



# CPED STAFF REPORT

Prepared for the City Planning Commission

CPC Agenda Item #5  
 October 27, 2014  
 BZZ-6857

## LAND USE APPLICATION SUMMARY

*Property Location:* 454 Coolidge Street NE  
*Project Name:* Eureka Recycling – Tipping Floor Addition  
*Prepared By:* [Becca Farrar-Hughes](#), Senior City Planner, (612) 673-3594  
*Applicant:* KLJS, Ltd.  
*Project Contact:* Barbeau Architects, Inc., Attn: Thomas Barbeau, (651) 675-2284  
*Request:* 9,800 square foot addition to an existing recycling facility  
*Required Applications:*

|                               |   |
|-------------------------------|---|
| <b>Conditional Use Permit</b> | To allow an amendment to the existing CUP for an expansion of an existing recycling facility in the I2, Medium Industrial District.                         |
| <b>Site Plan Review</b>       | To allow for an approximate 9,800 square foot addition to the existing recycling facility in order to allow additional enclosed area for the tipping floor. |

## SITE DATA

|                                   |  |
|-----------------------------------|--|
| <b>Existing Zoning</b>            | I2   |
| <b>Lot Area</b>                   | 294,300 square feet / 6.8 acres  |
| <b>Ward(s)</b>                    | I  |
| <b>Neighborhood(s)</b>            | Mid-City Industrial District; adjacent to Southeast Como Improvement Association                                       |
| <b>Designated Future Land Use</b> | Industrial   |
| <b>Land Use Features</b>          | The subject property is located approximately one block north of East Hennepin Avenue, a designated Community Corridor |
| <b>Small Area Plan(s)</b>         | <a href="#">Industrial Land Use and Employment Policy Plan</a>   |

## BACKGROUND

**SITE DESCRIPTION AND PRESENT USE.** The property is located on the east side of Minneapolis within a large industrial area known as the Mid-City Industrial Area Employment District (#7). The site is located approximately one block north of East Hennepin Avenue, a designated Community Corridor. The site is currently used as a recycling facility by Eureka Recycling and is approximately 117,600 square feet in size.

**SURROUNDING PROPERTIES AND NEIGHBORHOOD.** The subject site is surrounded by industrial uses, railroads and industrial zoning classifications. The site is located in the Mid-City Industrial District and is adjacent to the Southeast Como Improvement Association.

|   |                    |                                       |                |
|---|--------------------|---------------------------------------|----------------|
| <b>Date Application Deemed Complete</b> | September 10, 2014 | <b>Date Extension Letter Sent</b>     | Not applicable |
| <b>End of 60-Day Decision Period</b>    | November 9, 2014   | <b>End of 120-Day Decision Period</b> | Not applicable |

**PROJECT DESCRIPTION.** In 2003, the City Planning Commission approved land use applications to allow a recycling facility on the subject property. The applicant now proposes to construct a 9,800 square foot addition on the south side of the property. The location of the proposed addition is currently a large impervious concrete pad; as such the proposed addition would not expand the impervious surfaces on the subject property. A recycling use is a conditional use in the I2 district; recycling uses are subject to the site plan review.

Eureka Recycling is a non-profit organization that is Minnesota’s only Zero Waste organization focused exclusively on demonstrating that waste is completely preventable. Eureka operates both a recycling collection fleet as well as a Material Recovery Facility (MRF) on the subject property. In February of 2014, Eureka installed additional equipment into the facility that allows it to process single-stream recycling. Due to the increased demand from other metro-wide recyclers, haulers, institutions and municipalities, the amount of materials processed through the facility is expected to double to approximately 90,000 tons per year. This will result in an additional 40 jobs. In order to accommodate the additional volume anticipated, Eureka proposes to expand the tipping floor area by 9,800 square feet, which will allow the materials to be delivered, analyzed and prepared for processing all within a fully enclosed building. Eureka proposes to build-out the proposed 9,800 square foot expansion all at once; however, the project may be built in two separate phases as denoted on the plans.

**RELATED APPROVALS.** In 2003, the City Planning Commission approved land use applications (BZZ-1401) to allow a recycling facility on the subject property. The applications needed at the time were a conditional use permit and site plan review subject to conditions of approval.

| Planning Case # | Application                                 | Description   | Action           |
|-----------------|---|---|------------------|
| BZZ-1401        | Conditional Use Permit and Site Plan Review | To allow the establishment of a recycling facility. | Approved in 2003 |

**PUBLIC COMMENTS.** No official correspondence has been received from the Southeast Como Improvement Association or any neighborhood letters prior to the printing of this report. Any correspondence received prior to the public meeting will be forwarded on to the City Planning Commission for consideration.

## ANALYSIS

### CONDITIONAL USE PERMIT

The Department of Community Planning and Economic Development has analyzed the application to allow for an expansion of a recycling facility in the I2, Medium Industrial District based on the following findings:

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

Staff finds that allowing an expansion of the existing recycling facility on the property located at 454 Coolidge Street NE would not be detrimental to or endanger the public health, safety, comfort or general welfare. A recycling facility has operated at this location since 2003. The site appears to be in compliance with the prior approved site plan. To CPED’s knowledge there have not been any complaints with the operations of the business at this location.

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.*

Staff finds that allowing an expansion of the existing recycling facility on the property located at 454 Coolidge Street NE would not be injurious to the use and enjoyment of other property in the area and would not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district. The site is surrounded by railroads and other industrial properties. The proposed addition would be constructed on the south side of the site infilling an existing recessed area. The addition is proposed based on the anticipated increase in demand and would allow for all production and processing to occur indoors as required by ordinance.

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

The building is existing. All utilities, access roads and drainage are in place.

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

The parking requirement for the recycling facility is 73 spaces. The existing facility is approximately 117,600 square feet in size which requires a total of 68 off-street parking spaces. The proposed 9,800 square foot addition would result in an increase of 5 off-street parking spaces. Currently, there are a total of 78 spaces on the premises which exceeds the minimum requirement.

The loading requirement for the use is three large (12 feet by 50 feet) spaces. There are a total of seven large loading spaces that exist on the site.

There is only one access point to the property which would be maintained off of Kennedy Street NE.

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

The property is located on the east side of Minneapolis within a large industrial area known as the Mid-City Industrial Area. The future land use map in *The Minneapolis Plan for Sustainable Growth* designates the site as Industrial. The proposed development is consistent with the following principles and policies outlined in the comprehensive plan:

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

**Land Use Policy 1.14:** “Maintain Industrial Employment Districts to provide appropriate locations for industrial land uses.”

1.14.5 “Encourage and implement buffering through the site plan review process to mitigate potential conflicts between industrial uses and adjacent other uses.”

**Economic Development Policy 4.2:** “Promote business start-ups, retention and expansion to bolster the existing economic base.”

**Economic Development Policy 4.10:** “Prioritize Industrial Employment Districts for industrial uses.”

**Urban Design Policy 10.12:** Design industrial uses with appropriate transitions and other design features which minimize negative impacts on surrounding residential uses.

- 10.12.1 “Provide appropriate physical transition and separation using green space, fencing, setbacks or orientation between industrial uses and other surrounding uses.”
- 10.12.2 “Encourage site planning for new developments that orients the “back” of proposed buildings to the “back” of existing development.”
- 10.12.4 “Design industrial sites to ensure direct access to major truck routes and freeways as a way to minimize automobile and truck impacts on residential streets and alleys.”
- 10.12.5 “Promote quality design and building orientation of industrial development that is appropriate with the surrounding neighborhoods.”
- 10.12.6 “Use the site plan review process to ensure that lighting and signage associated with industrial uses do not create negative impacts for residential properties.”

There is one additional plan that must be considered when evaluating the proposal; the *Industrial Land Use and Employment Policy Plan*, which was adopted in 2006, applies to the subject parcel given the location of the site within the boundaries of the Mid-City Industrial Area Industrial Employment District (#7). The objective of Industrial Employment Districts is to protect prime employment space, provide an opportunity for the City to support targeted industrial and business clusters and to redevelop underutilized sites for economic development purposes. Industrial Employment Districts preserve properties for the retention, expansion and attraction of existing and new industrial firms in areas of the city with good transportation access, minimal conflict with nearby land uses and proximity to recent market investment.

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

With the approval of the amended conditional use permit and site plan review applications, this development would meet the applicable regulations of the I2, Medium Industrial District.

## 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**

- There is a large existing interconnected facility located on the premises. The location of the addition is on the south side of the site. The addition as proposed would infill a notch in the building where a large impervious concrete pad is located; as such the proposed addition would not expand the impervious surfaces on the subject property. While the proposed addition faces the street, it is located over 400 feet from the public street. The proposed addition does not reinforce the street wall as the building addition is not located within 8 feet of the property line off of Kennedy Street NE. Alternative compliance is required. Staff would recommend that the Planning Commission grant alternative compliance in this specific circumstance. The location of the addition is the most practical and appropriate location given the use, operations and context of the site.

- The area between the building and the front property line is landscaped but it also includes driveways, drive aisles and off-street parking. The conditions are existing, and the proposed addition is actually bringing this segment of the building closer to the street. Therefore, no alternative compliance is necessary in this specific circumstance.
- The principal entrance to the building faces the interior of the site. This is an existing condition and therefore alternative compliance is not necessary.
- The on-site accessory surface parking lot is not primarily located to the rear or interior of the site; however, it is an existing condition and therefore alternative compliance is not necessary.
- The proposed building addition would provide architectural detail consistent with the existing industrial structure, however, the addition consists primarily of overhead doors for enclosed truck bays that would service the tipping floor.
- There are blank, uninterrupted wall that exceeds 25 feet in length on the east and west elevations of the proposed addition. Alternative compliance is necessary. Staff would recommend that the Planning Commission grant alternative compliance with this provision in this specific circumstance as the exposed blank walls are internal to the site and to the block and are not visible given the location of the proposed addition.
- The exterior materials on the addition would match the materials on the existing building where the addition is proposed and would include precast concrete and metal siding.
- The materials and the appearance of the rear and side walls are similar to and compatible with the front of the building and the existing building.
- No plain face concrete block is proposed.
- The building currently does not comply with the window provisions in this specific location as the subject area where the proposed addition would be located consists of overhead doors for truck bays. That condition would be maintained with the proposed infill addition. Alternative compliance is necessary. Staff would recommend that the Planning Commission grant alternative compliance as the existing condition is being maintained with the proposed addition and given the use of the building where the addition is proposed it would not be practical or reasonable to require that additional glazing be installed.
- The active functions provision would not apply in given that the use is industrial and the property is located in an industrial district.
- The roof line of the addition would be flat which would match the flat roof of the existing buildings.
- There is no parking garage proposed. All on-site parking is existing and located in a surface parking lot. On a site visit to the premises, Staff observed vehicles parked on the perimeter green space areas abutting Kennedy Street NE. Staff will condition the approval that no parking shall be permitted on areas not paved and designated for parking.

#### **Access and Circulation – Meets requirements**

- There is no public sidewalk in front of the subject property. The parking lot is existing and is in compliance with the previously approved site plan (BZZ-1401).
- There is no transit shelter existing or proposed as part of this development.
- Vehicles and trucks would continue to utilize the singular access drive located off of Kennedy Street NE on the northern portion of the site. There are no surrounding residential uses.
- This site does not have access to a public alley.
- There is no maximum impervious surface requirement in the I2 District. According to the materials submitted by the applicant, 77 percent of the site is and would continued to be impervious.

**Landscaping and Screening – Requires alternative compliance**

- The site appears to be in compliance with the previously approved site/landscape plan (BZZ-1401). The parking lot is existing.
- The zoning code requires that at least 20 percent of the site not occupied by the building be landscaped. The landscaping requirement for this site is 33,758 square feet. The site currently has approximately 68,380 square feet of landscaping, or approximately 40 percent of the site not occupied by the buildings. The tree and shrub requirement is 68 trees and 338 shrubs. The site currently accommodates 93 trees and 360 shrubs, which exceeds the minimum requirement.
- The installation and maintenance of all landscape materials shall comply with 530.210

**Table 1. Landscaping and Screening Requirements**

|                               | Code Requirement | Existing            |
|-------------------------------|------------------|---------------------|
| Lot Area                      | --               | 294,300 square feet |
| Building footprint            | --               | 125,510 sq. ft.     |
| Remaining Lot Area            | --               | 168,790 sq. ft.     |
| Landscaping Required          | 33,758 sq. ft.   | 68,380 sq. ft.      |
| Canopy Trees (1: 500 sq. ft.) | 68 trees         | 93 trees            |
| Shrubs (1: 100 sq. ft.)       | 338 shrubs       | 360 shrubs          |

**Additional Standards – Meets requirements**

- The parking area is existing and has been designed to provide some on-site retention and filtration of stormwater. On a site visit to the premises, Staff observed vehicles parked on the perimeter green space areas abutting Kennedy Street NE. Staff will condition the approval that no parking shall be permitted on areas not paved and designated for parking.
- The building addition would not block views of important elements of the city.
- The building addition would not cast shadows on public spaces or adjacent properties.
- The building addition would have minimal wind effects on the surrounding area.
- The existing site appears to comply with standards regarding crime prevention through environmental design including but not limited to surveillance, lighting, space delineation, natural access control, etc. For security purposes, the site has a fence around it and it is monitored by video cameras.
- This site is neither historically designated nor located in a historic district.

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

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

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

**Table 2. Vehicle Parking Requirements Per Use (Chapter 541)**

|                    | Minimum Parking Requirement | Applicable Reductions | Total Minimum Requirement | Maximum Parking Allowed | Proposed |
|--------------------|-----------------------------|-----------------------|---------------------------|-------------------------|----------|
| Recycling facility | 73                          | --                    | 73                        | 207                     | 78       |
| Total              | 73                          | --                    | 73                        | 207                     | 78       |

**Table 3. Bicycle Parking and Loading Requirements (Chapter 541)**

|                    | Minimum Bicycle Parking | Minimum Short-Term | Minimum Long-Term | Proposed | Loading Requirement | Proposed |
|--------------------|-------------------------|--------------------|-------------------|----------|---------------------|----------|
| Recycling facility | --                      | --                 | --                | 6        | 3 large             | 3 large  |
| Total              | --                      | --                 | --                | 6        | 3 large             | 3 large  |

**Building Bulk and Height – Meets requirements**

**Table 4. Building Bulk and Height Requirements**

|   | Code Requirement                        | Proposed                        |
|---|---|---------------------------------|
| Lot Area                                | --                                      | 294,300 square feet / 6.8 acres |
| Gross Floor Area (GFA)                  | --                                      | 127,400 sq. ft.                 |
| Maximum Floor Area Ratio (GFA/Lot Area) | 2.7                                     | .43                             |
| Maximum Building Height                 | 4 stories or 56 feet, whichever is less | 38 ft.                          |

**Yard Requirements – Meets requirements**

- There are no setback requirements for this use since it is zoned industrial and is surrounded by industrially zoned properties.

**Signs – Meets requirements**

- No new signs are proposed. Signs are subject to Chapters 531 and 543 of the Zoning Code. All new signs are required to meet the requirements of Chapter 543 of the zoning code. Any new signage requires a separate permit.
- In the I2 zoning district, 1.5 square feet of signage for every 1 foot of primary building wall is allowed. However, if there is a freestanding sign on the zoning lot then there can only be 1 square foot of signage for every 1 foot of primary building wall. Wall signs are limited to 180 square feet in size. Projecting signs are limited to 20 square feet in size. The height limitation for both wall signs and projecting signs is 28 feet. Freestanding signs are limited to 80 square feet and can be no taller than 8 feet. The zoning code also limits the number of freestanding signs on a zoning lot to 1.

**Dumpster Screening – Not applicable**

- The trash is stored indoors on site. Any future dumpsters would need to be screened in compliance with Section 535.80 of the Zoning Code.

**Screening of Mechanical Equipment** – *Not applicable*

- The applicant is not proposing to add any new mechanical equipment to the site as part of the addition. Any new mechanical would need to be screened in compliance with Section 535.70 of the Zoninf Code.

**Lighting** – *Not applicable*

- The applicant is not proposing to add any new lights to the site as part of the addition.

**Impervious Surface Area** – *Not applicable*

**Specific Development Standards** – *Meets requirements*

- The specific development standard for a recycling facility is: “The use shall be performed in a fully enclosed building, except that paper and cardboard may be stored outside in fully enclosed containers or trailers. For the purposes of this requirement, "enclosed" shall mean completely enclosed with no outdoor storage, sorting or processing of materials.”

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

See the above listed response to finding #5 in the conditional use permit application to allow a recycling facility to expand on the subject property. The policies and implementation steps apply to the site plan review application as well.

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

See the above listed response to finding #5 in the conditional use permit application to allow a recycling facility to expand on the subject property. The policies outlined in the Industrial Land Use and Employment Policy Plan apply to the site plan review application as well.

**5. Alternative compliance.**

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

- **Within 8 feet of the front lot line.** There is a large existing interconnected facility located on the premiese. The location of the addition is on the south side of the site. The addition as proposed would infill a notch in the building where a large impervious concrete pad is located; as such the proposed addition would not expand the impervious surfaces on the subject property. While the proposed addition faces the street, it is located over 400 feet from the public street. The proposed addition does not reinforce the street wall. Alternative compliance is required. Staff would recommend that the Planning Commission grant alternative compliance in this specific circumstance. The location of the addition is the most practical and appropriate location given the use, operations and context of the site.
- **Blank, uninterrupted walls.** There are blank, uninterrupted wall that exceeds 25 feet in length on the east and west elevations of the proposed addition. Alternative compliance is necessary. Staff would recommend that the Planning Commission grant alternative compliance

with this provision in this specific circumstance as the exposed blank walls are internal to the site and to the block and are not visible given the location of the proposed addition.

- **Window provisions.** The building currently does not comply with the window provisions in this specific location as the subject area where the proposed addition would be located consists of overhead doors for truck bays. That condition would be maintained with the proposed infill addition. Alternative compliance is necessary. Staff would recommend that the Planning Commission grant alternative compliance as the existing condition is being maintained with the proposed addition and given the use of the building where the addition is proposed it would not be practical or reasonable to require that additional glazing be installed.

## RECOMMENDATIONS

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

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt the above findings and **approve** the application for a conditional use permit to allow for an expansion of a recycling facility at the property located at 454 Coolidge Street NE, subject to the following conditions:

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

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

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt the above findings and **approve** the site plan review application to allow for a 9,800 square foot addition to the existing recycling facility on the property located at 454 Coolidge Street NE, subject to the following conditions:

1. Approval of the final site, landscaping, elevation and lighting plans by the Department of Community Planning and Economic Development
2. All site improvements shall be completed by October 27, 2016, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.
3. No parking shall be permitted on areas not paved and designated for parking. No parking shall be permitted in the required landscaped areas adjacent to Kennedy Street NE.
4. The site shall be in compliance with the approved site/landscape plan, BZZ-1401.

## ATTACHMENTS

1. Written description and findings submitted by applicant
2. Zoning map
3. Plans
4. Photos
5. Correspondence

Eureka Recycling is a 501©3 non-profit organization whose mission is to demonstrate that waste is completely preventable. It is the State of Minnesota's only Zero Waste organization focused exclusively on this issue. Eureka operates both a recycling collection fleet as well as a Material Recovery Facility (MRF) at 2828 Kennedy Street NE in Minneapolis (454 Coolidge Street NE). This facility is a critical component of our Zero Waste Lab. Eureka is currently operating under a Conditional Use Permit granted in 2003.

A key feature of Zero Waste is that it uses the out-flows of one system (bottles, cans and paper for example) as an input for another system (more bottles, more paper and more cans). The more we can repeat these circular systems the more we maximize the financial, social, and environmental benefits of zero waste in our communities.

Eureka moved onto its site and began operations in April, 2004. The MRF equipment that was installed at that time was designed to process recyclable materials that came in two separate streams: mixed paper and mixed containers. For 10 years Eureka processed an average of 45,000 tons a year of materials, sorting those two-streams into 17 different commodities that were sold to manufacturers be made into new paper, bottles and cans. Approximately 40 of Eureka's 100 employees are employed in those operational activities.

In February, 2014 Eureka installed additional equipment into the facility that allows it to process paper and bottles and cans that are all collected together, known as Single-Stream recycling. Due to these changes the demand from other recyclers, haulers, institutions and municipalities in the metro area who want to work with Eureka has increased to the point that Eureka will need to operate a second shift and bring the total amount of materials processed through the facility to approximately 90,000 tons a year. This will increase employment in the MRF here in Minneapolis by another 40 positions. In order to accommodate the anticipated additional volume of materials as it is delivered, analyzed and prepared for processing. Therefore, Eureka seeks to expand by 6,200 s.f. the tipping floor area and by 3,600 s.f. the paper loading area of the current building. This 9,800 s.f. expansion will enable Eureka to continue to meet its CUP requirements of assuring that all materials are stored and processed inside the building

Eureka's site is currently meeting those CUP requirements. The outdoor areas are used for staff and visitor parking, for overnight parking of the Recycling Collection Fleet, for the storage of collection equipment awaiting delivery, and some equipment and materials prepared for pickup for shipment to buyers, such as processed glass. The site is very well landscaped with native plantings and gardens. There are also surveillance cameras on-site to deter graffiti and other undesired activities. We have worked closely with the both the local IBA chapter, the Chamber of Commerce and our police precinct to establish and operate a safe and clean site.

It is Eureka's intent to build the proposed Tipping Floor Addition all at once, however; depending upon the outcome of the construction bids, the project may be built in 2 phases as shown on the plans, with the paper loading area being Phase 2.

9 September 2014

Request for an Amendment to a Conditional Use Permit for

Eureka Recycling  
454 Coolidge Street NE  
Minneapolis, MN 55413

PROJECT:

Eureka Recycling Tipping Floor Addition (9,800 s.f. addition)

STATEMENT OF FINDINGS

1. Eureka recycling has been operating at this address since 2003. The proposed addition to the existing recycling plant will enhance the functionality of the facility and will not be detrimental to or endanger the public health, safety, comfort or general welfare.
2. The proposed addition will be tucked into an existing inside corner of the existing building and will have a lower profile than the existing building. Accordingly, it will not be injurious to the use and enjoyment of other property in the vicinity and will not impede the normal and orderly development of surrounding property for uses permitted in the district.
3. The proposed addition will not require additional utilities or access roads. Existing drainage patterns on the site are being utilized and no new imperious surfaces are being created by the proposed addition.
4. Existing traffic patterns are being maintained and the number of vehicles entering or leaving the site at any given time will remain consistent with past practices. Congestion has not been a problem.
5. The industrial function of the facility and the proposed addition are consistent with existing zoning constraints.
6. As the addition is to augment the existing recycling facility and to the extent that the existing facility is compliant with applicable district regulations, the addition will also be compliant.

Submitted by:

Barbeau Architects, Inc.

A handwritten signature in cursive script that reads "Thomas Barbeau". The signature is written in black ink and is positioned above the printed name of the signatory.

Thomas Barbeau, president

Subject     **Eureka Recycling Tipping Floor Addition**  
From        Tom Barbeau <tom@barbeauarchitects.com>  
To          <kevin.reich@minneapolismn.gov>  
            Farrar, Rebecca D. <Rebecca.Farrar@minneapolismn.gov>, Jim Shear  
Cc          <jimshear@hparkseating.com>, Tim Brownell <timb@eurekarecycling.org>, Carolyn Loper  
            <carolynl@eurekarecycling.org>  
Date        2014/09/10 10:59 am

Dear Councilman Reich,

Eureka Recycling at 454 Coolidge Street NE is in the process of making application for an amendment to their Conditional Use Permit as required to construct a small addition to their recycling processing facility in Northeast Minneapolis. The purpose of the addition is to increase the area of their tipping floor space which will permit them to increase plant efficiency and allow them to add an additional work shift and more jobs.

The area of the proposed addition is 9,800 square feet. The addition is proposed to be built on an existing exterior concrete slab; hence no additional storm water run-off will be created, which we believe is a plus as well.

Please feel free to contact me if you would like to discuss the proposed project in greater detail or if you would like additional information.

Eureka Recycling looks forward to having your support for their application and this important project.

Sincerely,

Tom Barbeau  
**Barbeau Architects, Inc.**  
1000 Blue Gentian Road Suite 135  
651.675.2284 phone 651.675.2290 fax  
www.barbeauarchitects.com

Subject     **Eureka Recycling Tipping Floor Addition**  
From        Tom Barbeau <tom@barbeauarchitects.com>  
To           <secomo@secomo.org>  
              Farrar, Rebecca D. <Rebecca.Farrar@minneapolismn.gov>, Jim Shear  
Cc           <jimshear@hparkseating.com>, Tim Brownell <timb@eurekarecycling.org>, Carolyn Loper  
              <carolynl@eurekarecycling.org>  
Date        2014/09/10 11:04 am

To whom it may concern:

Eureka Recycling at 454 Coolidge Street NE is in the process of making application for an amendment to their Conditional Use Permit as required to construct a small addition to their recycling processing facility in Northeast Minneapolis. The purpose of the addition is to increase the area of their tipping floor space which will permit them to increase plant efficiency and allow them to add an additional work shift and more jobs.

The area of the proposed addition is 9,800 square feet. The addition is proposed to be built on an existing exterior concrete slab; hence no additional storm water run-off will be created, which we believe is a plus as well.

Please feel free to contact me if would like to discuss the proposed project in greater detail or if you would like additional information.

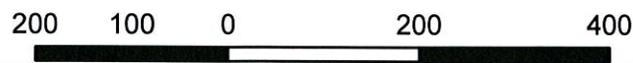
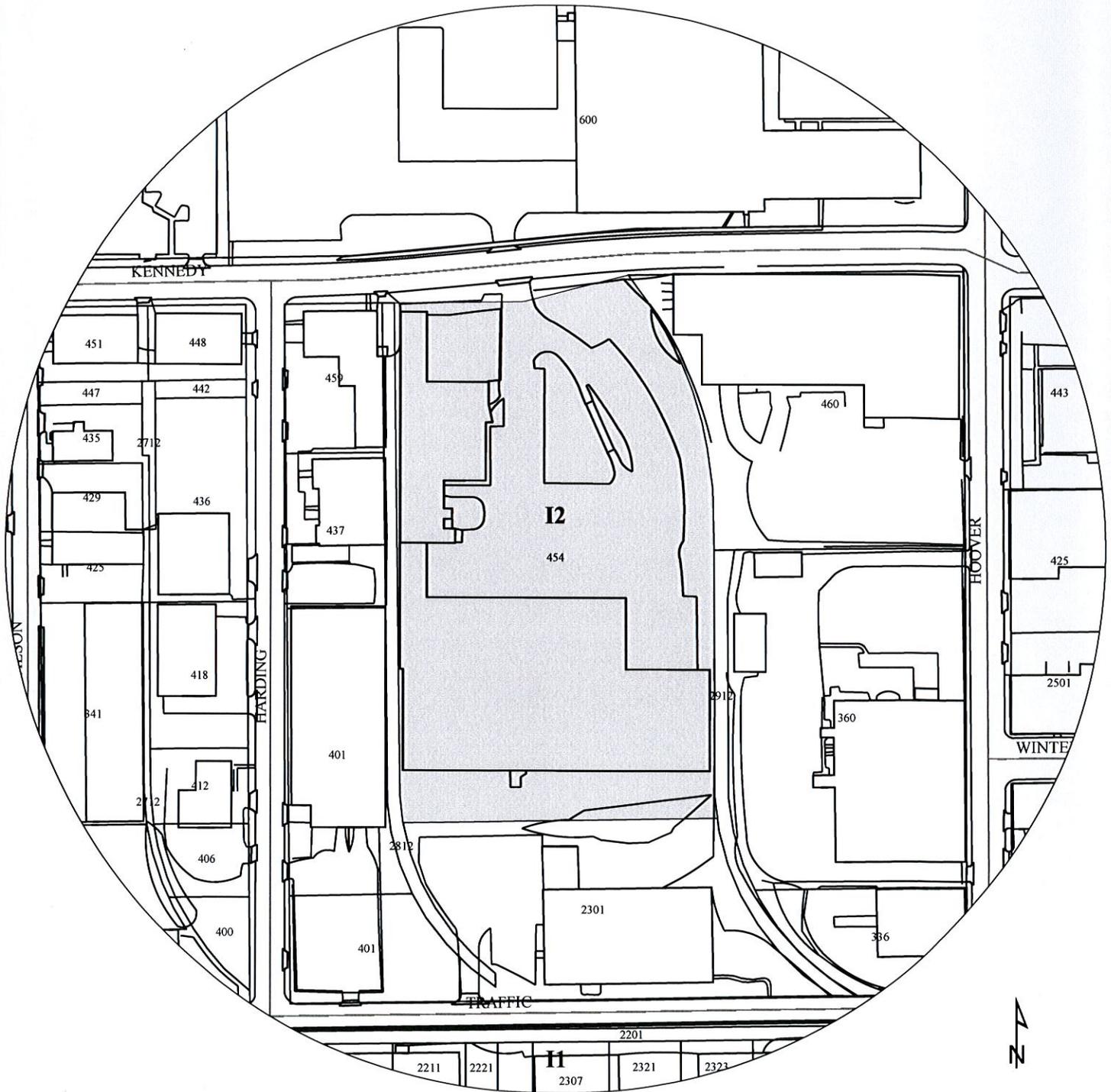
Tom Barbeau  
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**Eureka Recycling**

**1st**

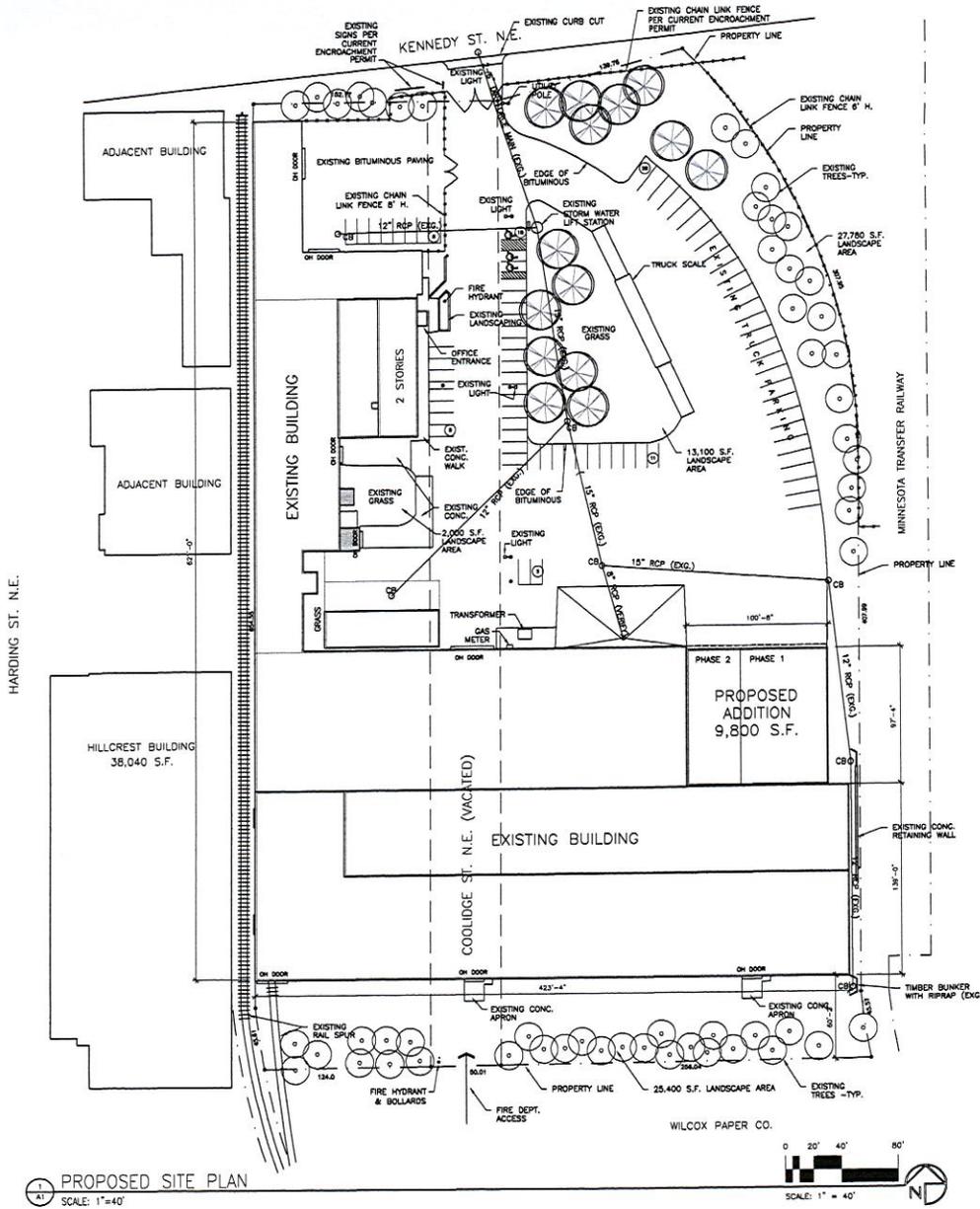
NAME OF APPLICANT

WARD



PROPERTY ADDRESS  
**454 Coolidge Street NE**

FILE NUMBER  
**BZZ-6837**



PROPOSED SITE PLAN  
SCALE: 1" = 40'

**SITE AND PARKING DATA**

|                                  |                       |
|----------------------------------|-----------------------|
| SITE AREA                        | = 294,300 S.F.        |
| EXISTING BUILDING FOOTPRINT AREA | = 117,600 S.F.        |
| PARKING AND OPEN SPACE           | = 176,700 S.F.        |
| REQUIRED LANDSCAPING             | = 35,340 S.F.         |
| LANDSCAPING PROVIDED             | = 68,380 S.F. (39%)   |
| EXISTING RECYCLING AREA          | = 110,700 S.F.        |
| EXISTING OFFICE AREA             | = 5,110 S.F.          |
| REQUIRED PARKING (RECYCLING)     | = 20 + 45 = 65 SPACES |
| REQUIRED PARKING (OFFICE)        | = 3 SPACES            |
| NEW RECYCLING AREA               | = 9,700 S.F.          |
| ADDITIONAL REQUIRED PARKING      | = 5 SPACES            |
| TOTAL REQUIRED PARKING           | = 73 SPACES           |

**PARKING PROVIDED**

|                              |           |
|------------------------------|-----------|
| STANDARD SPACES 8'-6"x18'    | 47 SPACES |
| OVERSIZED SPACES 10'-0"x 24' | 28 SPACES |
| HANDICAPPED SPACES           | 3 SPACES  |
|                              | 78 SPACES |

**NOTES**

- 1 ALL CATCH BASINS ARE EXISTING.
- 2 ALL LANDSCAPING IS EXISTING.
- 3 ALL PAVED AREAS AND BITUMINOUS PARKING SURFACES: EXISTING.
- 4 THE PROPOSED ADDITION OCCURS IN AN AREA CURRENTLY PAVED.
- 5 PROVIDE EROSION CONTROL DURING CONSTRUCTION AND TO PREVENT SILTING OF CATCH BASIN STRUCTURES.
- 6 SITE DRAINAGE INFORMATION PROVIDED BY THE OWNER, BASED ON INSTALLED LIFT SYSTEM COMPLETED IN 1998, AS APPROVED BY THE CITY OF MINNEAPOLIS.
- 7 THE PROJECT MAY BE CONSTRUCTED IN ONE OR TWO PHASES AS COSTS ALLOW. THE FLOOR PLAN AND ELEVATION DRAWINGS DEPICT THE COMPLETED PROJECT.

**SHEET INDEX**

- |    |                     |
|----|---------------------|
| A1 | PROPOSED SITE PLAN  |
| A2 | FLOOR PLAN          |
| A3 | EXTERIOR ELEVATIONS |

**BARBEAU ARCHITECTS, INC.**  
ARCHITECTS AND INTERIOR DESIGNERS  
1000 West Center Road, Suite 120, Eagan, MN 55121  
651/975-2286 phone  
651/975-2200 fax

I HEREBY CERTIFY THAT THIS PLAN, REPORT, OR SPECIFICATION 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.  
*Thomas A. Barbeau*  
Thomas A. Barbeau  
DATE: 9/10/14 REG. NO. 19482

**OWNER**  
KLWS, LTD.

**PROJECT**  
EUREKA RECYCLING  
TIPPING FLOOR ADDITION  
454 COOLIDGE ST. N.E.  
MINNEAPOLIS MN 55413

**COMMISSION NUMBER**

**SHEET TITLE**  
PROPOSED SITE PLAN  
PROJECT DATA

**DRAWN BY**  
TAB

**CHECKED BY**

**DOCUMENT DATE**  
9/10/14

**ISSUED FOR**

**SITE PLAN APPROVAL** 9/10/14

| REVISION | DATE | BY |
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**SHEET NUMBER**  
**A1**

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COMMISSION NUMBER

SHEET TITLE  
 REFERENCE PLAN  
 FLOOR PLAN

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DOCUMENT DATE  
 9/10/14

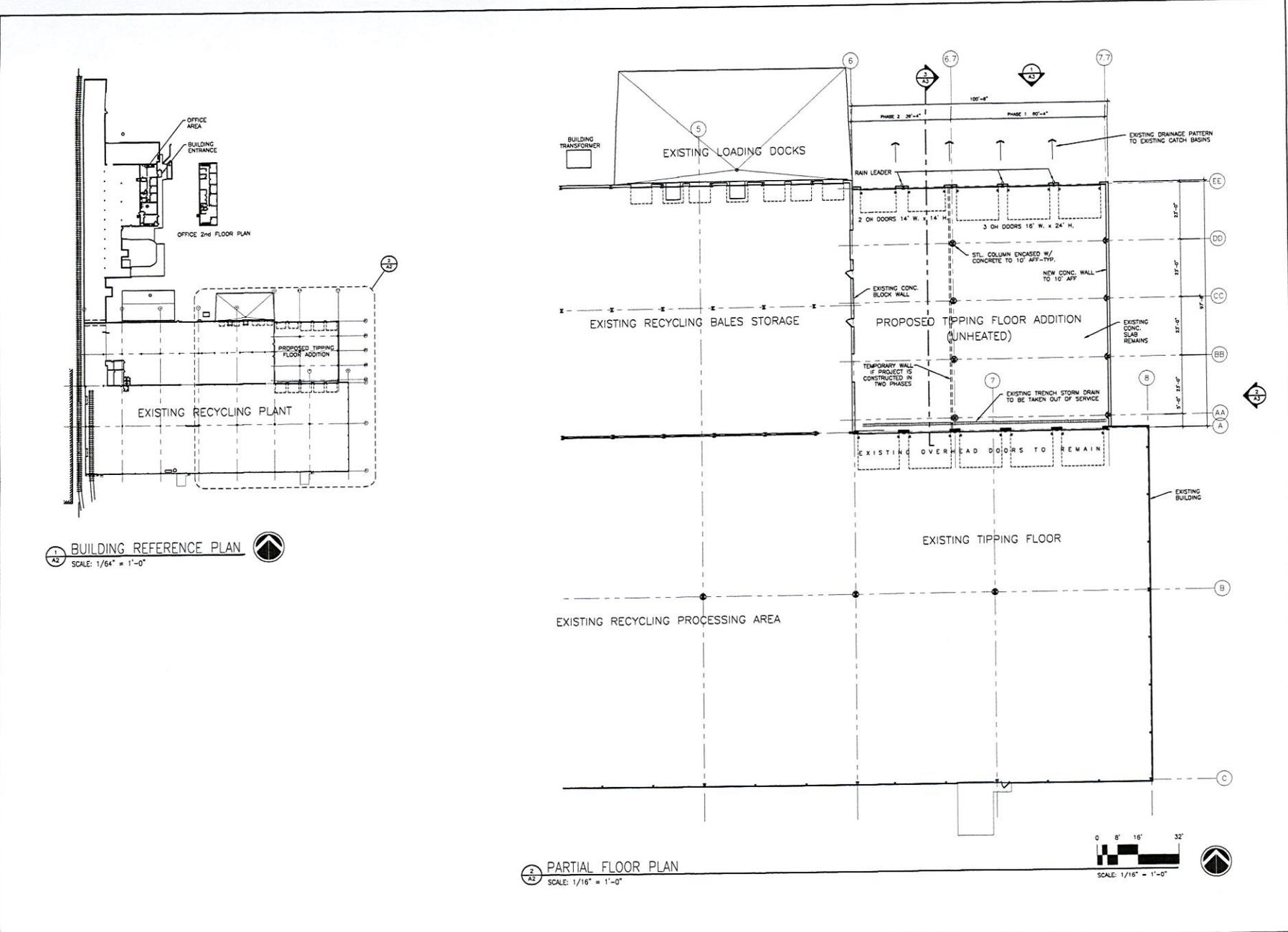
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SITE PLAN REVIEW 9/10/14

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SHEET NUMBER

A2



I HEREBY CERTIFY THAT THIS PLAN, SPECIFIC OR SPECIFICATION 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  
*Thomas A. Barbeau*  
 Thomas A. Barbeau  
 DATE: 9/10/14 REG. NO.: 19482

OWNER  
 KLWS, LTD.

PROJECT  
 EUREKA RECYCLING  
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COMMISSION NUMBER

SHEET TITLE  
 EXTERIOR ELEVATIONS

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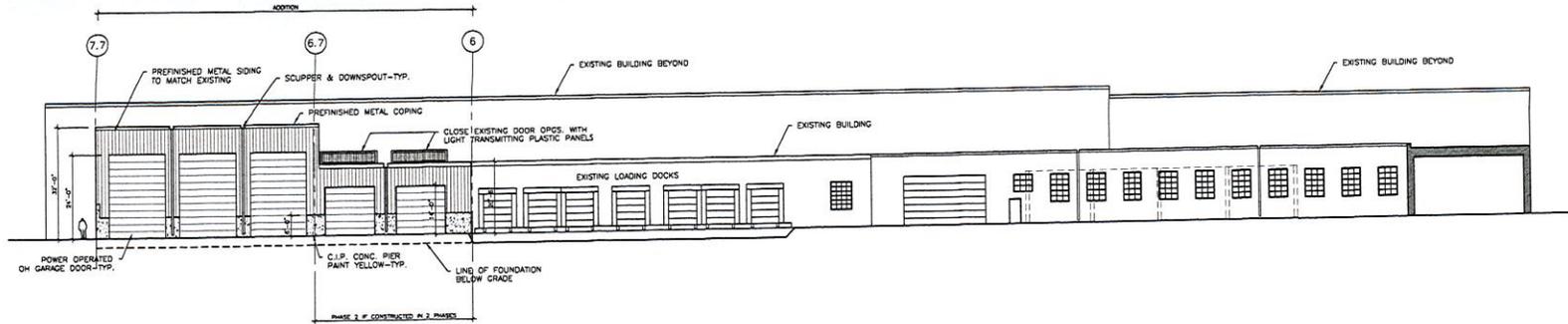
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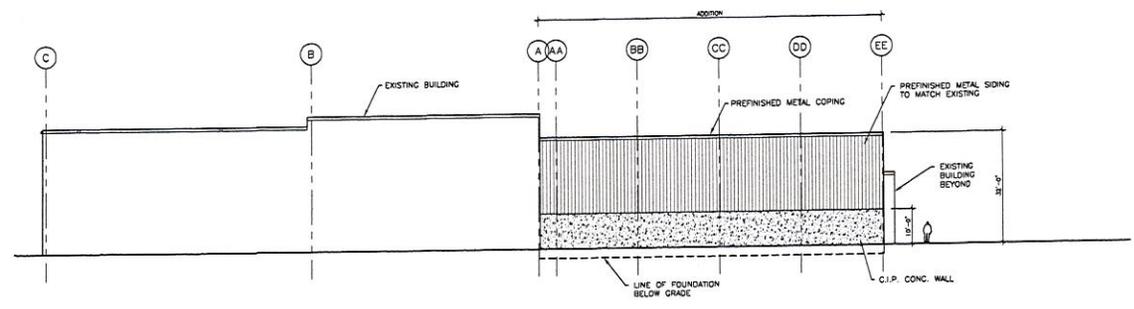
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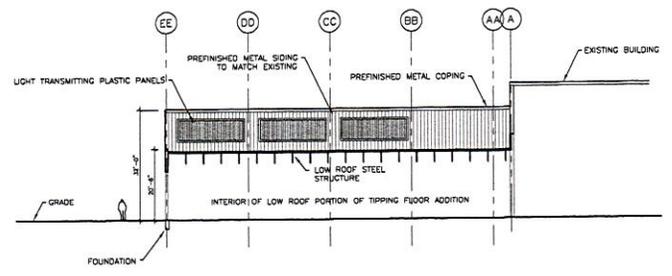
**A3**



**1 NORTH ELEVATION**  
 SCALE: 1/16" = 1'-0"



**2 EAST ELEVATION**  
 SCALE: 1/16" = 1'-0"



**3 WEST ELEVATION**  
 SCALE: 1/16" = 1'-0"



View from the site entrance looking south. The area of the proposed Tipping Floor Addition is at the far left. Offices are to the right. The weigh scale is to the left.

Facility offices from the site entrance looking southwest



The area of the proposed Tipping Floor Addition.

A truck on the weigh scale. Looking northwest toward the site entrance. The entry vestibule to the offices is at the left.





EUREKA RECYCLING EXISTING SIGN  
9/10/14