



**LAND USE APPLICATION SUMMARY**

*Property Location:* 331-341 East Lake Street and 3009-13 Clinton Avenue  
*Project Name:* Magali's Creations  
*Prepared By:* Hilary Dvorak, Principal City Planner, (612) 673-2639  
*Applicant:* Magali's Creations  
*Project Contact:* Scott Nelson with DJR Architecture, Inc.  
*Request:* To open a reception/meeting hall in the existing mixed-use building  
*Required Applications:*

<b>Conditional Use Permit</b>	For a reception/meeting hall.
<b>Variance</b>	To reduce the minimum off-street parking requirement from 74 spaces to 30 spaces.

**SITE DATA**

<b>Existing Zoning</b>	C2 Neighborhood Corridor Commercial District
<b>Lot Area</b>	30,307 square feet / .76 acres
<b>Ward(s)</b>	9; adjacent to 6
<b>Neighborhood(s)</b>	Central; adjacent to Phillips West
<b>Designated Future Land Use</b>	Mixed Use (331-341 East Lake Street) Urban Neighborhood (3009-13 Clinton Avenue)
<b>Land Use Features</b>	Commercial Corridor (Lake Street)
<b>Small Area Plan(s)</b>	<i>Midtown Minneapolis Land Use and Development Plan (2005)</i>

<b>Date Application Deemed Complete</b>	October 19, 2016	<b>Date Extension Letter Sent</b>	Not applicable
<b>End of 60-Day Decision Period</b>	December 18, 2016	<b>End of 120-Day Decision Period</b>	Not applicable

**BACKGROUND**

**SITE DESCRIPTION AND PRESENT USE.** The property is located on the south side of East Lake Street between Clinton Avenue and 4<sup>th</sup> Avenue South. The property is occupied by a mixed-use building and a surface parking lot.

**SURROUNDING PROPERTIES AND NEIGHBORHOOD.** There is a mixture of uses in the immediate area. On the same block as the property there are small-scale commercial businesses, offices and residential developments of varying densities. The site is located in the Central neighborhood and is adjacent to the Phillips West neighborhood.

**PROJECT DESCRIPTION.** The applicant is proposing to locate a reception/meeting hall in a vacant tenant space in the mixed-use building located at 331-341 East Lake Street. The tenant space is located towards the back of the building and does not have frontage along East Lake Street. However, access to the space is from a shared entrance to the building along East Lake Street. There is a 30-space surface parking lot for the building located on the property located at 3009-13 Clinton Avenue, directly south of the commercial building. The applicant has indicated that the reception/meeting hall will be open on Friday and Saturday evenings only.

Located within the buildings affiliated with this site are nine dwelling units, two restaurants and retail space. The parking requirement for the existing uses within the buildings totals 29 spaces (nine for the dwelling units, four for the restaurants and 16 for the retail). The reception/meeting hall requires an additional 52 spaces. The total parking requirement for all uses within the buildings is 81 spaces. When the shared parking calculation (below) is done the total parking requirement for all uses within the building is 74 spaces.

General Land Use Classification	Weekdays			Weekends		
	2:00 a.m.— 7:00 a.m.	7:00 a.m.— 6:00 p.m.	6:00 p.m.— 2:00 a.m.	2:00 a.m.— 7:00 a.m.	7:00 a.m.— 6:00 p.m.	6:00 p.m.— 2:00 a.m.
Retail sales and services	0% (0)	90% (14)	80% (13)	0% (0)	100% (16)	60% (10)
Restaurant (not 24 hr)	10% (0)	70% (3)	100% (4)	20% (1)	70% (3)	100% (4)
Residential	100% (9)	60% (5)	100% (9)	100% (9)	75% (7)	90% (8)
Reception or meeting hall	0% (0)	70% (36)	90% (47)	0% (0)	70% (36)	100% (52)
<b>Total</b>	<b>9</b>	<b>58</b>	<b>73</b>	<b>10</b>	<b>62</b>	<b><u>74</u></b>

**RELATED APPROVALS.**

Planning Case #	Application	Description	Action
BZZ-5391	Rezoning	From C1 to C2	Approved, November 14, 2011
BZZ-6269	Site plan review	For a mixed-use building	Approved, December 2, 2013

**PUBLIC COMMENTS.** No public comment letters have been received for this project. Any correspondence received prior to the public meeting will be forwarded on to the Planning Commission for consideration.

## ANALYSIS

### CONDITIONAL USE PERMIT

The Department of Community Planning and Economic Development has analyzed the application to allow a reception/meeting hall 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.*

This site is zoned C2 Neighborhood Corridor Commercial District. The adjacent uses along East Lake Street are commercial in nature, including restaurants, retail, offices, a bank and a self-storage facility. Commercial uses extend along 4<sup>th</sup> Avenue South. The residential uses to the south along Clinton Avenue include a mixture of single-family, two-family and four-unit dwellings. The use of a tenant space within the building for a reception/meeting hall will not be detrimental to or endanger the public health, safety, comfort or general welfare provided the development complies with all applicable building codes and life safety ordinances.

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.*

The use of a tenant space within the building for a reception/meeting hall 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. The site is surrounded by a mixture of uses including small-scale commercial businesses, offices and residential developments of varying densities. The proposed development would complement the existing uses in the area.

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

The site is served by existing infrastructure. Vehicle access to the parking lot will remain off of Clinton Avenue.

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

The required parking for a reception/meeting hall is 30 percent of the occupancy of persons. For the purposes of calculating the parking requirement, the building capacity of the proposed reception/meeting hall is 175 people, which would require a total of 52 off-street parking spaces. There are 30 on-site surface parking spaces that can be used by the reception/meeting hall. The applicant has indicated that the reception/meeting hall will be open on Friday and Saturday evenings only and that the other businesses within the building are closed during these times. The applicant has also indicated that the property owner has received approvals to construct a new 150-space parking ramp on 5<sup>th</sup> Avenue South (417 East Lake Street) that can be utilized by the reception/meeting hall tenant when it is complete as there is extra capacity in the ramp. The property owner has indicated that the parking ramp should be complete by June of 2017.

A Travel Demand Management Plan (TDMP) was completed for the proposed reception/meeting hall. The study concludes that, overall, the proposed use will have minimal impacts on traffic congestion in the public streets. The study documents the availability of parking in the on-site surface parking lot and on the surrounding streets. The study does commit the property owner to providing on-site parking, parking in the new ramp and to providing valet service for events over 150 people. CPED finds that adequate measures have been or will be taken to minimize traffic congestion in the public street.

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 1.4: Develop and maintain strong and successful commercial and mixed use areas with a wide range of character and functions to serve the needs of current and future users.**

- I.4.1 Support a variety of commercial districts and corridors of varying size, intensity of development, mix of uses, and market served.
- I.4.2 Promote standards that help make commercial districts and corridors desirable, viable, and distinctly urban, including: diversity of activity, safety for pedestrians, access to desirable goods and amenities, attractive streetscape elements, density and variety of uses to encourage walking, and architectural elements to add interest at the pedestrian level.
- I.4.3 Continue to implement land use controls applicable to all uses and structures located in commercial districts and corridors, including but not limited to maximum occupancy standards, hours open to the public, truck parking, provisions for increasing the maximum height of structures, lot dimension requirements, density bonuses, yard requirements, and enclosed building requirements.

**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.**

- I.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 1.10: Support development along Commercial Corridors that enhances the street's character, fosters pedestrian movement, expands the range of goods and services available, and improves the ability to accommodate automobile traffic.**

- I.10.1 Support a mix of uses – such as retail sales, office, institutional, high-density residential and clean low-impact light industrial – where compatible with the existing and desired character.
- I.10.2 Encourage commercial development, including active uses on the ground floor, where Commercial Corridors intersect with other designated corridors.

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 applications are approved, the proposal will comply with all provisions of the C2 Neighborhood Corridor Commercial District.

## VARIANCE

The Department of Community Planning and Economic Development has analyzed the application for a variance to reduce the minimum off-street parking requirement from 74 spaces to 30 spaces based on the following findings:

1. *Practical difficulties exist in complying with the ordinance because of circumstances unique to the property. The unique circumstances were not created by persons presently having an interest in the property and are not based on economic considerations alone.*

Located within the buildings affiliated with this site are nine dwelling units, two restaurants and retail space. The parking requirement for the existing uses within the buildings totals 29 spaces (nine for the dwelling units, four for the restaurants and 16 for the retail). The reception/meeting hall requires an additional 52 spaces. The total parking requirement for all uses within the buildings is 81 spaces. When the shared parking calculation is done the total parking requirement for all uses within the building is 74 spaces. The applicant is seeking a variance to reduce the minimum off-street parking requirement from 74 spaces to 30 spaces.

Practical difficulties exist in complying with the ordinance because of circumstances unique to the property. The applicant has indicated that the reception/meeting hall will be open on Friday and Saturday evenings only and that the other businesses within the building are closed during these times. The applicant has also indicated that the property owner has received approvals to construct a new 150-space parking ramp on 5<sup>th</sup> Avenue South (417 East Lake Street) that can be utilized by the reception/meeting hall tenant when it is complete as there is extra capacity in the ramp. The property owner has indicated that the parking ramp should be complete by June of 2017.

2. *The property owner or authorized applicant proposes to use the property in a reasonable manner that will be in keeping with the spirit and intent of the ordinance and the comprehensive plan.*

The applicant is proposing to use the property in a reasonable manner that will be in keeping with the spirit and intent of the ordinance and the comprehensive plan. Parking regulations are established to recognize the parking needs of uses and structures, to enhance the compatibility between parking areas and their surroundings, and to regulate the number, design, maintenance, use and location of off-street parking spaces and the driveways and aisles that provide access and maneuvering space. The regulations promote flexibility and recognize that excessive off-street parking conflicts with the city's policies related to transportation, land use, urban design, and sustainability.

As noted above, there are 30 parking spaces in the on-site surface parking lot that the reception/meeting hall tenant can utilize on Friday and Saturday evenings. In addition, the property owner has received approvals to construct a new 150-space parking ramp on 5<sup>th</sup> Avenue South (417 East Lake Street) that can be utilized by the reception/meeting hall tenant when it is complete as there is extra capacity in the ramp. The site is also located on East Lake Street and 4<sup>th</sup> Avenue South which are well-served by public transportation. Bus routes along East Lake Street also provide a direct connection to the light rail system.

3. *The proposed variance will not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity. If granted, the proposed variance will not be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties.*

Granting of this variance will not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity. In addition, granting of the variance will not be detrimental to the health, safety, or welfare of the general public or of those utilizing the property

or nearby properties. The transit-oriented nature of the area is aligned with the proposed amount of parking provided on-site for the reception/meeting hall on Friday and Saturday evenings.

## RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt staff findings for the applications by Magali's Creations for the properties located at 331-341 East Lake Street and 3009-13 Clinton Avenue:

### A. Conditional Use Permit for a reception/meeting hall.

Recommended motion: **Approve** the application for a reception/meeting hall, 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. Valet service shall be provided for events over 150 people in the reception/meeting hall.

### B. Variance to reduce the off-street parking requirement.

Recommended motion: **Approve** the application for a variance to reduce the minimum off-street parking requirement from 74 spaces to 30 spaces.

## ATTACHMENTS

1. Statement of proposed use
2. Written responses to the findings submitted by the applicant
3. TDMP
4. Zoning map
5. Survey
6. Civil and architectural plans
7. Photos
8. Correspondence

### **Statement of Proposed Use and Description**

There is an existing commercial retail building located at 341 E. Lake St., along the Lake St. commercial corridor, which is zoned C2. I am submitting a land use application which includes a conditional use permit for a rental hall along with a parking variance. There is a demand for rental halls in the neighborhood which caters to the Latino community. Culturally, the community uses the rental hall for a variety of reasons such as holding meetings, hosting parties for birthdays, baptisms, children's art shows and dances. This hall would serve that purpose. There is an existing parking lot to the rear of the building. The hours of operation of the rental hall, which is on Friday and Saturday evenings only, would be different than the rest of the retail spaces in the building. In addition, there is an approved 4 story public parking ramp that will be constructed in the upcoming months only ½ block away. The ramp will have 150 parking spaces and only 94 are required by the mall it serves at that location.

Conditional Use Permit for Meeting Hall  
Required Findings

A conditional use permit is requested to allow a Meeting Hall in a C2 District.

**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.***

Construction of a Meeting Hall in the Yusef Center will not be detrimental to or endanger the public health, safety, comfort or general welfare, and granting the CUP will allow a use in the building that is needed in the neighborhood. The building will comply with all building exiting, plumbing fixture and fire codes required for the meeting hall.

**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 meeting hall will not be injurious to the use and enjoyment of other property or impede development and improvement of surrounding property. The meeting hall is only open on Friday and Saturday nights after 6:00 pm, when most adjacent retail businesses are closed, and will provide active use during hours when none currently exists.

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

Adequate utilities, access, drainage and other facilities are provided. The current parking lot and ramp under construction at 417 Lake Plaza, owned by Sabri Properties (to be completed in December 2016) will provide parking.

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

The meeting hall is only in use on Friday and Saturday nights. The current 30 space parking lot will remain, the parking ramp to be completed in December 2016 at 417 Lake Plaza will provide for additional parking for events at the meeting hall.

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

The proposed use is an interior tenant improvement within an existing multi-tenant retail building that was constructed 3 years ago on an existing parking lot.

Land Use Policy 2.8: Balance the demand for parking with objectives for improving the environment for transit, walking and bicycling, while supporting the city's business community.

2.8.1 Implement off-street parking regulations which provide a certain number of parking spaces for nearby uses, while still maintaining an environment that encourages bicycle, pedestrian, and transit travel.

2.8.2 Design and implement incentives for shared parking and on-site car sharing programs, as well as carpooling and vanpooling.

Land Use 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.

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

10.18.18 Encourage appropriate land uses to share parking lots to reduce the size and visual impact of parking facilities.

**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 meeting hall will conform to the applicable regulations of the C2 zoning district. The project is an interior tenant improvement and all current building facilities are sufficient for its use.

## Variance for Parking Required Findings

The parking requirement for the meeting room is 52. Combined with the existing retail and restaurant uses the parking requirement per the zoning code is 81. Using the shared parking per Table 541-1, we are proposing the parking requirement is 61. There are 30 parking spaces available on the site, thus the variance is for 31 spaces.

***1) Practical difficulties exist in complying with the ordinance because of circumstances unique to the property. The unique circumstances were not created by persons presently having an interest in the property and are not based on economic considerations alone.***

Practical difficulties exist to provide 31 additional parking spaces due to the limited space available for off street parking on the site. The additional parking spaces are needed only for Friday and Saturday nights after 6:00 pm when retail businesses are closed.

***2) The property owner or authorized applicant proposes to use the property in a reasonable manner that will be in keeping with the spirit and intent of the ordinance and the comprehensive plan.***

The proposed reduction of 31 spaces is reasonable and consistent with the city's land use goals to reduce reliance on cars and encourage the use of bicycles and mass transit. The site is on bike and bus routes and the available parking is sufficient for zoning code requirements for all times except for Friday and Saturday nights after 6:00 pm when retail businesses are closed.

***3) The proposed variance will not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity. If granted, the proposed variance will not be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties.***

The granting of the parking variance will not alter the character of the area around the building or be injurious to the use or enjoyment of other properties. It is anticipated that the adjacent parking ramp under construction (and owned by Sabri Properties, to be completed in December 2016) at 417 East Lake Street behind Lake Plaza will provide for any needed overflow parking for the meeting hall. The meeting rooms use is limited to Friday and Saturday evening use when the retail businesses are closed. Designated parking spaces can be provided in the current lot for the 9 apartments located on the second floor to assure they have spaces available on Friday and Saturday when meeting hall is in use.

# Travel Demand Management Plan for 333 E. Lake Street in Minneapolis, MN

*Prepared for:*  
**Sabri Properties**

207 E Lake Street  
Minneapolis, MN 55408



Responsive partner.  
Exceptional outcomes.

*Prepared by:*

**WENCK Associates, Inc.**  
1800 Pioneer Creek Center  
Maple Plain, MN 55359  
Phone: 7963-479-4200  
Fax: 763-479-4242

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



DATE: November 4, 2016

Edward F. Terhaar  
License No. 24441

# 1.0 Purpose and Background

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## Existing Site

The subject site is located at 333 E. Lake Street east of I-35W. The site consists of an existing building that contains residential and multiple retail uses. The project location is shown in **Figure 1**.

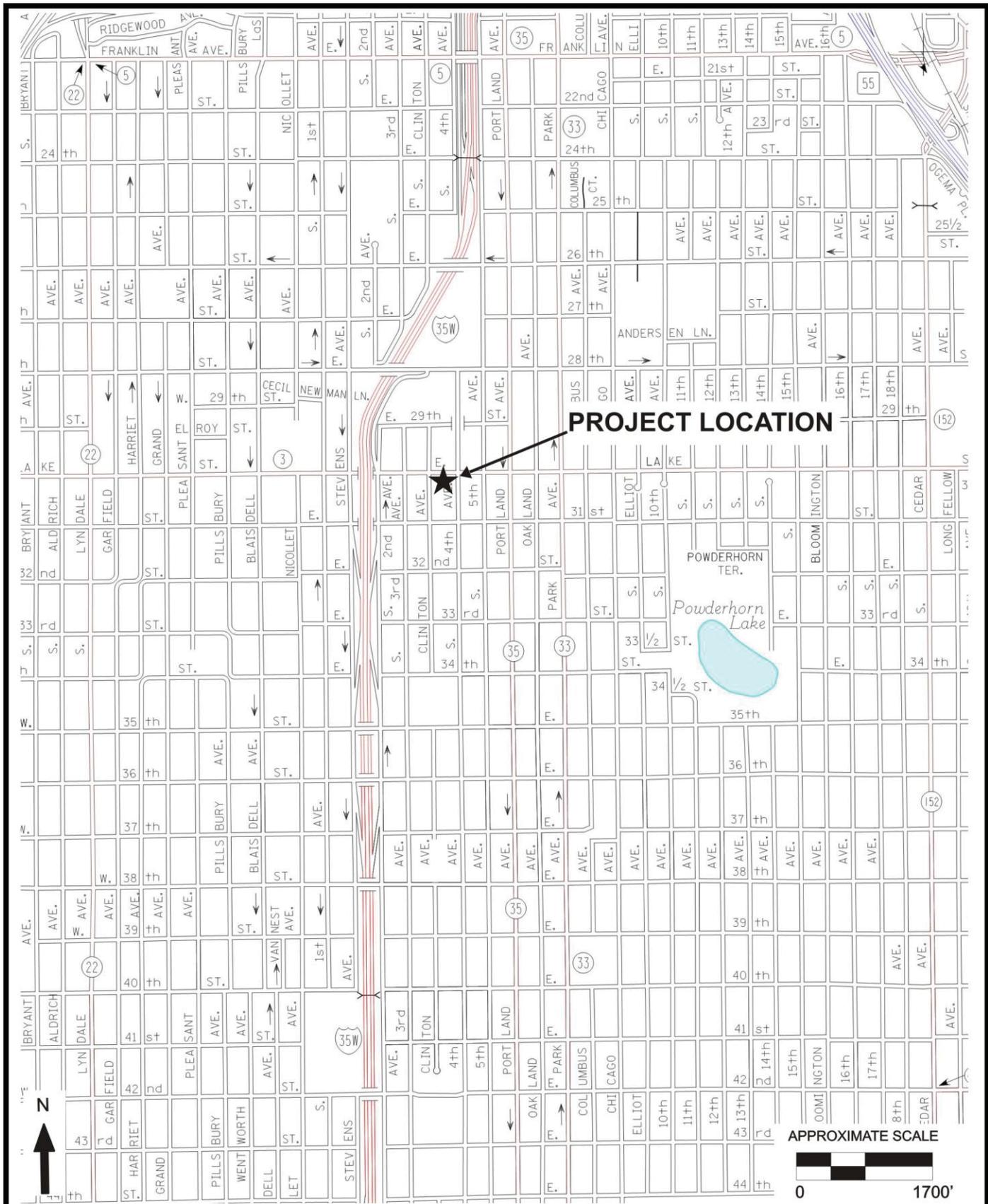
The existing site includes 30 off-street parking spaces located behind the building. On-street parking is allowed on E. Lake Street, Clinton Avenue S., and 4<sup>th</sup> Avenue S.

## Proposed Development

The proposed project consists of constructing a 2,622 square foot meeting room at 333 E. Lake Street. The meeting room will have capacity for 175 people. The meeting room will operate on Friday and Saturday after 6:00 p.m.

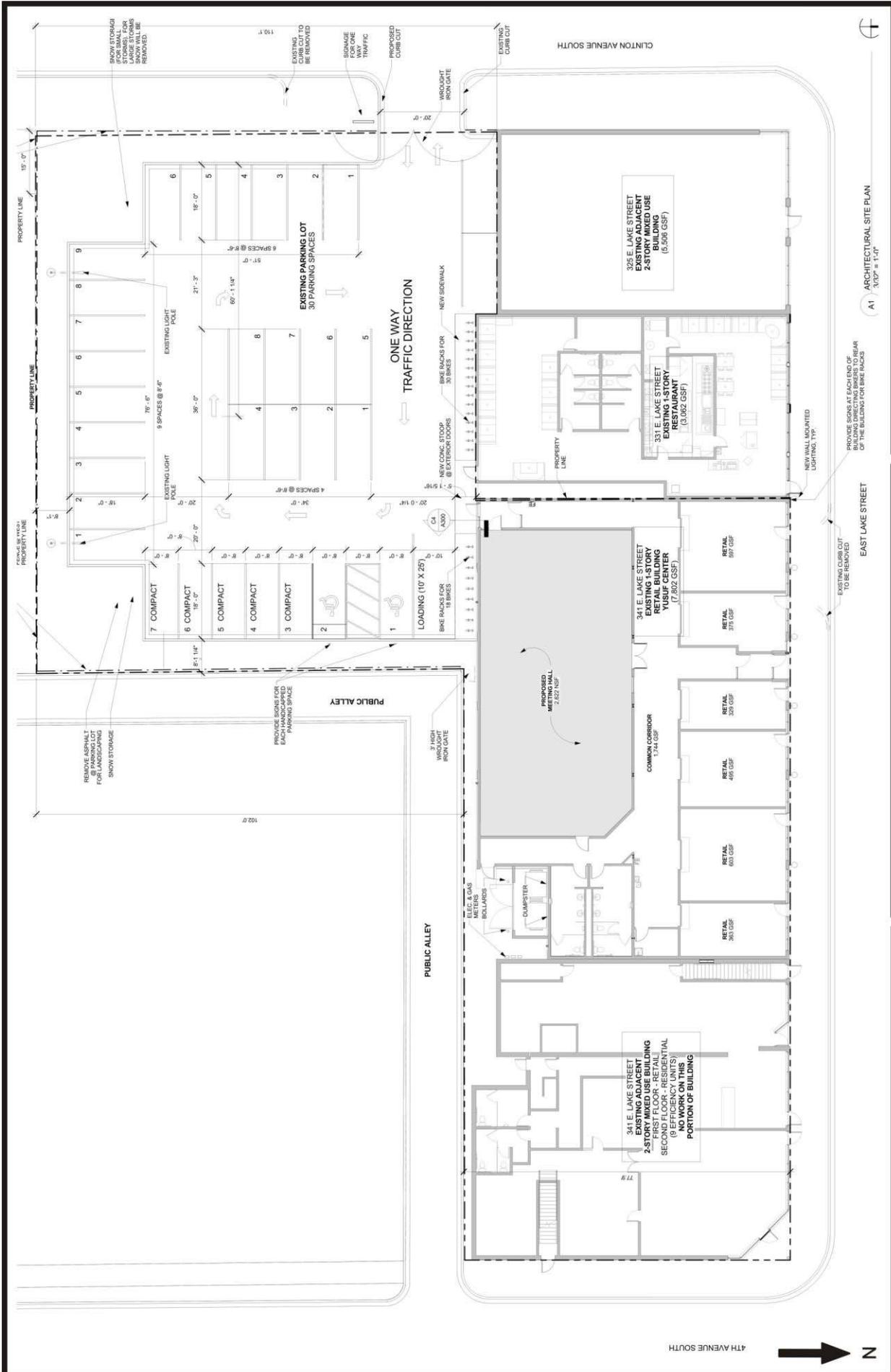
The proposed site plan is shown in **Figure 2**. Existing conditions near the proposed project are shown in **Figure 3**.

The proposed project is expected to be complete and fully occupied by the end of 2017.



TRAVEL DEMAND  
MANAGEMENT PLAN FOR  
333 E. LAKE STREET  
IN MINNEAPOLIS, MN

**FIGURE 1**  
**PROJECT LOCATION**



**FIGURE 2**  
**SITE PLAN**

**TRAVEL DEMAND**  
**MANAGEMENT PLAN FOR**  
**333 E. LAKE STREET**  
**IN MINNEAPOLIS, MN**

**WENCK**  
Responsive partner.  
Exceptional outcomes.

A1 ARCHITECTURAL SITE PLAN  
3/20/24 @ 1/4" = 1'-0"



**FIGURE 3**  
**EXISTING CONDITIONS**

TRAVEL DEMAND  
MANAGEMENT PLAN FOR  
333 E. LAKE STREET  
IN MINNEAPOLIS, MN



## City Of Minneapolis' Transportation Policies

The following policies on transportation are included in Chapter 2 (Transportation) of the *Minneapolis Plan for Sustainable Growth*:

- 2.1 Encourage growth and reinvestment by sustaining the development of a multi-modal transportation system.
- 2.2 Support successful streets and communities by balancing the needs of all modes of transportation with land use policy.
- 2.3 Encourage walking throughout the city by ensuring that routes are safe, comfortable, pleasant, and accessible.
- 2.4 Make transit a more attractive option for both new and existing riders.
- 2.5 Ensure that bicycling throughout the city is safe, comfortable and pleasant.
- 2.6 Manage the role and impact of automobiles in a multi-modal transportation system.
- 2.7 Ensure that freight movement and facilities throughout the city meet the needs of the local and regional economy while remaining sensitive to impacts on surrounding land uses.
- 2.8 Balance the demand for parking with objectives for improving the environment for transit, walking and bicycling, while supporting the city's business community.
- 2.9 Promote reliable funding and pricing strategies to manage transportation demand and improve alternative modes.
- 2.10 Support the development of a multi-modal Downtown transportation system that encourages an increasingly dense and vibrant regional center.
- 2.11 Minneapolis recognizes the economic value of Minneapolis-St. Paul International Airport and encourages its healthy competition to reach global markets in an environmentally responsible manner.

## Goals of the Travel Demand Management Plan

Sabri Properties understands and acknowledges the overall transportation goals of the City. The goal of this Travel Demand Management Plan (TDMP) is to support the City of Minneapolis in achieving its transportation goals. Two purposes that the City has established for all Travel Demand Management Plans are as follows:

- 1) Determine the transportation implications of the proposed development and develop solutions to resolve any impacts, and
- 2) Examine how the proposed development meets the City's goals to reduce automobile traffic while identifying and implementing ways for the proposed development to increase alternative transportation modes.

The Travel Demand Management Plan for this development site identifies steps to be taken by the project owner to ensure that the proposed development is well integrated with existing transportation services, and that future users of the development are able to take full advantage of transit, pedestrian, and bicycle facilities. The overall mode split goal for this project is 50% Single Occupant Vehicle, 35% Transit, and 15% Pedestrian/Bicycle.

## 2.0 Traffic

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### Overall Traffic Impacts

The meeting room will only operate on Friday and Saturday after 6:00 p.m. This time period is outside the typical peak periods on E. Lake Street. On an overall basis, the trips added by the project will be relatively small compared to the existing traffic volumes on E. Lake Street. The trips added by the project are expected to have minimal impacts on the traffic operations of the surrounding street system.

### Accommodation of Deliveries and Trash Collection

Deliveries and trash collection will occur at the loading area located in the parking lot.

## 3.0 Parking

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### Parking Supply

As described earlier, the project includes 30 off-street parking spaces located behind the building. Access to the lot is provided on Clinton Avenue S. On-street parking is allowed on E. Lake Street, Clinton Avenue S., and 4<sup>th</sup> Avenue S. There are 17 metered spaces available on E. Lake Street between Clinton Avenue S. and 4<sup>th</sup> Avenue S. The meters are enforced until 6:00 p.m. Monday through Friday.

### Zoning Code Requirements

To determine the adequacy of the proposed parking supply, parking requirements were calculated based on the Zoning Code parking ratios. The current total parking requirement is 52 spaces for the meeting room. The calculation is as follows:

- For the meeting room, the requirement 30 percent of the room capacity. The capacity of the room is 175 people, which equates to 52 parking spaces.

### Existing Parking Usage

Existing on-site and on-street parking usage was surveyed on Friday, October 28, 2016 and Saturday, October 29, 2016. At 7 p.m. on Friday, there were 11 vehicles parked in the lot and 7 parked on E. Lake Street. In addition, there were 4 spaces available on 4<sup>th</sup> Avenue and over 15 spaces available on Clinton Avenue S. between E. Lake Street and E. 31<sup>st</sup> Street. Overall there were approximately 48 spaces available in the immediate area.

At 7 p.m. on Saturday, there were 10 vehicles parked in the lot and 5 parked on E. Lake Street. In addition, there were 5 spaces available on 4<sup>th</sup> Avenue and over 15 spaces available on Clinton Avenue S. between E. Lake Street and E. 31<sup>st</sup> Street. Overall there were approximately 52 spaces available in the immediate area.

### Overall Parking Impact

As shown above, the zoning requirement is 52 spaces. There were 48 spaces available in the immediate area on Friday at 7 p.m. and 52 spaces available on Saturday at 7 p.m. The majority of the zoning code requirement can be accommodated by the spaces in the parking lot combined with nearby on-street spaces. In addition, Sabri Properties is currently constructing a parking ramp at 417 E. Lake Street as part of a nearby project. People attending events at the proposed meeting room will be allowed to park in the parking ramp. To enhance parking operations at the ramp, valet parking for the meeting room will be made available for events over 150 people.

## 4.0 Transit

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The proposed project site is well served by existing transit routes. The subject site is presently served by Metro Transit bus routes 21, 27, and 53 on Lake Street and route 11 on 4<sup>th</sup> Avenue. The existing route maps are shown in the Appendix.

In addition to the routes on Lake Street and 4<sup>th</sup> Avenue, the site is within 1/3 mile of the I-35W and Lake Street transit station. This station serves 16 Metro Transit Routes, 10 MVTA routes, 1 BlueXpress routes, and 1 SW Transit route.

## 5.0 Pedestrian

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Sidewalks presently are provided on both sides of Lake Street. Access to the Midtown Greenway is provided north of the site on 5<sup>th</sup> Avenue.

Crosswalks are provided across all four legs at the Lake Street/4<sup>th</sup> Avenue intersection. The existing traffic signal at the Lake Street/4<sup>th</sup> Avenue intersection is equipped to accommodate pedestrian crossings. Sidewalk connections to all bus stop locations around the subject development are already in place.

## 6.0 Bicycle

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The Midtown Greenway, a major bicycle route through Minneapolis, exists immediately north of the proposed project. Access to the Greenway is provided on 5<sup>th</sup> Avenue. The proposed project does not impact any existing bicycle facilities.

## 7.0 Travel Demand Management Plan

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The following TDM plan identifies the program, responsibilities, and detailed implementation of measures for the transportation issues presented in this report. Sabri Properties, Successor, or Property Manager specifically commits to implementing the following actions:

1. Sabri Properties, Successor, or Property Manager will provide 30 on-site parking spaces in the parking lot.
2. Sabri Properties, Successor, or Property Manager agrees that people attending events at the meeting room will be allowed to park in the parking ramp located at 417 E. Lake Street.
3. Sabri Properties, Successor, or Property Manager will make valet parking available for the meeting room for events over 150 people.
4. Sabri Properties, Successor, or Property Manager, will create and distribute information that includes the following:
  - Maps that show the area bus routes, bus schedules, and bicycle and pedestrian facilities.
  - Information on starting and joining commuter programs.
  - Other information or actions that encourage use of alternative modes of transportation.
5. Sabri Properties, Successor, or Property Manager will provide information to tenants on available free smartphone applications (that tenants can download) that provide real-time transit information.
6. Sabri Properties, Successor, or Property Manager will provide bus route and light rail maps to tenants upon request and make them available at the management office.
7. It is understood that the City's desire is to minimize truck loading/unloading activity during peak periods for traffic on adjacent streets. To help the City fulfill this desire, Sabri Properties, Successor, or Property Manager, will encourage truck drivers and tenants to schedule truck service functions during off-peak periods.

## 8.0 Signatures

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SABRI PROPERTIES

Dated: \_\_\_\_\_

By \_\_\_\_\_

MINNEAPOLIS COMMUNITY PLANNING &  
ECONOMIC DEVELOPMENT DEPARTMENT

Dated: \_\_\_\_\_

By \_\_\_\_\_  
CPED Development Services Director

MINNEAPOLIS PUBLIC WORKS DEPARTMENT

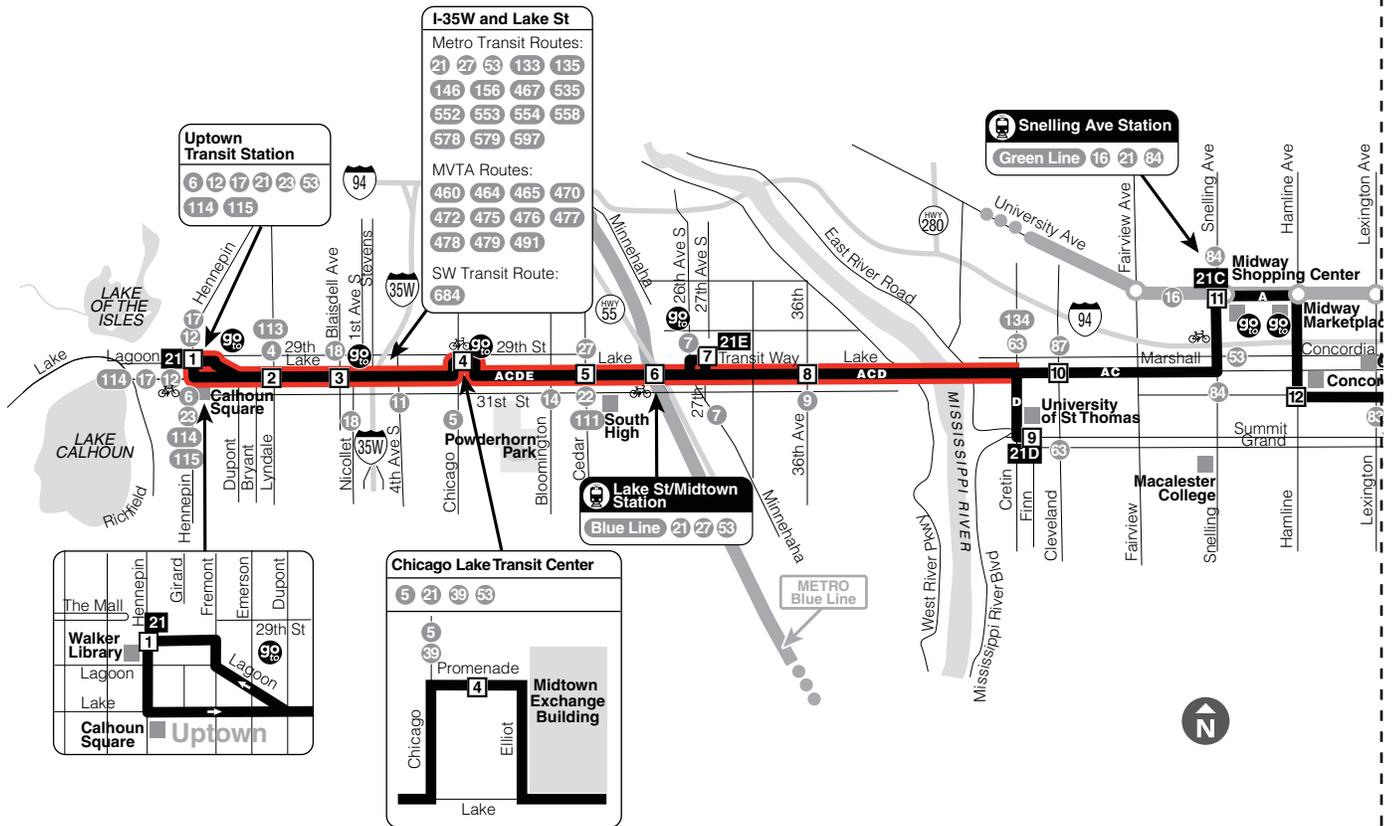
Dated: \_\_\_\_\_

By \_\_\_\_\_  
Traffic Operations Engineer

## 9.0 Appendix

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- Bus route maps



Map continued on page 2

**3** **Timepoint on schedule**  
Find the timepoint nearest your stop, and use that column of the schedule. Your stop may be between timepoints.

**Regular Route**  
Bus will pick up or drop off customers at any bus stop along this route.

**High Frequency Route**  
Service every 15 minutes on weekdays 6 am – 7 pm and on Saturdays 9 am – 6 pm

**METRO Line(s)**  
METRO trains and buses will pick up or drop off customers at any station along this line.

**49S** **Route Ending Point**  
Trips with the indicated number/letter end at this point. Number/letter is found in schedules and on bus destination signs.

**B** **Route Letter**  
Indicates which trips travel on this section of the route. Letter is found in schedules and on bus destination signs.

**324 11** **Connecting Routes to transfer to/from**  
See those route schedules for details.

**Bike Locker**  
These sites have weatherproof bike storage for rent.

**Go-To Card Retail Location**  
Buy a Go-To Card or add value to an existing card at these locations.

**Trans 104** **Transfer Point**  
Several routes serve this stop.

**F 3** **Rail Station**  
Customers get on and off trains here. Buses connect with trains at stations.

**99 Retail Locations**  
Buy a Go-To Card or add value to an existing card at these locations.

**Minneapolis – South**  
Cub Foods, 1104 Lagoon Ave  
Cub Foods, 2850 26th Ave S  
New Money Express, 108 Lake St E  
Unbank, 812 Lake St E

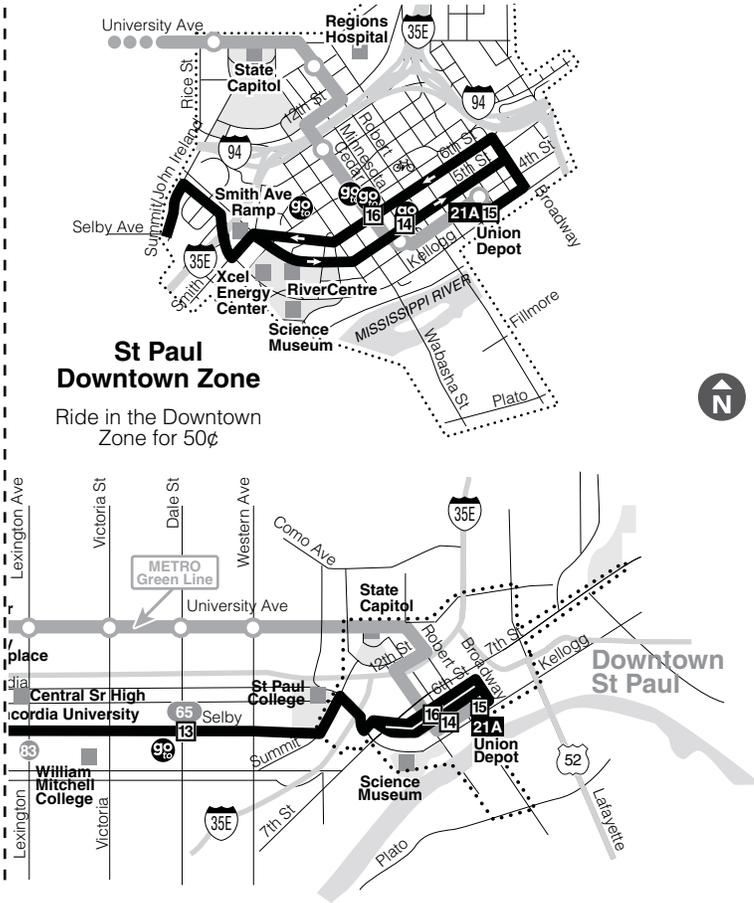
**Downtown St Paul**  
Charlie's Chocolates & Cravings, 30 E 7th St, Suite 159  
Charlie's Chocolates & Cravings, Town Square (skyway)  
Metro Transit Service Center, 101 5th St E, US Bank Center (skyway)  
Unbank, 467 St Peter St

**St Paul**  
Cub Foods, 1440 University Ave W  
Mississippi Market, 622 Selby Ave  
Rainbow Foods, 1566 University Ave W

**Notes:**  
Looking for faster service on Lake St or Marshall Ave? Check the Route 53 schedule for limited stop service.

**Say hi to less waiting.**

This route is part of the Hi-Frequency network. Segments of routes 5, 6, 10, 11, 18, 19, 21, 64, 84 and 515, and all of route 54 and METRO Blue and Green lines operate at least every 15 minutes weekdays from 6am–7 pm and Saturdays from 9 am–6 pm. See maps for details.



Map continued on page 1

 **Buses and trains have free storage racks so you can bring your bicycle along.**

Look for instructions on the rack or visit [metrotransit.org/bike](http://metrotransit.org/bike)

**Holiday service operates on the following holidays:** New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving and Christmas.

Metro Transit may operate reduced service on days before or after Independence Day, Thanksgiving, Christmas or New Year's Day. Look for details at [metrotransit.org](http://metrotransit.org) or in *Connect* on buses and trains prior to these holidays.

Schedule subject to change. Traffic and weather conditions may delay buses. Please have exact fare ready. Bus fareboxes and drivers do not make change. This document is available in alternate formats to individuals with disabilities by calling 612-349-7365 (TTY 612-341-0140).

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 Look for instructions on the rack or visit [metrotransit.org/bike](http://metrotransit.org/bike)

**99 Retail Locations**  
 Buy a Go-To Card or add value to an existing card at these locations.

**Downtown Minneapolis**  
 Commuter Connection, 220 6th St S (US Bank Plaza)  
 Metro Transit Store, 719 Marquette Ave  
 Unbank, 727 Hennepin Ave

**Minneapolis - South**  
 Cub Foods, 2850 26th Ave S  
 New Money Express, 108 Lake St E  
 Rainbow Foods, 2919 26th Ave S  
 Unbank, 1009 Franklin Ave E  
 Unbank, 812 Lake St E

**3 Timepoint on schedule**  
 Find the timepoint nearest your stop, and use that column of the schedule. Your stop may be between timepoints.

**Regular Route**  
 Bus will pick up or drop off customers at any bus stop along this route.

**METRO Line(s)**  
 METRO trains will pick up or drop off.

**Northstar Line**  
 Transfers from Northstar to light rail are free. Transfers from light rail to Northstar require an additional fare.

**Non-Stop Service**  
 Bus does not pick up or drop off customers on these route segments.

**Route Letter**  
 Indicates which trips travel on this section of the route. Letter is found in schedules and on bus destination signs.

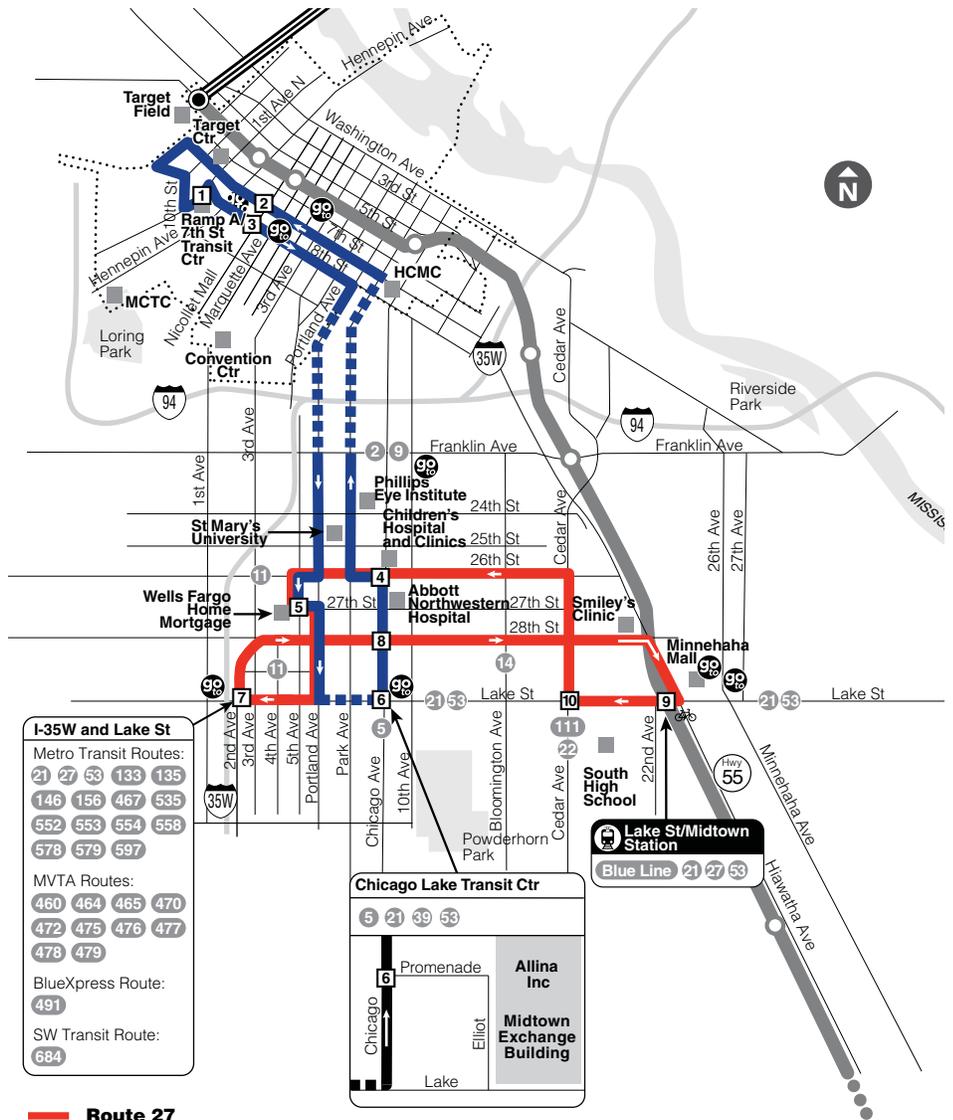
**Connecting Routes to transfer to/from**  
 See those route schedules for details.

**Bike Locker**  
 These sites have weatherproof bike storage for rent.

**Go-To Card Retail Location**  
 Buy a Go-To Card or add value to an existing card at these locations.

**Transfer Point**  
 Several routes serve this stop.

**Rail Station**  
 Customers get on and off trains here. Buses connect with trains at stations.



**Service operates Monday through Friday except on the following holidays:** New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving and Christmas.

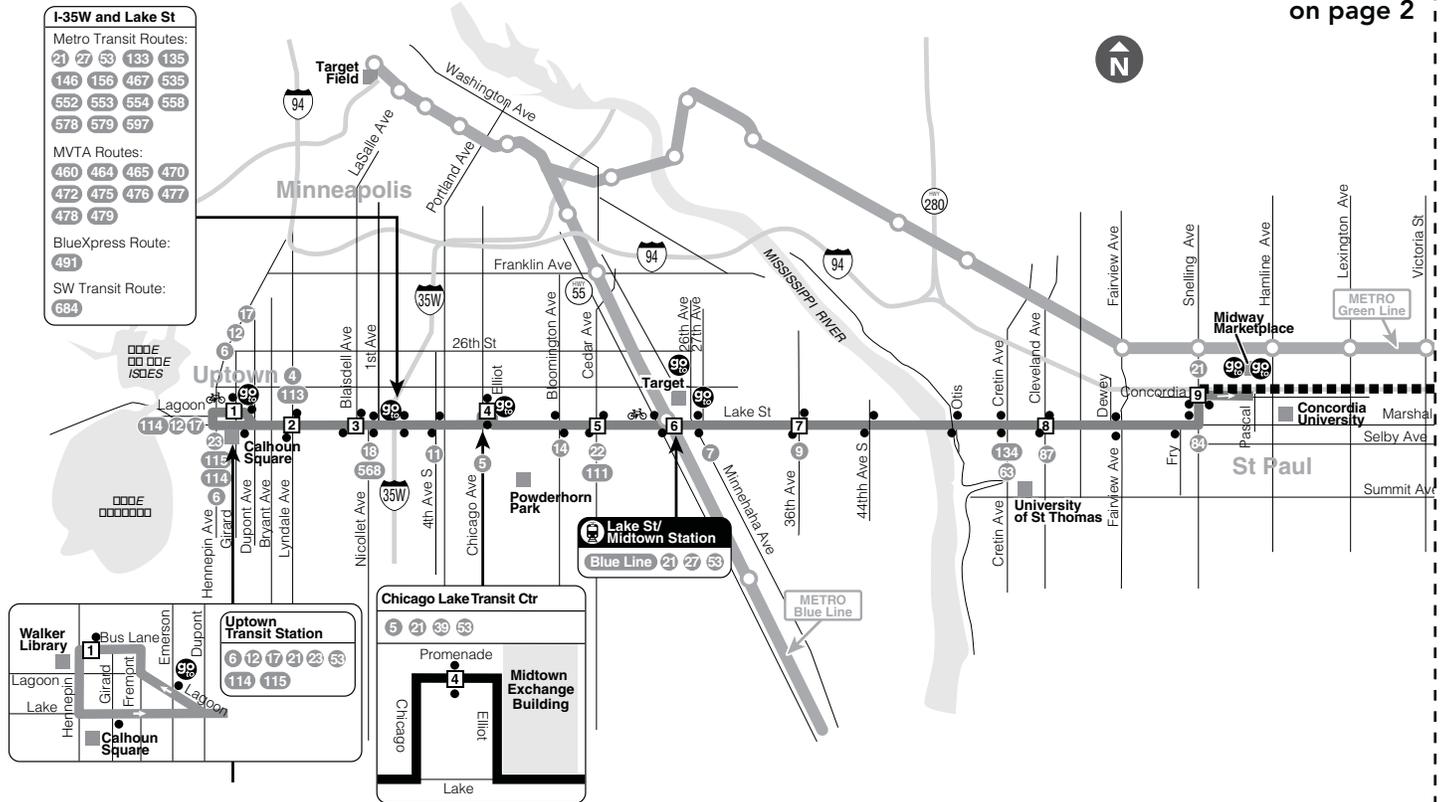
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**Route 27**  
 Funded by: Metropolitan Council  
 Operated by: First Transit, Inc.

**Route 39**  
 Funded by: Metropolitan Council  
 Operated by: Metro Transit

Map continued on page 2

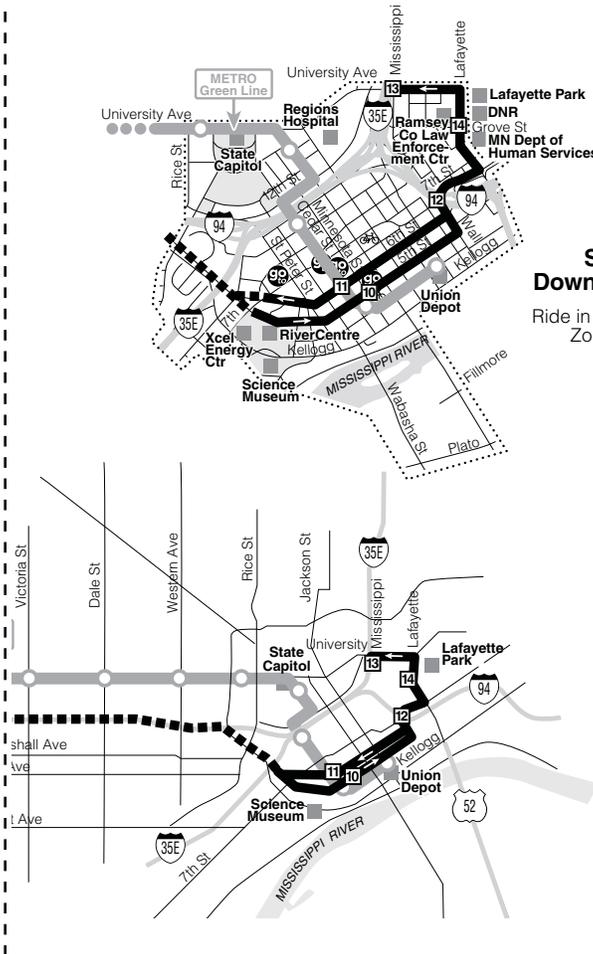


- 3** **Timepoint on schedule**  
Find the timepoint nearest your stop, and use that column of the schedule. Your stop may be between timepoints.
- Regular Route**  
Bus will pick up or drop off customers at any bus stop along this route.
- METRO Line(s)**  
METRO trains and buses will pick up or drop off customers at any station along this line.
- Limited Service**  
Only certain trips take this route.
- Limited Stop Service**  
Bus serves only designated bus stops.
- Non-Stop Service**  
Bus does not pick up or drop off customers on these route segments.
- Designated Bus Stop**  
On Limited Stop routes, bus serves only these stops.
- Go-To Card Retail Location**  
Buy a Go-To Card or add value to an existing card at these locations.
- 324 11** **Connecting Routes to transfer to/from**  
See those route schedules for details.
- Bike Locker**  
These sites have weatherproof bike storage for rent.
- Transfer Point**  
Several routes serve this stop.
- Rail Station**  
Customers get on and off trains here. Buses connect with trains at stations.

- ### 99 Retail Locations
- Buy a Go-To Card or add value to an existing card at these locations.
- Minneapolis – South**  
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 New Money Express, 108 Lake St E  
 Cub Foods, 1104 Lagoon Ave  
 Rainbow Foods, 2919 26th Ave S  
 Unbank, 812 Lake St E
- St Paul**  
 Cub Foods, 1440 University Ave W  
 Rainbow Foods, 1566 University Ave W
- Downtown St Paul**  
 Charlie's Chocolates & Cravings, 30 E 7th St, Suite 159  
 Charlie's Chocolates & Cravings, Town Square (skyway)  
 Metro Transit Store, 101 5th St E, US Bank Ctr (skyway)  
 Unbank, 467 St Peter St

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**St Paul Downtown Zone**  
Ride in the Downtown Zone for 50¢



Map continued on page 1

## Route 53 Designated Stops

### Eastbound Stops

- Uptown Transit Station
- Lake St and Girard Ave
- Lake St and Lyndale Ave
- Lake St and Blaisdell Ave
- Lake St and 1st Ave
- Lake St and I-35W
- Lake St and 4th Ave S
- Chicago Lake Transit Ctr
- Lake St and Bloomington Ave
- Lake St and Cedar Ave
- Lake St/Midtown Station
- Lake St and Minnehaha Ave
- Lake St and 36th Ave S
- Lake St and 44th Ave S
- Marshall Ave and Otis Ave
- Marshall Ave and Cretin Ave
- Marshall Ave and Cleveland Ave
- Marshall Ave and Fairview Ave
- Marshall Ave and Fry St
- Concordia Ave and Snelling Ave

### Westbound Stops

- Snelling Ave and Concordia Ave
- Marshall Ave and Fry St
- Marshall Ave and Dewey St
- Marshall Ave and Cleveland Ave
- Marshall Ave and Cretin Ave
- Marshall Ave and Otis Ave
- Lake St and 44th Ave S
- Lake St and 36th Ave S
- Lake St and 26th Ave S
- Lake St/Midtown Station
- Lake St and Cedar Ave
- Lake St and Bloomington Ave
- Chicago Lake Transit Ctr
- Lake St and 4th Ave S
- Lake St and I-35W
- Lake St and 1st Ave
- Lake St and Blaisdell Ave
- Lake St and Lyndale Ave
- Lagoon Ave and Emerson Ave
- Uptown Transit Station

### Notes:

**Route 53 is a limited stop route.** Buses stop only at designated points along the limited stop portions of the route between the Uptown Transit Station and Concordia Ave at Snelling Ave.

Drivers do not stop to pick up or drop off customers at any point other than at designated stops.

### Downtown St Paul

Buses make all regular stops.

**Service operates Monday through Friday except on the following holidays:** New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving and Christmas.

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# YUSUF CENTER REVISED LAND USE APPLICATION

341 E. LAKE ST., MINNEAPOLIS, MN 55408



Project Team	
<b>OWNER</b>	State of Properties 300 Lake Street Minneapolis, MN 55408 Contact: Scott Nelson 612.676.2796 (fax) snelson@sp-inc.com
<b>ARCHITECT</b>	Architecture, Inc. 333 Washington Avenue N Minneapolis, MN 55401 Contact: Scott Nelson 612.676.2796 (fax) snelson@sp-inc.com
<b>CONTRACTOR</b>	Currently Un-named

GENERAL DRAWING INDEX	
0000	CONTRACT SET

CIVIL DRAWING INDEX	
1.00	SURVEY
2.00	UTILITY
3.00	E, B, S, & EROSION CONTROL PLAN
4.00	SEE PLAN
5.00	SEE FLOOD
6.00	LANDSCAPE PLAN

ARCHITECTURAL DRAWING INDEX	
AR100	ARCHITECTURAL SITE PLAN
AR200	CONCEPTUAL SAFETY PLAN
AR300	CONCEPTUAL SITE

**Project Notes**

- All work shall comply with all applicable codes and local ordinances and references.
- Work is to be completed in accordance with all conditions of contract for work.
- Refer to complete set of issued contract documents for applicable notes, alterations and impacts. Notify Architect of any discrepancies before proceeding with work.

**Structural**

Mission Macdonald Yorks Inc  
 Business Center Building Center  
 Minneapolis, MN 55408  
 Contact: Ken Olson, P.E.  
 ken@missionmacdonald.com

**Mechanical & Electrical**

Design / Build

**Civil**

Civil Site Group, Inc  
 4033 W. 25th St.  
 St. Louis Park, MN 55416  
 Contact: Patrick Savelier  
 psavelier@csitegroup.com



**Project Information**

Project # 113-0045-D  
 Date: 09/20/16  
 Design By: DP  
 Checked By: SN

**Project Location**

341 E. LAKE STREET, MINNEAPOLIS, MN 55408

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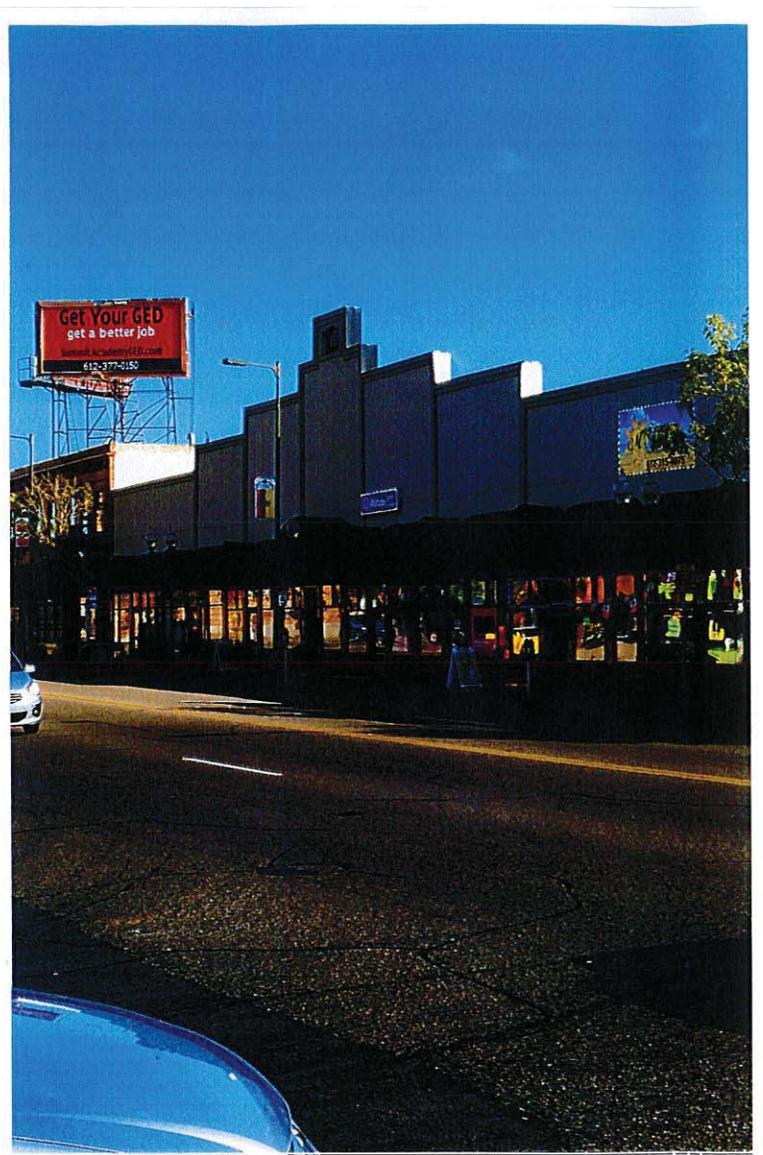


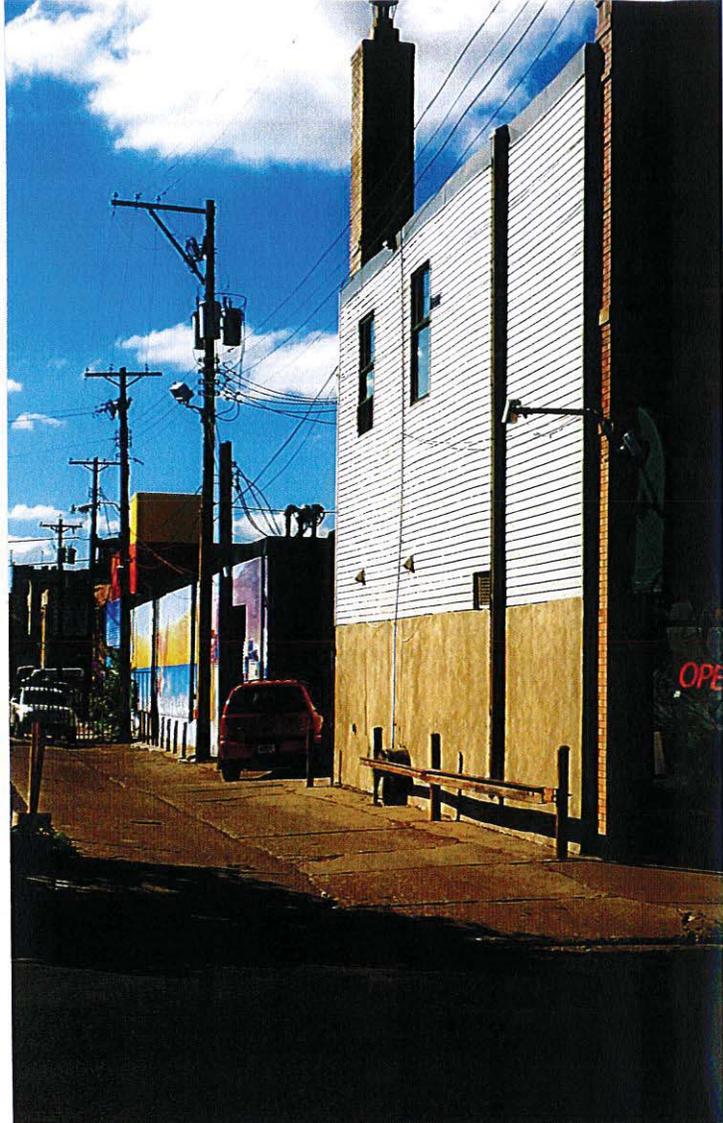
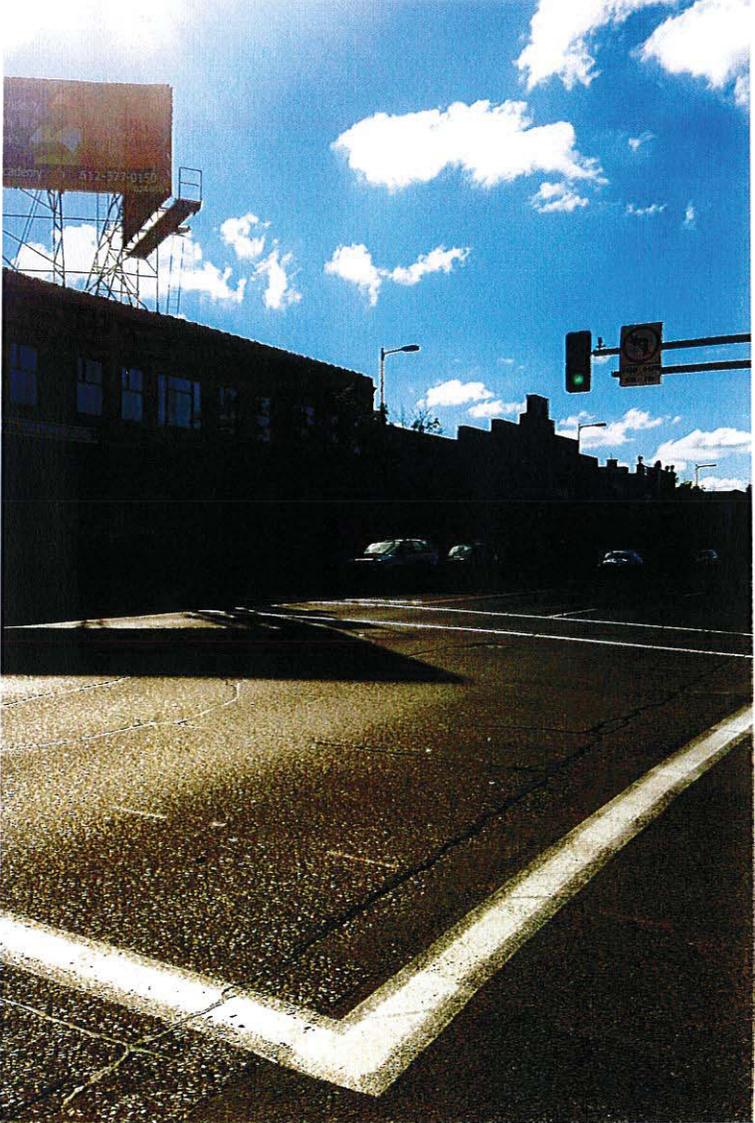


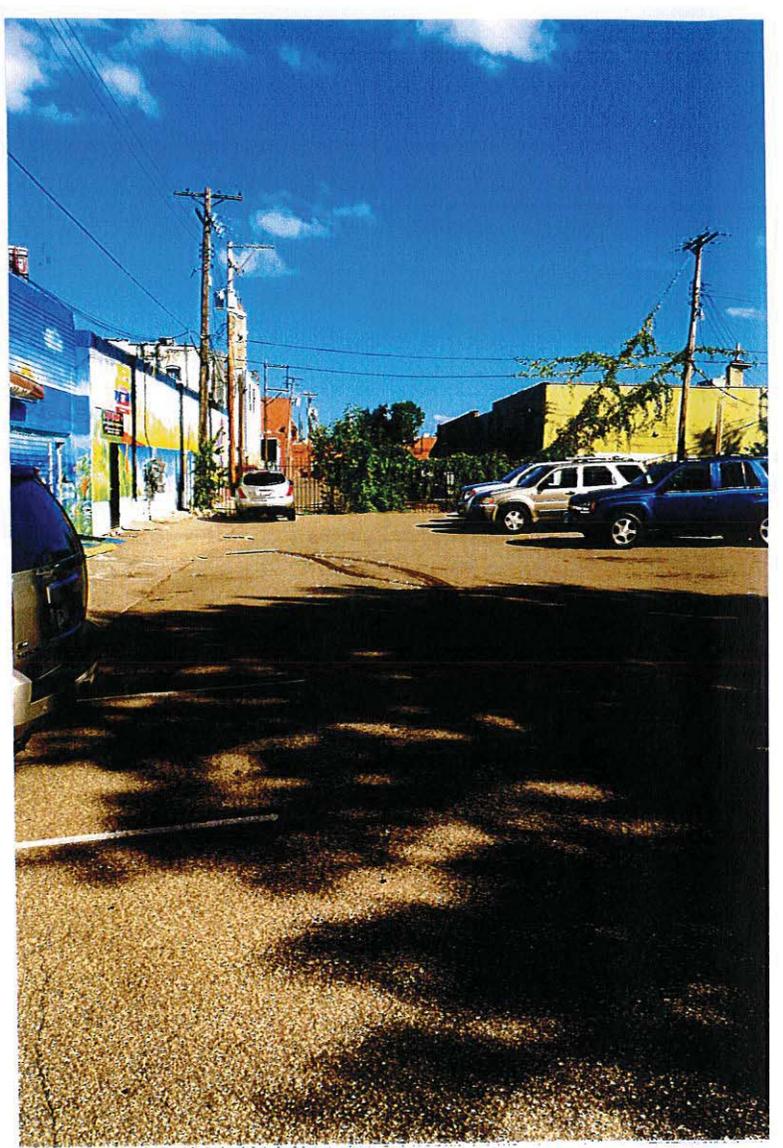
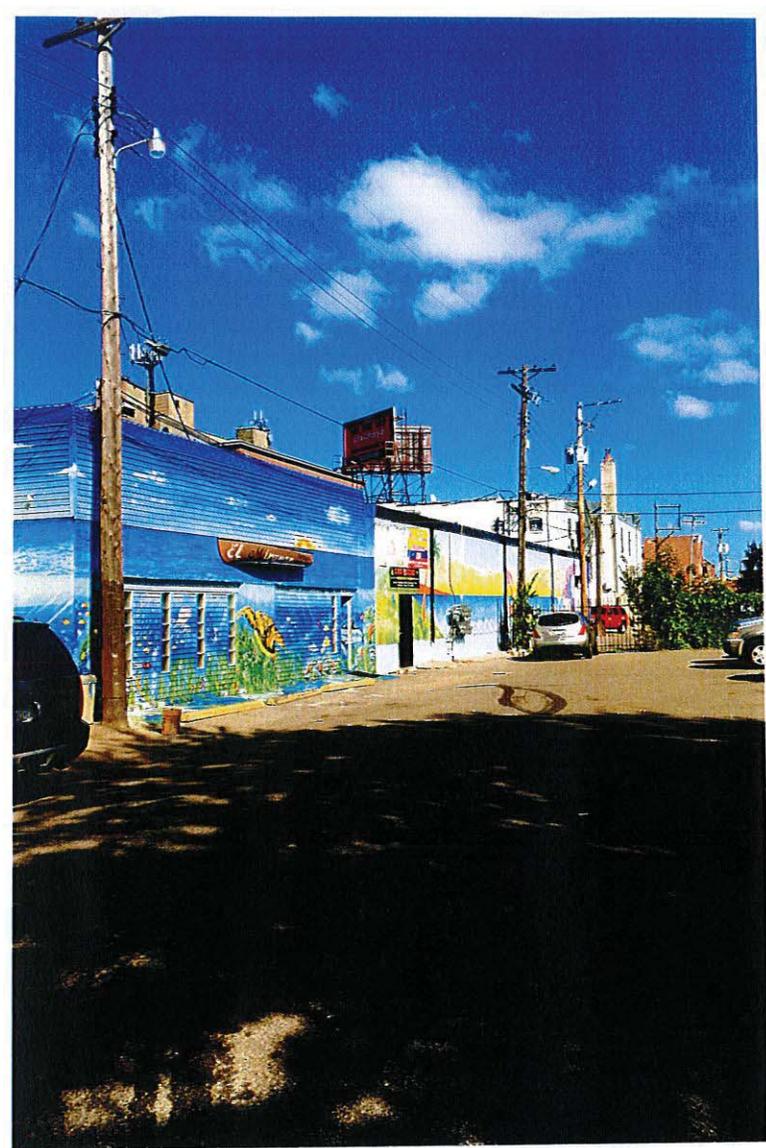














September 29, 2016

Alondra Cano  
City of Minneapolis  
Ward 9  
350 S. 5<sup>th</sup> St. Rm 307  
Minneapolis, MN 55415

Dear Councilmember Cano:

There is an existing commercial retail building located at 341 E. Lake St., along the Lake St. commercial corridor, which is zoned C2. I am submitting a land use application which includes a conditional use permit for a rental hall along with a parking variance. There is a demand for rental halls in the neighborhood which caters to the Latino community. Culturally, the community uses the rental hall for a variety of reasons such as holding meetings, hosting parties for birthdays, baptisms, children's art shows and dances. This hall would serve that purpose. There is an existing parking lot to the rear of the building. The hours of operation of the rental hall, which is on Friday and Saturday evenings only, would be different than the rest of the retail spaces in the building. In addition, there is an approved 4 story public parking ramp that will be constructed in the upcoming months only ½ block away. The ramp will have 150 parking spaces and only 94 are required by the mall it serves at that location.

My name is Vladimir Lem and I am the applicant. My phone number is 612-554-1247 and mailing address is 207 E. Lake St. #300, Minneapolis, MN 55408. If you have any questions don't hesitate to contact me. Thank you for your time and attention to this matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'Vladimir Lem', written in a cursive style.

Vladimir Lem

September 29, 2016

Isaac Martin  
Central Area Neighborhood  
Development Organization  
3736 Chicago Ave. S.  
Minneapolis, MN 55407

Dear Mr. Martin:

There is an existing commercial retail building located at 341 E. Lake St., along the Lake St. commercial corridor, which is zoned C2. I am submitting a land use application which includes a conditional use permit for a rental hall along with a parking variance. There is a demand for rental halls in the neighborhood which caters to the Latino community. Culturally, the community uses the rental hall for a variety of reasons such as holding meetings, hosting parties for birthdays, baptisms, children's art shows and dances. This hall would serve that purpose. There is an existing parking lot to the rear of the building. The hours of operation of the rental hall, which is on Friday and Saturday evenings only, would be different than the rest of the retail spaces in the building. In addition, there is an approved 4 story public parking ramp that will be constructed in the upcoming months only ½ block away. The ramp will have 150 parking spaces and only 94 are required by the mall it serves at that location.

My name is Vladimir Lem and I am the applicant. My phone number is 612-554-1247 and mailing address is 207 E. Lake St. #300, Minneapolis, MN 55408. If you have any questions don't hesitate to contact me. Thank you for your time and attention to this matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'V. Lem', written over a horizontal line.

Vladimir Lem

September 29, 2016

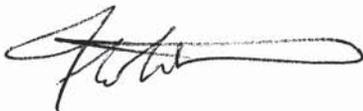
Crystal Windshitl  
Phillips West Neighborhood Organization  
2400 Park Ave. S. #240  
Minneapolis, MN 55404

Dear Ms. Windshitl:

There is an existing commercial retail building located at 341 E. Lake St., along the Lake St. commercial corridor, which is zoned C2. I am submitting a land use application which includes a conditional use permit for a rental hall along with a parking variance. There is a demand for rental halls in the neighborhood which caters to the Latino community. Culturally, the community uses the rental hall for a variety of reasons such as holding meetings, hosting parties for birthdays, baptisms, children's art shows and dances. This hall would serve that purpose. There is an existing parking lot to the rear of the building. The hours of operation of the rental hall, which is on Friday and Saturday evenings only, would be different than the rest of the retail spaces in the building. In addition, there is an approved 4 story public parking ramp that will be constructed in the upcoming months only ½ block away. The ramp will have 150 parking spaces and only 94 are required by the mall it serves at that location.

My name is Vladimir Lem and I am the applicant. My phone number is 612-554-1247 and mailing address is 207 E. Lake St. #300, Minneapolis, MN 55408. If you have any questions don't hesitate to contact me. Thank you for your time and attention to this matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'Vladimir Lem', with a long horizontal flourish extending to the right.

Vladimir Lem