



# CPED STAFF REPORT

Prepared for the City Planning Commission

CPC Agenda Item #6  
 April 13, 2015  
 BZZ-7092

## LAND USE APPLICATION SUMMARY

*Property Location:* 3001 and 3003 Hennepin Avenue South and 1301 and 1409 West Lake Street  
*Project Name:* Calhoun Square  
*Prepared By:* [Hilary Dvorak](#), Principal Planner, (612) 673-2639  
*Applicant:* Stuart Ackerberg with Calhoun Square Endeavors LLC  
*Project Contact:* Carol Lansing with Faegre Baker Daniels  
*Request:* Building modifications to the existing Calhoun Square shopping center  
*Required Applications:*

<b>Site Plan Review</b>	For building modifications to the existing Calhoun Square shopping center.
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## SITE DATA

<b>Existing Zoning</b>	C3A Community Activity Center District PO Pedestrian Oriented Overlay District
<b>Lot Area</b>	279,626 square feet / 6.42 acres
<b>Ward(s)</b>	10
<b>Neighborhood(s)</b>	Calhoun Area Residents Action Group (CARAG) and adjacent to East Calhoun, East Isles and Lowry Hill East
<b>Designated Future Land Use</b>	Mixed Use
<b>Land Use Features</b>	Commercial Corridor (West Lake Street and Hennepin Avenue South) Activity Center (Uptown)
<b>Small Area Plan(s)</b>	<a href="#">Uptown Small Area Plan</a>

<b>Date Application Deemed Complete</b>	March 18, 2014	<b>Date Extension Letter Sent</b>	Not applicable
<b>End of 60-Day Decision Period</b>	May 17, 2014	<b>End of 120-Day Decision Period</b>	Not applicable

## BACKGROUND

**SITE DESCRIPTION AND PRESENT USE.** The Calhoun Square shopping center occupies the block on the southeast corner of Hennepin Avenue South and West Lake Street. The associated parking ramp is located just east of vacated Girard Avenue South. The parking ramp occupies the eastern half of that block.

**SURROUNDING PROPERTIES AND NEIGHBORHOOD.** The site is surrounded by commercial businesses and residential properties of varying densities. The site is located in the CARAG neighborhood and is adjacent to the East Calhoun, East Isles and Lowry Hill neighborhoods.

**PROJECT DESCRIPTION.** The applicant is proposing to make building modifications to the Calhoun Square shopping center. The changes are concentrated at the corner of Hennepin Avenue South and West Lake Street. Specifically, the applicant is proposing to move the shopping center entrance from the corner of the building to West Lake Street. The new shopping center entrance will be identified with two double doors, an awning and signage. A new commercial tenant space will be added in place of the existing entrance. This tenant space will have an entrance on the corner of the building.

**RELATED APPROVALS.** In December of 2005, February of 2008, February of 2010 and November of 2010 the Planning Commission approved a number of land use applications to allow for the redevelopment of the existing Calhoun Square shopping center and additional new construction on the site. The Planned Unit Development was first established in December of 2005 and has been modified several times since.

**PUBLIC COMMENTS.** No comments have been submitted in regards to this application. Any correspondence received prior to the public meeting will be forwarded on to the City 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 building reinforces the street wall, maximizes natural surveillance and visibility and facilitates pedestrian access and circulation. Currently, the shopping center entrance is recessed under the building. As part of the proposed modifications, the entrance will be moved to West Lake Street and where the entrance is now a new commercial tenant space will be added. The tenant space will have an entrance on the corner of the building and large storefront windows.
- The building is located up to the front property line along Hennepin Avenue South and the corner side property line along West Lake Street.
- There are several principal entrances leading into the shopping center. As part of the proposed ground floor modifications, the existing entrance that is located on the corner of the building will be moved to the West Lake Street side of the building.

- There is a parking ramp located on the east side of the shopping center. No modifications will be made to the parking ramp.
- There are no areas of the building impacted by the proposed modifications that are over 25 feet in length and void of windows, entries, recesses or projections, or other architectural elements.
- The primary exterior building materials that will be used include brick, rockface block and glass. These materials are similar to the existing materials on the building.
- Plain face concrete block is not being proposed as an exterior building material.
- New vertically aligned windows will be added in between the existing columns. The additional windows will add to the total amount of transparency on the ground floor of the building.
- One hundred percent of the proposed ground floor modifications will contain active functions.
- The principal roof line of the building is flat.

**Access and Circulation – Meets requirements**

- The proposed entries into the building will be directly connected to the public sidewalk.
- The existing integrated transit shelter along Hennepin Avenue South will remain after the modifications have been made to the building; however, the size of the transit shelter will be reduced in size from 93 square feet to 52 square feet. The existing lights and heat source will remain.
- The proposed modifications will not impact the vehicular access and circulation patterns on site.
- There will be no increase in the amount of impervious surface on the site.

**Landscaping and Screening – Not applicable**

- The proposed modifications to the building will not impact any existing landscaping on the site.

**Additional Standards – Meets requirements**

- The proposed modifications will not impact the existing parking ramp.
- The proposed modifications will not block views of landmark buildings, significant open spaces or water bodies.
- The proposed modifications will not shadow public spaces or adjacent residential properties.
- The proposed modifications will not generate wind currents at the ground level.
- The proposed modifications will comply with crime prevention through environmental design guidelines as the entrances will be located up to the property lines and there will be large storefront windows that maximize the opportunities for people to observe adjacent spaces and the public sidewalks.
- 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 *conditional* in the C3A District.

**Off-street Parking and Loading – Meets requirements**

- There are a total of 731 parking spaces in the parking ramp and seven surface parking spaces near the south end of the site. The net increase in gross floor area of the shopping center is 400 square feet. The additional gross floor area will not require that additional parking spaces be provided.

- There are a total of two large loading spaces on the site. The net increase in gross floor area of the shopping center is 400 square feet. The additional gross floor area will not require that additional loading spaces be provided.

Table I. 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>
General retail sales and services 78,105 sq. ft.	148	PO Overlay (37) Transit Incentives (15)	96	293	--
Restaurant, sit down 38,030 sq. ft.	124	PO Overlay (31) Transit Incentives (12)	81	507	--
Restaurant, with general entertainment 10,623 sq. ft.	212	PO Overlay (53) Transit Incentives (21)	138	283	--
Offices 7,137 sq. ft.	6	PO Overlay (2) Transit Incentives (1)	3	27	--
Sports and health facility 31,500 sq. ft.	63	PO Overlay (16) Transit Incentives (6)	41	158	--
<b>Total</b>	<b>553</b>	<b>(194)</b>	<b>359</b>	<b>1,268</b>	<b>738</b>

**Table 2. Bicycle Parking and Loading Requirements (Chapter 54I)**

	<b>Minimum Bicycle Parking</b>	<b>Minimum Short-Term</b>	<b>Minimum Long-Term</b>	<b>Loading Requirement</b>	<b>Proposed</b>
General retail sales and services 78,105 sq. ft.	16	Not less than 50% 8 short-term	--	Low 2 small spaces	--
Restaurant, sit down 38,030 sq. ft.	3	Not less than 50% 2 short-term	--	Low 1 small space	--
Restaurant, with general entertainment 10,623 sq. ft.	3	Not less than 50% 2 short-term	--	Low 0 spaces	--
Offices 7,137 sq. ft.	3	--	Not less than 50% 2 long-term	Medium 0 spaces	--
Sports and health facility 31,500 sq. ft.	3	Not less than 50% 2 short-term	--	Low 1 small space	--
<b>Total</b>	<b>28</b>	<b>14</b>	<b>2</b>	<b>4 small spaces</b>	<b>2 large spaces</b>

**Building Bulk and Height – Meets requirements**

**Table 3. Building Bulk and Height Requirements**

	<b>Code Requirement</b>	<b>Proposed</b>
<b>Lot Area</b>	--	<b>279,626 square feet / 6.42 acres</b>
<b>Gross Floor Area (GFA)</b>	--	254,433 sq. ft.
<b>Maximum Floor Area Ratio (GFA/Lot Area)</b>	2.7	.91
<b>Maximum Building Height</b>	4 stories or 56 ft., whichever is less	4 stories or 44 ft.

**Yard Requirements – Meets requirements**

- The site is located in the C3A zoning district. All of the yard requirements are being met.

**Signs – Meets requirements**

- In February of 2010, the Planning Commission approved an amendment to the PUD to allow a certain amount of signage on each façade of the building. CPED has been tracking all of the sign permits against the total amount of signage allowed on the building. The applicant is not proposing any specific signage as part of this application. Any new signage will need to be reviewed by CPED staff.

**Refuse Screening** – *Meets requirements*

- There are two enclosed trash areas on the site.

**Screening of Mechanical Equipment** – *Not applicable*

- No new mechanical equipment will be added to the site as part of the proposed modifications.

**Lighting** – *Meets requirements with Conditions of Approval*

- The applicant has not provided a lighting plan at this time. CPED is recommending that a lighting plan that meets the requirements of Chapter [535](#) of the Zoning Code be provided.

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

- There will be no increase in the amount of impervious surface on the site.

**Specific Development Standards** – *Meets requirements*

- The specific development standards for a shopping center are:
  1. Only uses allowed in the zoning district in which the shopping center is located shall be allowed in the shopping center.
  2. Uses which require a conditional use permit, site plan review or other land use approval shall comply with all review and approval requirements of this zoning ordinance.
  3. The premises, all adjacent streets, sidewalks and alleys, and all sidewalks and alleys within one hundred (100) feet shall be inspected regularly for purposes of removing any litter found thereon.

**PO Overlay District Standards** – *Meets requirements*

- The site is located in the PO Pedestrian Oriented Overlay District. All of the standards of the overlay district are being met.

**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 10.9: Support urban design standards that emphasize traditional urban form with pedestrian scale design features at the street level in mixed-use and transit-oriented development.**

- 10.9.1 Encourage both mixed-use buildings and a mix of uses in separate buildings where appropriate.
- 10.9.2 Promote building and site design that delineates between public and private spaces.
- 10.9.3 Provide safe, accessible, convenient, and lighted access and way finding to transit stops and transit stations along the Primary Transit Network bus and rail corridors.
- 10.9.4 Coordinate site designs and public right-of-way improvements to provide adequate sidewalk space for pedestrian movement, street trees, landscaping, street furniture, sidewalk cafes and other elements of active pedestrian areas.

**Policy 10.10: Support urban design standards that emphasize a traditional urban form in commercial areas.**

- 10.10.1 Enhance the city's commercial districts by encouraging appropriate building forms and designs, historic preservation objectives, site plans that enhance the pedestrian environment, and by maintaining high quality four season public spaces and infrastructure.
- 10.10.2 Identify commercial areas in the city that reflect, or used to reflect, traditional urban form and develop appropriate standards and preservation or restoration objectives for these areas.
- 10.10.3 Enhance pedestrian and transit-oriented commercial districts with street furniture, street plantings, plazas, water features, public art and improved transit and pedestrian and bicycle amenities.
- 10.10.4 Orient new buildings to the street to foster safe and successful commercial nodes and corridors.
- 10.10.5 Limit the visual impact of existing billboards in neighborhood commercial areas.
- 10.10.6 Require storefront window transparency to assure both natural surveillance and an inviting pedestrian experience.
- 10.10.7 Encourage the renovation of existing commercial buildings.

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

The [Uptown Small Area Plan](#) was adopted by the Minneapolis City Council in February of 2008. The site is located in the Activity Center character area. The Activity Center should be mixed-use, containing entertainment, hotels, restaurants, shopping, and destination uses, as well as retailers on the ground floor of all buildings. The Plan says that Calhoun Square should remain the anchor for Uptown and that the 100 percent corner of Hennepin Avenue and Lake Street remain active around the clock.

**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 required for this project.

**RECOMMENDATIONS**

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt staff findings for the application(s) by Stuart Ackerberg with Calhoun Square Endeavors LLC for the properties located at 3001 and 3003 Hennepin Avenue South and 1301 and 1409 West Lake Street:

**A. Site Plan Review for building modifications to the existing Calhoun Square shopping center.**

Recommended motion: **Approve** the site plan review application for building modifications to the existing Calhoun Square shopping center, subject to the following conditions:

- I. Approval of the final site plan, landscaping plan, elevations and lighting plan by the Department of Community Planning and Economic Development

2. All site improvements shall be completed by April 13, 2017, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.

## ATTACHMENTS

1. Project Purpose and Description
2. Zoning map
3. Existing plat and site survey
4. Existing floor plans
5. Building summary of uses and square footages
6. Proposed floor plan and elevations
7. Rendering of the proposed modifications
8. Calhoun Square Before and After photos from the applicant
9. Photos of the existing building and the surrounding area
10. Correspondence

**Calhoun Square Entry Relocation**  
**Statement of Purpose and Description of Project**  
**March 19, 2015**

**Project Purpose and Description**

Calhoun Square is an urban retail destination shopping center located in the heart of Uptown's vibrant commercial activity center district. Uptown is known for its unique and eclectic mix of retail, restaurant and entertainment offerings. It is also one of the metro area's most attractive urban residential due to its proximity to downtown Minneapolis, the chain of lakes, and the surrounding commercial amenities. Calhoun Square is a hub of neighborhood activity and a local icon.

The proposed amendment to the site plan for Calhoun Square will allow the entry to the shopping center that is currently at the corner of Lake Street and Hennepin Avenue to be moved approximately 20 feet to the east. The existing shopping center entry area will be built out from its current recessed design to create a new, 957 square foot, street front retail space. The new retail space will have a glass store front with a door at the corner. The proposed changes will add points of access and interaction with the pedestrian realm.

The relocation of the shopping center entry will also reduce the area of the restaurant space east of the entry (previously known as Prime Bar) from 6,457 square feet to 5,900, which creates a much more economical space, as the restaurant market in Uptown continues to become more and more competitive.

The new entry facing Lake Street will complement the other designated access points to Calhoun Square from Hennepin Avenue and the Girard plaza and parking ramp. The new entry will be demarcated with an awning and signage that will make it stand out as a primary entrance to the shopping center more than the current design. The proposed corner tenant space and relocated shopping center entry is in keeping with the character of the Hennepin and Lake intersection. The entry to the corner retail tenant of the Rainbow Building (MAC) is roughly 50 feet from the corner to the west along Lake Street. The entry to Victoria Secret is approximately 20 feet from the corner.

Currently the entry on Lake and Hennepin is recessed into the building which creates a dark and uninviting space. It also creates safety issues because of poor visibility due to the recessed entry. The relocated entry will be flush with the building exterior, providing a more inviting entry into the shopping center and creating a safer waiting area for the public and mall staff.

The existing transit shelter facing Hennepin south of the building corner will remain but will be reduced in area from 93 square feet to 52 square feet. All other aspects of the shelter will remain, including heat lamps and lighting.

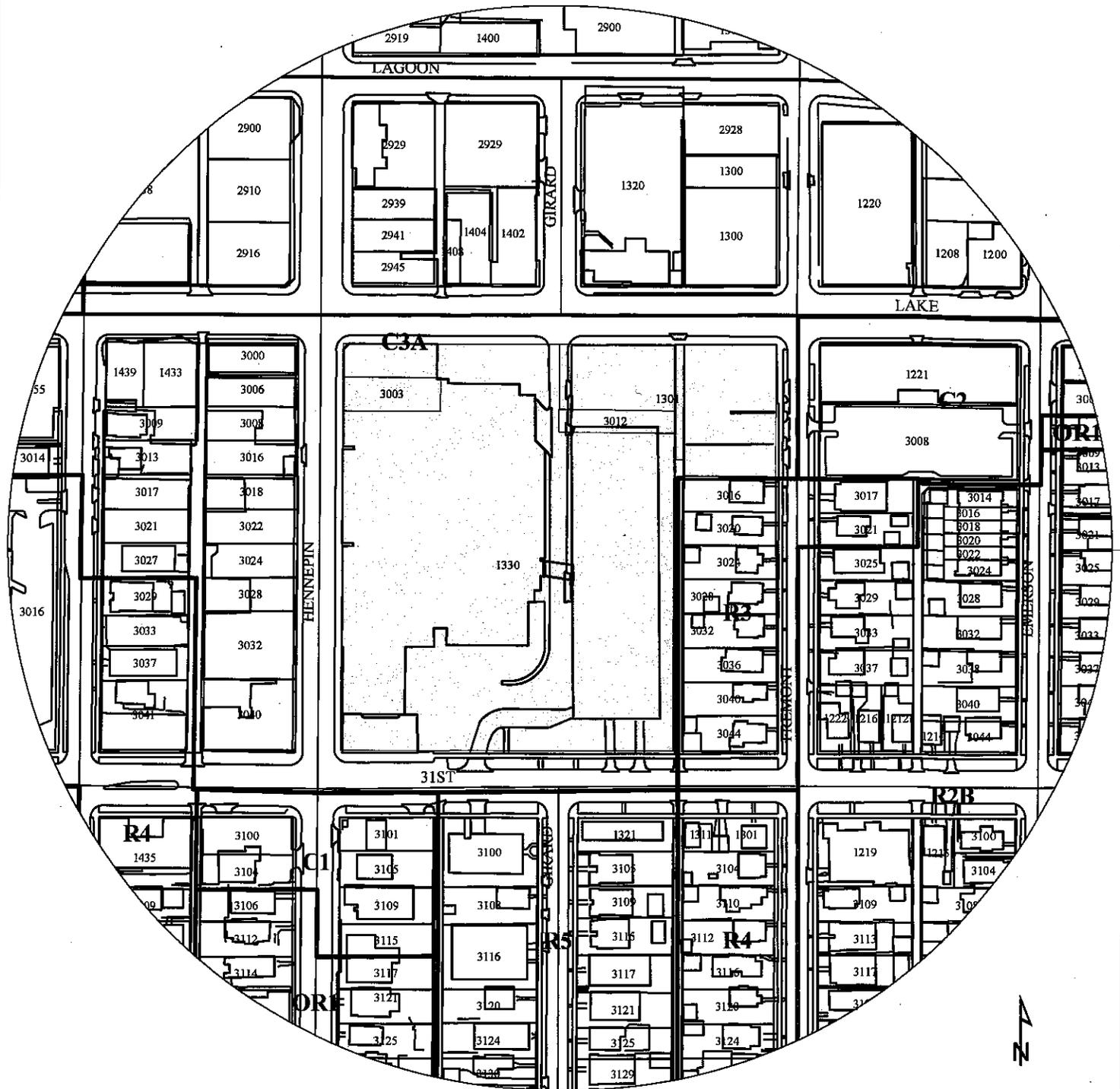
Overall changes to the shopping center are minimal. The changes add 400 square feet to the overall tenant square footage, result in no increase to the gross floor area of the shopping center, and enhance retail activity and vibrancy at the intersection of Lake Street and Hennepin Ave.

# Calhoun Square

10th

NAME OF APPLICANT

WARD



PROPERTY ADDRESS

3001-3003 Hennepin Avenue South and 1301 and 1409 West Lake Street

FILE NUMBER

BZZ-7092

# PRELIMINARY PLAT

## CAPITAL GROWTH / MADISON MARQUETTE

### CALHOUN PARK 3RD ADDITION

Duluth, MN  
Ham Lake, MN  
Hibbing, MN  
Mankato, MN  
Oakdale, MN  
Phone: 952.933.0972  
Fax: 952.933.1153  
www.rlkinc.com

**RLK INCORPORATED**

6110 Blue Circle Drive • Suite 100 • Minnetonka, MN 55343

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

**Kurt M. Kisch**  
DATE: 12-18-07 REG. NO. 23968

BOOK #	PAGE #	DRAWN	CHECKED
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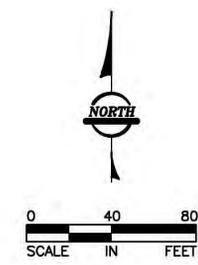
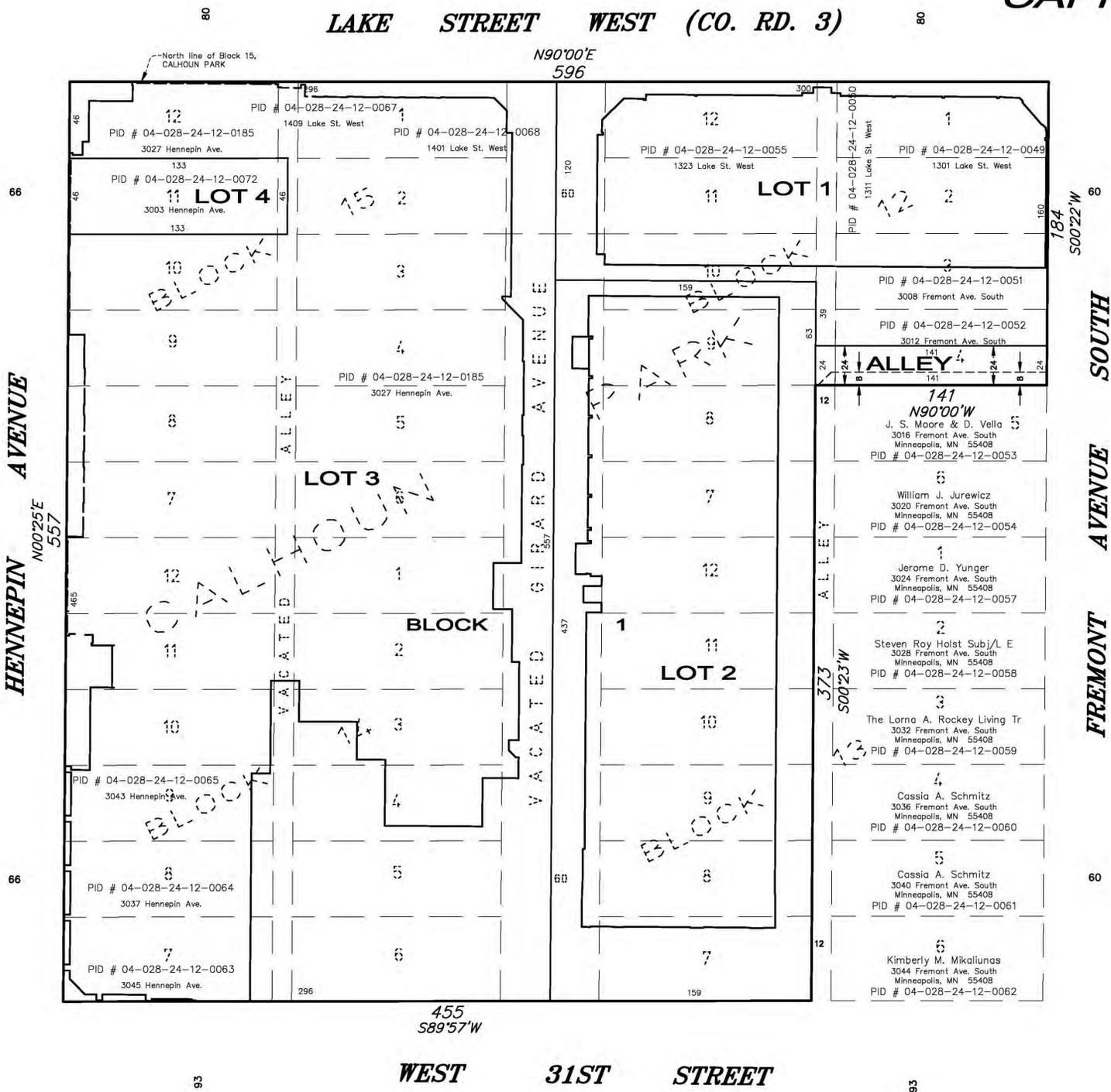
REVISIONS

**Capital Growth / Madison Marquette**  
11100 Wayzata Boulevard, Suite 601  
Minnetonka, MN 55305

Part of Blocks 12-15,  
CALHOUN PARK  
Hennepin County, Minnesota

**PRELIMINARY PLAT**

SHEET # 1  
PROJECT # 2007344M



**BASIS OF BEARINGS**  
For the purposes of this survey the North line of Block 15, CALHOUN PARK, according to the recorded plat thereof, Hennepin County, Minnesota is assumed to bear N90°00'00"E.

**FLOOD ZONE**  
The property lies in a NO SPECIAL FLOOD HAZARD AREA, as designated on Flood Insurance Rate Map Community Panel Number 27053 C0358 E (panel not printed), Hennepin County, Minnesota, published by the Federal Emergency Management Agency effective date September 02, 2004.

**AREA TABLE**

Proposed Lot 1, Block 1	41,689 sq. ft. or 0.96 acres
Proposed Lot 2, Block 1	69,325 sq. ft. or 1.59 acres
Proposed Lot 3, Block 1	159,110 sq. ft. or 3.65 acres
Proposed Lot 4, Block 1	6,120 sq. ft. or 0.14 acres
Alley Dedication	3,382 sq. ft. or 0.08 acres
<b>Total Area</b>	<b>279,626 sq. ft. or 6.42 acres</b>

Owner / Developer: Capital Growth / Madison Marquette  
11100 Wayzata Boulevard, Suite 601  
Minnetonka, MN 55305  
ATTN: Dale Everson

Designer, Engineer/Surveyor: RLK Incorporated  
6110 Blue Circle Drive  
Minnetonka, Minnesota 55343  
Tel. (952) 933-0972  
ATTN: Kurt Kisch

Municipality: Minneapolis

Proposed Utilities: Sewer: City Utilities (available)  
Water: City Utilities (available)

Area Summary: Parcel Area - 96,539 sq. ft. or 2.22 acres  
\*Refer to Area Table below

Current use: Commercial / Retail  
Proposed use: Commercial / Retail

Zoning: C2, Neighborhood Corridor Commercial District and C3A, Community Activity Center District both with the PO Pedestrian Oriented Overlay District

Proposed Zoning: PUD (Planned Unit Development)

Lot summary: 4 Commercial

**PROPERTY DESCRIPTION**  
(As per Exhibit A of Commitment to Title from Commonwealth Land Title Insurance Company, File No. 208823, dated July 25, 2005.)

**PARCEL 1:**  
Lots 11 and 12, Block 12, Calhoun Park, Hennepin County, Minnesota, together with the East half of vacated Girard Avenue, lying Northerly of the Westerly extension of said Lot 11, Block 12, Calhoun Park, and Southerly of the South line of Lake Street West, and West 1/2 of the vacated alley.

**Abstract Property**

**PARCEL 2:**  
Lot 7, including 1/2 of vacated alley, Block 14, Calhoun Park Addition to Minneapolis, according to the plat thereof on file and of record in the Office of the County Recorder, in and for Hennepin County, Minnesota.

**Abstract Property**

**PARCEL 3:**  
Lots 2 through 10 inclusive and Lot 12, Block 15, Calhoun Park, all of the vacated alley adjacent to Lots 2 through 10 in said Block 15, and the West 1/2 of the vacated alley adjacent to Lot 12 in said Block 15.

**Abstract Property**

**PARCEL 4:**  
Lots 1, 2, 3, 10, 11 and 12, Block 14, Calhoun Park and all of the vacated alley in said Block 14 adjacent thereto.

**Abstract Property**

**PARCEL 5:**  
Lots 4, 5 and 6, Block 14, Calhoun Park and the East 1/2 of the vacated alley in said Block 14 adjacent thereto.

**Abstract Property**

**PARCEL 6:**  
Lots 7 through 10 inclusive, Block 12, Calhoun Park, together with that portion of the West 1/2 of the vacated alley accruing to Lots 9 and 10, Block 12.

**Abstract Property**

**PARCEL 7:**  
All of the vacated Girard Avenue South lying North of the North line of West 31st Street and South of the North line of Lot 10, Block 12 extended West.

**Abstract Property**

**PARCEL 8:**  
All that part of the West 1/2 of vacated Girard Avenue adjacent to Lots 1 and 2, Block 15, Calhoun Park.

**Abstract Property**

**PARCEL 9:**  
Part of the above property being registered property, more particularly described as follows:  
The North 1 foot of Lot 9 and the South 45 feet of Lot 10, Block 15, Calhoun Park.

**Abstract Property**

**PARCEL 10:**  
Registered Property  
Certificate of Title No. 1209671

**PARCEL 11:**  
Registered Property  
Certificate of Title No. 1209671

**PARCEL 12:**  
Registered Property  
Certificate of Title No. 1209671

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Registered Property  
Certificate of Title No. 1209671

**PARCEL 86:**  
Registered Property  
Certificate of Title No. 1209671

**PARCEL 87:**  
Registered Property  
Certificate of Title No. 1209671

**PARCEL 88:**  
Registered Property  
Certificate of Title No. 1209671

**PARCEL 89:**  
Registered Property  
Certificate of Title No. 1209671

**PARCEL 90:**  
Registered Property  
Certificate of Title No. 1209671

**PARCEL 91:**  
Registered Property  
Certificate of Title No. 1209671

**PARCEL 92:**  
Registered Property  
Certificate of Title No. 1209671

**PARCEL 93:**  
Registered Property  
Certificate of Title No. 1209671

**PARCEL 94:**  
Registered Property  
Certificate of Title No. 1209671

**PARCEL 95:**  
Registered Property  
Certificate of Title No. 1209671

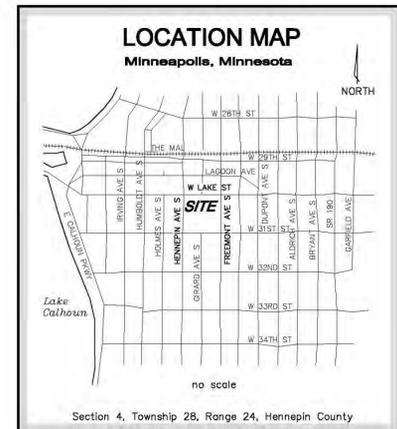
**PARCEL 96:**  
Registered Property  
Certificate of Title No. 1209671

**PARCEL 97:**  
Registered Property  
Certificate of Title No. 1209671

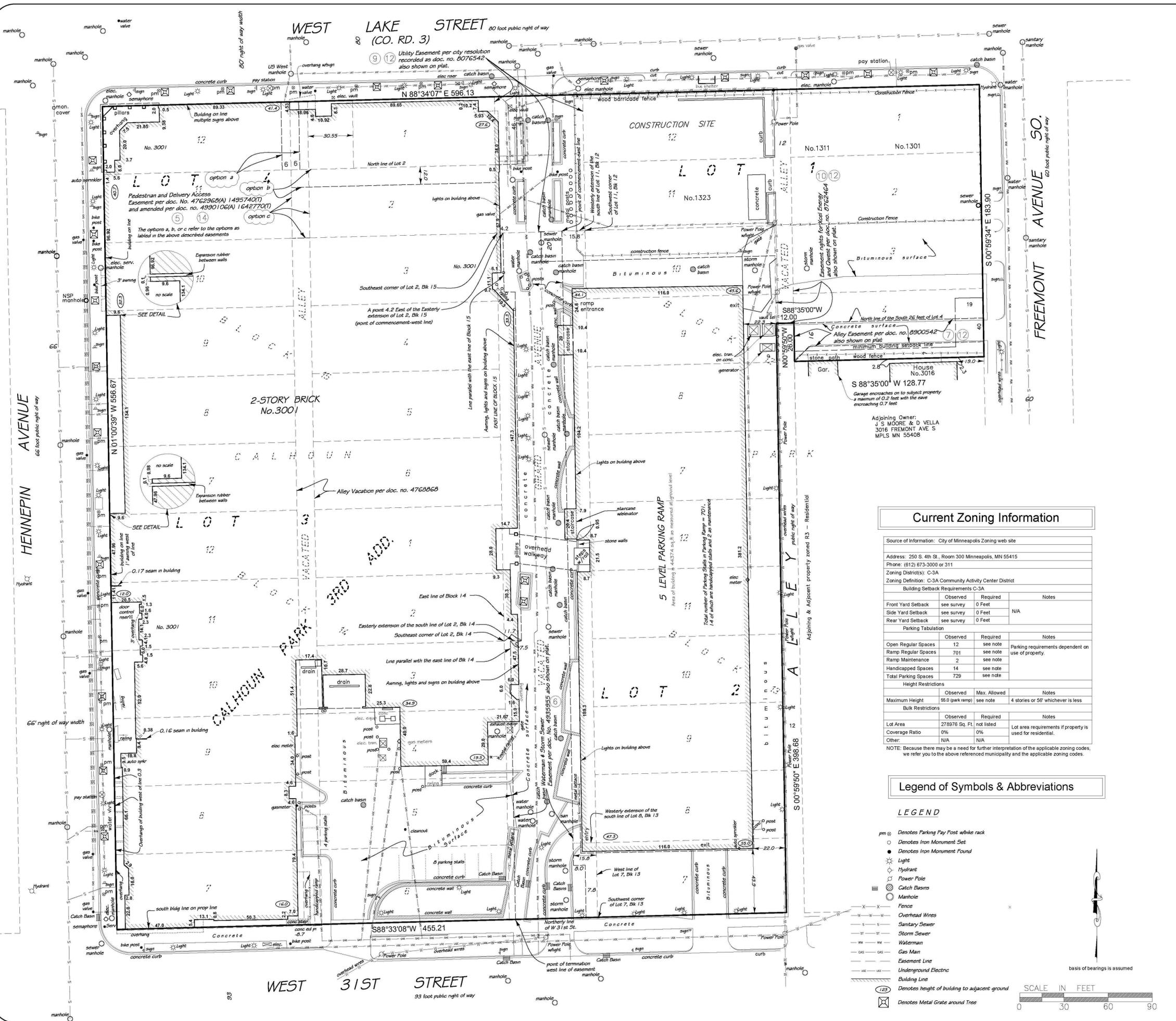
**PARCEL 98:**  
Registered Property  
Certificate of Title No. 1209671

**PARCEL 99:**  
Registered Property  
Certificate of Title No. 1209671

**PARCEL 100:**  
Registered Property  
Certificate of Title No. 1209671



ROF CALHOUN PARK SQUARE LLC  
C/O BLACKROCK REALTY ADVISORS, INC.  
40 East 52nd Street  
New York, NY 10022



Legal Description

Parcel 1:  
Lots 1, 2 & 3, Block 1, Calhoun Park 3rd Addition, Hennepin County, Minnesota  
(Torrens Property - Certificate of Title No. 1361183)  
Parcel 2:  
Lot 4 Block 1, Calhoun Park 3rd Addition, Hennepin County, Minnesota  
(Abstract Property)

Note Corresponding to Schedule B, Part II

- 1 Items 1 and 2 - Are not a survey issue or not to our knowledge.
2 Item 3 - Encroachments and encumbrances as shown hereon.
3 Items 4 thru 11 - Are not a survey issue.
4 Item 12 - Parking easement per doc. no. 1495739 and amended doc. no. 1642769 is unplotable.
5 Item 13 - Easement per doc. no. 1495740 and amended doc. no. 1642770 as shown hereon.
6 Item 14 - Easement per doc. no. 4935955 as shown hereon.
7 Item 15 - Easement per doc. no. 8900542 as shown hereon.
8 Item 16 - Not a survey issue.
9 Item 17 - Easement per doc. no. 8706542 as shown hereon.
10 Item 18 - Easement per doc. no. 8762464 as shown hereon.
11 Items 19 thru 41 - Are not a survey issue.
12 Item 42 - Easements per plat of record as shown hereon.
13 Items 43 thru 48 - Are not a survey issue.
14 Item 49 - Easements per doc. no. 4762968 and amended per doc. no. 4990106 as shown hereon.

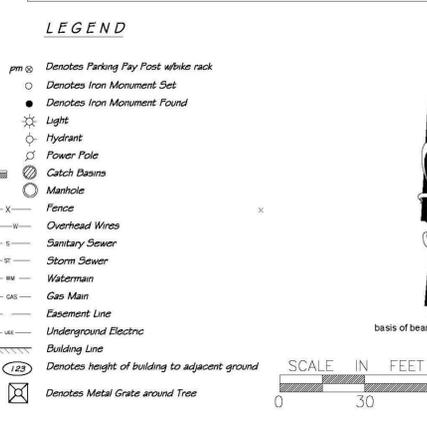
MISCELLANEOUS NOTES

- MN 1 Legal description and easements, if any, per title commitment from Chicago Title Insurance Company, Commitment No. 234114, dated January 24, 2013.
MN 2 Property Address: Property address is in process of changing, information pending.
MN 3 Area of Parcel = 278976 sq ft
MN 4 Property is in Flood Zone "X" (area of minimal flooding) per FEMA panel map number 27053C0358, dated Sept 2, 2004.
MN 5 Underground utility information shown from previous maps.
MN 6 Underlying description lines of Calhoun Park 3rd Add. shown for help in reference of location of easement descriptions.

Current Zoning Information

Table with zoning details including source of information, address, phone, zoning districts, and parking tabulation table.

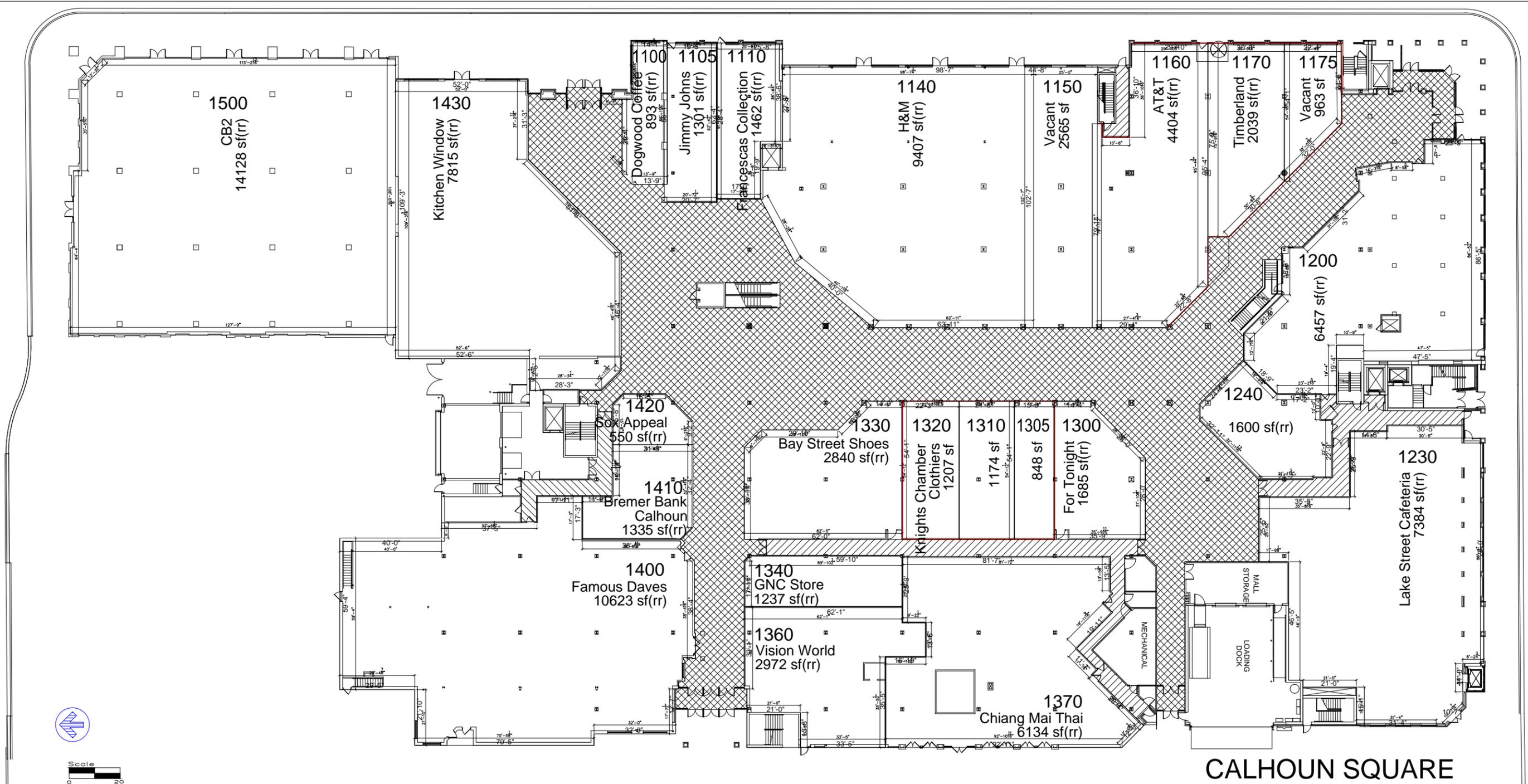
Legend of Symbols & Abbreviations



ALTA/ACSM Land Title Survey

The undersigned, being a registered surveyor of the State of Minnesota, certifies to ROF Calhoun Square LLC, a Delaware limited liability company and Chicago Title Insurance Company as follows: This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA, and NSPS in 2011, and includes Items 1, 2, 3, 4, 6(b), 7(a), 8, 9 and 11(a) of Table A thereof.

Dated this 13th day of March, 2013.
Prepared by: The Gregory Group, Inc. d.b.a. Lot Surveys Company
7601 73rd Avenue N. Brooklyn Park, MN 55428
phone 763-560-3093 fax 763-560-3522
Signed: Gregory R. Prasch Registration No. 24992



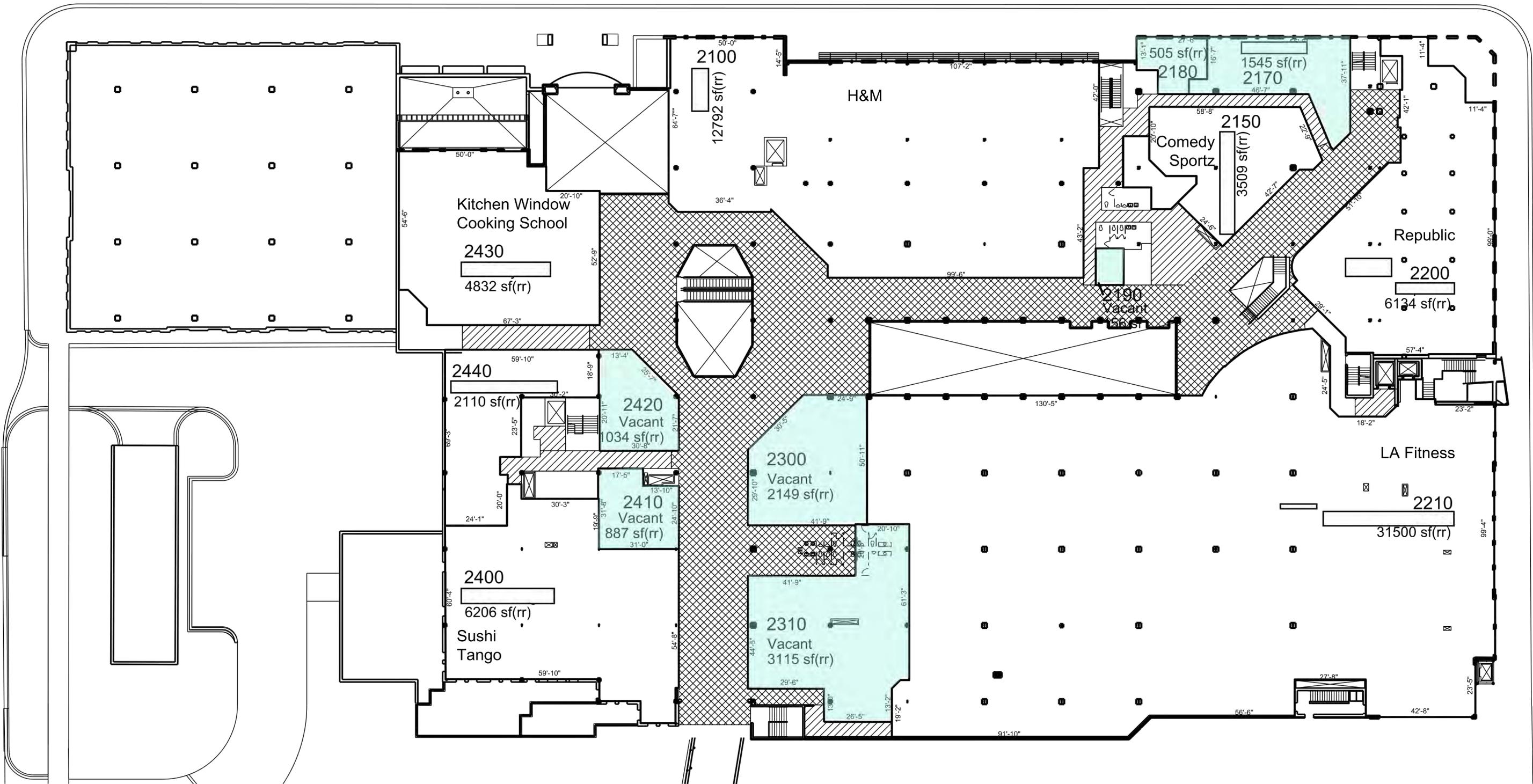
## CALHOUN SQUARE

3001 Hennepin Ave., Minneapolis, MN 55408

FIRST LEVEL

LEASE PLAN

- 1 This What-If-Scenario (WIS) is diagrammatic. It is intended only for the purpose of indicating the location of the proposed demised premises within the project. It does not purport to show the exact or final location of columns, walls, stairways or other Architectural, Structural, Mechanical or Electrical elements. The landlord reserves the right to eliminate, to add and to make changes to the sizes and/or locations of such elements as may be required from time to time.
- 2 Dimensions and areas, where indicated for individual premises, are measured under the following:
  - A) Centerline to Centerline of demising walls
  - B) Exterior face of all exterior walls
  - C) To the exterior face of any corridor or bldg service wall
- 3 The tenant, the Tenant's Architect & the Tenant's contractor have complete and total responsibility to verify all conditions and dimensions, and all utility connection points, in the field before starting any design documentation & construction work.



2100  
12792 sf(rr)

H&M

505 sf(rr)  
2180

1545 sf(rr)  
2170

Kitchen Window  
Cooking School  
2430  
4832 sf(rr)

2150  
Comedy  
Sportz  
3509 sf(rr)

Republic  
2200  
6134 sf(rr)

2440  
2110 sf(rr)

2420  
Vacant  
1034 sf(rr)

2300  
Vacant  
2149 sf(rr)

2410  
Vacant  
887 sf(rr)

2400  
6206 sf(rr)

Sushi  
Tango

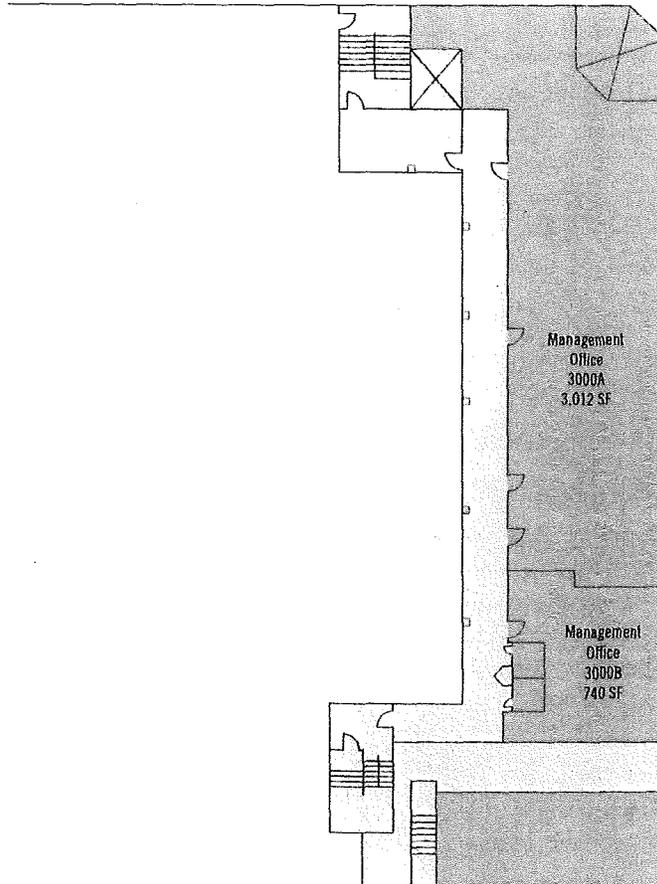
2310  
Vacant  
3115 sf(rr)

LA Fitness  
2210  
31500 sf(rr)



## LEASING PLAN - THIRD LEVEL

HENNEPIN AVENUE SOUTH



WEST LAKE STREET

March 18, 2015  
CALHOUN SQUARE  
Tenant Square Footage Current vs Proposed vs 2010

FIRST FLOOR - Retail	SQUARE FOOTAGE			Notes
	CURRENT	PROPOSED	2010	
Suite 1170 (Timberland)	2039	2039	2077	DESCREPANCY IN SF BUT NO CHANGE IN PLANS FROM 2010 TO CURRENT
Suite 1160 (AT&T)	4404	4404	4420	DESCREPANCY IN SF BUT NO CHANGE IN PLANS FROM 2010 TO CURRENT
Suite 1150 (Arc'teryx)	2565	2565	4631	INCREASE OF 652 SF DUE TO DEMISING CHANGE FOR H&M (1140) AND ARC'TERYX (1150) - SUITE 1130 SUBSUMED
Suite 1140 (H&M)	9407	9407	3091	
Suite 1130			3598	
Suite 1110 (Francescas)	1462	1462	1462	
Suite 1430 (Kitchen Window)	7815	7815	7815	
Suite 1420 (Sox Appeal)	550	550	550	
Suite 1360 (Visionworks)	2972	2972	2972	
Suite 1340 (GNC)	1237	1237	1237	
Suite 1330 (vacant)	2840	2840	2840	
Suite 1320 (Knights Chamber)	1207	1207	1211	DESCREPANCY IN SUITES 1320, 1310 & 1305 BUT NO CHANGE IN PLAN FROM 2010 TO CURRENT
Suite 1310 (Blush by Kay)	1174	1174	1211	
Suite 1305 (vacant)	848	848	791	
Suite 1300 (vacant)	1685	1685	1685	
Suite 1240 (Magnetic Originals)	1600	1600	1600	
<b>Suite 100 (future space)</b>		<b>957</b>		
<b>SUBTOTAL</b>	<b>41805</b>	<b>42762</b>	<b>41191</b>	
<b>FIRST FLOOR - Restaurant</b>				
Suite 1400 (Famous Dave's)	10623	10623	10623	
Suite 1370 (Chiang Mai Thai)	6134	6134	6134	
Suite 1105 (Jimmy Johns)	1301	1301	1301	
Suite 1100 (Dogwood)	893	893	893	
Suite 1230 (Libertine)	7384	7384	7384	
Suite 1200 (vacant)	6457	5900	6457	
Suite 1175 (Peoples Organic)	963	963	999	DESCREPANCY IN SF BUT NO CHANGE IN PLANS FROM 2010 TO CURRENT
<b>SUBTOTAL</b>	<b>33755</b>	<b>33198</b>	<b>33791</b>	
<b>FIRST FLOOR - Office</b>				
Suite 1410 (Bremer Bank)	1335	1335	1335	
<b>FIRST FLOOR TOTAL</b>	<b>76895</b>	<b>77295</b>	<b>76317</b>	TOTAL IS 578 SF BIGGER IN CURRENT COLUMN THAN IN 2010

March 18, 2015  
CALHOUN SQUARE  
Tenant Square Footage Current vs Proposed vs 2010

SECOND FLOOR - Retail		SQUARE FOOTAGE			
	CURRENT	PROPOSED	2010		Notes
Suite 2150 (Comedy Sportz)	3509	3509	3509		
Suite 2140			2859	INCREASE OF 957 SF DUE TO DEMISING CHANGE FOR H&M (2100) - COMMON SPACE INCLUDED IN CURRENT H&M SF - SUITES 2140, 2130 AND 2120 SUBSUMED	
Suite 2130			3115		
Suite 2120			3071		
Suite 2100 (H&M)	12792	12792	2790		
Suite 2300 (Atmosphere)	2149	2149	2149		
Suite 2410 (vacant)	887	887	887		
Suite 2420 (Calhoun Nail Spa)	1034	1034	1034		
<b>SUBTOTAL</b>	<b>20371</b>	<b>20371</b>	<b>19414</b>		
SECOND FLOOR - Restaurant					
Suite 2200 (Republic)	6134	6134	7087		DESCREpancy IN SF BUT NO CHANGE IN PLANS FROM 2010 TO CURRENT
Suite 2400 (Sushi Tango)	6206	6206	6206		
Suite 2310 (vacant)	3115	3115	3488		DESCREpancy IN SF BUT NO CHANGE IN PLANS FROM 2010 TO CURRENT
<b>SUBTOTAL</b>	<b>15455</b>	<b>15455</b>	<b>16781</b>		
SECOND FLOOR - Office					
Suite 2170 (vacant)	1545	1545	1545		
Suite 2180 (vacant)	505	505	505		
<b>SUBTOTAL</b>	<b>2050</b>	<b>2050</b>	<b>2050</b>		
Suite 2210 (LA Fitness)	<b>31500</b>	<b>31500</b>	<b>32273</b>		DESCREpancy IN SF BUT NO CHANGE IN PLANS FROM 2010 TO CURRENT
Suite 2430 (Kitchen Window)	<b>4832</b>	<b>4832</b>	<b>4832</b>		
Suite 2440 (Kitchen Window Storage)	<b>2110</b>	<b>2110</b>	<b>2540</b>		NOT INCLUDED ON 2010 BASE PLAN. DATA TAKEN FORM 2010 FLOOR PLAN. DESCREpancy IN SF BUT NO CHANGE IN PLANS FROM 2010 TO CURRENT
<b>SECOND FLOOR TOTAL</b>	<b>76318</b>	<b>76318</b>	<b>77890</b>		TOTAL IS 1,572 SF SMALLER IN CURRENT COLUMN THAN IN 2010 COLUMN

THIRD FLOOR - OFFICE		SQUARE FOOTAGE			
	CURRENT	PROPOSED	2010		NOTES
300A	3012	3012	3012		THIRD FLOOR OFFICE AREA NOT INCLUDED ON 2010 LEASE PLAN
300B	740	740	740		
<b>THIRD FLOOR TOTAL</b>	<b>3752</b>	<b>3752</b>	<b>3752</b>		

March 18, 2015  
 CALHOUN SQUARE  
 Tenant Square Footage Current vs Proposed vs 2010

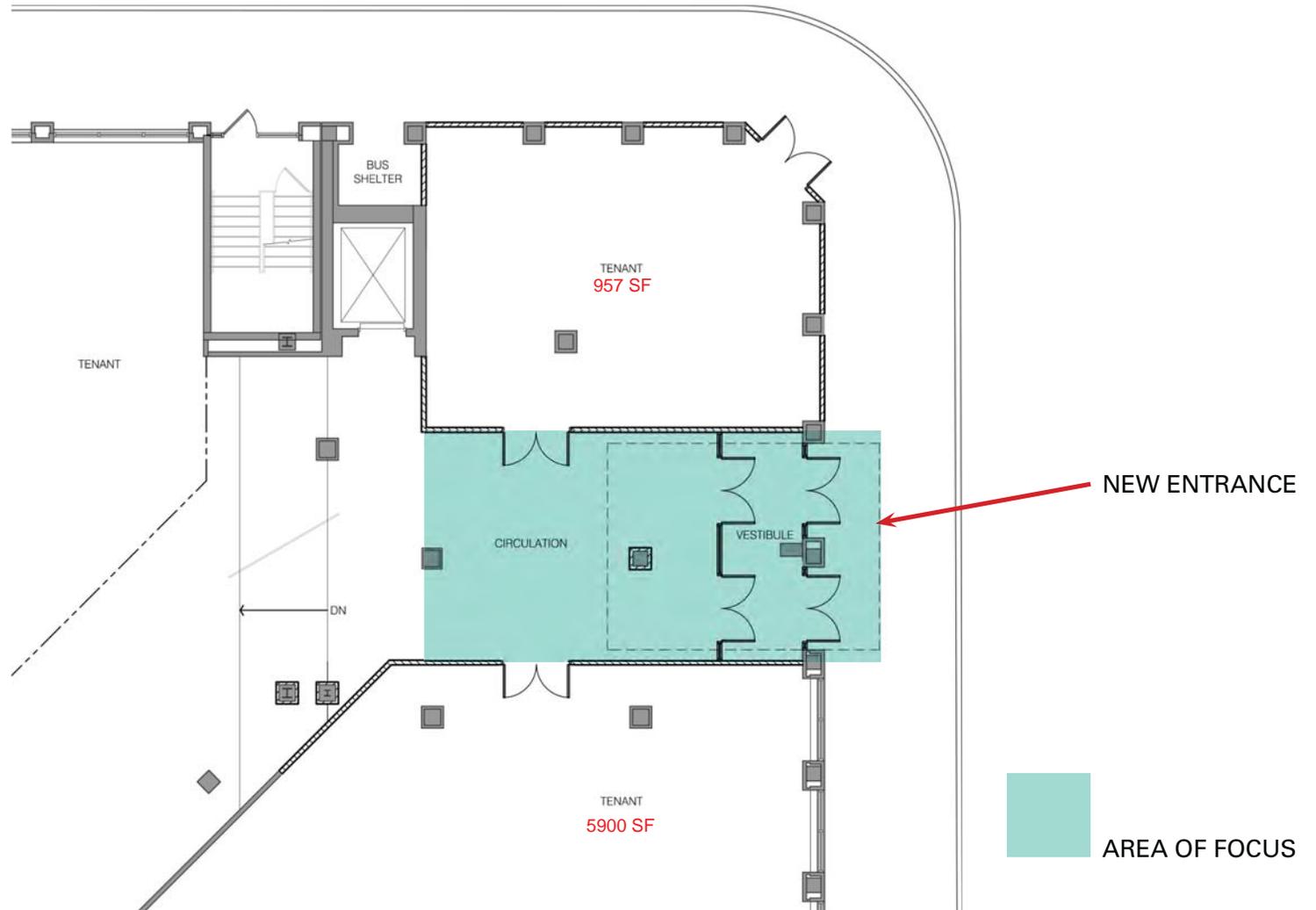
<b>TOTAL SQUARE FOOTAGE</b>				
	<b>CURRENT</b>	<b>PROPOSED</b>	<b>2010</b>	<b>NOTES</b>
<b>Retail</b>	62176	63133	60605	
<b>Restaurant</b>	49210	48653	50572	
<b>Office</b>	7137	7137	7137	
<b>Culinary School</b>	6942	6942	7372	
<b>Fitness Club</b>	31500	31500	32273	
<b>TOTAL BUILDING</b>	156965	157365	157959	

**ADDITIONAL NOTE:** TOTAL TENANT SQUARE FOOTAGE FROM 2010 DATA IS 994 SF BIGGER THAN CURRENT DATA.  
 AN ADDITIONAL 400 SF IS BEING PROPOSED

**ADDITIONAL NOTE:** STORES HIGHLIGHTED IN YELLOW ARE GREATER THAN 4,800 SF

**ADDITIONAL NOTE:** CB2 STORE AREA OF 14,972 SF WAS APPROVED IN 2010 AND IS IN ADDITION TO STORES LISTED IN THE SPREADSHEET

# PROPOSED FLOOR PLAN





10 South Eighth Street  
Minneapolis MN 55402

t 612\_339\_2257  
f 612\_349\_2930  
sheadesign.com

consultant

project title  
**LAKE-HENNEPIN ENTRY  
CALHOUN SQUARE  
3001 HENNEPIN AVE,  
MINNEAPOLIS, MN 55408**

client  
**ACKERBERG**

seal  
**NOT FOR CONSTRUCTION**

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.

DAVID A. SHEA III  
PRINTED NAME  
SIGNATURE  
DATE ISSUED  
12982  
REG. NO.

no. date issued for  
03.13.2015 PROGRESS SET

project no. date  
6936.02 03.19.2015  
drawn checked  
HSK AMM / CK / JR

sheet title  
**EXTERIOR ELEVATIONS**

**A200**

**ELEVATION NOTES**

- COORDINATE WITH MECHANICAL, ELECTRICAL, PLUMBING AND SIGNAGE DRAWINGS FOR ALL PENETRATIONS THROUGH THE EXTERIOR ENVELOPE.
- SEE ELECTRICAL DRAWINGS FOR EXTERIOR LIGHTING LAYOUT.
- BUILDING SIGNAGE AND AWINGS ARE UNDER A SEPARATE PERMIT AND NOT PART OF THIS PLAN REVIEW. G.C. TO PROVIDE BLOCKING AND POWER FOR ALL SIGNAGE - G.C. TO COORDINATE WITH VENDOR AND DRAWINGS.
- SIGN VENDOR TO PROVIDE VINYL ON GLAZING.
- ADDRESS SIGN LOCATION MUST BE PLAINLY VISIBLE AND LEGIBLE FROM PRIMARY OR MAIN ROAD - MIN. 5' HIGH. CONFIRM W/ LOCAL AUTHORITIES.
- MOUNT KNOX BOX 6'-0" ABOVE GRADE. CONFIRM EXACT LOCATION WITH FIRE MARSHALL.
- PROVIDE CONTROL JOINTS AT ALL COLOR AND FINISH MATERIAL TRANSITIONS.

**ELEVATION KEY NOTES**

- HOARDING WALL W/ VINYL GRAPHICS
- EXISTING BUS SHELTER, MAINTAIN.
- FUTURE CANOPY.
- 1" REMOVABLE MTL. CLAD PANEL INSERTS & FRAMES TO FINISH TO MATCH STOREFRONT.
- NEW ALUMINUM STOREFRONT SYSTEM, FINISH TO MATCH EXISTING.
- POWER DOOR OPERATOR PADDLE BUTTON LOCATION
- EXISTING DOORS AND/OR WINDOW AND FRAMES TO REMAIN.
- FUTURE ENTRANCE.



**WEST ELEVATION**  
1/4" = 1'-0"

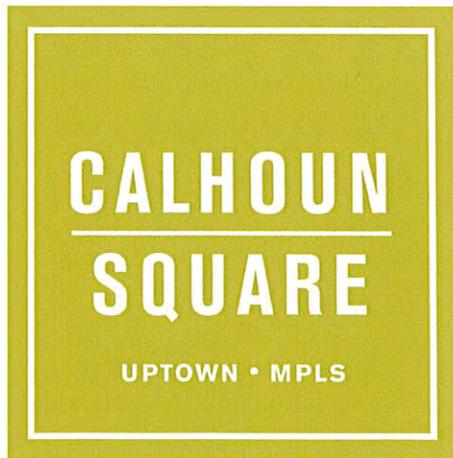


**NORTH ELEVATION**  
1/4" = 1'-0"

R:\6936-8999\6936.02 ACKERBERG CALHOUN SQ\CAD\CAD\New Lake-Hennepin Entry\CAD\6936.02\_A200.dwg  
A200  
3/20/2015 5:06:31 PM

# EXTERIOR ENTRY





# **CALHOUN SQUARE**

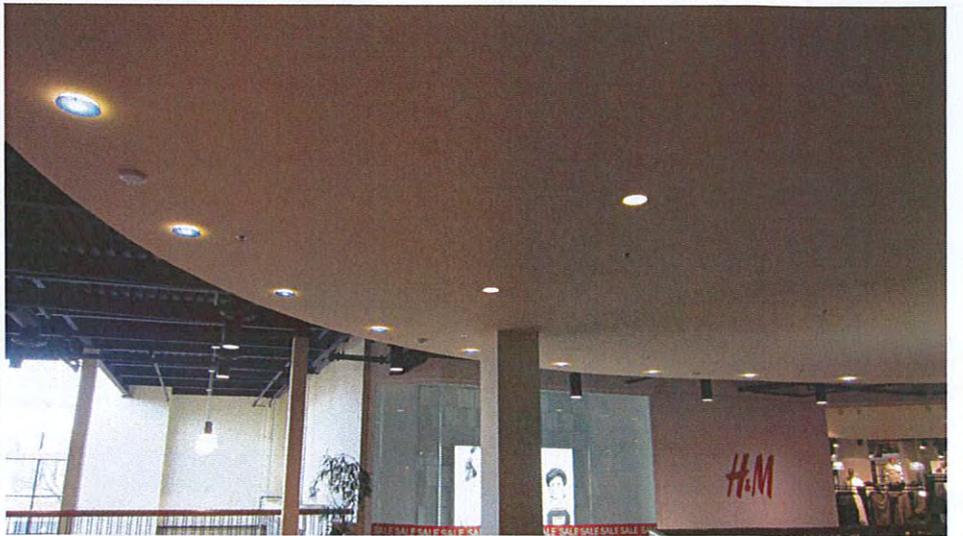
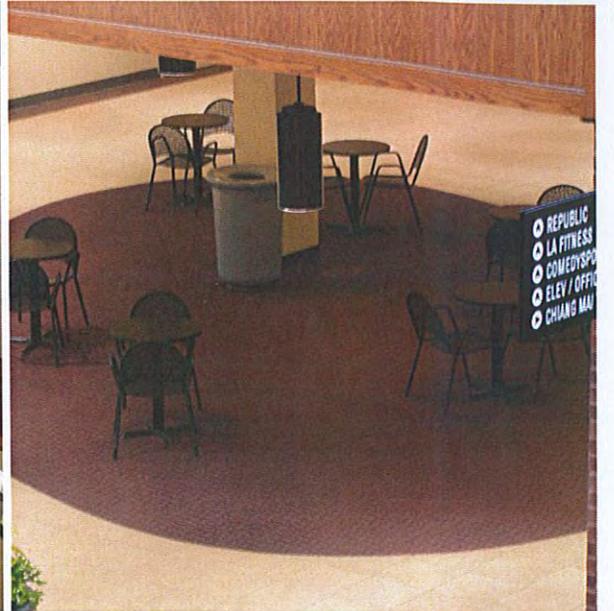
## **BEFORE & AFTER**

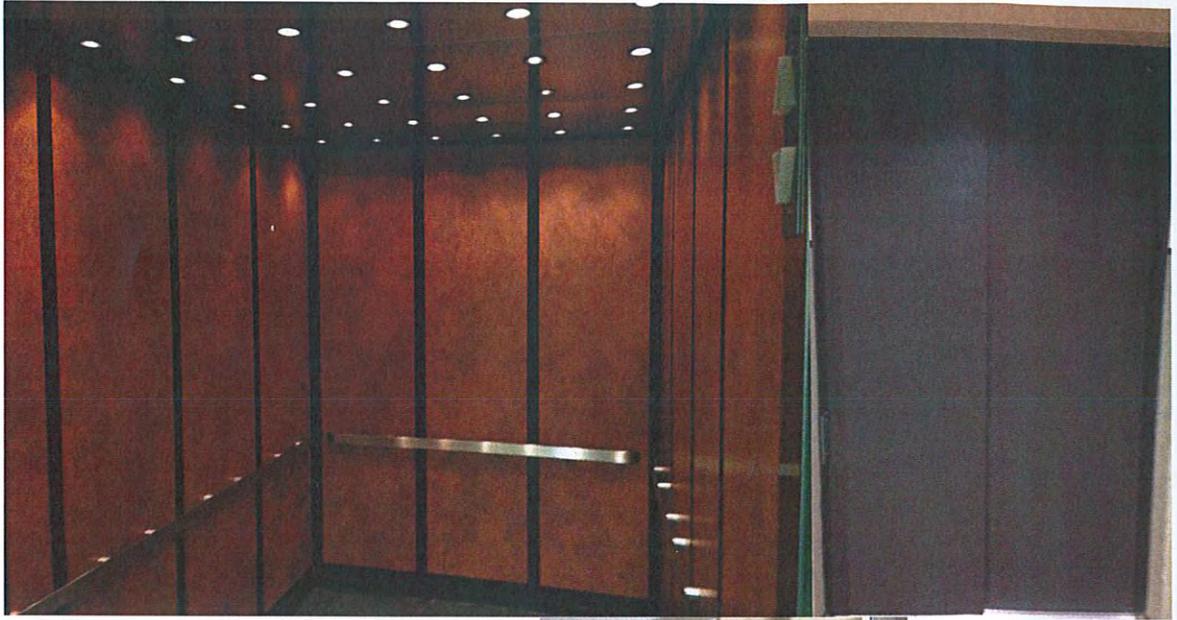
1.26.2014

## WHAT WE'VE DONE SO FAR

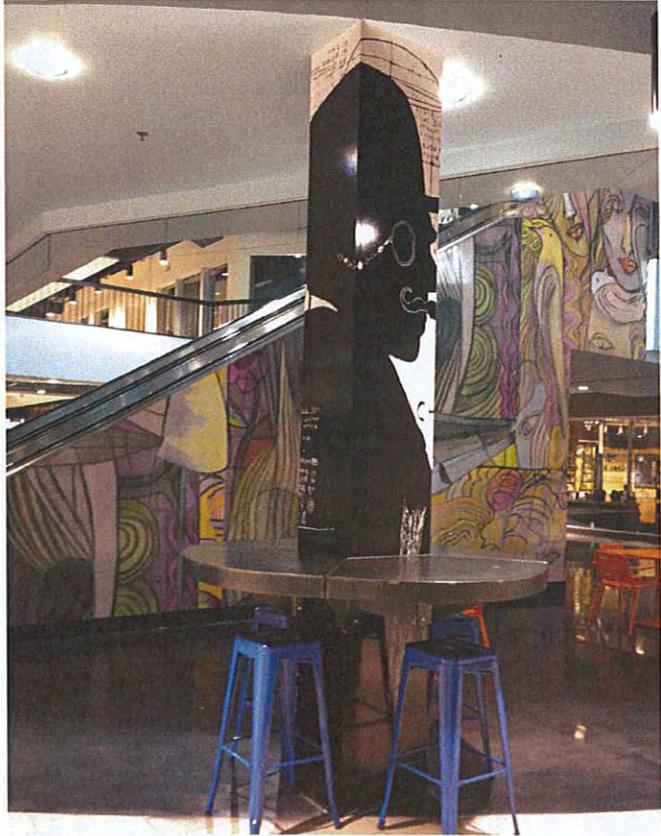
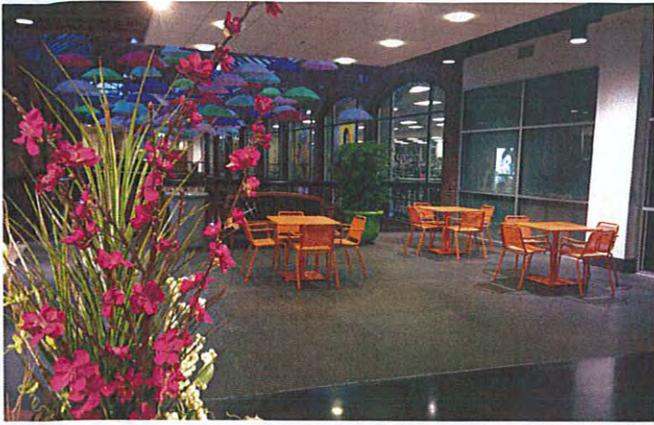
- Painted all wood trim, pannels and rails.
- Painted ceiling clouds
- Added additional seating around the pilars (high and low tops)
- Extended Comedy Sportz's storefront
- Redesigned Blush's storefront
- New red carpet at every entry
- Art Installations
  - \* Umbrellas
  - \* Mural
  - \*
- New furniture

BEFORE

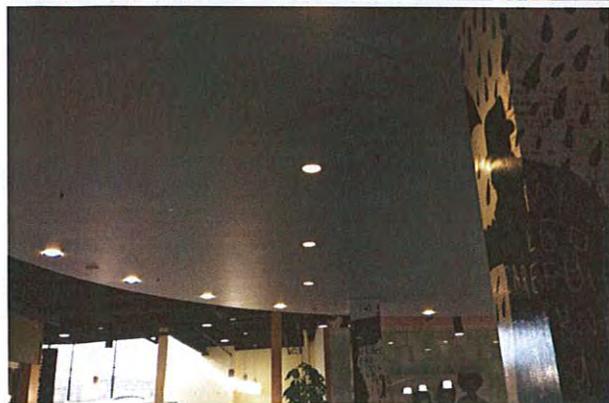
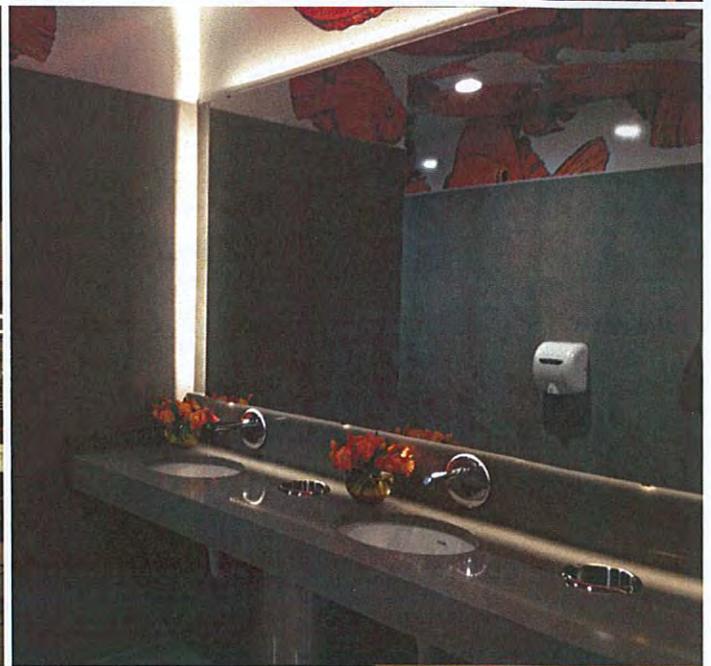




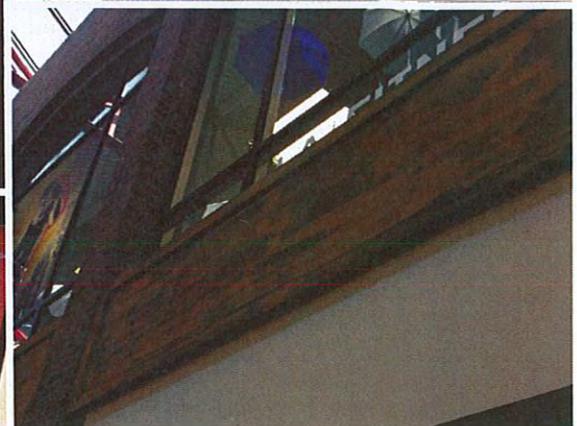
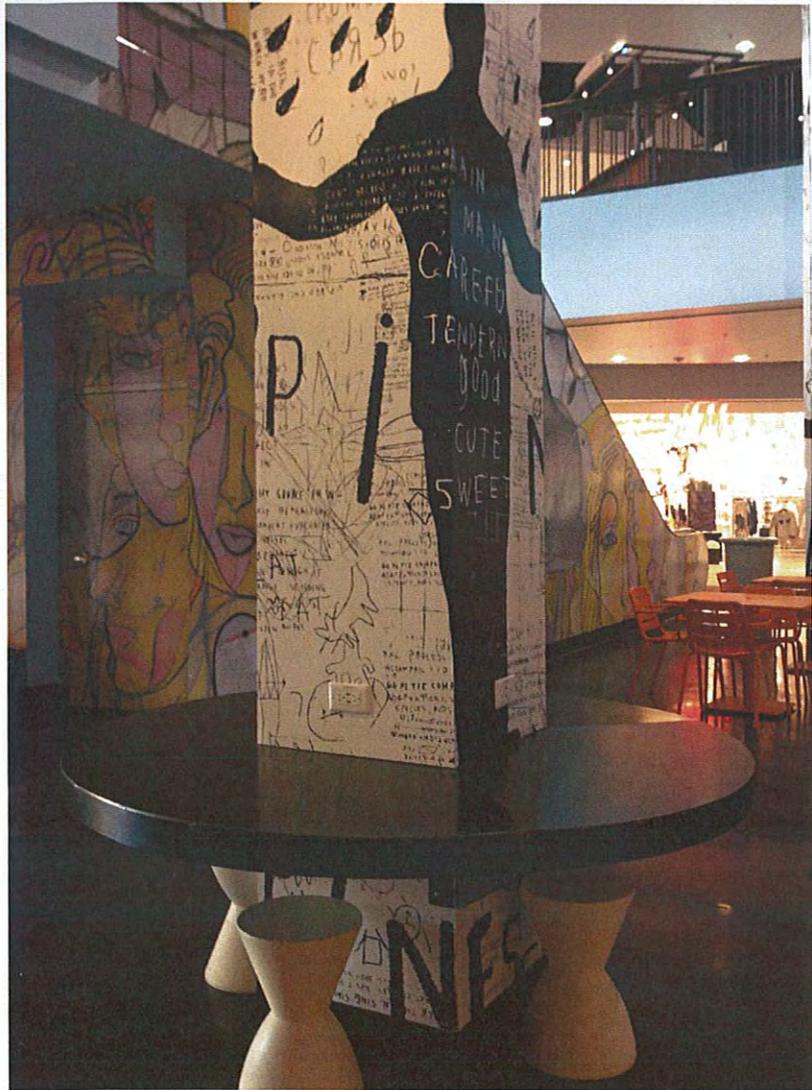
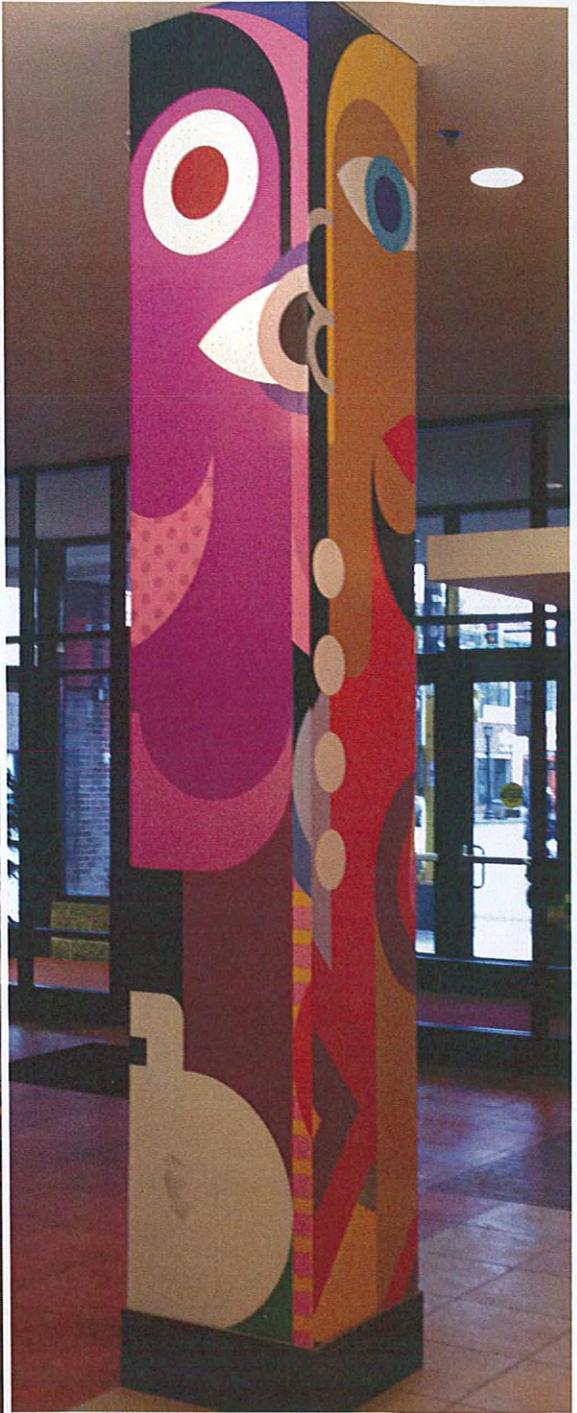
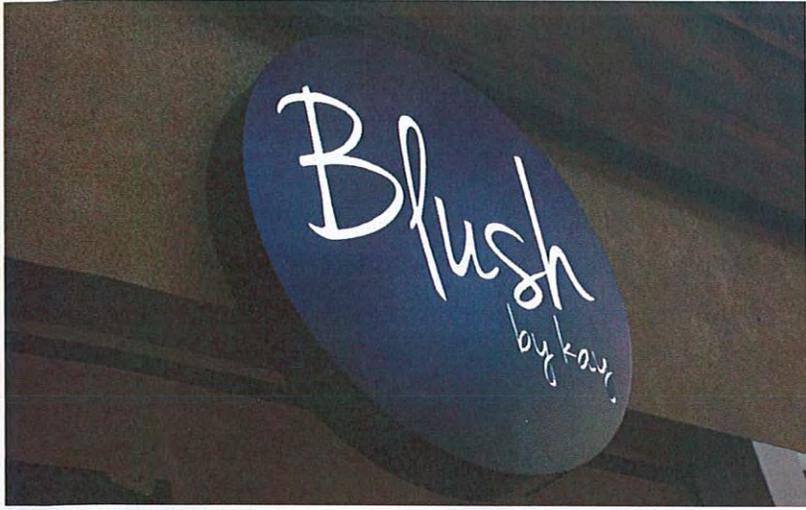
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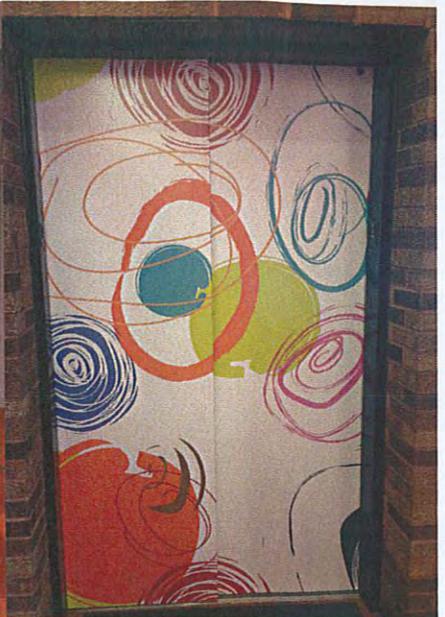
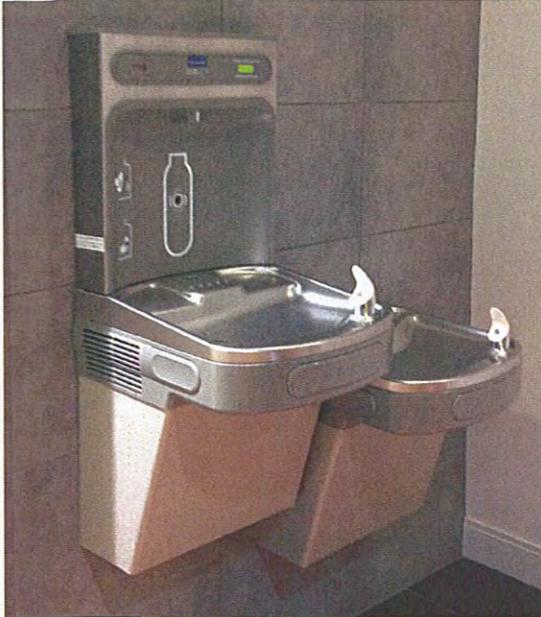


AFTER



AFTER





FAMOUS  
DAVE'S  
BBQ & BLUES

comedysportz

REPUBLIC



SUSHI  
TANGO

3001

3001

Star Tribune



Edina Realty

n Ave

LATE HAPPY HOUR  
The drinks are free.  
CHINO LAYING

NO TURN  
ON RED

PE



FAMOUS DAVE'S  
BBQ & BLUES

REPUBLIC

CHIANG MAI THAI

FRANKY JONES

Hennepin Ave

ONE WAY

3001



FOR LEASE  
824-2100

MAC

MAC

MAC

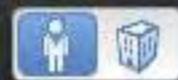
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Google earth

[Report a problem](#)

1417 W Lake St



Exit Street View



© 2015 Google

© 2015 Google

Google earth

44°56'53.68" N 93°17'54.27" W elev 900 ft eye alt 905 ft

[Report a problem](#)



## Lansing, Carol

---

**From:** Ryan Moore <RyanMoore@Ackerberg.com>  
**Sent:** Thursday, March 19, 2015 12:43 PM  
**To:** scottengel@carag.org; wedgecoordinator@gmail.com; lisa.bender@minneapolismn.gov  
**Cc:** Lansing, Carol  
**Subject:** Calhoun Square - Notice of submission of application for site plan amendment  
**Attachments:** Project description for 2015 site plan amendment.docx; New Entry - Floor Plan.pdf; New Entry Rendering.pdf

To: Scott Engel, CARAG  
Kristina Erazmus, LHENA  
Council Member Lisa Bender

On behalf of the owner of Calhoun Square, located at 3001 Hennepin Avenue, I am writing to inform you that we are submitting an application to amend the site plan for the shopping center to relocate the existing entry at the corner of Hennepin and Lake approximately 20 feet to the east on the Lake Street. I have attached a project description that more fully explains the changes and reasons we are pursuing this improvement. I have also attached a floor plan of the proposed entry and corner tenant area and a concept rendering of the new entry location with a canopy over the doors to the center. I am the project manager and Carol Lansing is our representative for submission of the site plan amendment application. Our contact information is below. Please feel free to contact either of us if you have questions about the proposal or if you would like us to meet with the CARAG or LHENA neighborhood organizations about the project.

Thank You,

Ryan Moore  
**A C K E R B E R G** | Construction Manager  
d: 612-924-6423 | c: 612-760-7122  
[ryanmoore@ackerberg.com](mailto:ryanmoore@ackerberg.com) | [www.ackerberg.com](http://www.ackerberg.com)  
Lake Calhoun Center, Suite 10 | 3033 Excelsior Boulevard | Minneapolis, MN 55416

Carol Lansing  
[carol.lansing@faegre.com](mailto:carol.lansing@faegre.com)  
D: +1 612 766 7005  
**Faegre Baker Daniels LLP**  
2200 Wells Fargo Center | 90 South Seventh Street | Minneapolis, MN 55402-3901, USA