



**CPED STAFF REPORT**  
 Prepared for the City Planning Commission

CPC Agenda Item #6  
 April 7, 2014  
 BZZ-6467

**LAND USE APPLICATION SUMMARY**

*Property Location:* 708 Central Avenue NE and 119 - 123 7<sup>th</sup> Street SE  
*Project Name:* 700 Central  
*Prepared By:* [Becca Farrar-Hughes](#), Senior City Planner, (612) 673-3594  
*Applicant:* 7<sup>th</sup> & Central, LLC, (952) 767-2502  
*Project Contact:* Nolan Properties Group, LLC  
*Request:* To allow a new mixed-use development with a total of 156 dwelling units (179 bedrooms) and up to 10,000 square feet of ground level commercial space.

*Required Applications:*

<b>Conditional Use Permit</b>	To allow an increase in the maximum allowable building height from 4 stories or 56 feet to 8 stories or 86 feet at the tallest portion of the structure in the C3A District.
<b>Variance</b>	To allow up to a 10,000 square foot retail sales and services tenant space in the C3A (Community Activity Center) district.
<b>Variance</b>	To allow an increase in the allowable floor area ratio from 2.7 to 3.5.
<b>Variance</b>	To reduce the interior side yard setback along the east property line from 15 feet to 5 feet.
<b>Variance</b>	To reduce the interior side yard setback along the north property line from 15 feet to zero feet for surface parking and a penthouse addition.
<b>Variance</b>	To allow a reduction in the off-street parking requirement for the residential component of the project from 140 spaces to 126 spaces.
<b>Site Plan Review</b>	For renovations to the existing buildings as well as for new construction on the premises to allow a new mixed-use development with a total of 156 dwelling units (179 bedrooms) and up to 10,000 square feet of ground level commercial space on the property which is located in the C3A (Community Activity Center) district and the UA (University Area) Overlay District.

<b>Date Application Deemed Complete</b>	March 13, 2014	<b>Date Extension Letter Sent</b>	N/A
<b>End of 60-Day Decision Period</b>	May 12, 2014	<b>End of 120-Day Decision Period</b>	N/A

**SITE DATA**

<b>Existing Zoning</b>	C3A District UA Overlay District
<b>Lot Area</b>	41,656 square feet / .96 acres
<b>Ward(s)</b>	3
<b>Neighborhood(s)</b>	Marcy Holmes Neighborhood Association; adjacent to Nicollet Island - East Bank Neighborhood Association
<b>Designated Future Land Use</b>	Urban Neighborhood
<b>Land Use Features</b>	The property is within the boundaries of the East Hennepin Activity Center. Further, Central Avenue is a designated Commercial Corridor within the boundaries of the East Hennepin Activity Center, transitioning to a Community Corridor just north of the subject site.
<b>Small Area Plan(s)</b>	<a href="#">Marcy Holmes Neighborhood Master Plan</a> , and <a href="#">Marcy Holmes Neighborhood Master Plan Supplement</a>

**BACKGROUND**

**SITE DESCRIPTION AND PRESENT USE.** The site consists of a vacant lot and buildings that have been unoccupied since the late 1990’s. The existing 4-story, 700 building located on the corner of Central Avenue NE and 7<sup>th</sup> Street SE consists of a timber frame and wood floors with exterior brick bearing walls. The existing 7-story, 708 building consists of a poured concrete frame and floors with brick exterior walls.

**SURROUNDING PROPERTIES AND NEIGHBORHOOD.** The properties surrounding the site are predominantly zoned industrial to the north, east and west of the site. To the south, the properties are commercially zoned. The uses within the area are varied and include industrial, commercial and residential uses.

**PROJECT DESCRIPTION.** The applicant proposes to rehabilitate the existing interconnected 7-story and 4-story warehouse buildings located on the property, construct penthouse additions on top of both the 4-story and 7-story buildings and construct a 6-story or 76 foot tall, 57,585 square foot addition on the vacant lot along 7<sup>th</sup> Street SE. The buildings would be converted into a unified mixed-use development consisting of up to a 10,000 square foot ground level commercial space fronting on Central Avenue and 7<sup>th</sup> Street SE as well as 156 residential dwelling units (179 bedrooms). The applicant would construct two levels of underground parking below the building addition proposed on the vacant lot and surface parking would be provided internally on site for a total of approximately 137 stalls. All parking would be accessed off of 7<sup>th</sup> Street SE.

Based on the proposal, a conditional use permit would be required to allow an increase in the maximum allowable height from 4 stories or 56 feet to 8 stories or 86 feet at the tallest portion of the structure. Several variances are required including: (1) a variance to allow up to a 10,000 square foot retail sales and services use in the C3A (Community Activity Center) district; (2) a variance to increase the allowable floor area ratio from 2.7 to 3.5; (3) a variance to reduce the interior side yard setback along the east property line from 15 feet to 5 feet; (4) a variance to reduce the interior side yard setback along the north property line from 15 feet to zero feet for surface parking and a penthouse addition;

and (5) a variance of the off-street parking requirement for the residential component of the project from 140 spaces to 126 spaces. Site plan review is also required.

The applicant attended the March 27, 2014, City Planning Commission Committee of the Whole meeting. The applicant has since modified the plans based on the feedback attained at that meeting as follows:

- The colored concrete has been removed from the area in front of the walk-up units as requested. The colored concrete paving has been reserved only to highlight the commercial area at the corner.
- Additional green space has been created at the rear of the site by converting the area previously shown as crushed stone to grass.
- Planters along the north face of the new construction were included in the architectural site plan, but not shown on the previous landscape plan. They are now shown more clearly on the colored landscape plan.
- To create more synergy between the new construction and historic structures, additional masonry detailing has been added to the new construction façade. Additional soldier-coursing over window openings add dimension and traditional detail and masonry banding at the second and fifth floors align with the banding and cornicing of the adjacent 700 building.
- To simplify the appearance of the material palette, the siding material behind the balconies at the fifth and sixth floors has been changed to be same as the nichiha panels adjacent to those surfaces. The siding within the recesses within the masonry massing of the 700 Central elevation has been color-matched to the adjacent brick to have one continuous hue.
- The various shades of metal panel shown previously on the south and north elevations have been simplified to one color. This color will also be similar to the nichiha panels, so the two materials are more integrated and complement one another.
- The masonry at the foundation of the new construction portion of the project, which was previously shown as a larger-format masonry, has been simplified by using brick instead. This brick is the same color as the brick for the rest of the building, thus unifying the foundation and the wall above.

**RELATED APPROVALS.** This site received approvals for a large mixed-use project (BZZ-2953) by the Planning Commission in June of 2006, with corresponding approvals by the Zoning and Planning Committee (due to an appeal) in July of 2006, and City Council in August of 2006. The City Council approved the following applications including: a rezoning from the 11 district (with the ILOD) to the C3A district; conditional use permit for 103 dwelling units; a conditional use permit to increase the maximum allowable height from 4 stories or 56 feet to 9 stories or 99 feet; a variance of the interior side yard along the east property line to 3 feet; and site plan review.

The site also received prior approvals for a new 160-room hotel with ground level commercial spaces in 2008 (BZZ-3972). The Planning Commission approved the following applications including a conditional use permit to increase the maximum allowable building height from 4 stories or 56 feet to 7 stories or 86 feet; a conditional use permit for a shopping center; variance to increase the maximum allowable floor area ratio (FAR) on site from 2.7 to 3.35; a variance of the interior side yard along the east property line from 15 feet to 4.9 feet; a variance of the rear yard along the north property line from 15 feet to 7.2 feet; a variance of the off-street parking requirement from 141 to 112; and site plan review.

The site most recently received prior approvals for a mixed-use project consisting of a singular 10,000 square foot ground level commercial space fronting on Central Avenue and 7<sup>th</sup> Street SE as well as 105 residential units in 2011 (BZZ-5246). The Planning Commission approved the following applications including a conditional use permit to allow 105 dwelling units; a conditional use permit to allow an

increase in the maximum allowable building height from 4 stories or 56 feet to 10 stories or 120 feet at the tallest portion of the structure; a variance of the maximum size of a retail sales and services use to allow a 10,000 square foot commercial space; a variance of the interior side yard setback along the east property line from 15 feet to 5 feet for a parking deck; a variance of the interior side yard along the north property line from 15 feet to 4 feet, 6 inches; a variance of the minimum off-street parking requirement for the commercial component of the development; a variance of the minimum drive-aisle requirement in the parking garage located within the basement of the existing 708 structure; and site plan review.

Planning Case #	Application	Description	Action
BZZ-2953	Rezoning, Conditional Use Permits, Variance and Site Plan Review	103 unit residential development	Approved in 2006
BZZ-3972	Conditional Use Permit, Variances and Site Plan Review	160-room hotel with ground level commercial spaces	Approved in 2008
BZZ-5246	Conditional Use Permits, Variances and Site Plan Review	Mixed-use development that included 105 dwelling units	Approved in 2011

**PUBLIC COMMENTS.** Staff has not received official correspondence from the Marcy-Holmes Neighborhood Association. 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 an increase in the maximum allowable building height from 4 stories or 56 feet to 8 stories or 86 feet at the tallest portion of the structure 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.*

Allowing a one-story or 10 foot tall rooftop addition upon the 708 building, a one-story 12 foot tall rooftop addition upon the 700 building and further, allowing a 6-story or 76 foot tall building addition would not be detrimental to or endanger the public health, safety, comfort or general welfare. The existing structures on site include a 4-story structure that is 58 feet tall as well as a 7-story structure that is 76 feet tall. Although both existing buildings currently exceed the height limitations in the C3A district, the proposal to further increase the height of the 7-story and 4-story structures to allow for the penthouse additions as well as the proposal to construct a 6-story addition on the vacant part of the parcel triggers the need for the conditional use permit. Contextually, the building would be the tallest structure in the general area; however, the adopted Marcy Holmes Neighborhood Master Plan and Marcy Holmes Neighborhood Master Plan Supplement encourage buildings up to 10 stories in height north of 7<sup>th</sup> Street SE. Provided the building addition provides desired articulation, window openings and meets the additional design criteria outlined in Chapter 530, Site Plan Review, the proposal should not have any detrimental effects. The proposal complements other uses in the area and the additional residential units would further strengthen the existing commercial base within the broader neighborhood. Further,

adaptively reusing the property which has been vacant and underutilized for many years would provide stability and vastly improve the appearance of the dilapidated properties.

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.*

This property is located in a fully developed area. Adaptively reusing the existing structures that have been vacant since the late 1990's and allowing additional height would not be expected to be injurious to the use and enjoyment of other property in the vicinity nor would it impede on possible future development. The development would provide additional opportunities for housing within the neighborhood as well as support the existing commercial uses within the general vicinity. The existing structures currently exceed the proposed underlying district allowance of 4 stories or 56 feet. Added height for a high density mixed-use development in a designated Activity Center and along a Commercial Corridor is consistent with adopted policy. The proposed rooftop addition on the 708 building is setback approximately 14 feet from the floors below along the west property line (Central Avenue), 0 feet from the north property line (adjacent to the 3-story industrial building) and approximately 12 feet from the east building wall (at the interior of the site). The proposed rooftop addition on the 700 building is setback approximately 48 feet from the floors below along the west property line (Central Avenue), 46 feet from the south property line (7<sup>th</sup> Street SE), and approximately 19 feet from the east building wall (at the interior of the site). The proposed 6-story addition would link to the existing building on the west. The addition would be setback 4 feet, 4 inches along the south property line along 7<sup>th</sup> Street SE, 60 to 80 feet from the north property line and 5 feet, 1 inch for approximately 82 feet along the east property line, with no building abutting the remaining 78 feet.

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

Increasing the height of the building would have no impact on utilities, access roads or drainage. The site would continue to be accessed off of 7th Street SE, which is a one-way street, via one curb cut. The Public Works Department has reviewed the preliminary plan and will review the final plan for compliance with standards related to access and circulation, drainage, and sewer/water connections. The applicant would be required to work closely with the Public Works Department, the Plan Review Section of CPED and the various utility companies during the duration of the development should the plan be approved. This would be required to ensure that all procedures are followed in order to comply with city and other applicable requirements.

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

The additional height of the development would have no impact on the traffic congestion in the area. Measures have been provided in regard to minimizing traffic congestion from a parking perspective as the applicant would be providing adequate off-street parking for the proposed development as further explored below in the variance section of the staff report.

Chapter 541, Off-Street Parking and Loading would typically require one off-street parking space per dwelling unit or a total of 156 parking spaces for the proposed residential component of the project.

However, the subject site is located within the UA Overlay District which requires one-half (1/2) parking space per bedroom but not less than one (1) space per dwelling unit. According to the applicant, a total of 179 bedrooms or 156 dwelling units are proposed on the subject site. Therefore, a total of 156 off-street parking spaces would be required. The project is eligible for a transit incentive per Section 541.200(1) of the Zoning Code for the residential aspect of the project. This allow for a 10% reduction in the minimum parking requirement as the use is located within 300 feet of a transit stop with midday service headways of 30 minutes or less in each direction. With the 10% reduction applied, 140 off-street parking spaces are required for the residential component of the proposed development.

As proposed the commercial component of the development would total up to 10,000 square feet in size. The applicant proposes to locate a retail sales and service use within the ground level of the structure. Chapter 541 requires 1 space per 500 square feet of gross floor area in excess of 4,000 square feet. Therefore a total of 12 off-street parking spaces would be required for the commercial component of the development. The applicant qualifies for the non-residential uses bicycle incentive provision outlined in Section 541.220 (provide additional bike parking) resulting in a reduction of one space.

The combined total parking requirement for the proposed mixed-use development is 151 off-street parking spaces. There are a total of 110 enclosed spaces and 27 surface parking spaces totaling 137 off-street parking spaces. The applicant has applied for a parking variance to reduce the off-street parking requirement for the residential component of the development.

An update to the Travel Demand Management Plan (TDMP) that was approved for the former project in 2011, has been provided, reviewed and approved by both Public Works and CPED Staff. In summary, the TDMP concludes that the proposed development is not anticipated to have significant impacts on area traffic operations.

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

According to The Minneapolis Plan for Sustainable Growth, the subject parcel is located within an area designated as urban neighborhood and within the boundaries of the East Hennepin Activity Center. Further, Central Avenue is a designated Commercial Corridor within the boundaries of the Activity Center, transitioning to a Community Corridor just north of the subject site. The properties surrounding the site are predominantly zoned industrial to the north, east and west of the site. To the south, the properties are commercially zoned. The uses within the area are varied and include industrial, commercial and residential uses. The proposed development would be consistent with the following general land use policies of The Minneapolis Plan for Sustainable Growth:

- **Land Use Policy 1.1:** “Establish land use regulations to achieve the highest possible development standards, enhance the environment, protect public health, support a vital mix of land uses, and promote flexible approaches to carry out the comprehensive plan.”  
(1.1.5) “Ensure that land use regulations continue to promote development that is compatible with nearby properties, neighborhood character, and natural features; minimizes pedestrian and vehicular conflict; promotes street life and activity; reinforces public spaces; and visually enhances development.”
- **Land Use Policy 1.3:** “Ensure that development plans incorporate appropriate transportation access and facilities, particularly for bicycle, pedestrian, and transit.”

(1.3.2) “Ensure the provision of high quality transit, bicycle, and pedestrian access to and within designated land use features.”

- **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.”

(1.4.4) “Continue to encourage principles of traditional urban design including site layout that screens off-street parking and loading, buildings that reinforce the street wall, principal entrances that face the public sidewalks, and windows that provide “eyes on the street”.

- **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.”

- **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.”

(1.10.1) “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”;

(1.10.5) “Encourage the development of high-density housing on Commercial Corridors.”

- **Land Use Policy 1.12:** “Support Activity Centers by preserving the mix and intensity of land uses and by enhancing the design features that give each center its unique urban character.”

(1.12.2) “Encourage mixed use buildings, with commercial uses located on the ground floor and secure entrances for residential uses”;

(1.12.3) “Encourage active uses on the ground floor of buildings in Activity Centers”; (1.12.4) “Discourage uses that diminish the transit and pedestrian character of Activity Centers, such as automobile services, surface parking lots, and drive-through facilities”; (1.12.6) “Encourage the development of high- to very-high density housing within the boundaries of Activity Centers.”

- **Housing Policy 3.1:** “Grow by increasing the supply of housing.”

(3.1.1) “Support the development of new medium- and high-density housing in appropriate locations throughout the city.”

- **Housing Policy 3.2:** “Support housing density in locations that are well connected by transit, and are close to commercial, cultural and natural amenities

(3.2.1) “Encourage and support housing development along commercial and community corridors, and in and near growth centers, activity centers, retail centers, transit station areas, and neighborhood commercial nodes.”

- **Housing Policy 3.3:** “Increase housing that is affordable to low and moderate income households.”

(3.3.3) “Work to provide affordable housing for both rental and ownership markets at a broad range of income levels.”

- **Housing Policy 3.6:** “Foster complete communities by preserving and increasing high quality housing opportunities suitable for all ages and household types.”

- **Historic Preservation Policy 8.1:** “Preserve, maintain, and designate districts, landmarks, and historic resources which serve as reminders of the city’s architecture, history, and culture.”

The proposal is in conformance with the above noted policies and implementation steps of the Comprehensive Plan.

There is one additional plan that must be considered when evaluating the proposal. The *Marcy Holmes Neighborhood Master Plan* was approved in 2003. Since that time, the neighborhood has done additional planning work regarding specific redevelopment sites. The *Marcy Holmes Neighborhood Master Plan Supplement* was adopted into the master plan document and approved by the City Council in 2007. One of the supplemental documents includes the “Triangle Redevelopment or Study Area”; this subject site is included within this area. As identified in the original master plan, the future land use is identified or slated for multi-family residential on a portion of the subject parcel as well as for open space. The plan identifies the following issues/opportunities for the triangle: “Underutilized land, potential to extend character and revitalization of East Hennepin Ave northward, higher intensity development possible with enclosed parking, high traffic visibility area, one-way streets make property access challenging, poor pedestrian street environment, neighborhood need for auto-related uses.” The plan further has the following recommendations: redevelop eastern half of block north of 7th St to multi-family residential buildings that complement character and scale of adjacent warehouse buildings; promote reuse and restoration of existing warehouse buildings on western half of block north of 7th Street for multi-family residential uses; promote multi-story buildings that are up to 4 stories on the southern block and range from 5 to 10 stories on the northern block; and create urban streetscapes using street trees and pedestrian amenities.”

It is CPED Staff’s position that the proposal to renovate and adaptively reuse the existing structures for a 156-unit residential, mixed-use development is in conformance with the adopted *Marcy Holmes Neighborhood Master Plan* and *Marcy Holmes Neighborhood Master Plan Supplement*.

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/zoning applications are approved, the proposal will comply with all provisions of the C3A District.

## **ADDITIONAL STANDARDS TO INCREASE MAXIMUM HEIGHT**

In addition to the conditional use standards, the city planning commission shall consider, but not be limited to, the following factors when determining the maximum height:

1. *Access to light and air of surrounding properties.*

The proposed development would not be expected to have significant impacts on the amount of light and air that surrounding properties receive. The development as it currently exists exceeds the maximum allowable threshold for height in the C3A district. The proposed penthouse additions to the existing structures are oriented in a manner that would be expected to have minimal impacts as the majority of the bulk is located along Central Avenue. The proposed building addition located on the vacant portion of the lot along 7<sup>th</sup> Street SE would be expected to have some minimal impacts on the non-conforming residential structures to the east; however, as previously noted, only a portion of the vacant property would be developed with an actual structure as nearly half would consist of surface parking and green space.

2. *Shadowing of residential properties, significant public spaces, or existing solar energy systems.*

There are some smaller, nonconforming residential properties located immediately east of the site, however, there are no significant adjacent public spaces and no adjacent solar energy systems. Staff would expect that the shadowing impacts on the properties to the east would be minimal as the proposed penthouse additions would not be expected to further shadow the residential properties significantly more than the existing structures. Further, the massing and setbacks of the penthouse additions should limit the impacts of shadowing. The proposed building addition located on the vacant portion of the lot along 7<sup>th</sup> Street SE would be expected to have some minimal shadowing impacts during the winter on the non-conforming residential structures to the east; however, as previously noted, only a portion of the vacant property would be developed with an actual structure as nearly half would consist of surface parking and green space. The shadow studies have been attached for reference.

3. *The scale and character of surrounding uses.*

The scale and character of the buildings as well as the architectural styles of the surrounding properties in this area are varied. Relative to similar developments within the general vicinity, the proposal is compatible with the scale and character of other buildings in the area despite the fact that it would be the tallest building in the vicinity. In general, the design and allocation or distribution of height on site would be compatible with the surrounding uses and it is consistent with adopted policy.

4. *Preservation of views of landmark buildings, significant open spaces or water bodies.*

There are no landmark buildings, significant open spaces or water bodies near the development site that would be affected by significant shadows.

## VARIANCES

The Department of Community Planning and Economic Development has analyzed the following variance applications: (a) a variance to allow up to a 10,000 square foot retail sales and services use in the C3A district; (b) a variance to increase the allowable floor area ratio from 2.7 to 3.5; (c) a variance to reduce the interior side yard setback along the east property line from 15 feet to 5 feet; (d) a variance to reduce the interior side yard setback along the north property line from 15 feet to zero feet for surface parking and a penthouse addition; and (e) a variance of the off-street parking requirement for the residential component of the project from 140 spaces to 126 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.*

- a. ***Maximum size of a retail sales and services use:*** The circumstances are unique as the applicant is proposing to adaptively reuse two adjoining structures; as a result, practical difficulties exist in complying with the ordinance. Allowing a larger retail space which in turn facilitates the adaptive reuse of the structure is a circumstance not created by persons presently having an interest in the property. Provided the tenant space meets all applicable window requirements, there are no foreseeable adverse impacts of allowing the increase in size in this specific location.



- intent of the ordinance and the comprehensive plan as noted in the above conditional use permit findings. As a tradeoff for allowing a larger retail space within the ground level of the building Staff will recommend that the Planning Commission enforce a greater window requirement for the tenant space of a minimum of 50%, even distribution, as well as require that no shelving, signage, merchandise, newspaper racks or other mechanisms be placed in front of the transparent windows along Central Avenue NE and 7<sup>th</sup> Street SE. It is Staff's position that this will off-set the impact of having a larger-scale retail use fronting along the public sidewalks.
- b. Allowable floor area ratio from 2.7 to 3.5:** The proposal to allow an increase in the allowable FAR from 2.7 to 3.5 to allow for the rehabilitation and construction of additions to accommodate a mixed-use development on the property is reasonable and would be in keeping with the spirit and intent of the ordinance and the comprehensive plan. Allowing an overall increase on site allows for the incorporation of the existing structures into the redevelopment of the site.
  - c. Interior side yard setback along the east property line:** The proposal to reduce the interior side yard setback along the east property line for the proposed building addition along 7<sup>th</sup> Street SE is reasonable and would be in keeping with the spirit and intent of the ordinance and the comprehensive plan. As previously noted, the proposed reduction applies for approximately half of the length of the east property line and partially impacts one existing residential structure.
  - d. Interior side yard setback along the north property line:** The proposal to reduce the interior side yard setback along the north property line for surface parking and to allow a penthouse addition on top of the 708 building would be reasonable and would be in keeping with the spirit and intent of the ordinance. The location of the surface parking up to the lot line at the interior of the site that abuts a surface parking lot on the adjacent property would be appropriate given the context. Further, the proposal to locate the penthouse in line with the building below should not result in any adverse impacts. As previously noted, the penthouse addition is setback approximately 14 feet from the floors below along the west property line (Central Avenue), 0 feet from the north property line (adjacent to the 3-story industrial building) and approximately 12 feet from the east building wall (at the interior of the site).
  - e. Off-street parking requirement for the residential component:** Allowing a reduction of 14 off-street parking spaces or a reduction of approximately 10% for the residential component of the development would be reasonable, contextually appropriate and would be in keeping with the spirit and the intent of the ordinance. The area is well-served by multiple bus routes and is within walking distance of residences and other businesses within the larger Activity Center.
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.*
- a. Maximum size of a retail sales and services use:** The proposal to incorporate a 10,000 square foot retail sales and services use within the ground level of the building would have no adverse impacts on the essential character of the locality or be injurious to the use

- and enjoyment of other property in the vicinity nor would it be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties. The proposal to adaptively reuse the existing structure for a mixed-use development that incorporates a large ground level space would likely further stabilize the area by providing needed services to area residents.
- b. **Allowable floor area ratio from 2.7 to 3.5:** The proposal to allow an increase in the allowable floor area ratio on the premises would have no adverse impacts on the essential character of the locality or be injurious to the use and enjoyment of other property in the vicinity nor would it be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties. The increase in floor area ratio allows for the adaptive reuse of the existing structures as well as building additions that advance adopted City policies.
- c. **Interior side yard setback along the east property line:** The proposal to reduce the required setback from 15 feet to 5 feet at the closest point to accommodate a 6-story addition along 7<sup>th</sup> Street SE on an existing vacant lot would not adversely alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity, nor would it be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties. The proposal is contextually appropriate and the addition has been designed to limit adverse impacts on the abutting residential properties to the east. Further, there are site limitations due to the fact that a portion of the site is already developed.
- d. **Interior side yard setback along the north property line:** The proposal to reduce the required setback from 15 feet to zero feet at the closest point to accommodate surface parking spaces and a rooftop addition would not adversely alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity, nor would it be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties. The proposal is contextually appropriate and there are site limitations due to the fact that a portion of the site is already developed.
- e. **Off-street parking requirement for the residential component:** The granting of this variance would not adversely alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity, nor would it be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties. As previously mentioned, allowing a 14 space reduction for the residential component of the development should not have any adverse impacts. Presumably, given the location, residents will often travel to and from the building by foot, bus or via other alternative modes of transportation.

## SITE PLAN REVIEW

The Department of Community Planning and Economic Development has analyzed the application based on the required [findings](#) and [applicable standards](#) in the site plan review chapter:

## **I. Conformance to all applicable standards of Chapter 530, Site Plan Review.**

### **Building Placement and Design** – *Requires alternative compliance*

- The two existing buildings are located up to the property line along Central Avenue and 7<sup>th</sup> Street SE. The proposed addition along 7<sup>th</sup> Street SE would be located approximately 4 feet, 5 inches from the property line to accommodate stairs and a landing for the walk-up units that are proposed. The building placement reinforces the street wall.
- The first floor of both the existing buildings and the proposed addition are not located more than eight feet from the front lot lines and the building walls abutting each street on a corner also meet this requirement.
- The area between the building and lot line along 7<sup>th</sup> Street SE includes raised concrete planters with vegetation. The existing buildings along Central Avenue are located up to the property line.
- There are principal entrances oriented towards Central Avenue and several walkouts with principal entrances facing 7<sup>th</sup> Street SE.
- The on-site accessory parking is primarily located to the rear or interior of the site, and within an underground parking garage with two levels.
- The proposed building additions provide architectural detail and contain windows to create visual interest, and increase security of adjacent outdoor spaces.
- There are three blank, uninterrupted walls that exceed 25 feet in length on the proposed development: on the west elevation of the proposed building addition located along 7<sup>th</sup> Street SE; on the east elevation of the rooftop addition located on the 700 building; and on the east ground-level elevation of the proposed building addition located along 7<sup>th</sup> Street SE. Alternative compliance is necessary. Staff would recommend that the Planning Commission require compliance with the provision in all three areas as it would be practical to make alterations to each elevation that conform to the code provision.
- Exterior materials would be durable and as proposed would include masonry, nichiha, metal, and glass elements.
- The materials and the appearance of the rear and side walls are similar to and compatible with the front of the building. The exterior materials will require additional review by the State Historic Preservation process through the National Register listing request.
- No plain face concrete block is proposed.
- The building complies with the entrance, window and active functions provisions for both the commercial and residential components of the development with the exception of the first floor residential windows. Alternative compliance is necessary. Staff would recommend that the Planning Commission grant alternative compliance in this specific circumstance as the grade on the premises requires that a portion of the underground parking garage be exposed on this elevation. The applicant is masking the appearance by including landscaped planters, vegetation and walkup units along this elevation of the building adjacent to 7<sup>th</sup> Street SE. All windows are distributed in a more or less even manner and are also vertical in proportion. See **Table I**.
- The proposal complies with the ground floor active functions provision as storage areas do not exceed 30% of linear frontage along each street.
- The existing and proposed form and pitch of roof lines within the development would be considered compatible with other buildings in the area as most of the roof lines in the vicinity are flat.
- The parking garage is located almost entirely below grade.

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

	Code Requirement		Proposed	
<b>Residential Uses</b>				
7 <sup>th</sup> Street SE -1 <sup>st</sup> Floor	20% minimum	234 sq. ft.	14%	162 sq. ft.
7 <sup>th</sup> Street SE -2 <sup>nd</sup> Floor and Above	10% minimum		>10%	
Central Ave -2 <sup>nd</sup> Floor and Above	10% minimum		> 10%	
<b>Nonresidential Uses</b>				
Central Ave -1 <sup>st</sup> Floor	30% minimum	396 sq. ft.	57%	752 sq. ft.
7 <sup>th</sup> Street SE – 1 <sup>st</sup> Floor	30% minimum	214 sq. ft.	53%	376 sq. ft.

**Access and Circulation** – *Requires alternative compliance*

- A well-lit walkway at least 4 feet in width does not connect the buildings and the adjacent public sidewalks to the on-site parking. Alternative compliance is necessary. Staff would recommend that the Planning Commission require that the applicant provide a minimum of a 4-foot wide walkway to connect the on-site parking lot to the sidewalk along 7<sup>th</sup> Street SE.
- No transit shelters are included in the development; however, a Metro Transit bus stop is located in front of the building along Central Avenue.
- The proposed development has been designed to minimize conflicts with pedestrian traffic and surrounding residential uses. The addition of landscaping along the north and east property lines should further mitigate any potential impacts.
- There is no public alley adjacent to the site. The site would be accessed off of 7<sup>th</sup> Street SE via a single curb cut.
- The site has been somewhat designed to minimize the use of impervious surfaces as the proposal meets the 20% landscaping requirement. The majority of the site is covered by proposed and existing buildings as well as an interior surface parking lot.

**Landscaping and Screening** – *Meets requirements*

- The composition and location of landscaped areas complement the scale of development and surroundings.
- The proposal is not subject to landscaping or screening requirements along the north or east property lines as the parking lot abuts an industrially zoned parcel to the north that is occupied by office uses and to the east the existing residential dwellings are industrially zoned and are non-conforming.
- There are no parking or loading facilities located along either the public street or sidewalk.
- The corners of the on-site parking lot are landscaped as applicable.
- The parking lot consists of 27 spaces. No parking space is more than 50 feet from an on-site deciduous tree. No tree islands are proposed.
- As appropriate, areas not occupied by buildings, etc., are covered by landscaping.
- The installation and maintenance of all landscape materials shall comply with 530.210

**Table 2. Landscaping and Screening Requirements**

	<b>Code Requirement</b>	<b>Proposed</b>
<b>Lot Area</b>	N/A	41,656 sq. ft.
<b>Building footprint</b>	N/A	24,263 sq. ft.
<b>Remaining Lot Area</b>	N/A	17,393 sq. ft.
<b>Landscaping Required</b>	3,479 sq. ft.	3,945 sq. ft.
<b>Canopy Trees (1: 500 sq. ft.)</b>	7 trees	12 trees
<b>Shrubs (1: 100 sq. ft.)</b>	35 shrubs	97 shrubs

**Additional Standards – Meets requirements**

- The on-site parking lot has been designed with discontinuous curbing to provide on-site retention and filtration of stormwater.
- Staff would not expect the proposal to result in the further blocking of views and would not have impacts on blocking views of important city elements. The proposed addition to the structure would be expected to have negligible shadowing impacts on adjacent properties. The proposed addition would be expected to have minimal impacts on light, wind and air in relation to the surrounding area as well.
- The proposal appears to comply with standards regarding crime prevention through environmental design including but not limited to surveillance, lighting, space delineation, natural access control, etc. CPED Staff will request that a detailed lighting plan be submitted outlining the locations of all new light fixtures for security purposes.
- Two existing buildings, although not historically designated or located in a historic district, are proposed to be rehabilitated and incorporated into the development. These buildings have been identified as historic resources. The applicant is currently in the process of attempting to list the properties on the National Register.

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

The proposed uses are *permitted* in the C3A District.

**Off-street Parking and Loading – Requires a variance**

- All required parking for the general retail sales and services use shall be provided; however, a variance to allow a reduction in the off-street parking requirement for the residential component of the project from 140 spaces to 126 spaces is addressed above.

**Table 3. Vehicle Parking Requirements Per Use (Chapter 541)**

	<b>Minimum Parking Requirement</b>	<b>Applicable Reductions</b>	<b>Total Minimum Requirement</b>	<b>Maximum Parking Allowed</b>	<b>Proposed</b>
<b>General retail sales and services</b>	12	1	11	50	11
<b>Residential dwellings</b>	156	Transit Incentives (16)	140	N/A	126
<b>Total</b>	<b>168</b>	<b>17</b>	<b>151</b>	<b>N/A</b>	<b>137</b>

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

	<b>Minimum Bicycle Parking</b>	<b>Minimum Short-Term</b>	<b>Minimum Long-Term</b>	<b>Proposed</b>	<b>Loading Requirement</b>	<b>Proposed</b>
<b>General retail sales and services</b>	3	Not less than 50%	N/A	7	N/A	N/A
<b>Residential dwellings</b>	179	N/A	Not less than 90%	179	1 small	1 small
<b>Total</b>	<b>182</b>	<b>2</b>	<b>161</b>	<b>186</b>	<b>1 small</b>	<b>1 small</b>

**Building Bulk and Height – Requires a variance and conditional use permit**

- The proposal requires a variance to allow an increase in the allowable floor area ratio from 2.7 to 3.5 as addressed above. A conditional use permit to allow an increase in the maximum allowable building height from 4 stories or 56 feet to 8 stories or 86 feet at the tallest portion of the structure is also required and addressed above.

**Table 5. Building Bulk and Height Requirements**

	<b>Code Requirement</b>	<b>Proposed</b>
<b>Lot Area</b>	N/A	41,656 sq. ft. / .96 acres
<b>Gross Floor Area (GFA)</b>	N/A	145,852 sq. ft.
<b>Maximum Floor Area Ratio (GFA/Lot Area)</b>	2.7	3.5
<b>Maximum Building Height</b>	4 stories or 56 feet, whichever is less	8 stories or 86 ft.

**Residential Lot Requirements – Meets requirements**

**Table 6. Residential Lot Summary**

	<b>Code Requirement</b>	<b>Proposed</b>
<b>Dwelling Units (DU)</b>	N/A	156 DUs
<b>Density (DU/acre)</b>	N/A	150 DU/acre

**Yard Requirements – Requires variances**

- The proposal requires variances to reduce the interior side yard setback along the east property line from 15 feet to 5 feet and to reduce the interior side yard setback along the north property line from 15 feet to zero feet for surface parking and a penthouse addition. Both variances are addressed above. No other yard requirements apply.

**Table 7. Minimum Yard Requirements**

	<b>Zoning District</b>	<b>Overriding Regulations</b>	<b>Total Requirement</b>	<b>Proposed</b>
<b>Front</b>	0 ft.	N/A	0 ft.	0 – 4 ft. 5 inches
<b>Interior Side (East)</b>	15 ft.	N/A	15 ft.	5 ft.
<b>Interior Side (North)</b>	15 ft.	N/A	15 ft.	0 ft.

**Signs – Meets requirements**

- Signs are subject to Chapters [531](#) and [543](#) of the Zoning Code. All new signs are required to meet the requirements of Chapter 543 of the zoning code. The applicant proposes a total of 4 signs; two wall signs and two projecting signs. The two wall signs would be 80 square feet each (4 feet by 20 feet) and the two projecting signs would be 48 square feet each (3 feet by 16 feet). The signs would be internally illuminated and one projecting sign and one wall sign would be located on Central Avenue and 7<sup>th</sup> Street SE.

**Table 8. Signage Summary**

	<b>Number Allowed Per Zoning Lot</b>	<b>Proposed Number</b>	<b>Maximum Size Allocation</b>	<b>Maximum Area Per Sign</b>	<b>Proposed Area</b>	<b>Maximum Allowed Height</b>	<b>Proposed Height</b>
Projecting	No limit	2	N/A	48 sq. ft.	48 sq. ft.	No limit	20 ft.
<b>Total</b>	<b>N/A</b>	<b>2</b>	<b>249 sq. ft. along Central &amp; 391 sq. ft. along 7<sup>th</sup> Street SE</b>	<b>48 sq. ft.</b>	<b>48 sq. ft.</b>	<b>N/A</b>	<b>20 ft.</b>
Attached	No limit	2	N/A	180 sq. ft.	80 sq. ft.	No limit	20 ft.
<b>Total</b>	<b>N/A</b>	<b>2</b>	<b>249 sq. ft. along Central &amp; 391 sq. ft. along 7<sup>th</sup> Street SE</b>	<b>180 sq. ft.</b>	<b>80 sq. ft.</b>	<b>N/A</b>	<b>20 ft.</b>

**Dumpster Screening – Meets requirements**

- A trash room is located within the interior of the building.

**Screening of Mechanical Equipment – Meets requirements**

- No rooftop mechanical equipment is proposed. The mechanical equipment is proposed at the ground level and will be screened in compliance with the regulations outlined in Section 535.70 of the Zoning Code.

**Lighting** – *Meets requirements*

- The applicant is proposing to install wall mounted light fixtures and decorative lighting within the parking lot. A photometric plan was not submitted as part of the application but will be required with the final submittal. All lighting will need to be downcast and shielded to avoid undue glare. All lighting shall comply with Chapters 535 and 541 and Planning Staff shall review the details of the fixtures in the final review prior to permit issuance.

**Impervious Surface Area** – *Not applicable*

**Specific Development Standards** – *Not applicable*

**UA Overlay District Standards** –

- The applicant has applied for an off-street parking variance as the standards outlined in Section 551.1320 state that the minimum number of off-street parking spaces for residential uses shall be one-half (1/2) parking space per bedroom but not less than one (1) space per dwelling unit. The applicant proposes to provide a total of 126 off-street parking spaces for a 156 unit development that includes a total of 179 bedrooms.
- The proposal complies with all other applicable UA Overlay District provisions.

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

See the above listed response to finding #5 in the conditional use permit application to allow additional height. The policies and implementation steps apply to the site plan review application as well.

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

See the above listed response to finding #5 in the conditional use permit application to allow additional height. The policies outlined in the *Marcy Holmes Neighborhood Master Plan* and *Marcy Holmes Neighborhood Master Plan Supplement* apply to the site plan review application as well.

**5. Alternative compliance.**

The Planning Commission or zoning administrator may approve alternatives to any site plan review requirement upon finding that project meets one of three criteria required for [alternative compliance](#). Alternative compliance is requested for the following requirements:

- **Blank Wall Provision.** There are three blank, uninterrupted walls that exceed 25 feet in length on the proposed development: on the west elevation of the proposed building addition located along 7<sup>th</sup> Street SE; on the east elevation of the rooftop addition located on the 700 building; and on the east ground-level elevation of the proposed building addition located along 7<sup>th</sup> Street SE. Alternative compliance is necessary. Staff would recommend that the Planning Commission require compliance with the provision in all three areas as it would be practical to make alterations to each elevation that conform to the code provision.
- **Residential Window Requirement.** The building complies with the entrance, window and active functions provisions for both the commercial and residential components of the development with the exception of the first floor residential windows. Alternative compliance is necessary. Staff would recommend that the Planning Commission grant alternative compliance in this specific circumstance as the grade on the premises requires that a portion of the

underground parking garage be exposed on this elevation. The applicant is masking the appearance by including landscaped planters, vegetation and walkup units along this elevation of the building adjacent to 7<sup>th</sup> Street SE.

- **Walkway Requirement.** A well-lit walkway at least 4 feet in width does not connect the buildings and the adjacent public sidewalks to the on-site parking. Alternative compliance is necessary. Staff would recommend that the Planning Commission require that the applicant provide a minimum of a 4-foot wide walkway to connect the on-site parking lot to the sidewalk along 7<sup>th</sup> Street SE.

## RECOMMENDATIONS

### **Recommendation of the Department of Community Planning and Economic Development for the Conditional Use Permit:**

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt the above findings and **approve** the application for a conditional use permit to allow an increase in the maximum allowable height from 4 stories or 56 feet to 8 stories or 86 feet at the tallest portion of the structure on the properties located at 708 Central Avenue NE and 119 - 123 7<sup>th</sup> Street SE, 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.

### **Recommendation of the Department of Community Planning and Economic Development for the Variance:**

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt the above findings and **approve** the application for a variance to allow up to a 10,000 square foot retail sales and services use in the C3A (Community Activity Center) district on the properties located at 708 Central Avenue NE and 119 - 123 7<sup>th</sup> Street SE, subject to the following conditions:

1. The ground floor tenant space shall have a minimum of 50% transparent windows that are evenly distributed on the west elevation of the structure facing Central Avenue.
2. The ground floor tenant space shall have a minimum of 50% transparent windows that are evenly distributed on the south elevation of the structure facing 7<sup>th</sup> Street SE.
3. No shelving, signage, merchandise, newspaper racks or other mechanisms shall be placed in front of the required ground level transparent windows.

### **Recommendation of the Department of Community Planning and Economic Development for the Variance:**

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt the above findings and **approve** the application for a variance to increase the allowable floor area ratio from 2.7 to 3.5 on the properties located at 708 Central Avenue NE and 119 - 123 7<sup>th</sup> Street SE.

**Recommendation of the Department of Community Planning and Economic Development for the Variance:**

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt the above findings and **approve** the application for a variance to reduce the interior side yard setback along the east property line from 15 feet to 5 feet on the properties located at 708 Central Avenue NE and 119 - 123 7<sup>th</sup> Street SE.

**Recommendation of the Department of Community Planning and Economic Development for the Variance:**

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt the above findings and **approve** the application for a variance to reduce the interior side yard setback along the north property line from 15 feet to zero feet for surface parking and a penthouse addition on the properties located at 708 Central Avenue NE and 119 - 123 7<sup>th</sup> Street SE.

**Recommendation of the Department of Community Planning and Economic Development for the Variance:**

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt the above findings and **approve** the application for a variance to reduce the off-street parking requirement for the residential component of the project from 140 spaces to 126 spaces on the properties located at 708 Central Avenue NE and 119 - 123 7<sup>th</sup> Street SE.

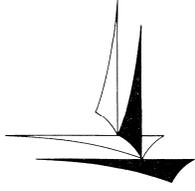
**Recommendation of the Department of Community Planning and Economic Development for the Site Plan Review:**

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt the above findings and **approve** the site plan review application to allow renovations to the existing buildings as well as for new construction on the premises to allow a new mixed-use development with a total of 156 dwelling units (179 bedrooms) and up to 10,000 square feet of ground level commercial space on the properties located at 708 Central Avenue NE and 119 - 123 7<sup>th</sup> Street SE, subject to the following conditions:

1. CPED Staff review and approval of the final site, elevation, lighting and landscaping plans before building permits may be issued.
2. All site improvements shall be completed by April 7, 2016 unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.
3. All ground level windows must be transparent (non-reflective) as required by Section 530.120 of the Zoning Code.
4. The ground floor tenant space shall have a minimum of 50% transparent windows that are evenly distributed on the west elevation of the structure facing Central Avenue.
5. The ground floor tenant space shall have a minimum of 50% transparent windows that are evenly distributed on the south elevation of the structure facing 7<sup>th</sup> Street SE.
6. No shelving, signage, merchandise, newspaper racks or other mechanisms shall be placed in front of the required ground level transparent windows.
7. The blank, uninterrupted walls that exceed 25 feet in length on the proposed development including: on the west elevation of the proposed building addition located along 7<sup>th</sup> Street SE; on the east elevation of the rooftop addition located on the 700 building; and on the east ground-level elevation of the proposed building addition located along 7<sup>th</sup> Street SE shall be modified to comply with Section 530.120 of the Zoning Code.
8. A well-lit walkway at least 4 feet in width shall be provided that connects the buildings and the adjacent public sidewalks to the on-site parking.

## ATTACHMENTS

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



Minneapolis Development Review  
250 South 4<sup>th</sup> Street  
Room 300  
Minneapolis, MN 55415

## Preliminary Development Review Report

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

<b>Status *</b>
<b>RESUBMISSION REQUIRED</b>

<b>Tracking Number:</b>	PDR 1001178
<b>Applicant:</b>	700 CENTRAL LLC 328 BARRY AVE S SUITE #300 WAYZATA, MN 55391
<b>Site Address:</b>	708 CENTRAL AVE NE 119 7TH ST SE 123 7TH ST SE
<b>Date Submitted:</b>	12-MAR-2014
<b>Date Reviewed:</b>	14-MAR-2014

### 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](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

Adaptive rehabilitation of two vacant warehouse buildings into residential rental units with commercial and amenity space on the first floor. The vacant lot along 7th Street will contain a newly constructed building which will house additional residential units. The new building will be connected above ground to the existing building.

### Review Findings (by Discipline)

#### Street Design

- Top of Curb profiles shall be provided for any section of curb replacement in excess of 50 feet.

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\*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.

## □ Environmental Health

- The site has two closed petroleum leak sites identified by leak numbers 594 and 6007. The site is enrolled in the Petroleum Brownfield Program Site #3907 and the Voluntary Investigation and Cleanup #VP27180 and PVP510. As part of the site investigation it was determined that impacted soils will need to be addressed as part of the development see below for city permit requirements for reuse of impacted soils and temporary storage.
- MPCA records indicate the removal of one gasoline tank at the site on or around May 7, 1986. Minneapolis Fire records indicate there were two tanks on site 1 - 550 gallon gas and 1 - 1000 gallon gas installed 4/22/1976 and removed 7/12/1988. This corresponds to the reported release for Leak # 594 in 1988.
- City building records indicate a 4,000 gallon underground fuel oil tank was installed in 1955 and a permit was issued in 1992 for its removal. This corresponds to Leak # 6007 a release of fuel oil 1 & 2 in 1992.
- The current owner should update state records to identify all tanks that had been previously on site.
- This development calls for mixed use and is located in transitional area of commercial and residential developments along Central Ave, a truck route and major travel corridor. Residential units in the structure should be built to so that sound level measurements within the space meet State noise standards, see Minnesota Rule 7030, of 60 dB(A) during daytime hours (7 am - 10 pm) and 50 dB(A) during evening hours (10 pm - 7 am).
- If dewatering is required during site construction see below for city permit requirements. Subgrade structures should be designed to prevent infiltration of groundwater without the need for a permanent dewatering system being installed. If a continuously operating permanent dewatering system is needed it must be approved as part of the sanitary sewer and storm drain site plan approval prior to construction beginning.
- No construction, demolition or commercial power maintenance equipment shall be operated within the city between the hours of 6:00 p.m. and 7:00 a.m. on weekdays or during any hours on Saturdays, Sundays and state and federal holidays, except under permit. Contact Environmental Services at 612-673-3867 for permit information.
- Permits and approval are required from Environmental Services for the following activities: Temporary storage of impacted soils on site prior to disposal or reuse; Reuse of impacted soils on site; Dewatering and discharge of accumulated storm water or ground water, underground or aboveground tank installation or removal, well construction or sealing. Contact Tom Frame at 612-673-5807 for permit applications and approvals.
- A review of the project, permits issued and an inspection from Environmental Service for identification of equipment and site operations that require annual registration with the City of Minneapolis will occur for this project.

## □ Zoning - Planning

- Based on a cursory review of the proposed development, the following land use applications appear necessary:
  - CUP to increase the maximum permitted height to 8 stories or 86 feet;
  - Variance to allow up to 10,000 square feet of retail space in the C3A district;
  - Variance to increase the allowable FAR from 2.7 to 3.49;
  - Variance to reduce the interior side yard setback along the east property line from 15 feet to 5 feet;
  - Variance to reduce the interior side yard setback along the north property line from 15 feet to zero feet for the penthouse addition;
  - Variance of the off-street parking requirement for the residential component of the project;
  - Site Plan Review.
- These comments are for preliminary purposes only. Additional applications may be identified upon submission of a complete land use application. The likely City Planning Commission public hearing date is 4/7.

**□ Addressing**

- The proposed address for the commercial space will be 700 Central Ave.
- The proposed address for the residential units will be 708 Central Ave.
- Please clarify if the units in the proposed addition and whether they will have shared access or separate access.

**□ Parks - Forestry**

- Contact Paul Martinson (612-499-9209) regarding removal or protection of trees during construction in the city right of way.
- Effective January 1, 2014, the City of Minneapolis and the Minneapolis Park and Recreation Board adopted an update to the existing Parkland Dedication Ordinance.
- The adopted City of Minneapolis Parkland Dedication ordinance is located in Section 598.340 of the City's Land Subdivision ordinance:
- <http://library.municode.com/index.aspx?clientId=11490>
- As adopted, the fee in lieu of dedication for new residential units is \$1,500 per unit (affordable units excluded per ordinance) and for commercial and industrial development it is \$200 per development employee (as defined in ordinance). Any dedication fee (if required) must be paid at the time of building permit issuance. There is also an administration fee that is 5% of the calculated park dedication fee.
- As proposed, for your project 700 Central, the calculated dedication fee is as follows:
- 156 x \$1500 = \$234,000
- 5% Admin Fee (capped at \$1,000) = \$ 1,000
- Total = \$235,000
- This is a preliminary calculation based on your current proposal; a final calculation will be made at the time of building permit submittal.
- For further information, please contact Don Zart at 612-673-2726.

**□ 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.
- Note to the Applicant: Any elements of an earth retention system and related operations (such as construction crane boom swings) that fall within the Public right-of-way will require an encroachment permit application. If there are to be any earth retention systems which will extend outside the property line of the development then a plan must be submitted showing details of the system. All such elements shall be removed from the Public right-of-way following construction with the exception of tie-backs which may remain but must be uncoupled and de-tensioned. Please contact Bob Boblett at (612) 673-2428 for further information.
- In addition, any elements of an earth retention system and related excavations that fall within the Public right-of-way will require a "Right-of-Way Excavation Permit". This permit is typically issued to the General Contractor just prior to the start of construction. However, it is the Applicant's responsibility to insure that all required permits have been acquired by its consultants, contractors, sub-contractor's prior to the start of work.

**□ Business Licensing**

- Please contact Don Zart (612)673-2726 if a food related business will occupy the commercial space to go over the requirements for a Health Department Plan Review.

**□ Historical Preservation Committee**

- A preservation review is not required at this time

**❑ Fire Safety**

- Provide proper fire suppression systems throughout all buildings
- Provide required fire alarm system throughout all buildings
- Fire department connection must be located on the address side of building and within 150 feet of a fire hydrant
- Maintain fire department access at all times

**❑ Traffic and Parking**

- The nature of the proposed development is such that traffic impacts will be an issue; please contact Allen Klugman at (612) 673-2743 to discuss the requirements of a Travel Demand Management Plan (TDMP).
- Please contact Bill Prince at (612) 673-3901 regarding existing and proposed street lighting. All street lighting (existing and proposed) shall be shown clearly on the site plan.
- The bump-out and parking bay shown along 7th St. S.E shall be designed to provide a 3:1 taper starting 20' from the end of the curb radius. Striping for parking spaces shall be removed from all plan sheets; as this is a responsibility of the Traffic Department.
- The proposed changes to 7th St. S.E. (CSAH 52) will require further review and approval by Hennepin County. The County has been contacted regarding comments for the proposed changes to the roadway; for further information Please contact Paul Miller at (612) 673-3603.
- 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 delivery and trash removal operations and show turning maneuvers for all truck type vehicles that will be using the parking entrance areas.

**❑ Water**

- All existing service connections not in use shall be noted on the plans for removal, and shall be removed per the requirements of the Utility Connections Department, call (612) 673-2451 for more information. The existing water service (addressed for 700 Central Ave.) as shown on the plan tapping the main in 7th St. S.E. is a lead pipe dated 9/15/1897, should not be reused and shall be removed. The existing service connection (addressed for 708 Central Ave.) is a 6" combination service which should be capable of feeding both existing buildings.
- The proposed building at 700 Central Ave. is considered a separate building and it is recommended that a new service, sized to feed the proposed four story building, be proposed.
- Please contact Rock Rogers at (612) 673-2286 to confirm domestic water and fire service layout, manhole construction, connections, and sizes.

**❑ Sidewalk**

- The ADA pedestrian ramp at the corner shall be oriented to direct pedestrians to cross 7th St SE.
- The public sidewalk shall be constructed such that an unobstructed minimum of 6' wide is provided throughout the pedestrian zone (the Landscaping Plan Sheet L1 indicates a 5' wide sidewalk).

**❑ Sewer Design**

- Groundwater: Please provide a copy of any geotechnical reports for the site. It must be adequately demonstrated that pumping of groundwater will not be necessary in order to keep the below grade areas dry. Please note that typical soil borings, completed for the purpose of designing building pads and foundations, may not give an accurate determination of the seasonal high groundwater elevation on a site. This should be thoroughly evaluated.
- Stormwater Management: Please identify the location of roof drains and any proposed foundation or drain tile connections or discharges. Provide this information for both the existing and proposed buildings.
- City of Minneapolis Utility Notes #3 and 4, on Sheet C300, can be removed as the site is not subject to the stormwater treatment requirements of the Minneapolis Code of Ordinances, Chapter 54.

- Utility Connections: The proposed private storm sewer connection paralleling the curb line within the right-of-way is not permitted. The City storm sewer main must be extended within the right-of-way of 7th St SE to a location adjacent to the property, allowing for a perpendicular connection to the main. All City infrastructure must be constructed in conformance with the City's Standard Supplemental Specifications and Standard Detail Plates. Please include the proper notes and details for this portion of the work.
- 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](mailto:jeremy.strehlo@minneapolismn.gov)

#### ❑ Construction Code Services

- The SE wall will require a 1 hour rating with 25% max. openings allowed
- The underside of the apartment bridge may require fire sprinklers.
- Verify depth of water table - are soil borings available?
- Design of excavation shoring systems will be required.
- The fitness room will require 2 exits - verify common path of travel requirements.
- Level 1 "potential" exit corridor will be required at rated 2 hours.
- Verify construction type of existing buildings.
- The "penthouse", or eighth floor, will be considered a story. If the building under the 7th floor is Type 1, the eighth floor is required to be Type 1.
- Verify clear height under bridge, considering emergency vehicles. Will the roof of the parking garage be designed for the weight of emergency vehicles?
- Is the existing roof structure under the proposed roof deck, combustible?
- An accessible path is required between accessible parking and the commercial use.
- Please contact the Met Council regarding a SAC determination. See this link for more information.  
[http://www.minneapolismn.gov/www/groups/public/@regservices/documents/webcontent/convert\\_281675.pdf](http://www.minneapolismn.gov/www/groups/public/@regservices/documents/webcontent/convert_281675.pdf)

END OF REPORT

## CONDITIONAL USE PERMIT

- Conditional Use Permit to allow an increase in the maximum allowable building height from 4 stories or 56 feet to 8 stories or 86 feet at the tallest portion of the structure.
  
- (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.* The development project is designed such that the approval of the conditional use for increasing maximum height will not be detrimental to or endanger public health, safety, comfort, or general welfare.
  
- (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 the surrounding property for uses permitted in the district.* Approval of the increased maximum height of the project will not be injurious to or impede any other properties in the vicinity. A one-story addition will not impede the surrounding commercial and industrial uses. The project brings new vitality, improving the general condition to the surrounding neighborhood.
  
- (3) *Adequate utilities, access roads, drainage, necessary facilities or other measures, have been or will be provided.* All necessary facilities and measures are in place and will be provided to the project.
  
- (4) *Adequate measures have been or will be taken to minimize traffic congestion to the public streets.* The intersection will operate at acceptable levels and have minimal effect on the existing traffic density and flow in the area. See Travel Demand Management Plan.
  
- (5) *The conditional use is consistent with the applicable policies of the comprehensive plan.* The conditional use requested for increasing maximum height are consistent with the neighborhood plan's notion of desired residential density in the area, especially on high frequency transit routes.
  
- (6) *The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located.* The conditional use of increasing maximum height conforms with all other regulations of the proposed zoning district, except for the north property line setback.

### CONDITIONAL USE PERMIT

- Conditional Use Permit to allow an increase in the maximum allowable building height from 4 stories or 56 feet to 8 stories or 86 feet at the tallest portion of the structure.
- (1) *Access to light and air of surrounding properties.* Careful massing of the new building addition limit the effects of surrounding properties. There will be no significant change in access to light and air for the surrounding properties.
  - (2) *Shadowing of the residential properties or significant public spaces.* Three small residential properties are located on the opposite side of the block relative to the 708 building. There are no public spaces adjacent to the site. The additional story on the 708 building is set back from the edge of the existing structure in order to minimize its visual mass. There is no shadowing on residential properties as a result of increasing the maximum height.
  - (3) *The scale and character of surrounding uses.* The surrounding uses are industrial and commercial office and will comply with the surrounding urban neighborhood. The development is consistent with the neighborhood plan of multi story buildings with “stepback” sections.
  - (4) *Preservation of views of landmark buildings, significant open spaces or water bodies.* There are no landmark buildings, significant open spaces, or bodies of water in the immediate area that will be affected by the project.

**FINDINGS REQUIRED BY THE MINNEAPOLIS ZONING CODE FOR THE VARIANCES:**

- Variance of the maximum size of a retail sales and services use to allow up to a 10,000 square foot commercial space in the C3A (Community Activity Center) district. 1 2
  - Variance to increase the allowable FAR from 2.7 to 3.5; 12
  - Variance to reduce the interior side yard setback along the east property line from 15 feet to 5 feet; 12
  - Variance to reduce the interior side yard setback along the north property line from 15 feet to zero feet for the penthouse addition; 12
  - Variance of the off-street parking requirement for the residential component of the project from 140 spaces to 126 spaces;12
- (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.* The project is located on a constrained urban site which is less than one acre. Rehabilitation of the existing buildings to residential and commercial space requires a certain critical mass of usable space and parking to make the redevelopment practical. A higher amount of commercial space square footage better supports the project and allows the development to contribute more activity to the streetscape. Maximizing the small site to accommodate as much parking possible has been a challenge and the side yard setbacks are necessary to achieve as much parking as possible on this small urban site, With these required setbacks, the residential parking component meets 90% of the required residential parking spaces. The existing buildings combined with the new structure housing additional residential units exceed the allowed FAR of 2.7 because of the unique circumstance of the small size of the site. The increased density on this urban site is supported by the neighborhood and is not based on economic considerations alone.
- (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 site has existed in the current distressed state for over a decade. The site is located in an industrial/commercial area bounded by Central Avenue on the west, Seventh Street to the south, adjacent industrial office to the north and adjacent residential properties to the east. High volumes of traffic on Central Avenue and Seventh Street make the area suitable for a mixed-use development. Central Avenue is also a high frequency transit corridor. The proposed development with commercial space is consistent with mixed use density which is desired and encouraged in the neighborhood plan, especially along the major transit corridor of Central Ave. The commercial space will help create a vibrant street corner and not only is the site designed to incorporate features that promote a pedestrian friendly experience, but also promote public transportation and biking, all of which are encouraged in the neighborhood plan. The proposed parking is designed to provide as much parking as possible on the site all of which is necessary to support a mixed-use development. The site will

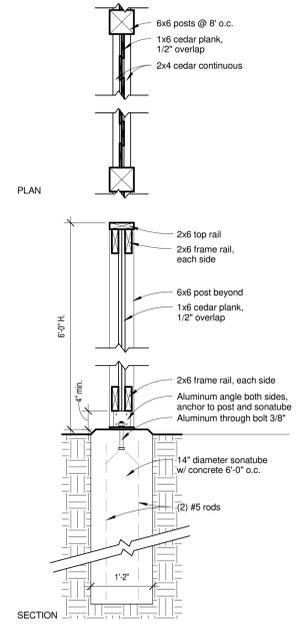
provide a five foot landscaping buffer to adjacent properties to the east and adequate screening on the north property line.

- (3) *The proposed variances 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 variances will not be detrimental to the health, safety, or welfare of the general public or of those utilizing the property of nearby properties.* The proposed project injects robust uses into the existing site and redevelops an intersection along the Central Avenue corridor which will be a positive contribution to the Marcy-Holmes neighborhood. The residential parking count, commercial space, setbacks, and FAR components of the redevelopment of the site will not alter the essential character of the locality, but part of components that will enhance the surrounding properties. The project will be built with fire-resistant construction and high quality materials. The final project will be a positive contribution to public welfare and safety in the neighborhood.



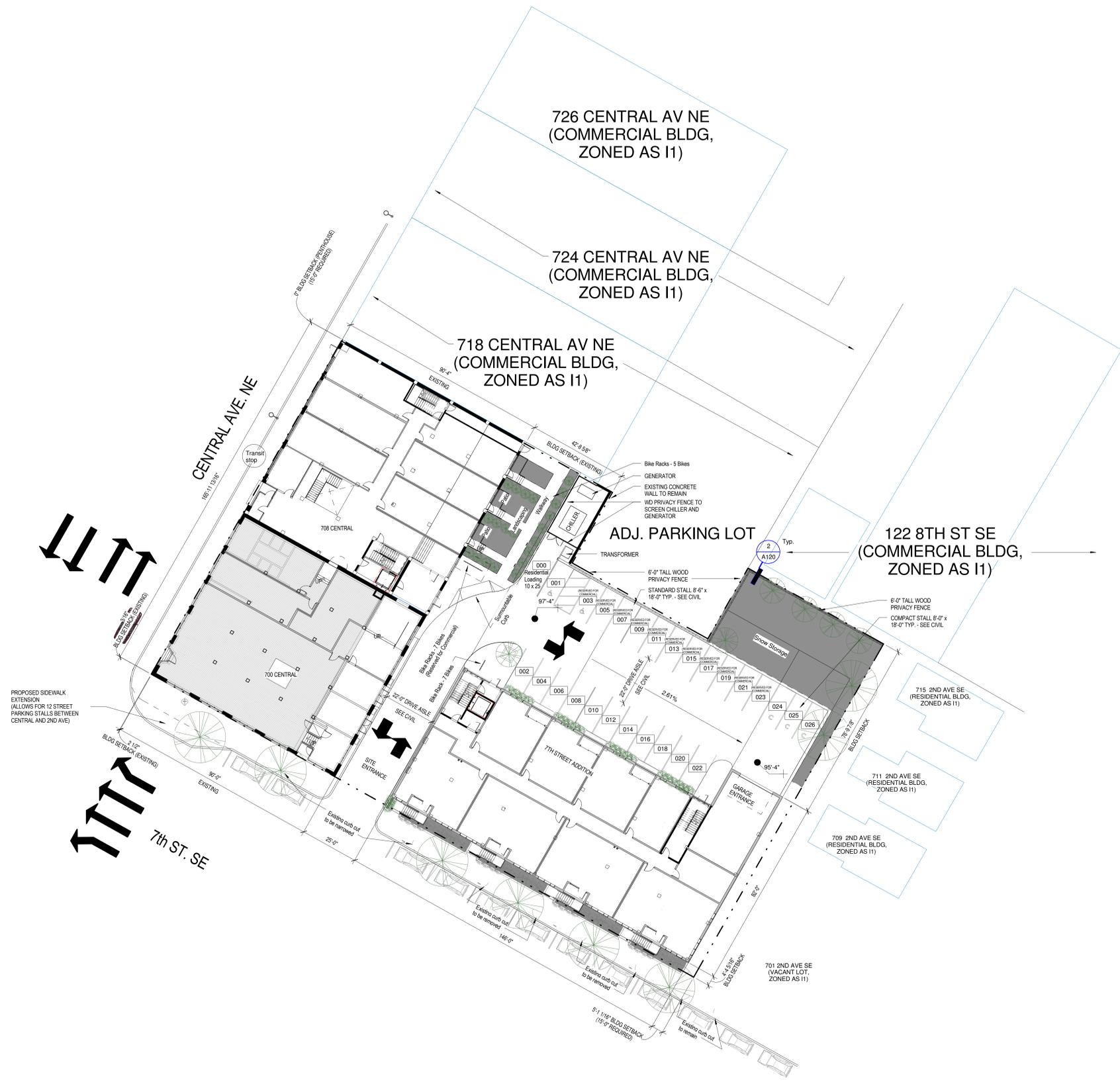


- NEW CONCRETE SIDEWALK
- COLOR CONCRETE
- POTTED PLANTS
- 2 AUTUMN BLAZE MAPLE
- 4' X 6' TREE GRATE
- COLOR CONCRETE
- 2' TALL LANDSCAPE WALL
- 4 AUTUMN BLAZE MAPLE
- 4' X 6' TREE GRATE CONCRETE
- 83 KARL FOERSTER FEATHER REED
- 4 DOGWOOD, CARDINAL
- 22 JUNIPER MINT JULEP
- 12 LIMELIGHT HYDRANGEA
- 4 WHITESPIRE BIRCH
- 48 BLONDE AMBITION BLUE GRAMA
- 18 DOGWOOD ARCTIC SUN
- 15 PRAIRIE DROPSEED
- SOD
- 4 AUTUMN BRILLIANCE SERVICEBERRY
- 41 SUMAC GROW-LOW
- 2 AUTUMN BLAZE MAPLE
- 1 RIVER BIRCH PLANTER
- 1 RIVER BIRCH PLANTER
- TURF
- CONCRETE SIDEWALK



2 Fence Detail  
3/4" = 1'-0"

1 Site Plan  
1" = 20'-0"



**BIKE PARKING**  
 19 SURFACE BIKE RACKS  
 SHOWN ON SITE PLAN A120 (7  
 RESERVED FOR COMMERCIAL)  
 173 INTERNAL BIKE STALLS  
 110 PROVIDED AS WALL-  
 MOUNTED RACKS @ PARKING  
 STALLS  
 25 PROVIDED AT STORAGE ROOM  
 AT FIRST FLOOR OF ADDITION  
 28 PROVIDED AT LEVEL -1 OF 708  
 CENTRAL BUILDING  
**TOTAL: 192**

**Parking Schedule**

Stall Type	Count
Level 1 Surface	
ADA	2
Compact	3
Standard	22
Tandem	27
Level -1	
ADA	3
Compact	14
Standard	36
Tandem	7
Level -2	
Compact	17
Standard	40
Tandem	7
Sheet	64
Parallel	9
	9
<b>Grand total:</b>	<b>160</b>

137 TOTAL STALLS NOT COUNTING STREET  
AND TANDEM  
 11 SURFACE STALLS IN PARKING LOT  
RESERVED FOR COMMERCIAL

**Unit Mix**

Name	Unit Type	Count	Gross Area
<b>700 Central</b>			
Unit A8	1 Bedroom	6	817 sq ft
Unit A9	1 Bedroom	3	806 sq ft
Unit A10	1 Bedroom	6	710 sq ft
Unit A12	1 Bedroom	1	783 sq ft
Unit A13	Studio	1	667 sq ft
Unit C4	2 Bedroom	3	1,382 sq ft
Unit S4	Studio	3	639 sq ft
Unit S5	Studio	3	659 sq ft
			26
<b>708 Central</b>			
Unit A5	1 Bedroom	24	705 sq ft
Unit A6	1 Bedroom	12	713 sq ft
Unit A7	1 Bedroom	6	861 sq ft
Unit A14	1 Bedroom	1	680 sq ft
Unit A15	1 Bedroom	2	705 sq ft
Unit A16	1 Bedroom	2	713 sq ft
Unit A17	1 Bedroom	1	862 sq ft
Unit C3	2 Bedroom	6	1,010 sq ft
Unit S3	Studio	6	638 sq ft
			60
<b>708 Penthouse</b>			
Unit D3	1+ Den	1	921 sq ft
Unit D4	1+ Den	1	895 sq ft
Unit D5	2 Bedroom	1	1,080 sq ft
Unit D6	2 Bedroom	1	1,168 sq ft
			4
<b>Addition</b>			
Unit A1	1 Bedroom	5	640 sq ft
Unit A2	1 Bedroom	6	652 sq ft
Unit A3	1 Bedroom	12	684 sq ft
Unit B2	1+ Den	6	930 sq ft
Unit B3	1 Bedroom	5	783 sq ft
Unit C1	2 Bedroom	12	1,051 sq ft
Unit C6	2 Bedroom	6	1,026 sq ft
Unit S1	Studio	6	502 sq ft
			98
<b>Grand total:</b>		<b>148</b>	

**Area Schedule (Gross Building)**

Level	Area
<b>700 Central</b>	
Level -1 - 700/708	5,558 sq ft
Level 1 - 700	1,430 sq ft
Level 2 - 700	7,198 sq ft
Level 3 - 700	7,198 sq ft
Level 4 - 700	7,198 sq ft
Level 5 - 700	7,198 sq ft
Level 6 - 700	7,198 sq ft
Level 7 - 700	7,198 sq ft
Level 8 - 700	7,198 sq ft
Level 9 - 700	7,198 sq ft
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2104 4th Avenue S.  
Suite B  
Minneapolis, MN 55404  
tel: (612) 879-6000  
fax: (612) 879-6666  
www.kaaswilson.com

Structural/Civil:  
EKM Engineers  
5930 Brooklyn Blvd.  
Minneapolis, MN 55429  
tel: 763-843-0420

Landscape:  
Damon Farber Associates  
401 - 2nd Avenue North  
Suite 410  
Minneapolis, MN 55401  
tel: 612-332-7522

Project:  
**700 Central Apartments**  
700 Central Avenue NE, Minneapolis, MN 55413

Owner:  
Project Number 1401  
Date Revised Land Use Application 3-31-2014

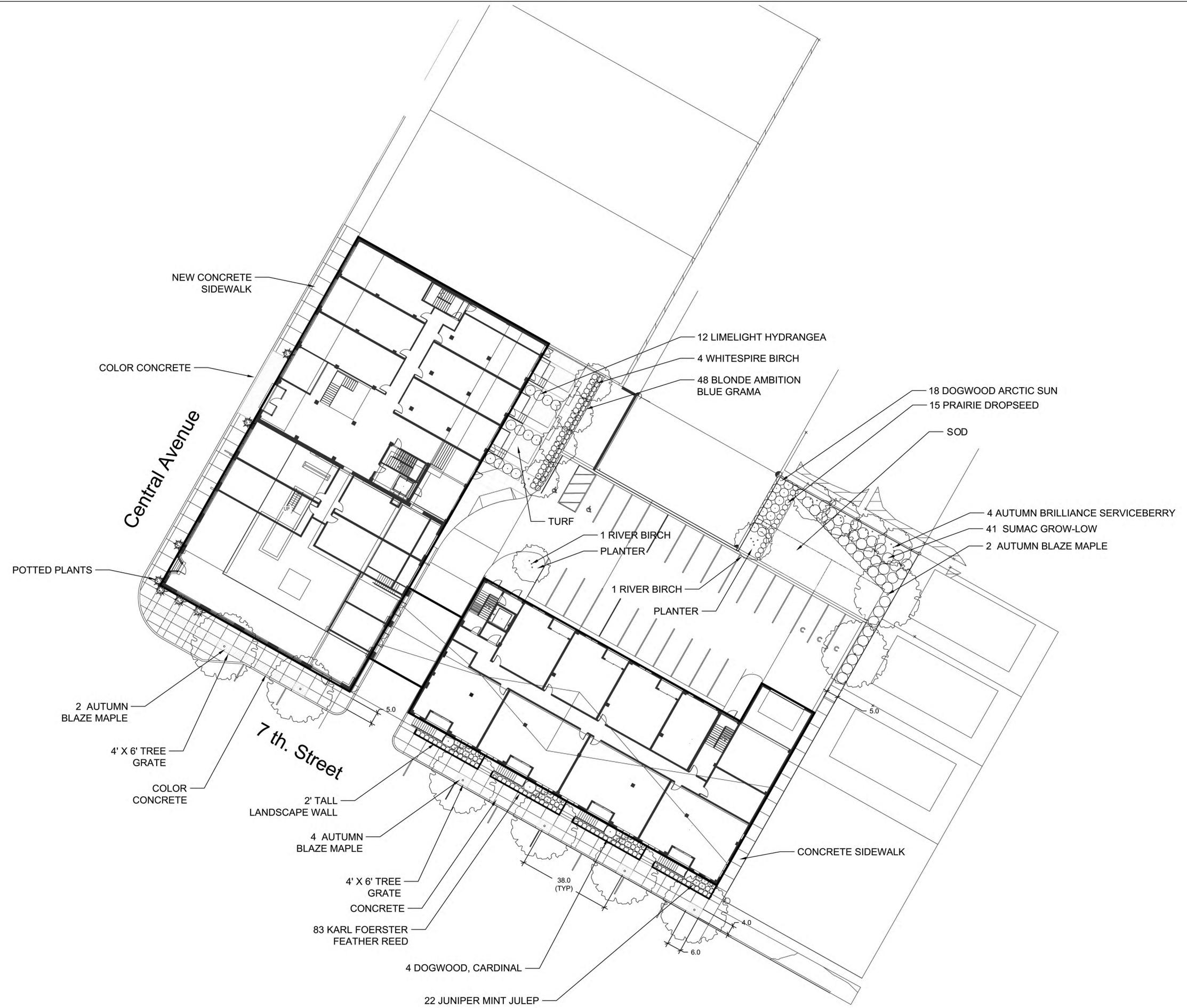
**NOT FOR CONSTRUCTION**

Date  
Revision  
Rev. No.

Landscape  
Application

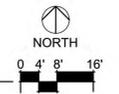
Landscape  
Planting Plan  
**L1**

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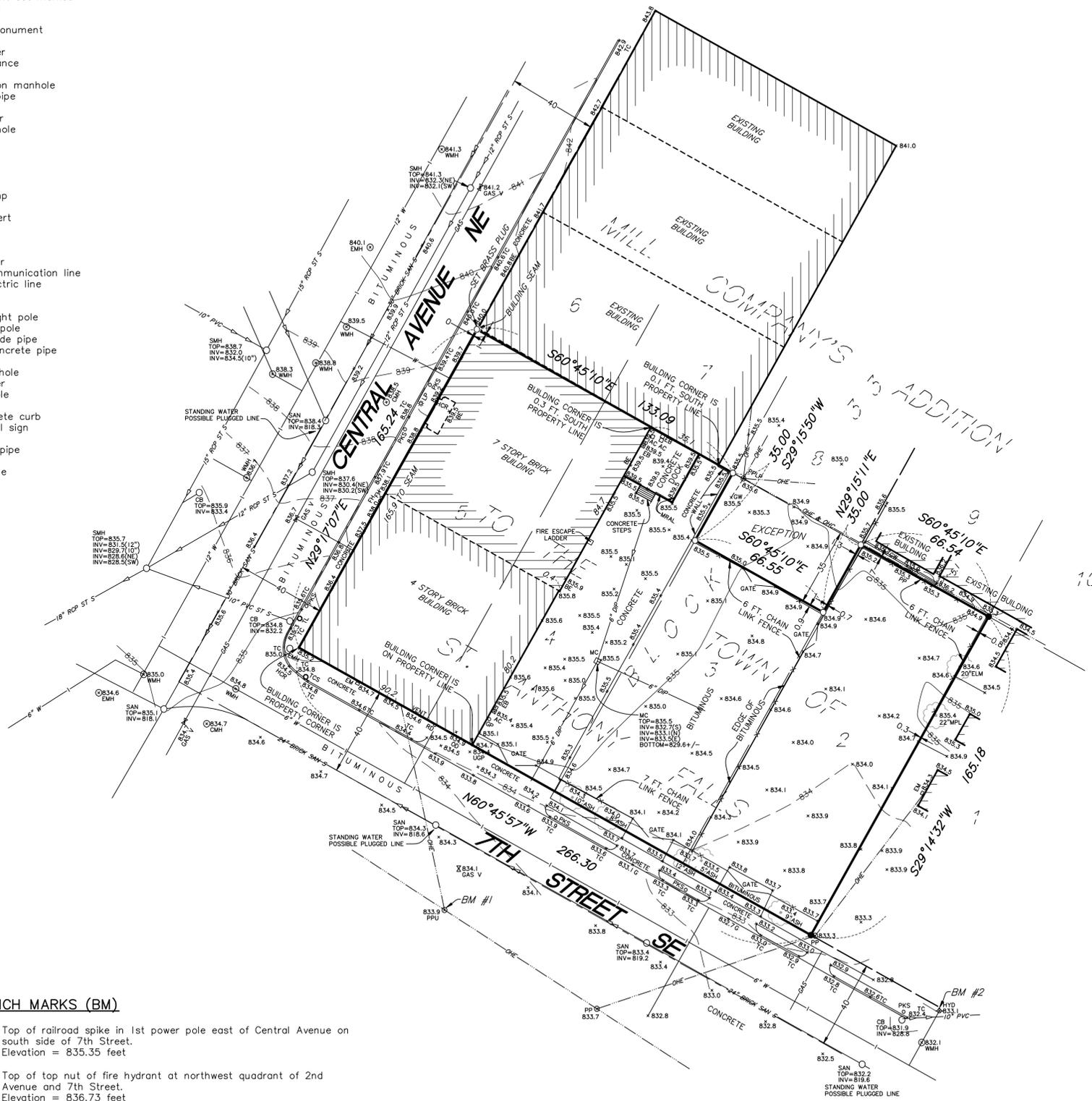
- PLAN LEGEND**
- PAVERS
  - PERENNIAL
  - DECIDUOUS SHRUB
  - CONIFEROUS SHRUB
  - DECIDUOUS TREE

**1 LANDSCAPE PLANTING PLAN**  
1" = 16'-0"



**LEGEND**

- Denotes iron monument set marked with P.L.S. No. 44890
- Denotes found iron monument
- AC Denotes air conditioner
- BE Denotes building entrance
- CB Denotes catch basin
- CMH Denotes communication manhole
- DIP Denotes ductile iron pipe
- EB Denotes electric box
- EM Denotes electric meter
- EMH Denotes electric manhole
- FH Denotes fire hookup
- G Denotes gutter
- GAS V Denotes gas valve
- GP Denotes guard post
- GW Denotes guy wire
- HCR Denotes handicap ramp
- HYD Denotes fire hydrant
- INV Denotes structure invert
- LP Denotes light pole
- MC Denotes metal cover
- MRAL Denotes metal rail
- OD Denotes overhead door
- OHC Denotes overhead communication line
- OHE Denotes overhead electric line
- PKS Denotes parking sign
- PP Denotes power pole
- PPLP Denotes power and light pole
- PPU Denotes utility power pole
- PVC Denotes polyvinylchloride pipe
- RCP Denotes reinforced concrete pipe
- RD Denotes roof drain
- SAN Denotes sanitary manhole
- SAN S Denotes sanitary sewer
- SMH Denotes storm manhole
- ST S Denotes storm sewer
- TC Denotes top of concrete curb
- TCS Denotes traffic control sign
- TL Denotes traffic light
- UCP Denotes underground pipe
- W Denotes water line
- WMH Denotes water manhole
- MPL Denotes Maple tree



**BENCH MARKS (BM)**

- 1.) Top of railroad spike in 1st power pole east of Central Avenue on south side of 7th Street.  
Elevation = 835.35 feet
- 2.) Top of top nut of fire hydrant at northwest quadrant of 2nd Avenue and 7th Street.  
Elevation = 836.73 feet

NOTE: Elevations shown are based on City of Minneapolis datum.

**GENERAL NOTES**

- 1.) Survey coordinate basis: City of Minneapolis monuments
- 2.) No indication of wetland delineation by a qualified wetland specialist has been located or observed on site.

**UTILITY NOTES**

- 1.) Utility information from plans and markings was combined with observed evidence of utilities to develop a view of the underground utilities shown hereon. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, excavation may be necessary.
- 2.) Other underground utilities of which we are unaware may exist. Verify all utilities critical to construction or design.
- 3.) Some underground utility locations are shown as marked onsite by those utility companies whose locators responded to our Gopher State One Call, ticket number 111731156.
- 4.) Contact GOPHER STATE ONE CALL at 651-454-0002 (800-252-1166) for precise onsite location of utilities prior to any excavation.

**DESCRIPTION OF PROPERTY SURVEYED**

(Per Limited Warranty Deed Doc. No. A9653338)

Lots 4 and 5, Block 33, Mill Company's Addition to the Town of St. Anthony Falls, Together with the benefits of that certain party wall easement created by an Agreement of record in Book 129 of Miscellaneous Records, page 503, in the office of the Register of Deeds in Hennepin County, Minnesota, and an Agreement relating thereto recorded in Book 226 of Miscellaneous Records, page 498, in the office of the Register of Deeds, of Hennepin County, Minnesota.

And

Lots 2 and 3, Block 33, Mill Company's Addition to the Town of St. Anthony Falls, Hennepin County, Minnesota, except the rear 35 feet of Lot 3, Block 33, Mill Company's Addition to the Town of St. Anthony Falls, Hennepin County, Minnesota.

**PLAT RECORDING INFORMATION**

The plat of Mill Company's Addition to the Town of St. Anthony Falls was filed of record in July of 1855.

**TITLE COMMITMENT**

This survey was prepared without the benefit of current title work. Easements, appurtenances, and encumbrances may exist in addition to those shown hereon. This survey is subject to revision upon receipt of a current title insurance commitment or attorney's title opinion.

**AREA**

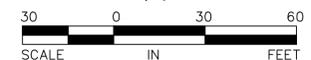
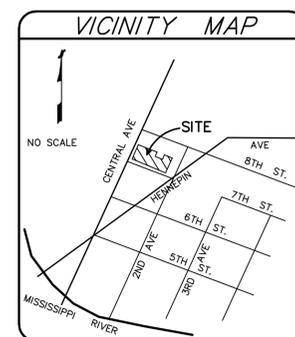
Area = 41,656 square feet or 0.956 acres

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

Dated this 29th day of June, 2011

SUNDE LAND SURVEYING, LLC.

By: *Leonard F. Carlson*  
Leonard F. Carlson, P.L.S. Minn. Lic. No. 44890



Revision	By	Date
	MAP	

Drawing Title:  
**BOUNDARY, LOCATION, TOPOGRAPHIC and UTILITY SURVEY FOR: SUNDE ENGINEERING, PLLC 708 CENTRAL AVE., MINNEAPOLIS**

**SUNDE LAND SURVEYING**  
www.sunde.com

Main Office:  
9001 East Bloomington Freeway (35W) • Suite 118  
Bloomington, Minnesota 55420 • 3435  
952-881-2455 (Fax: 952-888-9526)

North Office:  
Brooklyn Park, Minn. 763-784-9346

Project: 2011-103 Bk/Pg: 826/15 Date: 06/29/2011  
Township: 29 Range: 24 Section: 23  
File: 2011103001.dwg Sheet: 1 of 1



**Parking Schedule**

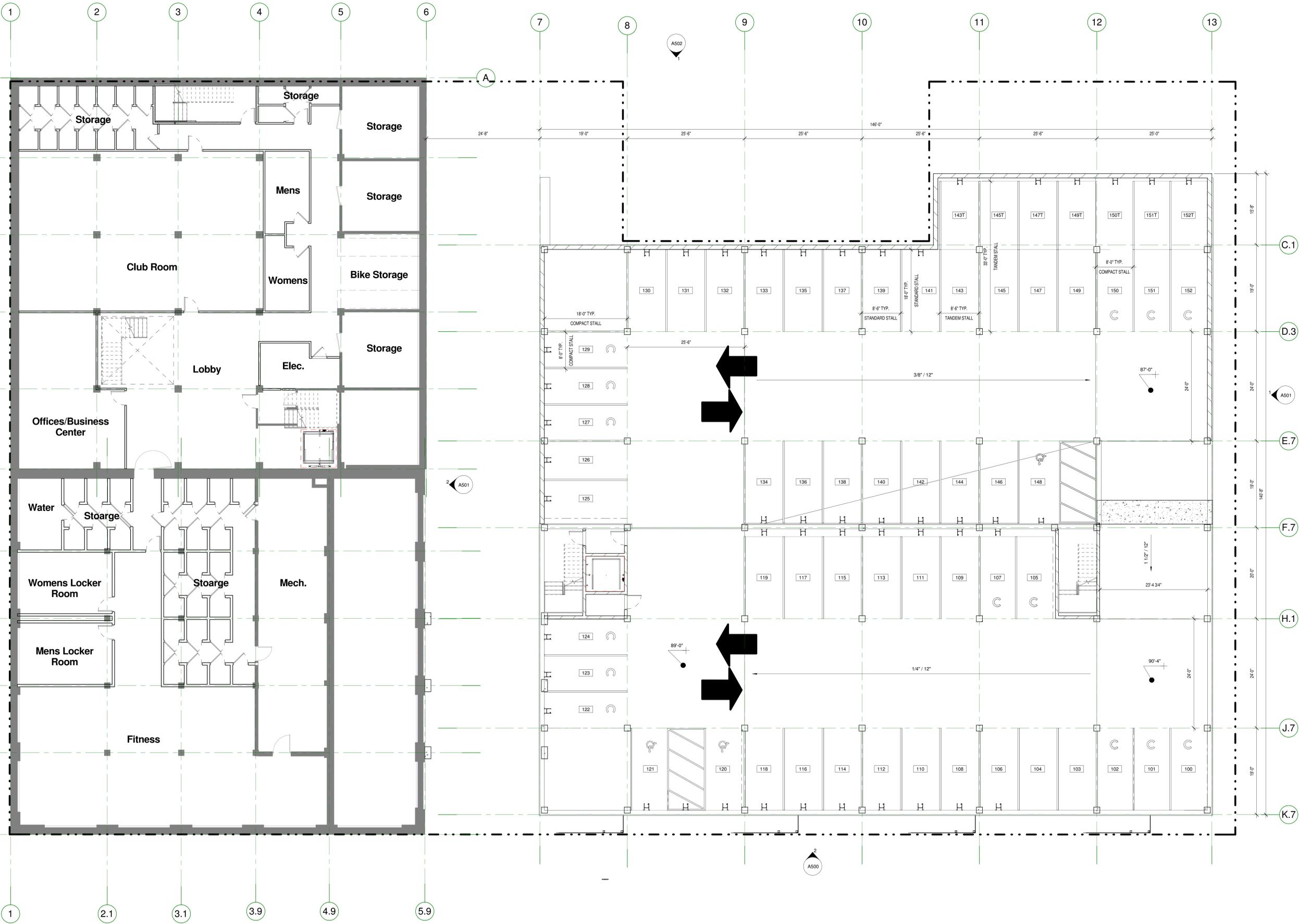
Stall Type	Count
<b>Level 1 Surface</b>	
ADA	2
Compact	3
Standard	22
Tandem	27
<b>Level -1</b>	
ADA	3
Compact	14
Standard	36
Tandem	7
Street	60
<b>Level -2</b>	
Compact	17
Standard	40
Tandem	7
Street	64
Parallel	9
9	9
<b>Grand total:</b>	<b>160</b>

137 TOTAL STALLS NOT COUNTING STREET AND TANDEM  
11 SURFACE STALLS IN PARKING LOT RESERVED FOR COMMERCIAL

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1 Level -1 - 7th St  
1/8" = 1'-0"



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tel: (612) 879-6000  
fax: (612) 879-6666  
www.kaaswilson.com

Structural/Civil:  
BKBM Engineers  
5930 Brooklyn Blvd.  
Minneapolis, MN 55429  
tel: 763-843-0420

Landscape:  
Damon Farber Associates  
401 - 2nd Avenue North  
Suite 410  
Minneapolis, MN 55401  
tel: 612-332-7522

Co-Developer  
Bader Development  
5402 Parkdale Drive  
Suite 200  
St Louis Park, Minnesota  
55416

Project:  
**700 Central Apartments**  
700 Central Avenue NE, Minneapolis, MN 55413

Owner:  
700 Central, LLC,  
c/o Nolan Properties Group, LLC  
328 Barry Avenue South, Suite 300  
Wayzata, MN 55391

Project Number: 1401  
Date: Revised Land Use Application 3-31-2014

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Level -1  
1/8" = 1'-0"  
**A302**

**Parking Schedule**

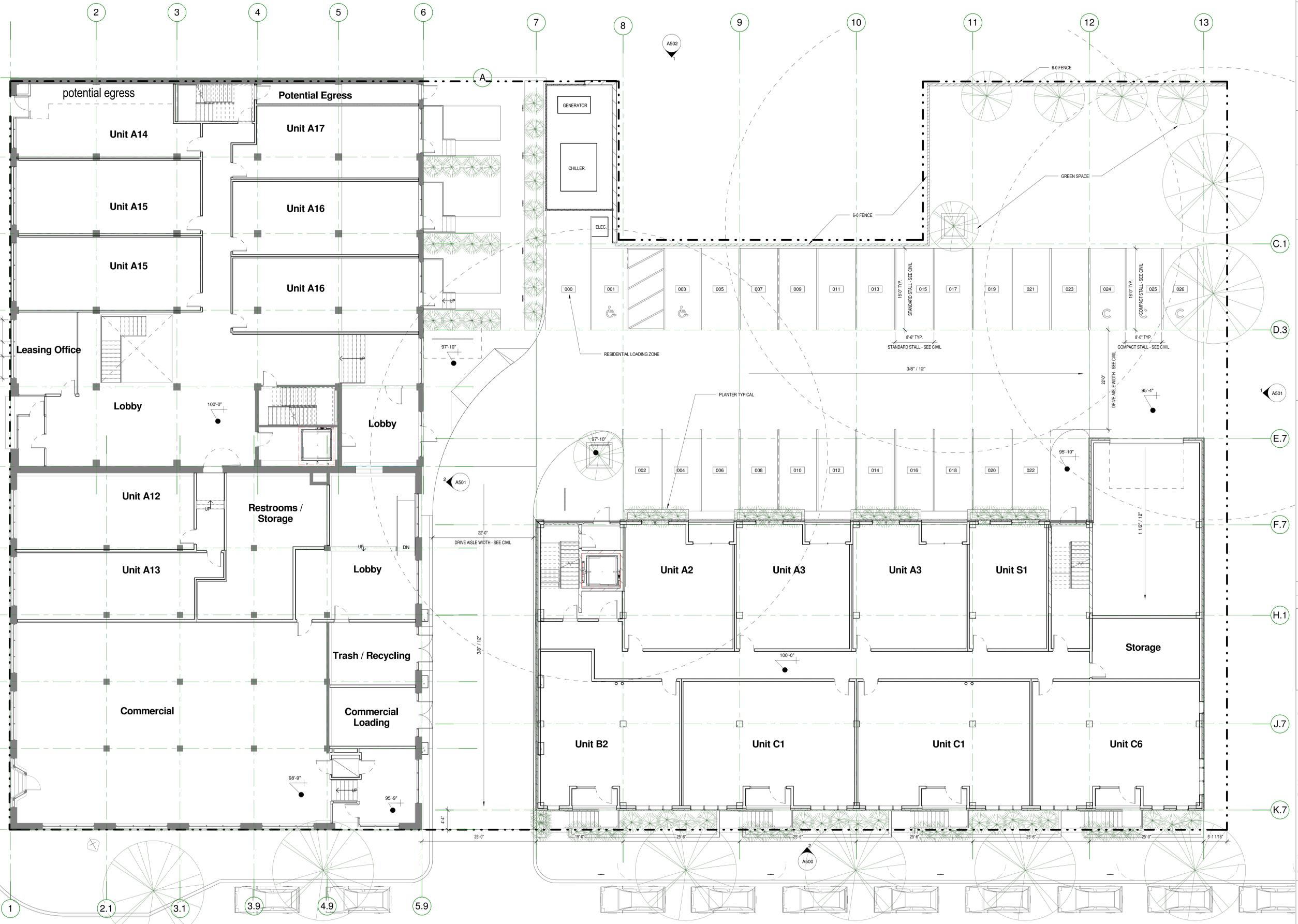
Stall Type	Count
Level 1 Surface	
ADA	2
Compact	3
Standard	22
Tandem	27
Level -1	
ADA	3
Compact	14
Standard	36
Tandem	7
Level -2	
Compact	17
Standard	40
Tandem	7
Street	64
Parallel	9
Perpendicular	9
<b>Grand total:</b>	<b>160</b>

137 TOTAL STALLS NOT COUNTING STREET AND TANDEM  
11 SURFACE STALLS IN PARKING LOT RESERVED FOR COMMERCIAL

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L  
K  
J  
H  
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E  
D  
C  
B



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Date	Revision
	K.7
	J.7
	H.1
	F.7
	E.7
	D.3
	C.1

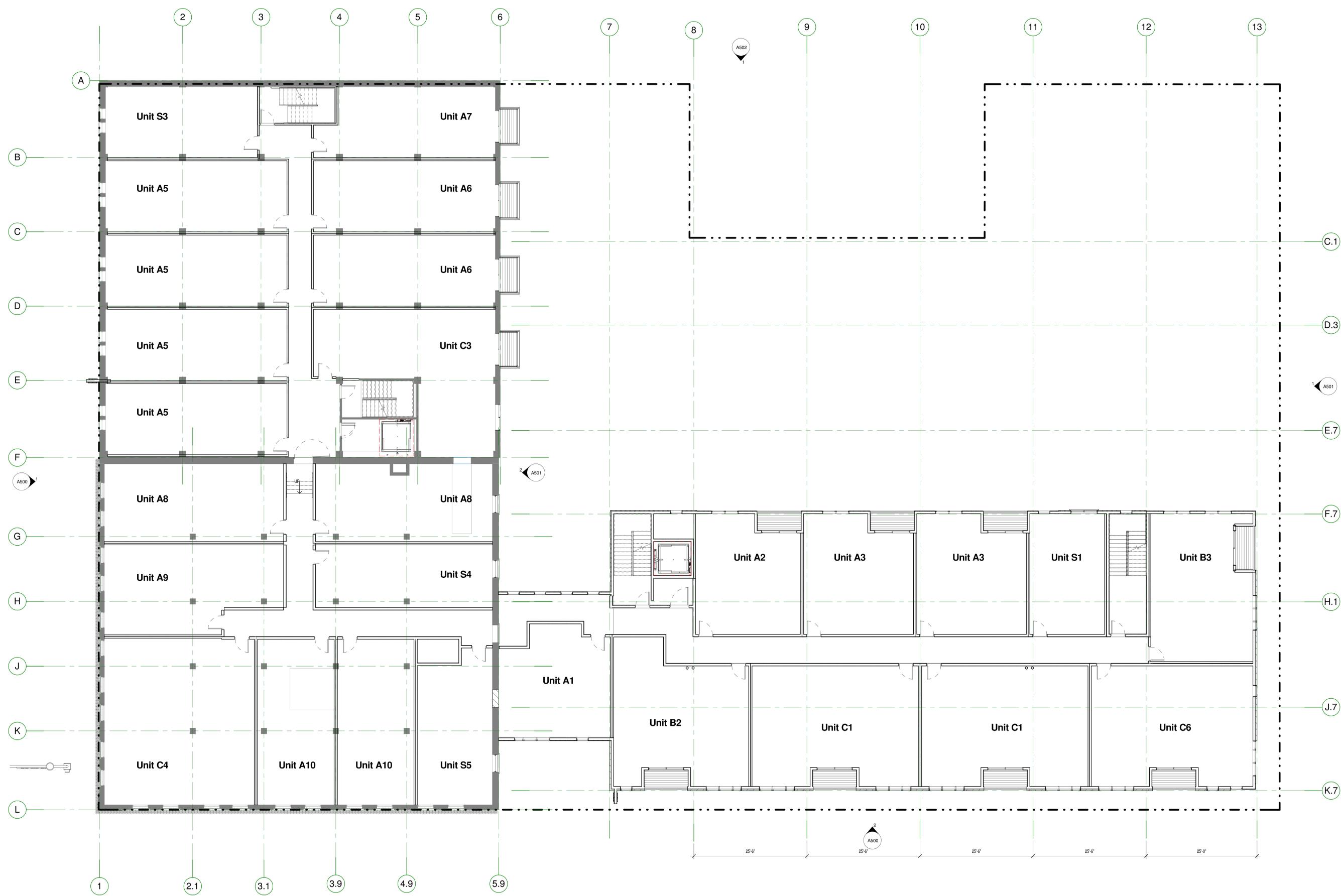
Level 1  
1/8" = 1'-0"  
**A310**



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1 Level 3 - 7th St  
1/8" = 1'-0"





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Level 5

1/8" = 1'-0"  
**A350**

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1 Level 5 - 7th St  
 1/8" = 1'-0"



C.1  
 D.3  
 E.7  
 F.7  
 H.1  
 J.7  
 K.7

A502

A500

A501

A501

A500

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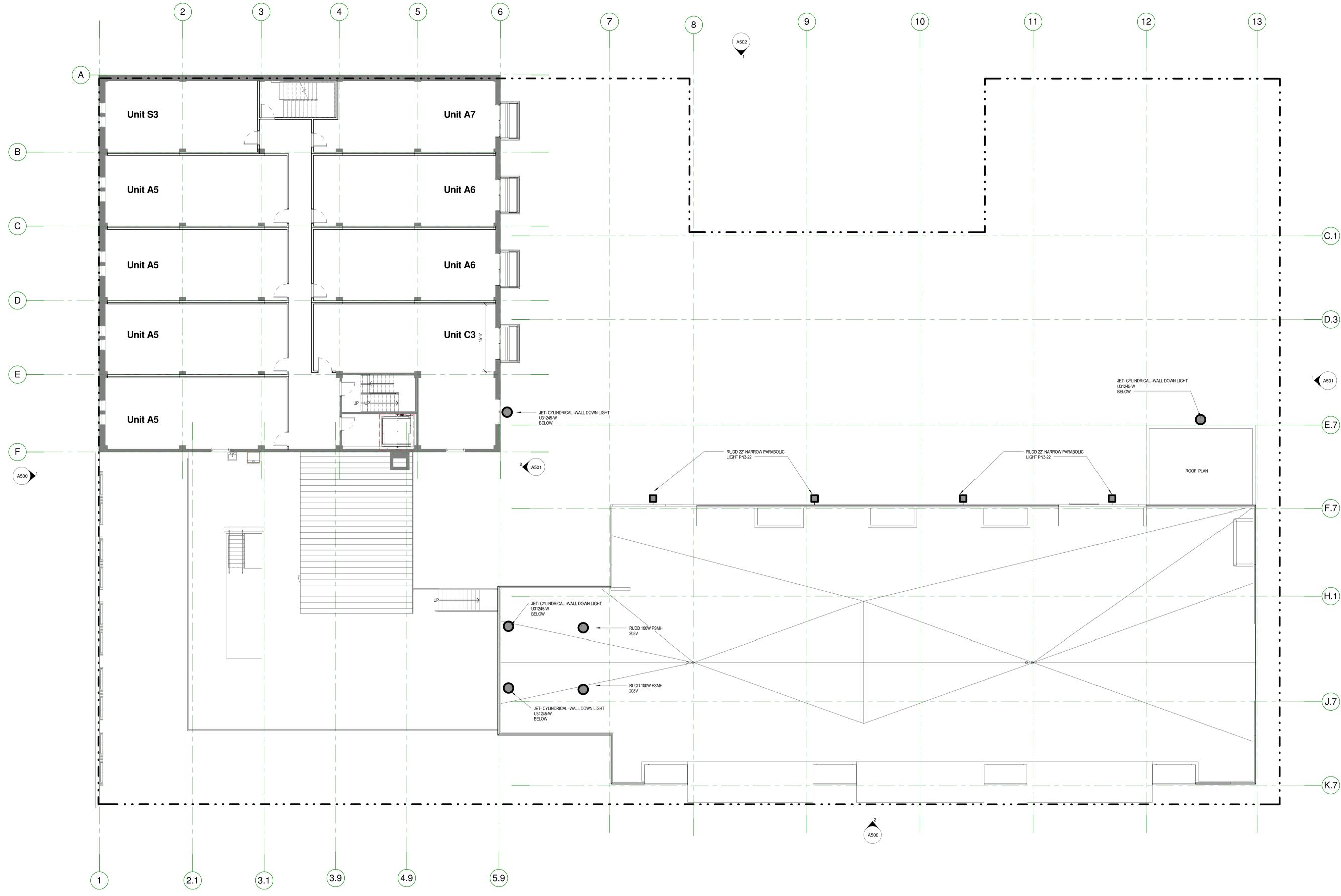
1 Level 6 - 7th St  
1/8" = 1'-0"



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1 Level 7 - 708  
1/8" = 1'-0"



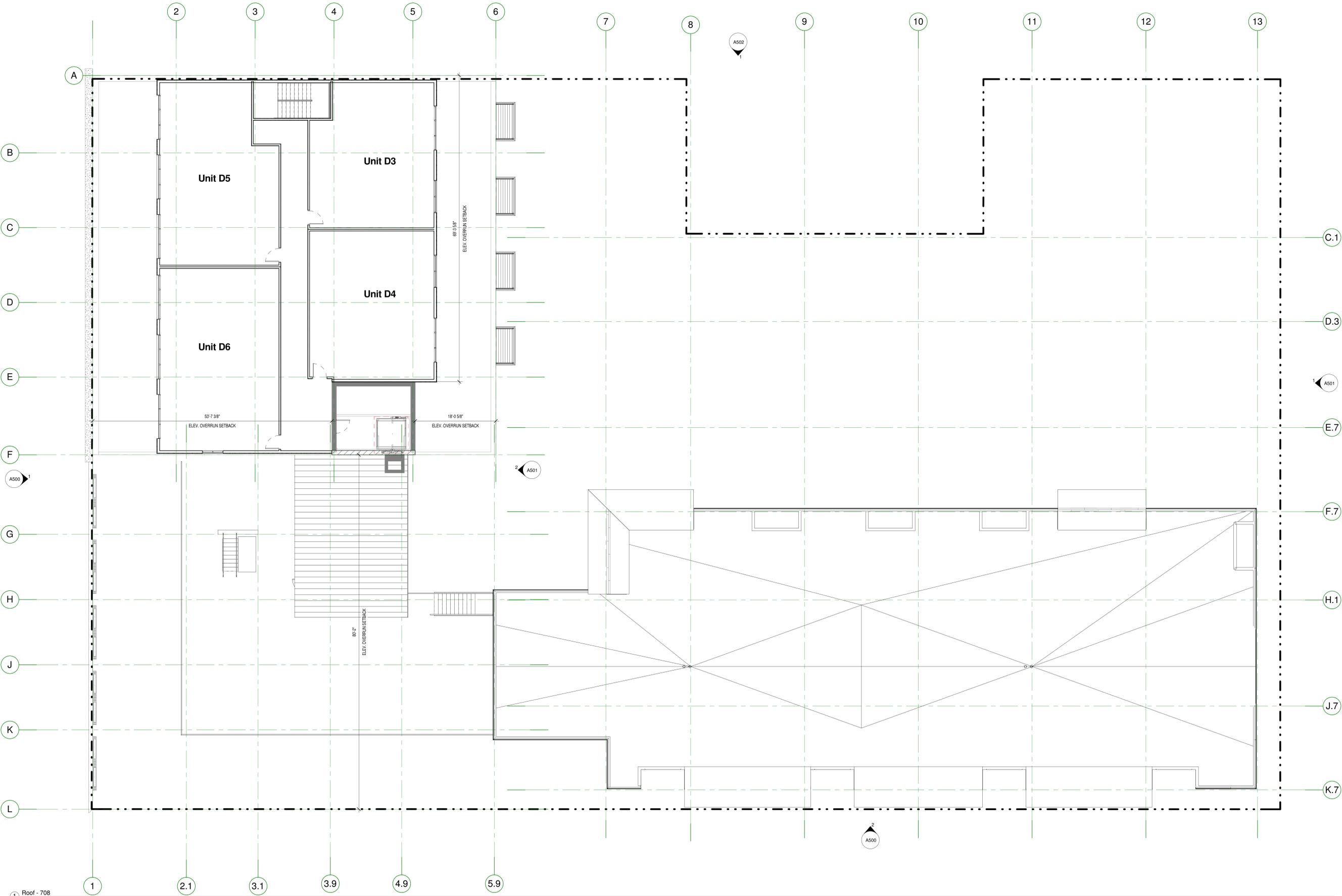
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1 Level 7 - 708  
1/8" = 1'-0"

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1 Roof - 708  
1/8" = 1'-0"

Project:  
**700 Central Apartments**  
700 Central Avenue NE, Minneapolis, MN 55113

Owner:  
700 Central, LLC,  
c/o Nolan Properties Group, LLC  
328 Barry Avenue South, Suite 300  
Wayzata, MN 55391

Project Number 1401  
Date Revised Land Use Application 3-31-2014

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Date \_\_\_\_\_  
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**Level 8 - Penthouse**  
1/8" = 1'-0"  
**A380**

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1 West Elevation (Central Ave.)  
1/8" = 1'-0"



4 Walk-Up Unit Perspective  
12" = 1'-0"

**SOUTH ELEVATION MATERIALS - ADDITION**

NICHHA ILLUMINATIONS SERIES PANEL:	507 ft <sup>2</sup>	4.1%
NICHHA SIERRA PREMIUM SMOOTH LAP SIDING:	1,279 ft <sup>2</sup>	10.3%
METAL PANEL SIDING:	2,138 ft <sup>2</sup>	17.2%
MASONRY:	4,943 ft <sup>2</sup>	39.9%
WINDOWS:	3,559 ft <sup>2</sup>	28.5%
<b>TOTAL:</b>	<b>12,426 ft<sup>2</sup></b>	



2 South Elevation (7th Street)  
1/8" = 1'-0"

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Exterior Elevations

1/8" = 1'-0"  
**A501**

**EAST ELEVATION MATERIALS - ADDITION**

NICHIHA ILLUMINATION SERIES PANEL:	1,409 ft <sup>2</sup>	27.5%
NICHIHA SIERRA PREMIUM SMOOTH LAP SIDING:	226 ft <sup>2</sup>	4.4%
MASONRY:	2,607 ft <sup>2</sup>	50.9%
WINDOWS:	879 ft <sup>2</sup>	17.2%
<b>TOTAL:</b>	<b>5,121 ft<sup>2</sup></b>	



1 East Elevation (2nd Ave.)  
1/8" = 1'-0"



2 East Elevation 2  
1/8" = 1'-0"

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Rev. No. \_\_\_\_\_  
Revision \_\_\_\_\_  
Date \_\_\_\_\_

Exterior Elevations  
1/8" = 1'-0"  
**A502**

**NORTH ELEVATION MATERIALS - ADDITION**

NICHIHA ILLUMINATION SERIES PANEL:	3,617 ft <sup>2</sup>	29.7%
NICHIHA SIERRA PREMIUM SMOOTH LAP SIDING:	7,85ft <sup>2</sup>	6.5%
METAL PANEL:	3,040ft <sup>2</sup>	25.0%
MASONRY:	1,436 ft <sup>2</sup>	11.8%
WINDOWS:	3,130 ft <sup>2</sup>	25.7%
GARAGE DOOR:	152 ft <sup>2</sup>	1.3%
<b>TOTAL:</b>	<b>12,160 ft<sup>2</sup></b>	

- NICHIHA SIERRA PREMIUM SMOOTH LAP SIDING
- METAL COPING
- METAL PANEL SIDING
- METAL RAILINGS

METAL PANEL SIDING

EXISTING BRICK

- Stair Tower Roof - 708 180'-0"
- Parapet - 708 175'-1"
- Roof - 708 172'-10"

- Level 7 - 708 162'-1"
- Level 6 - 708 153'-4"
- Level 5 - 708 142'-6"
- Level 4 - 708 132'-8"
- Level 3 - 708 122'-10"
- Level 2 - 708 113'-0"
- Level 1 - 708 100'-0"

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- Truss Brg. - 7th St 166'-8 5/8"
- WINDOWS AND SLIDING PATIO DOORS
- Level 6 - 7th St 157'-7 1/2"
- NICHIHA ILLUMINATION SERIES PANEL SIDING
- Level 5 - 7th St 146'-11 5/8"
- Level 4 - 7th St 136'-3 3/4"
- Level 3 - 7th St 125'-1 7/8"
- METAL CANOPY
- MASONRY SILL
- BRICK SOLDIER COURSE
- Level 2 - 7th St 113'-0"
- MASONRY
- MASONRY SILL
- Level 1 - 7th St 100'-0"
- MASONRY

1 North Elevation  
1/8" = 1'-0"



View from Corner of Central Avenue and 7th Street





View from 8th Street



View from 1st Avenue



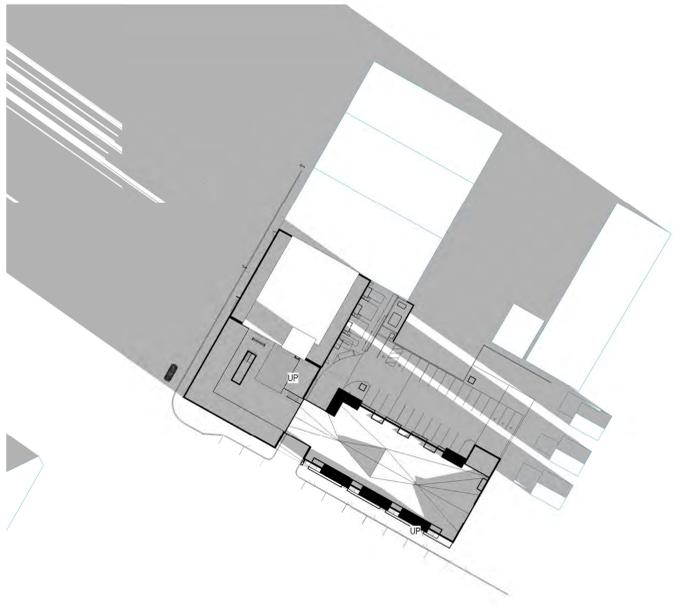
View from 7th Street



View from 7th Street



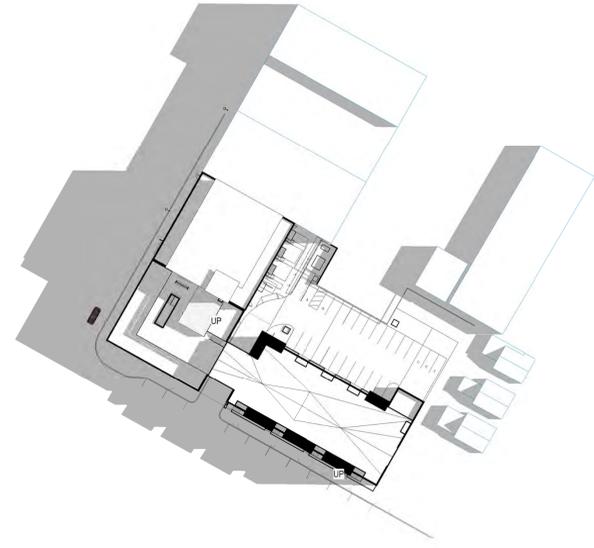
Walk-up Unit on 7th Street



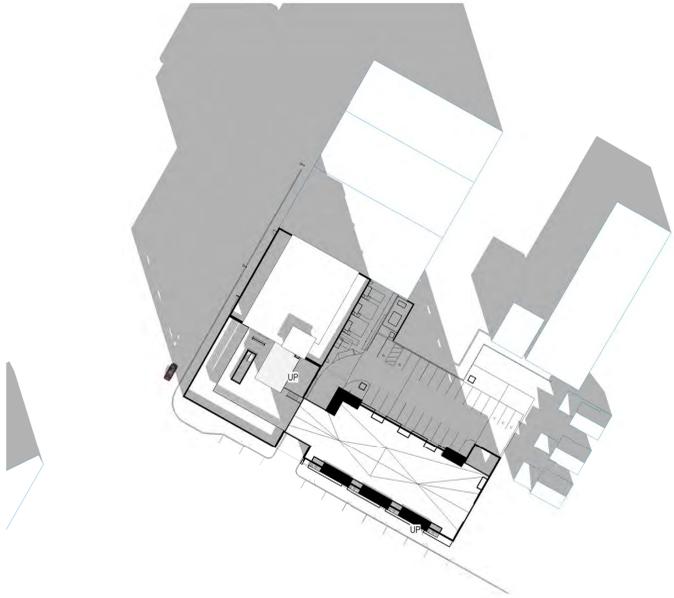
1 Shadow Study - Winter Solstice 9am  
1" = 60'-0"



4 Shadow Study - Equinox 9am  
1" = 60'-0"



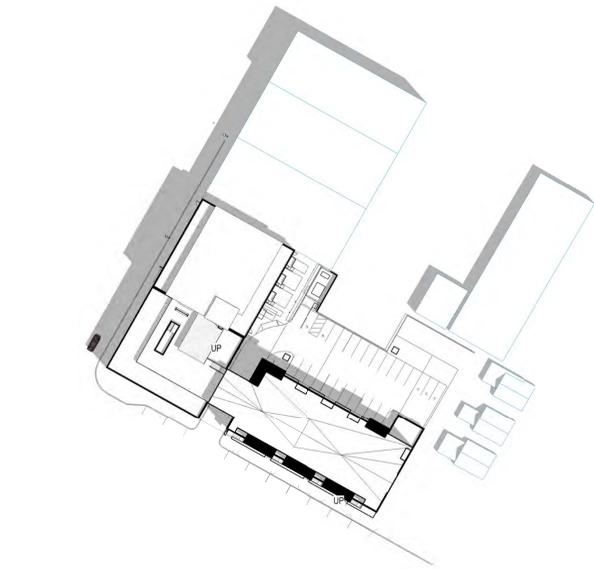
7 Shadow Study - Summer Solstice 9am  
1" = 60'-0"



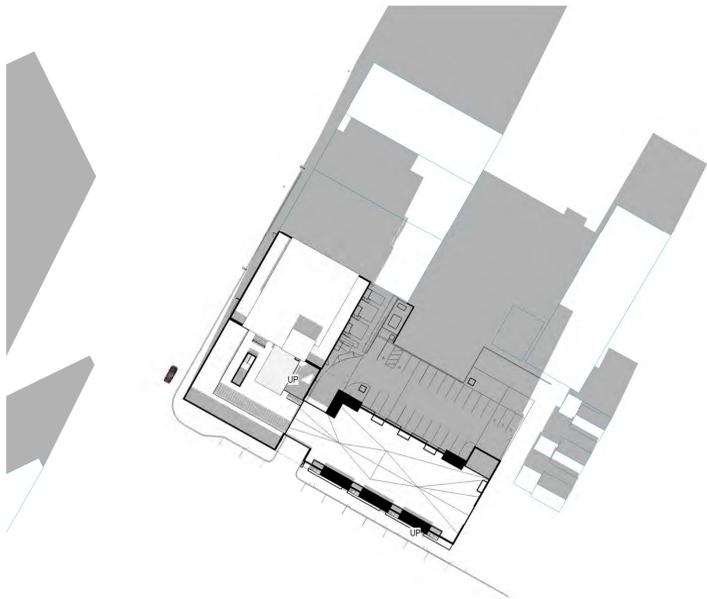
2 Shadow Study - Winter Solstice 12pm  
1" = 60'-0"



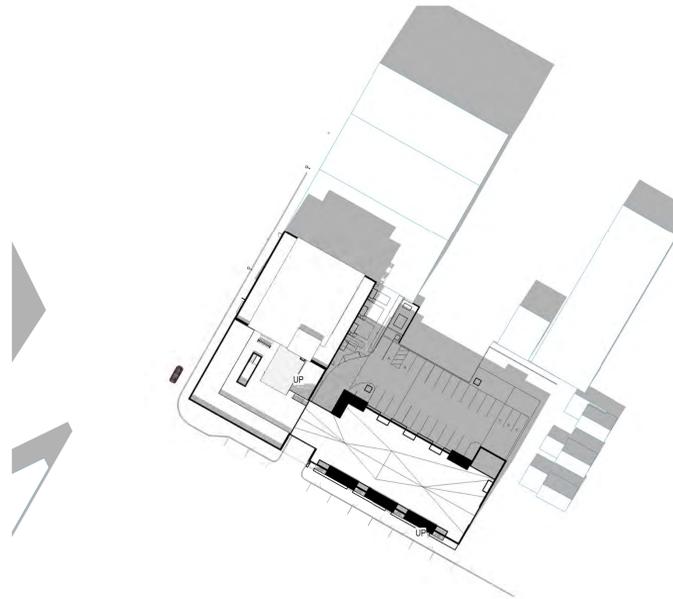
5 Shadow Study - Equinox 12pm  
1" = 60'-0"



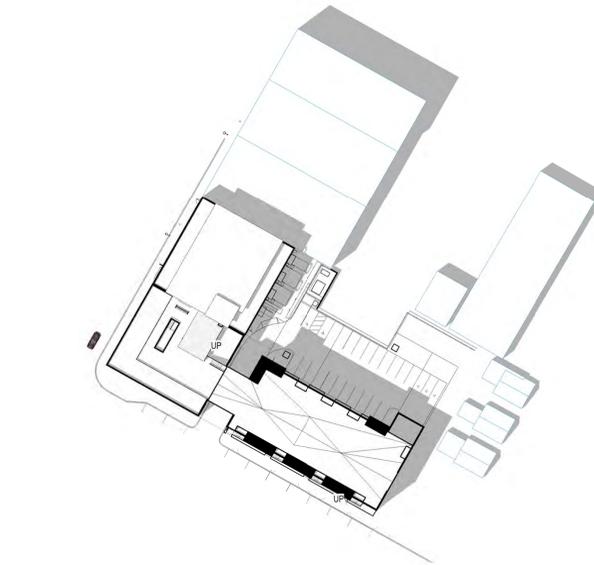
8 Shadow Study - Summer Solstice 12pm  
1" = 60'-0"



3 Shadow Study - Winter Solstice 3pm  
1" = 60'-0"



6 Shadow Study - Equinox 3pm  
1" = 60'-0"



9 Shadow Study - Summer Solstice 3pm  
1" = 60'-0"

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Shadow Study

1" = 60'-0"  
**A121**

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1



ARTIST'S RENDERING: VIEW FROM CENTRAL AVENUE FROM SOUTH



SITE PHOTO: VIEW FROM CENTRAL AVENUE FROM SOUTH

2



ARTIST'S RENDERING: VIEW FROM 7TH STREET



SITE PHOTO: VIEW FROM 7TH STREET

3



ARTIST'S RENDERING: VIEW FROM 2ND AVENUE



SITE PHOTO: VIEW FROM 2ND AVENUE

4



ARTIST'S RENDERING: VIEW FROM CORNER OF 8TH STREET AND 2ND AVENUE



SITE PHOTO: VIEW FROM CORNER OF 8TH STREET AND 2ND AVENUE



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Project Number 1401  
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Context Images

12" = 1'-0"

**A002**

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5



ARTIST'S RENDERING: VIEW FROM 8TH STREET

5



SITE PHOTO: VIEW FROM 8TH STREET

6



ARTIST'S RENDERING: VIEW FROM CENTRAL AVENUE FROM NORTH

6



SITE PHOTO: VIEW FROM CENTRAL AVENUE FROM NORTH

7



ARTIST'S RENDERING: VIEW FROM 7TH STREET FROM WEST

7



SITE PHOTO: VIEW FROM 7TH STREET FROM WEST

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CONSTRUCTION**

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Revision

Rev. No.

Context  
Images

12" = 1'-0"  
**A003**

