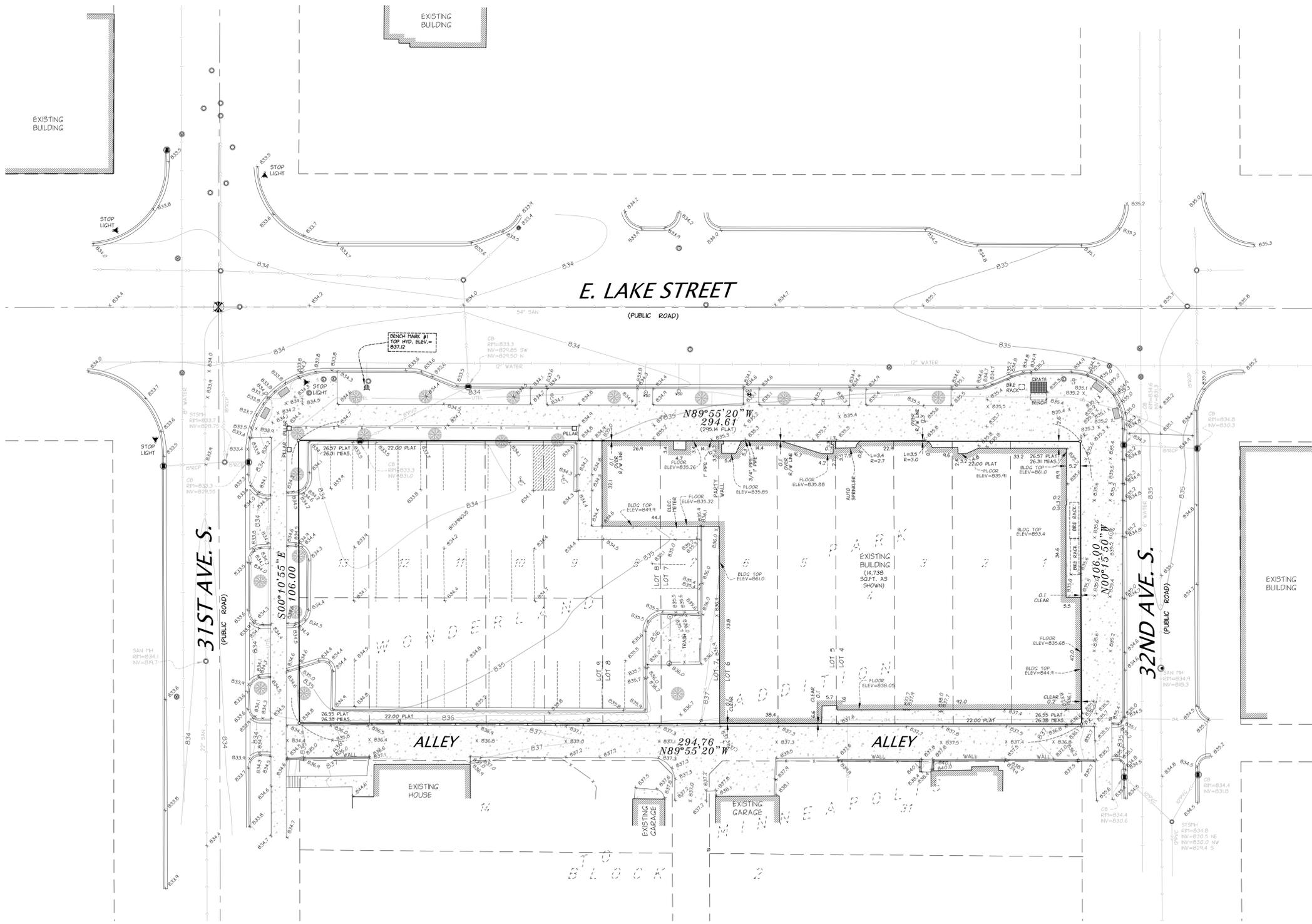
❑ Historical Preservation Committee

There is no HPC flag on this property. HPC review is not required at this time. HPC review is required for any wrecking permits pertaining to the removal of existing structures.

□ Environmental Health

- City records indicate that property at 3101-09 was used historically as a gas station or repair garage. On the south side of the block 4 fuel oil burner permits are referenced. A fuel oil burner requires the use of heating fuel oil which is stored in an aboveground or underground tank on site. Oil burner permits for burner replacement may not identify the tank or just list it as existing. The following permits were identified:
 - N10839 is for installation of a new burner and references 2 - 250 gallon aboveground tanks indoors at 3125 Lake St E.
 - N24452 is for replacement of an oil burner with an existing tank at 3131 Lake St E.
 - N21337 references a 265 outside tank at 3125 Lake St E for a new installation. Outside tanks are typically underground but the size would indicate likely an aboveground tank
 - N27129 is for new burner and references an existing tank at 3123 Lake St E
- No records have been identified for the disposition of these fuel oil tanks. Available documentation on the tank status needs to be forwarded to Tom Frame (tom.frame@minneapolismn.gov). If not documentation is available on these tanks if during building demolition and site excavation if the tank is found a permit must be obtained from Minneapolis Environmental Services and Fire Inspection Services prior to its removal. See below for this and other permit requirements.
- If the project will be disturbing identified impacted soils on the site preapproval for removal, disposal and/or reuse of must occur from the MCPA and the City of Minneapolis prior to beginning excavation activities. If impacted soil is encountered during site activities call the MN State Duty officer at (615) 649-5451.
- 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.

END OF REPORT



VICINITY MAP:



SEC. 61, TWP. 28, RNC. 23,
CITY OF MINNEAPOLIS, HENNEPIN
COUNTY, MINNESOTA

LEGAL DESCRIPTION:

The following Legal Description is as shown on First American Title Insurance Company Title Commitment No. NCS-664660-MPLS, dated June 2, 2014.

Lots 1 through 13, Block 2, Wonderland Park Addition to Minneapolis, Hennepin County, Minnesota.

Registered Property.

THE ABOVE PARCEL ARE CONTIGUOUS

EXISTING EASEMENT NOTES:

The following surveying related Items and Easements are as shown on the above mentioned First American Title Insurance Company Title Commitment No. NCS-664660-MPLS, dated June 2, 2014.

- Minerals and mineral rights reserved by the State of Minnesota, shown as a recital on the certificate of title (Affects Lots 1, 2, 12 and 13) (NOT SHOWN ON SURVEY)

CERTIFICATION:

To: Semper Development, Ltd. and Walgreen Co., an Illinois corporation and their successors and assigns: This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 7(b)(1), 7(c) 8, 9, 11(b), 14, 16, 17, 18, 19, and 21 of Table A thereof. The field work was completed on January 16, 2013.

CORNERSTONE LAND SURVEYING, INC.
Dated: 7-9-14
Revised:

By: *[Signature]*
Daniel L. Thurmes
Minnesota License No. 25718

The First American Title Insurance Company Title Commitment No. NCS-664660-MPLS, dated June 2, 2014, as listed on this survey was relied upon for matters of record. Other easements may exist that were not shown in this commitment and are not shown on this survey.

AREA:

TOTAL AREA = 31,326 SQ.FT.

SURVEY NOTES:

- BEARINGS ARE BASED ON COORDINATES SUPPLIED BY THE HENNEPIN COUNTY SURVEYORS OFFICE.
- UNDERGROUND UTILITIES SHOWN PER GOPHER ONE LOCATES AND AS-BUILT PLANS PROVIDED BY THE CITY OF MINNEAPOLIS PUBLIC WORKS DEPARTMENT.
- THERE MAY BE SOME UNDERGROUND UTILITIES, GAS, ELECTRIC, ETC. NOT SHOWN OR LOCATED.



UNDERGROUND UTILITIES NOTES:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPROMISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THIS SURVEY HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. GOPHER STATE ONE CALL LOCATE TICKET #S 141272392, 141272398, 141272401, 141272402, 141272408 AND 141272421. SOME MAPS WERE RECEIVED, WHILE OTHER UTILITIES DID NOT RESPOND TO THE LOCATE REQUEST. ADDITIONAL UTILITIES OF WHICH WE ARE UNAWARE MAY EXIST. AT THE TIME OF THIS SURVEY ONLY THE UNDERGROUND ELECTRIC AS SHOWN WAS FILED MARKED BY GOPHER STATE ONE. OTHER UTILITIES EXIST ON THIS THIS THAT WERE NOT MARKED UP.

LEGEND:

- DENOTES SET 1/2" IRON PIPE MARKED RLS 25718
 - DENOTES FOUND IRON MONUMENT
 - ⊕ WATER VALVES
 - ⊕ HYDRANT
 - ⊕ CATCH BASIN/STORM MH
 - ⊕ CULVERT/F.E.S.
 - ⊕ SANITARY MANHOLE
 - ⊕ CLEAN OUT
 - ⊕ SIGN
 - ⊕ UTILITY POLE
 - ⊕ LIGHT POLE
 - ⊕ HAND HOLE
 - ⊕ TELE/ELEC BOX
 - GAS VALVE/LINE
 - ELECTRIC LINE
 - TELEPHONE LINE
 - OVERHEAD LINE
 - WATER LINE
 - STORM SEWER LINE
 - SANITARY SEWER LINE
 - CHAINLINK FENCE
 - CURB
 - CONCRETE
 - SPOT ELEVATION
 - TREE/SHRUB
 - GAS METER
 - ELECTRIC METER
- 1 FOOT CONTOUR INTERVAL

FLOOD INFORMATION:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 27053C0378E DATED SEPTEMBER 2, 2004.

EXISTING PARKING

THERE ARE 37 VISIBLE PARKING STALLS DESIGNATED ON THIS PARCEL INCLUDING 2 HADICAP STALL.

BENCH MARKS

ELEVATIONS BASED ON INFORMATION AS SHOWN ON THE MINNDOT GEODETIC WEBSITE. SURVEY DISK 868MCM WITH AN ELEVATION OF 818.53 WAS USED TO ESTABLISH VERTICAL CONTROL FOR THIS SURVEY (NAVD 88). PROJECT BENCH MARKS AS SHOWN ON DRAWING.



CONTACT:

SEMPER DEVELOPMENT
Suite 1275
80 S. 8th Street
IDS Center
Minneapolis, Minnesota 55402
Phone: 612-332-1500

COUNTY/CITY:

HENNEPIN COUNTY

CITY OF MINNEAPOLIS

VICINITY MAP

REVISIONS:

DATE	REVISION
5-16-14	INITIAL ISSUE
7-9-14	UPDATED TITLE WORK

PROJECT LOCATION:

3101
E. LAKE STREET
PID#0602823220082
PID#0602823220083
PID#0602823220081
PID#0602823220080
PID#0602823220157
PID#0602823220156

Suite #1
6750 Stillwater Blvd. N.
Stillwater, MN 55082
Phone 651.275.8969
Fax 651.275.8976
dan@cssurvey.net

CORNERSTONE LAND SURVEYING, INC.

FILE NAME SURV5D53
PROJECT NO. SD14053

CERTIFICATE OF SURVEY

SITE PLAN NOTES

- BACKGROUND INFORMATION TAKEN FROM BOUNDARY AND TOPOGRAPHY SURVEY PERFORMED BY CORNERSTONE LAND SURVEYING, INC., STILLWATER, MINNESOTA, ON JUNE 16, 2014. EXPRESSLY FOR THIS PROJECT, ELAN DESIGN LAB CANNOT GUARANTEE THE ACCURACY OR COMPLETENESS OF THIS INFORMATION. VERIFY ALL FIELD CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. IF ANY DISCREPANCIES OR UNKNOWN UTILITIES ARE FOUND THAT IMPACT DESIGN OR IMPAIR CONSTRUCTION, THE ENGINEER AND OWNER SHOULD BE IMMEDIATELY NOTIFIED.
- DIMENSIONS SHOWN ON THIS PLAN ARE TO FACE OF CURB AND EXTERIOR FACE OF BUILDING UNLESS NOTED OTHERWISE.
- MEET AND MATCH EXISTING CONDITIONS. PROVIDE TRANSITION AS NECESSARY.
- ON-SITE CURB TO BE WALGREENS STANDARD CONCRETE CURB & GUTTER. MATCH EXISTING CURB ON CITY/COUNTY STREETS.
- SEVEN-BIKE TUBULAR STEEL BIKE RACK. SEE ARCHITECTURAL PLAN FOR DETAIL.
- YELLOW PAINT STRIPING (TYPICAL). BLACK OUTLINE ON CONCRETE PAVEMENT. ACCESSIBLE AISLE TO BE YELLOW DIAGONAL PAINT STRIPING WITH 'NO PARKING' MARKED. ACCESSIBLE SYMBOL TO BE BLUE.
- SEE ARCHITECTURAL PLAN FOR ELECTRONIC READER BOARD SIGN. INSTALL CONCRETE BASE FOR SIGN AS SOON AS POSSIBLE.
- MAXIMUM CROSS SLOPE 1.5% ON ALL WALKS.
- STREET LIGHTING INSTALLED OR IMPACTED AS PART OF THE PROJECT SHALL BE INSPECTED BY THE CITY. CONTRACTORS SHALL ARRANGE FOR INSPECTIONS WITH THE TRAFFIC DEPARTMENT, PLEASE CONTACT DAVE PREHALL AT (612) 673-5759 FOR FURTHER INFORMATION. ANY LIGHTING INSTALLATIONS NOT MEETING CITY SPECIFICATIONS WILL BE REQUIRED TO BE REINSTALLED AT OWNER EXPENSE.
- AN OBSTRUCTION PERMIT IS REQUIRED ANYTIME CONSTRUCTION WORK IS PERFORMED IN THE PUBLIC RIGHT-OF-WAY. PLEASE CONTACT SCOTT KRAMER AT (612) 673-2383 REGARDING DETAILS OF SIDEWALK AND LANE CLOSURES. LOG ON TO HTTP://MINNEAPOLIS.MN.ROWAY.NET. FOR A PERMIT.
- CONTACT ALLAN KLUGMAN AT (612) 673-2743 PRIOR TO CONSTRUCTION FOR THE TEMPORARY REMOVAL/TEMPORARY RELOCATION OF ANY CITY OF MINNEAPOLIS SIGNAL SYSTEM THAT MAY BE IN THE WAY OF CONSTRUCTION.
- ALL COSTS FOR RELOCATION AND/OR REPAIR OF CITY TRAFFIC FACILITIES SHALL BE BORNE BY THE CONTRACTOR AND/OR PROPERTY OWNER.
- CONTACT DOUG MADAY AT (612) 673-5755 PRIOR TO CONSTRUCTION FOR THE REMOVAL OF ANY CITY OF MINNEAPOLIS RIGHT OF WAY SIGNS THAT MAY BE IN THE WAY OF CONSTRUCTION.

SITE PLAN SUMMARY

ZONING: C2 - NEIGHBORHOOD CORRIDOR COMMERCIAL DISTRICT

REQUIREMENT	PROPOSED
0' BUILDING SETBACK	0'
7' FRONT YARD	7'
7' SIDE YARD	7.8'
7' REAR YARD	7'

PARKING SUMMARY

REQUIRED PARKING 1/ 500 GFA. IN EXCESS OF 4,000 SF.
(GFA = 15,780 SF. - 4,000/500 = 24 STALLS + 1 STALL FOR OPERATION)

PROPOSED PARKING	STALLS
8'x18' ACCESSIBLE STALL	2
8.5'x18' STANDARD STALL	20
8'x18' COMPACT STALL	7

BICYCLE PARKING 3 SPACES OR 1/5,000 SF. OF GFA. = 3 SPACES
PROPOSED 7 SPACES

AREA SUMMARY

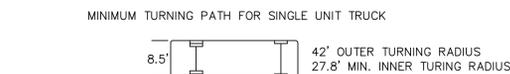
SITE	31,236 SF. (0.72 AC.)
BUILDING COVERAGE	11,280 SF. (0.26 AC.)
AREAS NOT OCCUPIED BY BUILDINGS	19,956 SF. (0.46 AC.)
PERVIOUS	5,922 SF. = 29.7% (REQUIRED LANDSCAPE YARD 20% MIN.)
IMPERVIOUS (PARKING, WALK, & TRASH)	14,034 SF. (70.3%)

	EXISTING	PROPOSED
SITE	31,236 SF. (0.72 AC.)	
IMPERVIOUS TOTAL	29,241 SF. (0.67 AC.) 94%	25,314 SF. (0.58 AC.) 81%
BUILDING	14,738 SF. (0.34 AC.) 47%	11,280 SF. (0.26 AC.) 36%
PAVEMENT (PARKING & WALK)	14,503 SF. (0.33 AC.) 47%	14,034 SF. (0.32 AC.) 45%
PERVIOUS	1,995 SF. (0.05 AC.) 6%	5,922 SF. (0.14 AC.) 19%

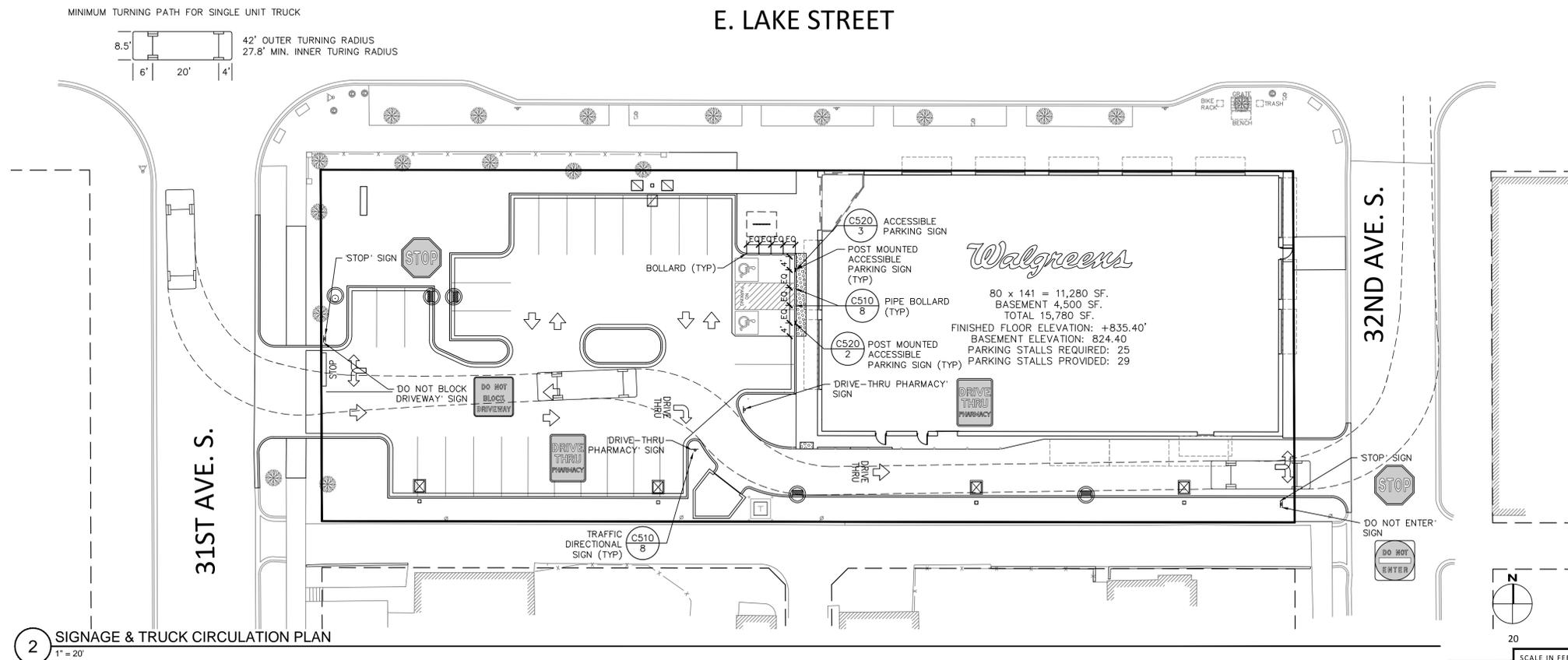
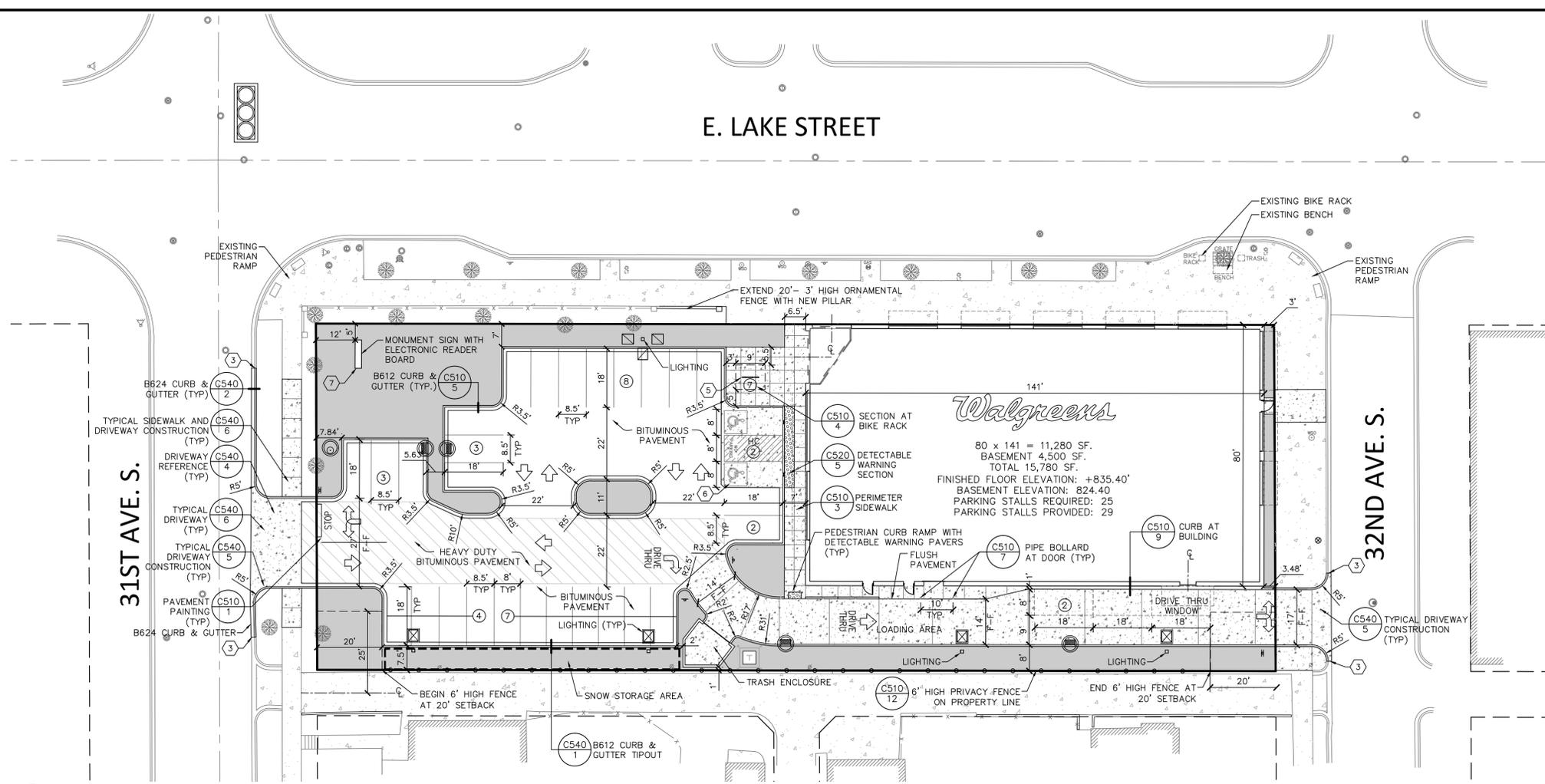
LEGEND

- HEAVY DUTY BITUMINOUS PAVEMENT (TRUCK ROUTE)
- CONCRETE PAVEMENT
- PARKING STALL COUNT

1 SITE PLAN
1" = 20'



2 SIGNAGE & TRUCK CIRCULATION PLAN
1" = 20'



Mr. J. W. J. Jr.
Margie J. Wozniak, P.E., LEED AP
REGISTRATION NO. 42233
DATE 09/18/14

I HEREBY CERTIFY THAT THIS PLAN AND ALL WORKS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF MINNESOTA AND SIGNIFIED BY MY HAND AND SEAL.

NO.	DATE	BY	DESCRIPTION

GENERAL PROJECT DATA & SITE PLAN	16279
WALGREENS	
3121 E. LAKE STREET	
MINNEAPOLIS, MN	
REVISED SITE PLAN	
CADD PLOT:	
C100.16279	
DRAWN BY:	
ES	
DATE:	09/18/2014
REVIEWED:	
MJJ	

C-100

LANDSCAPE PLAN NOTES

- BACKGROUND INFORMATION TAKEN FROM BOUNDARY AND TOPOGRAPHY SURVEY PERFORMED BY CORNERSTONE LAND SURVEYING, INC., STILLWATER, MINNESOTA, ON JUNE 16, 2014 EXPRESSLY FOR THIS PROJECT. ELAN DESIGN LAB CANNOT GUARANTEE THE ACCURACY OR COMPLETENESS OF THIS INFORMATION. VERIFY ALL FIELD CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. IF ANY DISCREPANCIES OR UNKNOWN UTILITIES ARE FOUND THAT IMPACT DESIGN OR IMPAIR CONSTRUCTION, THE ENGINEER AND OWNER SHOULD BE IMMEDIATELY NOTIFIED.
- PRIOR TO SUBMITTING A BID, LANDSCAPE CONTRACTOR SHALL VISIT THE SITE AND RECOGNIZE ALL SITE CONDITIONS. THE CONTRACTOR IS TO VERIFY ALL ROUGH GRADES AND ALL UTILITIES/ UNDERGROUND FACILITIES LOCATED PRIOR TO ANY LANDSCAPE WORK. COORDINATE WITH THE GENERAL CONTRACTOR FOR INSTALLATION.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FINISHED GRADING AND POSITIVE SURFACE DRAINAGE IN ALL LANDSCAPE AREAS. LANDSCAPE CONTRACTOR MUST ENSURE THAT THE FINAL GRADES ARE MET AS SHOWN ON GRADING PLAN. IF ANY DISCREPANCIES ARE FOUND, IMMEDIATELY NOTIFY LANDSCAPE ARCHITECT FOR RESOLUTION.
- ALL PLANT MATERIALS ARE TO CONFORM WITH STATE & LOCAL CONSTRUCTION STANDARDS AND THE CURRENT ADDITION OF THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS. ALL PLANT MATERIALS ARE TO BE HEALTHY, HARDY STOCK, AND FREE FROM ANY DISEASES, DAMAGE, AND DISFIGURATION.
- QUANTITIES OF PLANTS LISTED ON THE PLAN ARE TO GOVERN ANY DISCREPANCY BETWEEN THE QUANTITIES SHOWN ON THE PLANT SCHEDULE AND PLAN. PLACE PLANTS IN PROPER SPACING FOLLOWING LAYOUT FIGURES.
- THE ENTIRE LANDSCAPE AREAS SHALL BE IRRIGATED WITH AN UNDERGROUND IRRIGATION SYSTEM. NO WATER IS ALLOWED ON ANY PAVEMENT, PARKING, WALKWAY, AND BUILDING. THE IRRIGATION CONTRACTOR IS TO DESIGN AND SUBMIT SHOP DRAWING OF IRRIGATION DESIGN AND CALCULATIONS TO LANDSCAPE ARCHITECT FOR REVIEW 5 DAYS PRIOR TO PURCHASE AND INSTALLATION. IRRIGATION DESIGN IS TO MEET ALL CITY PLUMBING CODES AND REQUIREMENTS.
- EDGE ALL SHRUB AND PERENNIAL BEDS WITH SIX (6) INCH BLACK VINYL EDGING (BLACK DIAMOND OR APPROVED EQUAL.)
- APPLY FOUR (4) INCH DEPTH OF SHREDDED HARDWOOD BARK MULCH IN FOUR (4) FOOT DIAMETER RING AROUND ALL TREES LOCATED IN TURF AREAS.
- APPLY FOUR (4) INCH DEPTH OF SHREDDED HARDWOOD BARK MULCH OVER WEED BARRIER FABRIC IN ALL SHRUB AND PERENNIAL AREAS. WEED BARRIER TO BE 28 MIL PRO 5 WEEK BARRIER BY DEWITT COMPANY OR APPROVED EQUAL.
- SOD SHOWN ON LANDSCAPE PLAN TO BE INSTALLED BY LANDSCAPE CONTRACTOR. SOD TO BE MNDOT 3878.2A, FREE OF WEEDS AND DISEASE. APPLY MINIMUM FOUR (4) INCHES OF TOPSOIL AND THOROUGHLY FERTILIZE TOP TWO (2) INCHES BEFORE LAYING SOD. LANDSCAPE CONTRACTOR TO MAINTAIN SODDED AREAS IN HEALTHY CONDITION.
- PLANTING SOIL FOR BACKFILLING TO BE TOPSOIL WHICH IS ADDED 3 LBS OF SLOW RELEASE COMMERCIAL FERTILIZER AND 1/5 YARD OF PEAT HUMUS PER CUBIC YARD. TOPSOIL TO BE MNDOT SELECT TOPSOIL BORROW 3877B.
- SPREAD PLANTING SOIL AT MINIMUM EIGHTEEN (18) INCH DEEP IN ALL PERENNIAL BEDS PRIOR TO PLANTING.
- MAINTAIN THIRTY (30) INCHES CLEARANCE AROUND PARKING STALLS TO ALLOW OVERHANG OF PARKED CARS.
- FOLLOW LANDSCAPE DETAILS FOR ALL INSTALLATION, UNLESS OTHERWISE NOTED.
- LANDSCAPE CONTRACTOR TO MAINTAIN PLANTS IN HEALTHY CONDITION THROUGHOUT GUARANTY PERIOD. THE GUARANTY PERIOD IS TWO FULL YEARS FROM DATE OF PROVISIONAL ACCEPTANCE UNTIL FINAL ACCEPTANCE.

LANDSCAPE SUMMARY

TREE REMOVAL
REMOVE 1 BOULEVARD TREE FOR SITE ACCESS

LANDSCAPE YARD (REQUIRE 20% OF SITE NOT OCCUPIED BY BUILDING = 19,956*20% = 3,991 SF.)
REQUIRED = 1 CANOPY TREE/ 500 SF. = 8 TREES
= 1 SHRUB / 100 SF. = 40 SHRUBS

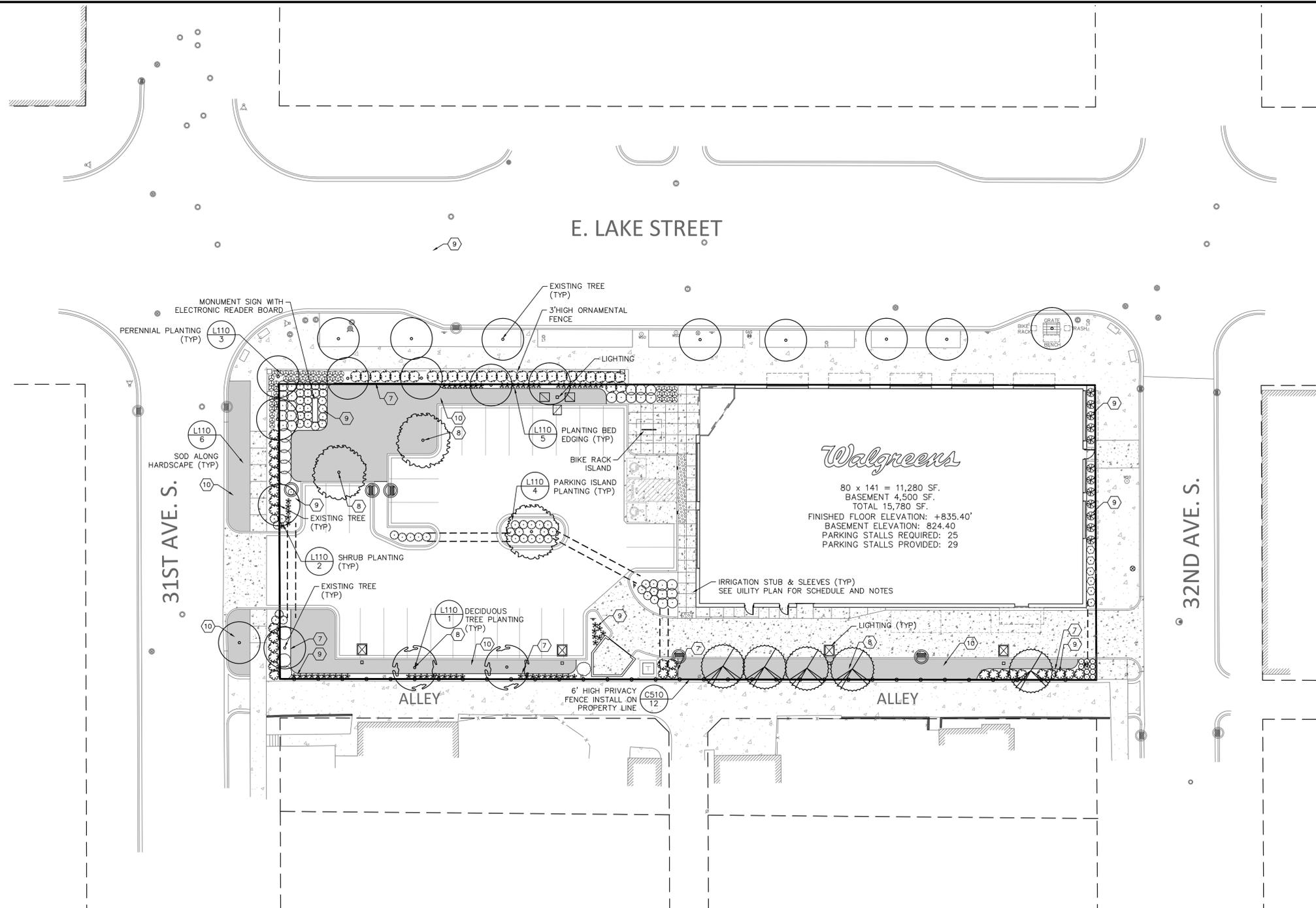
SCREENING
PARKING & LOADING FRONTING ALONG PUBLIC STREET/SIDEWALK
REQUIRED = 50' MAX. DISTANCE FROM A DECIDUOUS TREE TO PARKING STALL
= 7' WIDE LANDSCAPE YARD + SCREENING 3'HT. 60% OPAGUE
= 1 TREE/25' OF PARKING/LOADING LOT FRONTAGE = 250/25' = 10 TREES

PARKING & LOADING ACROSS ALLEY FROM RESIDENTIAL
REQUIRED = 7' WIDE LANDSCAPE YARD + SCREENING 3'HT. 95% OPAGUE

REAR ABUTTING RESIDENTIAL
REQUIRED = 7' WIDE LANDSCAPE YARD + SCREENING 6'HT. 95% OPAGUE

TOTAL REQUIRED 18 TREES + 40 SHRUBS

PROPOSED LANDSCAPE PLAN
8 SAVED EXISTING TREES ALONG PARKING/LOADING LOT FRONTAGE
3 CANOPY TREES
7 UNDERSTORY TREES (SUBSTITUTE DUE TO LOCATIONS OF UNDERGROUND TELEPHONE LINE AND OVERHANG POWER LINE)
TOTAL PROPOSED 18 TREES + 161 SHRUBS + 128 PERENNIALS



1 LANDSCAPE PLAN
1" = 20'

LANDSCAPE SCHEDULE

KEY	QUANT.	COMMON NAME	SCIENTIFIC NAME	SIZE	ROOT COND.	MATURE SIZE
DECIDUOUS TREES						
	3	SUNBURST HONEYLOCUST	GLEDITSIA TRIACANTHOS VAR. INERMIS 'SUNCOLE'	2.5" CAL.	B&B	35'H X 25'W
	5	SPRING SNOW FLOWERING CRABAPPLE	MALUS 'SPRING SNOW'	2.5" CAL.	B&B	20'H X 15'W
	2	IVORY SILK JAPANESE TREE LILAC	SYRINGA RETICULATA 'IVORY SILK'	2.5" CAL.	B&B	20'H X 15'W

KEY	QUANT.	COMMON NAME	SCIENTIFIC NAME	SIZE	ROOT COND.	MATURE SIZE
DECIDUOUS SHRUBS						
	29	ARCTIC FIRE DOGWOOD	CORNUS STOLONIFERA 'FARROW'	24" HT.	POT	3'H X 4'W
	52	GOLDFLAME SPIREA	SPIRAEA X BUMALDA 'GOLDFLAME'	18" HT.	POT	2'H X 3'W
	29	ANTHONY WATERER SPIREA	SPIRAEA X BUMALDA 'ANTHONY WATERER'	24" HT.	POT	3'H X 4'W
	12	DWARF EUROPEAN CRANBERRY BUSH	VIBURNUM OPULUS 'NANUM'	18" HT.	POT	2'H X 3'W

KEY	QUANT.	COMMON NAME	SCIENTIFIC NAME	SIZE	ROOT COND.	MATURE SIZE
EVERGREEN SHRUBS						
	9	SEA GREEN JUNIPER	JUNIPERUS CHINENSIS 'SEA GREEN'	24" HT.	POT	4'H X 5'W
	24	DAUB'S FROSTED JUNIPER	JUNIPERUS CHINENSIS 'DAUB'S FROSTED'	18" SP.	POT	2'H X 4'W
	6	CITATION YEW	TAXUS X MEDIA 'CITATION'	36" HT.	POT	8'H X 3'W

SUBSTITUTIONS:
IF ANY SUBSTITUTIONS ARE REQUIRED, SUBMIT WRITTEN DOCUMENTS AND PROPOSED SUBSTITUTIONS TO LANDSCAPE ARCHITECT FOR APPROVAL 5 DAYS PRIOR TO PURCHASE AND/OR INSTALLATION.

KEY	QUANT.	COMMON NAME	SCIENTIFIC NAME	SIZE	ROOT COND.	MATURE SIZE
PERENNIALS						
	67	KARL FOERSTER FEATHER REED GRASS	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	1 GAL	POT	4'H X 2'W
	51	'PURPLE D' ORO'	HEMEROCALLIS 'PURPLE D ORO'	1 GAL	POT	1.5'H X 2'W
	12	BLACK EYED SUSAN	RUDBECKIA FULGIDA 'GOLDSTURM'	1 GAL	POT	2'H X 2'W

LEGEND

SOD

EXISTING TREE

20 40
SCALE IN FEET

Walgreens
FACILITIES PLANNING
DESIGN AND ENGINEERING
DEERFIELD, IL 60015-5105

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John Sattly
Professional Seal
Registration No. 45069
DATE 08/18/14

I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATIONS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT IN THE STATE OF MINNESOTA AS SIGNIFIED BY MY HAND AND SEAL.

NO.	DATE	BY	DESCRIPTION	REVISIONS

LANDSCAPE PLAN
16279
WALGREENS
3121 E. LAKE STREET
MINNEAPOLIS, MN
PDR RESUBMITTAL

CADD PLOT: L-100-16279
DRAWN BY: PS
DATE: 08/22/2014
REVIEWED: PS

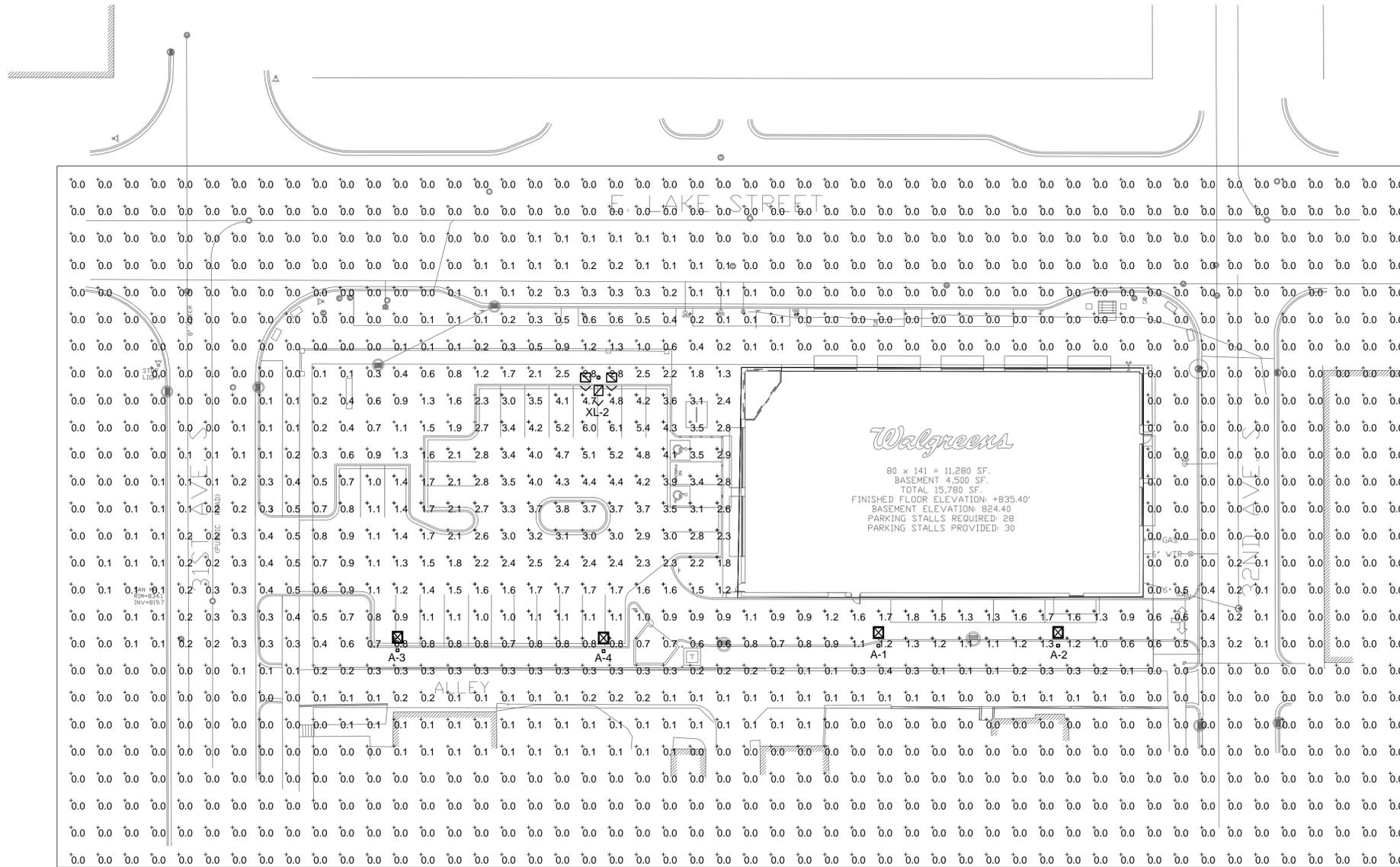
L-100

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NO.	DATE	BY	DESCRIPTION

16279
WALGREENS
3121 E. LAKE STREET
MINNEAPOLIS, MN
PDR RESUBMITTAL

SITE PHOTOMETRIC CALCULATIONS
CADD PLOT:
C540_16279
DRAWN BY:
DATE: 08/21/2014
REVIEWED:



No.	Label	Location			MH	Orientation	Tilt	Aim		
		X	Y	Z				X	Y	Z
1	A	193.08	2.46	20.00	20.00	0.00	0.00	193.08	3.67	0.00
2	A	259.86	2.47	20.00	20.00	0.00	0.00	259.86	3.68	0.00
3	A	14.38	0.72	30.00	30.00	0.00	0.00	14.38	1.93	0.00
4	A	90.95	0.45	30.00	30.00	0.00	0.00	90.95	1.66	0.00
2	XL	89.06	101.68	30.00	30.00	90.00	0.00			

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max
Lot Summary	X	2.2 fc	6.1 fc	0.6 fc	10.2:1	3.7:1	0.4:1
Spill Light Summary	+	0.4 fc	6.1 fc	0.0 fc	N/A	N/A	0.1:1

Note
 1. Readings shown are based on a total LLF of .95 at grade.
 2. Please refer to the "luminaire locations" table for mounting heights.
 3. Product information can be obtained at www.lithonia.com or through your local agency.

1 PHOTOMETRIC CALCULATION

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
XL	XL	1	Lithonia Lighting	DSX1 LED 60C 1000 40K T4M MVOLT HS	DSX1 LED WITH (2) 30 LED LIGHT ENGINES, TYPE T4M OPTIC, 4000K, @ 1050mA WITH HOUSE SIDE SHIELD	LED	1	DSX1_LED_60C_1000_40K_T4M_MVOLT_HS.ies	12906.13	0.95	627
A	A	4	Lithonia Lighting	DSX1 LED 30C 700 40K T3M MVOLT HS	DSX1 LED WITH (1) 30 LED LIGHT ENGINES, TYPE T3M OPTIC, 4000K, @ 700mA WITH HOUSE SIDE SHIELD	LED	1	DSX1_LED_30C_700_40K_T3M_MVOLT_HS.ies	4942.026	0.95	68

DISCLAIMER
 This lighting design is not a professional engineering drawing and is provided for informational purposes only, without warranty as to accuracy, completeness, reliability or otherwise. Acuity Brands Lighting is not responsible for specifying the lighting or illumination requirements for any specific project. It is the obligation of the end-user to consult with a professional engineering advisor to determine whether this lighting design meets the applicable project requirements for lighting system performance, safety, suitability and effectiveness for use in a particular application. End-user environment and application (including, but not limited to, voltage variation and dirt accumulation) can cause actual field performance to differ from the calculated photometric performance represented in this lighting design. In no event will Acuity Brands Lighting be responsible for any loss resulting from any use of this lighting design.

Designer
 Jim Eads, LC
 Date
 Aug 21, 2014
 Scale
 As Shown
 Drawing No.
 80036514A3
 Summary



VIEW FROM THE NORTHEAST



VIEW FROM THE NORTHWEST



VIEW FROM THE SOUTHWEST



VIEW FROM THE SOUTHEAST











FW: Proposed Walgreens Project - 31st at E. Lake Street

2 messages

John Kohler <jkohler@semperdev.com>
To: John Kohler <kohlerjh@gmail.com>

Thu, Aug 21, 2014 at 12:29 PM

From: John Kohler
Sent: Thursday, August 21, 2014 12:27 PM
To: cam.gordon@minneapolismn.gov
Subject: Proposed Walgreens Project - 31st at E. Lake Street

Council Member Gordon,

I am contacting you to update you on the proposed Walgreens relocation project at 31st and E. Lake Street. Since we met to discuss the project on June 9th we have met with the Longfellow Neighborhood group and we have been through our first round of Preliminary Development Review (PDR) comments. Public works reviewed the project and in this review eliminated the project access to Lake Street. We met with Heidi Hamilton as well as Planning to discuss this change and we have agreed on a modified site plan to accommodate this. The modification includes a change to the parking lot that will not create a dead end parking situation. This change will eliminate the second small building on the corner and replace it with a larger landscaped area. We just met with Lisa Steiner, our planner, to go over this final plan and we are now ready to submit for our Site Plan Review. We will be making this submittal early next week with an expected date for our Planning Commission public hearing of September 29th.

Please let me know if you would like any additional information on our project. I would be happy to meet with you to go over any questions you may have regarding this project.

Thank you,

John Kohler
612-819-8900

John Kohler <kohlerjh@gmail.com>
To: Joe Sturm <joe@longfellow.org>

Thu, Aug 21, 2014 at 12:35 PM

Joe,

I am contacting you to update you on the proposed Walgreens relocation project at 31st and E. Lake Street. Since we met to discuss the project on July 16th we have been through our first round of Preliminary Development Review (PDR) comments. Public works reviewed the project and in this review eliminated the project access to Lake Street. We met with Heidi Hamilton, Assistant Public Works Director, as well as Planning to discuss this change and we have agreed on a modified site plan to accommodate this. The modification includes a change to the parking lot that will not create a dead end parking situation. This was a concern that came up at our meeting with your group that we fully agree with. This change will eliminate the second small building on the corner and replace it with a larger landscaped area in that location. We just met with Lisa Steiner, our planner, to go over this final plan and we are now ready to submit for our Site Plan Review. We will be making this submittal early next week with an expected date for our Planning Commission public

hearing of September 29th.

Please let me know if you would like any additional information on our project. I would be happy to meet with you to go over any questions you may have regarding this project.

Thank you,

John Kohler
612-819-8900