



CPED STAFF REPORT
Prepared for the City Planning Commission

CPC Agenda Item #1
May 5, 2014
BZZ-6499

LAND USE APPLICATION SUMMARY

Property Location: 1346 LaSalle Avenue
Project Name: The Maryland Apartments
Prepared By: [Hilary Dvorak](#), Principal Planner, (612) 673-2639
Applicant: Maryland Preservation LLC
Project Contact: Mina Adsit with Adsit Architecture & Planning
Request: To add 15 dwelling units in the building.
Required Applications:

Site Plan Review	To add an additional 15 dwelling units within the footprint of the existing building.
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SITE DATA

Existing Zoning	B4S-1 Downtown Service District DP Downtown Parking Overlay District and SH Shoreland Overlay District
Lot Area	31,582 square feet / .76 acres
Ward(s)	7
Neighborhood(s)	Loring Park
Designated Future Land Use	Mixed Use
Land Use Features	Commercial Corridor (Nicollet Mall one block east)
Small Area Plan(s)	The Loring Park Neighborhood Master Plan

Date Application Deemed Complete	April 4, 2014	Date Extension Letter Sent	Not applicable
End of 60-Day Decision Period	June 3, 2014	End of 120-Day Decision Period	Not applicable

BACKGROUND

SITE DESCRIPTION AND PRESENT USE. The property is located in downtown Minneapolis on the northwest corner of LaSalle Avenue and West Grant Street. The site is currently a 79-unit multiple-family residential building.

SURROUNDING PROPERTIES AND NEIGHBORHOOD. The site is surrounded by residential properties of varying densities, commercial uses, a hotel, a public school and a public park. The site is located in the Loring Park neighborhood.

PROJECT DESCRIPTION. The Maryland Apartments is an existing 79-unit multiple-family residential building. The existing dwelling units are located on floors one through four. The lower level of the building had been occupied by the King and I Thai restaurant up until the end of 2012 when the restaurant closed. Aeon, a non-profit affordable housing developer and owner of the building, is proposing to convert the former commercial space into 15 dwelling units. As part of the project the existing community room will be moved from the lower level to the first floor of the building.

RELATED APPROVALS. No land use applications have been reviewed for this site.

PUBLIC COMMENTS. No public comments have been submitted regarding the project. Any additional correspondence received prior to the public meeting will be forwarded on to the Planning Commission for consideration.

ANALYSIS

SITE PLAN REVIEW

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

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

Building Placement and Design – Meets requirements

- The placement of the building is not being altered.
- The building is setback 20 feet from the front property line along LaSalle Avenue and is located up to the front property line along West Grant Street. These are the existing conditions.
- The area between the building and the front property line along LaSalle Avenue contains landscaping, raised terraces and a vehicular drop off.
- The principal entrance to the building is oriented towards LaSalle Avenue.
- There is no on-site accessory parking.
- The building is broken down into smaller identifiable sections through the use of bay windows, awnings and decorative French balconies.
- There are no areas of the building that are over 25 feet in length and blank.
- The exterior material of the building is brick.
- The side and rear walls of the building are compatible with the front wall of the building.
- Plain face concrete block is not used as an exterior material.

- The windows in the building are evenly distributed. As part of the adaptive reuse of the ground floor of the building the existing windows are being replaced in kind with new windows. There are two existing doors that will be converted to windows and one window that will be converted to a door.
- The entire ground floor of the building facing both LaSalle Avenue and West Grant Street contains active functions.
- The roofline of the building is flat.

Access and Circulation – Meets requirements

- The building entrances are connected to the public sidewalks via 4-foot wide walkways.
- There is no transit shelter proposed as part of this development.
- There is a vehicular drop off located in front of the building along LaSalle Avenue.
- The site does not have access to a public alley.
- There is no maximum impervious surface requirement in the B4S-I zoning district. The applicant is proposing to have approximately 3,319 square feet of green space on the site or approximately 11 percent of the site.

Landscaping and Screening – Not applicable

- This site is exempt from the general landscaping and screening requirements of Chapter 530, Site Plan Review as the site is located in the B4S-I zoning district and the building is larger than 50,000 square feet.
- The applicant is proposing to remove the outdoor patio that was previously used by the King and I Thai restaurant. According to the landscaping plans the applicant is proposing to replace the entire patio area with wood mulch. CPED is recommending that shrubs or perennials be planted in this area in lieu of wood mulch.

Additional Standards – Meets requirements

- There is no on-site accessory parking.
- The building does not block views of important city elements.
- The building does not cast shadows on public spaces on adjacent residential properties.
- The building addition does not create wind effects on the surrounding area.
- There are exterior lights located around the perimeter of the building and in the outdoor courtyard space in front of the building.
- The site is neither locally designated nor located in a historic district.

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

The proposed use is *permitted* in the B4S-I District.

Off-street Parking and Loading – Not applicable

- There is no minimum parking requirement for any use in the downtown zoning districts. The maximum parking requirement for residential uses in the B4S-I zoning district is 1.6 spaces per dwelling unit. There is no on-site accessory parking provided for the building.
- The bicycle parking requirement for multiple-family dwellings is 1 space per 2 dwellings. Existing buildings have grandfathered rights from the bicycle parking requirements. However, for uses that are intensified the bicycle parking requirement for the intensification needs to be provided. In this case the intensification is a total of 15 dwelling units which has a bicycle parking

requirement of 8 spaces. The applicant is proposing to have 10 bicycle parking spaces located towards the back of the building outside. The bicycle parking spaces are located in an area where they are visible to a high number of dwelling units.

Building Bulk and Height – Meets requirements

Table 5. Building Bulk and Height Requirements

	Code Requirement	Proposed
Lot Area	--	31,582 sq. ft. / .73 acres
Gross Floor Area (GFA)	--	90,365 sq. ft.
Minimum Floor Area Ratio (GFA/Lot Area)	2.0	2.86
Maximum Floor Area Ratio (GFA/Lot Area)	8.0	2.86
Maximum Building Height	None	4 stories / 48 ft.

Residential Lot Requirements – Not applicable

Table 6. Residential Lot Summary

	Code Requirement	Proposed
Dwelling Units (DU)	--	94 DUs
Density (DU/acre)	--	128.77 DU/acre

Yard Requirements – Not applicable

- The placement of the building is not being altered.

Signs – Meets requirements

- There is an existing sign located on the canopy located over the principal entrance to the building.

Dumpster Screening – Meets requirements

- The trash and recycling containers are screened from the public street by the building itself.

Screening of Mechanical Equipment – Meets requirements

- The mechanical equipment is screened from the public street by the building itself.

Lighting – Meets requirements

- There are exterior lights located around the perimeter of the building and in the outdoor courtyard space in front of the building

Impervious Surface Area – *Not applicable*

Specific Development Standards – *Not applicable*

Overlay District Standards – *Not applicable*

- The site is located in the DP Downtown Parking Overlay District and the SH Shoreland Overlay District. None of the overlay district standards are applicable to this development.

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

The Minneapolis Plan for Sustainable Growth identifies the site as Mixed Use on the future land use map. The proposed development is consistent with the following principles and policies outlined in the comprehensive plan:

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.

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.

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.

3.3.4 Support policies and programs that create long-term and perpetually affordable housing units.

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

The Loring Park Neighborhood Master Plan was approved by the Minneapolis City Council on October 18, 2013. The plan designates this site as mixed use. While the building will be converted from a mixed-use building to a strictly residential building, the plan does not require that every building with a mixed-use designation contain a mix of uses in them.

5. Alternative compliance.

The Planning Commission or zoning administrator may approve alternatives to any site plan review requirement upon finding that the project meets one of three criteria required for [alternative compliance](#). Alternative compliance is not needed for this development.

RECOMMENDATIONS

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 add an additional 15 dwelling units within the footprint of the existing building located at 1346 LaSalle Avenue, subject to the following conditions:

1. Approval of the final site plan, landscaping plan and elevations by the Department of Community Planning and Economic Development
2. All site improvements shall be completed by May 5, 2016, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.
3. Shrubs or perennials shall be planted in the former outdoor patio area in lieu of wood mulch.

ATTACHMENTS

1. Written description submitted by applicant
2. Zoning map
3. Site survey
4. Plans
5. Building elevations
6. Photos
7. Correspondence

Adsit – Architecture and
Planning

1229 Harmon Place
Minneapolis, MN 55403
Phone: (612) 343-8013
Fax: (612) 343-5534

Statement of Proposed Use and Project Description

Re: Site Plan Review Application, 1346 LaSalle Avenue –The Maryland
Apartments Lower Level Renovation

1. Proposed Use: An additional 15 apartments will be added to an affordable, multi-family apartment building.
2. Project Description: The building is located in the Loring Hill neighborhood. It is owned and operated by Aeon, a non-profit affordable housing developer.

The building currently has apartments on floors one through four. There is a lower level space that formerly housed the King and I restaurant that will be converted to apartments. There will be 15 new apartments located in the lower level and a community room will be moved to the main floor. The new apartments provide additional dwelling units in the neighborhood including accessible units. The thirteen of the new apartments are studio units. One-two bedroom and one-one bedroom unit are included in the project.

Minor site work is required to improve the exit path from the lower level to the street. Landscaping improvements will be made to the lower level courtyard space that was used by the restaurant for outdoor dining.

Windows will be added on the west (alley) side of the building. Windows and doors on the north side of the building's south wing will also be modified to provide additional daylight into the new apartments.

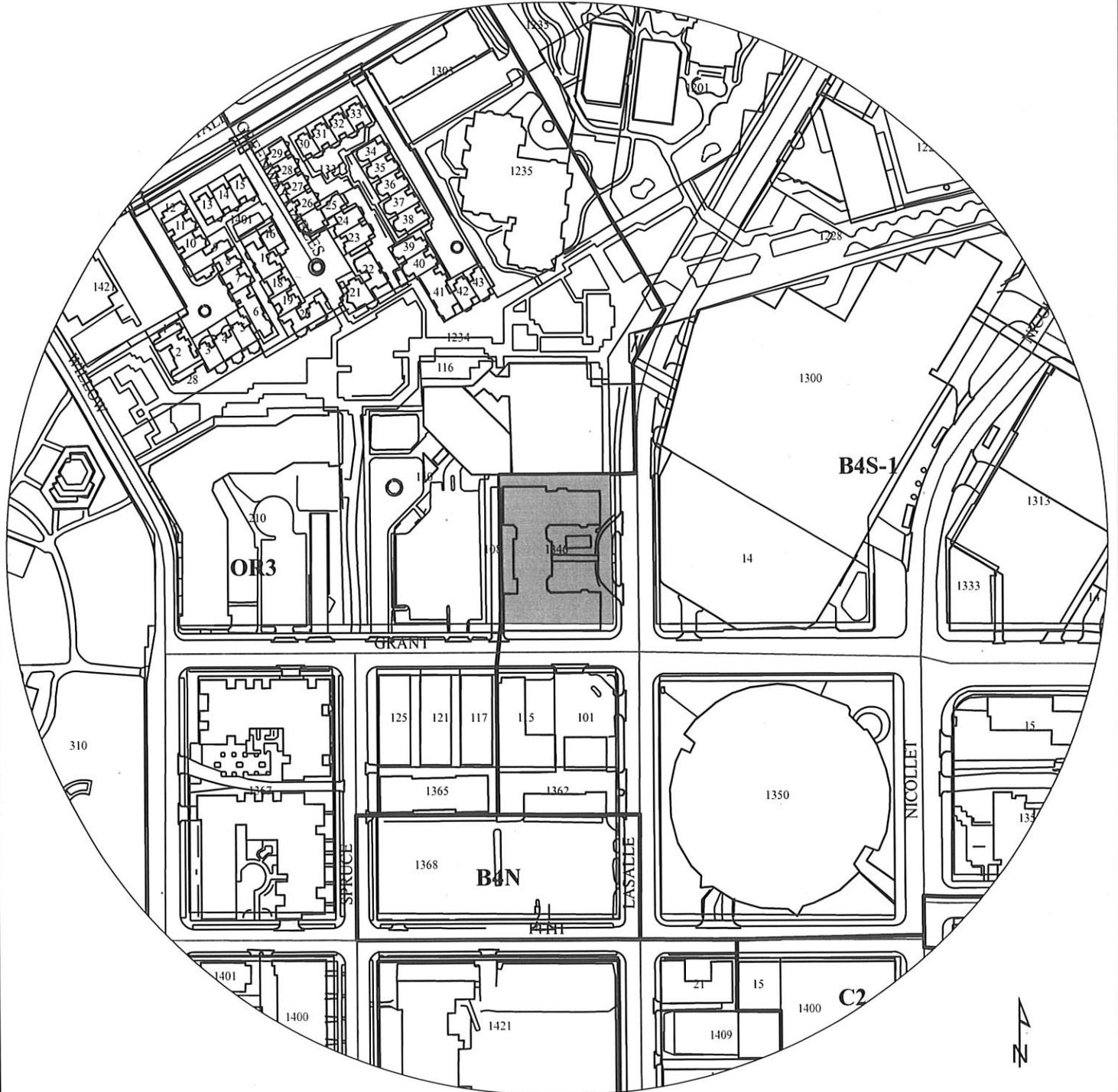
The building is located in the Downtown Parking Overlay District. There is currently no parking on site and none will be added as part of this project. Ten bike parking spots will be added on the west side of the building.

Maryland Preservation LLC

7th

NAME OF APPLICANT

WARD



200 100 0 200 400

PROPERTY ADDRESS
1346 LaSalle Avenue

FILE NUMBER
BZZ-6499

Client
AEON

901 NORTH THIRD STREET
SUITE 150
MINNEAPOLIS, MN 55401

Project
THE MARYLAND

Location
MINNEAPOLIS, MN

Certification

Summary

Designed: Drawn: JCB
Approved: MFH Book / Page: 315/43
Phase: Initial Issued: 8/6/2013

Revision History

No.	Date By	Submittal / Revision

Sheet Title
ALTA/ACSM
LAND TITLE
SURVEY

Sheet No. Revision
1/1
Project No. AEO19662

LEGEND		
● FOUND MONUMENT	— I — WATERMAIN	- - - EASEMENT LINE
○ SET MONUMENT MARKED LS 47481	— SS — SANITARY SEWER	- - - SETBACK LINE
⊗ ELECTRIC METER	⊗ ST — STORM SEWER	- - - RESTRICTED ACCESS
⊗ LIGHT	⊗ FL — FLARED END SECTION	▨ CONCRETE CURB
⊗ AIR CONDITIONER	⊗ UE — ELECTRIC TRANSFORMER	▨ BUILDING LINE
⊗ GUY ANCHOR	⊗ UT — TELEPHONE PEDESTAL	▨ BUILDING CANOPY
⊗ HANDICAP STALL	⊗ GL — GAS METER	▨ BITUMINOUS SURFACE
⊗ UTILITY POLE	— OW — OVERHEAD WIRE	▨ CONCRETE SURFACE
⊗ POST	— O — CHAIN LINK FENCE	▨ LANDSCAPE SURFACE
⊗ SIGN	— I — IRON FENCE	▨ DECIDUOUS TREE
	— X — WIRE FENCE	▨ CONIFEROUS TREE
	— □ — WOOD FENCE	

- SURVEY NOTES**
- The bearing system is based on the North line of Lot 14, having an assumed bearing of North 89 degrees 53 minutes 14 seconds West.
 - The vertical datum is based on City of Minneapolis. The originating bench marks are 50 and 51, both referenced from the City of Minneapolis.
 - BENCHMARK #1
50, located at the intersection of 3rd Avenue South and South 4th Avenue. Elev.=854.87
 - BENCHMARK #2
51, located at the intersection of East 16th Street and 3rd Avenue South. Elev.=855.11
 - Subject property's address is 1346 LaSalle Avenue, its property identification number is 27-029-24-24-0040.

SUBJECT PROPERTY

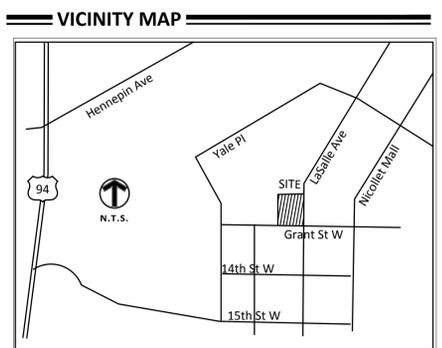
Description from title commitment (title commitment contains additional properties):
Lots 14, 15, 16 and 17, Auditor's Subdivision No. 58, Hennepin County, Minnesota.

Torrens Property
Torrens Certificate No. 1335913

Referencing Title Commitment No. 37221, dated 5/28/2013, that Commercial Partner Title, LLC as agent for Old Republic National Title Insurance Company has provided us, the following comments on easements etc., that the property is subject to in Schedule B, Section 2 thereof using the same numbering system as in said Section 2. **Exception Items No's. 1-68 are not Survey related items or do not apply to surveyed property.**

- "TABLE A" NOTES**
- The subject property lies within Flood Plain Zone X, per FEMA, FIRM Map No. 27053C0357E dated 9/2/2004.
 - The gross area of the subject property is 0.716 Acres or 31,191 Square Feet.
 - The zoning information has not been provided by the insurer.
 - The building and exterior dimensions of the outside wall at ground level are shown on the survey. It may not be the foundation wall.
 - b. The square footage of the building is 18,680 square feet.
 - There are no parking areas and striping on the subject property.
 - Underground utilities are per a combination of the following:
 - a. Observed evidence
 - b. As located for us by Gopher State One-Call, Ticket No. 131263997, dated 5/6/2013.

A Gopher State One Call (GSOC) request was placed on 5/6/2013 for utility locates on this site. The underground utility locations, shown hereon, if any, are based upon locates from those utility providers that actually performed a locate as a result of this request. Utility suppliers often do not respond to these requests but may provide ambiguous maps, plans, and drawings in lieu of physical location. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. Utility information shown hereon, if any, is a compilation of this map information and those visible utilities that were located during the survey field work. The surveyor further does not warrant that the underground utilities shown hereon, if any, are in the exact location as indicated, although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities. Pursuant to MS 216.D contact Gopher State One Call at (651-454-0002) prior to any excavation.
 - The names of adjoining owners of platted lands are shown on the survey.
 - No changes in street right of ways are proposed per City of Minneapolis Website. There is no observable evidence of recent street or sidewalk construction repair.



CERTIFICATION

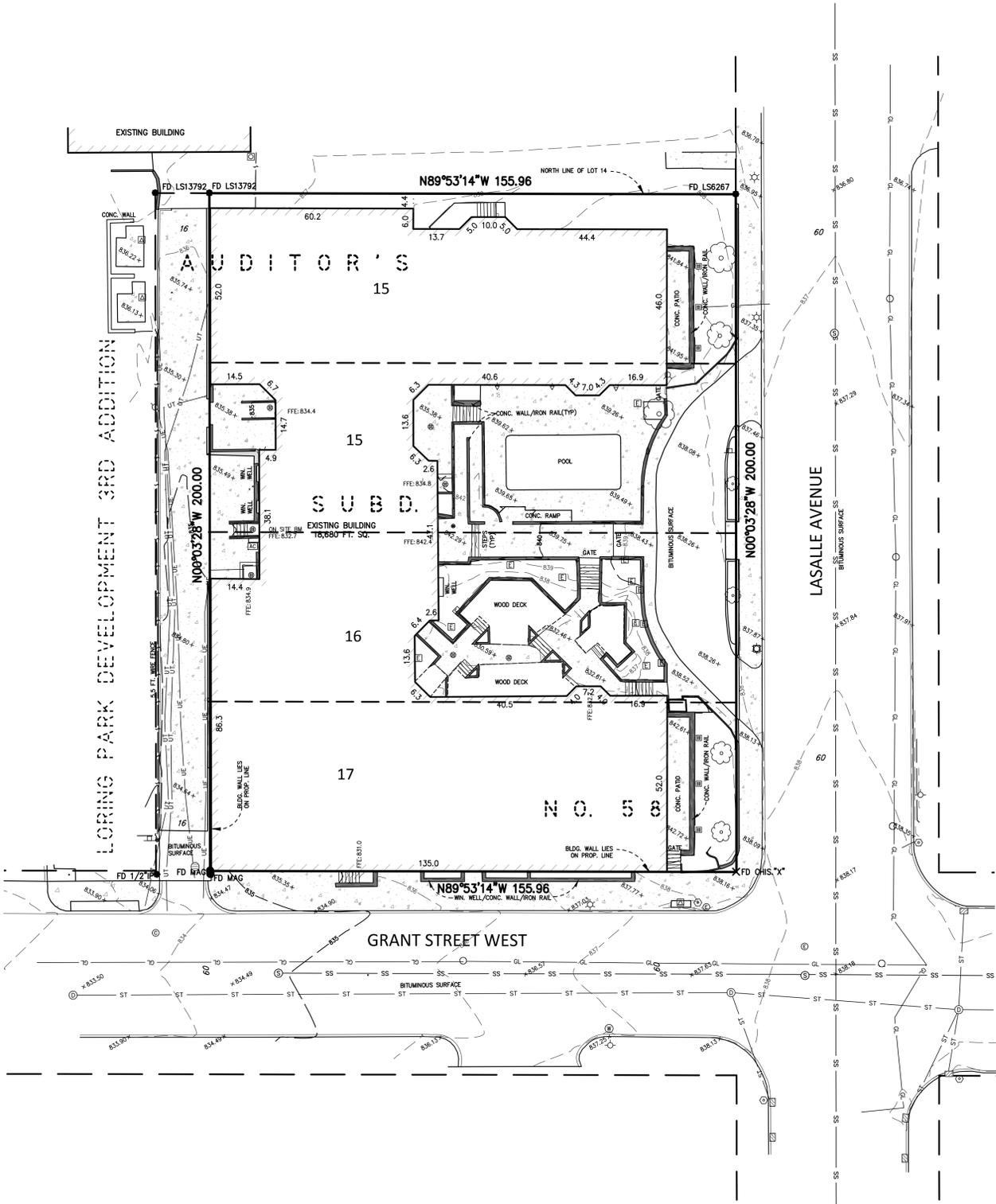
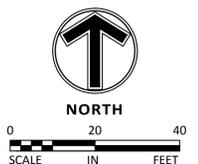
I hereby certify to HUD, Aeon, Old Republic National Title Insurance Company and to their successors and assigns, that: I made an on the ground survey per record description of the land shown hereon located in Minneapolis on 5/29/2013; and that it and this map was made in accordance with the HUD Survey Instructions and Report, HUD 92457M, and the requirements for an ALTA/ACSM Land Title Survey, as defined in the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys.

To the best of my knowledge, belief and information, except as shown hereon: There are no encroachments either way across property lines; title lines and lines of actual possession are the same; and the premises are free of any 100/500 year return frequency flood hazard, and such flood free condition is shown on the Federal Flood Insurance Rate Map, Community Panel No. 27053C0357E.

MFRA, Inc.

Marcus F. Hampton, LS
Minnesota License No. 47481

This certification is not valid unless wet signed in blue ink.



Revisions
No. Date Description

Date: March 21, 2013

Project No.: 1118

Drawn By: KMB

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

Print Name: Mina Adsit

Signed: _____

Date: XX/XX/2013

License No.: 18710

Project Title

MP3: THE MARYLAND RENOVATION TO ADD APARTMENTS

1346 LaSalle Ave.
Minneapolis MN

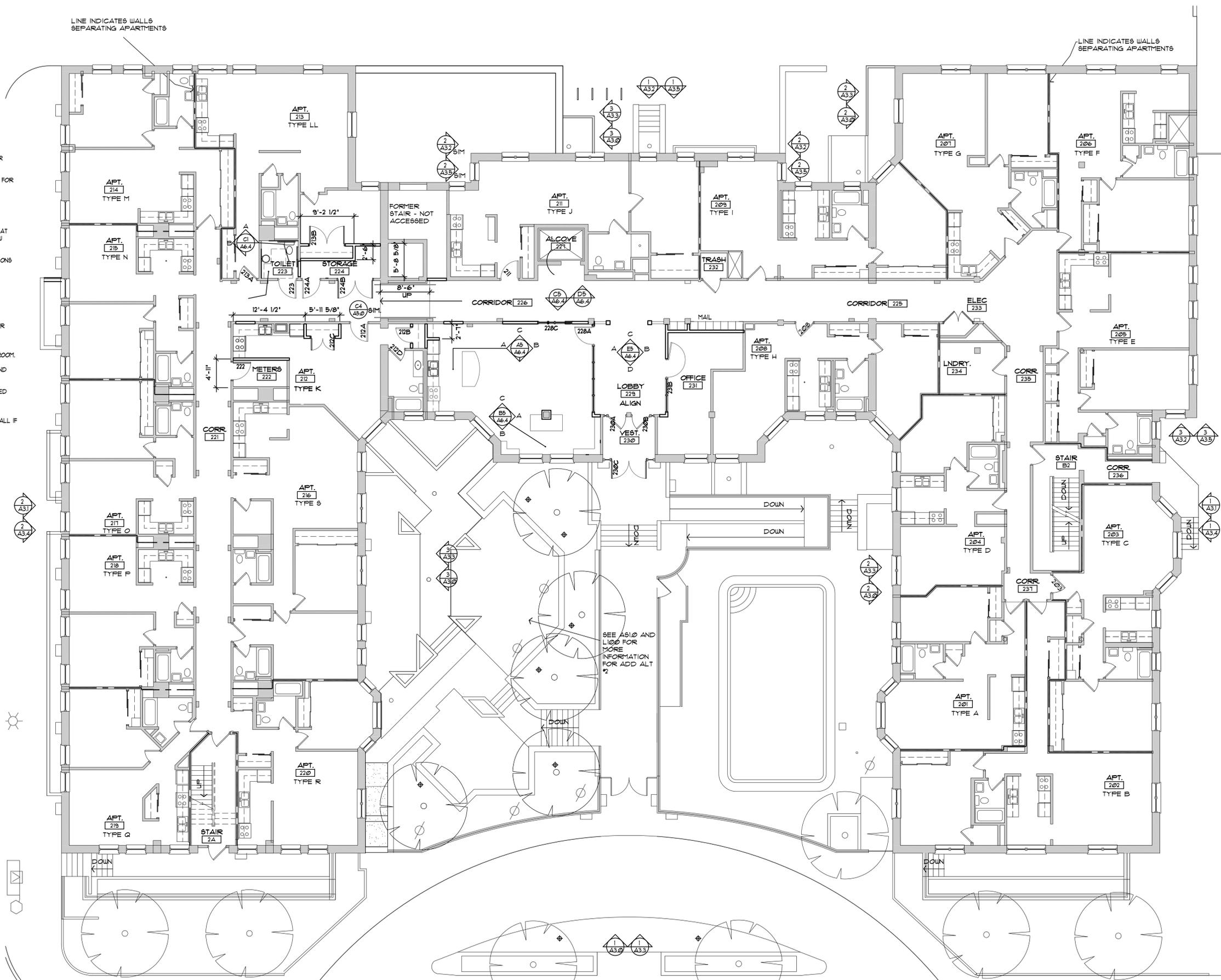
SITE PLAN REVIEW SET

Sheet Title

SECOND/STREET LEVEL FLOOR PLAN - ADD ALT #1

Sheet Number

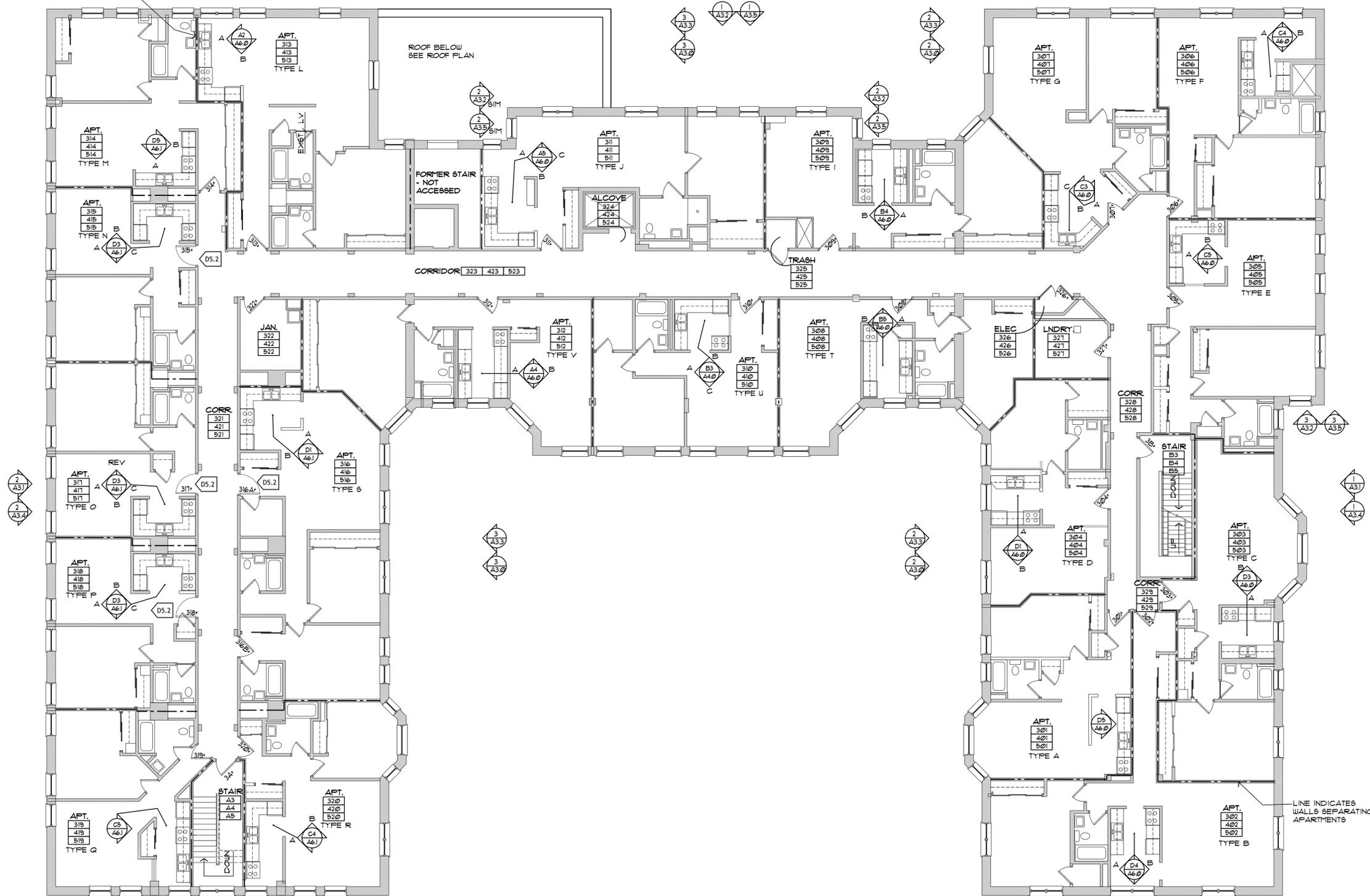
- NEW WORK KEY NOTES:
(ALSO SEE SCOPE OF WORK KEY, FINISH SCHEDULE, DOOR SCHEDULE)
- 2.2 PATCH EXISTING SHEETROCK AT CEILING AS REQUIRED AFTER DEMOLITION, OTHER CONSTRUCTION.
 - 2.3 PROVIDE EXTRUDED ALUM EDGE FROM ACT GRID MANUFACT. FOR TRANSITION AT ACT HEIGHT CHANGE.
 - 2.4 EXTEND EXISTING SOFFIT AS SHOWN.
 - 2.5 PROVIDE 9'-1" HIGH PORTION OF GYPSUM BOARD CEILING AT WINDOW TO CLEAR WINDOW HEAD, PROVIDE GYPSUM BOARD AT HEIGHT TRANSITION. TYPICALLY 1'-0" DEEP, WIDTH OF WINDOW UNLESS SHOWN OTHERWISE.
 - 2.6 VERIFY WIDTH OF SOFFIT - MUST CLEAR PIPING THAT TRANSITIONS AROUND STEEL BEAM.
 - 2.7 PROVIDE GYPSUM BOARD SOFFIT CENTERED IN LOBBY, WITH PAINTED COVE MOLDING AT PERIMETER.
 - 3.3 PROVIDE 100% TUCKPOINTING AT INTERIOR FACE OF STONE FOUNDATION WALL.
 - 3.6 PATCH WALLS AS REQUIRED, PROVIDE NEW SHEETROCK AFTER REMOVAL OF WALL FINISHES AND RAISED FLOOR.
 - 3.7 PROVIDE LAYER OF SHEETROCK OVER EXISTING WHERE FRP PANELS WERE REMOVED AT INTERIOR EXISTING WALLS THIS ROOM.
 - 3.8 PROVIDE DOUBLE LAYER OF FIRE RATED SHEETROCK AROUND EXISTING TUBE STEEL COLUMN FOR ONE HOUR FIRE RATING.
 - 4.6 PROVIDE FLOOR LEVELING OVER EXISTING SLAB AS REQUIRED AFTER REMOVAL OF RAISED FLOOR.
 - 4.7 PROVIDE NEW RAMP WITH WOOD RAILINGS 34" ABOVE RAMP MOUNTED TO EACH SIDE OF RAMP. PROVIDE BLOCKING IN WALL IF REQUIRED, PATCH WALL.
 - 4.8 PROVIDE NEW 4" THICK SLAB WHERE POOL EQUIPMENT AND DEPRESSED SLAB WERE REMOVED.
 - 6.4 PROVIDE NEW MAILBOXES IN NEW WALL ALCOVE



1 SECOND/STREET LEVEL FLOOR PLAN - ADD ALTERNATE NO. 1
A12 1/8" = 1'-0"



LINE INDICATES
WALLS SEPARATING
APARTMENTS



Revisions
No. Date Description

Date: March 21, 2013

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Drawn By: KMB

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

Print Name: Mina Adsit

Signed:

Date: XX/XX/2013

License No.: 18710

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MP3: THE MARYLAND
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APARTMENTS

1346 LaSalle Ave.
Minneapolis MN

SITE PLAN REVIEW SET

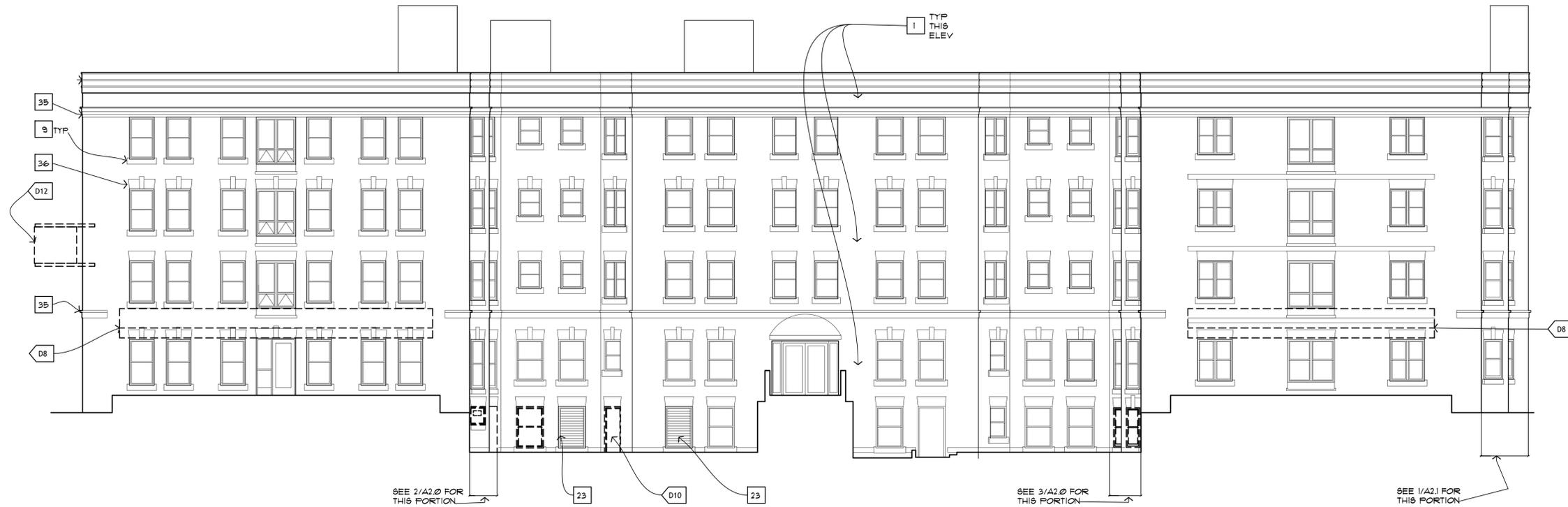
Sheet Title

FIFTH LEVEL FLOOR PLAN
(THIRD & FOURTH SIM.)

Sheet Number



SEE SHEET A2.1 FOR NOTE REFERENCES



1 FRONT/EAST DEMOLITION EXTERIOR ELEVATION
A2.0 1/8" = 1'-0"

Revisions
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Drawn By: KMB

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MP3: THE MARYLAND RENOVATION TO ADD APARTMENTS

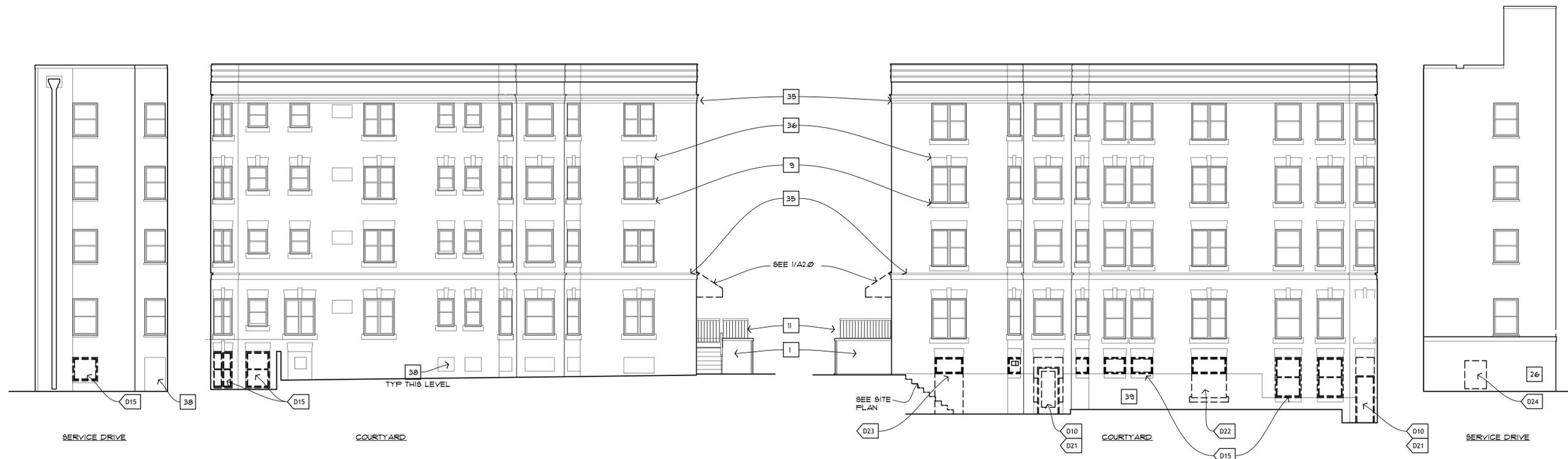
1346 LaSalle Ave.
Minneapolis MN

SITE PLAN REVIEW SET

Sheet Title

EAST AND COURTYARD DEMOLITION EXTERIOR ELEVATIONS

Sheet Number



2 SOUTH COURTYARD DEMOLITION EXTERIOR ELEVATION
A2.0 1/8" = 1'-0"

3 NORTH COURTYARD DEMOLITION EXTERIOR ELEVATION
A2.0 1/8" = 1'-0"

Revisions		
No.	Date	Description

Date: **March 21, 2013**

Project No.: **1118**

Drawn By: **KMB**

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MP3: THE MARYLAND RENOVATION TO ADD APARTMENTS

1346 LaSalle Ave. Minneapolis MN

SITE PLAN REVIEW SET

Sheet Title

NORTH AND SOUTH DEMOLITION EXTERIOR ELEVATIONS

Sheet Number

EXTERIOR RENOVATION NOTES:

1. ALL WINDOWS SHOWN DASHED ARE TO BE REPLACED.
2. REPLACE 3 STEEL LINTELS ON WEST ELEVATION.
3. PAINT EXISTING LOUVERS

DEMOLITION KEY NOTES:

- D4** REMOVE LIGHT FIXTURES.
- D7** REMOVE BRICK FOR NEW SILL.
- D8** REMOVE AWNING, METAL FRAMEWORK TO REMAIN.
- D10** REMOVE DOOR AND FRAME
- D12** REMOVE SIGN AND ALL BRACKETS
- D15** REMOVE ALL WINDOWS / TRIM SHOWN DASHED
- D18** REMOVE METAL BARS OVER WINDOW
- D21** REMOVE INFILL AT FORMER WINDOW OPENING FOR NEW WINDOW.
- D22** REMOVE WINDOW AND PORTION OF MASONRY WALL BELOW FOR NEW LARGER WINDOW.
- D23** REMOVE WINDOW AND MASONRY INFILL BELOW FOR NEW DOOR LOCATION.
- D24** REMOVE PORTION OF CEMENT STUCCO AND INFILL AT FORMER WINDOW OPENING FOR NEW WINDOW.



1 NORTH DEMOLITION EXTERIOR ELEVATION
A21 1/8" = 1'-0"

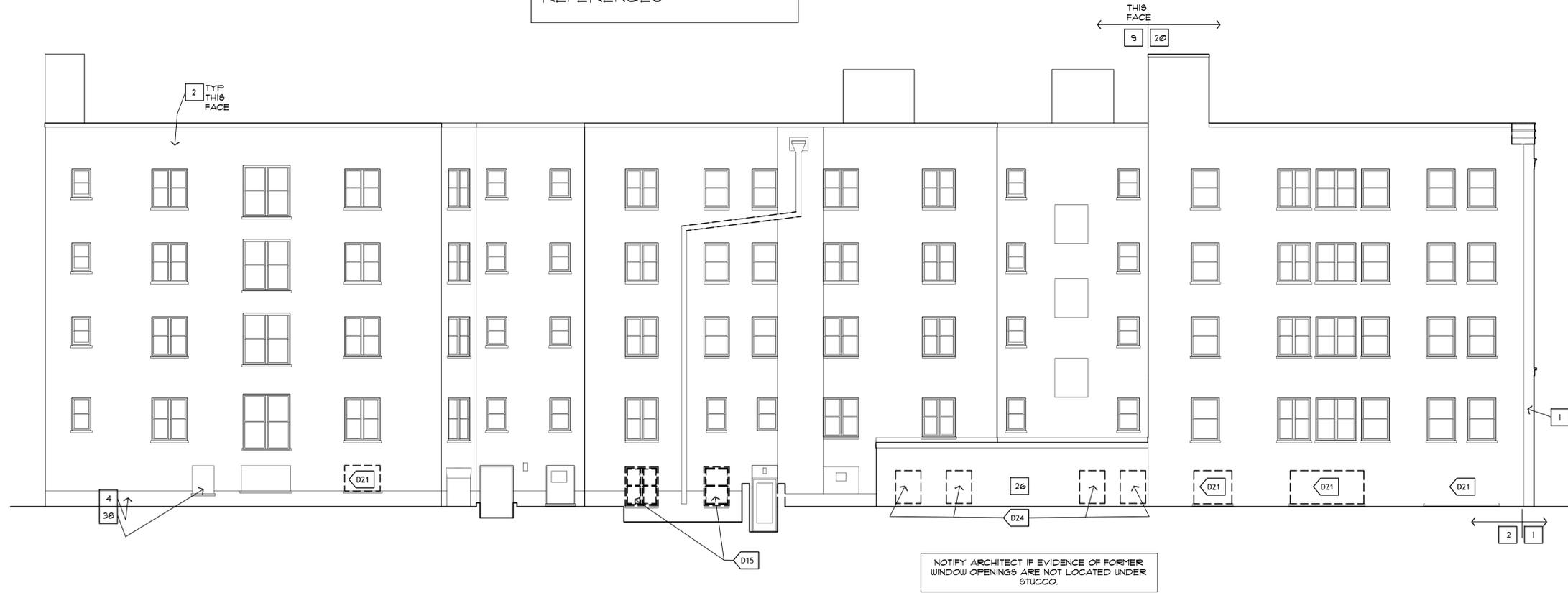
EXISTING MATERIAL KEY:

- 1** FACE BRICK
- 2** COMMON BRICK
- 4** LIMESTONE FOUNDATION
- 9** STONE WINDOW SILL
- 11** METAL GUARD AND HAND RAIL
- 13** METAL DOOR & FRAME
- 14** UTILITY METERS
- 15** UTILITY LIGHT
- 16** DECORATIVE LIGHT
- 20** BRICK SILL
- 21** BRICK SILL WITH CONCRETE FARGING
- 23** MECHANICAL LOUVER
- 24** METAL PARAPET CAP
- 26** STUCCO
- 34** DECORATIVE METAL FAUX BALCONY
- 35** DECORATIVE BRICK BAND
- 36** FLAT SEGMENTED BRICK HEAD DETAIL
- 37** STONE BAND
- 38** INFILL AT FORMER OPENING
- 39** CONCRETE FOUNDATION



2 SOUTH DEMOLITION EXTERIOR ELEVATION
A21 1/8" = 1'-0"

SEE SHEET A2.1 FOR NOTE REFERENCES



1 WEST DEMOLITION EXTERIOR ELEVATION
A22 1/8" = 1'-0"

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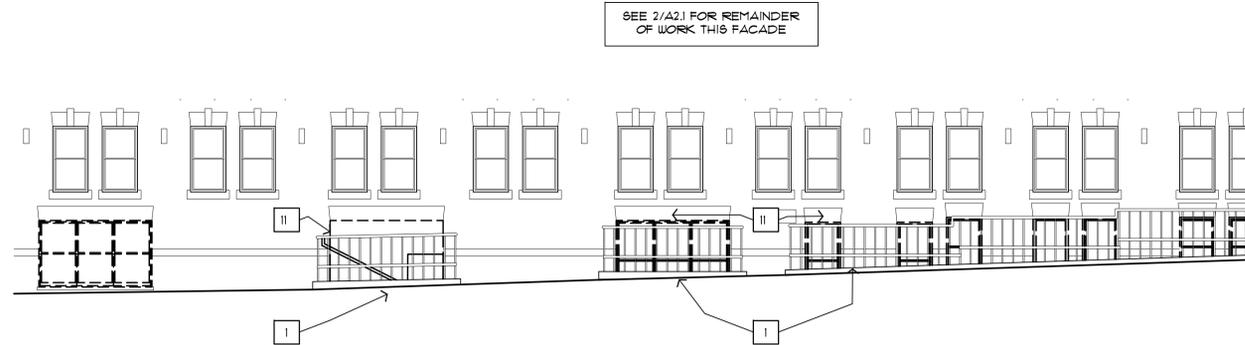
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Minneapolis MN

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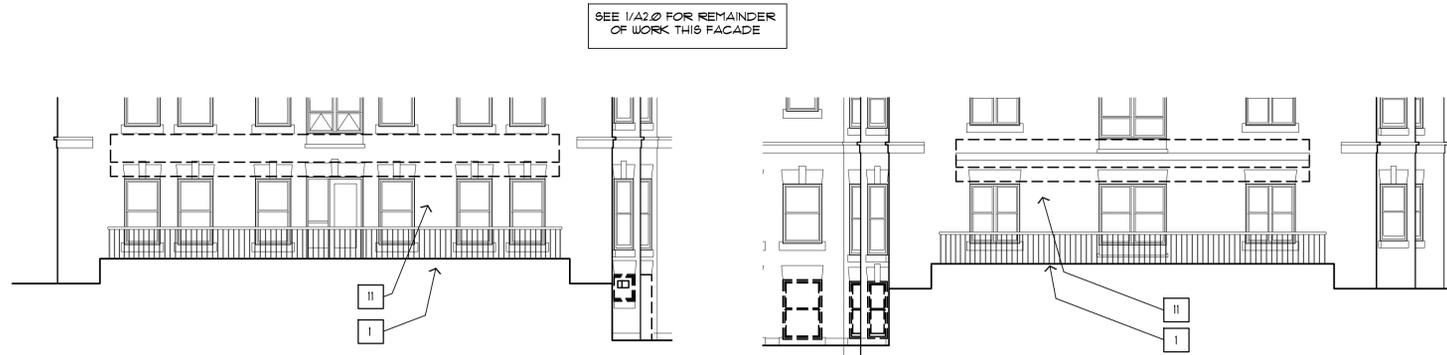
Sheet Title

DEMOLITION EXTERIOR ELEVATIONS

Sheet Number

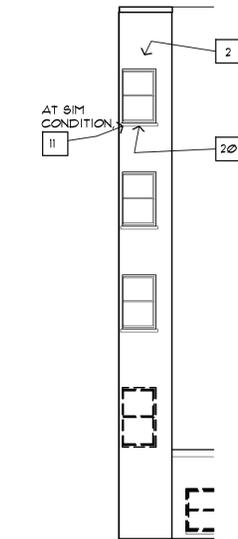


4 PARTIAL SOUTH DEMO ELEVATION AT WINDOW WELL WALLS
A22 1/8" = 1'-0"

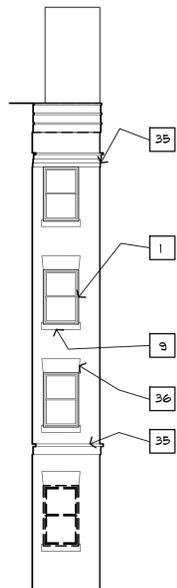


5 PARTIAL EAST DEMO ELEVATION
A22 1/8" = 1'-0"

6 PARTIAL EAST DEMO ELEVATION
A22 1/8" = 1'-0"



2 PARTIAL NORTH DEMO ELEV.
A22 1/8" = 1'-0"



3 PARTIAL EAST DEMO ELEV.
A22 1/8" = 1'-0"

SEE SHEET A2.4 FOR NOTE REFERENCES



1 FRONT/EAST EXTERIOR ELEVATION
A2.3 1/8" = 1'-0"

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Signed:

Date: xx/xx/2013

License No.: 18710

Project Title

MP3: THE MARYLAND RENOVATION TO ADD APARTMENTS

1346 LaSalle Ave.
Minneapolis MN

SITE PLAN REVIEW SET

Sheet Title

EAST AND COURTYARD EXTERIOR ELEVATIONS

Sheet Number



2 SOUTH COURTYARD EXTERIOR ELEVATION
A2.3 1/8" = 1'-0"

3 NORTH COURTYARD EXTERIOR ELEVATION
A2.3 1/8" = 1'-0"

Revisions		
No.	Date	Description

Date: **March 21, 2013**

Project No.: **1118**

Drawn By: **KMB**

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

Print Name: **Mina Adsit**

Signed: _____

Date: **XX/XX/2013**

License No.: **18710**

Project Title

MP3: THE MARYLAND RENOVATION TO ADD APARTMENTS

1346 LaSalle Ave. Minneapolis MN

SITE PLAN REVIEW SET

Sheet Title

NORTH AND SOUTH EXTERIOR ELEVATIONS

Sheet Number



1 NORTH EXTERIOR ELEVATION - BASE BID
A24 1/8" = 1'-0"



2 SOUTH EXTERIOR ELEVATION - BASE BID
A24 1/8" = 1'-0"

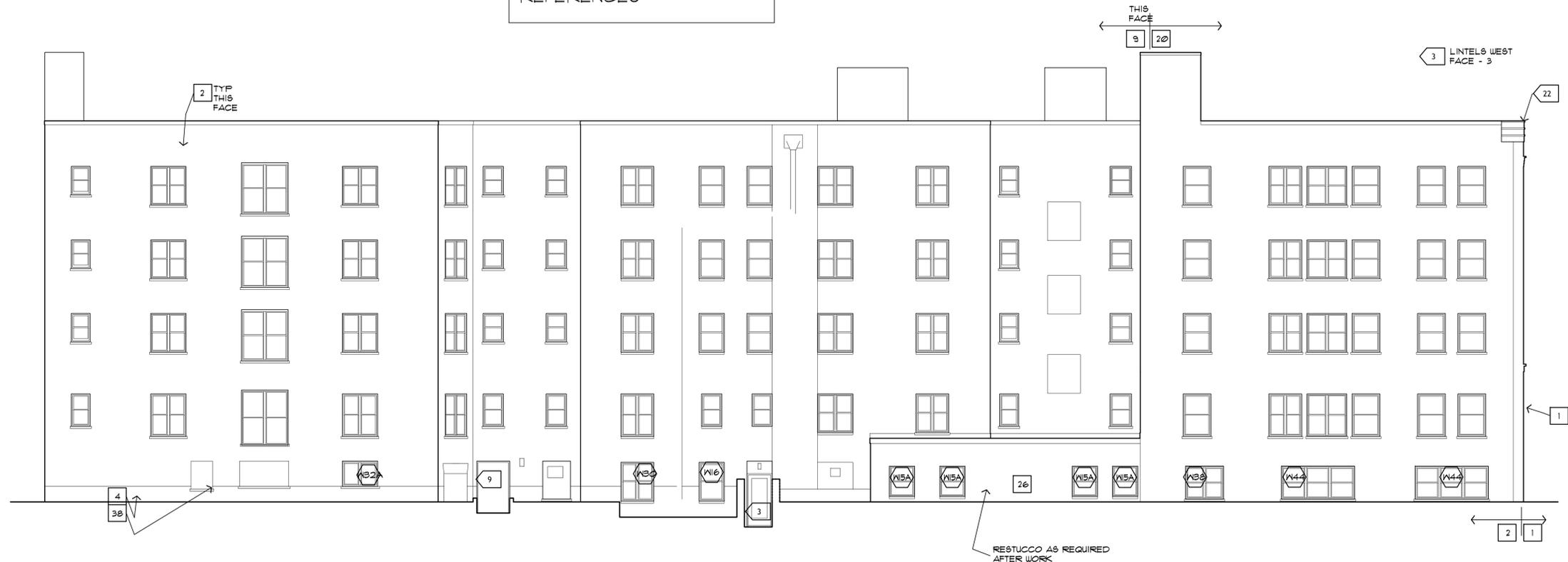
EXTERIOR WORK KEY NOTES:

- 1 TUCKPOINT EXISTING BRICK.
- 2 REPLACE / REPAIR ACCENT BAND
- 3 REPLACE LINTEL.
- 9 REPLACE DOOR AND FRAME
- 23 PROVIDE NEW AWNING AT EXISTING FRAMEWORK. PAINT STEEL FRAMEWORK.
- 25 PAINT EXISTING METAL RAILINGS.
- 27 PROVIDE BRICK INFILL WHERE DOOR AND/OR OTHER INFILL WAS REMOVED.

EXISTING MATERIAL KEY:

- 1 FACE BRICK
- 2 COMMON BRICK
- 4 LIMESTONE FOUNDATION
- 9 STONE WINDOW SILL
- 11 METAL GUARD AND HAND RAIL
- 13 METAL DOOR & FRAME
- 14 UTILITY METERS
- 15 UTILITY LIGHT
- 16 DECORATIVE LIGHT
- 20 BRICK SILL
- 21 BRICK SILL WITH CONCRETE PARGING
- 23 MECHANICAL LOUVER
- 24 METAL PARAPET CAP
- 26 STUCCO
- 34 DECORATIVE METAL FAUX BALCONY
- 35 DECORATIVE BRICK BAND
- 36 FLAT SEGMENTED BRICK HEAD DETAILING
- 37 STONE BAND
- 38 INFILL AT FORMER OPENING
- 39 CONCRETE FOUNDATION

SEE SHEET A2.4 FOR NOTE REFERENCES



1 WEST EXTERIOR ELEVATION - BASE BID
A2.5 1/8" = 1'-0"

Revisions

No.	Date	Description

Date: March 21, 2013

Project No.: 1118

Drawn By: KMB

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

Print Name: Mina Adsit

Signed: _____

Date: xx/xx/2013

License No.: 18710

Project Title

MP3: THE MARYLAND RENOVATION TO ADD APARTMENTS

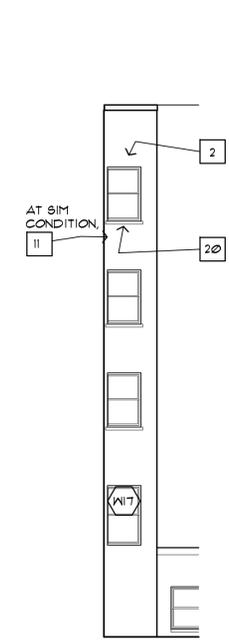
1346 LaSalle Ave. Minneapolis MN

SITE PLAN REVIEW SET

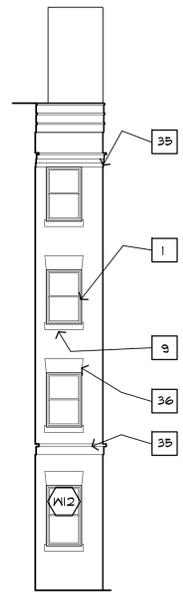
Sheet Title

EXTERIOR ELEVATIONS

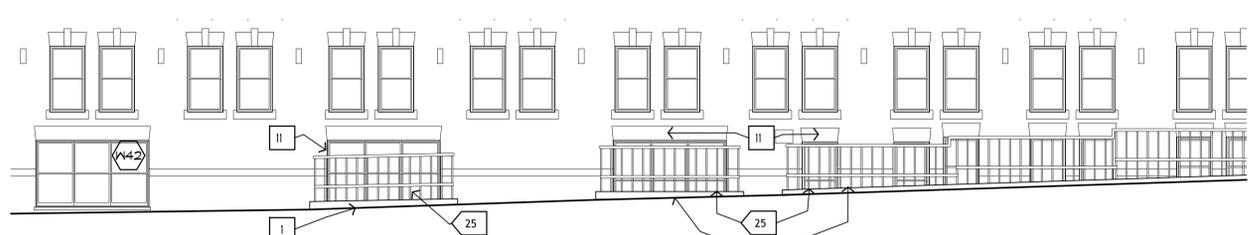
Sheet Number



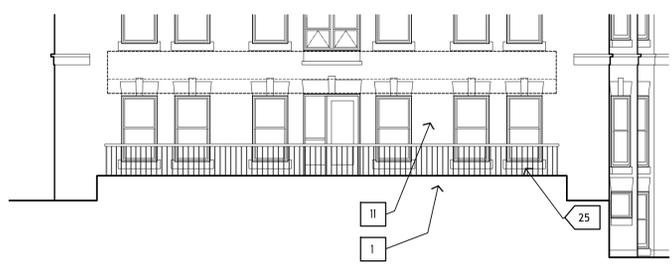
2 PARTIAL NORTH ELEV.
A2.5 1/8" = 1'-0"



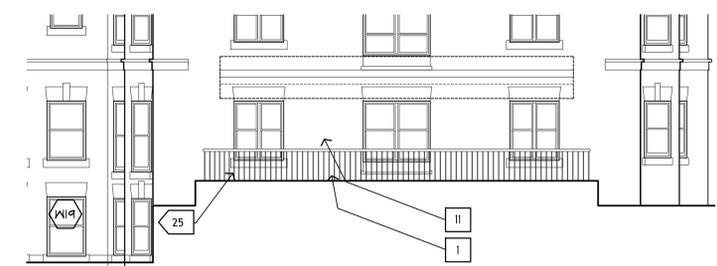
3 PARTIAL EAST ELEV.
A2.5 1/8" = 1'-0"



4 PARTIAL SOUTH ELEVATION AT WINDOW WELL WALLS
A2.5 1/8" = 1'-0"



5 PARTIAL EAST ELEV. AT PATIO
A2.5 1/8" = 1'-0"



6 PARTIAL EAST ELEV. AT PATIO
A2.5 1/8" = 1'-0"





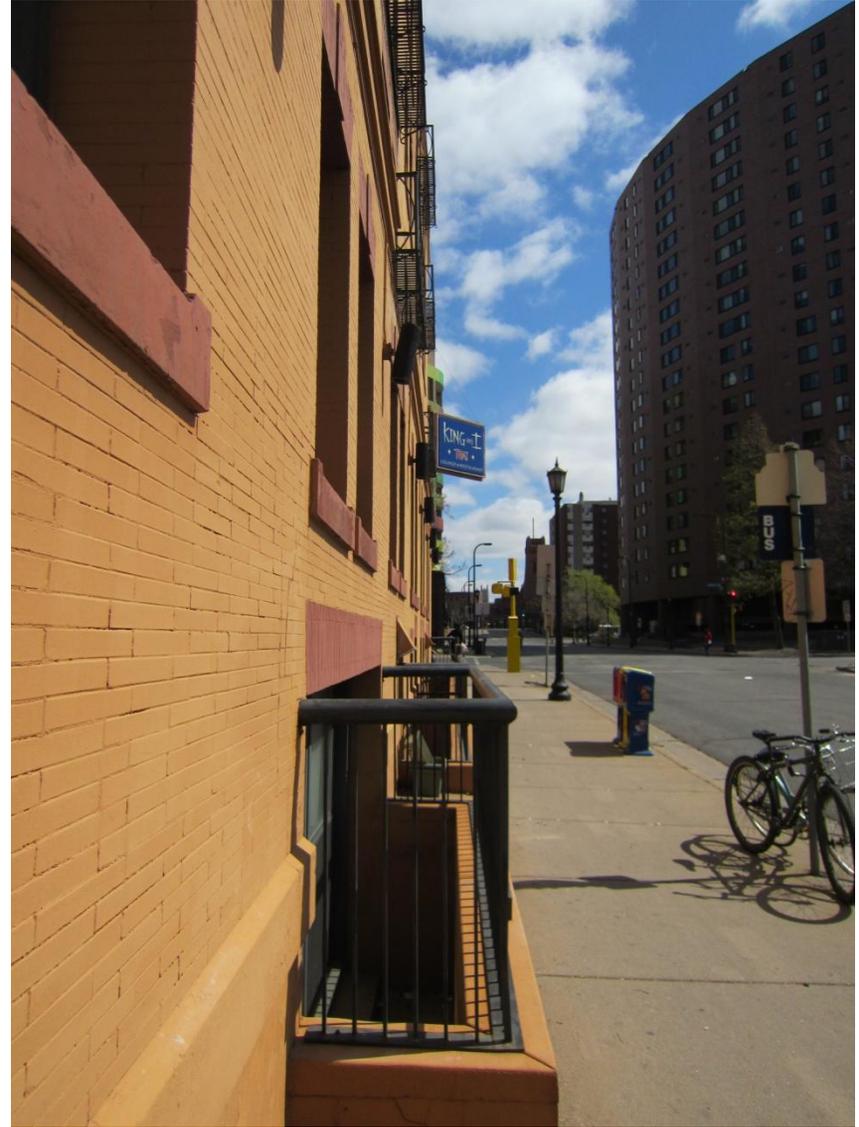
East Elevation



East Elevation- Lasalle Avenue



South Elevation- View from Grant Street



South Elevation



West Elevation



West Elevation



North Elevation



Courtyard



Courtyard from Street

Adsit – Architecture and
Planning

1229 Harmon Place
Minneapolis, MN 55403
Phone: (612) 343-8013
Fax: (612) 343-5534

March 12, 2014

Citizens for a Loring Park Community
Jana Metge
1645 Hennepin Avenue S #204
Minneapolis, MN 55403

Lisa Goodman – City Council
350 S. 5th St., Room 307
Minneapolis, MN 55415

Re: Site Plan Review Application, 1346 LaSalle Avenue –The Maryland
Apartments Lower Level Renovation

1. Project Description: The building is located in the Loring Hill neighborhood. It is owned and operated by Aeon, a non-profit affordable housing developer.

Scope of Work: The building currently has apartments on floors 1-4. There is a lower level space that formerly housed the King and I restaurant that will be converted to apartments. There will be 15 new apartments located in the lower level and a community room will be moved to the main floor. The new apartments provide additional dwelling units in the neighborhood including accessible units. Minor site work is required to improve the exit path from the lower level to the street.

2. A Site Plan Review application is required due to the addition of 5 or more dwelling units. No variances or other land use applications are required.

3. Applicant:
Mina Adsit – Adsit Architecture and Planning
1229 Harmon Place
Minneapolis, MN 55403
Phone: 612 343 8013
madsit@adsitap.com

Sincerely,

Mina Adsit
Adsit Architecture and Planning