



MEMORANDUM

TO: City Planning Commission, Committee of the Whole
FROM: [Becca Farrar- Hughes](#), Senior City Planner, (612) 673-3594
DATE: December 4, 2014
SUBJECT: 701 7th Street North & 618 7th Avenue North - Lockup Self Storage

The applicant proposes to construct a new 4-story or 46 foot tall, 99,900 square foot, self-service storage facility that includes 11 off-street parking spaces on the properties located at 701 7th Street North and 618 7th Avenue North. The properties are both zoned I2 (Medium Industrial) District and are located in the DP (Downtown Parking) Overlay District.

The subject parcels are partially occupied by a vacant single-story industrial building that has an entrance along 7th Street North at the intersection with Oak Lake Avenue. The building would be razed in order to construct the proposed building should it be approved. The proposed use as a self-service storage facility is permitted in all industrial districts. The 11-space accessory surface parking lot requires a conditional use permit in the DP Overlay District.

The exterior materials proposed on the building include precast concrete panels, metal elements, overhead doors as well as clear and spandrel glass.

Formal land use applications have not been submitted to date. The applicant has also not submitted plans for Preliminary Development Review. Based on a cursory review of the submitted plans, the following land use applications appear necessary:

- (1) Conditional Use Permit to allow an 11-space accessory surface parking lot in the DP Overlay District;
- (2) A variance of the off-street parking requirement from 24 spaces to 11 spaces;
- (3) Variance to allow a wall sign at a height taller than 28 feet on the west elevation of the building;
- (4) Variance to allow signage on a non-primary building wall (west) where no signage is permitted;
- (5) Site plan review.

CPED Staff has concerns regarding the overall design and placement of the proposed building. The building does not meet Chapter 530 design standards regarding window requirements including required percentages as the only windows with clear glass that allow views into and out of the building are located on the north elevation of the building. All other windows in the building are either spandrel glass or are clear glass that look into display windows, which does not meet the requirements of the site plan review ordinance. The windows that allow views into and out of the building are not evenly spaced. The building is not well-articulated as its massing is blocky rather than divided into smaller, identifiable sections; the level of detail makes it difficult to discern whether the elevations meet the blank wall provision. The building does not reinforce the street wall along 7th Street North and the ground-

level of the building facing 7th Street North, Oak Lake Avenue and 7th Avenue North are devoid of windows that allow views into and out of the building. Staff requested more thorough context studies and information for the Commission to utilize for their discussion.

The only Chapter 530 standards that are relaxed given the proposed industrial use are as follows:

- Industrial uses in Table 550-1, Principal Uses in the Industrial Districts, may provide less than thirty (30) percent windows on the walls that face an on-site parking lot, provided the parking lot is not located between the building and a public street, public sidewalk or public pathway.
- *Ground floor active functions.* Except for industrial uses in Table 550-1, Principal Industrial Uses in the Industrial Districts, the first floor or ground level of buildings shall be designed to accommodate active functions by ensuring that parking, loading, storage, or mechanical equipment rooms are limited to no more than thirty (30) percent of the linear building frontage along each wall facing a public street, public sidewalk, or public pathway.

**PROPOSED DEVELOPMENT OF 701 7th STREET NORTH
MINNEAPOLIS, MINNESOTA**

**SUBMITTED TO:
COMMITTEE OF THE WHOLE
PLANNING COMMISSION
MINNEAPOLIS, MINNESOTA**

**SUBMITTED BY:

BRB DEVELOPMENT, LLC
THE LOCK UP SELF STORAGE CENTERS
800 FRONTAGE ROAD
NORTHFIELD IL 60093
847.446.7872
NOVEMBER 24, 2014**

CITY OF MINNEAPOLIS, MINNESOTA

PROPOSED DEVELOPMENT OF THE LOCK UP SELF STORAGE CENTER AT 701 – 7th STREET NORTH, MINNEAPOLIS, MINNESOTA

COMPANY HISTORY AND INTRODUCTION

The Lock Up Self Storage Centers were started in 1976 by two friends and entrepreneurs, Robert Soudan Sr. and Charles Sample Sr. From their initial project on Willow Road in Northbrook, IL, the company has steadily grown to be a leader in the self storage industry. Renowned nationally for building award winning projects, The Lock Up specializes in building interior-access, climate-controlled facilities in high-end communities nationwide.

The Lock Up Self Storage Centers (and its development arm, BRB Development) currently owns and operates 30 storage facilities located in 8 states. Since 2007, we also have owned and operated a self storage platform in Europe.

In 2005 we formed a long term investment partnership with Evergreen Real Estate Partners, a controlled affiliate of the Washington State Investment Board (WSIB). WSIB represents and manages the pension and retirement contributions for all state employees in the Washington State system.

Product Attributes:

We prefer to locate in dense, affluent communities where our target real estate has:

- Good visibility
- Good traffic flow and access
- Our current property portfolio is located near or adjacent to:
 - Major Regional Malls
 - Grocery Anchored Community Centers
 - Professional Office Parks
 - Medical Office Buildings
 - Entertaining and Dining
 - Residential Neighborhoods
 - We do not locate in industrial parks, as it is negatively viewed by our customers

Customer Profile:

Across our portfolio nationally, roughly 75% of our customers are residential users, 20% are commercial users and the remaining 5% are college students and military personnel.

Customer Profile (continued):

The majority of our customers are women. They are the decision makers and they base their storage decisions on several key criteria:

- Safety and Security
 - Large glass enclosed offices with a professional staff
 - Enclosed loading and unloading areas
 - High Tech Security
 - Motion sensor lighting

- An attractive and comfortable facility that has:
 - Architecturally attractive building design
 - A climate controlled environment for the safety of their goods (both heated and air conditioned)
 - Fully carpeted hallways and storage units, to cut down on noise and dirt
 - Hallway intercoms, to communicate at all times with the property manager

Typically, over 90% of our customers come from within a 5 mile radius of our project location. In effect, our customers are our neighbors. As a result, we pride ourselves on working with the communities that we operate within. We strive to be an asset within the community.

THE PROJECT

We propose a 4-story, fully-enclosed, climate-controlled, investment grade self storage facility. The architectural style is illustrated in the attached renderings, as well as our existing facilities in other high-end communities around the U.S. Examples of current facilities we have built in Illinois, Minnesota and Florida can be found on our website at www.thelockup.com. Specific examples of Twin City facilities are:

- Minneapolis – 1355 Industrial Boulevard
- Bloomington – 221 American Boulevard
- Plymouth – 2960 Empire Lane
- Eden Prairie – 12995 Valley View Road
- Golden Valley – 6250 Olson Memorial Highway (under construction)

Customers will enter the property via a curb cut off of 7th Street North. The glass enclosed office would be at the 7th Street corner with an adjacent enclosed drive-in loading and unloading area. An access-code activated elevator is immediately off of the loading area. Energy efficient lighting is controlled by strategically placed motion sensors. Customer movement within the facility is tracked and recorded via a high tech digital security system. The building is also climate controlled using energy efficient HVAC units. The Lock Up is one of the few self storage operators in the U.S. that has carpeted hallways and storage units.

The Project will be professionally staffed and open to customers:

Monday – Friday	8:00 AM to 6:00 PM
Saturday	8:00 AM to 6:00 PM
Sunday	9:00 AM to 5:00 PM

We are closed for major holidays

If a customer needs to access their storage unit before or after our normal operating hours, they can only access the facility via an individual access code which also monitors their movements. The only hours that they can independently access their unit would be:

Mornings:	6:00 AM to 8:00 AM
Evenings:	6:00 PM to 8:00 PM

701 – 7th Street North is currently occupied by a vacant industrial building. This building will be removed and an entirely new building developed.

The proposed building will be a 4 story, 99,900 square foot facility constructed of painted exterior precast concrete walls. The facility will include display windows on all sides and signage as allowed by City Code.

Building Height	Proposed	46’0”
	Allowed	56’0”
Building Area/F.A.R.	Proposed	99,900 sf/ 2.69
	Allowed	100,137 sf/ 2.7
Parking	Proposed	11 spaces

COMPREHENSIVE PLAN AND ZONING CONSISTENCY

Comprehensive Plan:

The property is designated by the Comprehensive Plan for Transitional Industrial Uses and is in the “Lower Mix” Land Use District in the North Loop Small Area Plan (the “Plan”). The Plan states, with respect to the Lower Mix District:

The Lower Mix District currently is an eclectic mix of public works properties, the Minneapolis Farmers Market, large warehouses, private industrial and commercial businesses, and social service housing providers. This Plan proposes to continue this diversity of uses.

The Plan also places the property in Development Intensity District B. The Plan calls for the following in Development Intensity District B:

Appropriate building types include housing, commercial, and industrial structures of two (2) to ten (10) stories. This type is generally consistent with the bulk and height of historic warehouse structures in the neighborhood.

The Project is a 4-story, 99,900 square foot warehouse building, which is a large warehouse of two (2) to ten (10) stories and is exactly what the North Loop Small Area Plan calls for in this location.

Zoning:

The property is located in the I-2, Medium Industrial Zoning District. Pursuant to Section 550.30 and Table 550-1 of the Zoning Ordinance, “self service storage” is an “industrial use” and a “permitted use” in the I-2 Zoning District.

As a nonresidential building of 20,000 or more square feet, the building requires site plan review. Pursuant to Section 530.70 of the Zoning Ordinance, the Planning Commission shall approve the site plan if:

- (1) The site plan conforms to all applicable standards of this Chapter.
- (2) The site plan conforms to all applicable regulations of this Zoning Ordinance and is consistent with the applicable policies of the Comprehensive Plan and applicable small area plans adopted by the City Council.

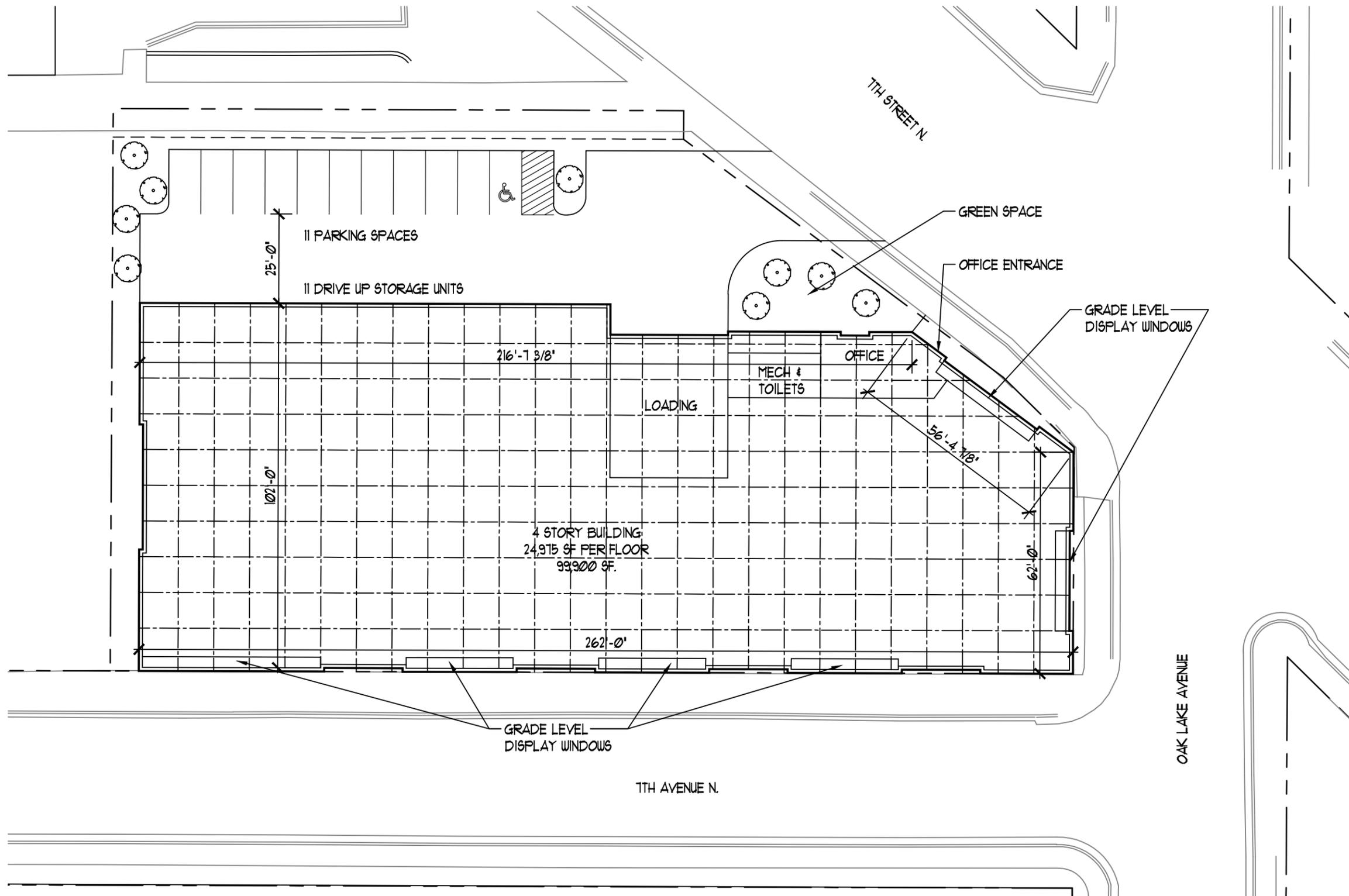
The building has been located and designed to comply in all respects with the standards set forth in Sections 530.110 and 530.120, which regulate building placement and building design, as follows:

- The first floor of the building is located within 8 feet of the front lot line on all three (3) of the adjacent public streets;
- The principal entry of the building faces the front lot line;
- The building walls include architectural detail, recesses and projections, windows and entries to divide the building into twenty-five (25) foot or shorter sections;
- The building includes no plain face concrete block as an exterior material and all exterior materials comply with the requirements;
- The primary entrance is clearly defined and emphasized through the use of architectural features, including canopies;
- The walls that face public streets include thirty percent (30%) windows on the first floor, and ten percent (10%) windows on each floor above, and the first floor windows allow views into and out of the building at eye level.

The proposed self-storage use is a warehouse and, as such, does not have active uses on the ground floor, except at the office and interior loading areas. However, Section 550.120(b)(3) specifically exempts Industrial Uses in Table 550-1 from the requirement for ground floor active functions. The Project is identified in Table 550-1 as a permitted industrial use and, as such, is not subject to the requirement for active functions on the ground floor. All active areas on the

ground floor, including the office and the internal loading and unloading areas, do have one hundred percent (100%) windows.

The plans submitted have been designed to and do comply with the site plan review standards, including the window requirements. Because the south wall of the property is along a dead-end street with a large vacant industrial building across the street, the developer presented an alternative approach for this wall to the North Loop Neighborhood Association Planning and Zoning Committee. The alternative included a large public art installation (mural) in the middle of the south wall, in lieu of the required windows. The mural, which would be designed and installed by a local artist selected by the Neighborhood Association and the developer, would cover considerably more space than the required windows. Planning staff has directed us not to present alternatives to the Planning Commission, so the alternative approach is not included in the submission. However, if the Committee of the Whole is interested in seeing the alternative that was shown to the Neighborhood Association, we will bring it and have it available at the Committee of the Whole Meeting.



DEVELOPMENT DATA:

SITE AREA:	37,088 SF.
ZONING CLASSIFICATION:	1-2
ALLOWED F.A.R.	2.7 MAX
ALLOWED HEIGHT	56'-0"
PROPOSED DEVELOPMENT	
BUILDING AREA:	99,900 SF.
F.A.R.	2.69
MAX HEIGHT	46'-0"
PROVIDED PARKING	11 SPACES

THE LOCKUP SELF STORAGE
 7th Street N, Minneapolis, Minnesota

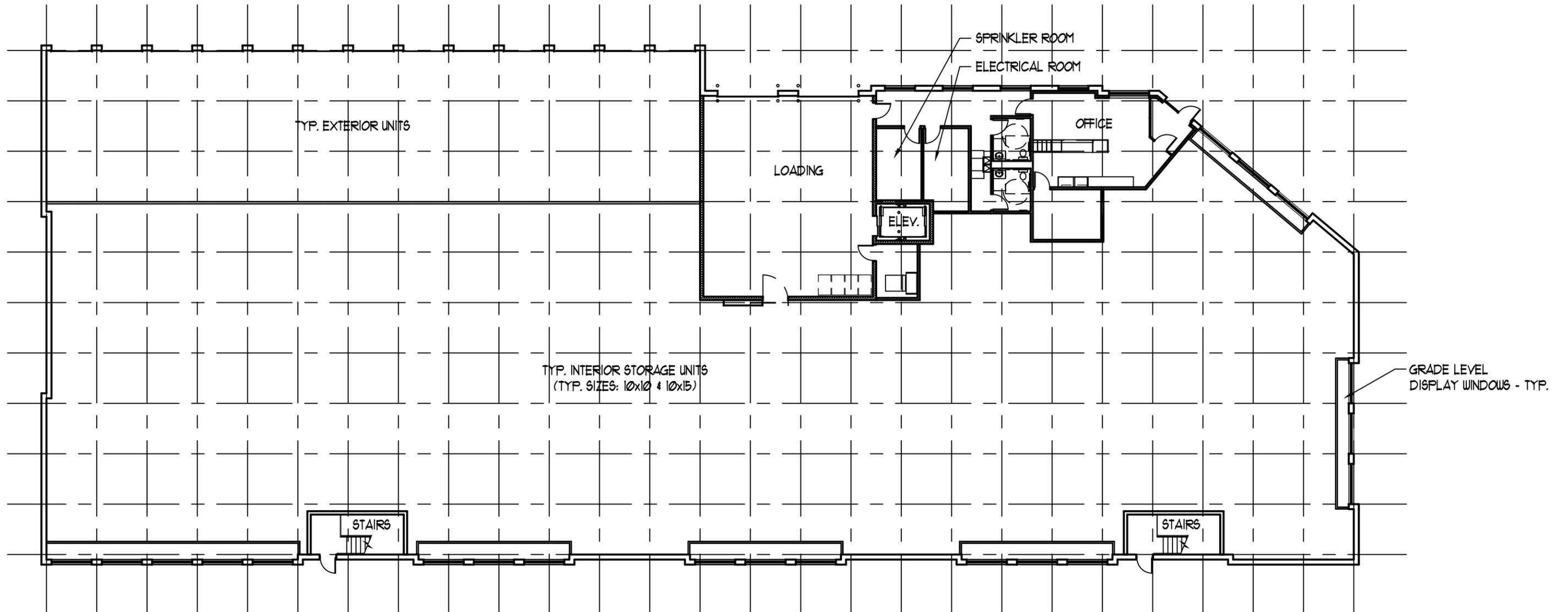
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SITE PLAN
 1" = 30'-0"
 11.21.14



262.652.2800
 Kenosha, WI

847.940.0300
 Riverwoods, IL



THE LOCKUP SELF STORAGE

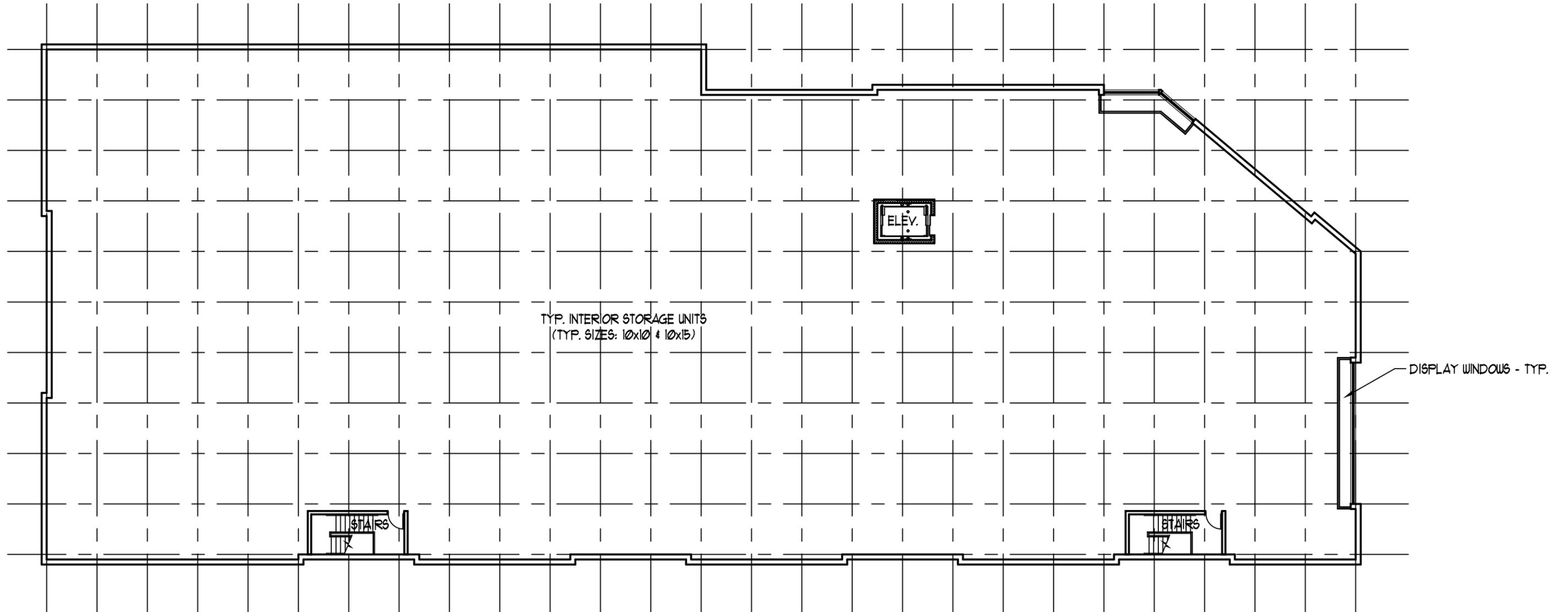
7th Street N, Minneapolis, Minnesota

FIRST FLOOR PLAN

1" = 20'-0"

11.21.14





THE LOCKUP SELF STORAGE

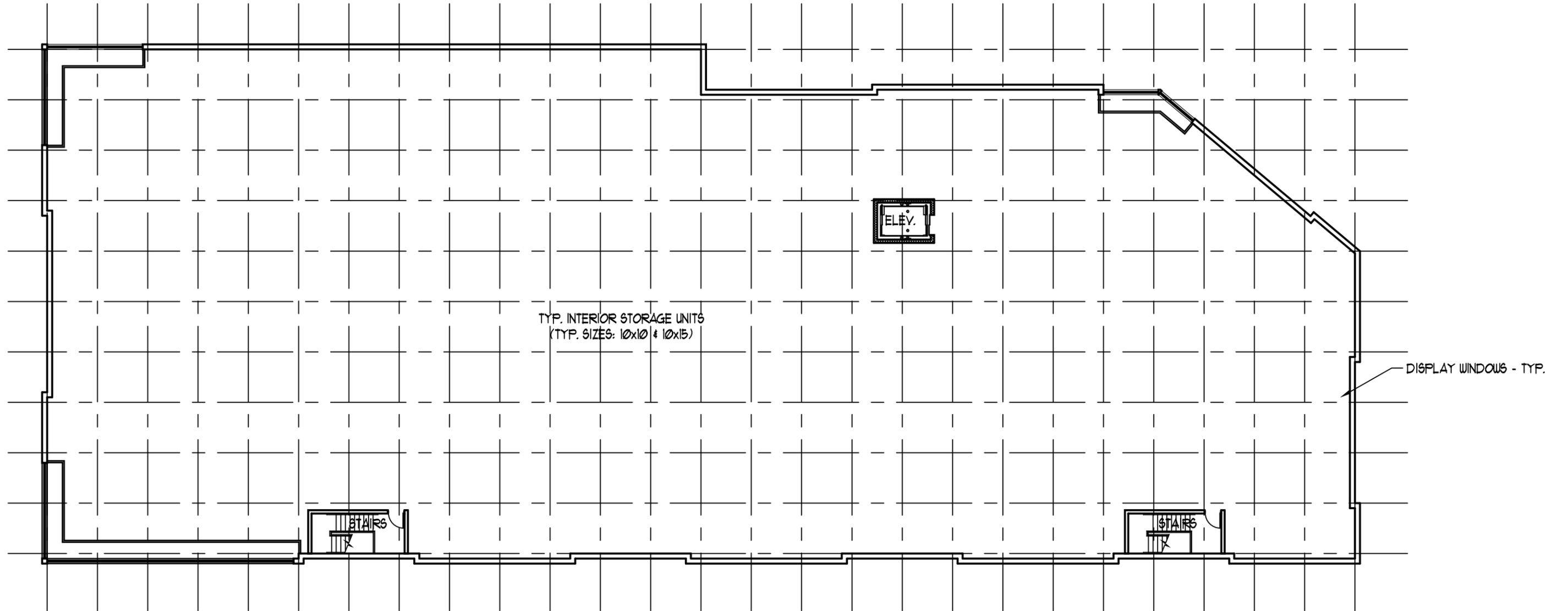
7th Street N, Minneapolis, Minnesota

SECOND FLOOR PLAN

1" = 20'-0"

11.21.14





THE LOCKUP SELF STORAGE

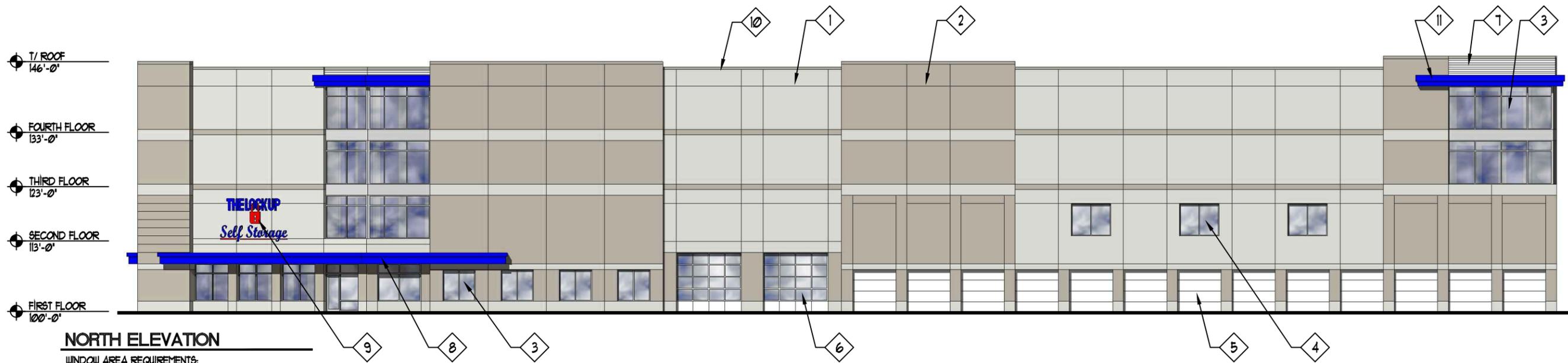
7th Street N, Minneapolis, Minnesota

THIRD & FOURTH FLOOR PLANS

1" = 20'-0"

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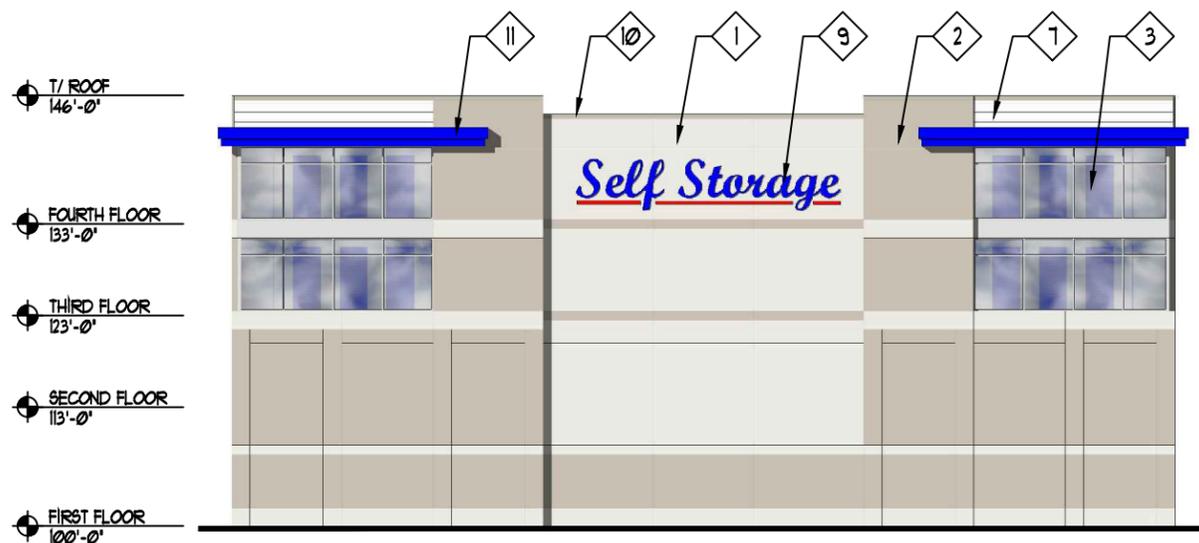




NORTH ELEVATION

WINDOW AREA REQUIREMENTS:

FLOOR	REQ'D	PROVIDED
FIRST (30%)	655 SF	424 SF (30% NOT REQUIRED IN INDUSTRIAL USES FACING A PARKING LOT)
SECOND (10%)	213 SF	300 SF
THIRD (10%)	213 SF	323 SF
FOURTH (10%)	213 SF	323 SF



WEST ELEVATION

WINDOW AREA REQUIREMENTS:

FLOOR	REQ'D	PROVIDED
FIRST (30%)	0 SF	0 SF
SECOND (10%)	0 SF	0 SF
THIRD (10%)	0 SF	344 SF
FOURTH (10%)	0 SF	344 SF

MATERIALS LEGEND:

- ① PRECAST CONCRETE PANEL - SMOOTH FINISH
COLOR 1: SHERWIN WILLIAMS, SW 1036 ACCESSIBLE BEIGE
- ② PRECAST CONCRETE PANEL - SMOOTH FINISH
COLOR 2: SHERWIN WILLIAMS, SW 1038 TONY TAUPE
- ③ CLEAR ANODIZED ALUM. FRAMING W/ CLEAR INSULATED GLAZING
- ④ CLEAR ANODIZED ALUM. FRAMING W/
INSULATED SPANDREL GLAZING, COLOR: GRAY
- ⑤ INSULATED MTL. OVERHEAD SECTIONAL DOOR
COLOR: WHITE
- ⑥ INSULATED MTL. OVERHEAD SECTIONAL DOOR W/ GLASS LITES
COLOR: CLEAR ANODIZED ALUMINUM
- ⑦ RIBBED PREFINISHED MTL. PANEL
COLOR: WHITE
- ⑧ PREFINISHED METAL PANEL CANOPY
COLOR: MATCH FIRESTONE, KYNAR 'ELECTRIC BLUE'
- ⑨ INTERNALLY ILLUMINATED SIGN
- ⑩ PREFINISHED MTL. COPING
COLOR: T.B.D.
- ⑪ PREFINISHED MTL. OVERHANG
COLOR: MATCH FIRESTONE, KYNAR 'ELECTRIC BLUE'
- ⑫ PAINTED HOLLOW METAL DOOR & FRAME
COLOR: T.B.D.



THE LOCKUP SELF STORAGE

7th Street N, Minneapolis, Minnesota

BUILDING ELEVATIONS

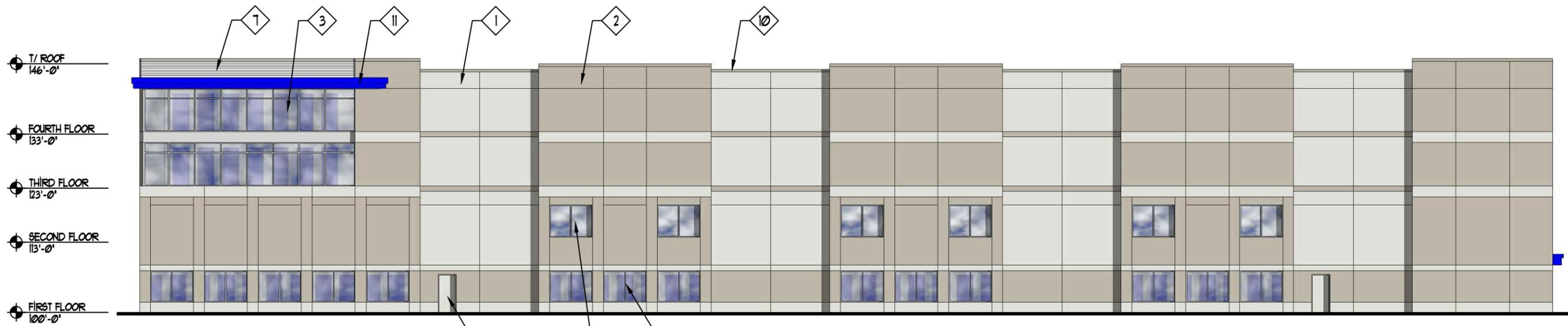
1" = 20'-0"

11.21.14



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SOUTH ELEVATION

WINDOW AREA REQUIREMENTS:

FLOOR	REQ'D	PROVIDED
FIRST (30%)	629 SF	658 SF
SECOND (10%)	262 SF	288 SF
THIRD (10%)	262 SF	283 SF
FOURTH (10%)	262 SF	283 SF



EAST ELEVATION

WINDOW AREA REQUIREMENTS:

FLOOR	REQ'D	PROVIDED
FIRST (30%)	149 SF	168 SF
SECOND (10%)	62 SF	82 SF
THIRD (10%)	62 SF	72 SF
FOURTH (10%)	62 SF	72 SF

MATERIALS LEGEND:

- ① PRECAST CONCRETE PANEL - SMOOTH FINISH
COLOR 1: SHERWIN WILLIAMS, SW 1036 ACCESSIBLE BEIGE
- ② PRECAST CONCRETE PANEL - SMOOTH FINISH
COLOR 2: SHERWIN WILLIAMS, SW 1038 TONY TAUPE
- ③ CLEAR ANODIZED ALUM. FRAMING W/ CLEAR INSULATED GLAZING
- ④ CLEAR ANODIZED ALUM. FRAMING W/
INSULATED SPANDREL GLAZING, COLOR: GRAY
- ⑤ INSULATED MTL. OVERHEAD SECTIONAL DOOR
COLOR: WHITE
- ⑥ INSULATED MTL. OVERHEAD SECTIONAL DOOR W/ GLASS LITES
COLOR: CLEAR ANODIZED ALUMINUM
- ⑦ RIBBED PREFINISHED MTL. PANEL
COLOR: WHITE
- ⑧ PREFINISHED METAL PANEL CANOPY
COLOR: MATCH FIRESTONE, KYNAR 'ELECTRIC BLUE'
- ⑨ INTERNALLY ILLUMINATED SIGN
- ⑩ PREFINISHED MTL. COPING
COLOR: T.B.D.
- ⑪ PREFINISHED MTL. OVERHANG
COLOR: MATCH FIRESTONE, KYNAR 'ELECTRIC BLUE'
- ⑫ PAINTED HOLLOW METAL DOOR & FRAME
COLOR: T.B.D.



THE LOCKUP SELF STORAGE

7th Street N, Minneapolis, Minnesota

BUILDING ELEVATIONS

1" = 20'-0"

11.21.14



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THE LOCKUP SELF STORAGE

7th Street N, Minneapolis, Minnesota

OPTION 2 - NORTHEAST VIEW

11.21.14



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ARCHITECTS



THE LOCKUP SELF STORAGE

7th Street N, Minneapolis, Minnesota

OPTION 2 - SOUTHWEST VIEW

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OBLIQUE VIEW LOOKING NORTHWEST



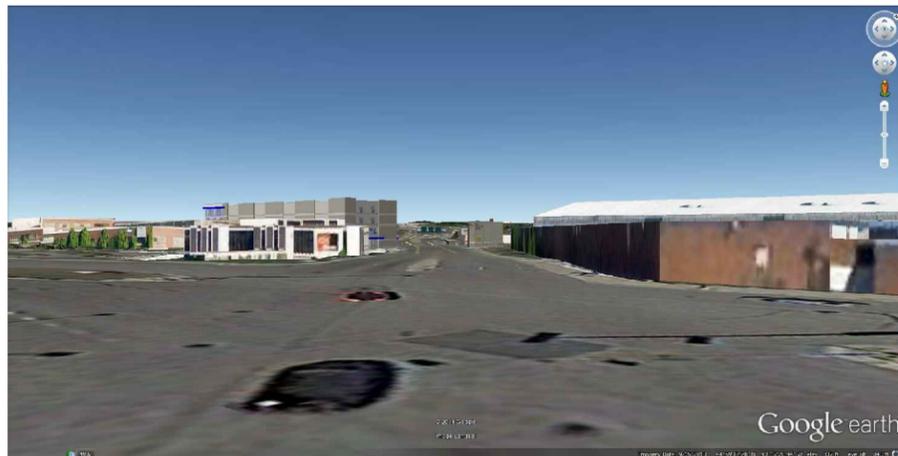
OBLIQUE VIEW LOOKING SOUTH



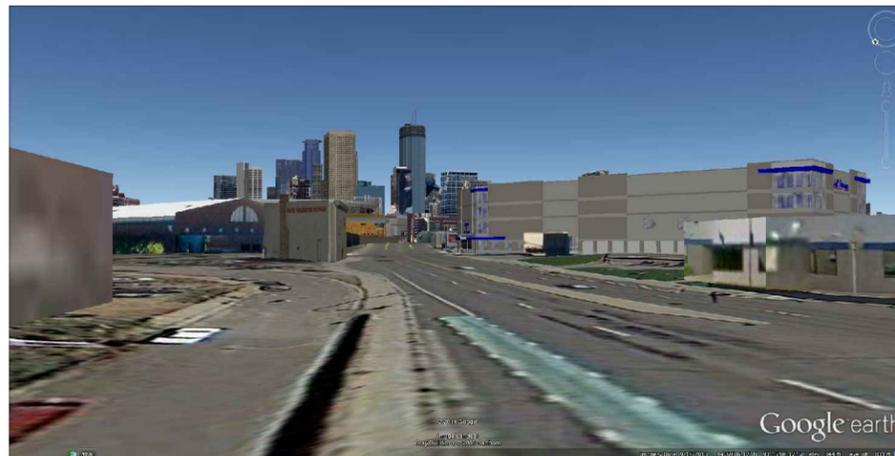
VIEW LOOKING SOUTH ON OAK LANE AVENUE



VIEW LOOKING NORTH ON OAK LANE AVENUE



VIEW LOOKING NORTHWEST ON TTH STREET NORTH



VIEW LOOKING SOUTHEAST ON TTH STREET NORTH

THE LOCKUP SELF STORAGE

7th Street N, Minneapolis, Minnesota



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