

MEMORANDUM

TO: City Planning Commission, Committee of the Whole

FROM: Mei-Ling Smith, Senior City Planner, (612) 673-5342

DATE: May 26, 2016

SUBJECT: Spectrum Apartments and Townhomes (805, 817, 821 8th Street SE and 803 & 815 9th Avenue SE)

SITE DATA

Existing Zoning	R5 Multiple-Family District / UA University Area Overlay District (817 & 821 8 th Street SE, 803 9 th Avenue SE) I1 Light Industrial District / IL Industrial Living Overlay District / UA University Area Overlay District (815 9 th Avenue SE & 805 8 th Street SE)
Lot Area	74,291 square feet / 1.71 acres
Ward(s)	3
Neighborhood(s)	Marcy Holmes Neighborhood Association
Designated Future Land Use	Urban Neighborhood (805, 817, 821 8 th Street SE and 803 9 th Avenue SE) Transitional Industrial (815 9 th Ave SE)
Land Use Features	n/a
Small Area Plan(s)	<u>Marcy-Holmes Neighborhood Master Plan (2014)</u>

The subject site occupies five parcels between 8th Street SE and 9th Street SE on 9th Avenue SE in the Marcy-Holmes Neighborhood. The site is less than 300 feet to the west of I-35W. There are industrial uses to the northeast of the subject site, low-density (R2B) residential uses to the east, and medium-density residential uses to the south and northwest.

The subject site would include the eastern portion of 815 9th Avenue SE, the portion of the parcel at 805 8th Street SE that does not include the existing building, and the three residential parcels facing 8th Street SE. The resulting parcel would be have six sides and be approximately 74,291 square feet in area.

The applicant intends to replat all five parcels and rezone two of the parcels from I1 to R5. The three parcels at the northwest corner of 8th Street SE and 9th Avenue NE are residentially zoned, and each contains existing single-family homes which would be demolished as part of this project. The other two parcels, 815 9th Ave SE and 805 8th Street SE, have industrial zoning and are located within the IL Industrial Living Overlay District. The property at 815 9th Avenue SE contains two, one-story metal buildings (Quonset huts) which are approximately 20 feet in height, a two-story industrial building, and surface parking, loading, and maneuvering areas. The proposed project would result in the demolition of

the two Quonset huts, as well as the removal of the loading area at 805 8th Street SE. All five parcels are located within the UA University Area Overlay District.

The City Planning Commission's Committee of the Whole reviewed a previous version of this project on January 28, 2016, which only included the five-story apartment building on the north side of the site at that time.

PROJECT DESCRIPTION

The project would include three separate buildings:

- A five-story (55 feet, 2 inches), "L"-shaped apartment building with 98 dwelling units and a total of 110 bedrooms. The apartment building would be located on the northern portion of the site, with the residential lobby at the northeast corner. The unit mix would include one and two-bedroom units. There would also be 22 enclosed parking spaces located on the first floor, facing the interior of the site.
- A three-story building with 5 walk-up townhomes and a total of 20 bedrooms. Each townhome would contain four bedrooms.
- A three-story building with 11 walk-up townhomes and a total of 44 bedrooms, as each townhome would contain four bedrooms.

The gross floor area of the proposed building is approximately 108,000 square feet, which results in a floor area ratio of 1.45 on the 74,291 square foot lot.

The applicant is proposing an outdoor dog run and outdoor pool as part of the proposal. In addition, the applicant has indicated that there would be a rooftop deck area on the apartment building with garden spaces for residents, as well as balconies and patios for many of the units. The apartment building would also contain an exercise room. All amenities would be shared between the residents in the apartments and the townhomes.

The UA University Area Overlay District requires a minimum of 87 vehicle parking spaces and 174 longterm bicycle or motorized scooter parking spaces. The applicant is proposing 77 vehicle parking spaces (55 surface, 22 enclosed) and 172 bicycle parking spaces, which both are allowed to be reduced as authorized alternatives within a planned unit development. The zoning code also has a requirement of one loading space for a residential development of this size, while the applicant is not proposing any loading areas at this time. One curb cut would be located off of 9th Ave SE and one would be located on 8th Street SE.

For the apartment building, the applicant is proposing brick as the primary exterior material around the first floor, two types of Nichiha fiber cement on floors two through four, and cementitious lap siding on the fifth floor. The primary materials of the townhomes would be two types of Nichiha fiber cement with fiber cement lap siding on the second- and third-floor bump-outs.

APPLICATIONS

Based on staff's preliminary review, the following land use applications have been identified:

- Rezoning portions of the properties at 815 9th Ave SE and 805 8th St SE from the II Light Industrial District, IL Industrial Living Overlay District, and the UA University Area Overlay District to the R5 Multiple-Family District and UA University Area Overlay District.

- Conditional use permit for a planned unit development. Authorized alternatives include:
 - Decreasing the minimum setback requirements along the periphery of the PUD to allow ground-level patios exceeding 50 square feet near the community room and between the pool and west interior side lot line, to allow stairs exceeding 4 feet in width and entrance landings exceeding 16 square feet in area, and possibly balconies and awnings. – 5 pts required.
 - Reducing the minimum amount of required loading spaces from 1 small (10' x 25') space to 0.
 - Reducing the minimum amount of required vehicle parking spaces from 87 to 77.
 - Reducing the required amount of required bicycle or motorized scooter parking spaces in the UA Overlay district from 174 to 172.
- Conditional use permit to increase the maximum height of a structure from 4 stories/56 feet to 5 stories/55 feet, 2 inches.
- Variance to decrease the minimum number of standard vehicle parking spaces from 65 (75% of the parking requirement of 87 spaces) to 60 (69%) (541.330).
- Site plan review
- Preliminary and final plat

Additional or fewer applications may be required, depending on the plans that the applicant formally submits.

APPLICABLE POLICIES

The *Marcy-Holmes Neighborhood Master Plan* was adopted in 2014. The plan generally contains different policy guidance for the northern portion of the site along 9th Street SE versus the southern portion of the site along 8th Street SE.

North portion

The northern portion of the subject site is located in the “9th Street Industrial” character area. This area is identified as Transition Industrial in both the small area plan and *The Minneapolis Plan for Sustainable Growth*. The plan prioritizes promoting existing and future jobs in this area and embracing diversity of building uses and eras. However, both the small area plan and the comprehensive plan recognize that this area may eventually evolve to other uses compatible with surrounding development, as it does not have the same protection as industrial uses located within Industrial Employment Districts.

South portion

The southern portion of the subject site that is adjacent to 8th Street SE is located in the “West Side” character area, where the plan calls for maintaining neighborhood stability, improving connectivity, enhancing neighborhood amenities, and preserving the historic neighborhood fabric. The most direct policy recommendation in the plan is to “prioritize investments in street trees and street tree maintenance to soften, shade, and define the street, as well as to keep the urban tree canopy thriving.” The landscaping plan submitted by the applicant shows that canopy trees would be planted throughout the site as well as within the public right-of-way next to the building.

The townhomes, and a portion of the apartment building, would be located in an area identified for Medium Density Residential (20-50 dwelling units per acre, transitions between higher and lower use/density areas) in the small area plan. The proposed development would have approximately 67 dwelling units per acre, which is characterized as High Density Residential (50-120 dwelling units per acre) and therefore exceeds the residential density called for in the small area plan. In addition, this portion of the site is also classified as Urban Neighborhood in *The Minneapolis Plan for Sustainable Growth*, and these areas are not generally intended to accommodate significant new growth, other than replacement of existing buildings with those of similar density. However, the southern portion of the site that is Medium Density Residential in the small area plan (and) is also zoned R5 Multiple-Family District, which is one of two high-density residential zoning districts and would allow high-density development by-right.

The intersection of 8th Street SE and 9th Avenue SE is identified as a neighborhood gateway in the plan. This intersection is a half-block from the subject site and adjacent to Phase II of the development. The plan calls for treating this location through “a change in the environment, a landmark building, or a threshold to cross to communicate a sense of arrival...Consistent treatment by public and private owners along these streets, such as lush boulevard treatments, artistic bus shelters, or other arts installations, are encouraged.” These recommendations should be kept in mind for the southern portion of the site where the townhomes would be located.



CPM – Spectrum Apartments and Townhomes

PROJECT DESCRIPTION:

The proposed project will redevelop a portion of an existing industrial site with a 5-story 98 unit apartment building, a 5 unit townhome and a 11 unit townhome. The apartment will be located on the north portion of the site on the corner of 9th Avenue and 9th Street and include demolition of two metal Quonset buildings. The existing industrial building will remain. The existing houses on 8th Street will be demolished for the two townhome buildings.

The L shaped apartment building will have enclosed parking on the first floor, which will be wrapped with units on both sides. The 2nd-5th floors will stack above. Entry lobby and amenity spaces are located on the corner of 9th and 9th, with outdoor recreation spaces located in the areas to south and west of building. The two townhomes are on the corner of 8th St. SE and 9th Ave. SE. They will have identical floor plans and each have 4 bedrooms. Townhome residents will have access to apartment amenities.

The buildings are located on a major bus route and bike route between the U of m Campus and Downtown, with convenient access for residents who don't want to own cars. Amenity spaces will include a community room with outdoor space, exercise room, bike storage room and a rooftop deck. The rooftop will also have garden spaces for residents to have vegetable gardens.

A unique feature of this building is that 69 of the 98 units will feature 1-bedroom "suites". These units are designed to be affordable to those new in the work force and seeking a new apartment unit with amenities at rents below \$1000/month. The 560 SF units feature interior bedrooms and flexible living spaces on the windows. Many of these suites will have decks.

PROJECT DATA:

Total site area	74,291 sf
Zoning District:	Rezoned to be R5
Apartments Area	81,290 sf
Townhome Area	27,710 sf
Building Areas Total	109,000 sf
FAR Allowed	2.0
FAR Proposed	1 009,000 / 74,291 = 1.47

Apartment Building Areas

1 st Floor (Including Garage)	21,576 sf
1 st Floor Garage	-13,286 sf
2 nd Floor	18,250 sf
3 rd Floor	18,250 sf
4 th Floor	18,250 sf
5 th Floor	18,250 sf
TOTAL	81,290 sf

Apartment Building Unit Count

1 st Floor	6
2 nd Floor	23
3 rd Floor	23
4 th Floor	23
5 th Floor	23
TOTAL	98 UNITS

Apartment Building Unit Data:

1 Bedroom	86
2 Bedroom	12
TOTAL	98 Units

Total Bedrooms

110

Apartments and Townhomes Parking Provided:

ENCLOSED	22
SURFACE	55
TOTAL Provided	77

Apartment and Townhomes Parking Required

1 Stall per 2 Bedrooms (174/2 University Overlay)	87
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Apartment Bicycle Parking Provided

Residential – Indoor	108
Outdoor Parking	6
Apartment Bicycle Parking Total	114

Townhome Building Areas

Townhome A 1 st Floor	2,646 sf
Townhome A 2 nd Floor	3,002 sf
Townhome A 3 rd Floor	3,002 sf
Townhome B 1 st Floor	5,846 sf
Townhome B 2 nd Floor	6,607 sf
Townhome B 3 rd Floor	6,607 sf
TOTAL	27,710 sf

Townhome Buildings Unit Count

Townhome A	5
Townhome B	11
Townhome Total	16 Homes

Townhome Building Unit Data

4 Bedrooms	16
Total Bedrooms	64

Townhome Bicycle Parking

1 Stall per Bedroom Required	64
Bicycle Parking Provided	64

SPECTRUM APARTMENTS & TOWNHOMES

Minneapolis, Minnesota

May 13, 2016

Cover Sheet

14-112.00



SPECTRUM APARTMENTS & TOWNHOMES

Minneapolis, Minnesota

May 13, 2016

Exterior Perspective

14-112.00



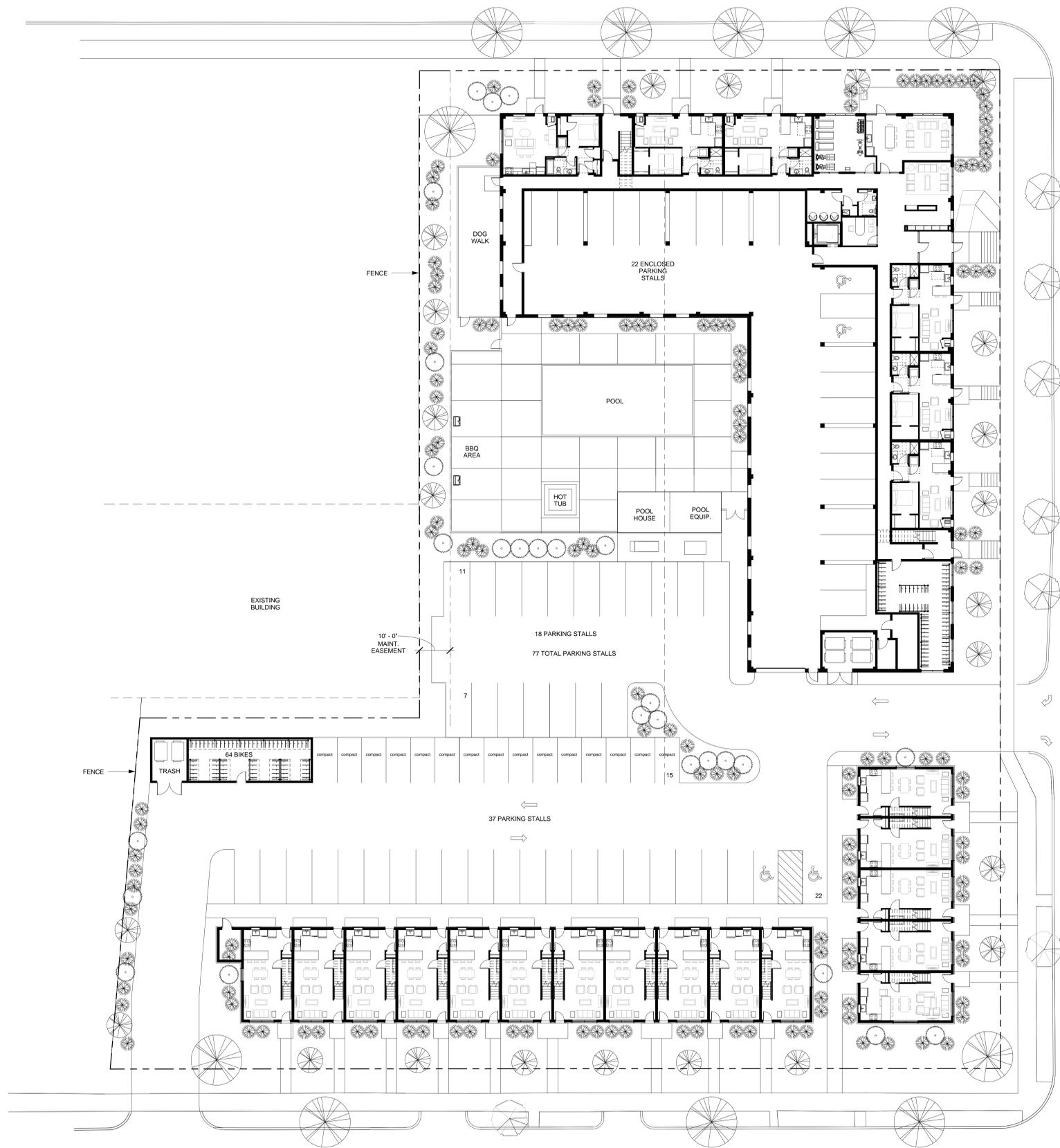
SPECTRUM APARTMENTS & TOWNHOMES

Minneapolis, Minnesota

May 13, 2016

Exterior Perspective

14-112.00



1 SITE PLAN / FLOOR PLAN - LEVEL 1
1/16" = 1'-0"

SPECTRUM APARTMENTS & TOWNHOMES
APARTMENT & TOWNHOME SITE PLAN

815 9th Avenue SE Minneapolis, Minnesota

CONTRACTOR: CPM DJR ARCHITECTURE, INC.
ARCHITECT: ROERS INVESTMENTS

PRELIMINARY - NOT FOR CONSTRUCTION

Issue:	Project #:	14-112
Date:	Date:	5-13-16
Drawn by:	Drawn by:	TH
Checked by:	Checked by:	SN

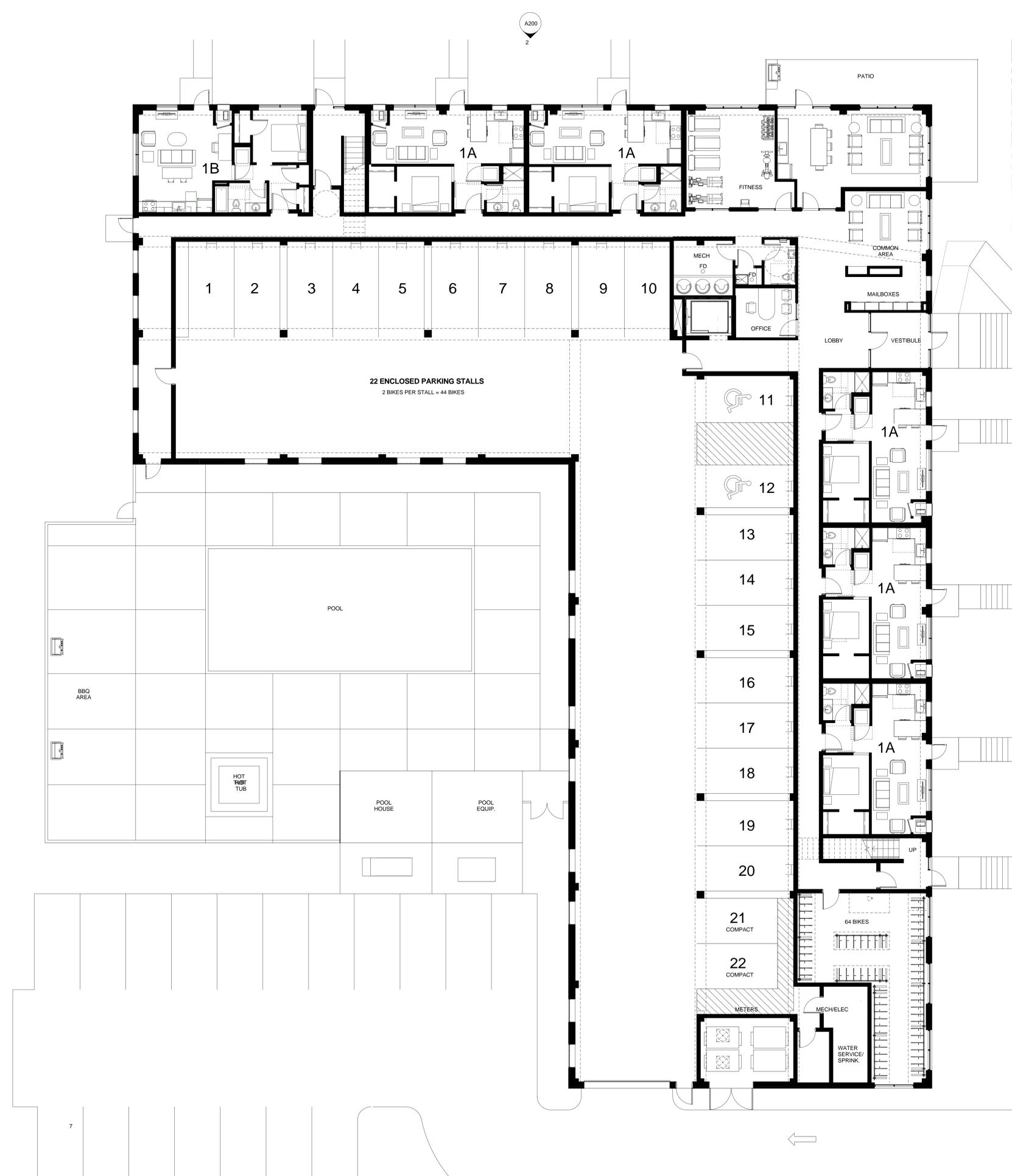
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Minnesota.

ARCHITECT: Scott N. Johnson
LICENSE NO: 5-1318
DATE: 5-13-16

CPM DJR ARCHITECTURE, INC.
ROERS INVESTMENTS
612.676.2700 www.djr-inc.com

CONTRACTOR: CPM DJR ARCHITECTURE, INC.
ARCHITECT: ROERS INVESTMENTS

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1 SITE PLAN / FLOOR PLAN - LEVEL 1
1/8" = 1'-0"

SPECTRUM APARTMENTS & TOWNHOMES
815 9th Avenue SE Minneapolis, Minnesota

FIRST FLOOR PLAN

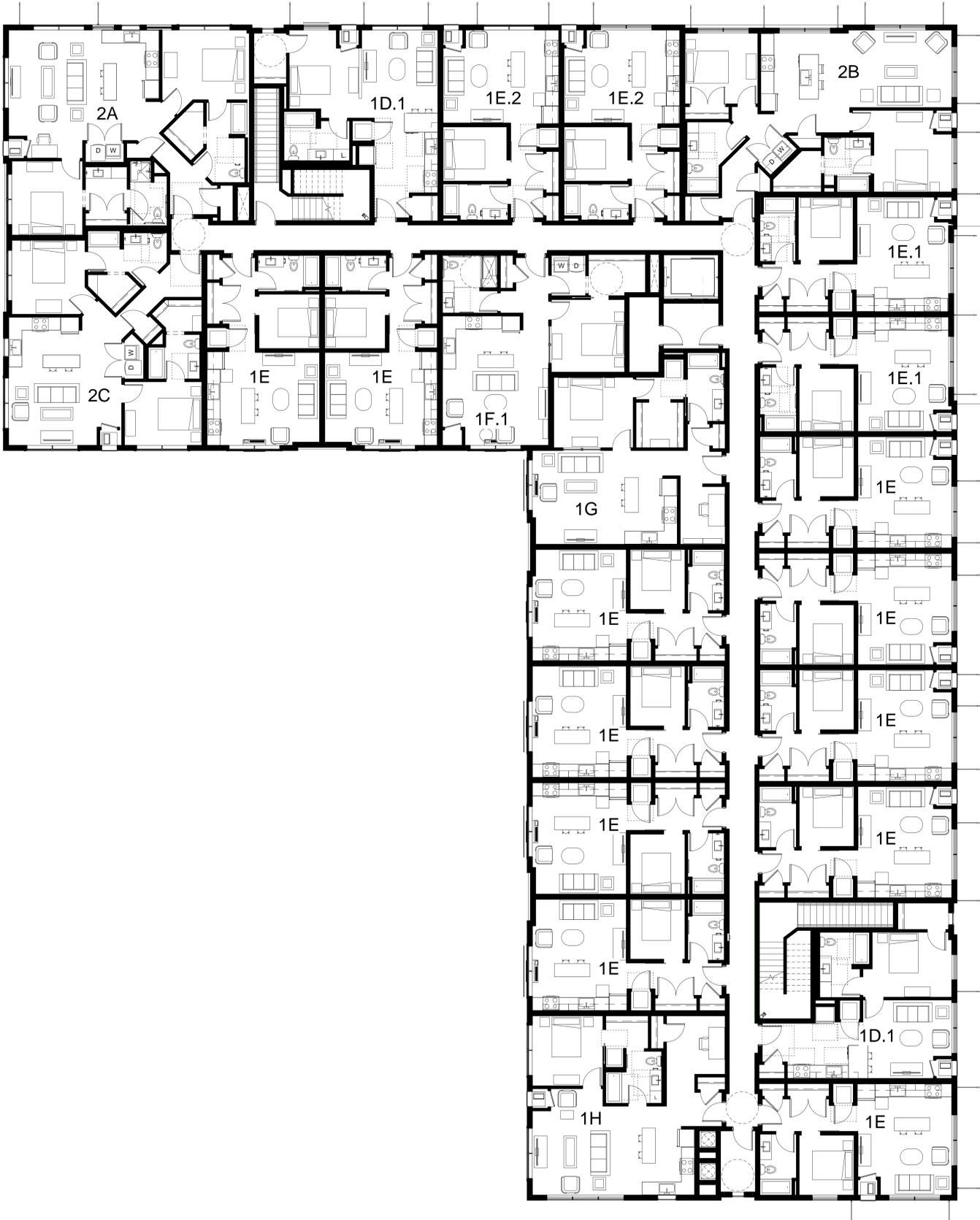
PRELIMINARY - NOT FOR CONSTRUCTION

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Drawn by:	Drawn by:	TH
Checked by:	Checked by:	SN

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Minnesota.
 ARCHITECT: [Signature]
 REGISTERED PROFESSIONAL NUMBER: 5-1318
 DATE: [Signature]

ROERS INVESTMENTS
CPM DJR ARCHITECTURE, INC.
 ARCHITECTURE, INC.
 Minneapolis, Minnesota 55401
 612.676.2700 www.djr-inc.com

CONTRACTOR: [Signature]
 STRUCTURAL: [Signature]
 CIVIL: [Signature]



1 LEVEL 2 FLOOR PLAN
1/8" = 1'-0"

SPECTRUM APARTMENTS & TOWNHOMES

815 9th Avenue SE Minneapolis, Minnesota
 SECOND FLOOR PLAN

PRELIMINARY - NOT FOR CONSTRUCTION

Issue:	Project #:	14-112
	Date:	5-13-16
	Drawn by:	TH
	Checked by:	SN

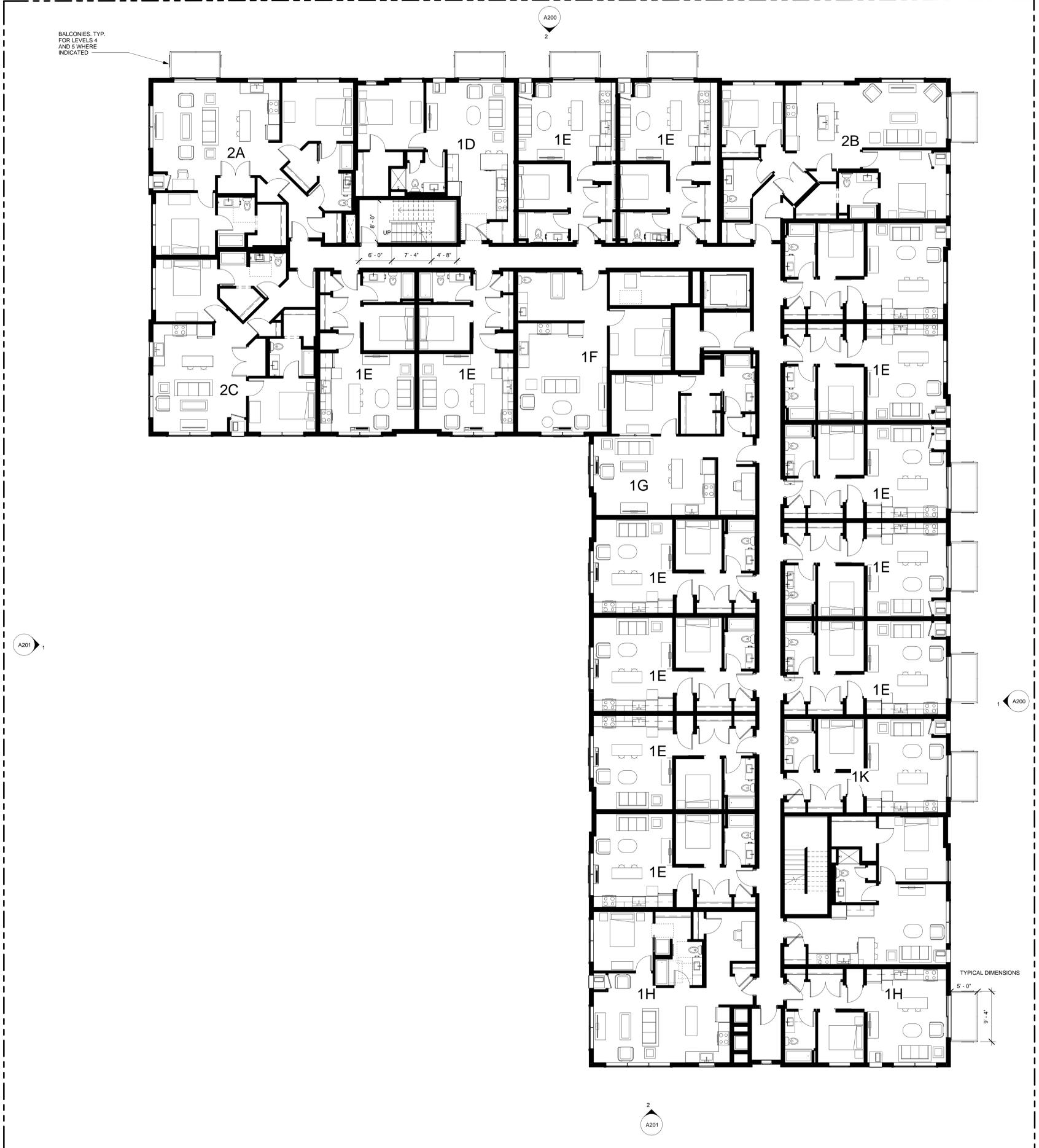
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Minnesota.

ARCHITECT: [Signature]
 DATE: 5-13-16
 SCALE: 1/8" = 1'-0"

ROERS INVESTMENTS CONTRACTOR

CPM DJR ARCHITECTURE, INC. CONSULTANT

612.676.2700 www.cpm-djr.com



1 04 - FLOOR PLAN - LEVEL 4
1/8" = 1'-0"

SPECTRUM APARTMENTS & TOWNHOMES

815 9th Avenue SE Minneapolis, Minnesota

FOURTH FLOOR PLAN

PRELIMINARY - NOT FOR CONSTRUCTION

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Date:	Date:	5-13-16
Drawn by:	Drawn by:	TH
Checked by:	Checked by:	SN

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ARCHITECT
 ROERS INVESTMENTS
 5-13-16
 DATE

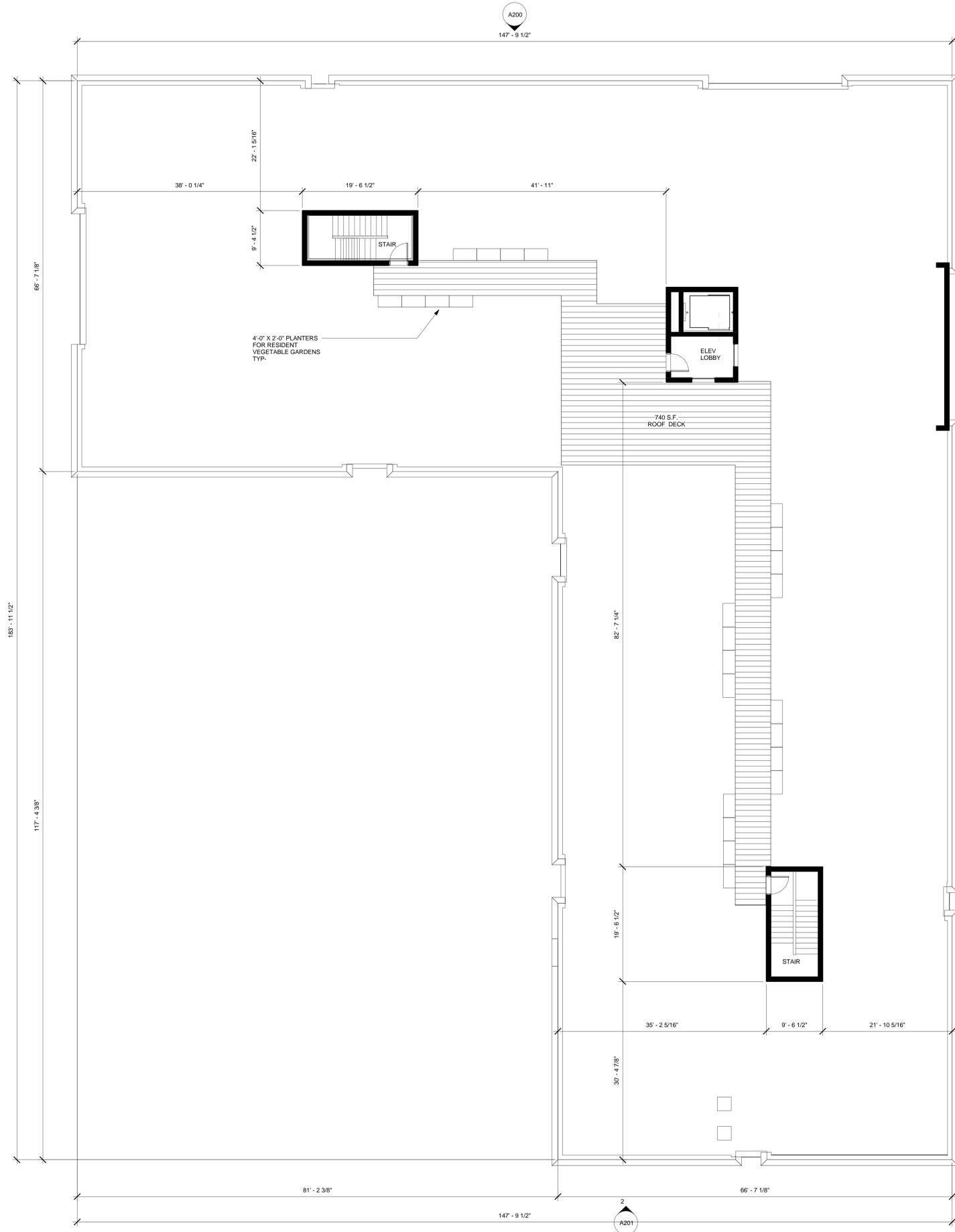
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 CLEAR

CONTRACTOR
 STRUCTURAL

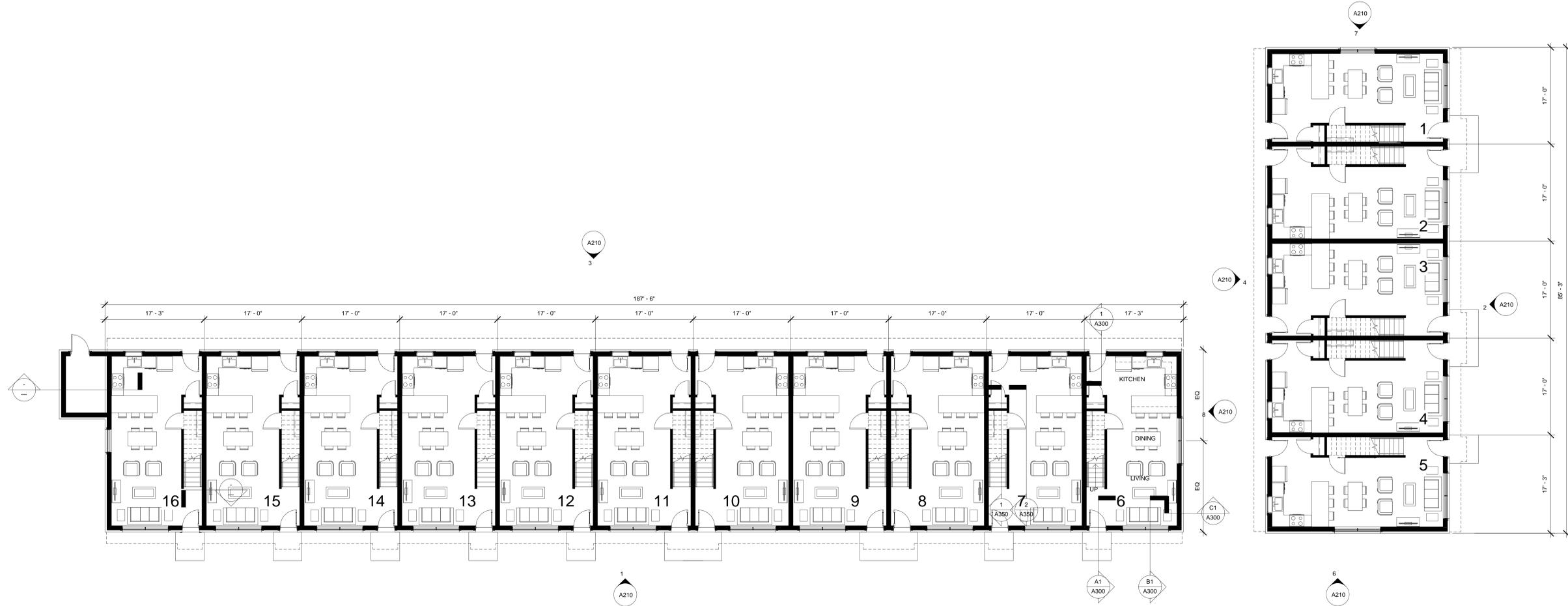
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ROERS INVESTMENTS
 COMPANY



1 ROOF PLAN
1/8" = 1'-0"



A1 01 - FLOOR PLAN - LEVEL 1
1/8" = 1'-0"

SPECTRUM APARTMENTS & TOWNHOMES

815 9th Avenue SE Minneapolis, Minnesota

LEVEL 1 FLOOR PLAN

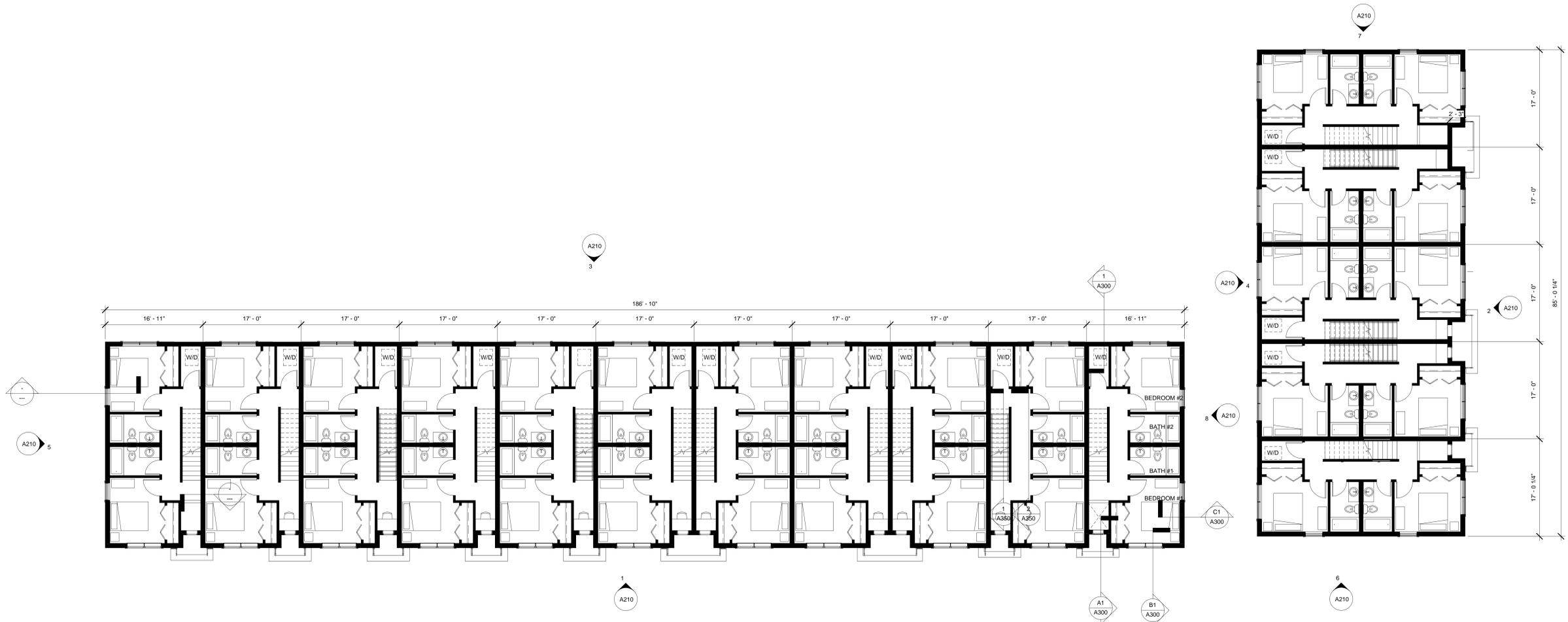
PRELIMINARY - NOT FOR CONSTRUCTION

Issue:	Project #:	14-112
Date:	Date:	5-13-16
Drawn by:	Drawn by:	TH
Checked by:	Checked by:	SN

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ARCHITECT:
 ROERS INVESTMENTS
 5-13-16
 DATE

CLIENT:
 CPM
 CONTRACTOR:
 CNL



A1 02 - FLOOR PLAN - LEVEL 2
1/8" = 1'-0"

SPECTRUM APARTMENTS & TOWNHOMES
815 9th Avenue SE Minneapolis, Minnesota

PROJECT INFORMATION
PROJECT # 14-112
DATE 5-13-16
DRAWN BY TH
CHECKED BY SN

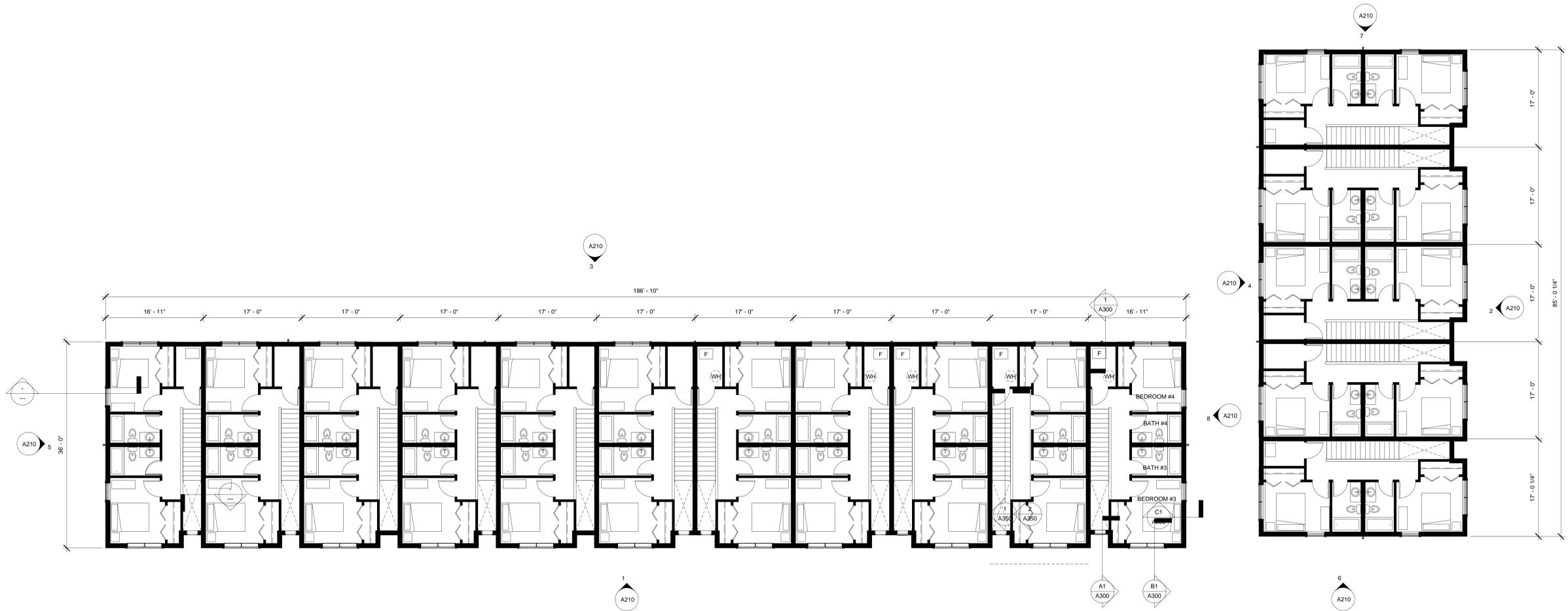
PRELIMINARY - NOT FOR CONSTRUCTION

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 ARCHITECT: _____
 REGISTERED NUMBER: 5-1318
 CONTRACTOR: _____
 CLIENT: _____

RI ROERS INVESTMENTS
 CPM D J R ARCHITECTURE, INC
 ARCHITECTURE, INC
 Minneapolis, Minnesota 55401
 612.676.2700 www.cpm-djr.com

CONTRACTOR: _____
 CLIENT: _____
 STRUCTURAL: _____
 CML: _____

A120



A1 03 - FLOOR PLAN - LEVEL 3
1/8" = 1'-0"

SPECTRUM APARTMENTS & TOWNHOMES

815 9th Avenue SE Minneapolis, Minnesota

LEVEL 3 FLOOR PLAN

PRELIMINARY - NOT FOR CONSTRUCTION

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Drawn by:	Drawn by:	TH
Checked by:	Checked by:	SN

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Minnesota.

ARCHITECT:
 ROERS INVESTMENTS
 5-13-16
 DATE

CLIENT:
 CPM
 CONTRACTOR:
 STRUCTURAL
 CML

ROERS INVESTMENTS

CPM DJR ARCHITECTURE, INC.
 Minneapolis, Minnesota 55401
 612.676.2700 www.cpm-djr.com

E D C B A



1 EAST EXTERIOR ELEVATION
1/8" = 1'-0"



2 NORTH EXTERIOR ELEVATION
1/8" = 1'-0"

CPM DJR
ARCHITECTURE, INC.
Minneapolis, Minnesota 55401
612.676.2700 www.cpm-djr.com

CPM
COMPANIES

ROERS
INVESTMENTS

Issue: _____
Date: 5-13-16
Project #: 14-112
Drawn by: TH
Checked by: SN

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Date: 5-13-16
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Drawn by: TH
Checked by: SN

PRELIMINARY - NOT FOR CONSTRUCTION

SPECTRUM APARTMENTS & TOWNHOMES
815 9th Avenue SE Minneapolis, Minnesota

EXTERIOR ELEVATIONS

A200

CONTRACTOR

CLIENT

DATE

PROJECT

ISSUE



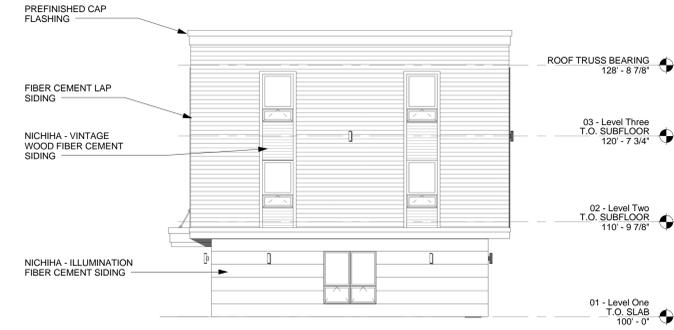
1 WEST EXTERIOR ELEVATION
1/8" = 1'-0"



2 SOUTH EXTERIOR ELEVATION
1/8" = 1'-0"



4 TOWNHOME A - WEST ELEVATION TYPICAL TOWNHOME MATERIALS FOR FRONT ELEVATION
1/8" = 1'-0"



7 TOWNHOME A - NORTH ELEVATION TYPICAL TOWNHOME MATERIALS FOR SIDE ELEVATION
1/8" = 1'-0"



2 TOWNHOME A - EAST ELEVATION
1/8" = 1'-0"



6 TOWNHOME A - SOUTH ELEVATION
1/8" = 1'-0"



5 TOWNHOME B - WEST ELEVATION
1/8" = 1'-0"



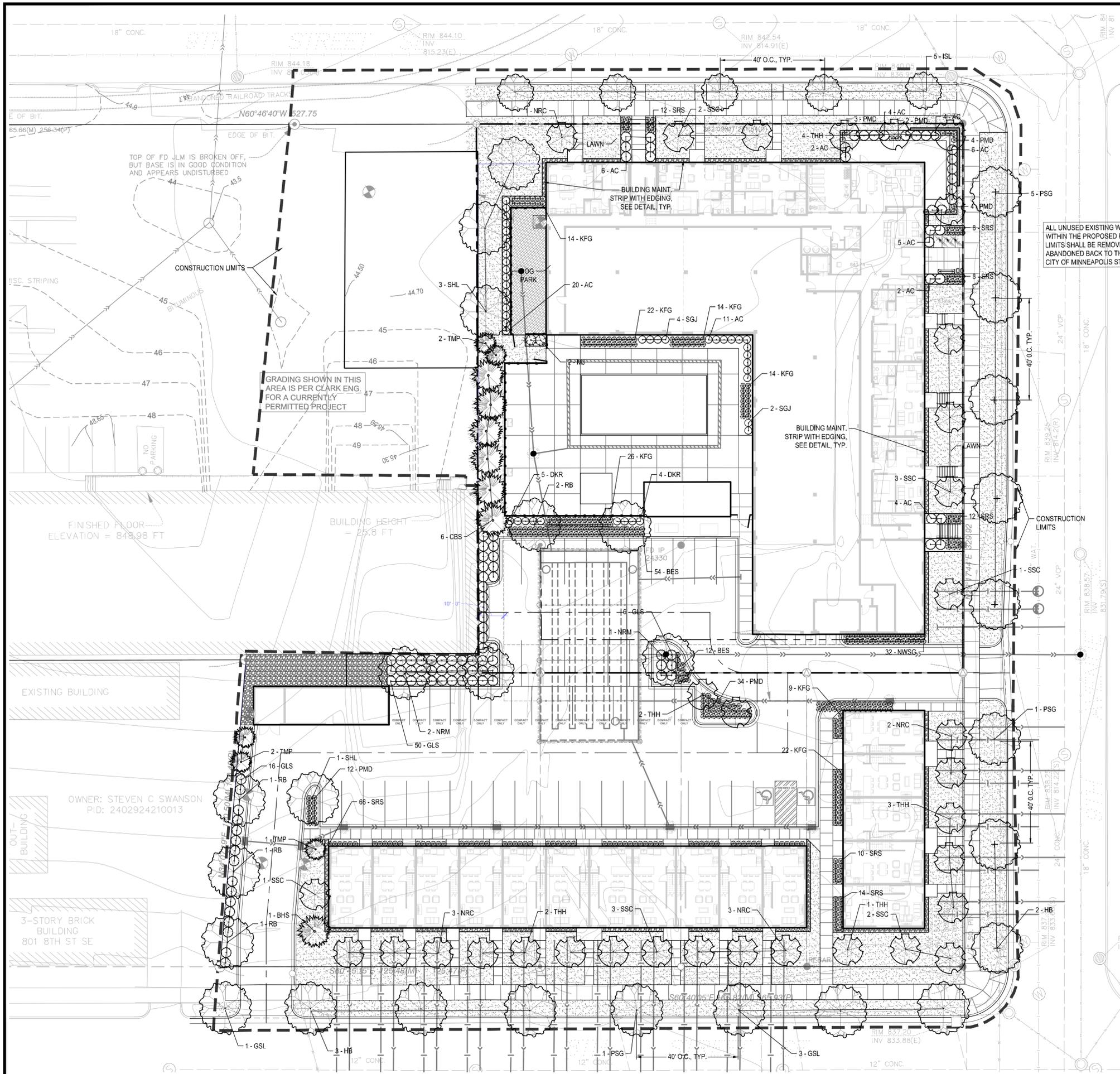
1 TOWNHOME B - SOUTH ELEVATION
1/8" = 1'-0"



8 TOWNHOME B - EAST ELEVATION
1/8" = 1'-0"



3 TOWNHOME B - NORTH ELEVATION
1/8" = 1'-0"



LANDSCAPE NOTES:

- ALL SHRUB BEDS SHALL BE MULCHED WITH 4" DEPTH OF DOUBLE SHREDDED HARDWOOD MULCH OVER WEED BARRIER. OWNER'S REP SHALL APPROVE MULCH SAMPLE PRIOR TO INSTALLATION. EDGING SHALL BE METAL EDGING OR APPROVED EQUAL.
- PLANT MATERIALS SHALL CONFORM WITH THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS AND SHALL BE OF HARDY STOCK, FREE FROM DISEASE, DAMAGE AND DISFIGURATION. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING PLUMBNESS OF PLANT MATERIAL FOR DURING OF ACCEPTANCE PERIOD.
- UPON DISCOVERY OF A DISCREPANCY BETWEEN THE QUANTITY OF PLANTS SHOWN ON THE SCHEDULE AND THE QUANTITY SHOWN ON THE PLAN, THE PLAN SHALL GOVERN.
- CONDITION OF VEGETATION SHALL BE MONITORED BY THE LANDSCAPE ARCHITECT THROUGHOUT THE DURATION OF THE CONTRACT. LANDSCAPE MATERIALS PART OF THE CONTRACT SHALL BE WARRANTED FOR ONE (1) FULL GROWING SEASONS FROM SUBSTANTIAL COMPLETION DATE.
- ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES SHALL RECEIVE 4" LAYER LOAM AND SOD AS SPECIFIED UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- COORDINATE LOCATION OF VEGETATION WITH UNDERGROUND AND OVERHEAD UTILITIES, LIGHTING FIXTURES, DOORS AND WINDOWS. CONTRACTOR SHALL STAKE IN THE FIELD FINAL LOCATION OF TREES AND SHRUBS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ALL PLANT MATERIALS SHALL BE WATERED AND MAINTAINED UNTIL ACCEPTANCE.
- REPAIR AT NO COST TO OWNER ALL DAMAGE RESULTING FROM LANDSCAPE CONTRACTOR'S ACTIVITIES.
- SWEEP AND MAINTAIN ALL PAVED SURFACES FREE OF DEBRIS GENERATED FROM LANDSCAPE CONTRACTOR'S ACTIVITIES.

POLLINATOR SAFE PLANT MATERIAL:

- THE CONTRACTOR SHALL PROVIDE ONLY PLANT MATERIAL FREE OF NEONICOTINOID BASED INSECTICIDES AND/OR TREATMENTS OF ANY KIND, INCLUDING BY NOT LIMITED TO IMIDACLOPRID (CONFIDOR, ADMIRE, GAUCHO, ADVOCATE), THIAMETHOXAM (ACTARA, PLATINUM, CRUISER), CLOTHIANIDIN (PONCHO, DANTOSO, DANTOP), ACETAMIPRID (MOSPILAN, ASSAIL, CHIPCOTRISTAR), THIACLOPRID (CALYPSO), DINOTEFURAN (STARKLE, SAFARI, VENOM), AND NITENPYRAM (CAPSTAR, GUARDIAN).
- CONTRACTOR SHALL CERTIFY, THROUGH SUPPLIER'S POLICY STATEMENT OR AFFIDAVIT, THAT NO NEONICOTINOID BASED INSECTICIDES HAVE BEEN USED ON SITE OR DIRECTLY ADJACENT TO THE GROWING OR STORAGE PLOTS OF THE SUPPLIED PLANT MATERIAL, INCLUDING THE PLANTING OF AGRICULTURAL (OR OTHER) SEED TREATED WITH NEONICS.

LANDSCAPE MATERIAL CALCULATIONS:

PROPOSED LANDSCAPE AREA CALCULATION:
 SITE AREA - BUILDING COVERAGE = OPEN SPACE

74,291.0 SF - 27,459.0 SF = 46,832.0 SF

20% OF OPEN SPACE = LANDSCAPE AREA

20% X 46,832.0 SF = 9,366.4 SF REQUIRED
 32% X 46,832.0 SF = 15,088.0 SF PROVIDED

79.7% PROPOSED IMPERVIOUS RATIO

PROPOSED LANDSCAPE:
 1 TREE / 500 SF OF "LANDSCAPE AREA"
 9,366.4 SF / 500 = 19 TREES REQUIRED

SEE PLANT SCHEDULE

1 SHRUB / 100 SF OR "LANDSCAPE AREA"
 9,366.4 SF / 100 = 94 SHRUBS REQUIRED

SEE PLANT SCHEDULE

LEGEND

- DOG PARK MULCH
- SOD
- 1" DIA. DECORATIVE ROCK MULCH OVER FILTER FABRIC, SAMPLES REQUIRED
- PROPOSED CANOPY & EVERGREEN TREE SYMBOLS - SEE SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES
- PROPOSED DECIDUOUS AND EVERGREEN SHRUB SYMBOLS - SEE SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES
- PROPOSED PERENNIAL PLANT SYMBOLS - SEE SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES
- DECORATIVE BOULDERS, 18"-30" DIA.

GOPHER STATE ONE CALL
 WWW.GOPHERSTATEONECALL.GOV
 (800) 252-1188 TOLL FREE
 (651) 454-0002 LOCAL

1" = 20'-0"
 10'-0" 0 20'-0"

CivilSite
 4931 W. 35TH ST. SUITE 200
 ST. LOUIS PARK, MN 55416
 CivilSiteGroup.com
 Matt Pavak 763-213-3944 Pat Sarver 952-250-2003

DJR
 ARCHITECTURE, INC.
 333 Washington Ave N, Suite 210
 Minneapolis, Minnesota 55401
 612-976-2700 www.djr-arc.com

PROJECT
THE SPECTRUM APARTMENTS AND TOWN HOMES
 815 9TH AVE SE, MINNEAPOLIS, MINNESOTA
CPM DEVELOPMENT, INC.
 2919 KNOX AVE S., SUITE 200, MINNEAPOLIS, MINNESOTA 55408

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

Patrick J. Sarver
 DATE 05/09/16 LICENSE NO. 24904

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
01/15/16	PDR SUBMITTAL
02/22/16	LAND USE APPLICATION
05/09/16	PDR SUBMITTAL

REVISION SUMMARY

DATE	DESCRIPTION

PROJECT NO. 15037

LANDSCAPE PLAN
PHASE 1 ONLY

L1.0