CPED STAFF REPORT

Prepared for the City Planning Commission
CPC Agenda Item #2
May 9, 2016
BZZ-7675

LAND USE APPLICATION SUMMARY

Property Location: 2828 Dupont Avenue South, 2812 Emerson Avenue South and 2828 Emerson Avenue South

Project Name: Elan Uptown Center and West

Prepared By: Hilary Dvorak, Principal Planner, (612) 673-2639

Applicant: Greystar Development, LLC

Project Contact: Carol Lansing with Faegre Baker Daniels LLP

Request: To add a neighborhood-serving retail sales and services use in the building located at 2828 Dupont Avenue South

Required Applications:

Conditional Use Permit for a Planned Unit Development	To amend the previously approved Planned Unit Development to add a neighborhood-serving retail sales and services use in the building located at 2828 Dupont Avenue South.

SITE DATA

Existing Zoning	R3 Multiple-family District and R5 Multiple-family District
Lot Area	84,671 square feet / 1.94 acres (Center Block) 83,732 square feet / 1.92 acres (West Block)
Ward(s)	10
Neighborhood(s)	Lowry Hill East
Designated Future Land Use	Urban Neighborhood
Land Use Features	Commercial Corridor (Lyndale Avenue South three blocks east, West Lake Street one block south and Hennepin Avenue South four blocks west) Activity Center (Lyndale Avenue South and West Lake Street and Hennepin Avenue South and West Lake Street)
Small Area Plan(s)	*Midtown Greenway Land Use and Development Plan* (2007) *Uptown Small Area Plan* (2008)

Date Application Deemed Complete	April 21, 2016	**Date Extension Letter Sent**	Not applicable
End of 60-Day Decision Period	June 20, 2016	**End of 120-Day Decision Period**	Not applicable

BACKGROUND

SITE DESCRIPTION AND PRESENT USE. The Planned Unit Development (PUD) occupies the southern half of the block bounded by Dupont Avenue South, Emerson Avenue South, the Midtown Greenway and West 28th Street and the majority of the block bounded by Emerson Avenue South, Fremont Avenue South, the Midtown Greenway and West 28th Street. The PUD is located three blocks west of Lyndale Avenue South, one block north of West Lake Street and two blocks east of Hennepin Avenue South. On the center block there is a 219-unit residential building and on the west block there is a 168-unit residential building.

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

PROJECT DESCRIPTION. The applicant owns and has developed residential buildings on portions of the three blocks located between Colfax Avenue South, Fremont Avenue South, the Midtown Greenway and West 28th Street. Land use applications were approved for the east block in 2011 permitting a PUD including 217 dwelling units and in July of 2012, additional land use applications were approved for the center and west blocks permitting a PUD including 387 dwelling units.

On the southwest corner of the center block there is a 900 square foot space on the ground floor of the building that the applicant would like to convert to a commercial tenant space. The space has an entrance facing Emerson Avenue South and a patio space adjacent to the Midtown Greenway. The applicant does not have a specific tenant at this time but is seeking approval for any of the following neighborhood serving retail sales and services uses: coffee shop or similar non-alcoholic beverage retailer, restaurant, barber shop/beauty salon, bicycle sales and repair and sports and health facility.

In the residence and OR1 zoning districts, the city planning commission may authorize additional residential uses, small neighborhood serving retail sales and services uses as allowed in the OR2 and OR3 Districts, child care centers, offices and clinics within a planned unit development. The additional small neighborhood serving retail sales and services uses as allowed in the OR2 and OR3 Districts, child care centers, offices and clinics shall not exceed 4,000 square feet per use, unless otherwise allowed by the zoning district in which the use is located. The neighborhood serving retail sales and services uses that are allowed in the OR2 and OR3 Districts include:

a) Bakery.
b) Barber shop/beauty salon.
c) Bicycle sales and repair.
d) Bookstore, new or used.
e) Clothing and accessories.
f) Coffee shop, with limited entertainment.
g) Drug store.
h) Dry cleaning pickup station.
i) Florist.
j) Grocery store.
k) Hardware store.
l) Jewelry store.
m) Massage and bodywork establishment.
n) Performing, visual or martial arts school.
o) Restaurant, sit down or delicatessen, with limited entertainment, provided no alcoholic beverages.

p) Self-service laundry.
q) Shoe repair/tailor.
r) Sports and health facility.

The applicant is also proposing to install two signs, either wall signs or projecting signs or a combination of the two, on the exterior of the building that would be affiliated with the neighborhood serving retail sales and services use. If wall signs are installed they would be no larger than 16 square feet in area and if projecting signs are installed they would be no larger than 12 square feet in area. The overall height of either sign type would be 14 feet.

RELATED APPROVALS.

Planning Case #	Application	Description	Action
BZZ-5607, PL-266	Conditional use permit, variances, site plan review and a plat	For a 387-unit Planned Unit Development	Approved, July 30, 2012
BZZ-6694	Conditional use permit	Amendment to the previously approved Planned Unit Development to add signage	Approved, August 11, 2014

PUBLIC COMMENTS. A letter of support from the Midtown Greenway Coalition is included with the report. Any additional correspondence received prior to the public meeting will be forwarded on to the Planning Commission for consideration.

ANALYSIS

CONDITIONAL USE PERMIT - PLANNED UNIT DEVELOPMENT

The Department of Community Planning and Economic Development has analyzed the application to add a neighborhood-serving retail sales and services use in the building located at 2828 Dupont Avenue South based on the following findings:

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

   Amending the previously approved conditional use permit to add a neighborhood-serving retail sales and services use in the building located at 2828 Dupont Avenue South will not be detrimental to or endanger the public health, safety, comfort or general welfare. The proposed commercial space is only 900 square feet in size. The types of neighborhood serving retail sales and services uses that the applicant is seeking approvals for are all low impact.

2. *The conditional use will not be injurious to the use and enjoyment of other property in the vicinity and will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.*

   Amending the previously approved conditional use permit to add a neighborhood-serving retail sales and services use in the building located at 2828 Dupont Avenue South will not be injurious to the use and enjoyment of other property in the vicinity or impede the normal or orderly development and improvement of surrounding property for uses permitted in the district. The location of the 900

square foot commercial space is on the southwest corner of the building on the center block of the PUD. The space has an entrance facing Emerson Avenue South and a patio space adjacent to the Midtown Greenway. Located across Emerson Avenue South from the site is the west block of the PUD and located across the Midtown Greenway from the site is Cub Foods and other commercial uses.

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

   Amending the previously approved conditional use permit to add a commercial use in the building located at 2828 Dupont Avenue South will not impact utilities, access roads, drainage or other necessary facilities.

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

   Since the size of the space is less than 1,000 square feet it does not have a parking requirement. The applicant is not proposing to provide any on-site parking for the commercial space. The applicant has indicated that given the size of the space it is anticipated that the volume of customers will be low and that the many of the customers will be arriving either on foot or by bicycle given that there is direct access to the Midtown Greenway.

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

   The proposed development would be consistent with the following general land use policies of *The Minneapolis Plan for Sustainable Growth*:

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

   1.1.3 Encourage the use of flexible regulatory options that promote high quality development, such as the Planned Unit Development (PUD) tool.

   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.

   Land Use Policy 1.6: Recognize that market conditions and neighborhood traditions significantly influence the viability of businesses in areas of the city not designated as commercial corridors and districts.

   1.6.2 In parts of the city outside of designated corridors, nodes, and centers, limit territorial expansions of commercial uses and districts.

   Land Use Policy 1.8: Preserve the stability and diversity of the city's neighborhoods while allowing for increased density in order to attract and retain long-term residents and businesses.

   1.8.2 Advance land use regulations that retain and strengthen neighborhood character, including direction for neighborhood serving commercial uses, open space and parks, and campus and institutional uses.

   The location of the 900 square foot commercial space is on the southwest corner of the building on the ground floor. There will be an entrance to the commercial space facing Emerson Avenue South

and a patio space adjacent to the Midtown Greenway. Located across Emerson Avenue South from the site is the west block of the PUD and located across the Midtown Greenway from the site is Cub Foods and other commercial uses.

The policies in the *Midtown Greenway Land Use and Development Plan* and the *Uptown Small Area Plan* apply to this development. The future land use guidance in both of these plans call for high-density housing within the boundaries of the PUD. The *Uptown Small Area Plan* says that development patterns north of the Midtown Greenway should be different from those south of the Greenway. North of the Greenway, new development should be residential only as the purpose should be to infill underutilized properties with high and medium density housing that transitions to the neighborhood. Although the applicant is proposing to convert a vacant portion of the building to a commercial tenant space it is located furthest from the neighborhood and is located adjacent to the Midtown Greenway.

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

   If the requested land use application is approved, the proposal will comply with all provisions of the R3 Multiple-family District and R5 Multiple-family District.

Findings Required for Planned Unit Developments:

A. The planned unit development conforms to the applicable standards for alternatives and amenities. All planned unit developments shall provide at least one amenity or a combination of amenities that total at least 10 points, beyond those required for any alternatives. For each alternative requested, amenities shall total at least five points.

Alternatives requested:

No alternatives are required for additional uses.

Amenities provided:

No amenities are required for additional uses.

B. The city planning commission may authorize additional uses, subject to the following standards:

   1. *Such uses are designed primarily for the residents or users of the planned unit development and of adjacent areas which are within convenient walking distance of the use.*

      Given the size of the space it is anticipated that the volume of customers will be low and that the many of the customers will be arriving either on foot or by bicycle given that there is direct access to the Midtown Greenway

   2. *All additional uses, except residential uses, shall be located on the ground or first floor.*

      The 900 square foot commercial space would be located on the ground floor of the building.

   3. *The uses are not of such a nature or so located as to have a detrimental impact on the surrounding neighborhood or the character of the planned unit development.*

      The location of the 900 square foot commercial space is on the southwest corner of the building on the center block of the PUD. The space has an entrance facing Emerson Avenue South and a patio space adjacent to the Midtown Greenway. Located across Emerson Avenue South from the site is the west block of the PUD and located across the Midtown Greenway from the site is Cub Foods and other commercial uses.

4. *Not more than twenty (20) percent of the gross floor area of the planned unit development shall be devoted to such additional uses.*

   The overall size of the building on the center block is 236,486 square feet and the overall size of the buildings on the west block is 164,970 square feet. The 900 square foot commercial space is negligible in comparison to the size of the buildings within the PUD.

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

   The applicant does not have a specific tenant at this time but is seeking approval for any of the following neighborhood serving retail sales and services uses: coffee shop or similar non-alcoholic beverage retailer, restaurant, barber shop/beauty salon, bicycle sales and repair and sports and health facility. All of these uses would be consistent with the comprehensive plan policies discussed above.

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

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

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

   The existing PUD contains 387 dwelling units ranging between studio and three-bedroom units. Adjacent uses include a mixture of residential developments of varying densities and the Midtown Greenway. The addition of a 900 square foot neighborhood-serving retail sales and services use would complement the existing uses in the area.

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

   The parking requirement for the residential portion of the PUD was met when it was constructed. Since the size of the space is less than 1,000 square feet it does not have a parking requirement. The applicant is not proposing to provide any on-site parking for the commercial space. Given the size of the space it is anticipated that the volume of customers will be low and that the many of the customers will be arriving either on foot or by bicycle given that there is direct access to the Midtown Greenway.

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

   No amenities are required to add the proposed 900 square foot neighborhood-serving retail sales and services use in the building. The applicant suggests that the proposed neighborhood-serving retail sales and services use is an amenity for not only the residents living within the PUD but for surrounding residents.

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

No architectural modifications will be made to the exterior of the building to accommodate the proposed neighborhood-serving retail sales and services use. The applicant is proposing to install two signs, either wall signs or projecting signs or a combination of the two, on the exterior of the building. If wall signs are installed they would be no larger than 16 square feet in area and if projecting signs are installed they would be no larger than 12 square feet in area. The overall height of either sign type would be 14 feet.

The number, size and type of signs that are proposed are what are allowed for sings in the OR2 and OR3 zoning districts. Sings of this size would be compatible with the building itself and the surrounding area.

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

The location of the 900 square foot commercial space is on the southwest corner of the building on the center block of the PUD. The commercial space is separated from adjacent residential uses by public right-of-way.

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

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

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

During construction the proposed development will utilize sustainable building practices including green construction practices and materials specification, thermal high-efficiency window and exterior envelope systems, the pursuit of LEED certification and participation in the Xcel Energy Design Assistance Program.

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

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

RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt staff findings for the application by Greystar Development, LLC for the properties located at 2828 Dupont Avenue South, 2812 Emerson Avenue South and 2828 Emerson Avenue South:

A. Conditional Use Permit for a Planned Unit Development.

Recommended motion: **Approve** the application to amend the previously approved Planned Unit Development to add a neighborhood-serving retail sales and services use in the building located at 2828 Dupont Avenue South, subject to the following conditions:

1. The conditional use permit shall be recorded with Hennepin County as required by Minn. Stat. 462.3595, subd. 4 before building permits may be issued or before the use or activity requiring a conditional use permit may commence. Unless extended by the zoning administrator, the conditional use permit shall expire if it is not recorded within two years of approval.
2. The neighborhood-serving retail sales and services use shall only be permitted in the building located at 2828 Dupont Avenue South.
3. No more than two signs shall be allowed for the neighborhood-serving retail sales and services use. The sings shall be either wall signs or projecting signs or a combination of the two. If wall signs are installed they shall be no larger than 16 square feet in area and if projecting signs are installed they shall be no larger than 12 square feet in area. The overall height of the signs shall be no taller than 14 feet.

ATTACHMENTS

1. Written description and findings submitted by applicant
2. Sign matrix and proposed sign information
3. Zoning map
4. Plans
5. Photos
6. Correspondence

ELAN UPTOWN CENTER AND WEST RESIDENCES
PLANNED UNIT DEVELOPMENT

STATEMENT OF PURPOSE AND DESCRIPTION OF PROJECT
AMENDMENT TO ALLOW RETAIL USES AND SIGNAGE

APRIL 7, 2016

PROJECT PURPOSE AND DESCRIPTION

The purpose of this application is to obtain approval for small neighborhood-serving retail sales and services uses in an approximately 900 square foot space in the Elan Uptown apartment complex at 2828 Dupont Avenue South, along with approval of associated signage. This building is located on the center of three blocks along the Midtown Greenway between Colfax Avenue South and Fremont Avenue South that have been redeveloped with apartment buildings by Greystar Development Company. The east block of the Elan Uptown redevelopment was approved as a planned unit development (PUD) with 217 dwelling units in 2011. The center and west block projects were approved as a separate PUD with 387 dwelling units in 2012. Master sign plans for both PUDs were approved in 2014.

The center block is zoned R5, which does not allow retail uses. However, the Planning Commission may authorize additional small neighborhood-serving retail sales and services uses as allowed in the OR2 and OR3 Districts in a PUD that is zoned Residential. The proposed retail space is located at the southwest corner of the center block building. It has an entry facing Emerson Avenue South and an entry opening to the Promenade near a grand staircase that links the Promenade and the public street level on Emerson to the lower grade level of the Midtown Greenway. Greystar has been working with a broker to seek tenants that would be able to utilize this small space to provide services that would be an amenity to both the Elan Uptown residents and the surrounding high-density neighborhoods north and south of the Greenway. Due to its connectivity to the Greenway, a retail use at this location would also be an amenity to Greenway users.

In light of this customer base, Greystar is requesting that the Planning Commission approve the following as additional uses allowed in the Elan Uptown PUD in the center block development:

- coffee shop or similar non-alcoholic beverage retailer;
- restaurant;
- barber shop/beauty salon;
- bicycle sales and repair; and
- sports and health facility.

Greystar and its broker have had extensive discussions with particular prospective tenant, Juiced Nutrition (described further below), but is seeking approval for multiple additional uses so that the required zoning approval is in place if they should need to seek other tenant opportunities.

Juiced Nutrition's business plan is to provide pre- and post-workout nutritional drinks, including smoothies and recovery drinks, to fitness enthusiasts and health-conscious customers. The retail location will have seating for no more than 12 customers so that it will only need a Food Manufacturer's License and will not be considered a restaurant for licensing purposes. Walk-in customers will include people coming home from fitness classes, working out in fitness rooms in Elan Uptown and other nearby apartment buildings, and bicycling on the Greenway. The business will also offer delivery (by foot or bicycle only, no delivery by motor vehicle) to fitness and yoga studios and gyms in the surrounding neighborhoods. The prospective tenant (and potentially other tenants) would like to be able to put temporary seating and tables outside the store on a south-facing patio area. There would be no service provided outdoors and the chairs and tables would provide a seating amenity for both customers and others along the Promenade.

Other prospective retail uses would be similarly small in scale and low in intensity. A coffee shop or restaurant with more than 12 seats (thus requiring a restaurant license) would be limited to food preparation that does not require exterior venting. The adjacency to the Greenway bicycle trail may make the site attractive to a bicycle repair and parts retailer, but the small size of the space will limit business volume.

Signage for a retail use also requires Planning Commission approval as an amendment to the previously-approved sign plan. Greystar is requesting that the following signage be allowed for the retail tenant:

A. Two signs, which may be either wall signs or projecting signs or a combination of wall and projecting signs. Wall signs may not exceed 16 square feet in area or 14 feet high. Projecting signs may not exceed 12 square feet or 14 feet in height. There may be one sign attached to each facade of the retail space or there may be one sign attached to a facade and one sign attached to the building corner. Both signs may be illuminated.

AND

B. In addition to the signage described in "A" above, one window sign per entrance, each up to 1 square foot in area, located on or near the entrances to the retail space.

The proposed wall signs are similar to the signage permitted for a child care center, which is a commercial use that is allowed in the R5 District. Two such wall signs are permitted for a child care center located on a corner lot. Although not technically on a street corner, the Promenade functions as a public right-of-way. In the alternative, the tenant may desire to use projecting signs or a combination of wall and projecting signs. Projecting signs that are 12 square feet and 14 feet high are first allowed in the OR2 District.

Conditional Use Permit for Planned Unit Development
Required Findings

Amending the PUD to allow additional uses and associated signage meets the required findings for a CUP for a planned unit development.

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

   Amending the PUD to allow the additional uses and signage will not be detrimental to or endanger the public health, safety, comfort or welfare. The retail uses for which approval is requested are small-scale and low impact. A neighborhood-serving retail use in the proposed location will provide an amenity for and be complementary to the Elan Uptown development and surrounding area.

2) *The conditional use will not be injurious to the use and enjoyment of other property in the vicinity and will not impede the normal and orderly development and improvement of surrounding property of uses permitted in the district.*

   The proposed retail uses will not be injurious to the use and enjoyment of other property. They have low off-site impacts and the retail space is not close to other street-level residences. The north side of the Greenway is now fully-redeveloped and the proposed uses would serve people in the surrounding area. A retail use is also compatible with the commercially-zoned and used property on the south side of the Greenway. The proposed retail use options would engage and connect Greenway users to the neighborhood above the trench. The PUD ordinance encourages the inclusion of small-scale, neighborhood-serving uses like those proposed here.

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

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

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

   The proposed retail uses would have no detrimental impact on traffic congestion in the public streets. The small size of the retail space limits the volume of customer traffic. A large proportion of customers are expected to travel to the store by foot or bicycle due to the store's location in a high-density residential area and adjacent to the Greenway.

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

   The *Minneapolis Plan for Sustainable Growth* (the "Plan") classifies the future land use of the project area as "Urban Neighborhood" which is a predominantly residential area, but which may include some other small-scale uses, including neighborhood-serving

commercial uses scattered throughout. According to the Plan, the project site is located in close proximity to several Commercial Corridors (Lyndale, Hennepin, Lake, Lagoon) and land use features (Uptown Activity Center, Lyn-Lake Activity Center, Uptown Transit Center and the Midtown Greenway) that are intended to support, and be supported by, high density housing.

The Plan contains the following additional guidance relevant to this proposal:

> Land Use Policy 1.1: Establish land use regulations to achieve the highest possible development standards, enhance the environment, protect public health, support a vital mix of land uses, and promote flexible approaches to carry out the comprehensive plan.
>
> > 1.1.3 Encourage the use of flexible regulatory options that promote high quality development, such as the Planned Unit Development (PUD) tool.
>
> Land Use Policy 1.8: Preserve the stability and diversity of the city's neighborhoods while allowing for increased density in order to attract and retain long-term residents and businesses.
>
> > 1.8.2 Advance land use regulations that retain and strengthen neighborhood character, including direction for neighborhood-serving commercial uses, open space and parks, and campus and institutional uses.
>
> Sign design needs to balance the desire to convey information with a need to maintain visual aesthetics so that signage is not intrusive. The scale of signage should be geared towards the pedestrian and less to the automobile. Unique signage that incorporates unusual materials or designs is encouraged.
>
> Policy 10.20: Promote an attractive environment by minimizing visual clutter and confusion caused by a proliferation of signage.
>
> > 10.20.2 Master sign plans shall be submitted for multi-tenant buildings to ensure a complementary relationship between signage and the architecture of a building.

The proposed small-scale retail space in the Elan Uptown center block building and the proposed neighborhood-serving retail uses and signage conform with these policies.

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

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

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

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

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

The project includes a mix of studio, 1, 2 and 3-bedroom high-amenity rental apartments in response to the market demand for these residential options in Uptown. The classical townhome units with tuck under garages on the west R3 Lot add a desired variety of rental housing in the neighborhood. A small-scale retail use will be compatible with and an amenity for the surrounding development, which includes a mix of single and multiple-family dwellings, the Elan Uptown apartments, the Midtown Lofts condominiums and the Track 29 apartments to the east, and the Flux apartment project to the west. The proposed retail location is adjacent to Emerson Avenue and the Greenway Promenade and is buffered from residents' living spaces.

The proposed retail uses comply with the standards for additional uses in a PUD. They are intended primarily for residents of the PUD and adjacent areas within convenient walking or biking distance. The retail space is located on the first floor of the building and comprises much less than 20% of the gross floor area of the PUD. The proposed uses and retail location will not have a detrimental impact on the surrounding neighborhood or the character of the PUD.

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

The traffic impact study concluded that the existing street capacity is adequate to support the traffic that will be generated by the project. Vehicle access is provided from Emerson Avenue to underground garages and townhome garages with parking that meets or exceeds the requirement of the zoning code. Access to the west block loading area is from the alley. Exceptional pedestrian access is provided through the interior courtyard, along the Promenade and into the Greenway. The project site is located in close proximity to multiple facilities for alternative transit, including the Greenway bike trail and the Uptown Transit Center. The small scale of the proposed retail use will not increase traffic impacts of the PUD.

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

The planned unit development provides an extraordinary range and quality of amenities.

d. The appearance and compatibility of individual buildings and parking areas in the proposed planned unit development to other site elements and to surrounding

development, including but not limited to building scale and massing, microclimate effects of the development and protection of view and corridors.

The center block building has three wings surrounding the central courtyard, which can be accessed at ground level from adjacent public sidewalks, the Greenway, and multiple building entrances. The west R5 building is L-shaped, with wings along the Greenway and Emerson. The swimming pool amenity for the west block is located at the corner of Emerson and the Greenway, across the street from the retail space. The townhome buildings surround an interior drive area that provides access to individual tuck under garages. The buildings relate to the public realm through multiple entrances and walkways to ground-level units. The building scale and massing is compatible with the surrounding development and the project does not interfere with views or have significant shadow impacts.

The retail facade is consistent in design with the rest of the building and will not be changed. Establishing a use in this currently-vacant, street-level corner of the building will increase activity and engagement between the apartment building, the public sidewalk, the Promenade and the Greenway.

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

Appropriate transitions between the project and adjacent residences are provided by stepping the center block building down to 4 stories and transitioning on the west block down to 3 stories on the north ends of the development. Yard setbacks along the street are varied and reestablish the traditional multiple-family residential streetscape. The periphery yards are beautifully landscaped and boulevard trees and street lights recreate streetscape connections into the neighborhood. The retail use is not located near residential living spaces. The project design is consistent with the applicable policies of the City's land use plans.

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

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

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

The Elan Uptown center and west redevelopment utilized a series of green elements including green construction practices and materials specification, thermal high-efficiency window and exterior envelope systems, pursuit of LEED Silver Certification and

participation in the Xcel Energy Design Assistance Program. With its location along the Greenway, the Elan Uptown residential community emphasizes bicycle commuting and recreation as well as the future potential for a Greenway streetcar system.

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

A subdivision plat was approved in 2012 and the site complies with all of the applicable requirements contained in Chapter 598, Land Subdivision Regulations.

ELAN UPTOWN
CENTER BLOCK

TABLE OF SIGNS APPROVED IN 2014

Description	**Type**	**Dimensions**	**Area**	**Height Above Grade to Top of Sign**	**Lighting**
Emerson Entry	Monument, mounted in raised planter	9.81’ x 2.96’ 3.96’ to top of sign from top of planter.	29 SF	5’ to 8’ above curb level, depending upon finished height of planter; not to exceed 8’.	LED through push thru acrylic letters
Leasing Center	Mounted on awning	1.5’ x 10.25’	15.37 SF	Approx. 15’	No lighting in or directed on the signs; illuminated by ambient light only.
Garage Exit	Mounted on wall	1 x 4.8’	4.8 SF	Approx. 12’	
Garage Entry	Mounted on wall	1 x 4.8’	4.8 SF		
Garage Logo	Mounted on wall	1.5’ diameter	2.36 SF		
Address 28XX Dupont	Mounted on wall	.67’ x 2.17’	1.45 SF	Approx. 10’	
Address 28XX Emerson	Mounted on wall	.67’ x 2.17’	1.45 SF		
Office Hours	Mounted on wall	1.17’ x 1.5’	1.76 SF	Mounted at or below eye level near entry door.	
Night Drop	Mounted on wall	.42’ x 1’	.42 SF		
Emergency Number Dupont	Mounted on wall	.42’ x .67’	.28 SF		
Emergency Number Emerson	Mounted on wall	.42’ x .67’	.28 SF		
No Smoking Dupont	Mounted on wall	.62’ x .83’	.51 SF		
No Smoking Emerson	Mounted on wall	.62’ x .83’	.51 SF		
Building ID North 1	Mounted on wall	2.67’ x 2’	5.33 SF	Approx. 20’	
Building ID North 2	Mounted on wall	2.67’ x 2’	5.33 SF		
Building ID West	Mounted on wall	3.33’ x 2’	6.67 SF		
Building ID East	Mounted on wall	3.33’ x 2’	6.67 SF		

ADDITIONAL SIGNS PROPOSED FOR RETAIL TENANT SPACE
APRIL 7, 2016

The following signage shall be allowed for retail uses:

A. Two signs, which may be either wall signs or projecting signs or a combination of wall and projecting signs. Wall signs may not exceed 16 square feet in area or 14 feet high. Projecting signs may not exceed 12 square feet or 14 feet in height. There may be one sign attached to each facade of the retail space or there may be one sign attached to a facade and one sign attached to the building corner. Both signs may be illuminated.

AND

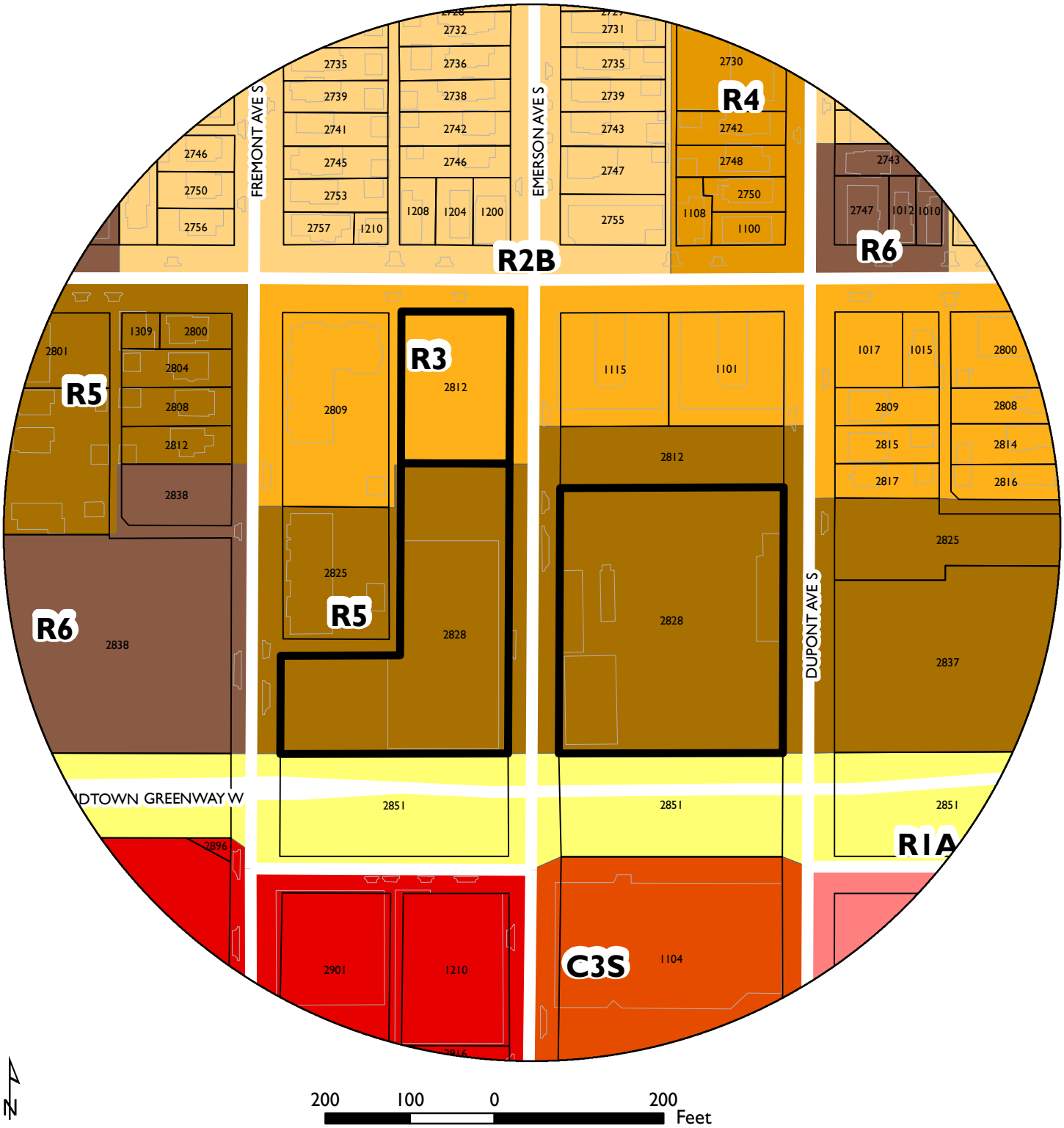
B. In addition to the signage described in "A" above, one window sign per entrance, each up to 1 square foot in area, located on or near the entrances to the retail space.

Juiced Nutrition Emerson Signage

The accompanying image shows mockup with sign/logo at proposed size of 32” wide x 45.76” height. Top at building banding @10’ 7”

Greystar Development, LLC | **10th**

NAME OF APPLICANT | WARD



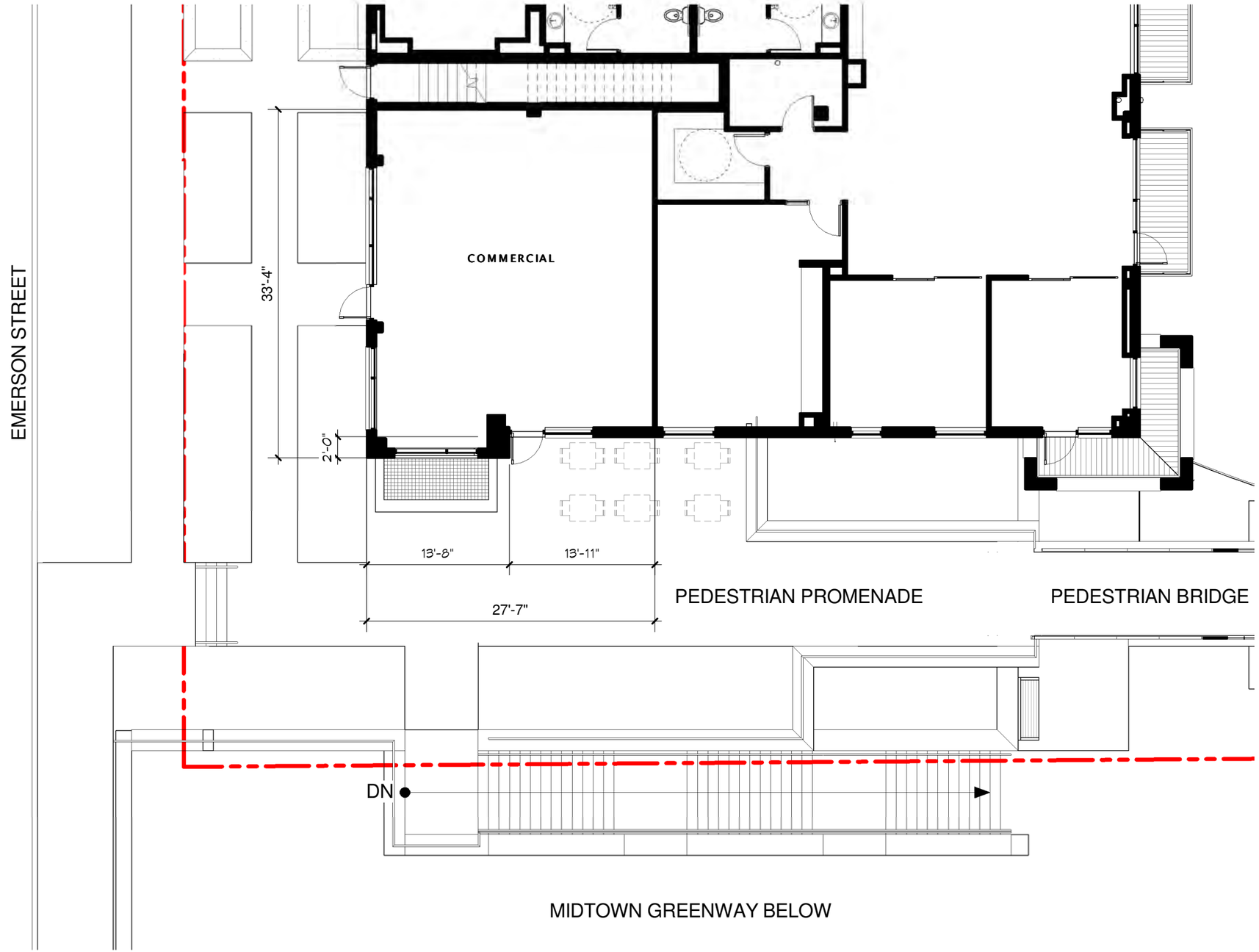
200 100 0 200 Feet

PROPERTY ADDRESS

2828 Dupont Ave S, 2812 Emerson Ave S and 2828 Emerson Ave S

FILE NUMBER

BZZ-7675

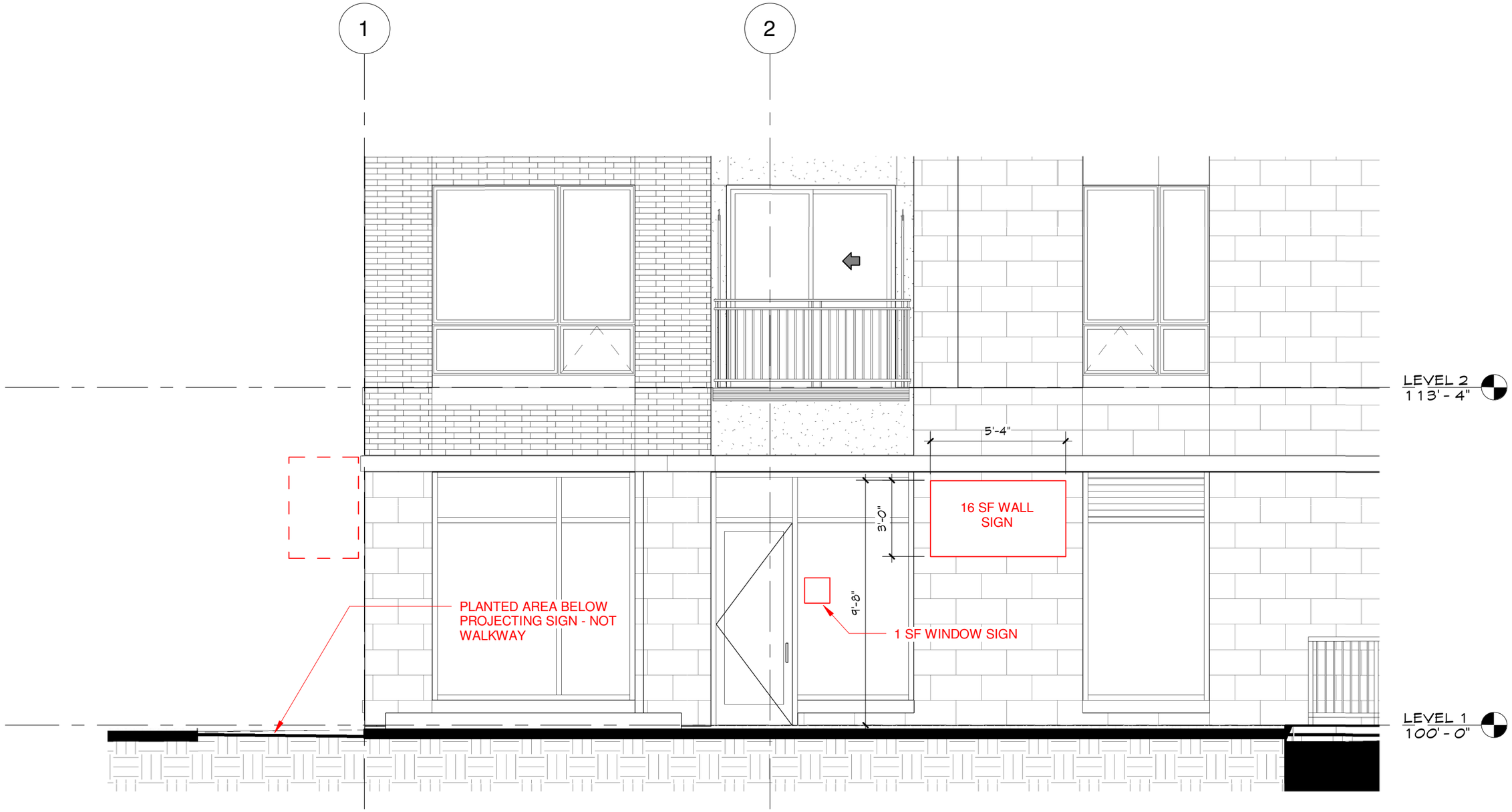


DATE: MARCH 9, 2016
SCALE: 3/32" = 1'-0"

Note: This plan is for illustration purposes only. Variances in plan layout, window size and placement, and room size dimensions may occur due to field conditions.

ELAN UPTOWN PHASE II - COMMERCIAL PLAN

esg



1 / A1 **RETAIL SIGN ELEVATION - SOUTH**

1/4" = 1'-0"

esg

elness swenson graham architects

500 washington avenue south
minneapolis minnesota 55415
p. 612.339.5508
f. 612.339.5382
www.esgarch.com

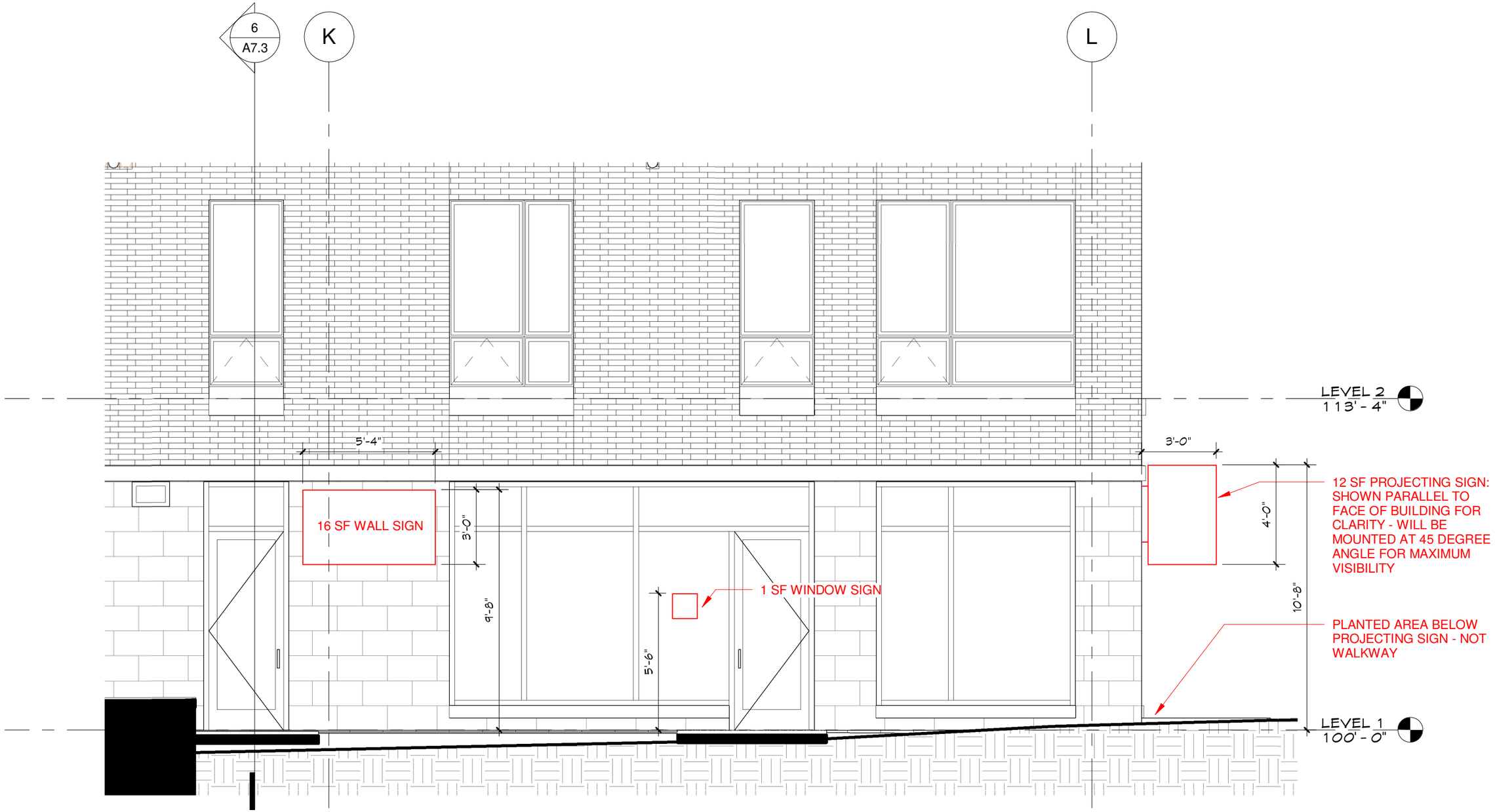
ELAN UPTOWN: CENTER BLOCK

Minneapolis, MN

ESG Project No. 211524

4/20/2016

A1



1
A2

RETAIL SIGN ELEVATION - WEST

1/4" = 1'-0"

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

ELAN UPTOWN: CENTER BLOCK

Minneapolis, MN

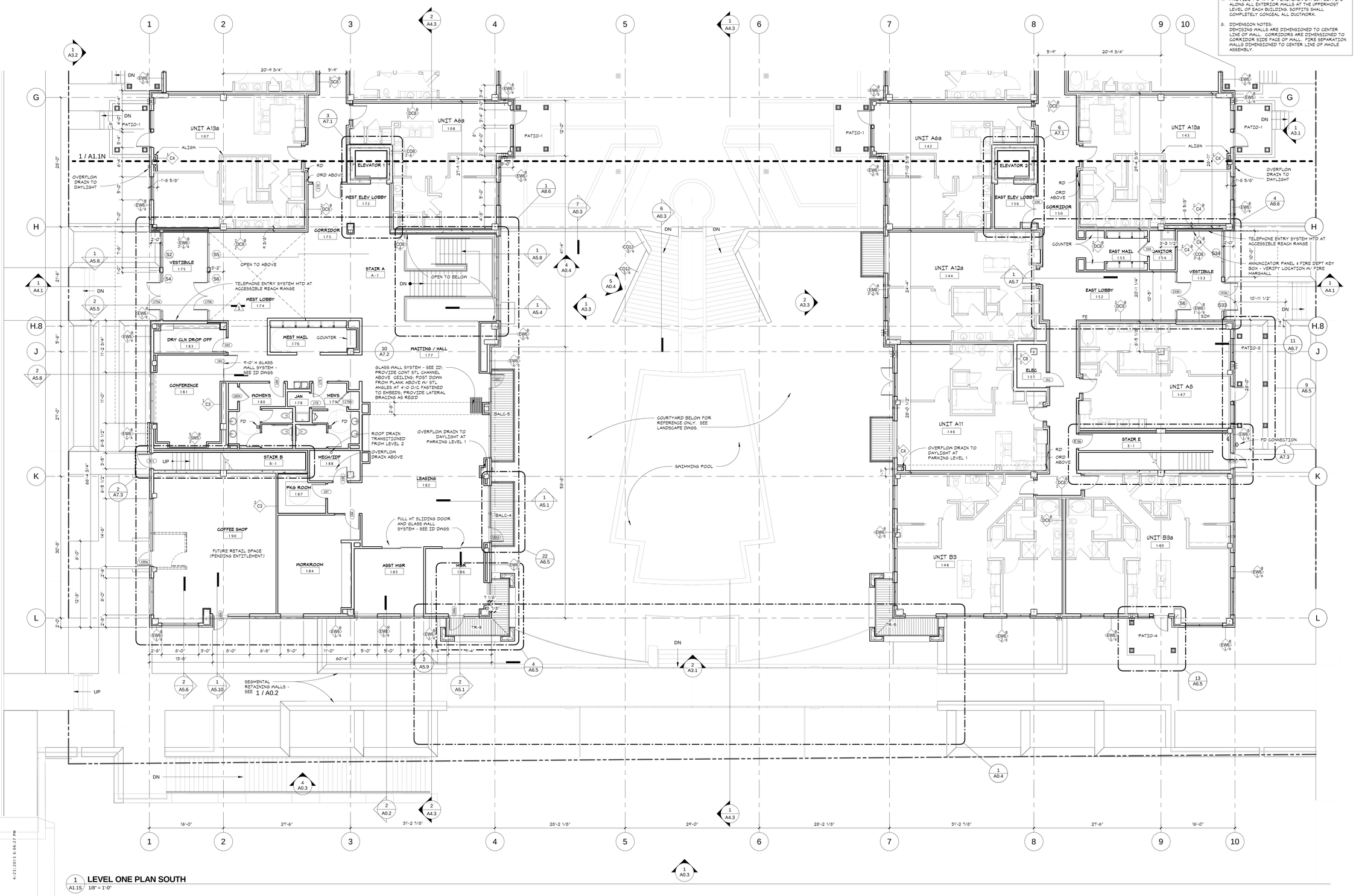
ESG Project No. 211524

4/20/2016

A2

FLOOR PLAN GENERAL NOTES

1. FURR AROUND ALL CONCRETE COLUMNS AND SHEAR WALLS IN FINISHED SPACES.
2. PIPING, CONDUITS AND RELATED MECHANICAL AND ELECTRICAL ITEMS SHALL BE CONCEALED WITHIN GYPSUM BOARD FURRING IN FINISHED SPACES WHETHER SHOWN ON DRAWINGS OR NOT, UNO.
3. SEE EXTERIOR ELEVATIONS FOR FINISH MATERIALS.
4. INTERIOR DESIGN ALLOWANCE: FLOOR, WALL AND CEILING FINISHES FOR FINISHED PUBLIC SPACES (ENTRY LOBBY, CLUB ROOM, COMMUNITY ROOM, FITNESS ROOM, LEASING OFFICE AND ASSOCIATED WORKROOMS) ARE NOT DEFINED IN THIS ARCHITECTURAL PACKAGE. THE OWNER WILL WORK WITH THE CONTRACTOR TO ESTABLISH AN INTERIOR DESIGN ALLOWANCE TO COVER THESE FINISHES.
5. PROVIDE GYPSUM CEILINGS AT 12'-0" AFF AT ALL FINISHED SPACES LOCATED WITHIN TYPE 1A CONSTRUCTION. CEILINGS SHALL COMPLETELY CONCEAL ALL PRECAST CONCRETE BEAMS, HAUNCHES AND DECKS. SPACES INCLUDE, BUT ARE NOT LIMITED TO: RESIDENTIAL UNITS, CORRIDORS, AND ALL FINISHED PUBLIC SPACES (DEFINED ABOVE).
6. PROVIDE GYPSUM CEILINGS AT 8'-0" AFF AT THE CORRIDORS OF THE UPPERMOST LEVELS IN EACH BUILDING. CEILINGS SHALL COMPLETELY CONCEAL CORRIDOR VENTILATION DUCTWORK.
7. PROVIDE 1'-0" X 1'-0" PERIMETER GYPSUM SOFFITS ALONG ALL EXTERIOR WALLS AT THE UPPERMOST LEVEL OF EACH BUILDING. SOFFITS SHALL COMPLETELY CONCEAL ALL DUCTWORK.
8. DIMENSION NOTES:
   DEMISING WALLS ARE DIMENSIONED TO CENTER LINE OF WALL. CORRIDORS ARE DIMENSIONED TO CORRIDOR SIDE FACE OF WALL. FIRE SEPARATION WALLS DIMENSIONED TO CENTER LINE OF WHOLE ASSEMBLY.



1 / A1.1S **LEVEL ONE PLAN SOUTH**
1/8" = 1'-0"

ELAN UPTOWN: CENTER BLOCK
Minneapolis, MN

GREYSTAR
GREYSTAR GP II LLC

esg
elness swenson graham architects

500 washington avenue south
minneapolis minnesota 55415
p. 612.339.5508
f. 612.339.5382
www.esgarch.com

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

Signature
DAVID GRAHAM
Typed or Printed Name
14808 4/19/2013
License # Date

FOR CONSTRUCTION
04/19/2013

ORIGINAL ISSUE: 11/15/2012

REVISIONS

No.	Description	Date
1	ADDENDUM #1	3/18/2013

211524
PROJECT NUMBER

Author — DRAWN BY
Checker — CHECKED BY

PLAN NORTH

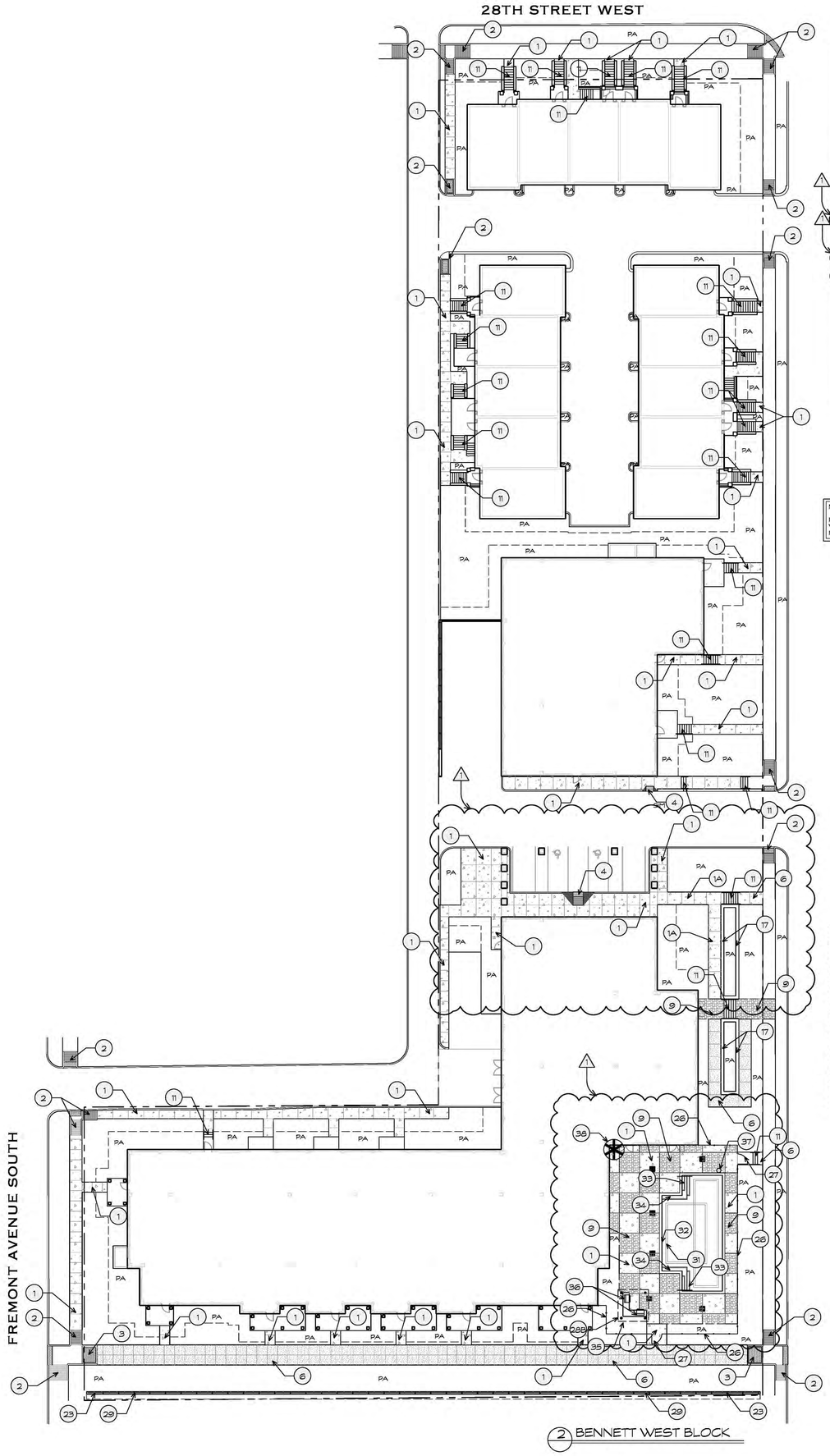
ELAN UPTOWN: CENTER BLOCK

LEVEL ONE PLAN SOUTH
A1.1S

4/23/2013 6:06:27 PM

Bennett Residential Redevelopment

Center and West Blocks

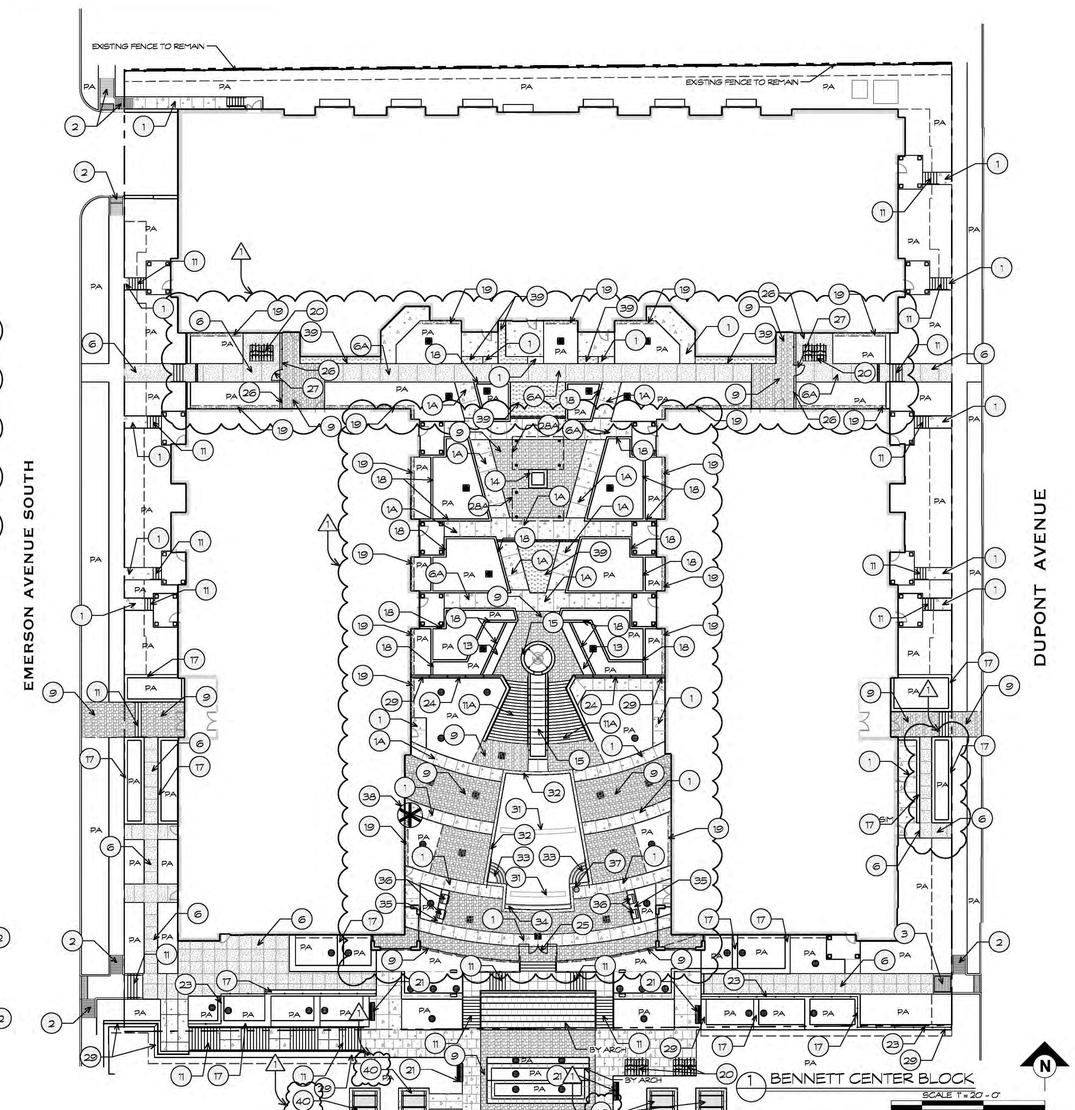


MATERIALS LEGEND

NO.	DESCRIPTION
1	CONCRETE SIDEWALK. SEE ARCHITECTURAL PLAN
1A	CONCRETE SIDEWALK ON STRUCTURE. LIGHT BROOM FINISH. RE: 1/L3.01
2	ONE-WAY, RIGHT-OF-WAY ACCESSIBILITY RAMP, SEE CIVIL
3	ONE-WAY, ON PROPERTY ACCESSIBILITY RAMP, SEE CIVIL
4	FLARED ACCESSIBILITY RAMP, SEE CIVIL
5	NOT USED
6	STAMPED, COLORED CONCRETE SIDEWALK. STAMP PATTERN & COLOR TO BE SELECTED BY L.A. PROVIDE ALLOWANCE-$12/SQ.FT.
6A	STAMPED, COLORED CONCRETE SIDEWALK ON STRUCTURE. STAMP PATTERN & COLOR TO BE SELECTED BY L.A. PROVIDE ALLOWANCE-$12/SQ.FT.
7	STAMPED, COLORED CONCRETE SIDEWALK. STAMP PATTERN & COLOR TO BE SELECTED BY L.A. PROVIDE ALLOWANCE-$25/SQ. FT.
8	NOT USED
9	CONCRETE UNIT PAVERS, 'SLATON SERIES' BY ANCHOR BLOCK, NON-TUMBLED. SIZES TO BE 5.5" (N) x 8.25", 13.75" (N) & 13.75", 8.25" (N) x 1" (N). PATTERN TO BE 'PATTERN 1' BY ANCHOR BLOCK W/ ALUMINUM EDGE RESTRAINT. COLOR TO BE SELECTED BY L.A. CONTACT ANCHOR BLOCK AT (800) 440-8657. RE: 12 & 13/L3.01. PROVIDE $10/SQ. FT., ALLOWANCE.
10	NOT USED
11	CONCRETE STEPS, SEE ARCHITECTURAL PLAN
11A	GRAND STAIRCASE CONCRETE STEPS BY ARCHITECT
12	NOT USED
13	18" (N) HEIGHT CUSTOM BENCH. RE: 4/L3.01
14	18" (N) H.T. FIRE PIT, 8'X8' DRY STACKED STONE BLOCKS, TO MATCH BUILDING RE: 9/L3.01
15	18" (N) H.T. CASCADING FOUNTAIN, VENEER TO BE SELECTED BY L.A. RE: 2/L3.01
16	NOT USED
17	RAISED PLANTER, SEE ARCHITECTURAL PLAN
18	28" (N) H.T. RAISED PLANTER, ON STRUCTURAL SLAB, VENEER TO BE SELECTED BY L.A. RE: 5-6/L3.01
19	12" (N) WIDE GRAVEL BAND. GRAVEL TO BE SELECTED BY L.A. RE: 7/L3.01
20	"FLOW" BIKE RACK, SURFACE MOUNT, BY LANDSCAPE FORMS. COLOR TO BE SELECTED BY L.A. CONTACT LANDSCAPE FORMS AT 800-521-2546.
21	"AUSTIN" 72" (N) BENCH, W/ BACK AND END ARMS, SURFACE MOUNTED BY LANDSCAPE FORMS. WOOD TO BE IPE, METAL TO BE POWDER COATED, COLOR TO BE SELECTED BY L.A. CONTACT LANDSCAPE FORMS AT 800-521-2546.
22	NOT USED
23	48" (N) ORNAMENTAL IRON FENCE. COLOR TO BE BLACK. RE: 3/L3.03, SIM
24	60" (N) H.T. x 36" (N) WIDE 'SQUARE TEC-WALL BARRIER SYSTEM' BY HANSEN ARCHITECTURAL PRODUCTS. CONTACT AT 800-589-2965. CONTRACTOR TO PROVIDE SHOP DRAWINGS
25	60" (N) H.T. x 36" (N) WIDE 'SQUARE TEC-WALL BARRIER SYSTEM' GATE BY HANSEN ARCHITECTURAL PRODUCTS. GATES TO BE EQUIPPED W/ GATE LOCKS BY OWNER AND SPRING LOADED HINGES. CONTACT AT 800-589-2965. CONTRACTOR TO PROVIDE SHOP DRAWINGS
26	72" (N) H.T. ORNAMENTAL IRON FENCE. COLOR TO BE BLACK. RE: 7/L3.03
27	72" (N) H.T. x 42" (N) WIDE ORNAMENTAL IRON GATE. COLOR TO BE BLACK. RE: 6/L3.03
28A	10'-0" H.T. WOOD AND METAL TRELLIS AT CENTER BLOCK RE: 1/L3.02
28B	10'-0" H.T. WOOD AND METAL TRELLIS AT WEST BLOCK 1/L3.03
29	RETAINING WALL BY OTHERS
30	PEDESTRIAN BRIDGE BY OTHERS
31	NON-SLIP CERAMIC POOL TILE BAND ON POOL FLOOR (2) COURSES 4" (N) X 4" (N) SQUARES. TILE TO BE SELECTED BY L.A. TO BE SEALED WITH 'DRY TREAT' STAINPROOF, BY NATIONAL POOL TILE. CONTACT 713-460-8794. PROVIDE ALLWANCE- $5/SQ.FT.
32	GUNITE POOL WALL, WITH 12" (N) WIDE x 1" (N) THICK STONE POOL COPING TO BE SELECTED BY L.A. RE: 5/L3.02
33	GUNITE POOL STEPS WITH DECORATIVE ALUMINUM HANDRAIL. RE: 3/L3.02
34	GUNITE POOL BENCH RE: 4/L3.02
35	2'-9" (N) HEIGHT BBQ COUNTER W/ STONE VENEER AND 1-1/2" (N) THICK GRANITE COUNTERTOP. COUNTERTOP TO BE SELECTED BY L.A. PROVIDE COUNTERTOP ALLOWANCE- $25/SQ/FT. RE: 2/L3.02
36	STAINLESS STEEL GRILL, MODEL NO. E36B2RLN WITH INSULATION JACKET MODEL NO. E36IJ BY D.C.I. CONTACT MANNA DISTRIBUTORS, INC. AT 713-977-3318.
37	ACCESSIBLE SLING LOCATION AT POOL. SLEEVE AND CAP FOR FUTURE USE. (O)
38	911 EMERGENCY TELEPHONE, MODEL SP-3000 'TOWER'-MOUNT BY KINGS II EMERGENCY COMMUNICATONS. WHEN INSTALLED NOT TO EXCEED MAX 54" AFF FOR PARALLEL APPROACH OR 48" AFFF FOR FORWARD APPROACH. CONTACT AT 866-354-6473
39	ARTIFICIAL TURF TO BE SELECTED BY L.A. RE: 7/L3.01, PROVIDE ALLWANCE-$10/SQ.FT.
40	GRETCHEN BONO TABLE, ADA COMPLIANT STYLE. WOOD TO BE IPE, METAL TO BE POWDER COATED, COLOR TO BE SELECTED BY L.A. CONTACT LANDSCAPE FORMS AT 800-521-2546.
PA	PLANTING AREA, SEE PLANTING SHEETS
	LANDSCAPE AND DECK DRAINS, SEE GRADING PLAN FOR SPECIFICATIONS

NOTE:

RESCUE AIDS TO BE MOUNTED IN AN ACCESSIBLE LOCATION WITHIN 54" AFF FOR PARRALLEL APPROACH OR 48" AFF FOR FORWARD APPROACH.



KUDELA & WEINHEIMER

LANDSCAPE ARCHITECTURE
SITE PLANNING
URBAN DESIGN

7155 OLD KATY ROAD
SUITE 270
HOUSTON, TEXAS 77024
713-869-8987
713-869-5958 FAX
WWW.KWTEXAS.COM

elness swenson graham architects

500 washington avenue south
minneapolis minnesota 55415
p. 612.339.5508
f. 612.339.5382
www.esgarch.com

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

Signature

Darin Weinheimer
Typed or Printed Name

49622 — License #
04/19/2013 — Date

FOR CONSTRUCTION
4/19/2013

ORIGINAL ISSUE:

REVISIONS

No.	Description	Date
1	FOR CONSTRUCTION	04-19-13

211524
PROJECT NUMBER

TG — DRAWN BY
MM — CHECKED BY

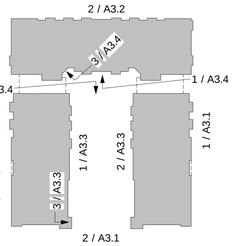
Bennett Center and West Blocks

MATERIALS PLAN

L1.01

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

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



ELEVATION KEY

EXTERIOR MATERIAL KEYNOTES	
1a	STONE VENEER COLOR #1
2a	BRICK VENEER COLOR #1
2b	BRICK VENEER COLOR #2
2d	BRICK VENEER COLOR #4
3b	PRECAST BAND/SILL/COPING COLOR #2 (BUFF)
5a	CIP CONCRETE - ARCHITECTURAL FINISH
6a	SEGMENTAL RETAINING WALL
7a	PREFINISH METAL PANEL TYPE 1- COLOR #1 (DARK BRONZE)
7b	PREFINISH METAL PANEL TYPE 1- COLOR #2 (LT BRONZE)
7c	PREFINISH METAL PANEL TYPE 1- COLOR #3 (DARK BUFF)
7e	PREFINISH METAL PANEL TYPE 1- COLOR #5 (COPPER)
8e	PREFINISH METAL PANEL TYPE 2- COLOR TBD
9a	FIBER CEMENT PANEL - COLOR #1
9b	FIBER CEMENT PANEL - COLOR #2
9c	FIBER CEMENT PANEL - COLOR #3
9f	FIBER CEMENT PANEL - COLOR #6
9g	FIBER CEMENT PANEL - COLOR #7
10d	FIBER CEMENT SIDING - COLOR #4
11a	PREFIN METAL CAP AND/OR FLASHING- COLOR #1 (DARK BRONZE)
11b	PREFIN METAL CAP AND/OR FLASHING- COLOR #2 (LT BRONZE)
11c	PREFIN METAL CAP AND/OR FLASHING- COLOR #3 (DARK BUFF)
11d	PREFIN METAL CAP AND/OR FLASHING- COLOR #4 (LT BUFF)
12	PREFIN ALUM STOREFRONT SYSTEM- DARK BRONZE COLOR
13	FIBERGLASS WINDOW OR DOOR- SEE TYPES FOR COLOR
14a	ALUMINUM BALCONY SYSTEM- DARK BRONZE COLOR
14b	ALUMINUM RAILING- DARK BRONZE COLOR
15	OVERHEAD DOORS- DARK BRONZE COLOR
16b	PRIMED & PAINTED STEEL CHANNEL- DARK BRONZE COLOR
17	OVERFLOW DRAIN SPOUT
18	CEMENTITIOUS STUCCO COLOR #1

ELAN UPTOWN: CENTER BLOCK

Minneapolis, MN

GREYSTAR

GREYSTAR GP II LLC

esg

elness swenson graham architects

500 washington avenue south
minneapolis minnesota 55415
p. 612.339.5508
f. 612.339.5382
www.esgarch.com

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

Signature

DAVID GRAHAM
Typed or Printed Name

14808 4/19/2013
License # Date

FOR CONSTRUCTION
04/19/2013

ORIGINAL ISSUE: 11/15/2012

REVISIONS

No.	Description	Date

211524
PROJECT NUMBER

Author — DRAWN BY
Checker — CHECKED BY

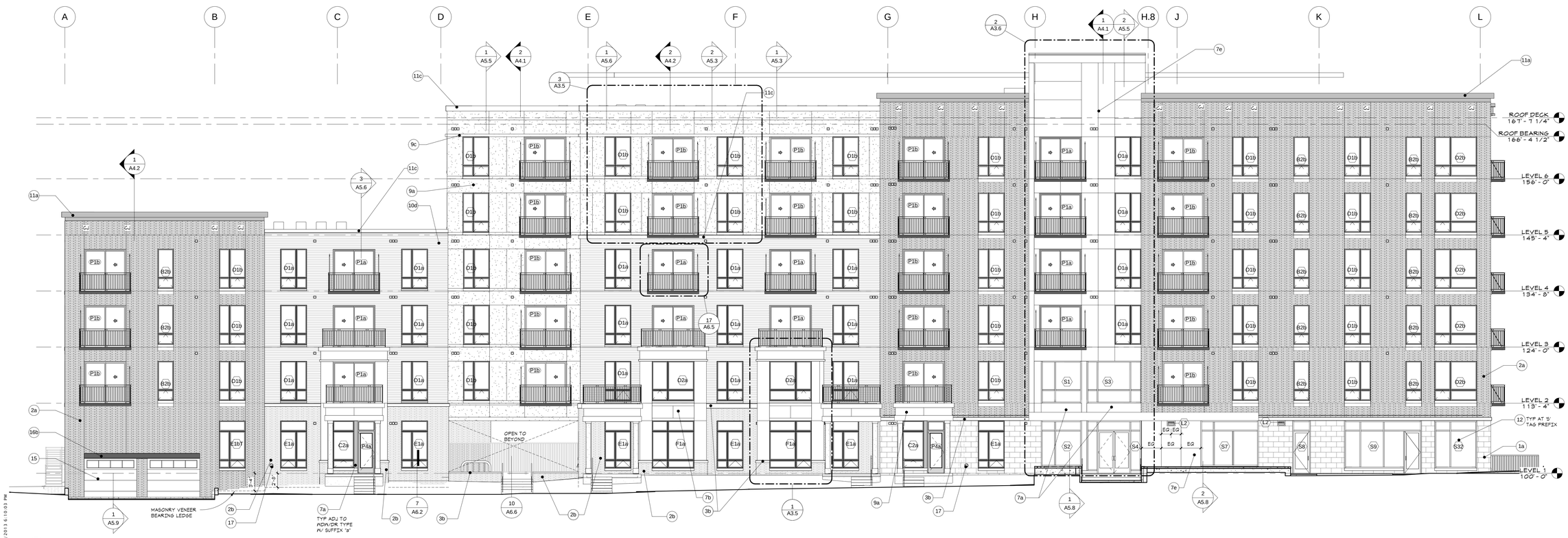
ELAN UPTOWN: CENTER BLOCK

EXTERIOR ELEVATIONS

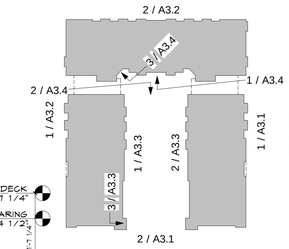
A3.1

4/23/2013 6:09:49 PM

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



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



ELEVATION KEY

EXTERIOR MATERIAL KEYNOTES	
1a	STONE VENEER COLOR #1
2a	BRICK VENEER COLOR #1
2b	BRICK VENEER COLOR #2
2d	BRICK VENEER COLOR #4
3b	PRECAST BAND/SILL/COPING COLOR #2 (BUFF)
5a	CIP CONCRETE - ARCHITECTURAL FINISH
6a	SEGMENTAL RETAINING WALL
7a	PREFINISH METAL PANEL TYPE 1- COLOR #1 (DARK BRONZE)
7b	PREFINISH METAL PANEL TYPE 1- COLOR #2 (LT BRONZE)
7c	PREFINISH METAL PANEL TYPE 1- COLOR #3 (DARK BUFF)
7e	PREFINISH METAL PANEL TYPE 1- COLOR #5 (COPPER)
8e	PREFINISH METAL PANEL TYPE 2- COLOR TBD
9a	FIBER CEMENT PANEL - COLOR #1
9b	FIBER CEMENT PANEL - COLOR #2
9c	FIBER CEMENT PANEL - COLOR #3
9f	FIBER CEMENT PANEL - COLOR #6
9g	FIBER CEMENT PANEL - COLOR #7
10d	FIBER CEMENT SIDING - COLOR #4
11a	PREFIN METAL CAP AND/OR FLASHING- COLOR #1 (DARK BRONZE)
11b	PREFIN METAL CAP AND/OR FLASHING- COLOR #2 (LT BRONZE)
11c	PREFIN METAL CAP AND/OR FLASHING- COLOR #3 (DARK BUFF)
11d	PREFIN METAL CAP AND/OR FLASHING- COLOR #4 (LT BUFF)
12	PREFIN ALUM STOREFRONT SYSTEM- DARK BRONZE COLOR
13	FIBERGLASS WINDOW OR DOOR- SEE TYPES FOR COLOR
14a	ALUMINUM BALCONY SYSTEM- DARK BRONZE COLOR
14b	ALUMINUM RAILING- DARK BRONZE COLOR
15	OVERHEAD DOORS- DARK BRONZE COLOR
16b	PRIMED & PAINTED STEEL CHANNEL- DARK BRONZE COLOR
17	OVERFLOW DRAIN SPOUT
18	CEMENTITIOUS STUCCO COLOR #1

ELAN UPTOWN: CENTER BLOCK

Minneapolis, MN

GREYSTAR

GREYSTAR GP II LLC

esg

elness swenson graham architects

500 washington avenue south
minneapolis minnesota 55415
p. 612.339.5508
f. 612.339.5382
www.esgarch.com

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

Signature

DAVID GRAHAM
Typed or Printed Name

14808 License # 4/19/2013 Date

FOR CONSTRUCTION
04/19/2013

ORIGINAL ISSUE: 11/15/2012

REVISIONS

No.	Description	Date
1	ADDENDUM #1	3/18/2013

211524
PROJECT NUMBER

Author — DRAWN BY
Checker — CHECKED BY

ELAN UPTOWN: CENTER BLOCK

EXTERIOR ELEVATIONS

A3.2

4/23/2013 6:10:03 PM

RETAIL
SPACE
FOR
LEASE
612-824-2100
AARON MEYERS
ACKERBERG
WWW.ACKERBERG.COM
ELAN
DEUX
UPSCALE
LIVING

ENJOY THE NIGHT LIFE
URTOWN'S BEST
ADDRESS
ELAN
DEUX
RETAIL SPACE FOR LEASE
612-824-2100
AARON MEYERS
ACKERBERG
WWW.ACKERBERG.COM
UPSCALE LIVING

HENNEPIN
COUNTY
REGIONAL
RAILROAD
AUTHORITY

EXIT
ENTER
NORTH
WEST

Lansing, Carol

From: Lansing, Carol
Sent: Thursday, April 07, 2016 11:13 AM
To: 'wedgecoordinator@gmail.com'; 'Lisa.Bender@minneapolismn.gov'
Cc: Gary Wallace; 'Laura Longen'; Jeffrey Flake (jflake@greystar.com)
Subject: Elan Uptown application to allow a small retail use at Emerson and the Greenway
Attachments: Elan Center and West PUD application narrative for retail use.docx; Retail Space Detail.pdf; View of retail space from across the greenway.jpg

Dear Tina and Lisa,

On behalf of Greystar Development Company and Uptown Joint Venture Phase II, LLC, I am writing to notify you that we are submitting an application to amend the planned unit development approval for the Elan Uptown Center and West project to allow a small, neighborhood-serving retail use in a tenant space located at the southwest corner of the center block of the development. The master building addresses for the Elan Center and West PUD are 2828 Dupont Avenue South, 2812 Emerson Avenue South and 2828 Emerson Avenue South; however the management offices are located at 2837 Emerson Avenue South.

The City's zoning code allows the Planning Commission to approve certain small neighborhood serving retail sales and services uses in a PUD located in a residential district where the uses are not of a nature or so located as to have a detrimental impact on the surrounding neighborhood or the character of the PUD. I have attached the project description and proposed findings, which provide additional information about the requested retail use and signage options, the floor plan for the retail space, and a photo of the proposed retail location. We believe that a small retail use in the proposed location will be an amenity for not just Elan Uptown residents, but for the broader LHENA neighborhood as well.

A Planning Commission hearing date has not yet been determined but may be as soon as May 9, 2016. We would be happy to meet with LHENA members to discuss the application at their convenience if desired.

I am the contact person for the application and my contact information is above. The owner/applicant's contact information is: Gary Wallace, 750 Bering Drive, Suite 400, Houston, TX, 77057, (713) 479-8899, gwallace@greystar.com. If you would like any further information at this time, please do not hesitate to let me know.

Thank you.

Carol Lansing
Counsel
carol.lansing@FaegreBD.com Download vCard
D: +1 612 766 7005

Faegre Baker Daniels LLP
2200 Wells Fargo Center | 90 South Seventh Street | Minneapolis, MN 55402-3901, USA

2834 10th Avenue South
Greenway Level, Suite 2
Minneapolis, MN 55407
Phone: 612-879-0103
Fax: 612-879-0104

MIDTOWN GREENWAY COALITION

April 29, 2016

Hilary Dvorak
City of Minneapolis CPED - Planning Division
250 South 4th Street, Room 300
Minneapolis, MN 55415

Dear Hilary,

I am pleased to submit this letter of support for Elan Uptown's application to amend their PUD to allow a small retail use in the space at the southwest corner of their center building, along the promenade and facing the Greenway.

We strongly support Elan's goal to activate that space with retail such as a juice or coffee shop, salon, or even a bike shop. Having more retail and more activity along the Greenway is one of our key priorities. As you know, we always seek to have more "eyes on the Greenway."

Filling that space with a retail tenant will bring more amenities to Greenway, which we really appreciate. Greenway users could park their bikes in the plaza and walk up the new stairs to the retail store. They could then enjoy their juice or coffee back down in the plaza, or perhaps take a leisurely stroll along the promenade.

Elan Uptown and Greystar have been good partners in supporting the Midtown Greenway. We sincerely hope their application to amend their PUD is approved.

Best regards,

Soren R. Jensen
Executive Director
soren@midtowngreenway.org
612-879-0105