



LAND USE APPLICATION SUMMARY

Property Location: 103 West Lake Street
Project Name: New Horizon Academy
Prepared By: Aaron Hanauer, Senior City Planner, (612) 673-2494
Applicant: Alan Ruth, New Horizon Academy
Project Contact: Bob Lucius, RSP Architects
Request: Establish a new child care center
Required Applications:

Site Plan Review	To allow for a new child care center
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SITE DATA

Existing Zoning	C2/Neighborhood Corridor Commercial District
Lot Area	28,488 square feet / 0.65 acres
Ward(s)	8; adjacent to 10
Neighborhood(s)	Lyndale; adjacent to Whittier
Designated Future Land Use	Mixed Use
Land Use Features	Commercial Corridor (Lake Street); adjacent to Nicollet and Lake Activity Center and Major Retail Center
Small Area Plan(s)	<u>Midtown Minneapolis Land Use and Development Plan (2005)</u>

Date Application Deemed Complete	April 27, 2016	Date Extension Letter Sent	N/A
End of 60-Day Decision Period	June 26, 2016	End of 120-Day Decision Period	N/A

BACKGROUND

SITE DESCRIPTION AND PRESENT USE.

The existing building, which was built in 1931, is currently vacant. The most recent use was Champions Saloon and Eatery which closed in 2014. The subject property forms the southwest corner of the West Lake Street and Blaisdell Avenue intersection. The western half of the building is located up to West Lake Street property; the eastern half of the building currently contains a covered outdoor area at the front property line. The building is stepped back from Blaisdell Avenue. Surface parking is located between the building and Blaisdell Avenue as well as to the south of the building.

A north/south alley was previously vacated and split between the subject property and the property to the west. These two properties share a curb cut and a cross-access easement exists that allows the neighboring property to access their surface parking on the eastern side of their building.

SURROUNDING PROPERTIES AND NEIGHBORHOOD.

The project site is located along the West Lake Street Commercial Corridor and just to the west of the Nicollet and Lake Activity Center. Most of the neighboring parcels along West Lake Street contain commercial uses with some of these properties having residential on the upper floors. A multiple-family residential complex is located to the south of the project site. West Lake Street has two-way traffic at this location; however, Blaisdell Avenue provides one-way traffic southbound.

PROJECT DESCRIPTION.

The applicant is proposing to repurpose the existing building into a child care facility and make extensive site improvements. As part of this proposal they would construct a 1,100 square foot addition along West Lake Street and remove a small portion of the building along the eastern elevation. Site plan review is required to be reviewed by the City Planning Commission when there is an addition to a non-residential building that would increase its gross floor area by one thousand (1,000) square feet or more and face a public street. The applicant's goal is to open up the child care facility by November 2016.

PUBLIC COMMENTS. As of the publication of this staff report no public comments were received. Any correspondence received after the publication of the staff report and 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

Building placement – Requires alternative compliance

- The project site is a corner lot. The eastern half of the building along West Lake Street is located up to the property line. The proposed addition would bring the western portion of the building up

to the front property line along West Lake Street. Along Blaisdell Avenue, the applicant is proposing to remove a small portion of the building that would increase the distance the building is from Blaisdell Avenue from 24 feet at its closest point to 28 feet. Alternative compliance is required for the building alteration on the eastern elevation.

- The placement of the building will reinforce the street wall along West Lake Street with the placement of the proposed building addition. The proposed project will also maximize natural surveillance and visibility with the proposed fenestration that will meet site plan review standards (i.e. 30 percent on the north, south, and east elevations). Furthermore, the proposed project will facilitate pedestrian access and circulation with a direct connection from Lake Street to the main pedestrian entrance on Blaisdell Avenue via a walkway connecting the public sidewalk to the entrance.
- The area between the building and the front lot lines will include enhanced landscaping. The applicant is proposing to convert the northeastern portion of the site from surface parking to green space that will also include a walkway that will lead people from West Lake Street to the pedestrian entrance on Blaisdell Avenue. The walkway will be bordered by lighted bollards and landscaped areas.
- All on-site accessory parking is located to the interior and rear of the building.

Principal entrances – *Requires alternative compliance*

- The project site is a corner lot. As outlined in Section 530.110-Building placement, Buildings shall be oriented so that at least one (1) principal entrance faces the public street rather than the interior of the site. In the case of a corner lot, the principal entrance shall face the front lot line. As outlined in Section 520.160-Definitions, a front lot line in the case of a corner lot, shall be the lot line that is in line with the predominant platting orientation of the block. In this case, the historic underlying platting of the site, shows that the lots are oriented towards Blaisdell. The applicant has a principal pedestrian entrance on Blaisdell that is clearly defined and emphasized through the use of a horizontal metal canopy with recessed canned lighting. The applicant is also proposing four pedestrian egress exits onto Lake Street. Given the importance of Lake Street, CPED highly encouraged the applicant to include a principal entrance on West Lake Street as well. The applicant recognizes the importance of Lake Street, and has proposed a walkway along the eastern half of the property that is well landscaped and will provide an inviting path for pedestrians traveling from the north to the site.

Visual interest – *Meets requirements*

- The building walls provide architectural detail and contain windows in order to create visual interest including increased window coverage on three elevations, and metal canopies with recessed lighting on Lake Street and Blaisdell Avenue.
- The proposed remodel and addition uses architectural elements to divide the building into smaller identifiable sections. The applicant is proposing to break up the building along West Lake Street with a varied roof height and change in exterior building materials.
- The western elevation has a blank, uninterrupted walls exceeding 25 feet in length; however, this is an existing condition and the applicant is not proposing building changes for the southern portion of this elevation with the exception of painting the concrete masonry units (CMU).

Exterior materials – *Meets requirements*

- The applicant is proposing metal panel, stucco, and brick as the building's exterior materials. These materials are considered durable by the Guide to Exterior Building Walls and Materials (see Table I). Please note that exterior material changes at a later date may require review by the Planning Commission and an amendment to the site plan review.

- The application is consistent with the City’s policy of allowing no more than three exterior materials per elevation, excluding windows, doors, accent materials and foundation materials. The applicant is proposing three new materials on each elevation. Plain face CMU is proposed to remain on the west elevation facing the alley; however, this is an existing condition and the applicant is proposing to repaint this to match the stucco and metals panels that are proposed to be added to the western elevation.
- Plain face concrete block is not proposed along any public streets, sidewalks, or adjacent to a residence or office residence district.
- The exterior materials and appearance of the rear and side walls of the building are similar to and compatible with the front of the building with the use of both materials. The applicant is proposing to use the same materials on all elevation and will have a similar window percentage on the north, south, and east elevations.

Table 1. Percentage of Exterior Materials per Elevation

Material	Allowed Max	North	South	East	West*
Brick (face)	100%	9%	12%	13%	4%
Glass	100%	15%	17%	18%	0%
Stucco	75%	45%	66%	47%	11%
Metal Panel	75%	31%	5%	22%	12%

*Applicant is proposing to retain the painted CMU on the western elevation (approximately 73%)

Windows – Meets requirements

- The project will meet the requirement that no less than 30 percent of the walls on the first floor that face a public street, public sidewalk, or on-site parking lot are windows. The bottom of any window used to satisfy the ground floor window requirement is not be more than four (4) feet above the adjacent grade and there will be clear views inside and out of the windows (see Table 2).
- The windows are vertical in proportion and distributed in a more or less even manner.
- The applicant points out that the windows will have clear glazing. As a condition of approval the windows shall have clear or lightly tinted glass with a visible light transmittance ratio of six-tenths (0.6) or higher.

Table 2. Percentage of Windows per Applicable Elevation

	Code Requirement		Proposed	
Nonresidential Uses				
North-West Lake Street	30% minimum	300 sq. ft.	30%	300 sq. ft.
East-Blaisdell Avenue	30% minimum	194 sq. ft.	30%	195 sq. ft.
South elevation	30% minimum	300 sq. ft.	30%	302 sq. ft.

Ground floor active functions – Meets requirements

- The project will meet the requirement that 70 percent or more of the ground floor will have active functions along a public street and public sidewalk. Both the Lake Street and Blaisdell Avenue elevations are in compliance with this requirement.

Roof line – Meets requirements

- The applicant is proposing to modify the roof line. It will change from a partially mansard roof to a flat roof. A flat roof structure is common on neighboring buildings.

Parking garages – Not applicable

- There is not a parking garage proposed as part of this project.

ACCESS AND CIRCULATION

Pedestrian access – Meets requirements

- As required by Section 530.130-Pedestrian access, clear and well-lighted walkways shall connect building entrances to the adjacent public sidewalk and to any parking facilities located on the site. Such walkways shall be a minimum of four (4) feet in width. The applicant is proposing walkways to connect the main pedestrian entrance on Blaisdell Avenue to West Lake Street and Blaisdell Avenue. The walkways will be a minimum of 4 feet in width. In addition, the walkway connecting the main entrance to West Lake Street will be illuminated with 3'-high bollards to accentuate this connection. As a condition of approval, the newly installed gate along West Lake Street shall be open during hours of operation of the child care facility and the walkway shall be properly maintained and shoveled during winter months.

Transit access – Meets requirements

- A sheltered transit shelter exists along West Lake Street. This would remain as part of the proposed project.

Vehicular access – Meets requirements

- Vehicular access and circulation has been designed to minimize conflicts with pedestrian traffic. The applicant has eliminated a curb cut along Blaisdell Avenue and has created protected walkways in the site for pedestrians. CPED encouraged the applicant to close off the curb cut onto Lake Street. However, a cross-access easement exists for the neighbor's surface parking to the west.
- There are no public alleys adjacent to the site. The previous north-south alley was vacated.
- Service vehicle access does not conflict with pedestrian traffic. Truck loading areas are not located next to residence or office residence districts.
- The proposed site plan minimizes the use of impervious surfaces. The applicant is adding 3,740 square feet of green space on the site (excluding the playground area) and converting more than 1,000 square feet of public right of way land into green space.

LANDSCAPING AND SCREENING

General landscaping and screening – Meets requirements with Conditions of Approval

- The overall proposed composition and location of landscaped areas would complement the scale of development and its surroundings.
- The applicant is proposing approximately 3,740 square feet of landscaping on site, or approximately 20 percent of the site not occupied by buildings (see Table 3).
- The applicant is proposing at least one canopy tree per 500 square feet of the required landscaped area, including all required landscaped yards. Based on the lot and building size, the tree requirement for the site is 7 canopy trees and the applicant is proposing 8 canopy trees onsite. In addition, the applicant is proposing to plant an additional 5 canopy trees in the public right-of-way along Blaisdell Avenue.

- The applicant is proposing at least one shrub per 100 square feet of the required landscaped area, including all required landscaped yards. Based on the lot and building size, the shrub requirement for the site is 37. The applicant is proposing 37 shrubs. The applicant is also proposing to plant additional grasses and plants to help improve the visual interest of the site throughout the year.
- In its review of landscaped areas the city planning commission shall include consideration of the following: 1. Interception and filtration of precipitation and stormwater through maximizing multiple-layered vegetative cover. 2. Reduction of reflectance and urban heat island effects through increasing canopy cover. 3. Conservation of energy through strategic shading and the use of windbreaks. 4. Preservation or restoration of natural amenities. With the additional pervious area and plantings, the project will considerably improve the retention of stormwater onsite over existing conditions.
- As a condition of approval, the plantings shall meet the requirements outlined in Section 530.200-Plant material standards and 530.210-Installation and maintenance of materials. In addition, as required by Section 530.160-General landscaping and screening, the required landscaped area shall not include rock mulch.

Table 3. Landscaping and Screening Requirements

	Code Requirement	Proposed
Lot Area	--	28,488 sq. ft.
Building Footprint	--	10,160 sq. ft.
Remaining Lot Area	--	18,328 sq. ft.
Landscaping Required	3,377 sq. ft.	3,740 sq. ft.
Canopy Trees (1:500 sq. ft.)	7 trees	8 trees
Shrubs (1:100 sq. ft.)	37 shrubs	37 shrubs

Parking and loading landscaping and screening – Requires alternative compliance

- For the parking and loading area along Blaisdell Avenue, the applicant is proposing a landscaped yard 7 feet wide. In addition, the applicant is proposing a combination of a 3.5 foot high metal fence and shrubs to comply with the 60 percent opacity requirement.
- Not less than one (1) tree shall be provided for each twenty-five (25) linear feet or fraction thereof of parking or loading area along Blaisdell. The applicant is not proposing to plant trees onsite to meet this requirement; instead the applicant is proposing to plant trees within the public right-of-way. Alternative compliance is required.
- The parking area along the southern property line borders a residential property. Therefore, it is required to have a 7 foot wide landscape yard and screening that is 3 feet in height within the front yard setback and 6 feet in height outside of the front yard setback. In addition, the screening is required to be 95 percent opaque. The applicant is proposing a seven foot wide landscape buffer along the southern property line and shrubs that will not comply with the opacity requirement. Alternative compliance is required.
- The corners of the parking lot that are unavailable for parking or vehicular circulation are landscaped as specified for a required landscaped yard.
- Because the proposed surface parking lot contains ten or more spaces, each parking space must be located within 50 feet of the center of an on-site deciduous tree. The proposed landscape plan meets this requirement. The proposed tree island along the southern property line is seven feet wide.

ADDITIONAL STANDARDS

Concrete curbs and wheel stops – Meets requirements

- The parking lot is defined by a six-inch by six-inch continuous concrete curb. The applicant's plan to add more than 3,700 square feet of greenspace will help with on-site retention and filtration of stormwater. However, CPED still encourages the applicant to go further with retaining more stormwater onsite with discontinuous curbing or other measures.

Site context – Meets requirements

- Important elements of the city [such as parks, greenways, significant buildings, and water bodies] near the site will not be obstructed by the existing building or the proposed building addition.
- The existing building and proposed addition will not have shadowing effects on public spaces and adjacent properties.
- The one-story building will not adversely contribute to wind currents at ground level.

Crime prevention through environmental design – Meets requirements

- The site plan employs best practices to increase natural surveillance and visibility with the increased amount of glazing. The applicant is also proposing to control and guide movement on the site, and to distinguish between public and non-public spaces through the use of fencing and landscaping.
- The proposed site, landscaping, and building fenestration promotes natural observation and maximize the opportunities for people to observe adjacent spaces and public sidewalks.
- The project provides lighting on site, at all building entrances, and along walkways that appear to maintain a minimum acceptable level of security while not creating glare or excessive lighting of the site. As a condition of approval, a lighting plan shall be submitted prior to building permit issuance that shows compliance with Section 541.340-Lighting and Section 535.590-Lighting.
- The landscaping, sidewalks, lighting, fencing, and building features are located to clearly guide pedestrian movement on or through the site and to control and restrict people to appropriate locations.
- The entrances, exits, signs, fencing, landscaping, and lighting are located to distinguish between public and private areas, to control access, and to guide people coming to and going from the site.

Historic preservation – Not applicable

- This site is neither historically designated nor is it located in a historic district.

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

The proposed child care facility use is permitted in the C2/District with the following specific development standards.

Off-street Parking and Loading – Meets requirements

- The minimum off-street vehicle parking requirement for a child care facility is 1 space per 500 sq. ft. of GFA + 2 drop off spaces (either off-street or on-street by permission of the city engineer). Therefore, the proposed 10,160 square foot building requires 20 off street parking spaces. As outlined in Section 541.220-Bicycle incentive, the off-street parking requirement can be reduced by 10 percent for a nonresidential use where bicycle parking spaces are provided equal to twenty-five (25) percent of the number of required automobile spaces specified in Table 541-1, Specific Off-Street Parking Requirements, but not less than four (4) bicycle parking spaces. The applicant qualifies for this incentive as they are proposing 6 bike parking spaces near their front entrance. Therefore, the minimum vehicle off-street parking requirement is 18 spaces (see Table 4). The applicant is proposing to provide 19 off-street parking spaces and two drop off spaces along Blaisdell Avenue. The off-street drop off spaces will require final Public Works approval.

- The maximum off-street parking requirement for a child care facility is 1 space per 200 sq. ft. of GFA + up to 4 drop off spaces (either off-street or on-street by permission of the city engineer). This would allow the proposed building to have 51 off-street parking spaces.
- The minimum bicycle parking requirement for a child care facility is three spaces. Section 541.180-Bicycle Parking requires that not less than fifty (50) percent of the required bicycle parking shall meet the standards for short-term bicycle parking (see Table 5). The applicant is proposing six bike parking spaces near the main entrance along Blaisdell. This meets the minimum bicycle parking requirement.
- As outlined in Section 541.490-Minimum Requirement, there is no off-street loading requirement for a child care facility (see Table 6).
- 100 percent of the onsite parking spaces are proposed to be standard sized parking stalls (i.e. 8.5'x18').
- Snow will be removed from site.
- The surfacing of the parking area and drive aisles appears to be in good condition and in compliance with Section 541.300-Surfacing.

Table 4. Vehicle Parking Requirements Per Use (Chapter 541)

Use	Minimum	Reductions	Total with Reductions	Maximum Allowed	Proposed
Child care facility	20	2	18	51	19

Table 5. Bicycle Parking Requirements (Chapter 541)

Use	Minimum	Short-Term	Long-Term	Proposed
Child care facility	3	Not less than 50%	--	6

Table 6. Loading Requirements (Chapter 541)

Use	Loading Requirement	Minimum Requirement	Proposed
Child care facility	None	N/A	none

Building Bulk and Height – Meets requirements

- The project complies with the maximum floor area ratio and building height requirements (see Table 7).

Table 7. Building Bulk and Height Requirements

	Code Requirement	Proposed
Lot Area	--	28,488 sq. ft. / 0.65 acres
Gross Floor Area	--	10,160 sq. ft.
Floor Area Ratio (Minimum)	N/A	0.4
Floor Area Ratio (Maximum)	1.7	
Building Height (Maximum)	2.5 stories or 35 feet, whichever is less	1 story and 17 ft.

Lot Requirements – Not applicable

- There is not a minimum lot area requirement for a child care facility in the C2 District.
- There is not a maximum impervious surface, nor maximum lot coverage requirement for C2 zoning lots

Yard Requirements – Meets requirements

- The proposed building addition complies with the zoning district yard requirements. In addition, the trash and recycling enclosure which is proposed in the southwest portion of the site will also comply with the five foot yard requirement along these property lines as it will be located a minimum of seven feet from both interior lot lines.

Table 8. Minimum Yard Requirements

Setback	Zoning District	Overriding Regulations	Total Requirement	Proposed
Lake Street (North front)	0 ft.	Established front yard setback for the first 25 feet along western property line	0 ft. since neighboring building to the west is located at the front property line	0 ft.
Blaisdell Avenue (East front)	0 ft.	Established front yard setback for the first 25 feet along southern property line	0 ft. since the proposed building will be 72 feet away from the southern property line.	28 ft.
Interior Side (West)	5 ft.	N/A	0 ft.	20 ft. (building) 7 ft. (trash enclosure)
Interior Side (South)	5 ft.	N/A	81 ft.	81 ft. (building) 7 ft. (trash enclosure)

Signs – Not applicable

- The applicant is proposing to remove the existing pole sign as part of the project remodel; the billboard on top of the building is proposed to remain.
- All new signs are subject to Chapter 543, On-Premise Signs. The applicant will be required to submit a separate sign permit application for any signage that is proposed.

Screening of Mechanical Equipment – Meets requirements with Conditions of Approval

- The applicant is proposing to retain two rooftop mechanical units and proposing to install three new units. The existing rooftop mechanical units are not screened and visible from the street. The new rooftop mechanical equipment on the proposed addition will be screened by the parapet. As a condition of approval, all new mechanical equipment is subject to the screening requirements of Section 535.70-Screening of mechanical equipment.

Refuse Screening – Meets requirements with Conditions of Approval

- All refuse and recycling storage containers are subject to the screening requirements in [Chapter 535](#). As a condition of approval, plans shall be submitted prior to building permit issuance showing the trash enclosure in compliance with Section 535.80-Screening of refuse and recycling storage containers.

Lighting – Meets requirements with Conditions of Approval

- The project appears to comply with the lighting requirements outlined in Chapter 535 and Chapter 541. As a condition of approval, a lighting plan shall be submitted prior to building permit issuance that shows compliance with Section 541.340-Lighting and Section 535.590-Lighting.

Fences – Meets requirements with Conditions of Approval

- The property contains fencing that was installed as part of the 2006 Lake Street Enhanced Level Streetscape project as well as a black metal fence that is located along the western portion of Lake Street and Blaisdell Avenue. The applicant is proposing to install a gate within the fence along Lake Street. The applicant is also proposing to remove the black metal fence within their property. In its place, the applicant is proposing to install a 3.5' tall wrought iron fence along the property line along Blaisdell Avenue. As a condition of approval, the applicant shall work with the City of Minneapolis Public Works Department and The Lyndale-Lake Street Special Service District for any alterations completed to the fence installed as part of the Lake Street Enhanced Level Streetscape project. In addition, the applicant shall provide details of any new fencing prior to building permit issuance showing that is in compliance with Section 535.420-Fence height.
- There is a chain link fence along the southern property line that appears to be on the neighbor's property as it extends further west than the subject property. If the fence is found to be on the subject property, CPED encourages the applicant to remove it and/or replace it for a higher quality fence.

Specific Development Standards – Meets requirements

- The applicant's proposal meets the applicable specific development standards for a child care center outlined in [Chapter 536](#).
 - The use will provide a designated area for the short-term parking of vehicles engaged in loading and unloading children, as specified in Chapter 541, Off-Street Parking and Loading. The designated area shall be located as close as practical to the principal entrance of the building and shall be connected to the building by a sidewalk. The applicant is proposing two drop off spaces along Blaisdell Avenue South. A walkway connects from the Blaisdell Avenue sidewalk to the main pedestrian entrance.
 - Play equipment will not be located in the required front, side or rear yards and shall be effectively screened from any adjacent residential use located in a residence or office residence district. The applicant is proposing substantial landscaping along the southern property line that will effectively screen the play equipment from the residential units to the south.
 - The addition to the existing building is be compatible with the scale and character of the surroundings, and exterior building materials are harmonious with other buildings in the neighborhood.
 - An appropriate transition area between the use and adjacent property is provided by landscaping, screening and other site improvements consistent with the character of the neighborhood.

Overlay District Standards – Not applicable

- The project site does not contain an 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 mixed use on the future land use map. The proposed development is consistent with the following principles and policies outlined in the comprehensive plan:

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

- 10.10.1 Enhance the city's commercial districts by encouraging appropriate building forms and designs, historic preservation objectives, site plans that enhance the pedestrian environment, and by maintaining high quality four season public spaces and infrastructure.
- 10.10.4 Orient new buildings to the street to foster safe and successful commercial nodes and corridors.
- 10.10.6 Require storefront window transparency to assure both natural surveillance and an inviting pedestrian experience.
- 10.10.7 Encourage the renovation of existing commercial buildings.

Urban Design Policy 10.11: Seek new commercial development that is attractive, functional and adds value to the physical environment.

- 10.11.1 Require the location of new commercial development (office, research and development, and related light manufacturing) to take advantage of locational amenities and coexist with neighbors in mixed-use environments.
- 10.11.2 Ensure that new commercial developments maximize compatibility with surrounding neighborhoods.

Urban Design Policy 10.17: Provide sufficient lighting to reflect community character, provide a comfortable environment in a northern city and promote environmentally friendly lighting systems.

- 10.17.3 Encourage pedestrian scale lighting throughout neighborhoods as well as in areas such as waterfronts, pathways, parks and plazas, and designated historic districts.
- 10.17.5 Integrate exterior building lighting design to attune with building designs and landscaping.
- 10.17.6 Provide sufficient lighting for better way-finding and safe circulation within and around a development.
- 10.17.7 Encourage additional pedestrian-scale, exterior lighting in growth centers, activity centers, commercial nodes, pedestrian overlay districts and transit station areas.

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

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

- 10.18.3 Locate parking lots to the rear or interior of the site.

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

- 10.19.1 In general, larger, well-placed, contiguous planting areas that create and define public and private spaces shall be preferred to smaller, disconnected areas.
- 10.19.2 Plant and tree types should complement the surrounding area and should include a variety of species throughout the site that include seasonal interest. Species should be indigenous or proven adaptable to the local climate and should not be invasive on native species.
- 10.19.3 Landscaped areas should include plant and tree types that address ecological function, including the interception and filtration of stormwater, reduction of the urban heat island effect, and preservation and restoration of natural amenities.
- 10.19.7 Boulevard landscaping and improvements, in accordance with applicable city polices, are encouraged.

Urban Design Policy 10.22 Use Crime Prevention Through Environmental Design (CPTED) principles when designing all projects that impact the public realm, including open spaces and parks, on publicly owned and private land.

- 10.22.1 Integrate “eyes on the street” into building design through the use of windows to foster safer and more successful commercial areas in the city.
- 10.22.3 Design the site, landscaping, and buildings to promote natural observation and maximize the opportunities for people to observe adjacent spaces and public sidewalks.
- 10.22.4 Provide on-site lighting at all building entrances and along walkways that maintains a minimum acceptable level of security while not creating glare or excessive lighting of the site.
- 10.22.5 Locate landscaping, sidewalks, lighting, fencing and building features to clearly guide pedestrian movement on or through the site and to control and restrict people to appropriate locations.
- 10.22.7 Locate entrances, exits, signs, fencing, landscaping, and lighting to distinguish between public and private areas, control access, and to guide people coming to and going from the site.

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

The site is located within the boundaries of the *Lyn-Lake Small Area Plan* adopted by the City Council in 2009. The project site is within Area 4-West Lake Street, East of Lyndale Avenue South. The proposed project will meet the requirements outlined for this section. The proposed project will have the building addition up to the property line along West Lake Street, landscaping that will enhance the site and area, parking at the back of the site, improve the pedestrian comfort of pedestrians with more pedestrian scale lighting throughout the site, and an increase in the amount of windows compared to existing conditions along Lake Street, Blaisdell Avenue, and the southern elevation.

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:

- **First floor proximity to property line.** As required by Section 530.110-Building placement, the first floor of a building is required to be not more than eight feet from the front lot line. Since this is a corner lot, both the building wall along Lake Street and Blaisdell Avenue are required to meet this requirement. The purpose of this requirement is to help orient buildings to pedestrians by having them being built near public sidewalks, assist in having buildings be built in relation to each other, and create a sense of enclosure. The proposed remodel includes building an addition at the property line along Lake Street and removing a 181 square foot portion of the building along the eastern elevation (Blaisdell Avenue) that would increase the setback of the building from Blaisdell Avenue from 24 feet at its closest point to 28 feet. Alternative compliance is required for the Blaisdell proposal. Strict adherence to the requirements is impractical because of existing conditions and the proposed alternative meets the intent of this chapter. The applicant is proposing to renovate an existing building and construct an addition that will bring the entire building up to the front property line along Lake Street. The removal of a small portion of the building on the Blaisdell elevation that will increase the setback from 28 to 24 feet will not have an adverse impact in terms of pedestrian orientation and creating a sense of enclosure. As a form of alternative compliance, the applicant is proposing a number of site improvements along Blaisdell Avenue including the removal of surface parking between the building and the street, planting a row of canopy trees within the Blaisdell Avenue boulevard, adding a new metal fence along Blaisdell Avenue, and planting shrubs at the Lake Street and Blaisdell Avenue intersection. CPED is supportive of this proposal.
- **A minimum of one tree for every 25 linear feet of parking or loading fronting a street (Blaisdell Avenue).** As required by Section 530.170-Parking and Loading Landscaping and Screening, not less than one tree is required for each 25 linear feet or fraction thereof of parking and loading area lot frontage. The intent of this requirement is to support and enhance the City of Minneapolis tree canopy and the benefits trees bring to a city including reducing the heat island effect. The applicant is proposing to plant trees within the public right-of-way in front of the surface parking and not onsite. Alternative compliance is required. CPED finds the alternative meets the intent of this chapter. If the trees were placed just on the other side of the property line, the project would be in compliance. The proposed tree placement forms a line with the other canopy trees proposed to be planted along Blaisdell and allows for onsite shrubs to screen the parking. The proposed tree placement will help reduce heat island effect of the surface parking lot.
- **Screening across from a residential property.** As required by Section 530.170-Parking and loading landscaping and screening, the applicant is required to provide screening along the southern property line that is 95 percent opaque and that is 3 feet in height within the front yard setback and 6 feet in height outside of the front yard setback. The intent of this requirement is to reduce the negative visual impact off-street parking has when bordering residential uses. The applicant is proposing to plant shrubs that can grow to be 6 feet or higher (Mock Orange and Arnold Red Honey Suckle) and planning to space them in a way that at maturity will create a screen with a high level of opacity. However, it is likely the opacity will not be at 95 percent during the winter. Alternative compliance is required. CPED finds the alternative meets the intent of this chapter. The proposed shrubs will mitigate the impact of vehicles parking in an aesthetically pleasing manner for the neighboring residential use to the south. It should be noted that the residential buildings to the south are located approximately 50 feet from the shared property line and that the neighboring use has surface parking between the building and the southern property line.

RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt staff findings for the application(s) by New Horizon Academy for the property located at 103 West Lake Street

A. Site Plan Review.

Recommended motion: **Approve** the application for a site plan review for a building addition, subject to the following conditions:

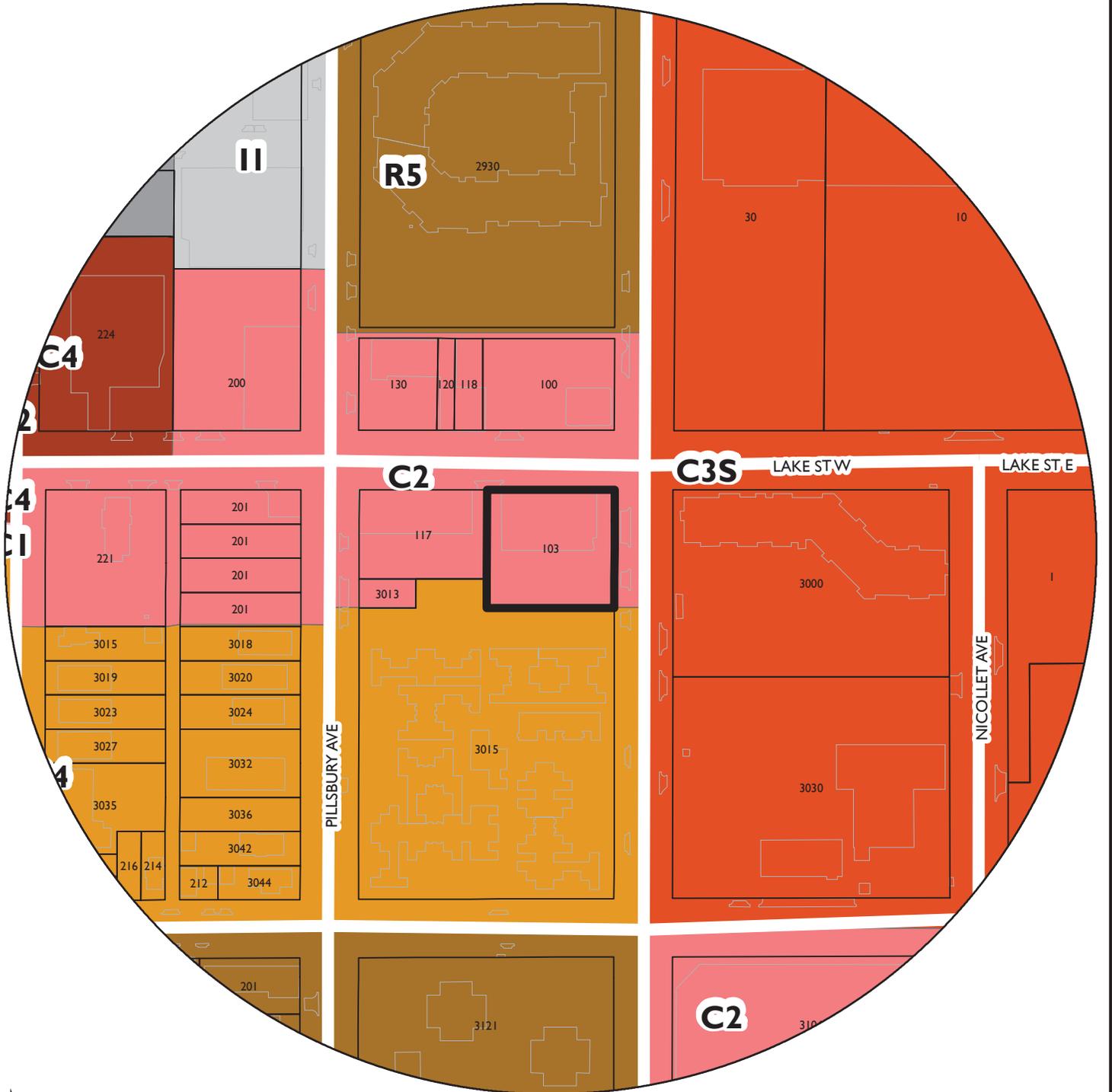
1. All site improvements shall be completed by May 23, 2018, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.
2. CPED staff shall review and approve the final site, elevation, landscaping, and lighting plans before building permits may be issued.
3. The plant materials, and installation and maintenance of the plant materials, shall comply with sections 530.200 and 530.210 of the zoning code. In addition, as required by Section 530.160, the required landscaped area shall not include rock mulch.
4. As required by Section 530.120-Building design, the windows shall have clear or lightly tinted glass with a visible light transmittance ratio of six-tenths (0.6) or higher.
5. New mechanical equipment shall be in compliance with Section 535.70-Screening of mechanical equipment.
6. Plans shall be submitted prior to building permit issuance showing the trash enclosure in compliance with Section 535.80-Screening of refuse and recycling storage containers.
7. A lighting plan shall be submitted prior to building permit issuance showing compliance with Section 541.340-Lighting and Section 535.590-Lighting.
8. The applicant shall work with the City of Minneapolis Public Works Department and The Lyndale-Lake Street Special Service District for any alterations completed to the fence installed as part of the Lake Street Enhanced Level Streetscape project. In addition, the applicant shall provide details of any new fencing prior to building permit issuance showing that is in compliance with Section 535.420-Fence height. The newly installed gate along West Lake Street shall be open during hours of operation of the child care facility and the walkway shall be properly maintained and shoveled during winter months.

ATTACHMENTS

1. Zoning map
2. Aerials
3. Written description submitted by applicant
4. Plan set: existing conditions, survey, site plan, floor plans, elevations, and renderings
5. Photos
6. PDR report

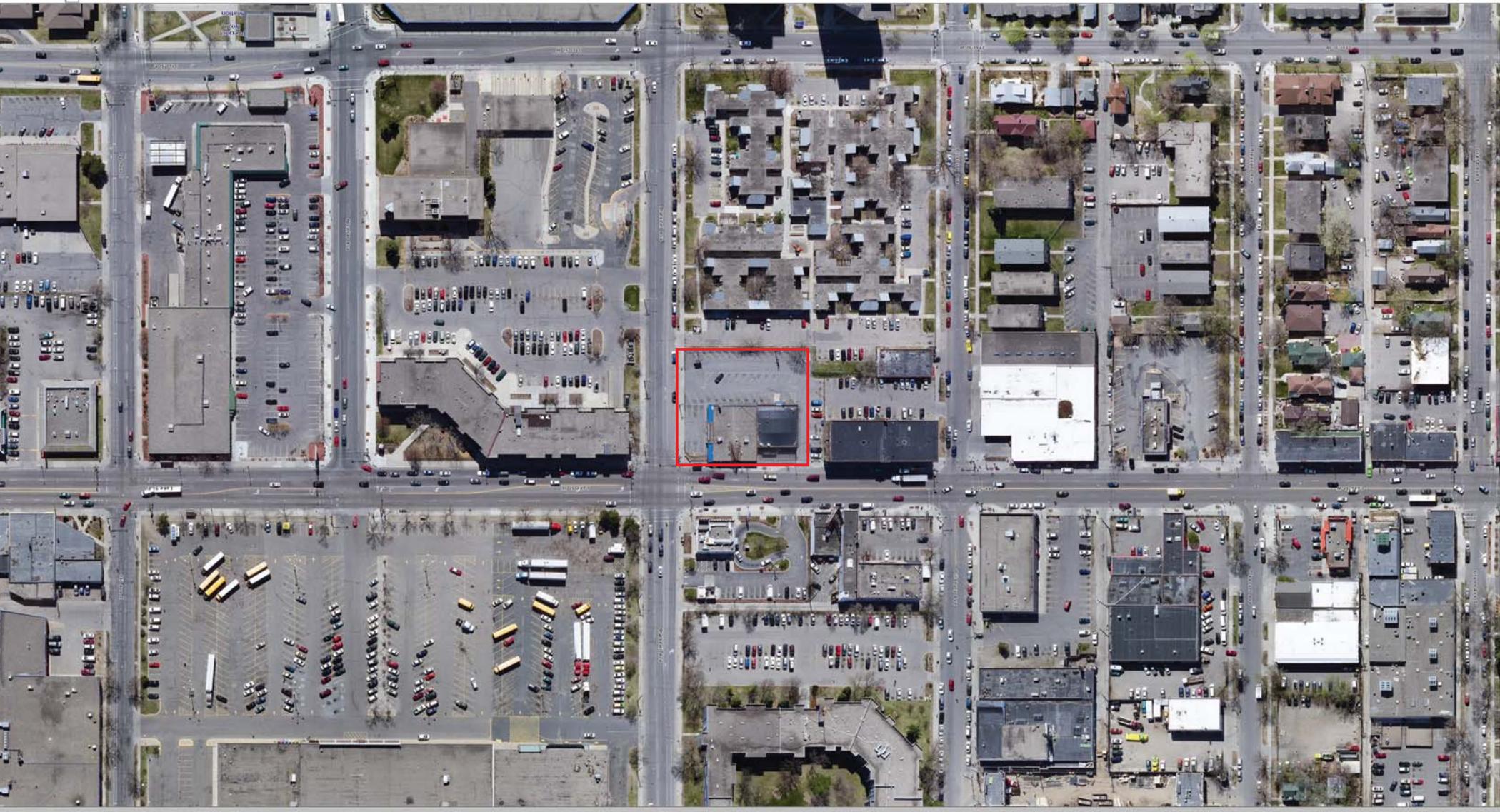
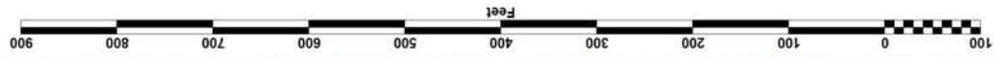
NAME OF APPLICANT

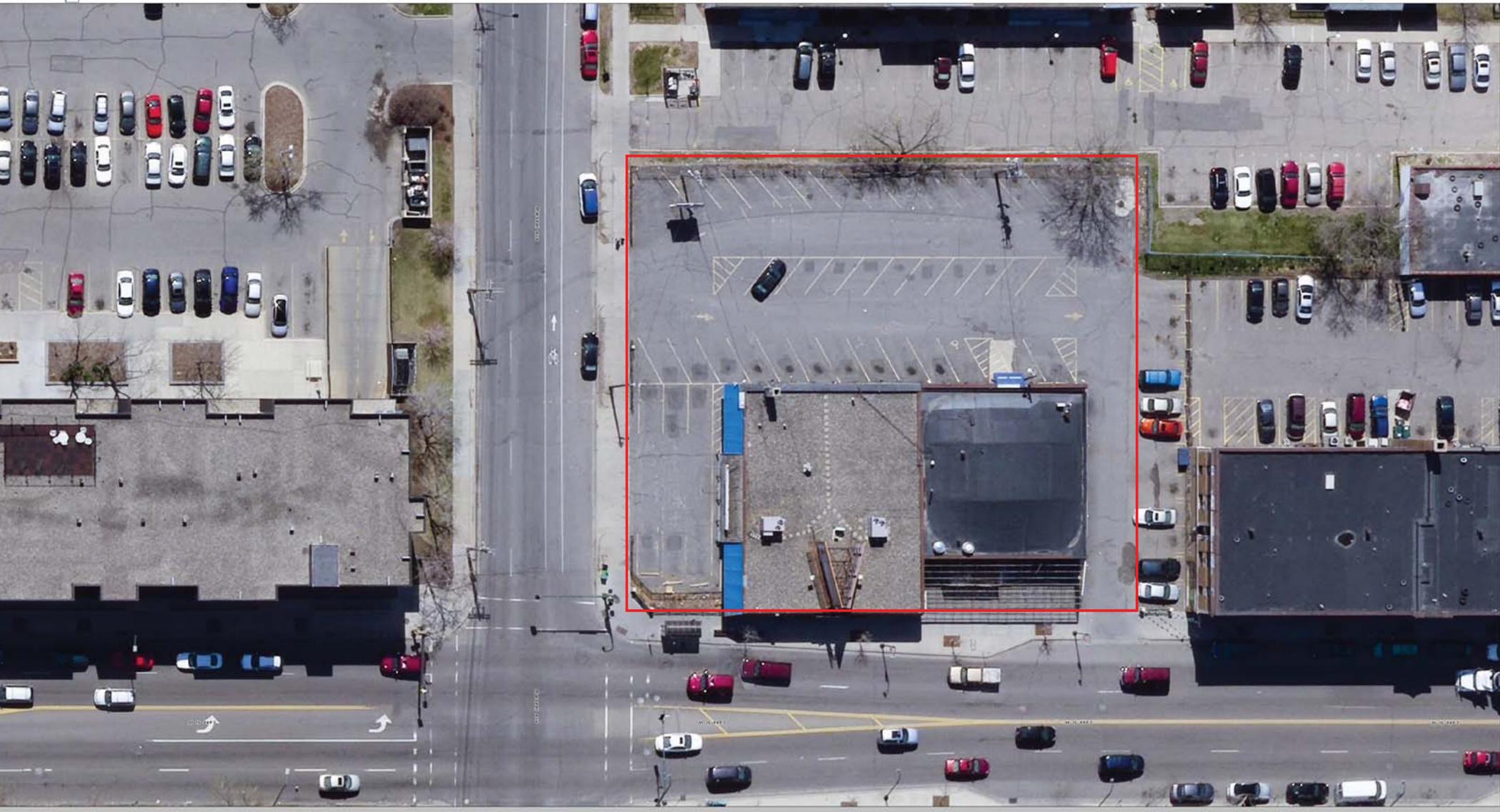
WARD



PROPERTY ADDRESS
103 West Lake Street

FILE NUMBER
BZZ-7681







May 2, 2016

Minneapolis City Planning Commission
Public Service Center
250 S. 4th St. Room 300
Minneapolis, MN 55415

Minneapolis City Council
City Hall, Room 307
350 S. 5th St.
Minneapolis, MN 55415

**Re: New Horizon Academy Project Narrative
103 West Lake Street**

To Minneapolis City Planning Commission and Minneapolis City Council members,

We are writing to seek your support for the above referenced project, further herein described.

Executive Summary

New Horizon Academy is developing the proposed project on the former Champion's Bar located at 103 West Lake Street into a high quality early learning center to care for children from 6 weeks thru Pre-K.

About New Horizon and This Location

New Horizon is a family owned early learning company that has been serving Minnesota families since 1971. It started in Brooklyn Center with 8 children in the basement of a church. Today, New Horizon operates 66 centers in Minnesota (four are in Minneapolis) and serves almost 8,000 Minnesota children per day. All of New Horizon Academy eligible centers are accredited by the National Association for the Education of Young Children ("NAEYC"), the gold standard in early childhood education. In addition, all New Horizon centers are 4-star Parent Aware rated, the highest possible rating for quality in childcare centers in the State of Minnesota.

As you know, the Champion's Bar has sat vacant for a long time. Currently, there is a lack of high quality early learning centers in your area. As this area continues its transformation with the realignment of Nicollet Avenue, we believe that the need for early learning services will only continue to be in high demand. As such, we believe that converting this parcel into a New Horizon Academy would be a great amenity to offer the residents of your community.

The benefits of providing high quality early childhood education programs also provide significant societal and economic returns. Studies confirm that children who have access to high quality early childhood education programs are more likely to stay in school, receive a post-secondary education, commit less crimes, have lower teenage pregnancy rates and be financially independent. In fact, studies have shown that the return on investment in early childhood education has been calculated to be as high as \$17 for every dollar invested, making early childhood development one of the best investments possible.

This center will consist of a single story building with 9,291 SF and an outdoor playground area. It will have a licensed capacity of approximately 150 children as follows:

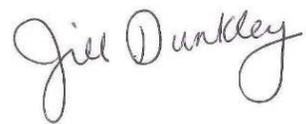
The classroom disposition is as follows:

Infant (3 rooms)	36 children
Toddler (3 rooms)	36 children
Preschool (3 rooms)	60 children
<u>Pre-K (1 room)</u>	<u>30 children</u>
Total Capacity	162 licensed capacity

In addition, we will be on the May 23rd Planning and Zoning agenda for approval. If the project is approved, we plan to close on the property shortly thereafter and anticipate an October/November 2016 opening.

We feel this property is ideal for the development of a high quality child care center. It aligns with the community's dedication to build a flourishing and distinctive neighborhood and hope that you will support our project. Please do not hesitate to contact me at 763-383-6282 or jdunkley@nhacademy.net with questions.

Sincerely,

A handwritten signature in black ink that reads "Jill Dunkley". The signature is written in a cursive style with a large, looped 'J' and 'D'.

Jill Dunkley
Vice President of Business Development
New Horizon Academy



Subject property at the West Lake Street and Blaisdell Avenue intersection



Subject property and neighboring property to the south taken from Blaisdell Avenue



Subject property taken from neighboring property to the south



View from subject property looking south



Subject property west elevation



Subject property: Lake Street elevation



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

Preliminary Development Review Report

Development Coordinator Assigned: **DONALD ZART**
(612) 673-2726
don.zart@minneapolismn.gov

Status *
RESUBMISSION REQUIRED

Tracking Number:	PDR 1001429
Applicant:	NEW HORIZON REAL ESTATE 3405 ANNAPOLIS LANE PLYMOUTH, MN 55447
Site Address:	103 LAKE ST W
Date Submitted:	20-APR-2016
Date Reviewed:	02-MAY-2016

Purpose

The purpose of the Preliminary Development Review (PDR) is to provide Customers with comments about their proposed development. City personnel, who specialize in various disciplines, review site plans to identify issues and provide feedback to the Customers to assist them in developing their final site plans.

The City of Minneapolis encourages the use of green building techniques. For additional information please check out our green building web page at: http://www.ci.minneapolis.mn.us/mdr/GreenBuildingOptions_home.asp.

DISCLAIMER: *The information in this review is based solely on the preliminary site plan submitted. The comments contained in this report are preliminary ONLY and are subject to modification.*

Project Scope

Addition and site alterations to convert existing structure to a New Horizons Academy.

Review Findings (by Discipline)

Zoning - Planning

- The proposed project given that the addition is over 1,000 square feet and faces a public street requires site plan review that is reviewed by the planning commission.

Business Licensing

- A food plan review needs to be submitted for Health Department review for kitchens in daycares. Please work with Don Zart on the submittal for review.

*Approved: You may continue to the next phase of developing your project.

*Resubmission Required: You cannot move forward or obtain permits until your plans have been resubmitted and approved.

❑ Right of Way

- An encroachment permit shall be required for all streetscape elements in the Public right-of-way such as: plants & shrubs, planters, tree grates and other landscaping elements, sidewalk furniture (including bike racks and bollards), and sidewalk elements other than standard concrete walkways such as pavers, stairs, raised landings, retaining walls, access ramps, and railings (NOTE: railings may not extend into the sidewalk pedestrian area). Please contact Bob Boblett at (612) 673-2428 for further information.
- The current site plan proposes a series of doors along W. Lake St. that swing out into the Public right-of-way. Per the Minneapolis Code of Ordinances, out-swinging doors are permitted to encroach a maximum of 4" into the Public right-of-way. The Applicant should consider designs that provide for in-swinging doors or recessed doorways to prevent out-swinging doors beyond the maximum allowable encroachment.
- The Applicant shall provide copies of any existing documentation that relates to the existing shared use access off of W. Lake St.

❑ Street Design

- The site plan proposes a re-use of the existing curb cut along Blaisdell Ave. which results in a skewed access to the parking lot. The existing curb cut is of a configuration that is no longer compliant with Minneapolis standards and the skewed access will result in turning movements that are not acceptable at this location. The Applicant shall provide for a new curb cut located in such a way as to align correctly at 90 degrees with the street.
- All driveway aprons shall be designed and constructed to City standards. All driveway aprons shall be shown graphically correct on all related plan sheets. Please refer to the following: http://www.minneapolismn.gov/publicworks/plates/public-works_road. Add the following details from the ROAD-2000 Series - Driveways to the plans: ROAD-2000-R1, ROAD-2001-R1, ROAD-2002, and ROAD-2003-R1.
- All curb & gutter in the Public right-of-way shall be designed and constructed to City standards, curb & gutter to be City standard B624 Curb and Gutter. Please refer to the following: http://www.minneapolismn.gov/publicworks/plates/public-works_road. Add the following details from the ROAD-1000 Series - Curbs and Gutters to the plans: ROAD-1003 and ROAD-1010.

❑ Sidewalk

- The plan as submitted meets the requirements of the Public Works Sidewalk Inspections Division.
- Note to the Applicant: Any currently defective sidewalks or other concrete infrastructure within the public right of way, or any concrete infrastructure damaged during construction, must be removed and replaced.

❑ Traffic and Parking

- Current ordinance states that all maneuvers associated with loading, parking or sanitation pick up for a private development shall occur on private property. Please provide a narrative explaining the trash removal operations and show turning maneuvers for all truck type vehicles that will be using the site and loading/parking entrance areas. A Solid Waste Collection Point (SWCP) shall be identified on the site plans; per City Ordinance (Section 2, Ch. 225, Article V - 225.750. Solid waste collection point (SWCP):

❑ Water

- All existing and proposed underground Public Utilities (water, sanitary sewer, and storm drain) shall be shown on the site plan with corresponding pipe sizes and types. For Public watermain infrastructure records call (612) 673-2865. Any existing water service connections to the site shall be noted on the plans for removal, and shall be removed per the requirements of the Utility Connections Department before any new service lines can be installed, call (612) 673-2451 for more information.
- Meters shall be set at the point where the service line enters the building and shall be set in a location where it is easily assessable. Domestic service lines larger than three inches require a Bypass Assembly (see attachment). Proposed water service connections shall be noted by material type and size. Please contact Rock Rogers at (612) 673-2286, to review domestic and fire service design, connections, and sizes.

❑ Sewer Design

- **Utility Connections:** Please identify the type of surface proposed in the playground area. If loose material, such as wood chips, mulches, or sand is proposed, please identify how these materials will be prevented from washing into the proposed CBs within the playground area. It is recommended that the proposed catch basins and manhole in the playground area be reconsidered for safety.
- **Utility:** The proposed trash enclosure should not be located over the existing City storm sewer manhole that exists on the property.
- **Erosion Control:** An erosion and sediment control plan in conformance with Chapter 52 of the Minneapolis Code of Ordinances is required for the project. Please provide a copy of the erosion and sediment control plan for review.

For comments or questions on Public Works Surface Water & Sewers Division related requirements please contact Jeremy Strehlo, (Professional Engineer) at (612) 673-3973, or jeremy.strehlo@minneapolismn.gov

❑ Construction Code Services

- This is not intended as a complete code review, but to confirm basic design elements for exterior building code items.
- Building Code Comments:
 - The play areas and surfaces shall be accessible per MN 1341.1108 - Recreational Facilities.
 - The following are typical accessible code comments;
 - Exterior Accessible routes shall consist of walking surfaces or slopes not steeper than 1:20. IBC 1104.1
 - Accessible parking spaces shall be located per MN 1341.1106.6
 - Accessible parking spaces and access aisles to be 96" (8') width 502.4.2
 - Access aisles are to be marked "no parking" per 502.4.4 ANSI A117.1 2003
 - Accessible curb ramps as per MN 1341.0406
 - Maximum slope 1:48 for access aisle and parking space per 502.5
 - Accessible signage to comply with MN 1341.1110

END OF REPORT