



LAND USE APPLICATION SUMMARY

Property Location: 1096 29th Ave SE
Project Name: Newgate Mechanics Building Addition
Prepared By: Shanna Sether, SeniorCity Planner, (612) 673-2307
Applicant: Newgate Education and Research
Project Contact: Granger Whitney
Request: To allow for a 6,800 square foot addition to an existing vocation school building.
Required Applications:

Site Plan Review	For a 6,800 square foot addition to an existing vocation school building.
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SITE DATA

Existing Zoning	I2 Medium Industrial District UA University Area Overlay District
Lot Area	100,500 square feet / 2.31 acres
Ward(s)	I
Neighborhood(s)	SE Como Improvement Area
Designated Future Land Use	Industrial
Land Use Features	Community Corridor (East Hennepin Avenue)
Small Area Plan(s)	<u>Industrial Land Use and Employment Policy Plan (2006)</u>

Date Application Deemed Complete	September 14, 2015	Date Extension Letter Sent	Not applicable
End of 60-Day Decision Period	November 13, 2015	End of 120-Day Decision Period	Not applicable

BACKGROUND

SITE DESCRIPTION AND PRESENT USE. The subject property is located at the southeast corner of East Hennepin Avenue and 29th Avenue SE. The existing land use is a vocational school, with three structures – an administrative office at the northwest corner of the property, a body shop building with fourteen students and a mechanic shop with ten students. Vocational schools are a permitted use in the I2 Medium Industrial District.

SURROUNDING PROPERTIES AND NEIGHBORHOOD. The surrounding area has a mix of uses including a medium-density student cooperative owned by the University of Minnesota, across 29th Ave SE, Insight Brewery to the north, across Hennepin Avenue East. Hawkins, Inc., Total Office Equipment and Como Recycling Facility are all industrial uses to the east and south of the property.

PROJECT DESCRIPTION. The applicant is proposing a 48 ft. by 142 ft. addition to south of the existing mechanic shop building at the south end of the property. The proposed addition would allow for eight new vehicle lifts and storage space, which may be converted to a ninth vehicle lift in the future. The proposed addition requires site plan review.

RELATED APPROVALS.

Planning Case #	Application	Description	Action
BZZ-638	Site plan review	Site plan review to allow for a two-story addition to the body shop building	The project was approved by the CPC in 2002

PUBLIC COMMENTS. At the time of writing the staff report, staff has not received any public comments regarding the requested application. 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 proposed building addition would be located approximately 40 feet from the front property line along 29th Avenue SE and in line with the existing mechanic shop building. The proposed addition would be located behind an existing 8-ft. wood fence, rain garden and landscaped area.
- The proposed addition will be setback greater than 8 feet from the front property line along 29th Avenue SE. The applicant has requested alternative compliance to this provision to allow for the addition without removing the existing fence, rain garden and existing trees, all of which were added to the site in 2002 to comply with the conditions of approval from the previous application. Additionally, the office building at the northwest corner of the property is located up to the corner at 29th Avenue SE and East Hennepin and reinforces the street. Staff is recommending that the Commission grant alternative compliance.

- The area between the building addition and the public street is landscaped behind a screen fence 8 ft. in height.
- The existing principal entry of the building will continue to face 29th Avenue SE.
- The on-site accessory parking is located to the rear and interior of the site.
- The walls of the proposed addition do not provide sufficient architectural detail or windows to create visual interest and increase security of adjacent outdoor spaces. The applicant has proposed smooth concrete panels with an aluminum band at the top of the flat roof. The applicant has also expressed concern with theft and has provided clerestory windows in the addition, consistent with the auto body shop addition in 2002. Staff is recommending that the applicant provide a texture or simulated finish for the exterior of the proposed addition to create visual interest.
- The building addition will be taller and be concrete panel instead of concrete block, which will be compatible, but break the building into two identifiable sections.
- The proposed addition contains blank, uninterrupted walls exceeding 25 ft. in length. Staff is recommending that the applicant provide a texture or simulated finish for the exterior of the proposed addition.
The exterior materials will be a durable masonry, cement panel.
- The rear and side walls of the addition are the same and are compatible with the front and the original mechanic shop building.
- The existing exterior material of the mechanic shop is plain face concrete block. However, the proposed addition will be concrete panel.
- The applicant is proposing to add clerestory windows on every other concrete panel on all three sides of the addition to allow light into the space and to ensure the addition is structurally sound. The proposed addition will be located to the rear of an existing 8-ft. fence and windows facing 29th Avenue SE. Staff is recommending that the applicant provide windows in each of the concrete panels to be consistent with the auto body shop addition from 2002.
- The ground floor closest to 29th Avenue SE is currently proposed as storage; however, there is sufficient space for an additional vehicle lift in the future. 68% of the existing floor plan is devoted to vehicle lifts in the mechanics classroom. The classroom activity is an active use.
- The roof is proposed to be flat with a concrete band at the top. This is consistent with the other buildings on the property.

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

	Code Requirement		Proposed	
Nonresidential Uses				
1st Floor facing 29 th	30% minimum	115.2 sq. ft.	0%	0 sq. ft.
2nd Floor facing 29 th	10% minimum	38.4 sq. ft.	7.8%	30 sq. ft.
1st Floor facing parking	30% minimum	340.8 sq. ft.	0%	0 sq. ft.
2nd Floor facing parking	10% minimum	113.6 sq. ft.	7.3%	84 sq. ft.

Access and Circulation – Meets requirements with Conditions of Approval

- The parking lot and structure are well-lit. The areas between the parking area and the buildings are paved without a dedicated walkway. Staff is recommending that the applicant remove the proposed compact parking areas adjacent to the proposed addition. That will allow the applicant area to provide a marked or concrete walkway connecting the entrances on the south and east elevations to the parking area.
- There are no transit shelters on or immediately adjacent to the subject property.

- Vehicular access will continue from the single curb cut along 29th Avenue SE.
- The circulation with the parking lot will be improved with the proposed layout and the striping of the lot.
- There are no public alleys adjacent to the site. The subject property has adjacent residential uses across 29th Avenue SE and the proposed access will not conflict with the existing residential uses.
- The site plan was reviewed for compliance with applicable site plan review standards in 2002. The applicant is not proposing any changes to the quantity of impervious or pervious surface.

Landscaping and Screening – Requires alternative compliance

- Composition and location of landscaped areas complement scale of development and surroundings.
- There is required screening of the parking lots along East Hennepin Avenue and 29th Avenue SE. The parking along Hennepin Avenue East adjacent to a landscaped area and the south parking lot along 29th Avenue SE is screened with an 8 –ft. fence. However, the existing parking area adjacent to the administrative office building, off of 29th Avenue SE is not screened from view. Staff is recommending that the applicant provide a hedge of at least 3 ft. in height to screen the vehicles from view along 29th Avenue SE.
- The perimeter of the site and the corners of the parking area are landscaped and there is a rain garden along 29th Avenue SE.
- There are several parking spaces that are located more than 50 feet from an on-site deciduous tree. The site plan was approved by the city planning commission in 2002 and is in compliance with the replanting of 6 shrubs that have died. Staff is recommending that the applicant provide 7 additional canopy trees along the south property to increase the number of trees within 50 feet of a parking space.
- Areas not occupied by buildings and parking area are covered by landscaping and turf grass.
- The installation and maintenance of all landscape materials shall comply with 530.210.

Table 2. Landscaping and Screening Requirements

	Code Requirement	Proposed
Lot Area	--	100,770 sq. ft.
Building footprint	--	30,173 sq. ft.
Remaining Lot Area	--	70,597 sq. ft.
Landscaping Required	14,119.4 sq. ft.	19,962 sq. ft.
Canopy Trees (1: 500 sq. ft.)	28 trees	14 trees
Shrubs (1: 100 sq. ft.)	141 shrubs	104 shrubs

Additional Standards – Meets requirements

- The parking lots are designed without curbing and there are swales at the edges of the parking lot to allow for stormwater management and on-site retention.
- The proposed building addition is 1-story and will not block views of important city elements.
- The proposed building addition is 1-story and will not shadow public spaces or adjacent properties.
- The proposed addition will not likely generate wind currents at ground.
- The site plan allows for natural surveillance of the parking lot through lighting, space delineation and natural access control. The two classroom buildings lack windows, which does not allow for views into the existing structures. According to the applicant, this is intentional due to concern with theft of materials.
- The existing structure is not locally designated as a structure or in a historic district.

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

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

Off-street Parking and Loading – Meets requirements with Conditions of Approval

- The existing parking lot is nonconforming to the maximum parking allowed; however, the applicant is reducing the off-street parking and coming closer to conformity.
- The proposed parallel stalls at the south end of the proposed addition conflict with the proposed stairs and landings at the exits. Staff is recommending that the applicant remove the parallel stalls adjacent to the south side of the addition be removed in order to provide a dedicated walkway.

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

	Minimum Vehicle Parking	Applicable Reductions	Total Minimum Requirement	Maximum Parking Allowed	Proposed
School, vocational	12	--	12	15	--
Total	--	--	12	15	121

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

	Minimum Bicycle Parking	Minimum Short-Term	Minimum Long-Term	Proposed	Loading Requirement	Proposed
School, vocation	5	--	--	6	1 Small Space	
Total	5	5	--	6	1 Small Space	1 small space

Building Bulk and Height – Meets requirements

Table 5. Building Bulk and Height Requirements

	Code Requirement	Proposed
Lot Area	--	100,770 sq. ft. / 2.31 acres
Gross Floor Area (GFA)	--	33,941 sq. ft.
Minimum Floor Area Ratio (GFA/Lot Area)	None	.34/100,770 sq. ft.
Maximum Floor Area Ratio (GFA/Lot Area)	2.7	.34
Maximum Building Height	4 stories or 56 feet, whichever is less	21 ft. 2 in.

Lot Requirements – Not applicable

Table 5. Lot Requirements Summary

	Code Requirement	Proposed
Dwelling Units (DU)	--	0 DUs
Density (DU/acre)	--	0 DU/acre
Minimum Lot Area	--	100,770 sq. ft.
Maximum Impervious Surface Area	--	81.2%
Maximum Lot Coverage	--	30%
Minimum Lot Width	--	336 ft.

Yard Requirements – Not applicable

- The subject property is zoned I2 Medium Industrial District and there are no permitted or conditional residential uses or residential zoning adjacent to the property.

Table 6. Minimum Yard Requirements

	Zoning District	Overriding Regulations	Total Requirement	Proposed
Front	0 ft.	--	0 ft.	40 ft.
Interior Side (South)	0 ft.	--	0 ft.	61 ft.
Corner Side (North)	0 ft.	--	0 ft.	n/a
Rear	0 ft.	--	0 ft.	n/a

Signs – Meets requirements

- Signs are subject to Chapter 543 of the Zoning Code. The applicant is not proposing any new signage. Any new signs are required to meet the zoning code.

Screening of Mechanical Equipment – Meets requirements with Conditions of Approval

- All mechanical equipment is subject to the screening requirements of Chapter 535 and district requirements.

535.70. Screening of mechanical equipment.

(a) In general. All mechanical equipment installed on or adjacent to structures shall be arranged so as to minimize visual impact using one (1) of the following methods. All screening shall be kept in good repair and in a proper state of maintenance.

- (1) Screened by another structure. Mechanical equipment installed on or adjacent to a structure may be screened by a fence, wall or similar structure. Such screening structure shall comply with the following standards:
 - a. The required screening shall be permanently attached to the structure or the ground and shall conform to all applicable building code requirements.
 - b. The required screening shall be constructed with materials that are architecturally compatible with the structure.
 - c. Off-premise advertising signs and billboards shall not be considered required screening.

- (2) Screened by vegetation. Mechanical equipment installed adjacent to the structure served may be screened by hedges, bushes or similar vegetation.
- (3) Screened by the structure it serves. Mechanical equipment on or adjacent to a structure may be screened by a parapet or wall of sufficient height, built as an integral part of the structure.
- (4) Designed as an integral part of the structure. If screening is impractical, mechanical equipment may be designed so that it is balanced and integrated with respect to the design of the building.

(b) Exceptions. The following mechanical equipment shall be exempt from the screening requirements of this section:

- (1) Minor equipment not exceeding one (1) foot in height.
 - (2) Mechanical equipment accessory to a single or two-family dwelling.
 - (3) Mechanical equipment located in an I2 or I3 District not less than three hundred (300) feet from a residence or office residence district.
- The applicant is not showing any proposed mechanical equipment on the site or elevation plans. Any proposed mechanical equipment must be screened consistent with chapter 535.70 of the zoning code.

Refuse Screening – Meets requirements

- All refuse and recycling storage containers are subject to the screening requirements in Chapter 535.

535.80. Screening of refuse and recycling storage containers.

Refuse, recycling storage, and compost containers shall be enclosed on all four (4) sides by screening compatible with the principal structure not less than two (2) feet higher than the refuse container or shall be otherwise effectively screened from the street, adjacent residential uses located in a residence or office residence district and adjacent permitted or conditional residential uses. Single and two-family dwellings and multiple-family dwellings of three (3) and four (4) units shall not be governed by this provision.

- The applicant is proposing to add a new trash enclosure that complies with 535.80

Lighting – Meets requirements with Conditions of Approval

- Existing and proposed lighting must comply with Chapter 535 and Chapter 541 of the zoning code, including

535.590. Lighting.

(a) In general. No use or structure shall be operated or occupied as to create light or glare in such an amount or to such a degree or intensity as to constitute a hazardous condition, or as to unreasonably interfere with the use and enjoyment of property by any person of normal sensitivities, or otherwise as to create a public nuisance.

(b) Specific standards. All uses shall comply with the following standards except as otherwise provided in this section:

- (1) Lighting fixtures shall be effectively arranged so as not to directly or indirectly cause illumination or glare in excess of one-half (1/2) footcandle measured at the closest property line of any permitted or conditional residential use, and five (5) footcandles measured at the street curb line or nonresidential property line nearest the light source.
- (2) Lighting fixtures shall not exceed two thousand (2,000) lumens (equivalent to a one hundred fifty (150) watt incandescent bulb) unless of a cutoff type that shields the light source from an observer at the closest property line of any permitted or conditional residential use.

- (3) Lighting shall not create a sensation of brightness that is substantially greater than ambient lighting conditions as to cause annoyance, discomfort or decreased visual performance or visibility to a person of normal sensitivities when viewed from any permitted or conditional residential use.
 - (4) Lighting shall not create a hazard for vehicular or pedestrian traffic.
 - (5) Lighting of building facades or roofs shall be located, aimed and shielded so that light is directed only onto the facade or roof.
- The applicant is not showing new lighting on the proposed structure. Lighting compliant with 535.590 of the zoning code.

Fences – Meets requirements

- Fences must comply with the requirements in Chapter 535. The applicant is not proposing any additional fencing.

Specific Development Standards – Meets requirements with Conditions of Approval

- The applicant’s proposal meets the specific development standards for a vocational school in Chapter 536:
School, vocational or business.
 - (1) Except in the I3 District, all activities shall be conducted within an enclosed building.
 - (2) To the extent practical, all new construction or additions to existing buildings shall be compatible with the scale and character of the surroundings, and exterior building materials shall be harmonious with other buildings in the neighborhood.
 - (3) An appropriate transition area between the use and adjacent property shall be provided by landscaping, screening and other site improvements consistent with the character of the neighborhood.

UA Overlay District Standards – Not applicable

- The UA Overlay District was established to ensure high quality residential development through site design and off-street parking regulations that acknowledge the unique demands placed on land uses near a major center of educational employment and enrollment. The proposed addition to the existing vocational school does not have additional requirements based on the UA Overlay District.

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

The Minneapolis Plan for Sustainable Growth identifies the site as Industrial 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 I.14: Maintain Industrial Employment Districts to provide appropriate locations for industrial land uses.

- I.14.1 Develop regulations for the Industrial Employment Districts that promote compatible industrial development and the efficient use of land.
- I.14.3 Restrict the development and expansion of nonindustrial uses within designated Industrial Employment Districts, limiting non-industrial uses to the types of uses and locations designated in the Industrial Land Use and Employment Plan.
- I.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 4.6 Focus resources and efforts on building and maintaining a skilled and employable workforce.

- 4.6.1 Promote the work readiness of city residents and the development of skills that respond to emerging opportunities with employers that offer good jobs.
- 4.6.2 Create vocational and occupational training for job seekers in collaboration with corporate partners and educational institutions.

Economic Development Policy 4.9: Focus economic development efforts in strategic locations for continued growth and sustained vitality.

- 4.9.1 Prioritize economic development efforts around designated neighborhood commercial nodes, commercial corridors, activity centers, and growth centers.
- 4.9.2 Support industrial growth and expansion within Industrial Employment Districts.

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.
- 10.12.3 Require additional screening and buffering for new developments next to residential areas.
- 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.

Urban Design Policy 10.13: Work with institutional and public partners to assure that the scale and form of new development or expansion will occur in a manner most compatible with the surrounding area.

- 10.13.1 Concentrate the greatest density and height in the interior of institutional campuses with stepped-down building design as it transitions to the neighborhood.
- 10.13.2 Develop building forms on the edges of institutional property which are most reflective of neighboring properties as the preferred option, while recognizing that in certain circumstances greater bulk and density may be preferable to expansion beyond existing campus boundaries.
- 10.13.3 Encourage institutional uses and public buildings and facilities to incorporate architectural and site design that is reflective of their civic importance and that identifies their role as focal points for the community.
- 10.13.4 Promote active uses at the ground floor level.

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

The subject property is located within the Industrial Land Use and Policy Plan (2006). While the existing land use is not specifically industrial, the use of a vocational school provides job training to support employment in the City of Minneapolis.

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.** The proposed addition will be setback greater than 8 feet from the front property line along 29th Avenue SE. The applicant has requested alternative compliance to this provision to allow for the addition without removing the existing fence, rain garden and existing trees, all of which were added to the site in 2002 to comply with the conditions of approval from the previous application. Additionally, the office building at the northwest corner of the property is located up to the corner at 29th Avenue SE and East Hennepin and reinforces the street. Staff is recommending that the applicant grant alternative compliance.
- **Architectural detail/windows.** The walls of the proposed addition do not provide sufficient architectural detail or windows to create visual interest and increase security of adjacent outdoor spaces. The applicant has proposed smooth concrete panels with an aluminum band at the top of the flat roof. The applicant has also expressed concern with theft and has provided clerestory windows in the addition, consistent with the auto body shop addition in 2002. Staff is recommending that the applicant provide a texture or simulated finish for the exterior of the proposed addition to create visual interest.
- **Blank walls.** The proposed addition contains blank, uninterrupted walls exceeding 25 ft. in length. Staff is recommending that the applicant provide a texture or simulated finish for the exterior of the proposed addition.
- **Windows.** The sides of the addition to allow light into the space and to ensure the addition is structurally sound. The proposed addition will be located to the rear of an existing 8-ft. fence and windows facing 29th Avenue SE. Staff is recommending that the applicant provide windows in each of the concrete panels to be consistent with the auto body shop addition from 2002.
- **Landscaping materials.** The site plan was approved by the city planning commission in 2002 and has a total of 14 canopy trees and 104 shrubs, where 28 and 141 are required, respectively. In addition, there are several stalls that are not located within 50 ft. of an on-site canopy tree. Staff finds that there is opportunity to add canopy trees to the landscaped area at the south end of the site. Staff finds that alternative compliance should be granted based on compliance with the previously submitted plan with the condition that 7 additional trees shall be planted along the south property line.

RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt staff findings for the application by Granger Whitney for the property located at 1095 29th Avenue SE:

A. Site Plan Review for an addition to an existing building.

Recommended motion: **Approve** the application for site plan review for a 6,800 square foot addition, subject to the following conditions:

1. The applicant shall provide a texture or simulated finish for the exterior of the proposed addition to create visual interest.
2. The applicant shall provide windows in the proposed addition in each panel, approximately 21 square feet in area, on the front and south elevations and be.
3. The applicant shall remove the proposed parallel stalls on the south side of the building addition to the mechanic building and provide a 4-ft. dedicated walkway connecting the parking area to the multiple entrances to the building.
4. The applicant shall provide 7 additional canopy trees along the south property to increase the number of trees within 50 feet of a parking space; there shall be a total of 21 canopy trees on the property.
5. All mechanical equipment shall be arranged so as to minimize visual impact by using screening consistent with section 535.70 of the zoning code.
6. Lighting shall comply with section 535.590 of the zoning code.
7. Department of Community Planning and Economic Development staff review and approval of the final building elevations, floor, site, lighting and landscape plans.
8. Site improvements shall be completed by October 5, 2017, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.

ATTACHMENTS

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

NEWGATE EDUCATION CENTER
Auto Mechanics Training Facility 2016 Expansion
2900 Hennepin Ave. East, Minneapolis, MN 55413
property identification number: 19-029-23-11-0010

To: NEIGHBORHOOD GROUP, SE Minneapolis, MN:
Attention to Chair, or convening officer : Joan Merken, Ricardo McCurley, assistant

To: MINNEAPOLIS CITY COUNCIL, Ward #1, Minneapolis, MN
Attention: Kevin Reich Councilman, Lisa Brock Administrator

Please consider this memorandum as an application to be entered into your agenda, at the soonest occasion that meets with good order in the business your body is reviewing. Your response as to which meeting we should attend to provide insight regarding our application would be appreciated once dates are set.

THE PROJECT:

To build an addition to Newgate's existing mechanic's training facility, growing the auto service bays from 12 now existing, to 20 as the new proposed total (adding eight bays in the addition). This addition will serve to allow the formula for operations to achieve a balance now possible between the auto body work, progressing apace during the 12 years following occupancy of the building. The disparity of production between these two disciplines has substantially curtailed an efficient flow of vehicles ready for market or client use, and efforts to correct the matter has exposed the necessity for this project.

This 6,816 square foot addition (bringing the mechanics program to a total of 16,508 square feet) will match in character and materials the body shop on campus completed 04/08/2003. The addition's height is slightly higher than the existing mechanics building to accommodate a detail at the joining wall. This allows for the addition to be built while the existing mechanics shop operates at full capacity without interruption. This added height also allows a preferred height at the vehicle lifts to handle a wider variety of autos and light trucks.

Condensing the on-site parking diagram will keep the loss of parking spaces in this secured private lot down to a minimum with no perceptible problems in managing the vehicle inventory required. Off-site secured parking has been arranged by Newgate to allow for future surges in the event they occur, thereby assuring the neighborhood of creating zero impact on their streets or lines of observation.

Please review the enclosed packet of drawings and data for your enhanced understanding of this project. Newgate appreciates your understanding of their intent to be a very good neighbor and member of the community, so please consider our proposal with your best possible judgment.

Sincerely,
NEWGATE EDUCATION CENTER, Owner
Ron Severson, founder, past director, and chairman

WHITNEY AFFILIATES, LLC
Granger Whitney, agent to the owner

Dated :

Project Application by WHITNEY AFFILIATES, LLC, Granger B. Whitney, 651-235-3668
In behalf of NEWGATE EDUCATION CENTER, Ron Severson, 612-378-0177... 27 August 2015

Proposal for the Construction of a 6,000 sq. ft. Addition to the Newgate Auto Mechanics Technical Training Facility.

Newgate Education Center, Inc. is a nonprofit education center located at 2900 East Hennepin Ave., Minneapolis.

Newgate has provided tuition free technical training to disadvantaged, underemployed young adults at this location since 1992. More than 400 students have been trained in either auto body or general auto mechanics and employed in good paying jobs.

In addition, Newgate has provide more than 500 vehicles, at no charge, to low-income single moms through our Wheels for Women program.

In 2004 Newgate added a new 9,600 square foot building to expand and improve the auto body training program.

We are now proposing to build a 6,000 square foot addition to our current auto mechanic training program which will allow us to add eight training stalls plus upgrade our bathroom facilities and instructor's offices.

This construction will displace 20 parking spaces plus driveway area. To insure adequate parking we have signed a long-term lease for a minimum of 54 parking stalls with Comacho Properties at 2920 Talmage Ave., Minneapolis which is less than two blocks from our site.

In addition we have a commitment from Adesa Auto Auction, in Maple Grove to provide up to 100 parking stalls as needed.

For additional information, please feel free to contact Ron Severson, Newgate Director at 612 378-0177 or Granger Whitney, Project Manager at 651 335-3668.


Ron Severson
Newgate Director

NEWGATE EDUCATION CENTER
Auto Mechanics Training Facility 2016 Expansion
2900 Hennepin Ave. East, Minneapolis, MN 55413
property identification number: 19-029-23-11-0010

THE APPLICANT'S SUPPLEMENTAL COMMENTS:

revised: 8 September 2015

1. **Regarding the Site:** (considering the mechanics shop address: 1096 – 29th Ave. SE, Mpls.)
 - a. The building footprint rests entirely on what is now bituminous pavement sloping to the South from the existing building.
 - b. Footing excavation will throw compactable soils into the building interior.
 - c. Pavement materials not compactable will be hauled off-site.
 - d. Exterior footing backfill will be achieved with imported suitable soils.
 - e. Erosion control will be established on the West side with a proper 30" high silt fence of reinforced poly staked 3'0" on center placed on the settlement pond's sloping bank.
 - f. Erosion control on the South and East side will be accomplished by a 12" water absorbing rope set continuously outside the excavation by 8 to 10 feet.
 - g. Parking inside the secure gate on the northwest side and boulders on the North side, bounded by the watershed ditch and pond with 6'0" high chain-link fencing on the South plus the Westerly street frontage and SW corner defined by an 8ft high wood slat fence. These make for a public denied zone, maximizing vehicle storage while awaiting work to be done by the training program. Maximizing this area for parking is imperative to support training operations. Staff & student parking is identified in this secure zone.
 - h. Landscaping and permeable zones have been well established during the 2002 to 2003 body shop project, and maintained as such. Snow storage has been accomplished on these perimeter permeable areas. Existing permeable and landscaped areas are to remain. The trash enclosure at the northeast corner of the existing mechanics training building is formed by steel tube corner posts with 8' high reinforced wood pairs of doors on all exposed sides. This feature will not require expansion to accommodate the added facility.
 - i. Two bicycle racks of 6 slots each will be set on the North side of the driveway's swinging security gate as well as further north, shown at the SW corner of the body shop/elevator.

2. **Regarding the Mechanics Shop Building Addition:**
 - a. The precast concrete insulated planks will be of like design, color and texture that were employed on the Body Shop.
 - b. Windows will also match the features of the windows found on the body shop, somewhat smaller at 4'0" wide by 3'0" height to complement the shorter precast panels surrounding them. Their concrete sills will set at 12'0" above finish floor to curtail vandal and theft issues as well as provide a contiguous wall for tool mountings and boxes as well as for the continuous wall mounted canted lighting required to support the work.
 - c. The secured storage bay at the West end of the addition can provide a 9th service bay in the event such a requirement arrives in the future.
 - d. All operational, safety, air quality, and maintenance features of the existing mechanics shop will be repeated in the addition.
 - e. Roof-top mechanical equipment will be set well inside the perimeter walls so as to not become a detraction from the building's elevations.
 - f. Openings between the existing building and the addition will utilize existing masonry openings and lintels (now filled in) to maintain the wall's integrity.

NEWGATE EDUCATION CENTER
Auto Mechanics Training Facility 2016 Expansion
2900 Hennepin Ave. East, Minneapolis, MN 55413
property identification number: 19-029-23-11-0010

3. Watershed Management :

- a. Existing buildings will maintain all features pertaining to storm water management.
- b. Site storm watershed features will remain in place, keeping their role in handling a significant portion of the Hawkins Chemical easterly property's runoff. Newgate encourages a continued review of the impact of this condition as it faces an increase to its credit allowed against the fees assessed.
- c. The existing mechanical shop building's outside south roof edge scuppers and open downspouts will be replaced by 3 inside roof drains that will run through the wall to collect into a horizontal lateral pipe dumping at grade into the BMP pond in the SW corner of the property.
- d. The roof of the addition will employ 3 conventional south roof edge scuppers and open downspouts running to a splash block on the bituminous paving.
- e. All established paving contours and grades will be maintained with a over-laid ramp serving the addition's new East truck access overhead door.
- f. Construction period erosion control (noted above) is diagramed on the parking diagram drawing. Stakes supporting the silt fence in the bank of the SW BMP pond will have back struts to assure their holding position.

4. Signage:

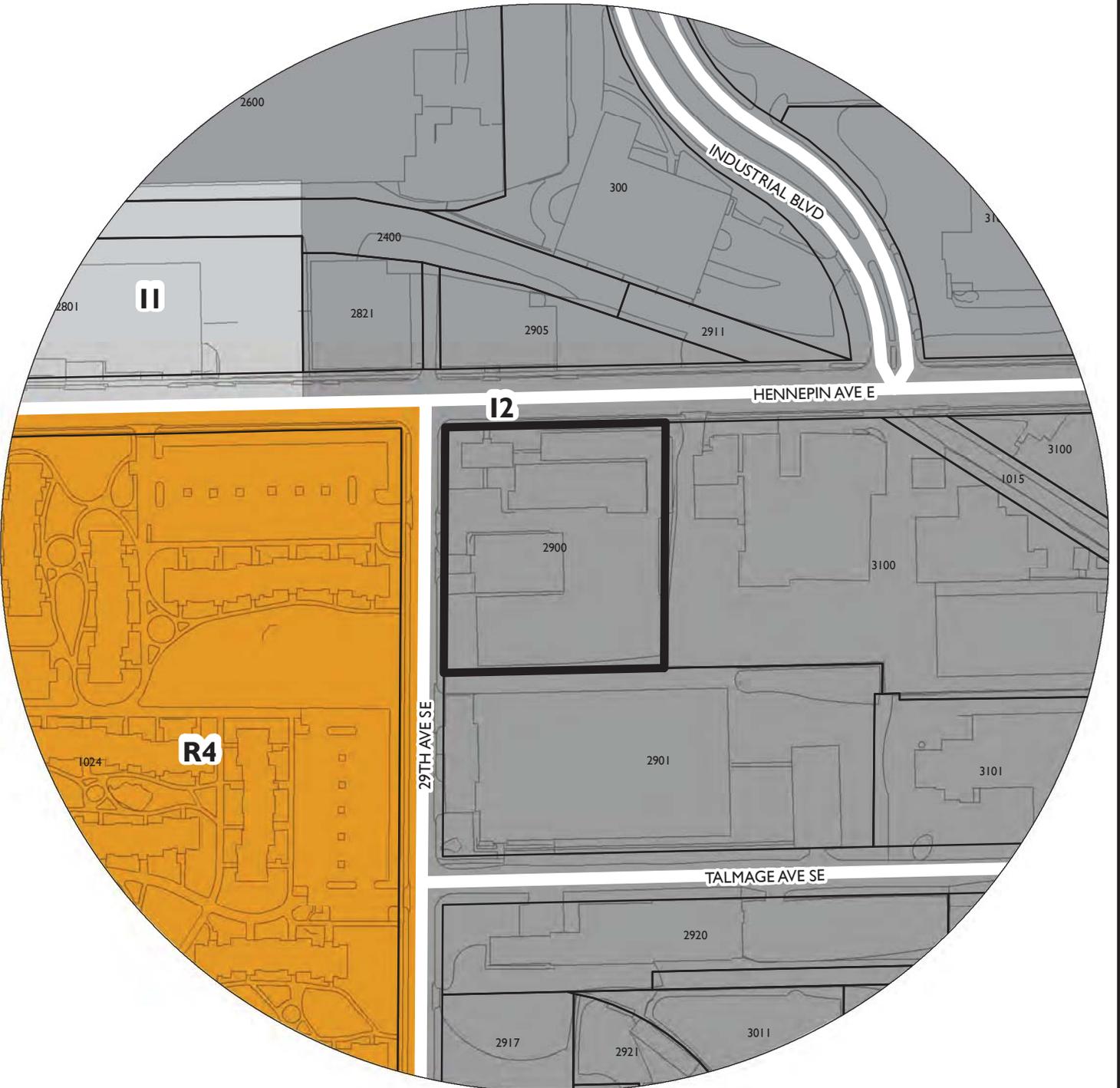
- a. The mechanics shop 2016 addition will not carry or require any additional signage. Site signage will continue to emphasize the Hennepin Avenue street frontage.

Whitney Affiliates, LLC

1st

NAME OF APPLICANT

WARD



PROPERTY ADDRESS

2900 East Hennepin Avenue (1096 29th Avenue SE)

FILE NUMBER

BZZ-7386

NEWGATE EDUCATION & RESEARCH CENTER, INC.

NEWGATE SCHOOLS
EDUCATION & RESEARCH CENTER
2900 HENNEPIN AVE.
MINNEAPOLIS, MINNESOTA 55413
WATERSHED DIAGRAM W/2015
17-Jun-15

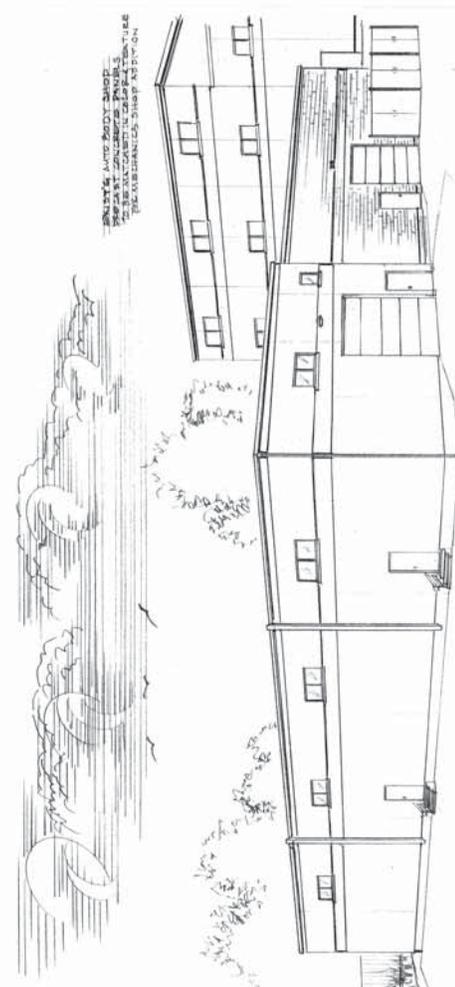
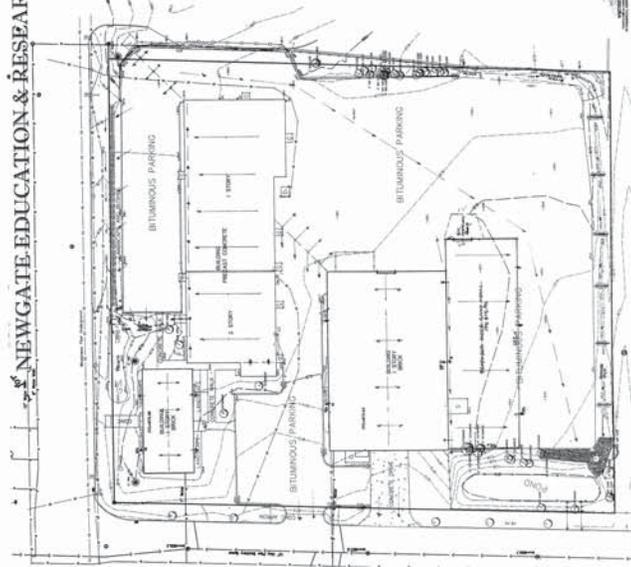
DESCRIPTION: This drawing shows the site plan for the Education & Research Center at Newgate Schools. The site is located at 2900 Hennepin Avenue, Minneapolis, Minnesota. The site plan shows the building footprint, parking areas, and surrounding streets. The building footprint is shown in a light gray color, and the parking areas are shown in a darker gray color. The surrounding streets are shown in a light gray color. The site plan is oriented with North at the top of the page.

NOTES:

- 1. Check for existing conditions on site.
- 2. Check for existing utilities on site.
- 3. Check for existing easements on site.
- 4. Check for existing zoning on site.
- 5. Check for existing environmental constraints on site.
- 6. Check for existing historical resources on site.
- 7. Check for existing cultural resources on site.
- 8. Check for existing archaeological resources on site.
- 9. Check for existing geotechnical conditions on site.
- 10. Check for existing hydrological conditions on site.
- 11. Check for existing air quality conditions on site.
- 12. Check for existing noise conditions on site.
- 13. Check for existing traffic conditions on site.
- 14. Check for existing safety conditions on site.
- 15. Check for existing security conditions on site.
- 16. Check for existing accessibility conditions on site.
- 17. Check for existing energy conditions on site.
- 18. Check for existing water conditions on site.
- 19. Check for existing soil conditions on site.
- 20. Check for existing vegetation conditions on site.

LEGEND:

- Building Footprint
- Parking Area
- Street
- ▨ Easement
- ▧ Environmental Constraint
- ▩ Historical Resource
- Cultural Resource
- Archaeological Resource
- ▬ Geotechnical Condition
- ▭ Hydrological Condition
- ▮ Air Quality Condition
- ▯ Noise Condition
- ▰ Traffic Condition
- ▱ Safety Condition
- ▲ Security Condition
- △ Accessibility Condition
- ▴ Energy Condition
- ▵ Water Condition
- ▶ Soil Condition
- ▷ Vegetation Condition



ADDITION:
 PROPOSED 2015 ADDITION
 2900 HENNEPIN AVE.
 MINNEAPOLIS, MN 55413
 17-Jun-15

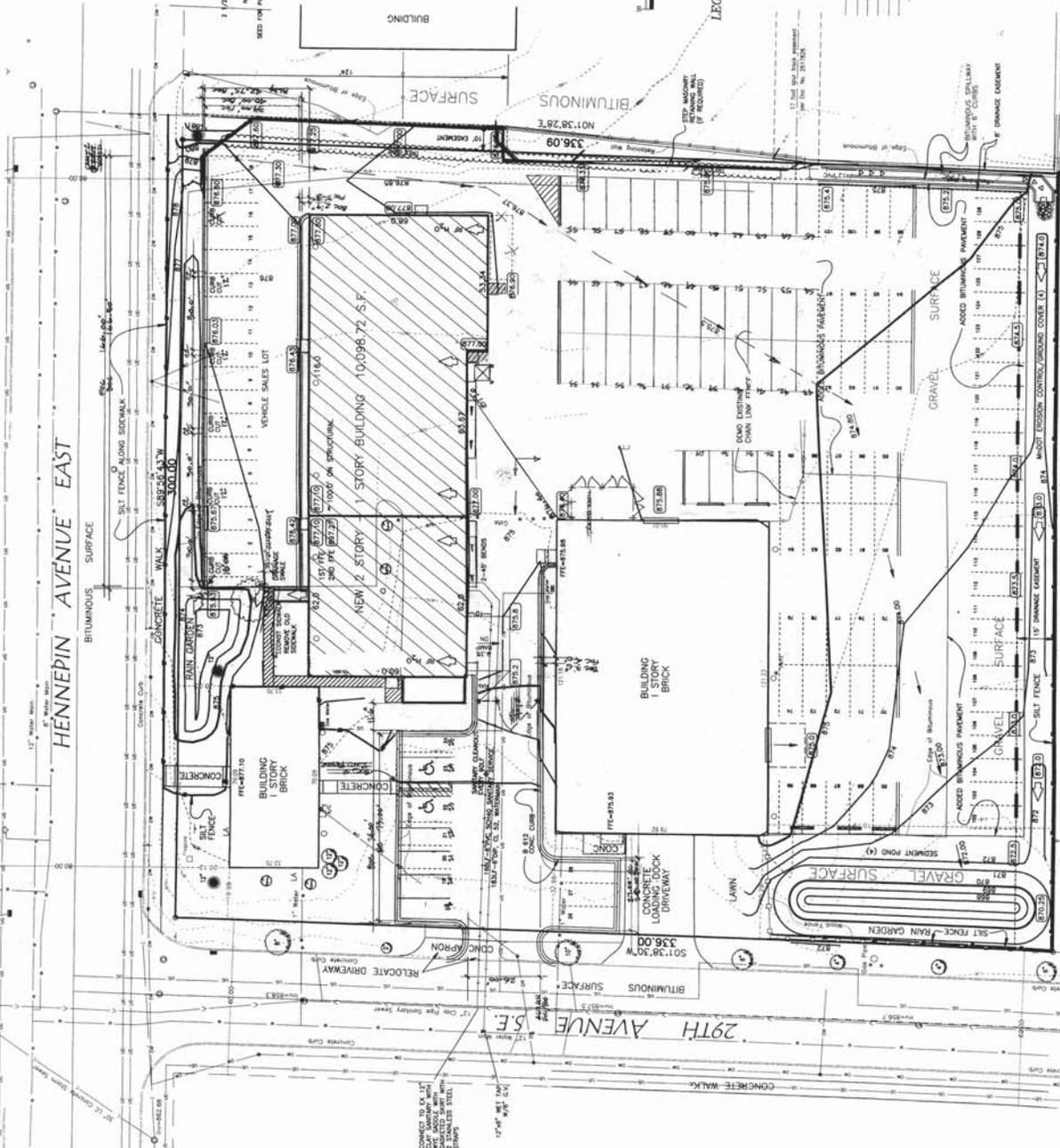
NEWGATE MECHANICAL TRAINING CENTER
 2900 HENNEPIN AVE.
 MINNEAPOLIS, MN 55413
 17-Jun-15

George & Weber
 ARCHITECTS
 1000 W. WASHINGTON ST.
 MINNEAPOLIS, MN 55401
 TEL: 612.338.1000 FAX: 612.338.1001
 WWW.GEORGEANDWEBER.COM



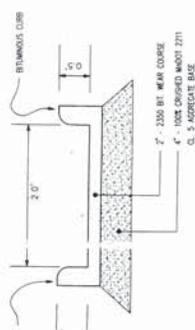
Grading & Erosion Control Plan Utility Plan

NEWGATE EDUCATION & RESEARCH CENTER, INC.



RAIN GARDEN SCHEDULE

KEY	QUANTITY	WIDTH FEET	DEPTH FEET
1	1	10'	10"
2	1	10'	10"
3	1	10'	10"
4	1	10'	10"
5	1	10'	10"



EROSION CONTROL NOTES

- PROVIDE TOUGH GRASSING, INSTALL SILT FENCE AND EROSION CONTROL MATS. ALL EROSION CONTROL MEASURES WILL BE INSTALLED BEFORE LOCAL CONDITIONS REQUIRE.
- ROUGH GRADING SHALL PROCEED ON AN AREA BY AREA BASIS TO MINIMIZE UNCOMPLETED AREAS.
- EACH AREA IS TO BE SEEDING WITH MUDROT 500A, PROVIDE 4\"/>

CERTIFICATION

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

Douglas A. Litterer
 Douglas A. Litterer
 Date: 11/18/2021, Rep. No. 252486



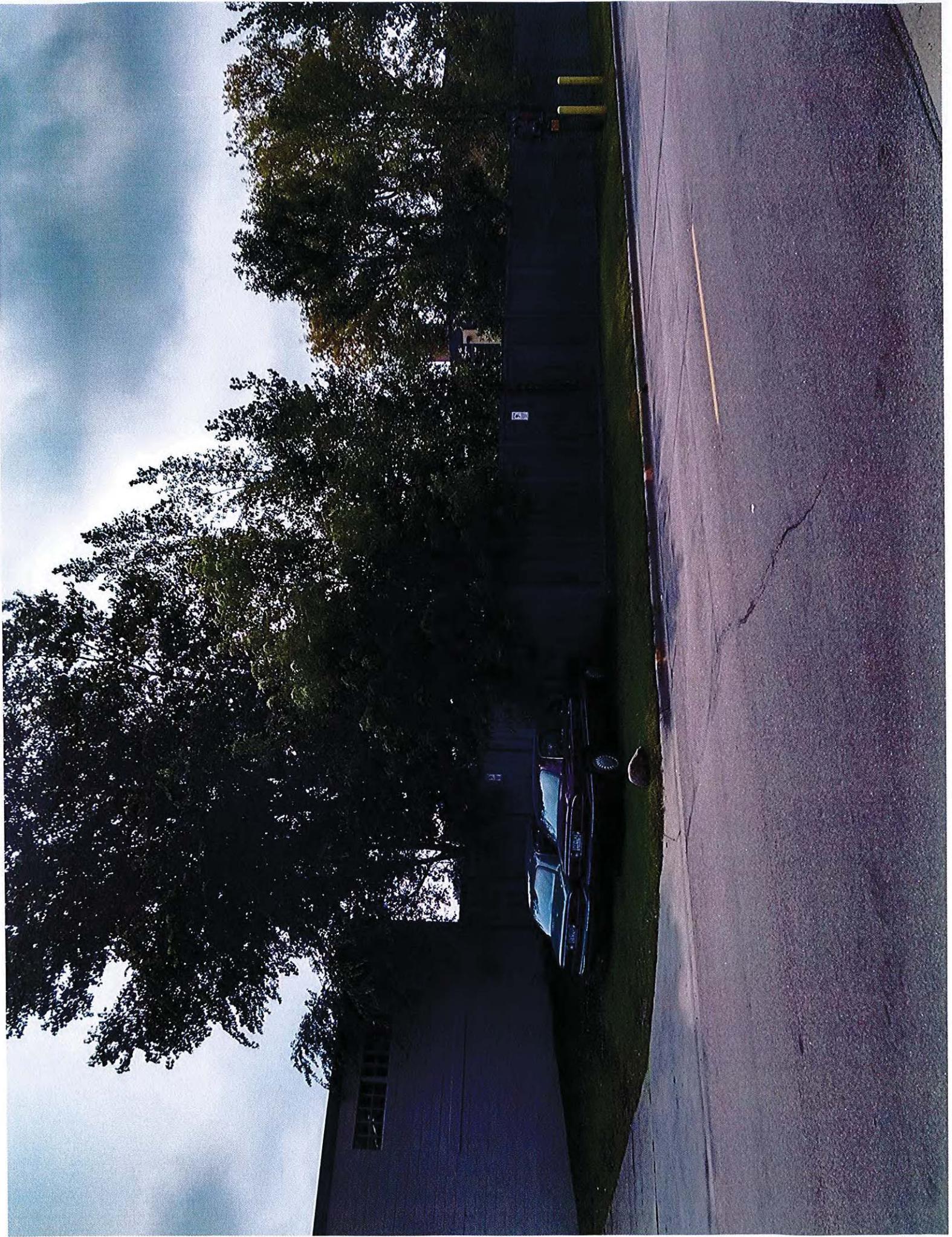
LEGEND

- Denotes Iron Pipe Manhole (found)
- Denotes Light Pole
- Denotes Power Pole
- Denotes Gas Valve
- Denotes Sanitary Manhole
- Denotes Catch Basin
- Denotes Fire Hydrant
- Denotes Overhead Wires
- Denotes Underground Electric Line
- Denotes Underground Gas Line
- Denotes Storm Sewer
- Denotes Sanitary Sewer
- Denotes Guard Rail
- Denotes Sign
- Denotes Pine Tree
- Denotes Shrub
- Denotes Landscaped Area
- Denotes Existing Spot Elevation
- Denotes Drain Spots

FORMS BY: 10/20/2010 DATE: 8/7/2021

1. 11/18/2021 METRO ENGINEERING, P.A.

REV# DATE DESCRIPTION





NEWBORG School



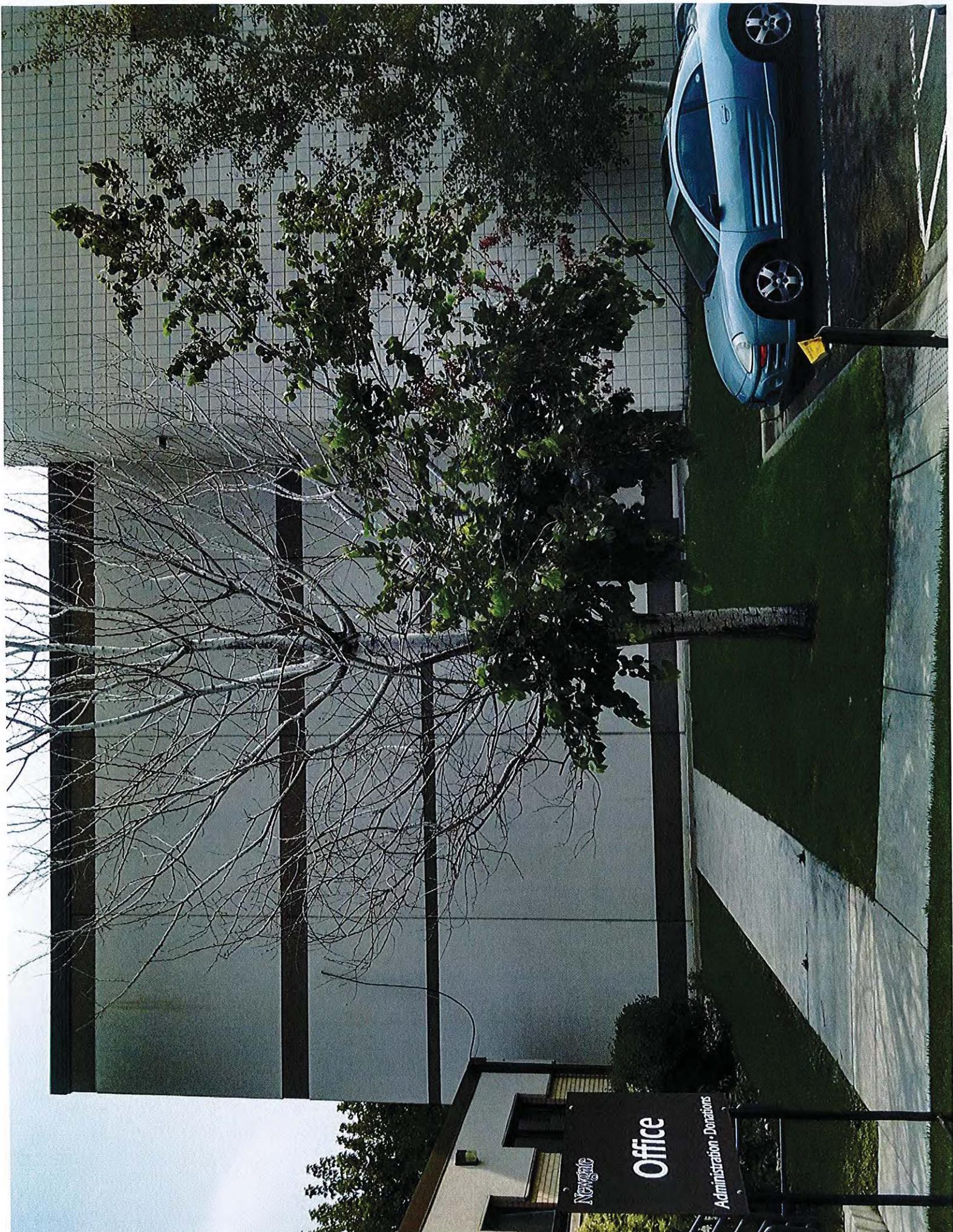


Newgate
School



SODERS
P/D Maximalist
Robby from Kansas
AVS

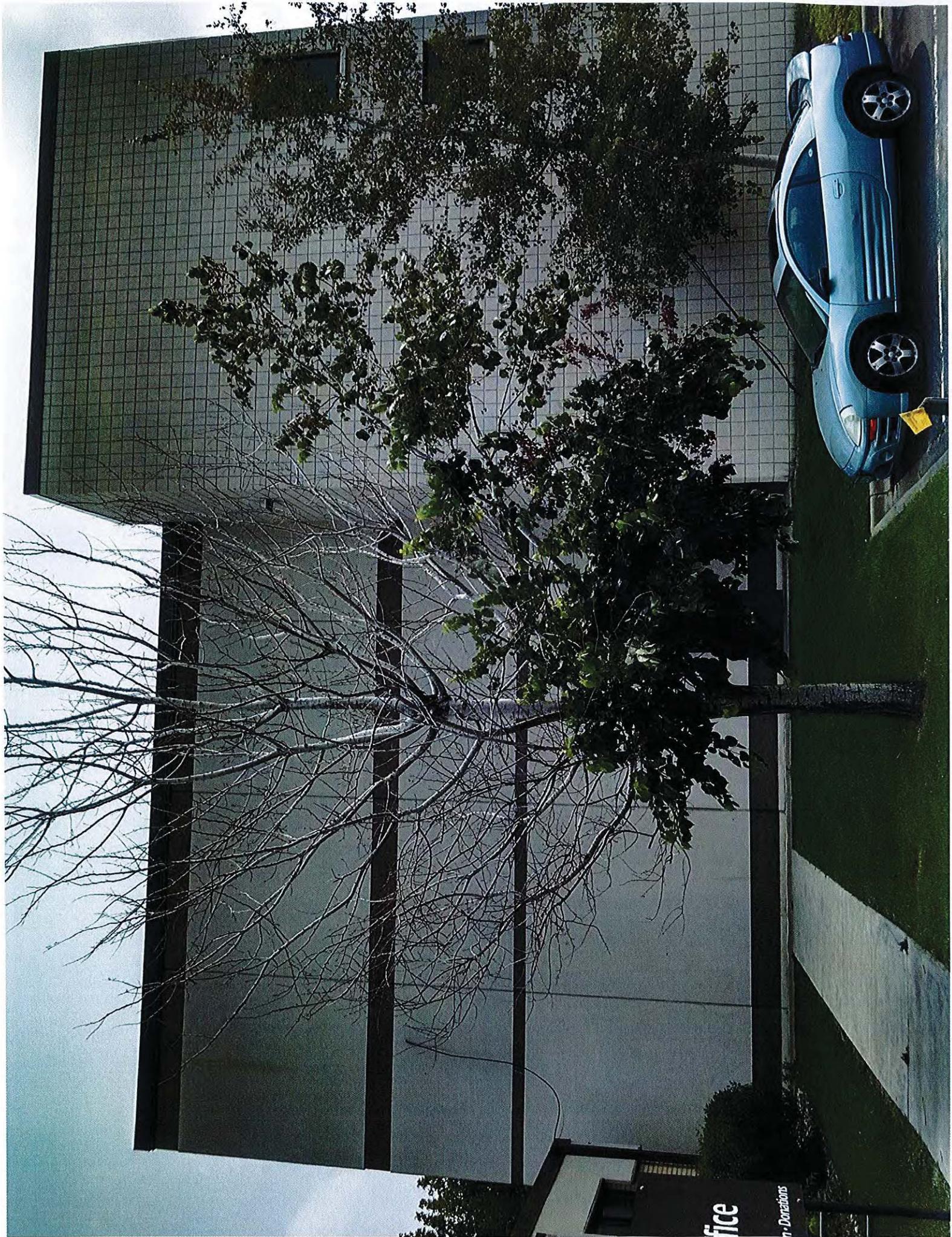




Newgate

Office

Administration • Donations

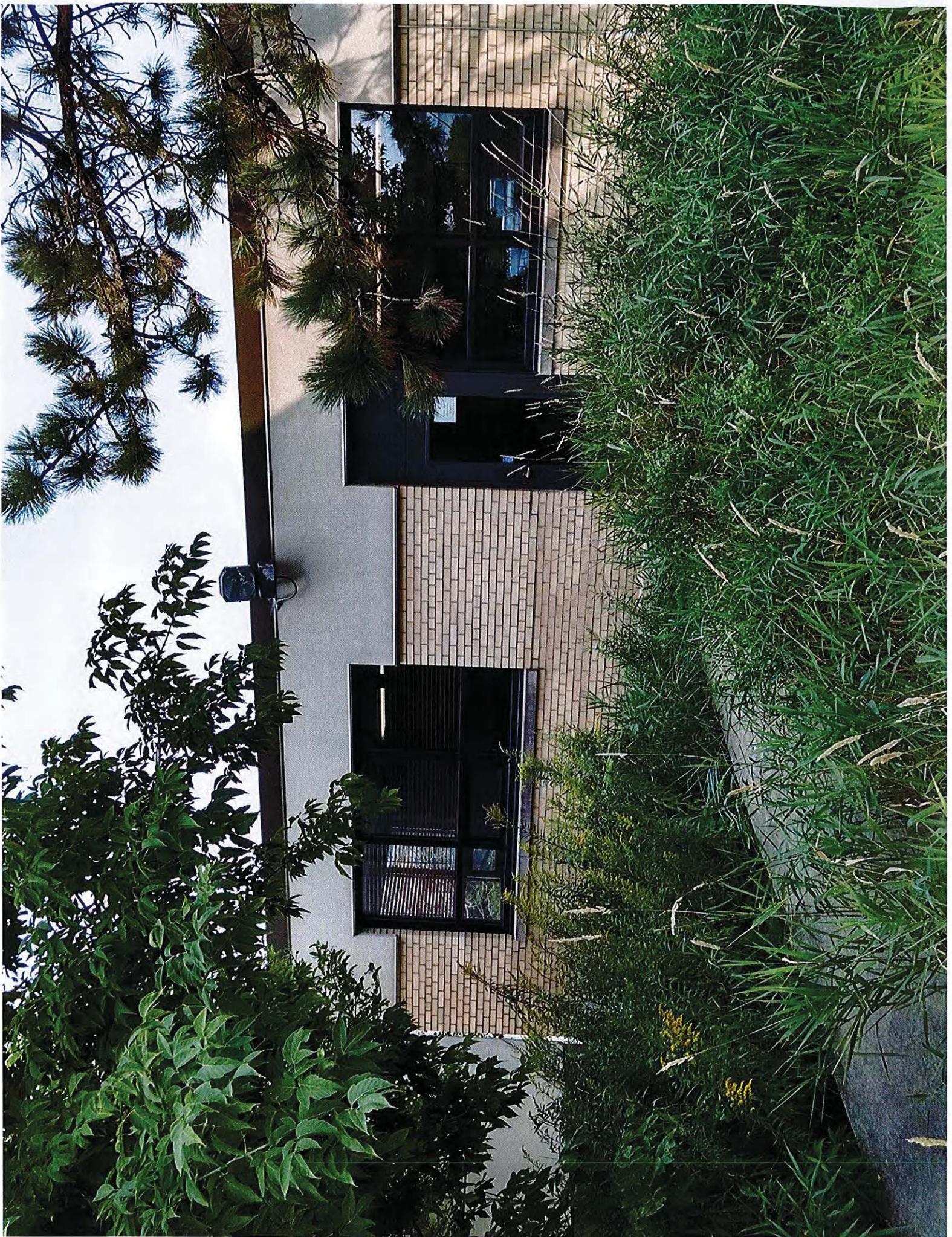


Office
Donations

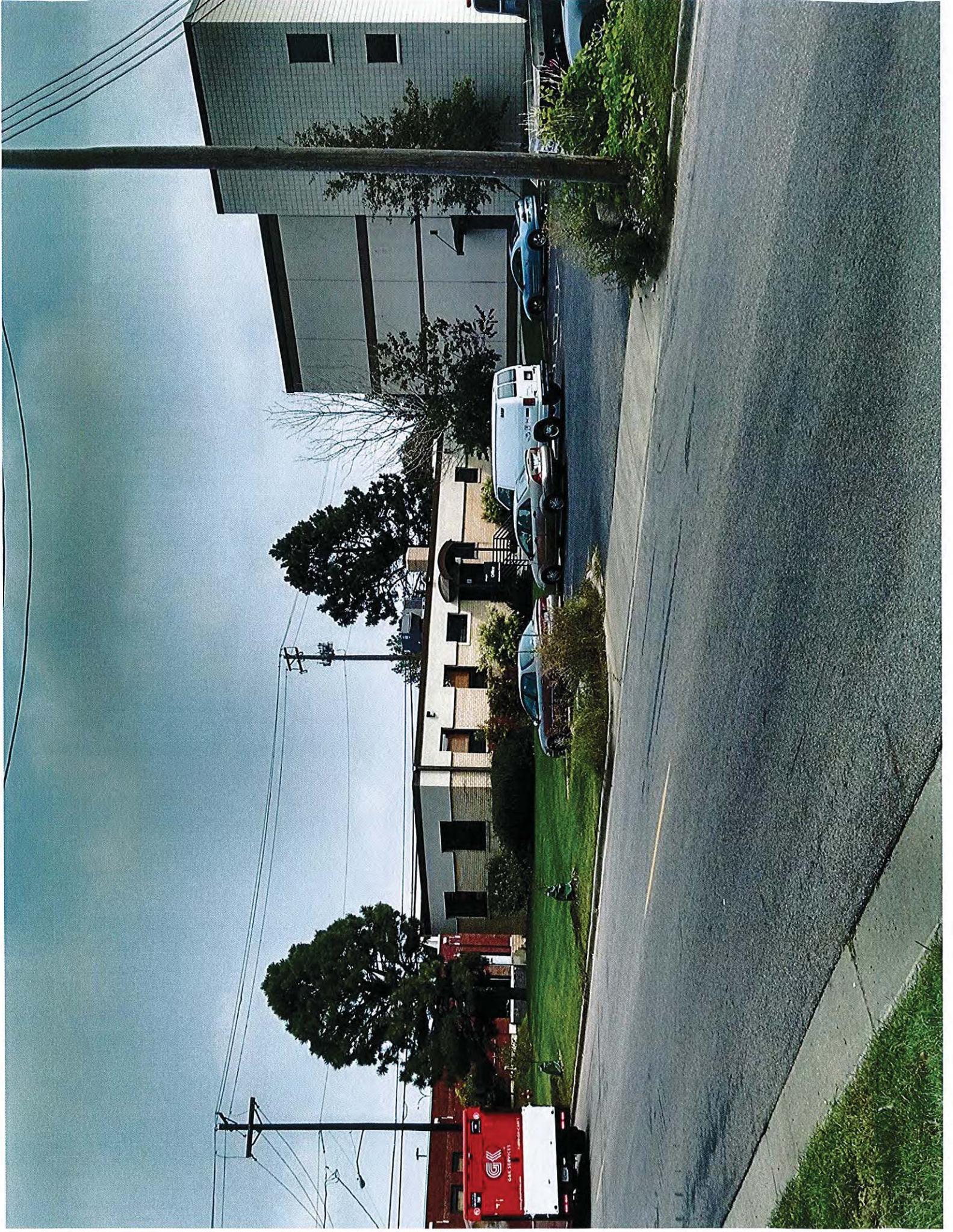


Hendrix Office
Hendrix Office

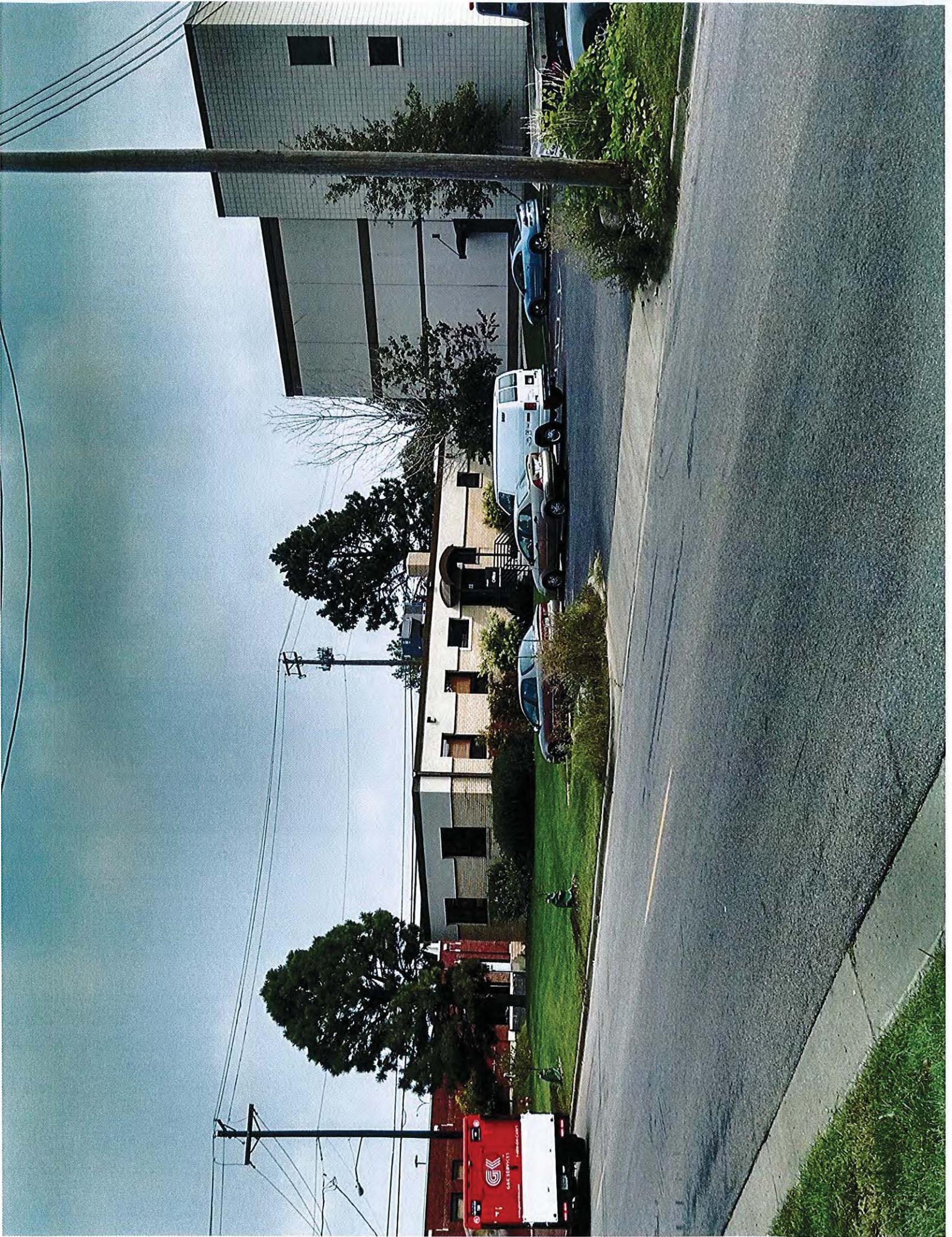










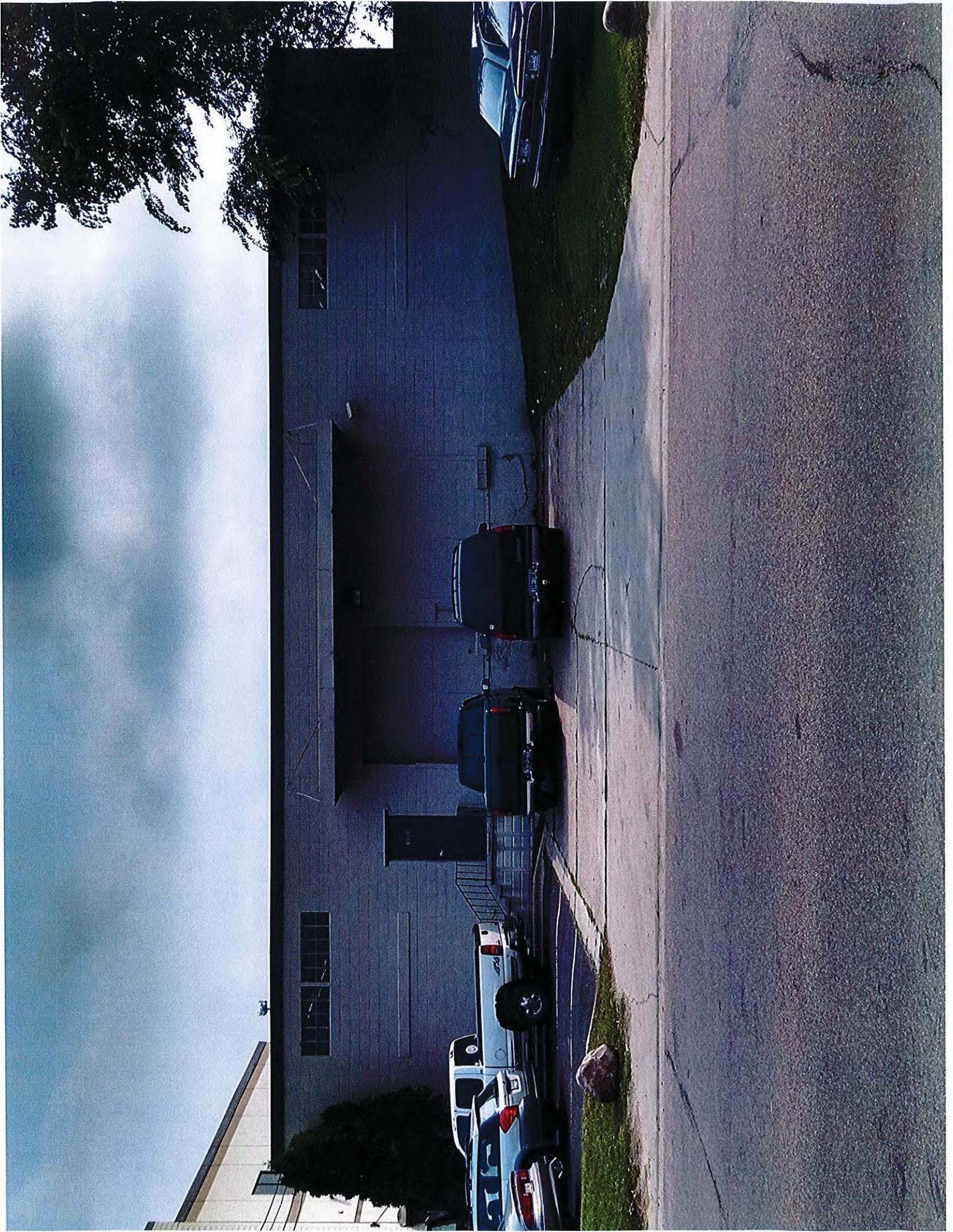






EVA'S TOWING
Pawcatuck, CT
860-439-3344
2007-2017-2018







Mercedes-Benz work
8-15-15

